



**CITY OF BELLE ISLE, FLORIDA
CITY COUNCIL AGENDA ITEM COVER SHEET**

Meeting Date: June 19, 2018

To: Honorable Mayor and City Council Members

From: B. Francis, City Manager

Subject: Short Term Rentals (STR)

Background: After discussion and public comment, the City Council directed the City Attorney and staff to prepare a draft ordinance for discussion.

From the guidance provided by the City Council, some of the items that could be included in the ordinance are:

- Limit the number of rental properties
- Transient rental occupancy license requirements
- Permits and posting of owner's contact information for complaints
- Stiff fines for landlords with nuisance tenants
- Only allow owner-occupied properties
- Parking restrictions
- "Quiet Time" restrictions

As stated before, for the City of Belle Isle, there is a very small and limited economic impact which would be from permit issuance, fines for enforcement of nuisance properties, fees for inspections, but depending amount of staff time to enforce, inspect and permit these properties, there may not be any value to the City.

A question that should be discussed by the City Council, not previously discussed: what is the purpose of a policy change to now allow Short Term Rentals? Is it beneficial to the City and community of Belle Isle in the long run? I believe there is no benefit to either and that enforcement will become problematic.

However, if the Council decides to move forward with STRs then the staff will follow the direction given.

Staff Recommendation: Continue to prohibit short term rentals in Belle Isle and impose additional penalties for those who violate the Municipal Code. .

Suggested Motion: I move that we don't allow short term rentals.

Alternatives: Discuss the STR Ordinance and determine that of all of the requirements the Council wants are in the ordinance.

Fiscal Impact: TBD

Attachments: Draft ordinance