



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

**Meeting Date:** May 15, 2018

**To:** Honorable Mayor and City Council Members

**From:** B. Francis, City Manager

**Subject:** Short Term Rentals (STR)

**Background:** The BI Municipal Code Section 7-30 prohibits short term rentals for periods of less than seven months. The Code Enforcement Officer found that some residences are in violation of the code and they are using their homes as short term rentals. Short-term rentals are defined as any stay 30 days or less, and have been popularized and promoted by online vacation home rental sites like Airbnb, VRBO and HomeAway. These property owners have approached City Council and asked the Council to change the code.

The city staff to provide information on to Council on STRs at the May1st Meeting on short term rentals. The Council directed that this topic be put on the May 15, 2018 agenda for further discussion.

Many communities now allow for short-term rentals, but with restrictions and requirements that help to ensure a quality experience for both renters and local residents. For example, some of these solutions involve one or more of the following elements:

- Discrete tourist zones where rentals are allowed
- Limit the number of rental properties
- Grandfathering of existing rental policies to allow, but not for new rentals
- 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
- Only allow rentals at a certain time of the year.

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. Again the question for the City is do any of those dollars brought in by STRs have a positive impact on Belle Isle, or is the only positive economic impact to those who have STRs?

**Staff Recommendation:** Take public testimony and determine the direction you want to take and instruct the staff accordingly.

**Suggested Motion:** None

**Alternatives:** Do not approve STRs

**Fiscal Impact:** TBD

**Attachments:** Letters from residents

MAY 9 '18 AM 11:01

8 May 2018

TO: Belle Isle Mayor  
Belle Isle Commissioners

FROM: Roger & Fran Beckner  
5114 St. Germain Ave

REF: Peter & Leah Kovachev  
5120 St. Germain Ave.

We would like to make known our thoughts of having the AIRB&B next door to our property.

We understand that it has been operating for at least the past year. To date we have not been aware of any disturbances or issues emanating from next door. The property is well maintained, the young couple have been very pleasant, courteous and polite and we are very pleased to have them as neighbors. They are handling their endeavor in a very professional and discreet manner.

We do realize that making our street a tourist activity with multiple rental units would not be a good idea. With, however, proper restrictions and regulations keeping them to a minimum would be beneficial to both the individuals and the neighborhood as a whole.

Therefore we are on record as having no objections to the Kovachevs operating their AIRB&B next door.

Sincerely,



Roger & Fran (Sowicz) Beckner  
5114 St. Germain Ave  
Belle Isle, FL 32812-1142