

**MINUTES**  
**CITY COMMISSION/CRA WORKSHOP MEETING**  
**APRIL 17, 2023**  
**4:30 P.M.**

This Commission Meeting was conducted utilizing Communications Media Technology. Some Staff members were present in the Commission Chambers while others were present via the Zoom application to respect the social distancing guidelines.

**ELECTED OFFICIALS PRESENT IN CHAMBERS:**

Shirley Groover Bryant, Mayor  
Sheldon Jones, Vice-Mayor, Commissioner-at-Large 1  
Tamara Cornwell, Commissioner-at-Large 2  
Sunshine Mathews, Commissioner, Ward 2  
Harold Smith, Commissioner, Ward 1 (entered the meeting at 4:36 pm)  
Brian Williams, Commissioner, Ward 3

**STAFF PRESENT IN CHAMBERS:**

Mark Barnebey, City Attorney  
Jim Freeman, City Clerk  
Edward Johnson, Interim CRA Director (Not Present)  
Mohammed Rayan, Public Works Director  
Scott Tyler, Chief of Police  
Cassi Bailey, Assistant City Clerk  
Penny Johnston, Executive Assistant

**STAFF PRESENT ELECTRONICALLY:**

Todd Williams, Information Technology (IT) Consultant

Mayor Bryant opened the meeting at 4:30 pm.

1. VACATION RENTALS ORDINANCE 2023-10 (J.FREEMAN/M.BARNEBEY)

Mr. Freeman gave a recap of the item which was previously discussed in September 2022. The Ordinance would allow for regulation of rental properties within the City. This item was brought back for discussion only and was not on the 7:00 pm Agenda. At the previous meeting, there seemed to be a desire to have more information on the process of implementing this Ordinance. Mr. Freeman spoke to a representative from the City of Bradenton to find out their history with implementation. Mr. Freeman and Ms. Bailey also had a call with Granicus, who is the City of Bradenton's vacation rental online host platform. He would recommend using an online platform to streamline the process. Mr. Freeman explained the proposed Bill that is moving through the State Legislature, that would set restrictions on the amount cities may charge for registration fees. If this Bill passes, it will take effect on July 1<sup>st</sup>. He mentioned that the City of Bradenton's registration fees are \$250 initially, and \$150 for renewal. Mr. Freeman also mentioned the realtor's association comments which were included in the September discussion, and again in the Agenda packet for today's meeting. The packet shows examples of the forms used at the City of Bradenton. Penalties for non-compliance would follow our existing code.

Mr. Barnebey reiterated that legislature is still in session, which may affect what they can do. The number of bedrooms/occupancy issues are also being looked at, which would affect this Ordinance.

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Commissioner Williams discussed section 19-252 mandatory registration, number 16 discussing an affidavit from the owner. He would like to also include, "the designated responsible party". He then went on to note the reference to the noise ordinance. In the document it says 11:00 pm, but the City's Ordinance is 10:00 pm. Mr. Barnebey will look into that.

Mr. Freeman restated the purpose of bringing this item forward today was to provide an update and have further discussion. They are going to wait to see what happens with the state legislature. They are also going to look at the Realtor's comments, and possibly make adjustments. There will be further discussion in the future about the third-party software that will aid in implementation. Mr. Freeman opined that the cost seemed reasonable for what it offers.

Commissioner Jones questioned the registration fees and asked how much it would generate for the City. Granicus identified 71 rentals within the City. The fees we can charge, will be determined by the amount legislation approves. Commissioner Jones wants to insure they aren't exceeding the man hours that the City will be able to handle.

Commissioner Mathews questioned the software. She asked if it would be attached to our website and what that would look like. Mr. Freeman responded that there would be a link on our website, where we would be able to brand it, but it would be on their platform.

Commissioner Cornwell asked what the benefits are to the property owner to register. Mr. Freeman explained the benefits of regulating rental properties. He explained potential tax benefits with identifying rentals, as they would not qualify for homestead exemption. In turn, this will generate more tax revenue for the City. Chief Tyler went on to discuss the process they have when responding to a problematic house. This Ordinance will provide them with contact information for the property owner, so that problems may be addressed at the time. There are also civil citations that can be given if there is non-compliance. This will give them the power to go after the property owner and hold them responsible if problems continue. Commissioner Cornwell also questioned the software and their capabilities for researching where these homes are located. Mr. Freeman explained that they have software that scans all the major rental websites to determine where these homes are. This would give the City a better understanding of who needs to comply with registration.

Commissioner Smith questioned where the properties were located. Mr. Freeman referenced a PowerPoint from Granicus, which is included in the Minutes. Commissioner Smith questioned if this is going to help the City or cost the City more money to implement. Mr. Freeman responded, and discussions continued regarding the advantages to regulating short-term rentals. Commissioner Smith also asked if any additional employees would need to be hired. Mr. Freeman responded, not at this time.

Commissioner Williams questioned the "teeth" this Ordinance will have to be able to enforce. He asked if the Police Department can kick them out if they're causing disturbances? Chief Tyler responded that they can't move them out if they have a contract with the property owner. However, they can shut down parties, and contact the owner to make them aware of the issue. That is why the Ordinance would insist on listing a person of responsibility to be able to handle problems as they arise. Commissioner Williams asked what the timeline for implementation was. Mr. Barnebey and Mr. Freeman explained that they are waiting on legislature to make their ruling and they were aligning it with the new fiscal year. This would also allow enough time to register. Commissioner Williams questioned the registration fees and if they will be high enough to break even with the City's costs.

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Mr. Freeman reiterated the long-term benefit with identifying these properties and having them not be exempted through homestead. This will increase tax revenues in the future.

Mr. Freeman will keep them updated and will potentially bring this back to another workshop before a public hearing is scheduled.

Mayor Bryant adjourned the meeting at 5:11 pm.

MINUTES APPROVED: MAY 15, 2023

***JAMES R. FREEMAN***

JAMES R. FREEMAN  
CITY CLERK