

DUVAL COUNTY TOURIST DEVELOPMENT COUNCIL
CHAIR WHITE AND MEMBER KUPERJI NOTICED MEETING AGENDA
Wednesday, September 11, 2024, 2:00-2:30 p.m.
City Hall – Conference Room D2

TDC Members: City Council President Randy White (Chair), Jitan Kuverji

TDC Staff: Carol Brock (Executive Director), Brett Nolan (Administrator), Phillip Peterson (Auditor), Jim McCain (Office of General Counsel)

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| I. Welcome and Call to Order | Chair White |
| II. Short Term Rental Information | Jitan Kuverji |
| III. Public Comment As Time Permits | Chair White |
| IV. Closing Comments and Adjournment | Chair White |

Top 10 Regulatory Issues with Short-Term Rentals (STRs) in Duval County and Potential Solutions

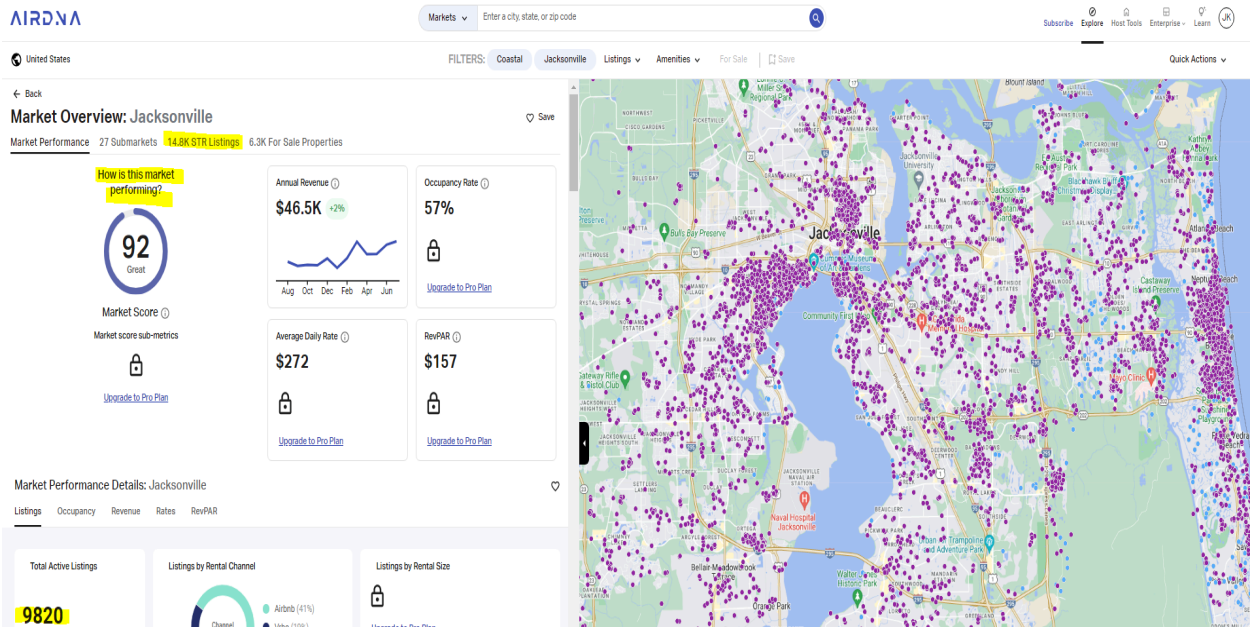
What are short term rentals (STRs)?

A short-term rental is a dwelling unit that is rented to a guest. Most STRs rent for a period of less than 30 days or one calendar month, whichever is less. This can include units in apartment buildings, condominiums, or cooperatives. STRs can also include a room inside a home where a host is present during stay. STRs can also include properties that are advertised or presented as being regularly rented to guests. The most common rental platforms are Airbnb and VRBO.

STR vs Licensed Accommodations

STRs have become a popular accommodation option for travelers. Many STRs offer a full home/residence with home-like amenities. Currently there is not a state-wide requirement for a STR to be licensed or regulated, no firm requirements to pay sales tax or tourism development tax (TDT). All hotels are required to be licensed in Florida through DBPR and must follow the FSS Chapter 509 and pay sales tax and local TDT tax.

Please view the map below from AirDNA, www.airdna.co, the purple dots indicate current Short Term Rental in Duval County.



*Data from Airdna.co 08/26/2024

<https://app.airdna.co/data/us/airdna-157?tab=performance&welcome=true&lat=30.238478&lng=-81.606410&zoom=12.00>

With the AirDNA data, above, there are over 5,000 STRs in Duval County, many of which are not regulated, and may not be paying Duval TDT tax (6%) of rental rate. There is potential city revenue not being captured.

Top 10 Regulatory Issues (*this list is developed from concerns mentioned in the below news articles, referenced below*):

1. **Overcrowding and Noise Disturbances:** STRs often accommodate more guests than traditional residential zoning permits, leading to overcrowding, noise disturbances for neighbors and parking issues.
2. **Impact on Housing Affordability:** STRs can reduce the availability of long-term rental housing, drive up the cost of monthly rent and overall home prices. STR's can also leave homes vacant (if the owner does not reside in the home) leaving less affordable housing in Duval County. Many STR's stay empty for long periods of time before being rented.
3. **Property Maintenance and Code Violations:** STRs may not be maintained to the same standards as traditional residential properties, leading to code violations and neighborhood blight.
4. **Lack of Owner Accountability:** In some cases, STR owners may be absent or unresponsive to tenant complaints or code violations.
5. **Tax Compliance:** Unlicensed STRs can not be held accountable with local taxes.
6. **Neighborhood Character Preservation:** STRs can alter the character of residential neighborhoods, impacting the quality of life for long-term residents.
7. **Public Safety Concerns:** STRs may pose public safety risks if not properly regulated/monitored, such as, illegal activities (money laundering, human trafficking, under age alcohol and drug abuse and more.)
8. **Economic Impacts:** While STRs can have a positive contribution to the local economy, without requiring a license, they can not be required to pay local taxes.
9. **Accessibility and Inclusion:** With new options for accommodations, the STRs are not required to provide accessible accommodations (non ADA compliant).
10. **Data Collection and Monitoring:** Lack of adequate data on STRs can hinder effective regulation and policy development.

Call to Action: We urge the Jacksonville City Council to consider these issues and move forward with establishing a comprehensive regulatory framework for STRs in Duval County.

Proposed Potential Solutions:

1. **Zoning Regulations:** Implement zoning regulations that limit the number of STRs in specific areas and establish minimum property standards and minimum length of stay. Specific recommendation: 30 days if the owner is not currently living in the home. 14 days if the owner is living in the home.
2. **Occupancy Limits:** Enforce occupancy limits for STRs to prevent overcrowding and noise disturbances.
3. **Parking Requirements:** Require adequate parking spaces for STRs to mitigate traffic and parking congestion.

4. **Licensing and Permitting:** Create a local (Duval County) licensing and permitting system for STR operators to ensure compliance with regulations and provide a means of communication and to monitor activity.
5. **Owner Registration:** Require STR owners to register with the city and provide contact information for accountability.
6. **Tax Enforcement:** Strengthen tax enforcement measures to ensure that STR owners comply with local tax laws.
7. **Neighborhood Input:** Involve neighborhood associations in the development and implementation of STR regulations to address local concerns.
8. **Public Safety Initiatives:** Collaborate with law enforcement and fire departments to develop public safety guidelines for STRs.
9. **Data Collection and Analysis:** Establish a system for collecting and analyzing data on STRs to inform regulatory decisions and policy development.

Conclusion:

By addressing these concerns, Jacksonville can effectively manage STRs. The proposed solutions can provide a framework for regulations promoting responsible operation and contributing to a vibrant city.

Additional Information:

- In 2018 the City of Jacksonville held a Special Committee on STR. The website does not list or share conclusions of the committee. What was the outcome?
<https://www.jacksonville.gov/city-council/standing-committees/short-term-vacation-rental-s-special-committee>
- Jacksonville Beach has developed SHORT-TERM VACATION RENTAL CERTIFICATE APPLICATION PACKET.
<https://www.jacksonvillebeach.org/DocumentCenter/View/794/Short-Term-Vacation-Rental-PDF>
- Jitan Kuverji spoke with Ryan from the Duval County Tax Collectors office asking for information on STRs who paid taxes. According to the Tax Collectors there is no way to know who is paying or not paying their share of TDT

Media Links Mentioned Issues with STRs:

2 suspected drug dealers face federal charges in brazen 2023 drive-by shooting on I-95 in St. Johns County

<https://www.news4jax.com/news/local/2024/08/21/federal-charges-to-be-announced-in-drive-by-shooting-on-i-95/>

The 2023 shooting left two passengers injured but they survived

JACKSONVILLE, Fla. – Two men who were suspected of running a large-scale drug operation have been accused in a brazen drive-by shooting on Interstate 95 last year in St. Johns County.

Federal investigators said Nathaniel Hatcher and James Toney were two of the four masked men inside a car when at least one of the passengers fired at another car as it was speeding down the highway. The shooting injured two passengers in Oct. 2023 and caused a miles-long traffic backup on Interstate 95 in St. Johns County.

Investigators said it was a targeted hit with a high-powered weapon.

Hatcher, 28, and Toney, 20, also face federal gun and drug charges and could be sentenced to life in prison if convicted.

Hatcher is accused of conspiring to distribute 1,000 kilograms or more of marijuana, conspiring to straw-purchase guns to help the drug operation, money laundering and witness tampering.

A minute-long video captured by a semi-truck's dash cam shows the moment when someone inside a red car opened fire on a white Mercedes while it was driving south on I-95 near World Golf Village.

The driver of the Mercedes then slams on their brakes as more shots are fired into the car. At one point, a bullet can be seen exploding through the back window.

As the red vehicle pulls in front, someone can be seen hanging out the back driver's side window and continuing to fire shots back at the Mercedes. The red car then speeds off south on I-95.

The video does not show the Mercedes crashing but deputies reported that the vehicle hit the center guard rail after the driver was shot. A woman riding in the passenger seat suffered glass-break injuries as well. Both were taken to the hospital.

Witnesses told deputies that there were four men wearing masks in the red car.

Also in the indictment, investigators said Yaquasia DelCarmen, 28, previously pleaded guilty to conspiring to launder money and distribute more than 100 pounds of marijuana using Airbnb and other rental homes.

Authorities said they are still searching for the other two suspects who were in the car during the shooting.

Pot, guns at Airbnb? Jacksonville woman pleads in drug-ring case using short-term rentals

<https://www.jacksonville.com/story/news/local/2024/07/01/jacksonville-woman-guilty-in-armed-pot-ring-that-used-short-term-rentals/74219549007/>

Yaquasia DelCarmen, 28, admitted Thursday to conspiring to distribute more than 50 kilograms (about 110 pounds) of pot and laundering revenue from the ring that court documents said moved pot on dozens of commercial airline flights between California and Florida.

DelCarmen “served as a manager and a supervisor of a drug-trafficking organization led by her boyfriend” and was responsible for somewhere between 100 and 400 kilograms (220 to 882 pounds) of pot between February 2023 and her arrest in April, said part of a plea agreement she signed and initialed to show she had read it.

The agreement described her and others flying to and from Sacramento or San Francisco with suitcases stuffed with pot from northern California growers, then moving their product to rented homes like an Airbnb on River Road in San Marco.

“The defendant and her co-conspirators ... possessed firearms at the residences for the purpose of protecting themselves, the marijuana they intended to distribute and their proceeds during drug sales,” the agreement said.

Airbnb didn't respond Friday to an email seeking comment.

Homes were also rented by the ring's leader to inventory different pot varieties and set prices, according to the complaint, which only lists the leader by his initials, N.H.

However, a notice in the court docket for a separate gun and drug conspiracy case involving Nathaniel Thomas Hatcher III lists DelCarmen's prosecution as a related case, and state corporation records list the two of them as figures in a St. Augustine company, Seven-Seven-Seven Rentals LLC.

Hatcher was charged in February with conspiracy and four counts of aiding and abetting another person in making illegal “straw purchases” of guns to hide the real owner's identity.