

**MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
WORK SESSION
COUNTY ADMINISTRATION BUILDING, HONORABLE PATRICIA M. GLASS CHAMBERS
1112 Manatee Avenue West
Bradenton, Florida
SEPTEMBER 2, 2026**

Meeting video link: <https://www.youtube.com/channel/UCUlgjuGhS-qV966RU2Z7AtA>

Present were:

Tal Siddique, Chairman District 3
Amanda Ballard, First Vice-Chairman District 2
George Kruse, Second Vice-Chairman, District 7
Dr. Bob McCann, District 5 (via zoom)
Jason Bearden, District 6 (via zoom)
Mike Rahn, District 4

District 1 seat is vacant

Present were:

Charlie Bishop, County Administrator
Pamela D'Agostino, County Attorney
Caitlin Dixon, Board Records Clerk, Clerk of the Circuit Court

 Chairman Siddique called the meeting to order at 9:00 a.m.

INVOCATION

Chairman Siddique delivered the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Ballard led the Pledge of Allegiance.

AGENDA

Agenda Update Memorandum 1 (8/31/26)

- Item 1, Short- Term Rental (STR)- Updated additional public comments, a PowerPoint Presentation and Tourist Development Tax Collection information.

BC20260902DOC001

1. **DEVELOPMENT SERVICES/SHORT-TERM RENTAL (STR) DISCUSSION**

 Nicole Knapp, Development Services Director, introduced the discussion by providing an overview of the history of the Board of County Commissioners' (Board) actions regarding STRs, primary public concerns include noise, trash, and parking.

Stephanie Charles, Development Services Deputy Director, utilized a slide presentation to review baseline community comparison, State laws governing STRs, Florida Statute 509.032(7)(b), the veto of Senate Bill 280, current State and local regulations, actions the County is prohibited from taking, options for the County to consider, updating current ordinances, creation of STR ordinance, dedicated STR staff, application fee, set renewal fees, example of a Life Safety/Floor Plan, and mandatory posting requirements.

(Enter Commissioner Bearden via zoom)

 Discussion ensued regarding potential stipulations for STRs proximity to schools, background checks on renters within specified distance of a school, legal research of requirement, and the Fire Marshall supersedes the local regulations.

 Tom Wooten, Code Enforcement Chief, continued the slides to address procedures for code violations, violation and initial notice, Special Magistrate hearing, impositions of fines and liens, compliance achieved, and satisfaction of lien, maximum permissible sounds levels, and common sounds in relation to decibel levels.

 Discussion continued regarding STR fines being the same has Code Enforcement fines, decibel readers, Code Enforcement does work past operating hours, ways to amend policy, constant noise, determining continuance sound, existing noise ordinance, time restrictions, and set more restrictive policies for STRs.

 Pamela D'Agostino, County Attorney, defined continuance sound as it appears in the ordinance.

 Ms. Charles continued the slides reviewing cost comparison between surrounding counties, vendors, full-time employees (FTEs) dedicated to STRs, Code Enforcement staff, administrative support, Manatee County operating costs (based on 3,000 units), potential software used to track STRs, estimated staffing, full-time residents versus short-term residents, estimation of operating costs, initial processing of applications, Manatee County revenue projections, and initial registration and renewal fees per unit.

 Discussion ensued regarding higher fees compared to other counties, other counties underestimated cost, maintaining public concerns, not utilizing vendors, manual process for tracking STRs, phased roll out for inspections, complaint hotline, dedicated Code Enforcement Officers for STRs, floor plans would help identify additions and unpermitted work, registration route requires submission of life safety plan, working off compliance complaints, conducting two separate inspections, coordinate with Fire Marshal inspections, including fire districts in the application process, additional enforcement, preventing no operation STRs, use of door tags, adding additional regulations, more specified ordinance, occupancy limits, automatic renewals, three year inspection cycle, further inspections following the issuance of a permit, follow the complaint process for Code Enforcement, sharing software cost, establish a standard for fire inspections among all fire districts, focus enforcement on violations, reduced renewal fees for STRs with no violations, standard code process, assisting STR operators with achieving compliance, consideration of violation, implementing strict requirements from the beginning, and educate STR owners about requirements.

RECESS/RECONVENE: 10:38 a.m. – 10:51 a.m. All Commissioners were present.

 Rodney Kwiatkowski, Fire Marshal, utilized a slide presentation to explain existing Florida fire and life safety requirements, how those requirements are verified, County registry can benefit stakeholders, economic viability, neighborliness, fair governance, identify the occupancy, apply uniform standards, enforce locally, Florida Administrative Code Rule 64A-93, State Fire Marshal standards, specific safeguards, compliance being verified at the property, fire statistics related to STRs in the County, County registry closing the coordination gap which avoids duplication, educating the public on drowning

and swim safety, concerns raised by fire districts, damaged structural components, balcony inspections, routing registrations and renewals to the applicable fire district, using fire district documentation to verify uniform fire safety standard compliance, Code Enforcement officers getting certified in fire and life safety, and splitting the inspections with Code Enforcement.

Discussion ensued regarding appropriate roles and responsibilities, providing County staff with appropriate training, implementation will require time, education, and patience, and door tags to help owners get into compliance.

Martha Flynn presented a map showing the amount of STRs located in her neighborhood.

 Erin Davila requested clarification regarding whether STRs are considered dwelling units under the County code and discussed the zoning regulations pertaining to where dwelling units are permitted and transient lodging is not permitted.

 John McNaught stated that the proposed STR ordinance and occupancy caps should be based off the Fire Marshal's standard.

 Sean Davila stated the historical code should be reviewed and that answers to the outstanding questions should be provided.

 Nick Nicholson expressed concerns regarding the safety implications of the proximity of STRs to schools and the importance of conducting background checks on renters.

 Richard Hicks shared an incident that happened with the neighboring STR.

 Liz Choe shared messages from guests about their experience at her STR.

 Diana Adams addressed concerns regarding the increase in trespassing incidents and the stress caused by noise.

 Linda Seybold emphasized that government should focus on enforcing the laws already in place.

 Jeff Kelley emphasized enforcing the exiting code.

 Ludmila Kelley used slides to review Manatee County's Land Development Code and discuss the impact STRs have on her neighborhood.

 Nels Lund addressed issues regarding occupancy.

 Laurie Dills raised concerns about the potential impact of STRs on local infrastructure.

 Christina McNaught shared her expectations for what is needed for STRs to be successful.

 Max Brandell mentioned not duplicating the existing code, and occupancy limits can be difficult to enforce.

 Guiliano Silva opposed the occupancy capacity.

 Kevin Lawsman raised concerns about who is responsible for tracking STRs.

 Todd Wall shared his experience with owning STRs around the County.

 Joe McClash expressed concern regarding the rules and regulations for STRs throughout the County.

There being no further citizen comments, Chairman Siddique closed citizen comments.

 Discussion ensued regarding Hillsborough County ordinance, inspections, requirements, reasonable approach for fees, occupancy capacity per rental, fire code occupancy, zoning codes, transit, utilities, enforcement and limits, renewal and inspection fees for STRs, quality of life for neighbors and STRs, management companies for STRs, and establish an ordinance for STRs with all the discussion brought forward today.

 Ms. Knapp stated an operational report will be brought back to the Board in approximately 30 to 45 days. BC20260902DOC002

2. **GOVERNMENT RELATIONS/LIVE STREAMING ON SOCIAL MEDIA**

Chairman Siddique announced the item would be heard at the next Work Session.

ADJOURN

There being no further business, Chairman Siddique adjourned the meeting at 12:20 p.m.

Minutes Approved: September 22, 2026