

**DUVAL COUNTY TOURIST DEVELOPMENT COUNCIL**  
**CHAIR WHITE AND MEMBER KUVERJI 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)

**I. Welcome and Call to Order**

**Chair White**

Chair White called the meeting to order at 2:00 p.m. and Carol Brock stated the origins and purpose of the meeting. Mr. Kuverji wanted to deliver information to Council President regarding short term rentals and their adverse effects on the city. Since both individuals serve on the Tourist Development Council, a noticed meeting is necessary in order to stay in line with sunshine laws.

**II. Short Term Rental Information**

**Jitan Kuverji**

Mr. Kuverji reviewed the fund balance that the TDC collects through the bed tax dollars. Utilizing his knowledge in the hotel industry, Mr. Kuverji wanted to find an avenue the city could take to make sure it is capturing the revenue lost through short term rentals. Due to their ambiguity, these tourist accommodations currently have no real enforcement on bed tax collection both on the short term rental company's side and the local government's side. He shared that there are approximately 5,000 – 7,000 short term rentals in Duval County. Mr. Kuverji stated he spoke with the Duval County Tax Collector's Office on how they were regulating these accommodations to make sure the tourist development tax was being collected and was provided with no clear answer. There is no way of tracking as owners are not required to have a business license to operate short term rentals. Mr. Kuverji shared there is a discrepancy in information being provided with how owners of short term rentals are supposed to report their taxable revenue. He shared he spoke with the Mayor's office who said they are aware of the situation.

Mr. Kuverji wanted to share this information with the Council President because should there be shortfall in tourist development tax collections, regulating short term rental to ensure they are paying their fair share would help alleviate any deficits.

The Chair asked Phillip Peterson if he recalled a couple years ago when the city tried to address this problem with Airbnb. Mr. Peterson said the city tried to enter into agreement with Airbnb directly however, Airbnb said they would do it going forward after an agreement was signed but not paying retroactively. The administration at the time did not want those terms and nothing ever came from the meeting. He shared that the Florida Legislature addresses this issue regularly, however, no positive action is ever reached. Additionally, Mr. Peterson shared it is also a zoning matter issue.

The Council President would like to see if there would be an appetite for the City Council to examine this issue through the formation of a special committee if the state legislature takes no action on this topic.

Mr. Kuverji noted that a lot of these short term rentals are also not ADA compliant.

Mr. Corrigan shared his experience with short term rentals through his time at the tax collectors also and with his position at Visit Jacksonville. Many short term rentals are self-reporting but a large number of them are not.

Mr. Thompson asked Mr. Corrigan why he thinks there is such a resistance for the city to recognize short term rentals. Mr. Corrigan answered that it's the clash of two worlds with the current zoning code being very rigid and complex. To regulate short term rentals that many of which are housed in community neighborhoods or standalone structures on their properties would be difficult to address. An entire new section of the zoning code would need to be created and it is likely not the number one priority of addressing the downfalls of the zoning code.

**III. Public Comment As Time Permits**

**Chair White**

Alex Patel. *Hotel owner since 2014.*

Mr. Patel shared that the big factor in collecting the tourist development tax on short term rentals is that these companies list themselves as a hospitality company, so requiring them to pay this tax should not be that far out of reach. He continued by saying he has worked with other cities to get regulatory laws passed on short term rentals. Mr. Corrigan agreed that the problem can be mitigated and Duval County can model their actions on surrounding counties.

The Chair asked for a number on the revenue lost through short term rentals not paying the tourist development tax. Mr. Corrigan shared that an extremely conservative figure would be that if all short term rentals paid the tourist development tax, there could be a 10% increase in revenue.

Nicole Chapman. *Florida Restaurant and Lodging Association.*

Ms. Chapman shared plans on how to address this at the state level. The FRLA is looking at a very general bill to garner support for the next legislative session in March.

**IV. Closing Comments and Adjournment**

**Chair White**

In closing, the Chair adjourned the meeting at 2:23 p.m.

*Meeting Minutes respectfully submitted by Brett Nolan, TDC Administrator*





**TOURIST DEVELOPMENT COUNCIL MEETING**

Wednesday September 11, 2024, 2:00 p.m.

**Attendance Record Sign-In Sheet**



<b>PRINT NAME</b>	<b>SIGNATURE</b>
CP Randy White, TDC Chair	
CVP Kevin Carrico, TDC Vice Chair	
CM Ron Salem	
Mark VanLoh, TDC Member	
Jitan Kuverji, TDC Member	
Dennis Chan, TDC Member	
Dennis Thompson, TDC Member	
Carol Brock, TDC Executive Director	
Brett Nolan, TDC Administrator	
Phillip Peterson, Asst. Council Auditor	
Jim McCain, OGC	

REQUEST TO SPEAK CARD  
TOURIST DEVELOPMENT COUNCIL

Please print and complete:

NAME: Alex Patel

DATE: 9/11/2024

ADDRESS: 4686 Lenoir Ave South

PHONE: 904 296 0763

REPRESENTING: Self

1: PUBLIC HEARING BILL NUMBER: \_\_\_\_\_

I SUPPORT \_\_\_\_\_ (or) I OPPOSE \_\_\_\_\_ THIS LEGISLATION

2. COMMENTS FROM THE PUBLIC SUBJECT: Recall

5712

SPEAKING TIME IS LIMITED (SEE REVERSE FOR TIME LIMITATIONS)  
NO SPEAKER MAY GIVE OR TRANSFER HIS/HER TIME TO ANOTHER PERSON

(Please read the reverse side for instructions on speaking)

**RULES OF THE JACKSONVILLE CITY COUNCIL – ADOPTED FOR THIS MEETING**

**RULE 4.301(b) COMMENTS FROM THE PUBLIC** Comments from the public given during the public comment times of the meeting, except scheduled public hearing comments, shall be limited to three minutes per person and no person shall be allowed to give or transfer his/her time to speak to another person.

**RULE 4.806 PRIVILEGE OF FLOOR**

- (a) General Exclusion: No person, except Council Members and working employees of the Council, shall be admitted within the rail unless permitted by the presiding officer.
- (b) Addressing Council: By permission of the presiding officer, the privilege of the floor shall be extended to a citizen or citizens to address the Council on any matter pending before it or which needs the attention of the Council.

**Rule 3.604 ADDRESSING THE COUNCIL.** At public hearings required by law or fixed by the Council, the presiding officer shall extend the floor to a reasonable number of proponents and opponents of the subject matter of the public hearing, and those filing written requests to be heard with the Chief of Legislative Services shall be heard prior to other persons who appear at the hearing. Each person addressing the Council shall proceed to the place assigned for speaking, give his/her name in an audible tone of voice for the records, (if the person has not filled out a speaker's request card and returned it to the Chief of Legislative Services before addressing the Council, the person shall also give his/her address in an audible tone of voice for the records), and limit his/her address to three minutes, unless a lesser time if fixed for all speakers by the presiding officer, or further time is granted by the Council. All remarks shall be addressed to the Council as a body and not to any member thereof. No person other than a Council Member or the person having the floor shall be permitted to enter into any discussion, either directly or through a member of the Council, without the permission of the presiding officer. All questions to the Council shall be directly through the presiding officer.

**RULE 4.505 DISRUPTION OF MEETING** Any person, not a Council Member, making personal, impertinent or slanderous remarks or who shall become boisterous while the Council is in session, shall forthwith be barred from further audience before the Council by the presiding officer in his/her discretion. No demonstrations of approval or disapproval from the audience shall be permitted, and if such demonstrations are made, the audience shall be cleared from the Council Chambers. The presiding officer shall call upon the Sergeant-at-Arms to enforce directions given by the presiding officer for any violation of this Rule.

**REQUEST TO SPEAK CARD**  
**TOURIST DEVELOPMENT COUNCIL**

Please print and complete:

NAME: Nicole Chapman DATE: 9/11/24

ADDRESS: 230 S Adams St, Tallahassee FL PHONE: 904-574-2259

REPRESENTING: Florida Restaurant & Lodging Association

1: PUBLIC HEARING BILL NUMBER: \_\_\_\_\_

I SUPPORT \_\_\_\_\_ (or) I OPOSE \_\_\_\_\_ THIS LEGISLATION

2. COMMENTS FROM THE PUBLIC SUBJECT: STR

**SPEAKING TIME IS LIMITED**  
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