

## SHORT TERM VACATION RENTAL ADVISORY COMMITTEE

The Indian River County (IRC) Short Term Vacation Rental Advisory Committee (STVRAC) met at 10:00 a.m. on Thursday, October 8, 2015, in the County Administration Building, Building B, 1800 27<sup>th</sup> Street, Vero Beach, Florida. You may hear an audio of the meeting; review the agenda and the minutes on the IRC website – [www.ircgov.com/Boards/Shorttermvacationrentaladisorycommittee/2015](http://www.ircgov.com/Boards/Shorttermvacationrentaladisorycommittee/2015).

Present were: **Glenn Powell**, District 1 Appointee; **Joseph Paladin**, District 2 Appointee; **Joel Molinari, Sr.**, District 3 Appointee; and **Dr. Robert DeWaters, Jr.**, Member-at-Large Appointee;

Absent were: **Glenn Heran**, District 5 Appointee; **Angela Beckley Waldrop**, Member-at-Large Appointee; **George Bryant**, Alternate for Dr. DeWaters, Jr. (all excused) and **Alan Curtis**, District 4 Appointee (unexcused).

IRC staff present were: **Stan Boling**, Community Development Director; **Bill DeBaal**, Deputy County Attorney **Roland DeBlois**, IRC Code Enforcement, **Joseph Flescher**, IRC Commissioner District 2, **Bob Solari**, IRC Commissioner District 5, **Lisa Hill**, Commissioner Assistant, Transcribing Secretary and **Misty L. Pursel**, Commissioner Assistant, District 1 and Recording Secretary.

Others present were: Jim Vitter, Kimley-Horn, Miles Conway, Honey Minuse, and Carter Taylor, Interested Parties.

### **Call to Order & Welcome**

Stan Boling, Community Development Director called the meeting to order at 10:05 a.m.

### **Election of Officers** – *Action Required*

**ON MOTION BY Mr. Molinari, SECONDED BY Mr. Paladin, the Committee voted unanimously (4-0) to elect Glenn Powell as Chairman of the Short Term Vacation Rental Advisory Committee for 2015.**

**ON MOTION BY Mr. Molinari, SECONDED BY Mr. Powell, the Committee voted unanimously (4-0) to elect Joseph Paladin as Vice Chairman of the Short Term Vacation Rental Advisory Committee for 2015.**

## **Sunshine Law**

Mr. DeBraal reviewed the requirements of the Committee to adhere to the Florida Sunshine (Constitutional Amendment A1S24) and Open Meetings Laws (Chapter 286 of the Florida Statute).

The Committee members were briefed on the law regarding the requirement to hold all discussions pertaining to matters that may come before the committee in an open meeting forum where the public has been given notice and where minutes are taken.

Mr. Debraal also reviewed the requirements for Public Records Law (Chapter 119) with regard to the maintenance of any and all documents, emails, or other transmissions and media that would be considered related to a matter before the Committee. A copy of A Pocket Guide to Florida's Government-in-the-Sunshine Laws: Open Meetings & Public Records is on file in the Commission Office.

## **New Business**

### **a. Meeting Dates – *Action Required***

**ON MOTION BY Mr. Paladin, SECONDED BY Dr. DeWaters, the Committee voted unanimously (4-0) on the upcoming meeting dates of November 12 and December 10, 2015, at 10:00 a.m. in Conference Room B1-501, with additional dates occurring on the second Thursday of the month at 10:00 a.m.**

### **b. Vacation Rental History, Background & Potential Regulation Topics**

Mr. Boling reviewed the history of the Short Term Vacation Rental. He reiterated the regulations would be for the unincorporated areas of Indian River County. The topics currently identified for discussion include:

- Requirements for local licensing
- Fire safety, inspections, occupancy number and type limits
- Citations powers and fines

Mr. Carter Taylor of the Indian River Neighborhood Association and the Lagoon Committee suggested the Short Term Vacation Rental Advisory Committee consider the environmental impacts of having large parties and the ability of the current septic systems to be able to handle the additional effluent. He stated the septic tanks were sized based on the use of a home as a single family

dwelling and adding the ability to utilize a home as a rental property would change the use to retail which would require additional inspection and licenses of associated septic systems.

Mr. Molinari asked why the requirements for compliance on septic systems would need special attention as it would be an enforcement issue under current provisions. Mr. Taylor stated the septic systems were currently only reviewed when reported as failing and the change in use should trigger a licensing issue for the property, rather than waiting for a reported event.

Mr. Boling stated this issue could be considered as a subtopic for the fire safety and occupancy discussion as it related to occupancy and size of septic.

**ON MOTION BY Mr. Paladin, SECONDED BY Dr. DeWaters, the committee voted unanimously (4-0) to approve the additional discussion of septic systems and other similar topics as to quasi-commercial uses.**

Mr. Powell requested the Committee also include a discussion on adding a requirement making owners of vacation rentals aware of the rules and regulations and follow the legalities as set forth in them; as it was important to have a listing of properties within the category.

**ON MOTION BY Mr. Paladin, SECONDED BY Dr. DeWaters, the committee voted unanimously (4-0) to add the discussion of local compliance, licensing, taxing and regulations, under the topic of licensing.**

### **Other Business**

Mr. Boling suggested the Committee set the January 2016 date at the meeting of November 12.

Mr. DeBrall reminded the Committee members anyone could add an item to the agenda for discussion by notifying staff.

Mr. Boling advised anyone wishing to be added to the email listing of the agenda and other items related to the Short Term Vacation Rental Advisory Committee contact his office.

## Adjournment

There being no further business, the meeting adjourned at 10:42 p.m.

The next meeting of the Short Term Vacation Rental Advisory Committee is scheduled for **Thursday, November 12, 2015 at 10:00 a.m.**, in Building B, Conference Room B1-501.