

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, November 12, 2015, in the County Administration Building, Building B, 1800 27th 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.

Any residents interested in serving on a board or committee, an educational tool to gain an understanding of State of Florida laws regarding government in the sunshine, public records, and ethics is available for review on the IRC website - http://www.ircgov.com/Boards/Sunshine_Presentation.pdf.

Present were: Chairman **Glenn Powell**, District 1 Appointee; Vice Chairman **Joseph Paladin**, District 2 Appointee; **Joel Molinari, Sr.**, District 3 Appointee; **Alan Curtis**, District 4 Appointee and **Dr. Robert DeWaters, Jr.**, Member-at-Large Appointee.

Absent were: **Glenn Heran**, District 5 Appointee; and **Angela Beckley Waldrop**, Member-at-Large Appointee (excused).

IRC staff present were: **Stan Boling**, Community Development Director; **Bill DeBaal**, Deputy County Attorney; **Roland DeBlois**, IRC Code Enforcement; **Jeffrey R. Smith**, Clerk of Court and Comptroller; **Ed Halsey**, Clerk of Court Internal Auditor; **Joseph Flescher**, IRC Commissioner District 2; and **Misty L. Pursel**, Commissioner Assistant, District 1 and Recording Secretary.

Others present were: **Dan Lamson**, Indian River Neighborhood Association; **Colleen Rosenberg**, **Miles Conway**; **Honey Minuse**; and **Brenda Jenkins**, Interested Parties.

Call to Order & Welcome

Chairman Glenn Powell called the meeting to order at 10:03 a.m.

Approval of Minutes of October 8, 2015 – Auction Required

ON MOTION BY Vice Chairman Paladin, SECONDED BY Dr. DeWaters, the members voted unanimously (5-0) to approve the minutes of October 8, 2015, as presented.

Old Business

a. Update on Adopted Vacation Rental Parking Regulations

Stan Boling, Community Development Director, summarized his memorandum dated November 5, 2015 regarding the adoption of Ordinance 2015-014 establishing the County's definition of "vacation rental" and established special parking regulations for vacation rentals. A copy of which is on file in the Commission Office.

Mr. Boling advised of a four-page vacation rental information packet was emailed to committee members and available on the County's website home page: www.ircgov.com. A copy of the packet is on file in the Commission Office.

New Business

a. Vacation Rental Local Licensing and Tax Compliance – Action Required

Mr. Boling reviewed his memorandum dated November 4, 2015, providing background, analysis and recommendations; a copy of which is on file in the Commission Office. He summarized additional information contained in the memorandum Attachments, including Monroe County Vacation Rental Ordinance and License Application Materials; Submittal & Recommendations from The Moorings Committee on Vacation Rentals; Excerpts from Existing Chapter 974 Noise Regulations; Excerpts from Existing Boat-related Regulations and Excerpts from Polk County Vacation Rental Guide.

Ms. Honey Minuse asked whether licensing was going to be fee based; wherein Mr. Boling responded in the affirmative, saying the amount of staff time would be factored in and at the present time, there were questions and answers not known, such as whether there would be required inspections, who would inspect, etc.

Chairman Powell noted vacation rental landlords pay 11% lodging tax, making vacation rentals a revenue producer for the County.

Ms. Colleen Rosenberg stated she had a major problem with the concept of anonymous complaints and some of the requirements of the property owner were unreasonable.

Chairman Powell encouraged Ms. Rosenberg to attend next month's committee meeting wherein regulations would be considered.

Bill DeBraal, Deputy County Attorney, asked Roland DeBlois, Environmental and Code Enforcement Chief, what did Code Enforcement do when receiving an anonymous complaint. Mr. DeBlois advised it was not required for complainants to identify themselves. He continued the issue was whether the person/location being investigated was in compliance or not; if there was no violation, the investigation would be closed.

Dr. DeWaters asked about the relationship between any kind of rental and a homestead exemption. Mr. DeBraal advised homestead required the owner live at the property more than six months, a majority of the time.

Dr. DeWaters mentioned if the property was registered as a rental property, in some ways the property became commercial and you cannot go back forward on the use. Mr. DeBraal said he would check into the matter.

ON MOTION BY Dr. DeWaters, SECONDED BY Vice Chair Paladin, the Committee voted unanimously (5-0) to approve staff recommendations regarding local licensing requirements and parameters, and directed staff on specific requirements for incorporation into a draft ordinance to be considered by the committee at a later date.

Other Business – Joe Paladin, Vice Chairman

a. Vacation Rental Parking in Mixed Use Projects

Vice Chairman Paladin inquired about how the new parking regulations worked based on mixed use planned development. He said mixed use was a new zoning and was expected to be utilized more in the near future; opining the only way mixed use projects would be enforceable would be on a case-by-case basis.

Mr. Boling gave example if a mixed use development (a one project ahead commercial, office, restaurant and residential) wished to have the ability for the residential units/vacation rentals, to be allowed to park in some of the office and commercial, etc. areas, that would be something set up within the project approval stage to work out the parameters, up front, before the development was developed.

Adjournment

There being no further business, the meeting adjourned at 10:47 p.m.

The next meeting of the Short Term Vacation Rental Advisory Committee is scheduled for **Thursday, December 10, 2015 at 10:00 a.m.**, in Building B, Conference Room B1-501. Topics expected to be discussed include Fire Safety, and Occupancy regulations and limitations.