

Memorandum summary

To educate our group and other concerned residents, the following is a summary of Bob Coplen's very thorough and detailed memorandum.

Florida statute F.S 509 contains many strict regulations for Public Lodgings. **IRB may be required to enforce them**; and if so we must insist the city does so. Among them are:

1. Breach of the peace/disorderly conduct. In our favor, there's a lower standard for public lodging than for residences. Each complaint to the police must be logged, even if the officer only issues a verbal warning or resolves the issue. We should insist that the city requires a much higher level of scrutiny at public lodgings, rigidly enforced disorderly conduct and log each complaint with the property on a public database.
2. After a set number of complaints, the lodgings license can be suspended or revoked.
3. Building codes are different for commercial businesses than they are for residential properties. Therefore when a house is converted to commercial use as a STR, many things have to be changed. For example, three story structures require fire sprinkler systems.
4. A licensed professional is required to inspect the STR property for compliance with the Florida building code, fire prevention code, swimming pool safety act, fire safety and verification of compliance with FEMA regulations
5. A guest register must be maintained on site and be available for inspection on demand.
6. Any STR owner shall be arrested and convicted of a second degree misdemeanor if they fail to correct a deficiency after receiving notice.

IRB's existing ordinances require (and we must insist be enforced)

1. Off street parking of one parking space for each 250 square feet of floor space for any building or commercial purposes
2. Maximum occupancy of three beds per dwelling

IRB's new STR ordinance should include at least:

1. The **right to demand inspection of any STR property at any time**, not just at the annual license renewal.
2. Fines accruing daily for failure to cure violations.
3. The **revocation or suspension of a STR license for repeated behavioral issues**. The revocation can be for an ownership group.
4. Hiring of a Special Master to handle all code enforcement violations and creation of a **Code Enforcement Board** to effectively enforce repeated violations of STR ordinances.
5. **Increased application and inspection fees** to pay for additional staffing, special master, and licensed inspectors.

6. **Implementing yearly inspections** for STRs.
7. **A Chronic Nuisance Order** to address repeated code violations, as used by Anna Maria, Flagler, marathon and others.
8. A detailed checklist of required rules and regulations for STR's that must be certified as received and reviewed with applications.
9. **Mandatory training certification** for all STR regarding FS 509 and IRB STR ordinances.
10. Require a Florida **professional license holder to verify in writing** that all provisions of the Florida building code, Florida fire prevention code, Florida fire safety code, swimming pool safety act, and three story in height inspection and that a copy of the written verification is provided to IRB as part of the STR application package
11. Specified maximum **number of occupants** for each STR dwelling.
12. Maximum number of occupants for each STRs cannot be exceeded at any time by persons not registered in the guest register that is required to be maintained by FS 509.

Contact Your IRB City Council and have your voice heard:

ckennedy@irbcity.com
dhouseberg@irbcity.com
jmccall@irbcity.com
jbond@irbcity.com
phanna@irbcity.com