

|                       |                               |
|-----------------------|-------------------------------|
| <b>Attachments:</b>   | Email thread beginning 9/9/16 |
| <b>Date Prepared:</b> | 09/14/2016                    |
| <b>Requested By:</b>  | J. Simmons                    |
| <b>Meeting Date:</b>  | 09/21/2016                    |

**Agenda Category:** (check all that apply)

|                          |                                   |                                     |                        |
|--------------------------|-----------------------------------|-------------------------------------|------------------------|
| <input type="checkbox"/> | <b>Proclamations &amp; Awards</b> | <input type="checkbox"/>            | <b>Public Hearings</b> |
| <input type="checkbox"/> | <b>Presentations</b>              | <input type="checkbox"/>            | <b>Old Business</b>    |
| <input type="checkbox"/> | <b>Boards &amp; Committees</b>    | <input checked="" type="checkbox"/> | <b>New Business</b>    |
| <input type="checkbox"/> | <b>Consent</b>                    | <input type="checkbox"/>            | <b>Other:</b>          |

|                            |  |
|----------------------------|--|
| <b>Subject:</b>            | Vacation/Short-term Rentals  |
| <b>Recommended Action:</b> | Discuss options and course of action (if any)  |
| <b>Background:</b>         | (Ref Rob Finlayson email dated 9/9/16 ) As a result of his email, I called Mr. Finlayson. He told me that he was in the vacation rental business and that the county and Indialantic are vigorously enforcing their statutes (passed prior to the 2007 State Legislature restrictions). Vero Beach has enacted new vacation rental rules (ref VeroNews.com for numerous articles). |
| <b>Suggested Action:</b>   | Commission to discuss/determine whether regulations/restrictions are adequate and enforceable and make recommendations to Town staff for further action (if any).  |

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## Town Clerk

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**Subject:** FW: transient rentals  
**Attachments:** 2016-09-13 Vacation Rentals.doc

Gwen Peirce  
Town Clerk  
Town of Melbourne Beach

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From: Jim Simmons  
Sent: Wednesday, September 14, 2016 8:46 AM  
To: Town Manager; Town Clerk  
Subject: Re: transient rentals

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From: Town Manager  
Sent: Tuesday, September 13, 2016 3:57 PM  
To: Gail Gowdy; Margot Dorfman; Steve Walters; Tom Davis  
Cc: Jim Simmons; Town Clerk  
Subject: FW: transient rentals

Commissioners,

This is just a follow-up to a concern Mayor Simmons had regarding transient rentals.

Thank You

Tim Day  
Town Manager  
[townmanager@melbournebeachfl.org](mailto:townmanager@melbournebeachfl.org)  
507 Ocean Ave., Melbourne Beach, FL 32951-2523  
(321) 724-5860 ~ Fax (321) 984-8994  
[www.melbournebeachfl.org](http://www.melbournebeachfl.org)

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-----Original Message-----

From: Town Manager  
Sent: Tuesday, September 13, 2016 3:55 PM  
To: Jim Simmons

Subject: RE: transient rentals

Yes Sir

Tim Day  
Town Manager  
[townmanager@melbournebeachfl.org](mailto:townmanager@melbournebeachfl.org)  
507 Ocean Ave., Melbourne Beach, FL 32951-2523  
(321) 724-5860 ~ Fax (321) 984-8994  
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-----Original Message-----

From: Jim Simmons  
Sent: Tuesday, September 13, 2016 3:55 PM  
To: Town Manager  
Subject: Re: transient rentals

Thanks - Please let the other commissioners know. They were on distribution too.

Jim

James D. Simmons, Mayor  
Town of Melbourne Beach  
507 Ocean Avenue  
Melbourne Beach, FL 32951  
(321) 724-5860

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From: Town Manager  
Sent: Tuesday, September 13, 2016 3:44 PM  
To: Jim Simmons  
Subject: RE: transient rentals

Mayor,

The gmail was not Rob Perry's account, that's why nit was not sent to me.... We do have ordinances that govern rentals but they are un-enforceable at this time....

Thank You

Tim Day  
Town Manager  
[townmanager@melbournebeachfl.org](mailto:townmanager@melbournebeachfl.org)  
507 Ocean Ave., Melbourne Beach, FL 32951-2523  
(321) 724-5860 ~ Fax (321) 984-8994  
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-----Original Message-----

From: Jim Simmons  
Sent: Tuesday, September 13, 2016 8:25 AM  
To: Town Manager; Town Clerk  
Subject: Fw: transient rentals

Do you know if this is on next week's agenda for discussion?

Jim

James D. Simmons, Mayor  
Town of Melbourne Beach  
507 Ocean Avenue  
Melbourne Beach, FL 32951  
(321) 724-5860

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From: Rob <[rfin88@gmail.com](mailto:rfin88@gmail.com)>  
Sent: Friday, September 9, 2016 7:57 AM  
To: Jim Simmons  
Cc: Margot Dorfman; Tom Davis; Gail Gowdy; Steve Walters  
Subject: transient rentals

Hi Folks,

In order to preserve the value of the our beachside neighborhood, about 15 years ago our county banned short term rentals in the county areas of our beachside.

Nearly all the municipalities on the beachside followed suit so as not to become the dumping ground for that commercialized use of our neighborhoods.

The only municipality that didn't do that was Melbourne Beach, even though Mel Beach very much does not want short term rentals taking over it's neighborhoods.

It didn't matter much for many years, as our area wasn't really on the map as a tourist destination, but that is now changed and with no zoning restriction on this usage Mel Beach is set up to entirely change as investors have started to take advantage of this oversight by the town.

There are now dozens of listings in all the large online Vacation Rental directories and it's only just the beginning.

Many towns like Mel Beach have been completely transitioned into tourism usage, with almost no year round residents. Hatteras, Myrtle Beach, etc.

As the only town on our coast with no restrictions for short term tourist rental usage, Mel Beach is set up to entirely transition to tourist usage.

Do nothing, and the market will take over and Mel Beach will no longer be one of the very best places on earth to raise a family. It'll just become a tourist town.

I doubt there is anything more important to address for the health of Mel Beach as the wonderful residential town it currently is.

Please address this issue.

Rob  
321-984-1330

PS  
Here are some links to the growing issue.  
<https://www.vrbo.com/vacation-rentals/usa/florida/central-east/melbourne-beach/@28.076098464570187,-80.53982243378903,28.040650785140343,-80.57260975678707,14z/>

[https://www.airbnb.com/s/Melbourne-Beach--FL--United-States?guests=2&room\\_types%5B%5D=Entire+home%2Fapt&zoom=14&search\\_by\\_map=true&sw\\_lat=28.052722939190556&sw\\_lng=-80.57500748476878&ne\\_lat=28.08556685189608&ne\\_lng=-80.53724198183909&ss\\_id=x6chrboy&page=1&source=map&airbnb\\_plus\\_only=false&s\\_tag=NobO3xIO](https://www.airbnb.com/s/Melbourne-Beach--FL--United-States?guests=2&room_types%5B%5D=Entire+home%2Fapt&zoom=14&search_by_map=true&sw_lat=28.052722939190556&sw_lng=-80.57500748476878&ne_lat=28.08556685189608&ne_lng=-80.53724198183909&ss_id=x6chrboy&page=1&source=map&airbnb_plus_only=false&s_tag=NobO3xIO)