

1 **ORDINANCE NO. 2017-3**

2 **AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF**  
3 **PINECREST, FLORIDA, AMENDING THE CODE OF ORDINANCES,**  
4 **CHAPTER 30, LAND DEVELOPMENT REGULATIONS; DEFINING**  
5 **VACATION RENTALS, PROVIDING RESTRICTIONS AND**  
6 **PENALTIES, REQUIRING REGISTRATION, PROVIDING FOR**  
7 **CODIFICATION, PROVIDING FOR CONFLICTS, PROVIDING FOR**  
8 **SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.**

9 WHEREAS, the Village of Pinecrest has determined, upon examination of the issue,  
10 that the transient use of residential dwellings in the Village has a negative effect on the  
11 residential character of the community and that it is necessary and in the interest of the  
12 public health, safety, and welfare to monitor and provide reasonable means the Village  
13 to mitigate impacts created by such transitory uses of residential property within the  
14 Village.

15 WHEREAS, the Chapter 2011-119, Laws of Florida, created a new classification  
16 of public lodging establishment known as vacation rentals that is defined in Section  
17 509.242(c), Florida Statutes (2015), as "any unit or group of units in a condominium or  
18 cooperative or any individually or collectively owned single-family, two-family, three-  
19 family, or four-family house or dwelling unit that is also a transient public lodging  
20 establishment but that is not a timeshare project."; and

21 WHEREAS, Subsection 509.032(7), Florida Statutes (2015), provides that local  
22 laws, ordinances, or regulations may not prohibit vacation rentals or regulate the duration  
23 and frequency of rental of vacation rentals; and

24 WHEREAS, Florida Statutes do not prevent the Village from adopting ordinances  
25 specific to vacation rentals to address some of the noise, parking, trash and life-safety  
26 issues created by the proliferation of vacation rentals in residential neighborhoods.

27 WHEREAS, unregulated vacation rentals can create disproportionate impacts  
28 related to their size, excessive occupancy, and lack of proper facilities; and

29 WHEREAS, the presence of vacation rentals within residential dwelling units in  
30 established residential neighborhoods can create negative compatibility impacts, among  
31 which include, but are not limited to, excessive noise, excessive on-street parking,  
32 accumulation of trash, and diminished public safety; and

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33 WHEREAS, the other classifications of transient public lodging establishments are  
34 subject to stricter development standards, undergo annual inspections, and have more  
35 stringent operational and business requirements; and

36 WHEREAS, Section 509.032(7), Florida Statutes, authorizes local governments to  
37 conduct inspections of public lodging establishments for compliance with the Florida  
38 Building Code and the Florida Fire Prevention Code, pursuant to Sections 553.80 and  
39 633.206, Florida Statutes (2015); and

40 WHEREAS, the Village of Pinecrest finds a substantial interest in furthering the  
41 public health, safety and welfare by controlling density, by protecting the residential  
42 character of areas designated for residential use, implementing its comprehensive plan,  
43 and establishing and enforcing minimum life safety standards;

44 WHEREAS, the Village Charter empowers the Village Council to adopt, amend or  
45 repeal its ordinances and resolutions as may be required for the benefit of the residents of  
46 the Village of Pinecrest; and

47 WHEREAS, after reviewing the Local Planning Agency’s recommendations, the  
48 recommendations of Village staff, and comments from the public, the Village Council finds  
49 that the proposed amendments to its Code of Ordinances and Land Development  
50 Regulations are in compliance and consistent with Florida law and its adopted  
51 Comprehensive Development Master Plan; and

52 WHEREAS, the Village Council further finds that this Ordinance is necessary for  
53 the preservation of the public health, safety and welfare of the Village’s residents;

54 **NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE**  
55 **VILLAGE OF PINECREST, FLORIDA:**

56  
57 **SECTION 1. Recitals Adopted.** That the above stated recitals are hereby  
58 adopted and confirmed.

59 **SECTION 2. Village Code Amended.** That Division 5.33, “Vacation Rentals,”  
60 of Chapter 30, Land Development Regulations, of the Code of Ordinances is hereby  
61 created as follows:

62

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63 **Division 5.33. – Vacation Rentals.**

64 **(a) Definitions**

65 **Responsible Party** shall mean the owner or the person designated by the owner  
66 of the property to be called upon to answer for the maintenance of the property and for the  
67 conduct and acts of occupants of Vacation Rental properties.

68 **Transient Occupants** means any person, or guest or invitee of such person who  
69 occupies or is in actual or apparent control or possession of residential property registered  
70 or used as a Vacation Rental. It shall be a rebuttable presumption that any person who holds  
71 themselves out as being an occupant or guest of an occupant of a Vacation Rental, or a  
72 property used as a Vacation Rental, is a Transient Occupant.

73 **Vacation Rental** shall mean any unit or group of units in a condominium or  
74 cooperative or any individually or collectively owned single-family, two-family, three-family,  
75 or four-family house or dwelling unit that is rented to guests more than three (3) times in a  
76 calendar year for periods of less than thirty (30) days or one (1) calendar month, whichever  
77 is less, or which is advertised or held out to the public as a place regularly rented to  
78 guests, but that is not a timeshare project.

79  
80 **(b) Registration Required.**

81 It is unlawful for any person to allow another person to occupy any residential  
82 property as a Vacation Rental within the Village of Pinecrest, or offer such rental services  
83 within the Village of Pinecrest, unless the person has registered the Vacation Rental property  
84 with the Village of Pinecrest and the Vacation Rental property has been issued a certificate  
85 of compliance in accordance with the provisions of this Division.

86 **(c) Application for Registration**

87 The application for registration of a Vacation Rental shall be made to the Village  
88 Manager or his or her designee on a form provided by the Village, which shall set forth at a  
89 minimum:

90 (1) The legal description of the property offered for rental, including the complete  
91 address, subdivision, or community name.

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92 (2) Proof of ownership of the property, including the name, address and phone  
93 number of each person or entity with an ownership interest in the property.

94 (3) An approved inspection report of the Miami-Dade County Fire Rescue Department  
95 verifying compliance with the Department's criteria for a residential dwelling transient  
96 lodging use.

97 (4) The gross square footage of the property, including the number of rooms,  
98 bedrooms, kitchens and on-site parking spaces attributable to the Vacation Rental use.

99 (5) A valid and current federal employer tax identification number (or social security  
100 number) for the owner(s) of the property.

101 (6) Proof of registration with, or exemption from, the Florida Department of Revenue  
102 for sales tax collection under Chapter 212, Florida Statutes, and Miami-Dade County for  
103 Tourist Development Tax.

104 (7) Proof of licensure with, or exemption from, the Florida Department of Business  
105 and Professional Regulation for a transient public lodging establishment.

106 (8) The name, address and 24-hour phone number of the person who will act as the  
107 Responsible Party, operating the Vacation Rental property. The Responsible Party phone  
108 number shall be answered twenty-four (24) hours, seven (7) days a week.

109 (9) The application shall bear the signatures of all owners, authorized agents,  
110 authorized property managers and the Responsible Party.

111 (10) The owner of the property and the Responsible Party must individually  
112 acknowledge the affirmative duty to ensure compliance with the requirements of this  
113 Division, including the *Owner and Responsible Party Requirements* of this Division.

114 (11) Acknowledgement that the application and any related approvals are specific to  
115 the property identified in the application and approval; other properties are not jointly  
116 shared commodities and shall not be considered available for use by transient occupants of  
117 the property which is the subject of the application.

118 (12) Submission of an incomplete registration application form shall result in rejection  
119 of the application.

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120 (d) **Responsible party required.**

121 Whenever any property is required to be registered under this Division, the owner  
122 shall act as, or retain at all times, an appointed natural person capable of meeting the duties  
123 provided in subsection 23-74. The designated Responsible party must reside within thirty  
124 (30) miles to serve as the Responsible party for service of notices as are specified herein.  
125 Notices given to the Responsible party shall be sufficient to satisfy any requirement for notice  
126 to the owner. An initial Responsible Party shall be designated and shall participate in the  
127 application for registration, and the Village manager or his designee shall thereafter be  
128 notified of any change of Responsible Party within fifteen (15) days of such change.

129 (e) **Fees for Registration.**

130 The Village of Pinecrest may charge reasonable fees for registration to compensate  
131 for administrative expenses. The fees for registration shall be provided for, from time to  
132 time, by resolution adopted by the Village Council.

133 (f) **Owner and Responsible Party Requirements.**

134 In addition to general compliance with all federal, state, county and local laws, it is  
135 the affirmative duty and responsibility of the owner and the Responsible Party, individually  
136 and collectively, to adhere to the following:

137 (1) Inform all guests, in writing, prior to occupancy of the property, of all applicable  
138 Village of Pinecrest ordinances concerning noise, vehicle parking, garbage, and common  
139 area usage.

140 (2) Maintain the property under their control in compliance with the occupancy limits,  
141 as specified in this Division, the Certificate of Compliance, the **Minimum Housing**  
142 **Standards of Miami-Dade County, specific** requirements of the Florida Building  
143 Code **noted herein** and the Village Code of Ordinances, as determined by the Village  
144 Manager, building official or respective designee;

145 (3) Ensure that, at all times:

146 a. all vehicles associated with the Vacation Rental are parked within a  
147 driveway in compliance with the Code of Ordinances of the Village of Pinecrest;

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148           b.     the entire property, including the front, back, and side yards, is  
149 maintained free of garbage and litter, provided however, that this subsection shall  
150 not prohibit the storage of garbage and litter in authorized receptacles for collection;

151           c.     all Transient Occupants are aware that it shall be unlawful to allow or  
152 make any noise or sound that exceeds the limits set forth in the Chapter 15, Article II,  
153 "Noises; Unnecessary and Excessive Prohibited," of the Village Code;

154           d.     all Transient Occupants are aware that unauthorized occupants of any  
155 structure or conveyance of the property that have been warned by the owner or  
156 lessee to leave and refuse to do so commit the offense of trespass of a structure or  
157 conveyance and will be charged under the State of Florida and local law; and

158           e.     the provisions of this Division are complied with and promptly address  
159 any violations of this Division or any violations of law which may come to the  
160 attention of the Responsible party.

161           (4) Be available with authority to address and coordinate solutions to problems with  
162 the rental of the property twenty-four (24) hours a day, seven (7) days a week and to  
163 respond to emergency calls within one (1) two (2) hours of notification.

164           (5) Keep available a register of all guests, which shall be open to inspection by  
165 authorized personnel of the Village at all times

166           (6) Prohibit rental to any person on the Florida Sexual Offenders and Predators  
167 (FDLE) database or any other state sex offender database consistent with the requirements of  
168 Chapter 16, Article IV of the Village Code..

169           (g) **Standards and requirements for Vacation Rentals.**

170           (1) *Certificate of Compliance.* The Village Manager or his designee may issue a  
171 Certificate of Compliance to the applicant upon proof that the Owner or Responsible Party  
172 has:

173           a. Submitted a complete Vacation Rental registration application form including  
174 appropriate documentation of compliance with applicable Florida Department  
175 of Revenue and Florida Department of Business and Professional Regulation  
176 requirements;

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- 177 b. Submitted the registration fee;
- 178 c. Obtained a Local Business Tax Receipt (LBTR) from the Village pursuant to  
179 Chapter 28 of the Village Code of Ordinances;
- 180 d. Obtained a LBTR from Miami-Dade County;
- 181 e. Provide an affidavit, demonstrating initial and on-going compliance with  
182 Vacation Rental Standards contained herein, plus any other applicable local,  
183 state and federal laws, regulations and standards to include, but not be  
184 limited to Chapter 509, Florida Statutes, and Rules, Chapter 61C and 69A,  
185 Florida Administrative Code; and
- 186 f. Provided a copy of the vacation rental/lease agreement form to be used  
187 when contracting with Transient Occupants and guests which includes the  
188 *minimum vacation rental lessee information* required by subsection (2) d.  
189 below.
- 190 g. Requested and passed a Compliance Inspection pursuant to this Division.

191 (2) *Vacation Rental Standards*. The following standards shall govern the use of any  
192 Vacation Rental as a permitted use:

- 193 a. Minimum life/safety requirements:
- 194 1. Swimming pool, spa and hot tub safety. A swimming pool, spa or hot  
195 tub shall comply with the current standards of Residential Swimming Pool  
196 Safety Act, Chapter 515, Florida Statutes.
- 197 2. Smoke and carbon monoxide (CO) detection and notification system. If  
198 an interconnected and hard-wired smoke and carbon monoxide (CO)  
199 detection and notification system is not in place within the Vacation  
200 Rental unit, then an interconnected, hard-wired smoke alarm and carbon  
201 monoxide (CO) alarm system shall be required to be installed and  
202 maintained on a continuing basis consistent with the requirements of  
203 Section R314, Smoke Alarms, and Section R315, Carbon Monoxide  
204 Alarms, of the Florida Building Code – Residential.

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- 205 3. Fire extinguisher. A portable, multi-purpose dry chemical 2A:10B:C fire  
206 extinguisher shall be installed, inspected and maintained in accordance  
207 with NFPA 10 on each floor/level of the unit. The extinguisher(s) shall be  
208 installed on the wall in an open common area or in an enclosed space  
209 with appropriate markings visibly showing the locations.
- 210 4. There shall be posted, next to the interior door of each bedroom or  
211 sleeping room a legible copy of the building evacuation map that is a  
212 minimum of 8 and ½ inches by 11 inches in size.
- 213 b. Maximum occupancy. The maximum vacation rental occupancy shall not  
214 exceed the smallest occupancy calculated pursuant to each of the following  
215 standards:
- 216 1. Two (2) persons per bedroom;
- 217 2. Regardless of the number of bedrooms, the maximum occupancy shall be  
218 limited to ten (10) Transient Occupants per Vacation Rental unit; and.
- 219 3. Three (3) Transient Occupants per one (1) off-street parking space legally  
220 available to the property, the exact number of which is determined by the  
221 requirement of Division 5.22 of the Village Land Development  
222 Regulations of the Village Code of Ordinances.
- 223 c. Solid waste handling and containment. Village solid waste containers shall  
224 be provided for the maximum transient occupancy permitted by this Division,  
225 as required by the Village Code of Ordinances. Required screening and  
226 storage requirements for solid waste containers shall apply and shall be  
227 incorporated into the Certificate of Compliance. For purposes of this section,  
228 a solid waste container shall not be placed for curbside pickup more than  
229 24 hours before pickup and all receptacles must be removed from the  
230 curbside within 24 hours after pickup.
- 231 d. Minimum vacation rental lessee information. The following information shall  
232 be posted conspicuously within the establishment *and shall be provided to*  
233 *each vacation rental lessee as part of their lease:*
- 234 1. The maximum occupancy permitted under the Certificate of Compliance.

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- 235 2. A statement advising the Occupant that it is unlawful to allow or make  
 236 any noise or sound that exceeds the limits set forth in the Chapter 15,  
 237 Article II, "Noises; Unnecessary and Excessive Prohibited," of the Village  
 238 Code and such violation is subject to Village code enforcement, including  
 239 but not limited to fines up to \$500 per violation;
- 240 2. A sketch of the location of the off-street parking spaces available to the  
 241 property;
- 242 3. The days and times of trash pickup and the solid waste handling and  
 243 containment requirements of this Division;
- 244 4. The location of the nearest hospital; and
- 245 5. The local non-emergency police phone number.
- 246 e. Advertising. Any advertising of the vacation rental unit shall conform to  
 247 information included in the Vacation Rental Certificate of Compliance and  
 248 the property's approval, and shall include at a minimum, identification of the  
 249 maximum occupancy permitted on the property.
- 250 f. Posting of Certificate of Compliance. The Certificate of Compliance shall be  
 251 posted on the back of or next to the main entrance door and shall include at  
 252 a minimum the name, address and phone number of the Responsible party  
 253 and the maximum occupancy of the Vacation Rental.
- 254 g. Other standards. The Occupant shall be advised that all standards  
 255 contained within the Code of Ordinances and Land Development Regulations  
 256 of the Village including, but not limited to: noise, setbacks, and stormwater,  
 257 are applicable to the vacation rental and may be enforced against the  
 258 Occupant.
- 259 (h) **Sale or transfer of dwelling unit used for vacation rentals.** Whenever a  
 260 dwelling used for vacation rentals is sold or otherwise changes ownership and the  
 261 new owner desires to use the dwelling for vacation rentals, the new owner must,  
 262 prior to allowing any vacation rental use:

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263 (1) Schedule and obtain an inspection of the dwelling for a Certificate of  
264 Compliance; and

265 (2) Apply for a vacation rental certificate for the vacation rental use.

266 (i) **Rules and procedures.** The Village Manager or designee may create rules and  
267 procedures to assist in the implementation of this section, including but not limited to  
268 a timeline and procedure for all existing vacation rentals to apply for and obtain their  
269 first vacation rental certificate pursuant to this ordinance in a manner consistent with  
270 available staff resources.

271 (j) **Administration, penalties, and enforcement.**

272 (1) Initial and Annual Compliance Inspections of Vacation Rentals.

273 An inspection of the dwelling unit for compliance with this section, and for  
274 compliance with the requirements of the **Minimum Housing Standards of**  
275 **Miami-Dade County and the specific requirements of the** Florida  
276 Building Code **as noted herein** is required prior to issuance or renewal of a  
277 Vacation Rental Certificate of Compliance. If violations are found, all violations  
278 must be corrected and the dwelling unit must be re-inspected prior to issuance or  
279 renewal of a Vacation Rental Certificate of Compliance as provided herein. All  
280 violations must be corrected and re-inspected within thirty (30) calendar days.  
281 Failure to correct such inspection deficiencies in the timeframes provided shall  
282 result in the denial of an initial application or suspension of the vacation rental  
283 certificate of compliance until such time as the violations are corrected and re-  
284 inspected.

285 a. Inspections will be conducted by the Village Manager or his or her designee.

286 b. The suspension of a Vacation Rental Certificate of Compliance shall be posted  
287 at the establishment.

288 (2) Registration not transferable.

289 No registration issued under this Division shall be transferred or assigned or used  
290 by any person other than the person to whom it is issued, or at any location other  
291 than the location for which it is issued.

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292 (3) Expiration of registration.

293 All registrations issued under the provisions of this Division shall be valid for no  
294 more than one year, and all registrations shall expire on September 30th of each  
295 year. Fees for renewal and applicable late renewal fees shall be established by  
296 resolution of the Village Council.

297 (4) Revocation.

298 Any Certificate of Compliance issued pursuant to this Division may be denied,  
299 revoked, or suspended by the Village Manager upon the adjudication of a  
300 violation of this Division, any Village of Pinecrest Ordinance, or state law by the  
301 Responsible party, property owner or Transient Occupant attributable to the  
302 property for which the certificate of compliance is issued. Such denial, revocation  
303 or suspension is in addition to any other penalty or remedy available at law.

304 (5) Offenses/violations.

305 a. A violation of any of the provisions of this Division is punishable by a fine of  
306 up to two hundred and fifty dollars (\$250.00).

307 b. Suspension of Vacation Rental Certificate of Compliance. In addition to any  
308 fines and any other remedies described herein or provided for by law, the  
309 Village may suspend a Vacation Rental Certificate of Compliance for multiple  
310 violations of the maximum occupancy in any continuous thirty-six (36) month  
311 period, in accordance with the following:

312 1. Suspension timeframes.

313 i. Upon a third violation of the maximum occupancy the Vacation Rental  
314 Certificate shall be suspended for a period of thirty (30) calendar  
315 days.

316 ii. Upon a fourth violation of the maximum occupancy the Vacation  
317 Rental Certificate shall be suspended for a period of twelve (12)  
318 calendar months.

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- 319                   iii. For each additional violation of the maximum occupancy the Vacation  
320                   Rental Certificate shall be suspended for an additional twelve (12)  
321                   calendar months.
- 322                   2. Suspension restrictions. A vacation rental may not provide transient  
323                   occupancy during any period of suspension of a Vacation Rental  
324                   certificate. The suspension shall begin immediately following notice,  
325                   commencing either:
- 326                   i. At the end of the current vacation rental lease period; or
- 327                   ii. Within thirty (30) calendar days, whichever date commences earlier,  
328                   or as otherwise determined by the Village.
- 329                   3. Operation during any period of suspension shall be deemed a violation  
330                   pursuant to this Division and shall be subject to a daily fine, up to the  
331                   maximum amount as otherwise provided in Florida Statutes for repeat  
332                   violations, for each day that the Vacation Rental operates during a period  
333                   of violation.

334                   **(k) Vesting.**

- 335                   1. Vacation Rentals existing as of [THE EFFECTIVE DATE OF THIS ORDINANCE]  
336                   shall be considered vested Vacation Rentals only as related to contracts  
337                   entered prior to [THE EFFECTIVE DATE OF THIS ORDINANCE]. Rental/lease  
338                   agreements that were entered into prior to [EFFECTIVE DATE OF  
339                   ORDINANCE], as evidenced by a written and validly executed rental  
340                   agreement or contract provided to the Village Manager no later than [THE  
341                   EFFECTIVE DATE OF THIS ORDINANCE PLUS 3 MONTHS] shall be  
342                   considered vested.
- 343                   2. Vesting shall:
- 344                   a. Apply only to date specific rentals; and
- 345                   b. Not apply to renewals of existing rental agreements or contracts which are  
346                   at the option of either of the parties.

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- 347 3. All rental agreements entered into after [THE EFFECTIVE DATE OF THIS  
348 ORDINANCE] shall comply with the provisions of this Division. No Vacation  
349 Rental shall be occupied pursuant to a contract/lease entered into after [THE  
350 EFFECTIVE DATE OF THIS ORDINANCE], until the Owner has obtained the  
351 required Vacation Rental Certificate of Compliance.
- 352 4. A vested contract/lease transferred to a subsequent owner shall continue to  
353 be vested, but shall not be transferred to a different Vacation Rental property,  
354 provided the new owner complies with the inspection and licensing  
355 requirements of this Division.

356 **SECTION 3. Inclusion in the Code of Ordinances.**

357 It is the intention of the Village Council and it is hereby ordained that the  
358 amendments to the Village of Pinecrest Code of Ordinances and Land Development  
359 Regulations shall become part of the Village of Pinecrest Code of Ordinances, and that  
360 the sections of this Ordinance may be renumbered and relettered as necessary, and that  
361 the word "Ordinance" may be changed to "Section, "Article" or other appropriate word.

362 **SECTION 4. Conflicts.**

363 All ordinances or parts of ordinances and all resolutions or parts of resolutions in  
364 conflict with the provisions of this Ordinance are hereby repealed.

365 **SECTION 5. Severability.**

366 If any section, clause, sentence or phrase of this Ordinance is for any reason held  
367 invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect  
368 the validity of the remaining portions of this Ordinance.

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**SECTION 6. Effective Date**

This Ordinance shall become effective on immediately upon adoption.

PASSED on first reading this 10th day of January, 2017.

PASSED AND ADOPTED on second reading this 14th day February, 2017.

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Joseph M. Corradino, Mayor

Attest:

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Guido H. Inguanzo, Jr., CMC  
Village Clerk

Approved as to Form and Legal Sufficiency:

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Mitchell Bierman  
Village Attorney

Motion on Second Reading by:  
Second on Second Reading by:

Vote:

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Stephen R. Olmsted, AICP  
Planning Director  
planning@pinecrest-fl.gov

MEMORANDUM

Department of Building and Planning

DATE: February 8, 2017

TO: Yocelyn Galiano, ICMA-CM, LEED-GA  
Village Manager

FROM: Stephen R. Olmsted, AICP, LEED-GA  
Planning Director

RE: Village of Pinecrest Code of Ordinances  
Chapter 30, Land Development Regulations – Vacation Rental Dwelling  
Regulations – Second Reading

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On January 10, 2017 the Village Council approved the attached Vacation Rental Dwelling Regulations at first reading.

The Building and Planning Department recommends that the proposed regulations be approved at second reading with a minor amendment that would require vacation rental dwellings to be inspected for compliance with the Minimum Housing Standards of Miami-Dade County.

The Minimum Housing Standards of Miami-Dade County would require that a vacation rental dwelling be maintained in good structural condition with safe and adequate electrical outlets, plumbing fixtures, and other improvements necessary for maintenance of a property in a safe and sanitary condition. The Minimum Housing Standards can easily be inspected and verified for compliance during an annual inspection. Although all structures in the Village of Pinecrest are initially constructed to the requirements of the Florida Building Code, it would be difficult to certify that any particular structure has remained in compliance as originally suggested in the first draft ordinance, without a detailed inspection of every aspect of the structure (many of which may be hidden from view and enclosed behind walls and within attics).

The proposed amendments to the ordinance at second reading are shown in strike-through and underlined text and highlighted in yellow.

