

Meeting Date
December 9, 2014



AGENDA	
Section	New Business
Item No.	V.F.1

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	Resort Dwelling in Unincorporated Brevard County
DEPT/OFFICE:	Citizen Request / Carol Ann Williams

Requested Action:

It is requested the Board consider the following changes to the Resort Dwelling Ordinance:
 Eliminate Location Standards Division 5 Specific Criteria Subdivision II 62-1841-55, Section 1 a,b,c,d & Subdivision III 62-1945.2 1 a,b Location Standards.
 Eliminate Section 62-103 Prima facie evidence 1 & 2
 Eliminate Performance Standard (d) for posting sign outside.

Summary Explanation & Background:

It is requested the Board allow responsible and compliant resort dwelling (vacation rentals) on Merritt Island and other unincorporated areas of Brevard in single family residential neighborhoods. Eliminate the current location standards listed in above ordinance sections.

It is requested the Board eliminate section 62-103, Prima facie evidence in 1 & 2 that requires observance of different occupants and different license plates. Most non-homesteaded property owners will have friends and family out of state, current wording does not prove home is being rented short term.

It is requested the Board eliminate Performance Standard (d) that states property manager's name and telephone number be posted on the property in a manner visible from the street. This is a security issue that may attract crime, much like rental car tags caused to tourists. This also shows and identifies empty dwellings.

Contact: Ms. Carol Ann Williams
 1-803-984-4465
 vrowners@comporium.net

Clerk to the Board Instructions:

Exhibits Attached: Attachment to follow

Contract /Agreement (If attached): Reviewed by County Attorney Yes No PR

County Manager	Assistant County Manager, Mel Scott	Department Director / Extension
Stockton Whitten	Assistant County Manager, Venetta Valdengo	



Tammy Etheridge, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972

December 10, 2014

MEMORANDUM

TO: Stockton Whitten, County Manager

RE: Item V.F.1., Citizen Request by Carol Ann Williams for Resort Dwelling in Unincorporated Brevard County

The Board of County Commissioners, in regular session on December 9, 2014, acknowledged citizen request by Carol Ann Williams for resort dwelling in unincorporated Brevard County, but took no formal action.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Etheridge, Deputy Clerk

/ds

**PLANNING & DEVELOPMENT DEPARTMENT STAFF REPORT RE:
CITIZEN REQUEST TO AMEND THE RESORT DWELLING ORDINANCE**

Carol Ann Williams has submitted a citizen request for the December 9, 2014 BCC meeting seeking to amend the resort dwelling provisions of the Zoning Regulations. More specifically, the provisions that Ms. Williams seeks to eliminate relate to locational criteria, posting of management information, and information constituting *prima facie* evidence of resort dwelling use. The specific code sections proposed for elimination are highlighted in the text of this report.

As background, a resort dwelling is defined in the Zoning Regulations as:

“...any single family dwelling or multifamily dwelling unit which is rented for periods of less than 90 days or three calendar months, whichever is less, or which is advertised or held out to the public as a place rented for periods of less than 90 days or three calendar months, whichever is less. For the purposes of this chapter, a resort dwelling is a commercial use. For the purposes of this definition, subleases for less than 90 days are to be considered separate rental periods. This definition does not include month-to-month hold-over leases from a previous lease longer than 90 days.”

Resort dwellings are a “permitted use” in the multi-family residential, commercial and tourist/transient tourist commercial zoning classifications. As a permitted use, they are not subject to special zoning conditions nor do they require a public hearing before the Board of County Commissioners.

Resort dwellings are “permitted with conditions” in the GU and agricultural zoning classifications. They can also be placed in single family residential zoning classifications, if they are able to meet the stated conditions of the Zoning Regulations. The conditions, as enumerated in Section 62-18.41.5.5 of the Zoning Regulations state:

Sec. 62-1841.5.5. - Resort dwellings.

Where a resort dwelling is listed as a permitted use with conditions in certain residential zoning classifications, it must meet the following qualifying conditions:

- (1) *Location standards.* Resort dwellings shall be restricted to parcels that are:
 - a. Developed with a nonconforming multi-family residential use; or
 - b. Located within a multifamily tract in a PUD or RPUD, or located in a single family tract if submitted as part of a preliminary development plan application and approved by the board of county commissioners in public hearing.
- (2) *Performance standards.* All resort dwellings qualifying under this section, except where the owner lives on site and holds a homestead exemption, shall meet the following performance standards. These performance standards shall be included in the rental agreement and conspicuously posted inside the unit.
 - a. *Parking.* For single family resort dwellings, there shall be at least one designated and available off-street parking space for each bedroom in the residence. Occupants shall not

park their vehicles on the street.

b. *Maximum occupancy.* The number of persons occupying the resort dwelling at any given time shall not exceed the number of rooms in the residence, as established by a submitted floor plan. The maximum occupancy of the structure shall be established by the planning and zoning office at the time of business tax receipt review.

c. *Excessive or late noise.* Noise emanating from the resort dwelling shall not disturb the peace and quiet of the vicinity in which the residence is located. Any noise whose measurement exceeds the sound level limits set forth for residential zoning in section 62-2271 or violates the provisions of chapter 46, article IV is considered excessive noise. Additionally, sounds produced from any radio, stereo, television, amplifier, musical instrument, phonograph or similar device shall not be discernable at the property line of the resort dwelling after 10:00 p.m. and before 7:00 a.m.

d. *Local management.* Each resort dwelling shall have a designated local manager. The local manager shall be a permanent resident of the county and shall be available 24 hours a day, seven days a week, to address neighborhood complaints. The local manager's name and telephone number shall be registered with the planning and zoning office and shall be posted on the property in a manner visible from the street.

e. *Manager's responsibility.* The local manager is responsible for assuring compliance with the performance standards in section 62-1841.5.5(2)e. The local manager shall satisfactorily address complaints by concerned residents of violations of the performance standards ((2)a., (2)b., and (2)c.) in this section within one hour of receipt of the complaint. The resort dwelling's business tax receipt may be revoked if more than two unresolved complaints are received by the county. An unresolved complaint is a complaint that is filed with the county by an individual residing in the same neighborhood who has previously filed the complaint with the local manager, but the local manager did not resolve the complaint to the satisfaction of the individual within one hour. Revoked licenses may not be reissued for a period of one year from the date of revocation.

f. *Penalty.* In addition to the penalties enumerated in chapter 2, article VI, division 2 of this Code, the code enforcement special magistrate may suspend or revoke the resort dwelling's business tax receipt under the following conditions: If the special magistrate finds a violation or recurring violation of this section, the special magistrate may suspend the resort dwellings business tax receipt for a period of not more than 30 days or until the issue is resolved, whichever is later; and if the special magistrate finds a repeat violation of this section or a violation of a suspension order, the special magistrate may revoke the resort dwelling's business tax receipt. Revoked licenses may not be reissued for a period of one year from the date of revocation. Additionally, the county may enforce this section by any other means provided by law.

Resort dwellings are also a "conditional use" in the single family residential zoning classifications. As a conditional use, they must be able to meet the standards set forth in Section 62-1945.2 of the Zoning Regulations and get approval at a public hearing before the Board of County Commissioners. The standards in this section are as follows:

Sec. 62-1945.2. Resort dwellings.

Where a resort dwelling is listed as a conditional use in certain residential zoning classifications, it must meet the following qualifying conditions:

- (1) *Location standards.* Resort dwellings shall be restricted to parcels that are:
 - a. Located east of State Road A1A but not abutting any single family detached uses or lots zoned for single family detached uses, or
 - b. Located on the west side and having direct frontage on State Road A1A, but not abutting any single family detached uses or lots zoned for single family detached uses.
- (2) *Performance standards.* All resort dwellings qualifying under this section shall meet the following performance standards. These performance standards shall be included in the rental agreement and conspicuously posted inside the unit.
 - a. *Parking.* For single family resort dwellings, there shall be at least one designated and available off-street parking space for each bedroom in the residence. Occupants shall not park their vehicles on the street.
 - b. *Maximum occupancy.* The number of persons occupying the resort dwelling at any given time shall not exceed the number of rooms in the residence, as established by a submitted floorplan. The maximum occupancy of the structure shall be established by the planning and zoning office at the time of business tax receipt review.
 - c. *Excessive or late noise.* Noise emanating from the resort dwelling shall not disturb the peace and quiet of the vicinity in which the residence is located. Any noise whose measurement exceeds the sound level limits set forth for residential zoning in section 62-2271 or violates the provisions of chapter 46, article IV is considered excessive noise. Additionally, sounds produced from any radio, stereo, television, amplifier, musical instrument, phonograph or similar device shall not be discernable at the property line of the resort dwelling after 10:00 p.m. and before 7:00 a.m.
 - d. *Local management.* Each resort dwelling shall have a designated local manager. The local manager shall be a permanent resident of the county and shall be available 24 hours a day, seven days a week, to address neighborhood complaints. The local manager's name and telephone number shall be registered with the planning and zoning office and shall be posted on the property in a manner visible from the street.
 - e. *Manager's responsibility.* The local manager is responsible for assuring compliance with the performance standards in this section. The local manager shall satisfactorily address complaints by concerned residents of violations of the performance standards ((2)a., (2)b., and (2)c.) in this section within one hour of receipt of the complaint.
 - f. *Penalty.* In addition to the penalties enumerated in chapter 2, article VI, division 2 of this Code, the code enforcement special magistrate may suspend or revoke the resort dwelling's business tax receipt under the following conditions: If the special magistrate finds a violation or recurring violation of this section, the special magistrate may suspend the resort dwelling's business tax receipt for a period of not more than 30 days or until the issue is resolved, whichever is later; and if the special magistrate finds a repeat violation of this section or a violation of a suspension order, the special magistrate may revoke the resort dwelling's business tax receipt. Revoked licenses may not be reissued

for a period of one year from the date of revocation. Additionally, the county may enforce this section by any other means provided by law.

Background on Enactment of Resort Dwelling Regulations:

Prior to 2004, resort dwellings were not regulated by the County zoning regulations. The regulations currently in place were enacted by the Board of County Commissioners following extensive public input between August 2004 – September 2005. Testimony was heard from speakers representing perspectives in favor and against allowing resort dwellings in residential areas. Testimony raising compatibility issues in residential areas led to preparation of an emergency ordinance establishing a moratorium on resort dwellings in single family residential subdivisions. The moratorium was enacted on December 7, 2004 (Ordinance No. 04-51E) and it prohibited resort dwellings and resort condominiums pending adoption of an ordinance regulating such uses.

On January 25, 2005, the Board discussed options for regulating resort dwellings. Once again, testimony from both perspectives was heard. The Board unanimously voted to exempt rentals of more than 60 days from a resort dwelling ordinance. Further, the Board unanimously directed staff to craft an ordinance that allowed resort homes in multifamily and single family attached zoning classifications subject to conditions including performance standards, parking, overcrowding, noise, and local management oversight. The Board also directed staff to evaluate the A1A corridor to permit resort dwellings with conditions based upon proximity to residential areas on the west side of the corridor. They unanimously voted to prohibit resort dwellings with leases of 60 days or less in single family residential neighborhoods. Lastly, the Board unanimously approved hiring a firm to perform an economic analysis regarding a potential amortization schedule to phase out existing resort dwellings.

On May 10, 2005, the Board conducted the first of two public hearings for a resort dwellings ordinance, including an amortization provision for pre-existing resort dwellings. Pre-existing resort dwellings were defined as those that have an active State of Florida permit or license for a resort dwelling from the Florida Department of Business and Professional Regulation (DBPR) which was issued prior to the effective date of the ordinance. To qualify as pre-existing, an owner must have provided a copy of the valid DBPR permit or license to the County prior to receiving an occupational license by the County.

On May 19, 2005, the Board conducted the second public hearing for a resort dwellings ordinance. At that time, the Board amended the ordinance to exempt rentals of more than 90 days (rather than 60 days) from the resort dwelling ordinance. Moreover, they directed staff to amend the ordinance to require that single family residences be considered by the Board on a case-by-case basis through the conditional use permit process for conversion to a resort dwelling use. This modification was accomplished through subsequent public hearings on August 23, 2005 and September 1, 2005 and readopted on January 24, 2006 (Ordinance No. 06-06). Lastly, the Board enacted an amortization period of six months for pre-existing resort dwellings (Ordinance No. 05-27), to include those having a valid DBPR license/permit or, alternatively, having paid state sales taxes for a transient rental prior to the effective date of the ordinance.

Code Enforcement of Resort Dwelling Regulations:

By Board policy, Code Enforcement is not proactive; officers respond and investigate complaints. A *prima facie* case creates a rebuttable presumption, and is an evidentiary standard that measures whether the evidence meets the required burden of proof on an issue. In the issue at hand, once the County makes its *prima facie* case, the County is justified in receiving a verdict in its favor, provided such evidence is not rebutted by the respondent. *Prima facie* evidence for a resort dwelling use is set forth in Section 62-103 of the Zoning Regulations. This section states:

Sec. 62-103. Prima facie evidence.

The following circumstances provide prima facie evidence that a property is being used as a resort dwelling:

- (1) On a non-homestead property, different occupants have been observed on at least two separate occasions within any 90-day period;
- (2) On a non-homesteaded property, different vehicles with different license plate tags have been observed parked on at least two separate occasions in any 90-day period; or
- (3) The property is advertised or held out to the public as a vacation rental, vacation resort, short-term rental, short-term resort, or resort rental.

Over the past two years, staff has received a total of 46 complaints concerning alleged resort dwellings. Geographically speaking, there were 8 in the South Beaches area, 11 in the Satellite Beach/Indian Harbour Beach area, and 27 in the Merritt Island/Cocoa Beach area. Twenty of the complaints were received in 2013, 19 of which were substantiated. Sixteen of said violations have been brought into compliance. Thus far in 2014, 26 complaints have been received, 16 of which have been substantiated. Fifteen of the 2014 violations have been brought into compliance.

Summary:

In summary, the Board's deliberations over a 1 year period resulted in enactment of the regulations that are currently in place. In implementing these regulations, the Board made accommodation for a six month amortization period to phase out pre-existing resort dwellings. The current locational criteria recognize that resort dwellings tend to locate in relative proximity to Brevard's waterfront areas. The ordinance allows for such uses in multifamily, commercial and tourist/transient tourist commercial zoning classifications. Single family residences that are located on the east side of S.R. A1A or the west side with direct frontage along S.R. A1A, but not abutting any single family detached uses or lots zoned for single family detached uses, may be considered for resort dwelling use through the Conditional Use Permit (CUP) process. The ordinance, however, prohibits conversion of single family homes to resort dwellings in locations that are adjacent to single family homes, due to inherent incompatibilities. Such incompatibilities are evidenced by the number of code enforcement cases for properties within single family residential areas. The code provision requiring the posting of management contact information enables the neighbors and/or Code Enforcement/Sheriff to communicate with the owner's representative in a timely manner, should there be any complaints. In other public lodging, such as a hotel or motel, personnel at the front desk are traditionally available to deal with such concerns.

Meeting Date
December 9, 2014



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Section	New Business
Item No.	

AGENDA REPORT
 BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	Resort Dwelling in Unincorporated Brevard County
DEPT/OFFICE:	Citizen Request / Carol Ann Williams

Requested Action:

It is requested the Board consider the following changes to the Resort Dwelling Ordinance:
 Eliminate Location Standards Division 5 Specific Criteria Subdivision II 62-1841-55, Section 1 a,b,c,d & Subdivision III 62-1945.2 1 a,b Location Standards.
 Eliminate Section 62-103 Prima facie evidence 1 & 2
 Eliminate Performance Standard (d) for posting sign outside.

Summary Explanation & Background:

It is requested the Board allow responsible and compliant resort dwelling (vacation rentals) on Merritt Island and other unincorporated areas of Brevard in single family residential neighborhoods. Eliminate the current location standards listed in above ordinance sections.

It is requested the Board eliminate section 62-103, Prima facie evidence in 1 & 2 that requires observance of different occupants and different license plates. Most non-homesteaded property owners will have friends and family out of state, current wording does not prove home is being rented short term.

It is requested the Board eliminate Performance Standard (d) that states property manager's name and telephone number be posted on the property in a manner visible from the street. This is a security issue that may attract crime, much like rental car tags caused to tourists. This also shows and identifies empty dwellings.

Contact: Ms. Carol Ann Williams
 1-803-984-4465
 vowners@comporium.net

*Emailed
 Copy to Robin
 11-17-14
 o.k.*

Clerk to the Board Instructions:

Exhibits Attached: Attachment to follow

Contract /Agreement (If attached): Reviewed by County Attorney	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	PR	<input type="checkbox"/>
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County Manager	Assistant County Manager, Mel Scott	Department Director / Extension
Stockton Whitten	Assistant County Manager, Venetta Valdengo	

Meeting Date
12/09/2014



AGENDA	
Section	New Business
Item No.	

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

11/7/14

SUBJECT:		Resort Dwellings in Unincorporated Brevard County	
DEPT/OFFICE:		Citizen Request / Carol Ann Williams Carol Ann Williams	
Requested Action:			
Eliminate Location Standards Division 5 Specific Criteria Subdivision II 62-1841.55 Section 1 a,b,c,d & Subdivision III 62-1945.2 1a,b location standards Eliminate Performance standard section 62-103 Prima facie evidence 1&2 Eliminate Performance Standard (d) for posting sign outside			
Summary Explanation & Background:			
To allow responsible & compliant resort dwellings (vacation rentals) on Merritt Island and other unincorporated areas of Brevard in single family residential neighborhoods. Eliminate the current location standards listed in above ordinance sections.			
Eliminate Performance standard, section 62-103, Prima facie evidence in 1&2 that requires observance of different occupants & different license plates. Most non-homesteaded property owners will have friends and family out of state, current wording does not prove home is being rented short term			
Eliminate Performance standard (d) that states property manager's name & telephone number be posted on the property in a manner visible from the street. This is a security issue that may attract crime, much like rental car tags caused to tourists, also shows & identifies empty dwellings			
Contact (Name / Phone / email) -		Carol Ann Williams 803-984-4465	
Clerk to the Board instruction:			
Exhibits Attached: Agenda Package will follow			
Contract /Agreement (If attached): Reviewed by County Attorney		Yes	<input type="checkbox"/> No
County Manager's Office		Department	
Howard Tipton, County Manager		County Manager's Office	

Sally
Carol Williams
Sent (marked) req. to
be on agenda on
Dec 9th (to Sally)
Did we get it?
Sally
803-984-4465
She wanted to know if
someone could type it for her.

Agenda Report: Brevard County Board of County Commissioners

Subject: Resort Dwellings in Unincorporated Brevard County, specifically Merritt Island.

Citizen Request by Carol A. Williams 12/09/14

Requested Actions:

(1) Remove Performance Standard under (d) where the local manager's name and telephone number shall be "posted on the property in a manner which is visible from the street".

"d. ...the local managers name and telephone number shall be..."posted on the property in a manner which is visible from the street".

No sign should be posted on the property in a manner which is visible from the street because it can cause a security issue by targeting out of town guests and signal that a property may be unoccupied.

(2) Remove items 1 & 2 of Section 62-103 Prima facie Evidence that a property is being used as a resort dwelling by observing different occupants and different vehicles with different license plate tags on at least two separate occasions within a 90 day period.

Since many homes are owned by out of town owners, neither of these conditions can be used to prove the property is being rented on a short term basis. The owners, their families and friends using the properties logically consist of different occupants and also have different license plate tags on their cars.

(3) Remove the current Location Standards for Resort Dwellings in Section. 62-1841.5.5 and 62-1945.2. The current code disallowing resort dwellings in single family residential neighborhoods in unincorporated Brevard County, enacted in 2005, needs to be eliminated and short term rentals need to be allowed:

Background

Between October, 2013 and July 2014, thirty resort dwellings on Merritt Island were targeted by an anonymous person because the homes were not located in an area where short term rentals are allowed per current zoning code. Several anonymous letters were delivered to Brevard County Code Enforcement listing homes advertised on a popular internet advertising site for less than 90 days. **(See attachments 1, 2, 3, & 4).**

The complainant had taken the time to obtain the addresses of most of the properties (which are not included in the advertisements) and included most of them in the letters. The anonymous complainant requested Code Enforcement to "Please enforce the ordinance and close down these illegal businesses". The letters were signed, "A concerned Brevard County citizen".

Brevard County Code Enforcement Agents notified the homeowners on the list, if they were able to contact them, issued notices of violation of Section 62-1845.5.5, and ordered them to cease public advertising and rentals of the properties for periods of less than 90 days.

There is no requirement for a complaint to pertain to a nuisance, nor does a complaint have to be reported by a neighbor. Any anonymous person may file a complaint in unincorporated areas of Brevard, as the anonymous letters indicate.

Vacation homeowners contribute by collecting and submitting 5% tourism taxes from their guests, representing substantial amounts of tourism tax revenue. An exact figure is difficult to estimate, as currently there is no good way to measure it accurately.

Owners promote and support tourism in Brevard County without using any Tourism Tax Dollars by using their Vacation Rental ads to highlighting area tourist attractions, restaurants, fun activities and businesses. This essentially provides free advertising for Brevard County.

Owners lure overnight guests which spend more than day visitors. Overnight visitors spend an average of \$193.67 per day per party. Day visitors spend an average of \$71.89 per day (Brevard County Office of Tourism 2013).

Generate Higher Property Tax Revenue

Many Vacation Rentals are owned by taxpayers that live out of state or outside of Brevard County and are owned as second homes. Full property tax amounts, with no homestead exemptions, are paid on these properties. The extra property tax dollars are significant to Brevard County and are a significant expense to pay by the owners. Being able to rent short term helps defray this cost and also brings much needed additional tax revenue to Brevard County.

Contribute to the Local Economy

Travelers staying in short term rentals are able to spend longer periods of time in Brevard County and therefore add more dollars to our local economy. The less they pay for rent, the longer they are able to stay, and the more money they will inject into local businesses.

Vacation rental owners invest substantial amounts for local services such as cleaning, maintenance, pool care, lawn care, landscaping, home improvements, upgrades, remodeling, and repairs. Local small businesses that offer these services are greatly benefitted and often hire and keep more workers to cover the extra work generated.

Owners purchase many large ticket items such as appliances, TV's and furniture, and small ticket items like sheets, pillows, dishes, pots & pans and other rental supply items for their guests. Most of these items are purchased locally as well.

Owners utilize local services such as cable television, internet, and home security companies, as well as local utility services.

Improve Neighborhoods & Increase Property Values

Vacation homeowners often purchase homes in need of improvement and remodel and repair them, which increases property values for the entire neighborhood. Vacation homeowners take pride in their homes and invest a great deal of time and money to make them attractive and safe.

Vacation homes are maintained inside and out, often better than many other homes in the neighborhood. If not, guests will not return and may post a negative review of the property. To see how well maintained vacation homes are, one only has to view the advertisements and online reviews. The homes are beautiful and well kept, unlike some long term rentals in the same neighborhoods.

ism Development Council (TDC). The TDC encourages participation by both visitors and residents in tourist related activities.

A recent study by tourism consultant, Judy Randall, indicated that Brevard needs to make some big changes or the number of visitors will go down. The report suggested that Brevard needs to market to new generations of travelers, or "somebody else in Florida is going to eat you up."

In a recent article entitled "Post Shuttle Tourism: Will Visitors Still Come?" (Business Development, Oct. 2011) , The TDC called upon "the movers and the shakers" of the county to brainstorm programs that would help carry the county after the 30 year Shuttle Program wound down utilizing every resource available. There was a common goal of getting more visitors to experience the Space Coast. A plan to promote other "gems" in the county using "a modern, more sophisticated approach to luring tourists" was suggested.

Vacation Rentals fit that description. Vacation Rentals in the US are a \$24 billion industry and represent 12% of the total U.S. travel market. They are a vibrant market, growing an astonishing rate and will continue to grow. Vacation Rentals are more popular now than ever before and travelers seek communities that offer them. Around 52% of travelers have stayed or plan to stay in a Vacation Home (30 days or less) in 2014. That number is up more than 8% from last year, more than 50% over 2012.

Vacation Rentals in Brevard County may number more than 1000, with many being private homes in residential neighborhoods. Homes can rent for as little as \$1000.00 per week to as much as \$7,700.00 per week, which can provide substantial tourist tax revenues for Brevard.

(d) Enforcement is Selective and Unequal

The current ordinance is being enforced unequally. It is enforced only if a complaint is received. If the intent is to prohibit nuisance rentals (noise, trash, and parking), due to complaints by those witnessing them, the complaint should be pertinent to a particular nuisance, and the accuser should be disclosed.

In addition, resort dwellings on Merritt Island that were not listed on the letters, or did not include addresses for the properties reported, were not issued notices of violation. Nor were other resort dwellings in other unincorporated areas of Brevard County notified.

This constitutes **selective enforcement**. A law cannot be selectively enforced against one homeowner while ignoring the same violation by another homeowner. If so, the enforcement can become invalid. The violator may challenge the enforcement, claiming that enforcement is selective and that code enforcement officers selected which violators to notify and which not to.

In most legal systems, that is not allowed and is a defense used in many of our state and federal laws. It should not then enforce a code based on a partial list of violators. If governments ignore code violations for a certain amount of time, then code enforcement may be deemed to have **waived the right** to enforce the code.

The Brevard County ordinance is usually not enforced unless specific nuisance complaints are received from neighbors. It appears that code enforcement's intention is to be concerned most with short term rentals that actually cause nuisance situations for neighbors, not to eliminate all of them. To seek and find all short term rentals and to eliminate them would be a huge task which would involve enormous amounts of time, effort, manpower and tax dollars.

the property and do not ensure that their tenants do. Every neighborhood has an unkempt long term rental or two.

Full time resident neighbors can be very problematic as well. Other neighbors are faced with no remedy other than to call the police or code enforcement, hope that the neighbor will move, or move themselves.

Vacation home owners often screen their guests and most do not accept guests that may disturb neighbors or damage their property. Most guests do not cause problems. A large damage deposit is at stake and they wish to be allowed to come back. Most are responsible, caring guests that often form lasting friendships with owners. Many return to the same home year after year.

At least if short term guests are undesirable, they will be gone in a short time. If they cause a problem, they can be requested to leave immediately, without an eviction process. Problematic long term renters, on the other hand, may be almost impossible to get rid of.

A nuisance is a nuisance, no matter how long the guests stay. Zoning is often overused to control what other ordinances already control. Zoning should not be used to control social ills. Control nuisances with the ordinances that are already in place, instead of disallowing Vacation Homes. A complete ban is not the best way to deal with alleged problems. Enforcement and legal fees are substantial and are an unnecessary use of tax revenue. It is more effective and fair to allow them and set clear, easy to follow guidelines, which will also promote compliance.

(F) Now is the Time to Change the Current Ordinance

Brevard County and some of its residents are losing money now. Forcing just thirty homeowners to cease operations may represent a loss of as much \$45,500- \$91,000 per year in tourism taxes based on 26 -52 rental weeks. The amounts lost in the local economy are substantial as well. The amount lost will increase dramatically if more homes are forced to cease operations.

December through April is a busy time for travelers planning their vacations for spring and summer. With the recent violation notices, many travels are choosing other towns to visit and owners are missing out on upcoming spring and summer reservations. Brevard County is being deprived of the benefits to our local economy and tourism tax revenue.

The economy was booming when the ordinance was created in 2005, but the situation is quite different now. The deep economic recession caused many Brevard County citizens to lose their jobs and has had a devastating effect on the local economy. The current economic environment needs a fresh revenue stream.

A new ordinance was recently enacted in an effort to collect more tourism taxes that were suspected of not being collected and/or remitted by some short term rental owners, and to punish those not doing so. Studies have shown that allowing short term rentals promotes compliance with regulations of all types. When not allowed, noncompliance often continues and resort dwellings continue to rent on a short term basis anyway.

Disallowing short term rentals does not eliminate them, just as prohibition did not eliminate the consumption of alcohol; it simply created an underground black market instead. It is wiser to allow them with some controls, instead of disallowing them and continue to have no permanent control.

Attachments:

- (1) Letter to Code Enforcement from Anonymous Brevard County Citizen 10/14/13.
- (2) Letter to Code Enforcement from Anonymous Brevard County Citizen 10/30/13.
- (3) Letter to Code Enforcement from Anonymous Brevard County Citizen 11/12/13.
- (4) Letter to Code Enforcement from Anonymous Brevard County Citizen 07/16/14.
- (5) Letter to Mrs. Carol Williams from winter guests 03/11/14
- (6) Letter to County Commissioners from local resident needing temporary housing 02/27/14
- (7) Economic Impact: Florida's Vacation Rental Industry by Florida Vacation Rental Managers Association.
- (8) Letter to Brevard County Manager Stockton Whitten from Central Florida Vacation Rental Managers Association.
- (9) Map of Brevard County showing where short term rentals are and are not allowed.

October 14, 2013

Brevard County Code Enforcement, District 2

CODE ENFORCEMENT
OCT 15 2013
RECEIVED

To whom it may concern:

Enclosed please find properties in Merritt Island that are advertising their homes for rent on www.vrbo.com

www.vrbo.com is a vacation rental site where property owners can list their home(s) for rent nightly, weekly and/or monthly.

There are currently 22 properties listed on this site for rent in Merritt Island, which I understand is in violation of the county ordinance. As I understand the ordinance 05-27, Brevard County zoning restricts advertising and renting your property for less than 3 months at a time in specific zones. Please reference ordinance #05-27.

I have enclosed the property listings from www.vrbo.com and a map to each of these properties listed below (these are the properties where the address is not hidden):

- 1) VRBO Listing # 455002 ~~435 Cristobal~~, Merritt Island, FL 32953
- 2) VRBO Listing # 266700 ~~1285 Potomac Drive~~, Merritt Island, FL 32952 40 day
- 3) VRBO Listing # 481649 ~~245 Via Havarre~~, Merritt Island, FL 32953
- 4) VRBO Listing # 480807 ~~425 Island Oaks Place~~, Merritt Island FL 32953
- 5) VRBO Listing # 449801 ~~1480 Bella Casa Ct~~, Merritt Island, FL 32952

I will continue to find the addresses for the remaining properties. Please enforce the ordinance and close down these illegal businesses.

Thank you,
A concerned Brevard County citizen

October 30, 2013

Brevard County Code Enforcement, District 2

To whom it may concern:

Enclosed please find properties in Merritt Island that are advertising their homes for rent nightly/weekly on www.vrbo.com

www.vrbo.com is a vacation rental site where property owners can list their home(s) for rent nightly, weekly and/or monthly.

There are currently 22 properties listed on this site for rent in Merritt Island, which I understand is in violation of the county ordinance. As I understand the ordinance 05-27, Brevard County zoning restricts advertising and renting your property for less than 3 months at a time in specific zones. Please reference ordinance #05-27.

I submitted a list of 5 of the properties on October 14, 2013. I have found an addition 4 properties listed below:

- 1) VRBO Listing # 449102 ~~1265 Potomac Drive~~, Merritt Island, FL 32952 *NS*
- 2) VRBO Listing # 408418 ~~109 Via De Le Reina~~, Merritt Island, FL 32953 *BL*
- 3) VRBO Listing # 465770 ~~1756 Wavecrest Street~~, Merritt Island, FL 32952 *BL*
- 4) VRBO Listing # 431149 ~~1283 Potomac Drive~~, Merritt Island, FL 32952 *NS*

I will continue to find the addresses for the remaining properties. Please enforce the ordinance and close down these illegal businesses.

Thank you,
A concerned Brevard County citizen

CODE ENFORCEMENT

OCT 31 2013

RECEIVED

November 12, 2013

Brevard County Code Enforcement, District 2

To whom it may concern:

Enclosed please find properties in Merritt Island that are advertising their homes for rent nightly/weekly on www.vrbo.com

www.vrbo.com is a vacation rental site where property owners can list their home(s) for rent nightly, weekly and/or monthly.

There were 22 properties listed on this site for rent in Merritt Island, which I understand is in violation of the county ordinance. As I understand the ordinance 05-27, Brevard County zoning restricts advertising and renting your property for less than 3 months at a time in specific county zones. Please reference ordinance #05-27.

I have found an addition 6 properties listed below:

- | | |
|--------------------------|---|
| 1) VRBO Listing # 415240 | 395 Woodland Street , Merritt Island, FL 32953 |
| 2) VRBO Listing # 275356 | 455 San Cristobal St , Merritt Island, FL 32953 |
| 3) VRBO Listing # 354218 | 1685 Sea Shell Dr , Merritt Island, FL 32952 |
| 4) VRBO Listing # 498912 | 1708 S. Harbor Dr. , Merritt Island, FL 32952 |
| 5) VRBO Listing # 373041 | 980 S. Banana River Dr. , Merritt Island, FL 32952 |
| 6) VRBO Listing # 479961 | 895 Newfound Harbor Dr. , Merritt Island, FL 32952 |

I will continue to find the addresses for the remaining properties. Please enforce the ordinance and close down these illegal businesses.

Thank you,
A concerned Brevard County citizen

*Plus
pockets for
each address
given to CEO for
cases.*

CODE ENFORCEMENT

NOV 13 2013

RECEIVED

CODE ENFORCEMENT

JUL 18 2014

July 16, 2014

Brevard county Code Enforcement, District 2

RECEIVED

To whom it may concern:

Enclosed please find properties in Merritt Island that are advertising their homes for rent on www.vrbo.com and other websites.

www.vrbo.com is a vacation rental site where property owners can list their home(s) for rent nightly, weekly, and/or monthly.

There are currently 19 properties listed on this and the others referenced for rent in Merritt Island, which I understand is a violation of the county ordinance. As I understand the ordinance 05-27, Brevard County zoning restricts advertising and renting your property for less then 3 months at a time in specific zones. Please reference ordinance #05-27.

I have enclosed the property listings from www.vrbo.com and other referenced sites to each of these properties listed below.

- | | | |
|------------------------|---------------|---|
| ✓1) VRBO Listing | #231081 | 7740 S. Tropical Trail , Merritt Island, FL |
| ✓2) VRBO Listing | # 382026 | 5445 S. Tropical Trail , Merritt Island, FL |
| ✓3) Home Away Listing | # 359224ha154 | Via De La Reina , Merritt Island, FL |
| ✓4) VRBO Listing | # 5731478 | 2412 Sykes Creek Drive , Merritt Island, FL |
| 5) VRBO Listing | # 471623 | Sunward Drive , Merritt Island, FL |
| ✓6) VRBO Listing | # 386716 | 11210 S. Tropical Trail , Merritt Island, FL |
| ✓7) VRBO Listing | # 514404 | 1750 E. Central Ave. , Merritt Island, FL |
| ✓8) VRBO Listing | # 415240 | 395 Woodland St. , Merritt Island, FL |
| 9) VRBO Listing | # 555880 | 4415 Girard Blvd. , Merritt Island, FL |
| ✓10) VRBO Listing | # 602296 | 510 Hidden creek Dr. , Merritt Island, FL |
| ✓11) VRBO Listing | # 354218 | 1685 Sea Shell Dr. , Merritt Island, FL |
| ✓12) VRBO Listing | # 143194 | 7280 Briar Oak Dr. , Merritt Island, FL |
| 13) VRBO Listing | #504782 | Address unknown phone 336-988-1178 ? |
| ✓14) VRBO Listing | # 177931 | 1920 Sea Shell Dr. , Merritt Island, FL |
| ✓15) VRBO Listing | # 373041 | 980 S. Banana River Dr. , Merritt Island, FL |
| 16) Home Away Listing | # 3504161 | 443 Milford point Dr. , Merritt Island, FL ? |
| ✓17) Home Away listing | # 3174718 | 1515 Girard Blvd. , Merritt Island, FL |
| ✓18) Flip Key Listing | # 540434 | 1515 Bermuda Ave. , Merritt Island, FL |

I will continue to find the address for the remaining properties. Please enforce the ordinance and close down these illegal businesses.

Thank you,

A concerned Brevard County citizen

Mr & Mrs Richard E. Eary
PO Box 250, Bridgewater VT 05034

March 11, 2014

To: Mrs. Carol Ann Williams

Hello Mrs. Williams,

My wife Sue and I were very disappointed to hear about the minimum three month occupancy requirement at your beautiful home in Brevard County. While an extended stay is not an issue for us this year it will definitely be a hardship for us in upcoming years.

Our ability to be away from home for extended periods of time is heavily tied to family and business schedules. For example, at the present time it appears we will be limited to a four week winter vacation late in 2014 and possibly a 6 week vacation in the February-March 2015 time frame. We would love to spend both of those vacations in Brevard County. Unfortunately a three month minimum occupancy requirement will force us to look elsewhere for accommodations.

We like to spend our winter vacations in Florida and and over the years have stayed in many different areas of the state. We enjoy, and very much prefer, the peace and quiet of single family homes located in residential areas that are convenient to, but not in the middle of, local attractions.

In addition to imposing a hardship on us as vacationers we believe the minimum occupancy requirement has a negative financial impact on your local economy. Our experience over decades of taking vacations is we tend to spend more money per week on shorter vacations. When you stay in an area for a few weeks the focus is on "fun filled" and "convenience". For longer stays the focus tends more toward relaxation and conservation of funds. Our friends and family tell us this is also their experience. As wonderful as the Kennedy Space Center is visitors to your area are only likely to visit it once during their stay. The same property rented three or more times during a three month period is apt to generate three or more visits to this same attraction. This is also true for other businesses such as restaurants, gifts shops, etc.

We strongly urge you to petition whatever governing body is stipulating a minimum three month occupancy to seriously reconsider their position. We feel it is in everyone's best interest to do so.

Sincerely,

Richard E. Eary



27 February 2014

Dear Commissioner Fisher:

In the fall of 2013, my family was faced with a crisis when we were told that our new home in Sykes Cove was filled with toxic mold and was making my young children ill. Thankfully, there was another home less than a mile away that could accommodate us. The nearby location enabled us to monitor the numerous contractors who were in and out of our home, which was essential for our peace of mind. More importantly, the house was only minutes from my workplace which allowed me to continue to go home at lunchtime and nurse my infant. We needed the rental for nearly 60 days.

During our stay, we learned that such rentals are not allowed in single family residential neighborhoods on Merritt Island. We felt incredibly grateful that this home was still available for use as a short term rental at the onset of our crisis. Being anywhere other than Merritt Island would have created great hardship for us and staying in a hotel with two young children was not practical or affordable. When we signed the rental agreement, we expected to need the home for only one month. We did not need to stay for 90 days and could not have agreed to such a lease due to financial constraints.

As a concerned citizen and local small business owner, I urge you to reconsider the rental restrictions on Merritt Island. In addition to the experience with my family, I also have many clients who come to the island for short amounts of time to escape cold winters further north. Although some of them stay for months, many trips are of a shorter duration. If stays on Merritt Island are limited to 90 days or more, these individuals will be forced to seek housing in other cities. That will not only be a direct loss of revenue for rental property owners, but will also take business away from our island.

Studies have shown that the #1 factor in pet owners' selection of a veterinary hospital is a location close to home. I am confident that this concept also applies to restaurants, hair salons, florists, convenience stores, etc. Please consider these local business owners as you decide whether the restriction might be eased to allow rental for less than 90 days.

Thank you very much for your time and consideration.

Sincerely,

Elizabeth Chosa, DVM



Economic Impact: Florida's Vacation Rental Industry

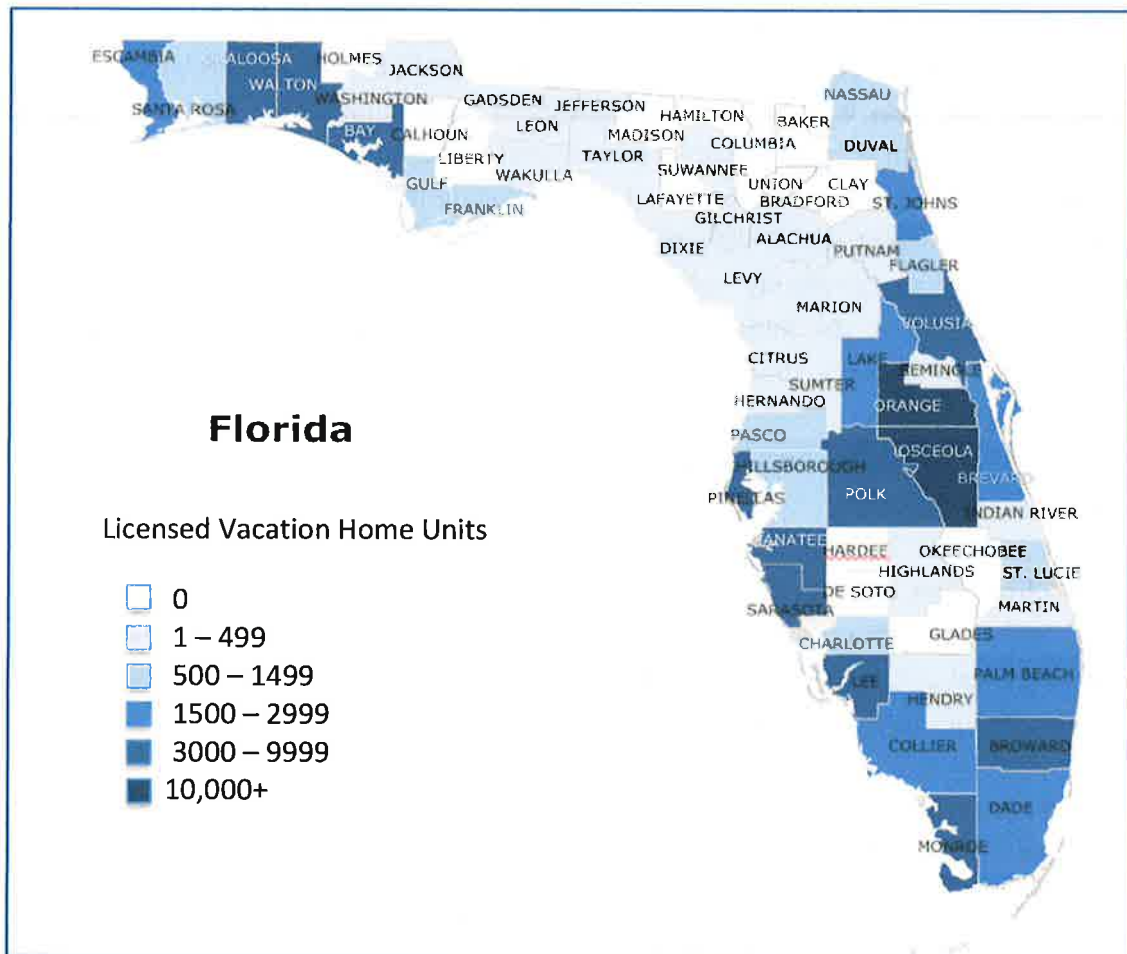
Prepared for the
Florida Vacation Rental Managers Association
(FVRMA)



Arguably the brightest spot in Florida’s recovery from the Great Recession is the state’s tourism industry. Pent up demand across domestic and international markets provided a much needed jump start to the Sunshine State’s economy as a record number of more than 91.5 million domestic and international visitors sought respite in Florida in 2012, representing an increase of 4.7 percent over 2011. Seeking to assess its own contribution to the state’s economic engine, the Florida Vacation Rental Managers Association (FVRMA) commissioned Thinkspot Inc. in December 2013 to model the industry’s economic impact in terms of primary revenue-generating categories.

According to the Florida Department of Business & Professional Regulation (DBPR), in 2013 there were a total of 120,291 licensed vacation home rental units in Florida.¹ The map below in Figure 1 illustrates the state-wide distribution of licensed vacation rental units.

FIGURE 1: Florida Licensed Vacation Home Units

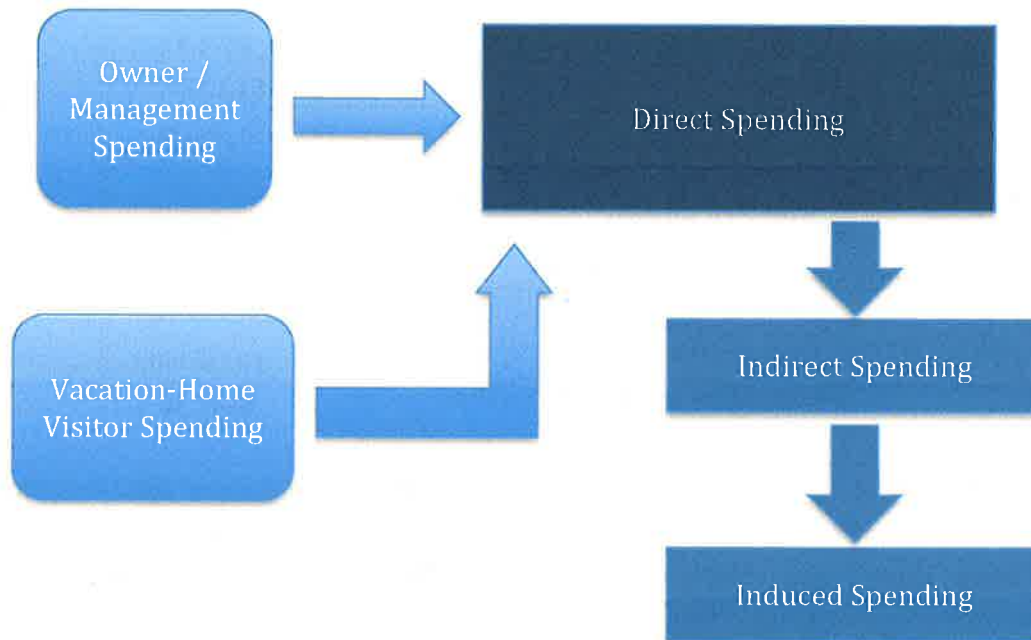


¹ DBPR: <http://tinyurl.com/lzep9un> (Run date: 7/1/2013)

yard service crews buy groceries with a portion of the income received from their work in the vacation rental home industry.

Figure 2 below illustrates a heuristic flow model of Florida's economy as it relates to the vacation home rental market.

FIGURE 2: Heuristic Model of the Vacation Rental Industry Economic Impact



$$\text{TOTAL ECONOMIC IMPACT} = \text{DIRECT SPENDING} + \text{INDIRECT SPENDING} + \text{INDUCED SPENDING}$$

IMPLAN INPUT DATA COLLECTION

To estimate the owner-management spending for 2013, the Florida Vacation Rental Managers Association (FVRMA) distributed a survey in January 2014 to vacation rental management companies throughout the state of Florida across 12 spending categories. In total, input was gleaned from survey respondents representing more than 11,000 vacation home rental units. Data was collected using a web-based instrument via e-mail communication by FVRMA to its membership between January 10 and February 12, 2014. The survey instrument is provided in the Appendix of this report.

To model the total impact of the owner/management-side spending, we extrapolate respondents estimated per unit expenditures reported for each category at the local level to a state-wide average expenditure per unit. These expenditure categories are aligned with industry classifications for use as inputs to the IMPLAN® economic impact model.

VISITOR SPENDING ESTIMATES AND CALCULATIONS

In addition to owner/management expenditures in this industry, visitors staying in these vacation homes contribute to Florida's macro-economy as a result of spending during their rental periods. In order to estimate the total spending from these visitors, we referenced a vacation home rental survey conducted by the Rosen College of Hospitality Management² which provides information on visitor groups. It is reasonable to anticipate that groups renting vacation homes are likely to be larger than the average group traveling to Florida for vacation purposes. The Rosen study confirms this assumption as it reveals the average party size for visitors renting vacation homes is approximately seven—significantly greater than the average party size for other types of visitors. According to VISIT FLORIDA's 2012 Visitor's Study, the average travel party size for domestic visitors traveling by air is 1.9 persons. The average travel party size of domestic visitors traveling by car in 2012 was 2.3 persons. The average travel party size for visitors in Florida for business purposes was 1.5 persons. The average travel party size for Canadian visitors was 2.3; and the average international (non-Canadian) travel party size was 1.9. To utilize a more conservative estimate than that evidenced by the Rosen Study, this project assumed the average party size is six.

We can estimate the total number of visitors to Florida's vacation home rentals by integrating information gleaned from this study's industry survey with assumptions articulated in the Rosen Study as follows:

$$\text{Total Visitors} = \frac{[(\text{Avg. Party Size} * \text{Occupancy Rate} * \text{Total Units}) * 365]}{\text{Average Length of Stay}} * \% \text{ occupied}$$

Average Length of Stay = 7.97

Average Party Size = 6

Occupancy Rate = 0.60571

Total Units = 120,291

% occupied (percentage of dwellings occupied) by visitors = 0.85

Therefore, we estimate **Total Vacation Home Rental Visitors Per Year ≈ 17,017,768**

This impact study uses visitor spending pattern data from a 2012 VISITFLORIDA study to estimate the average spending for these home renters. While spending data are not available for vacation home rental visitors, we use the spending habits of domestic visitors to

² The Economic Contribution of the Vacation Home Segment in Osceola County. Rosen College of Hospitality Management. January 2008.

on employment is estimated at 322,032. In other words, the rental market directly or indirectly (including induced effects) supports a total of 322,032 jobs in Florida’s economy. The model shows that this market’s total impact on labor income is approximately \$12.64 billion per year.⁴ The total impact on total value added and output are \$19.4 billion and \$31.1 billion, respectively.

Figure 5: IMPLAN Economic Input-Output Model Results

Impact Type	Employment	Labor Income	Value Added	Output
Direct Effect	212,160	\$7,458,434,348	\$10,401,039,358	\$16,752,915,023
Indirect Effect	43,192	\$2,169,194,788	\$3,567,063,268	\$5,749,234,265
Induced Effect	66,680	\$3,007,683,523	\$5,423,954,259	\$8,601,186,337
Total Effect	322,032	\$12,635,312,659	\$19,392,056,886	\$31,103,335,624

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Figure 6 below reflects the top ten industries impacted by Florida’s vacation rental industry in terms of employment. The top three industry contributions in terms of employment are: “Food services and drinking places”; “Transit and ground passenger transportation”; and “Other personal services.” This is primarily a result of the large impact from the visitor spending component of the vacation rental market. While owner-management spending is a significant driver of the total impact, we can see that visitors have a relatively large impact on the distribution of industry employment.

Figure 6: Top Ten Industries Impacted by Florida’s Vacation Rental Market

Top Ten for Employment	Total Employment Impact
Food services and drinking places	76,716
Transit and ground passenger transportation	51,800
Other personal services	30,975
Amusement parks, arcades, and gambling industries	24,817
Employment services	17,006
Services to buildings and dwellings	15,748
Maintenance and repair construction of nonresidential structures	6,257
Real estate establishments	6,036
Insurance agencies, brokerages, and related activities	4,160
Offices of physicians, dentists, and other health practitioners	3,676

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⁴ All impacts reported in 2012 adjusted dollars.

APPENDIX

Florida Vacation Rental Management Industry Economic Impact

6. For accounting, tax preparation, bookkeeping & payroll services...

On average, how much did you spend last year, per unit, as part of your management services?

On average, how much did the owners spend directly last year, per unit?

7. For advertising and related marketing services (within Florida)...

On average, how much did you spend last year, per unit, as part of your management services?

On average, how much did the owners spend directly last year, per unit?

8. For advertising and related marketing services (outside of Florida)...

On average, how much did you spend last year, per unit, as part of your management services?

On average, how much did the owners spend directly last year, per unit?

9. For office administrative services...

On average, how much did you spend last year, per unit, as part of your management services?

On average, how much did the owners spend directly last year, per unit?

10. For insurance...

On average, how much did you spend last year, per unit, as part of your management services?

On average, how much did the owners spend directly last year, per unit?

Florida Vacation Rental Management Industry Economic Impact

17. How many Florida vacation rental home units did you manage in 2013?

In primary Florida county:

In other Florida counties:

18. Please identify your primary business web site.

19. If you would like to receive a copy of the written findings of this survey, please provide an e-mail address.



June 4, 2014

Brevard County Manager, Mr. Stockton Whitten
2725 Judge Fran Jamieson Way, Bldg.C
Viera, FL 32940

Dear County Manager Whitten,

The vacation rental industry has gained a lot of notoriety over the past few months with much discussion centered around the most recent changes to state legislation related to the vacation rental sector and expanded county oversight. While much speculation still surrounds the direction of the legislation on a county by county approach, we at the Central Florida Vacation Rental Managers Association remain optimistic that each county will adopt a fair and balanced approach to this vital tourism industry sector, considering both the homeowner and the guest factor in this equation.

The CFVRMA as one of the leading vacation rental management organizations in Florida continues to support the professional management of these thousands of units statewide with member certification programs and industry leading standards for honesty, integrity and guest services. No other organization has led the industry with such programs and services. We believe that the growth of the vacation rental market in counties such as Orange, Polk, Lake and Osceola have done so because of a number of our organizations efforts over the past two decades. In a few of the aforementioned counties, TDT revenues closely rival that of the hotel industry with some breaking nearly 43% of the total TDT tax collected. That in and of itself is a staggering number but the picture of this industry overall collectively depicts the importance of the vacation rental market on our state and local economy.

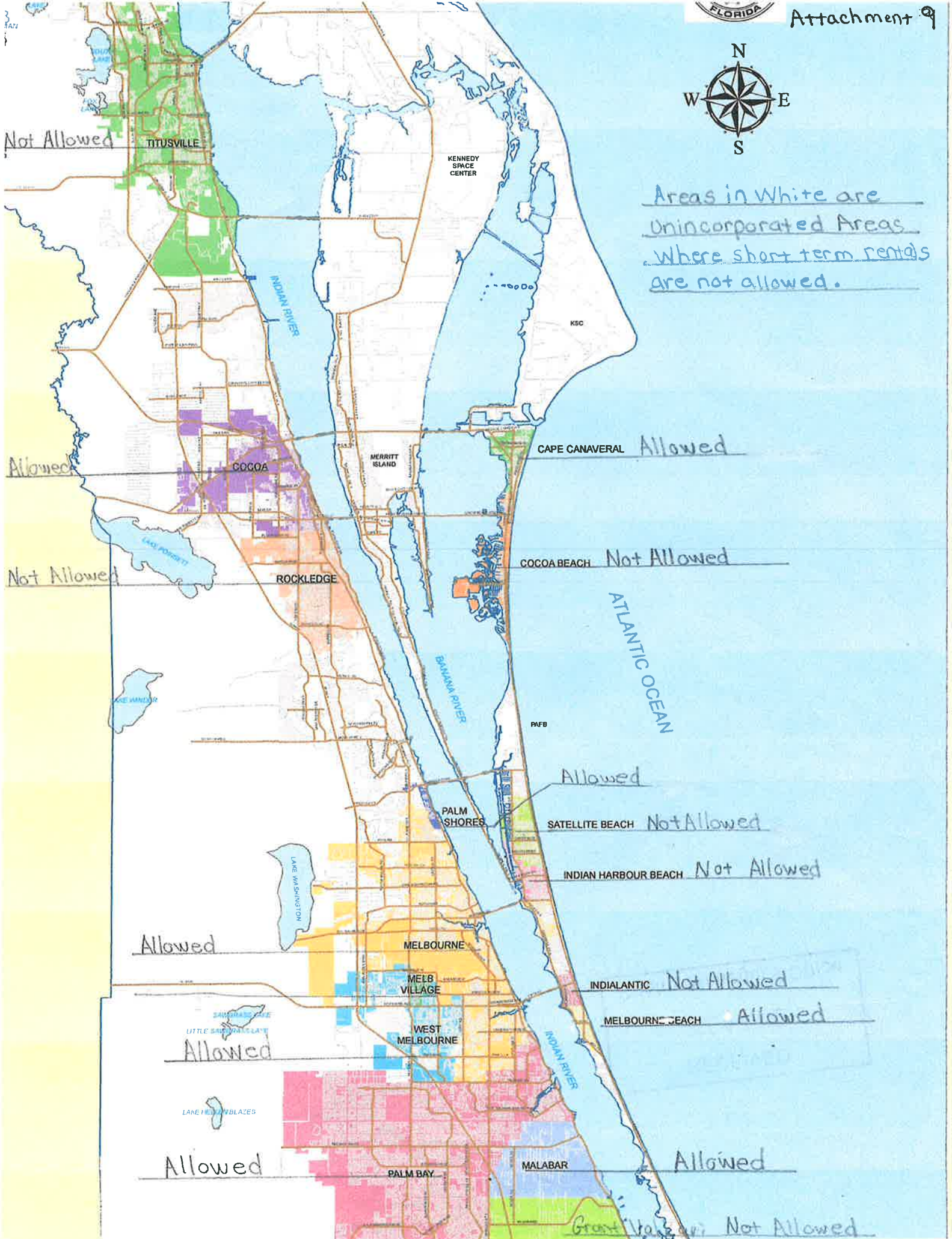
Recent studies have shown that direct and indirect spending related to the vacation rental market is a considerable part of an overall \$30 billion dollar Florida vacation rental industry employing over several hundred thousand residents. Last year an estimated 17 million visitors decided to stay in vacation rentals as opposed to a hotel. While this may be intimidating to hoteliers, it clearly shows that our Florida guests demand more alternatives.

To remain the family vacation capital of US destinations, this segment of the hospitality industry continues to need the support of our local leaders. We respectfully support the partnership with county government to move this industry forward with fully licensed, legal and professionally managed vacation rental units that produce a quality product for our worldwide vacation travelers. On behalf of the CFVRMA we hope that this not only provides a snapshot of our industry and efforts but also the direction that we have been taking to lead this industry with certain standards for today and for the future. As always if you have questions of our association or need clarification of any type please don't hesitate to call on us.

Sincerely,
Rembert Vonk, President

Denis Hanks, Executive Director

CC: County Commissioners, Fisher, Nelson, Infantini, Bolin-Lewis, Anderson



Areas in White are Unincorporated Areas where short term rentals are not allowed.

Not Allowed

Allowed

Not Allowed

TITUSVILLE

KENNEDY SPACE CENTER

KSC

Allowed

CAPE CANAVERAL

Not Allowed

COCOA BEACH

ATLANTIC OCEAN

Allowed

Not Allowed

SATELLITE BEACH

Not Allowed

INDIAN HARBOUR BEACH

Allowed

MELBOURNE

Not Allowed

INDIALANTIC

Allowed

MELB VILLAGE

Allowed

MELBOURNE BEACH

WEST MELBOURNE

Allowed

PALM BAY

Allowed

MALABAR

Grant Village Not Allowed

Allowed

SAVASTRA BEACH
LITTLE SPRING LAKE

LAKE MELBOURNE BLAZES