



Tampa Bay Association of Code Enforcement
In-Person Meeting Agenda
December 09th, 2025 (11:30 a.m. -1:00 p.m.)
1426 S. Martin Luther Kin Jr Ave, Clearwater, FL 33756

The regular meeting of the Tampa Bay Association of Code Enforcement (TBACE) hosted by the City of Clearwater. The following active members were present and signed in:

Diane Devol	Pinellas County	Rodney Norris	City of Bradenton
Charles Boatwright	Pinellas County	Gregory Dixon	City of Clearwater
Stephen Clack	Pinellas County	Robert Caswell	City of Clearwater
Joelia Collazo	Pinellas County	Sarah Green	City of Clearwater
Kyle Conner	Pinellas County	David Jehnzen	City of Clearwater
Cheryl Ferlund	Pinellas County	Daniel Kasman	City of Clearwater
Caroline Gonzalez	Pinellas County	Kevin Mattocks	City of Clearwater
Wayne Holliday	Pinellas County	Rebecca Mulder	City of Clearwater
Beth Hughes	Pinellas County	Brian Simon	City of Clearwater
Derek Lasser	Pinellas County	John Stephens	City of Clearwater
Norman Nichols	Pinellas County	Vicki Sudduth	City of Clearwater
Jamie Padgett	Pinellas County	Stephen Rivera	City of St. Pete Beach
Nicole Riley	Pinellas County	Lucy Knight	City of St. Pete Beach
Jay Schloneger	Pinellas County	Ayako Ruckdeschel	City of St. Pete Beach
Jordan Sinick	Pinellas County	Heather Wyble	City of Gulfport
Ernest Stevens	Pinellas County	Carmen Marcano	City of Tampa
Betty Thompson	Pinellas County	Angeline Johnson	City of Tampa
Kieth Vargus	Pinellas County	Blair Green	City of Tampa
Sergio Grillo	City of Pinellas Park	Marquis Fitzgerald	Town of Redington Beach
Robert Horne	City of Pinellas Park	A.J. Bork	Pasco County
Volker Reiss	City of Bradenton	Joe Gross	Hillsborough County
Douglas Jones	City of Bradenton	Christine Zien- McCombs	Hillsborough County
Frank Pontrelli	City of Bradenton	Jake Fumagalli	Manatee County
Tami Campbell	Manatee County	Tim Koustis	State of Florida
Andrew Hobbs	City of Clearwater	Jon Paul Lavadeira	Hillsborough County
Jack Stanks	City of Temple Terrace	Alicia Badger	City of Tampa
John Carrion	City of Tampa	Doug Allen	City of Temple Terrace
Barbara Riley	City of Tampa	Brittany Mulder	State of Florida

1. CALL TO ORDER: 11:30

2. APROVAL OF MINUTES: A motion by Doug Allen with the City of Temple Terrace and a second by Daniel Kasman with the City of Clearwater

3. TRESURERS REPORT: \$4939.69

4. OLD BUSINESS: None

5. NEW BUSINESS: None

6. EDUCATIONAL PROGRAM: Short-term Rentals

Meeting Summary:

This meeting focused on the regulatory landscape for lodging in Florida, specifically detailing the roles of various state agencies, licensing requirements for short-term and long-term rentals, and the specific safety standards for vacation units.

Key Takeaways:

1. Regulatory Oversight:

- The three primary agencies discussed are **AHCA** (Agency for Health Care Administration), **DCF** (Department of Children and Families), and **APD** (Agency for Persons with Disabilities).
- The **DBPR** (Department of Business and Professional Regulation) manages licensing through various divisions and district offices.
- Regulations are governed by **FDA Chapter 61C-1 and 2**, as well as **Florida Statute 509**.

2. Licensing & Inspections:

- Applications are processed and reviewed in **Tallahassee**.
- **Exemptions:** Inspections are not required for timeshares or certain vacation rentals.
- **30-Day Rule:** Rentals for more than 30 days do not require a license.
- **Platforms:** While Airbnb itself does not hold the license, the individual **homeowners** are responsible for being licensed.

3. Transient vs. Non-Transient Classifications:

- **Transient:** Rentals provided on a temporary basis.
- **Non-Transient:** Long-term leases or non-temporary rentals.
- **Definitions:** A **Hotel** is defined by 25+ guests; a **Motel** is defined by 6+ rental units.

4. Vacation Rental Categories:

- **Single:** Individual homes.
- **Collective:** A group of units (maximum of 75 units allowed per collective license).

5. Safety & Compliance Requirements:

- All single units must have **smoke alarms, approved locking devices, and hearing-impaired smoke detectors.**
- **Human Trafficking Awareness:** A sign (11" x 15") must be posted in both English and Spanish.

6. Tools & Resources:

- License applications and status checks are handled via the [DBPR Online Portal](#).
- The portal can be used to search for specific renter/licensee information.

Questions:

Question: Is there any consideration for local zoning?

Answer: That is up to Tallahassee, it depends on Tallahassee.

Questions: What types of complaint of short-term rentals do you respond to?

Answer: whatever complaint we receive, but jurisdiction will dictate.

Question: Do you want to receive inter-agency from us when you see something in your database?

Answer: Anytime we get something from code enforcement we investigate.

Question: If they don't have license, do you hold them accountable.?

Answer: We can only cite what we observe. Also consider compliance in Tallahassee

Question: Define what you mean by "seeing it?"

Answer: We have to observe otherwise its hearsay. We can't enter without consent.

Question: Is it a problem to attempt to rent yourself to catch them?

Answer: We are not allowed to do that. Everything is pushed up to Tallahassee?

Questions: If you don't regulate short term rental, why should someone call you guys?

Answer: Airbnb is fairly new, DBPR is saying it could change. If legislation is not there, we can't regulate it.

Question: Does Airbnb get notified when property is found in violation?

Answer: Not part of the process, maybe, not sure.

Question: Do individual owners need to be corporations to get licenses?

Answer: Yes, submit through Sunbiz, the EIN, no sure about individual persons.

Presentation START: 12:00 PM

Presentation END: 1:00 PM

7. ANNOUNCEMENTS:

Secretary: None

Treasurer: None

Vice president: None

President: Announced the gift baskets to the audience.

8. ADJOURNMENT: 1:05 PM

Respectfully submitted by:

John Carrion

Secretary,

Tampa Bay Association of Code Enforcement

December 18th 2025