



**TOWN OF REDINGTON BEACH, FLORIDA
BOARD WORKSHOP MEETING MINUTES
Tuesday November 29, 2022
6:30 p.m.**

Having been duly advertised as required by law, the **Workshop Meeting** of the Board of Commissioners of the Town of Redington Beach, Florida, was held on **Tuesday, November 29, 2022, 6:30 p.m.**, in Redington Beach Town Hall at 105 164th Avenue, Redington Beach Florida.

Mayor Will called the **Workshop Meeting** to order and led the pledge of allegiance.

Roll Call:

	Present	Absent
Commissioner Cariello	X	
Commissioner Murray	X	
Commissioner Skjoldager	X	
Vice Mayor Kornijtschuk	X	
Mayor Will	X	
Town Attorney Eschenfelder	X	
Town Clerk Nieves	X	

Agenda: Mayor Will asked for approval of the agenda. A motion by Vice Mayor Kornijtschuk and seconded by Commissioner Cariello to accept the agenda as presented. Motion passed with all ayes.

Public Forum: NONE

**UNFINISHED BUSINESS
NONE**

NEW BUSINESS

1. Preemption / Short Term Rental regulations

Mayor Will gave a brief history of the zoning regulations of the Town as well as the events leading up to the 2nd DCA decision which made the Town's prohibition of short-term rentals null and void.

Town Planner Linda Fisher presented some background on Land Development Regulations in Redington Beach and how the State government can preempt them.

Attorney Eschenfelder explained what the Town cannot regulate regarding vacation rentals, such as prohibiting them completely or regulating frequency or duration. The Town can regulate other aspects of vacation rentals.

Attorney Eschenfelder provided a sample of vacation rental regulations from other cities similar in size to Redington Beach. The Commissioners reviewed and discussed which elements could be used to create the Town's own vacation rental regulations.

Mayor Will gave the Public an opportunity to comment.

Steve Redman, 16496 Redington Drive commented that he would like to see the Town continue to fight in court. He also suggested that each vacation rental should be required to be ADA compliant.

Ken Brash, 16309 Gulf Blvd suggested that all house numbers should be a certain size.

Robert Rockell, 16001 4th St E suggested that the residents should bring a class action suit against the Town or the State because the residents have lost property values and quality of life.

Darrel Brantley, 16050 Redington Drive asked if forming an HOA would be possible.

Mayor Will suggested residents contact their state representatives and let them know how they feel.

Liz Schmidt 15812 Gulf Blvd suggested restricting beach access to short-term rental tenants.

Francesca DeCosmo 15736 1st St E. asked if the Mayor's brief history of the zoning regulations he spoke about at the beginning of the meeting could be added to the website.

Attorney Eschenfelder explained how HOAs function and that it would not be an effective way to limit short term rentals in the Town.

Terry Wickman, 15572 Gulf Blvd. questioned why the language in the Charter wasn't sufficient to win in court.

Attorney Eschenfelder explained that the only remedy is with the Florida Legislature to return home rule authority to the cities. He encouraged the residents to contact their State representatives and let them know they are unhappy.

Tim Thompson, 205 162nd Avenue asked if the Town can increase code enforcement?

Gwen Henricks, 15510 Redington Drive, asked if the Town's STR code enforcement person can monitor the STR houses so neighbors aren't the ones reporting violations.

Connie Redman 16496 Redington Drive offered her support of the Mayor and Commissioners.

Steve Redman 16496 Redington Drive suggested creating a voluntary HOA.

Jeannie Dwyer 15742 Gulf Blvd. suggested ways to make the beach less comfortable for short term renters.

Ken Brash 16309 Redington Drive noted that if the beach access is limited to residents only, his invited guests would not be allowed on the Beach.

Scott Doyle 15520 Gulf Blvd., suggested forming a short term rental “committee” consisting of residents and Town personnel to meet periodically to review the short term rental situation.

With no further business, a motion was made by Vice Mayor Kornijtschuk and seconded by Commissioner Cariello to adjourn. Regular meeting was adjourned at 7:35 p.m.

Adopted: December 7, 2022



Adriana Nieves, CMC, Town Clerk