



**TOWN OF REDINGTON BEACH
BOARD REGULAR MEETING AGENDA
Wednesday, December 7, 2022
6:30 P.M.**

Town Hall

Assembly Hall

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF AGENDA**

- 5. PUBLIC FORUM: Non-Agenda Items Only** **NOTE:** A three-minute time limit applies to all comments from the public on non-agenda items only. If a person wishes to address the Board of Commissioners, please fill out a "Speakers Card" and give it to the Town Clerk prior to the start of the meeting.

6. REPORTS

Public Safety	Commissioner Murray
Building/Code	Commissioner Skjoldager
Public Works/Parks	Commissioner Cariello
Finance	Vice Mayor Kornijtschuk
Mayor	David Will
Town Clerk	Adriana Nieves
Attorney Eschenfelder	
Boards & Committees	
Library Report	

7. CONSENT AGENDA

- A. Board Regular Meeting Minutes, November 16, 2022**
- B. Board Workshop Meeting Minutes, November 29, 2022**
- C. Bill List for Day Ending December 2, 2022**

8. UNFINISHED BUSINESS

- a. Update on Road Resurfacing Project

9. NEW BUSINESS

- a. Presentation by Linda Fisher, Town Planner, on Proposed Zoning Code Amendments
- b. **First Reading - Ordinance 2022-14:**
AN ORDINANCE OF THE TOWN OF REDINGTON BEACH, FLORIDA, AMENDING § 17-1 OF THE TOWN CODE (SIGN DEFINITIONS) TO REVISE THE DEFINITION OF PORTABLE SIGN; MAKING RELATED FINDINGS; PROVIDING FOR CODIFICATION, SEVERABILITY, AND FOR AN EFFECTIVE DATE.
- c. **First Reading - Ordinance 2022-15:**
AN ORDINANCE OF THE TOWN OF REDINGTON BEACH, FLORIDA, CREATING A NEW ARTICLE VIII (SHORT-TERM RENTAL REGULATION) OF CHAPTER 12 (NUISANCES) OF THE TOWN CODE TO ESTABLISH A COMPREHENSIVE REGULATORY SCHEME REGARDING THE MARKETING AND OPERATION OF SHORT-TERM RENTALS WITHIN THE TOWN; CREATING CODUCT AND REPORTING REQUIREMENTS FOR HOSTING PLATFORMS, OWNERS AND OWNER AGENTS, AND GUESTS; CREATING AN APPLICATION AND ENFORCEMENT PROCESS; PROVIDING FOR PENALTIES FOR VIOLATION; CREATING RELATED DEFINITIONS;



MAKING RELATED FINDINGS; PROVIDING FOR CODIFICATION, SEVERABILITY, AND FOR AN EFFECTIVE DATE.

10. OTHER BUSINESS

11. ADJOURNMENT

Note: The Town of Redington Beach Board of Commissioners meet the First and Third Wednesday of each month beginning at 6:30 p.m. The Town of Redington Beach Board of Commissioners may take action on any matter during this meeting, including items that are not set forth within this agenda. Minutes of the Board of Commissioners meeting may be obtained from the Town Clerk's office. The meetings may be recorded. The Minutes are not transcribed verbatim. It is the policy of the Board of Commissioners to make "action minutes" of all meetings. Persons requiring a verbatim transcript of any Town meeting (for purposes of appeal or otherwise) should make arrangements to have a certified Court Reporter, at their own cost and expense, present at the meeting.

Persons who wish to appeal any decision made by the Board of Commissioners with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. (F.S. 286.0105) **Notice Regarding Special Accommodations: (F.S. 286.26)**

In accordance with F.S. 286.26 persons with disabilities needing special accommodations to participate in this meeting should contact the office of the Town Clerk 727-391-3875 no later than 2:00 p.m. on the day prior to the meeting to make arrangements for such special accommodations.



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- a. **Update on Road Resurfacing Project**

9. NEW BUSINESS

- a. **Presentation by Linda Fisher, Town Planner, on Proposed Zoning Code Amendments**
- b. **First Reading - Ordinance 2022-14:**
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AN ORDINANCE OF THE TOWN OF REDINGTON BEACH, FLORIDA, CREATING A NEW ARTICLE VIII (SHORT-TERM RENTAL REGULATION) OF CHAPTER 12 (NUISANCES) OF THE TOWN CODE TO ESTABLISH A COMPREHENSIVE REGULATORY SCHEME REGARDING THE MARKETING AND OPERATION OF SHORT-TERM RENTALS WITHIN THE TOWN; CREATING CONDUCT AND REPORTING REQUIREMENTS FOR HOSTING PLATFORMS, OWNERS AND OWNER AGENTS, AND GUESTS; CREATING AN APPLICATION AND ENFORCEMENT PROCESS; PROVIDING FOR PENALTIES FOR VIOLATION; CREATING RELATED DEFINITIONS;



MAKING RELATED FINDINGS; PROVIDING FOR CODIFICATION, SEVERABILITY, AND FOR AN EFFECTIVE DATE.

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CONSENT AGENDA

**7A. Board Regular Meeting Minutes,
November 16, 2022**

**7B. Board Workshop Meeting Minutes,
November 29, 2022**

**7C. Bill List for Day Ending
December 2, 2022**



**TOWN OF REDINGTON BEACH, FLORIDA
BOARD REGULAR MEETING MINUTES
Wednesday, November 16, 2022
6:30 p.m.**

Having been duly advertised as required by law, the **Regular Meeting** of the Board of Commissioners of the Town of Redington Beach, Florida, was held on **Wednesday, November 16, 2022, 6:30 p.m.**, in Redington Beach Town Hall at 105 164th Avenue, Redington Beach Florida.

Mayor Will called the **Regular 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 Meyer	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. No public comment. Motion passed with all ayes.

Public Forum: None.

Reports:

Public Safety

- Nothing to Report

Building/Code

- Commissioner Skjoldager reported on the Planning Board meeting held on 11/15/22. She reported that the Planning Board found the proposed Ordinance which amends the zoning code is consistent with the Town's Comprehensive Plan except for one area. The Planning Board will present the amended proposed Ordinance to the Town Commission at a future Commission meeting.

Public Works/Parks

- Commissioner Cariello reported that the playground demo will begin the week of November 28th. He also reported that Clearwater Gas will start repairs on the stormwater lines soon.

Finance

- Vice Mayor Kornijtschuk reported that CivilSurv has submitted the report that “scores” the Town’s roads, noting that the Town’s roads all scored higher than expected. Higher scores mean less costly repairs. The vice-mayor will present the report at the next Commission meeting.

Mayor

- Mayor Will reported that the Town did not prevail in their appeal to the Second District Court of Appeals. The Town will hold another meeting to discuss what the next steps will be.

Town Clerk

- Nothing to report

Town Attorney

- Nothing to report

Boards and Committees

- Nothing to Report

Library Report

- Commissioner Cariello reported that the Library's bathroom renovations are almost complete. Mayor Will reported that the Library will hold a holiday party for children.

CONSENT AGENDA

A. Board Regular Meeting Minutes, November 2, 2022

B. Bill list ending for Day ending November 14, 2022

A motion by Vice Mayor Kornijtschuk and seconded by Commissioner Cariello to approve the consent agenda as presented. No discussion, no public comment. Motion passed unanimously.

NEW BUSINESS

- a. Appointment of Alternate Member for the Board of Adjustment – The applicant, John Larratta, spoke to the Board about his qualifications. Mr. Larratta was on a Planning and Zoning Board in his hometown up north. Vice-Mayor Kornijtschuk motioned to approve Mr. Larratta. Commissioner Skjoldager seconded. Motion passed with all ayes.
- b. Resolution 2022-08 / FY 2021/2022 Budget Amendments – **A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWN OF REDINGTON BEACH, FLORIDA, AMENDING THE 2021-2022 ANNUAL FISCAL YEAR BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.** Attorney Meyer read the Resolution by title only. A motion by Vice Mayor Kornijtschuk and seconded by Commissioner Cariello to adopt Resolution 2022-08. Vice-Mayor Kornijtschuk reported that there were 5 departments within the General Fund that were over budget. Budgeted monies from the Planning Department and the Public Works Department were used to subsidize the departments that were over budget. The Capital Fund and the Stormwater Fund did not have any budget amendments.

No discussion, no public comment. Roll call vote was taken and motion passed with all ayes.

OTHER BUSINESS

Mayor Will announced that in response to the decision by the Appeals Court, the Town will hold a workshop meeting and Public Meeting to discuss how to regulate any vacation rental properties within the Town.

Adjournment: With no further business, a motion was made by Vice Mayor Kornijtschuk and seconded by Commissioner Cariello to adjourn. Regular meeting was adjourned at 6:48pm.

Adopted: December 7, 2022

Adriana Nieves, CMC, Town Clerk



**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

INVOICE APPROVAL LIST BY FUND REPORT

Date: 12/02/2022

Time: 12:23 pm

Page: 1

Town of Redington Beach

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
Fund: 101 General Fund							
Dept: 512 Town Clerk							
101-512-512.130	Holiday Bonus ADRIANA NIEVES	11/30/2022	holiday bonus	0	11/30/2022	11/30/2022	500.00
							500.00
101-512-512.230	Group Insurance FLORIDA MUN INSURANCE	11/30/2022	12/1/2022 - 12/31/2022	0	11/18/2022	11/18/2022	947.88
							947.88
101-512-512.231	Life Insurance FLORIDA MUN INSURANCE	11/30/2022	12/1/2022 - 12/31/2022	0	11/18/2022	11/18/2022	9.75
							9.75
101-512-512.232	Dental Insurance FLORIDA MUN INSURANCE	11/30/2022	12/1/2022 - 12/31/2022	0	11/18/2022	11/18/2022	110.27
							110.27
101-512-512.240	Worker's Comp li FLORIDA MUN INSURANCE	INV-37020-V1C5	FY 23 Q2	0	12/01/2022	12/01/2022	405.81
							405.81
101-512-512.260	General Liability I FLORIDA MUN INSURANCE	INV-37020-V1C5	FY 23 Q2	0	12/01/2022	12/01/2022	250.00
	FLORIDA MUN INSURANCE	INV-37020-V1C5	FY 23 Q2	0	12/01/2022	12/01/2022	2,657.38
							2,907.38
101-512-512.265	Property Insurance FLORIDA MUN INSURANCE	INV-37020-V1C5	FY 23 Q2	0	12/01/2022	12/01/2022	1,644.87
							1,644.87
101-512-512.410	Telephone CHARTER COMMUNICATION	167052701110722	11/08-12/07 2022	0	11/07/2022	11/07/2022	199.96
							199.96
101-512-512.411	Internet Services CHARTER COMMUNICATION	167052701110722	11/08-12/07 2022	0	11/07/2022	11/07/2022	147.97
							147.97
101-512-512.412	Website Services TOWN WEB DESIGN	6461	Hosting / domain name	0	12/01/2022	12/01/2022	823.00
							823.00
101-512-512.440	Utilities- Water/EI DUKE ENERGY		105 164th, 16318 1st st	0	11/30/2022	11/30/2022	408.61
							408.61
101-512-512.461	Building Maintenance HOME DEPOT CREDIT SERV	018606/5121675	Paint / town hall - shop vac	0	11/18/2022	11/18/2022	119.87
	HOME DEPOT CREDIT SERV	022095/1633920	Paint for town hall	0	11/22/2022	11/22/2022	51.43
							171.30
101-512-512.472	Election Expense TIMES PUBLISHING COMPAI	256418	Election ad	0	11/16/2022	11/16/2022	141.40
							141.40
101-512-512.490	Advertising TIMES PUBLISHING COMPAI	255114	Proposed Ordinance 2022-13	0	11/02/2022	11/02/2022	141.40
							141.40
101-512-512.510	Office Supplies ADRIANA NIEVES	113-2952000-2842626	Ethernet box	0	11/28/2022	11/30/2022	64.19
	APEX OFFICE PRODUCTS	2390446-0	2023 calendars bathroom suppli	0	11/15/2022	11/15/2022	241.81
	HOME DEPOT CREDIT SERV	029753/4614391	9-volt batteries	0	11/29/2022	11/29/2022	35.74

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Page: 2

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
							341.74
Total Dept. Town Clerk:							8,901.34
Dept: 513 Finance & Admin							
101-513-513.130	Finance Holiday DEE RUNYON	11/30/2022	Holiday Bonus	0	11/30/2022	11/30/2022	500.00
							500.00
101-513-513.230	Group Insurance FLORIDA MUN INSURANCE	11/30/2022	12/1/2022 - 12/31/2022	0	11/18/2022	11/18/2022	935.39
							935.39
101-513-513.231	Life Insurance FLORIDA MUN INSURANCE	11/30/2022	12/1/2022 - 12/31/2022	0	11/18/2022	11/18/2022	9.75
							9.75
101-513-513.232	Dental Insurance FLORIDA MUN INSURANCE	11/30/2022	12/1/2022 - 12/31/2022	0	11/18/2022	11/18/2022	33.61
							33.61
101-513-513.240	Worker's Comp II FLORIDA MUN INSURANCE	INV-37020-V1C5	FY 23 Q2	0	12/01/2022	12/01/2022	405.81
							405.81
Total Dept. Finance & Admin:							1,884.56
Dept: 514 Legal Counsel							
101-514-514.121	Litigation LAW OFFICE QF LUKE LIRO	38594	buending litigation	0	10/31/2022	10/31/2022	30.00
							30.00
101-514-514.124	Town Attorney TRASK, DAIGNEAULT, LLP A	1610	Attorney's fees - general	0	12/01/2022	12/01/2022	5,622.00
							5,622.00
Total Dept. Legal Counsel:							5,652.00
Dept: 521 Law Enforcement							
101-521-521.340	Law Enforcement PINELLAS COUNTY SHERIFF	1248177	Law Enf Nov /2022	0	11/16/2022	11/16/2022	24,270.00
							24,270.00
Total Dept. Law Enforcement:							24,270.00
Dept: 524 Protective Services							
101-524-524.310	Code Enforcement M. T. CAUSLEY, LLC	109904	Code enf thru Oct 31,2022	0	10/31/2022	10/31/2022	7,200.00
	PINELLAS COUNTY SHERIFF	1248252	Code Enf Oct 2022	0	11/17/2022	11/17/2022	2,641.80
							9,841.80
Total Dept. Protective Services:							9,841.80
Dept: 539 Department of Public V							
101-539-539.130	Holiday Bonus - I CHRISTIAN WITTMAN	11/30/2022	Holiday Bonus	0	11/30/2022	11/30/2022	500.00
	DAVID POOLE	11/30/2022	Holiday bonus	0	11/30/2022	11/30/2022	500.00
							1,000.00
101-539-539.230	Group Insurance FLORIDA MUN INSURANCE	11/30/2022	12/1/2022 - 12/31/2022	0	11/18/2022	11/18/2022	1,870.78
							1,870.78
101-539-539.231	Life Insurance - I FLORIDA MUN INSURANCE	11/30/2022	12/1/2022 - 12/31/2022	0	11/18/2022	11/18/2022	19.50

INVOICE APPROVAL LIST BY FUND REPORT

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Page: 4

Town of Redington Beach

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
				Total Fund General Fund:			64,033.41
				Grand Total:			64,033.41

11/28/2022	10675 PAYROLL	2,083.83
	10676 PAYROLL	1,337.70
	10677 PAYROLL	1,467.80
	10678 PAYROLL	1,146.23
EFT	Retirement	1,931.28
EFT	Payroll Taxes	4,865.25

12,832.09 0.00

MAYOR WILL

VICE MAYOR KORNIJTSCHUK

COMMISSIONER CARIELLO

Regular Meeting of December 7, 2022

COMMISSIONER SKJOLDAGER

COMMISSIONER MURRAY

ATTEST:

Adriana Nieves, CMC, Town Clerk

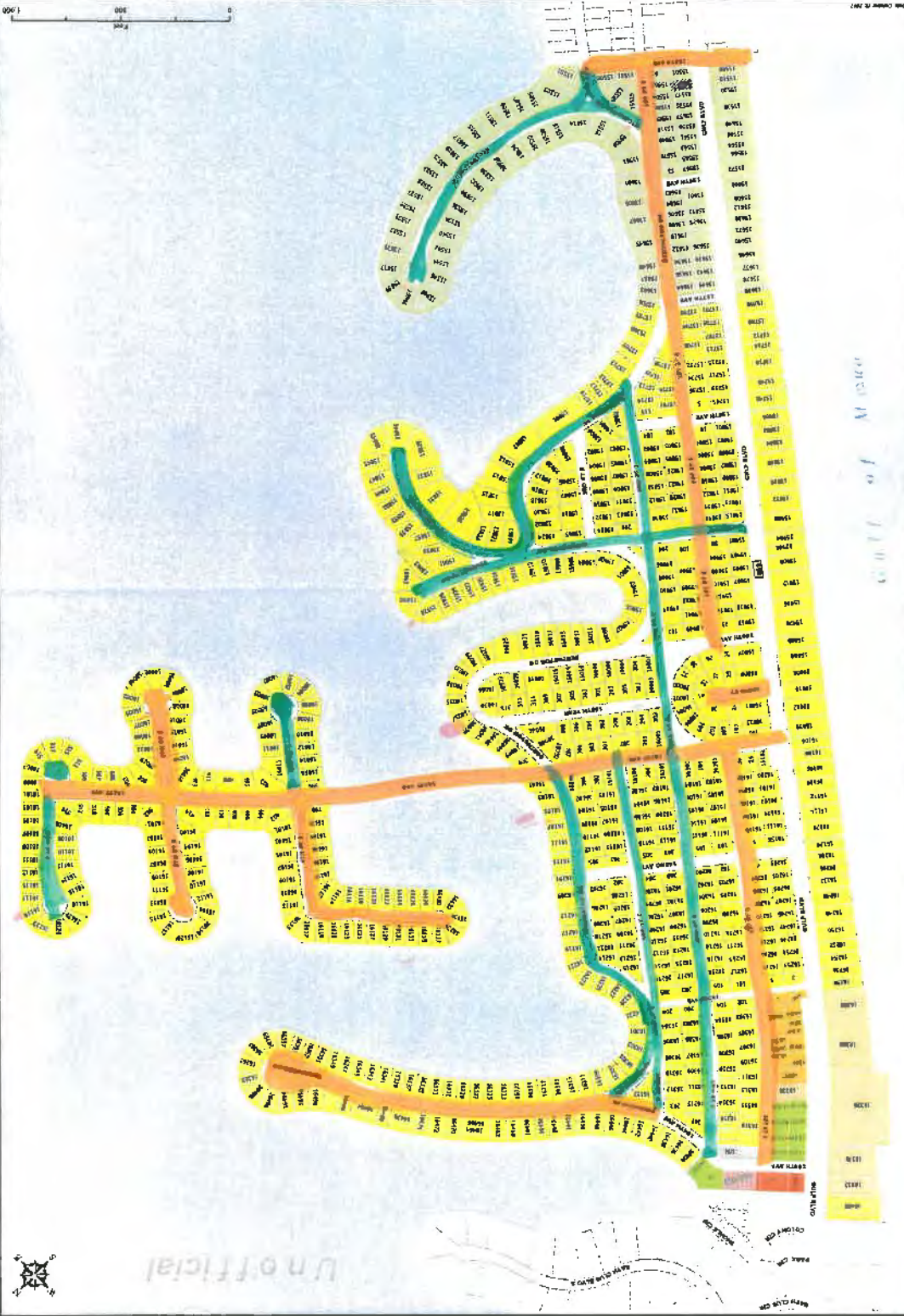
AGENDA ITEM 8a.
UPDATE ON ROAD RESURFACING PROJECT

District 1A
 District 1B
 District 1C
 District 1D
 District 1E
 District 1F
 District 1G
 District 2
 District 3
 Tax Parishes

Unofficial Town of Redington Beach Zoning District Map

0 500 1000 Feet

DATE: 06/15/2017



PHASE #2

PHASE #1

Town of Redington Beach Road Resurfacing Preliminary Engineering Report

Prepared by:



P/N: 532:001001

November 2022

Executive Summary

CivilSurv Design Group, Inc. (CivilSurv) was retained by the Town of Redington Beach to review and rate all streets within the town and recommend a resurfacing or refurbishment. There were 30 street sections, split into a North and a South group by 161st Avenue. Each section was rated based on the condition of the asphalt on their roads and specific defects observed. Appendix A has each condition report which was completed. The condition ratings (CR) were calculated by, first, determining each road's Sum of Distress (SOD) using the criteria shown in the table below: where 0 means there is little to no appearance of that type of distress.

Table 1-1 Sample SOD Calculation

Road: 161 st Ave. (Causeway) – Gulf Blvd. to 6 th St. E		Reference Number: #3
Distress	Rating	Score
Transverse Cracks	0 to 5	2
Longitudinal Cracks	0 to 5	2
Block/Multiple Cracking	0 to 10	3
Alligator Cracks	0 to 10	1
Shrinkage Cracks	0 to 5	1
Rutting	0 to 10	0
Corrugations	0 to 5	1
Raveling	0 to 5	1
Shoving or Pushing	0 to 5	3
Pot Holes	0 to 10	4
Excess Asphalt/Binder	0 to 5	2
Polished Aggregate	0 to 5	3
Deficient Drainage	0 to 10	5
Overall Quality Rating (0 is excellent; 10 is poor)	0 to 10	3
Sum of Distress		30

After determining the section's SOD, the CR is calculated by subtracting the SOD from 100.

$$CR = 100 - SOD$$

$$CR_3 = 100 - SOD_3 = 100 - 30 = 70$$

CivilSurv typically recommends resurfacing of roadway below a set rating, depending on a set level of service. Typically, that rating is set between 75 and 80. Table 1 summarizes the ratings and reviews/comments for all assessed street sections.

Using the ratings and visual observations, specific types of remediation were determined with three levels. The first was for only surface issues, replacing the asphaltic material only for 1.5". The second resurfacing is for deeper issues, and includes replacing an additional 2" of structural roadway. The largest resurfacing is if the base material appears to have issues, and this involves replacing the base material, with Optional Base Group 4 (OBG 4). OBG 4 consists for replacing 6-inch layer of crushed limestone or shell below the asphalt which acts as the foundation for the asphalt to be placed upon, or utilizing 4" of additional asphalt.

Cost estimates and an ordering of the recommended sections for replacement are provided in **Table 2** with the recommended solution and an estimate of probable construction costs. The total cost of current road sections was divided into three groups based on when they should be resurfaced: 9 sections scored below 82 and should be resurfaced in the current year (highlighted in yellow on Table 2). The total estimate of construction costs for those sections is \$940,000. Please note that the estimate is based on a slightly wider estimate for the roadway width than exists at 20 feet rather than 19 feet to compensate for specific locations.

An additional 10 sections scored between 82 to 87 and should be resurfaced in the within the next 2 to 5 years based on their ratings with a present estimated resurfacing cost of an additional \$700,000. The final 11 sections scored above 87 and should be resurfaced in approximately 5 to 10 years, potentially more if they do not deteriorate.

Table 1: Summary of Ratings**North Side**

Rating	Ref #	Road - Description of Portion of Road	Description of Issue
89	#00	164 th Ave. - 3 rd St. E to Gulf Blvd.	No issues at this time
82	#01	Redington Dr. - 3 rd St. E to Dead End Cul de Sac	Possible Mill 1.5", Replace with SP 9.5
75	#02	1 st St. E - 164 th Ave. to 161 st Ave.	Mill 1.5", Replace with SP 9.5, Potholes near parcels 16103 and 16101
70	#03	161 st Ave. (Causeway) - Gulf Blvd to 6 th St. E.	Mill 3.5", Replace with 2" SP 12.5, 1.5" SP 9.5
84	#04	4 th St. E - 161 st Ave. to Dead End Cul de Sac	Possible Mill 1.5", Replace with SP 9.5
75	#05	1 st St. E - 161st Ave (south of 161). to Dead End Cul de Sac	Mill 1.5", Replace with SP 9.5, Mill and resurface patch near parcel 16014 is slipping
82	#06	6 th St. E	Mill 1.5", Replace with SP 9.5, Drainage crossing near parcel 16112 is slightly settling
80	#07	5 th St. E - 161st Ave (north of 161). to Cul de Sac	Mill 1.5", Replace with SP 9.5, Mill and resurface patches near parcels 16100 (10'x75') and 16104 (100') are slipping
73	#08	4 th St. E - 161 st Ave. to Cul de Sac	Mill 1.5", Replace with SP 9.5, Replace base in 10'x15' area near parcel 16114 with OBG 4 due to utility patch failing
86	#09	Redington Dr. - 164 th Ave. to 161 st Ave.	Possible Mill 1.5", Replace with SP 9.5, Slight depression of utility patch (2'x2')
85	#10	2 nd St. E - 164 th Ave. to 161 st Ave.	Possible Mill 1.5", Replace with SP 9.5, Asphalt is slipping near at stop sign at 164 Ave., Utility patches near parcels 16315 (2'x3'), 104 (5'x6'), and 16211 are slipping, Pavement top layer (1'x2') broke out near parcel 16310
87	#11	3 rd St. E - 164 th Ave. to 161 st Ave.	Possible Mill 1.5", Replace with SP 9.5, Patch (5'x10') near parcel 16208 needs to be redone due to depression and damage to base, Surface cracks near parcel 16312, Utility patch (10'x10' triangle) near parcel 204 needs to be redone
89	#12	163 rd Ave. - 3 rd St. E to Gulf Blvd.	No issues at this time
89	#13	162 nd Ave. - N Redington Dr. to Gulf Blvd.	No issues at this time

South Side

Rating	Ref #	Road - Description of Portion of Road	Description of Issue
76	#14	160 th Ct. - Gulf Blvd. to Dead End Cul de Sac	Mill 3.5", Replace with 2" SP 12.5, 1.5" SP 9.5, DOT joint near parcel 16021, Cracking and utility patch (4'x10') near parcel 24
90	#15	160 th Ave. - Gulf Blvd. to 2 nd St. E	No issues at this time
85	#16	159 th Ave. - Gulf Blvd. to Dead End Cul de Sac	Mill 1.5", Replace with SP 9.5, DOT joint near intersection with Gulf Blvd, Asphalt slipping near parcel 15824
88	#17	Redington Dr. - 159 th Ave. to Dead End Cul de Sac	No issues at this time
82	#18	Redington Dr. - 159 th Ave. to 1 st St. E	Mill 1.5", Replace with SP 9.5, Longitudinal crack near parcel 15819, Asphalt patch near house 15820, Water retaining dips in road near house 15705
85	#19	Redington Dr. - 1 st St. E to Dead End Cul de Sac	Mill 1.5", Replace with SP 9.5m Mirror cracks and water retaining dips near parcel 15514. Patches near the Cul de Sac need to be redone
86	#20	2 nd St. E - Redington Dr. to End City Limit	Mill 1.5", Replace with SP 9.5, Asphalt slipping near house 15501
81	#21	1 st St. E - 155 th Ave. to 160 th Ave.	Mill 1.5", Replace with SP 9.5, Cracks and slipping near parcel 15500, Patch (9'x10') near parcel 15504 needs to be redone, Asphalt slipping near parcel 15665, Utility patch near parcel 15904 is high and rough
83	#22	2 nd St. E - 161 st Ave. to Redington Dr.	Mill 1.5", Replace with SP 9.5, Cracks near intersection with 161 st Ave., Water retaining dips in road near house 16003, Utility patch with no asphalt near parcel 15912, Roadway patches near parcels 15803 (9'x16'x10') and 15901 (5'x10') have asphalt raveling
90	#23	3 rd St. E - Redington Dr. to 159 th Ave.	No issues at this time
88	#24	160 th Terr. - 2 nd St. E to Redington Dr.	No issues at this time
87	#25	Redington Dr. - 161 st Ave. to 2 nd St. E	Borderline for resurfacing, Cracks near 161 st Ave. intersection, Roadway a bit low near parcel 16002
90	#26	158 th Ave. - Gulf Blvd. to 2 nd St. E	No issues at this time
92	#27	157 th Ave. - Gulf Blvd. to 1 st St. E	No issues at this time
91	#28	156 th Ave. - Gulf Blvd. to 1 st St. E	No issues at this time
74	#29	155 th Ave. - Gulf Blvd. to 2 nd St. E	Mill 3.5", Replace with 2" SP 12.5, 1.5" SP 9.5, Patch (5'x8') near parcel 50 is sinking

Table 2: Summary of Recommended Repairs

North Side															
Rating	Ref #	Road - Description of Portion of Road	Recommended Solution	Project Area (SY)	OBG 4 Area (SY)	SP 12.5 Weight (ton)	SP 9.5 Weight (ton)	SP 12.5 Cost (\$)	SP 9.5 Cost (\$)	OBG 4 Cost (\$)	MIR (\$)	MOT (\$)	MOB/DEMOB (\$)	CEI (\$)	Project Cost (\$)
70	#03	161 st Ave. (Causeway) - Gulf Blvd. to 6 th St. E	Mill 3.5". Replace with 2" SP 12.5, 1.5" SP 9.5	7500.00	-	825.00	618.75	\$127,875.00	\$133,031.25	-	\$52,500.00	\$15,670.31	\$15,670.31	\$34,474.69	\$379,221.56
73	#08	4 th St. E - 161 st Ave. to Cul de Sac	Mill 1.5". Replace with SP 9.5. Replace base on 10x15' area near parcel 16114 with OBG 4	2833.33	16.67	-	233.75	-	\$50,256.25	\$1,666.67	\$8,500.00	\$3,021.15	\$3,021.15	\$6,646.52	\$73,111.73
75	#02	1 st St. E - 164 th Ave. to 161 st Ave	Mill 1.5". Replace with SP 9.5	4166.67	-	-	143.75	-	\$73,966.25	-	\$12,500.00	\$4,320.31	\$4,320.31	\$9,504.69	\$104,551.56
75	#05	6 th St. E - 161st Ave (N) to Dead End Cul de Sac	Mill 1.5". Replace with SP 9.5	1000.00	-	-	82.50	-	\$17,737.50	-	\$3,000.00	\$1,036.88	\$1,036.88	\$2,281.13	\$25,092.38
80	#07	5 th St. E - 161st Ave (N) to Cul de Sac	Mill 1.5". Replace with SP 9.5	1166.67	-	-	96.25	-	\$20,003.75	-	\$3,500.00	\$1,209.69	\$1,209.69	\$2,601.31	\$24,274.44
82	#01	Redington Dr. - 3 rd St. E to Dead End Cul de Sac	Possible Mill 1.5". Replace with SP 9.5	4055.56	-	-	334.38	-	\$71,955.42	-	\$12,166.67	\$4,205.16	\$4,205.16	\$9,251.23	\$101,763.52
82	#06	6 th St. E	Mill 1.5". Replace with SP 9.5	1555.56	-	-	128.33	-	\$27,591.67	-	\$4,666.67	\$1,612.92	\$1,612.92	\$3,548.43	\$39,052.58
84	#04	4 th St. E - 161 st Ave. to Dead End Cul de Sac	Possible Mill 1.5". Replace with SP 9.5	1000.00	-	-	82.50	-	\$17,737.50	-	\$3,000.00	\$1,036.88	\$1,036.88	\$2,281.13	\$25,092.38
85	#10	2 nd St. E - 164 th Ave. to 161 st Ave.	Possible Mill 1.5". Replace with SP 9.5	3888.89	-	-	320.83	-	\$68,979.17	-	\$11,666.67	\$4,032.29	\$4,032.29	\$8,871.04	\$97,581.46
86	#09	Redington Dr. - 164 th Ave. to 161 st Ave.	Possible Mill 1.5". Replace with SP 9.5	3666.67	-	-	302.50	-	\$65,037.50	-	\$11,000.00	\$3,801.88	\$3,801.88	\$8,364.13	\$92,005.38
87	#11	3 rd St. E - 164 th Ave. to 161 st Ave	Possible Mill 1.5". Replace with SP 9.5	3555.56	-	-	295.33	-	\$63,866.67	-	\$10,666.67	\$3,686.67	\$3,686.67	\$8,110.67	\$89,217.33

South Side															
Rating	Ref #	Road - Description of Portion of Road	Recommended Solution	Project Area (SY)	OBG 4 Area (SY)	SP 12.5 Weight (ton)	SP 9.5 Weight (ton)	SP 12.5 Cost (\$)	SP 9.5 Cost (\$)	OBG 4 Cost (\$)	MIR (\$)	MOT (\$)	MOB/DEMOB (\$)	CEI (\$)	Project Cost (\$)
74	#29	155 th Ave. - Gulf Blvd. to 2 nd St. E	Mill 1.5". Replace with 2" SP 12.5, 1.5" SP 9.5	1000.00	4.44	110.00	82.50	\$17,050.00	\$17,717.50	\$444.44	\$7,000.00	\$2,111.60	\$2,111.60	\$4,645.51	\$51,100.65
76	#14	160 th Ct. - Gulf Blvd. to Dead End Cul de Sac	Mill 1.5". Replace with 2" SP 12.5, 1.5" SP 9.5	555.56	-	61.11	45.83	\$9,472.22	\$9,854.17	-	\$3,888.89	\$1,160.76	\$1,160.76	\$2,553.68	\$28,890.49
81	#21	1 st St. E - 155 th Ave. to 160 th Ave	Mill 1.5". Replace with SP 9.5	5833.33	-	-	481.25	-	\$103,468.75	-	\$17,500.00	\$6,048.44	\$6,048.44	\$13,566.56	\$146,372.10
82	#18	Redington Dr. - 130 th Ave. to 1 st St. E	Mill 1.5". Replace with SP 9.5	3000.00	-	-	247.50	-	\$53,212.50	-	\$9,000.00	\$3,110.63	\$3,110.63	\$6,843.38	\$75,277.13
83	#22	2 nd St. E - 161 st Ave. to Redington Dr	Mill 1.5". Replace with SP 9.5	3666.67	-	-	302.50	-	\$65,037.50	-	\$11,000.00	\$3,801.88	\$3,801.88	\$8,364.13	\$92,005.38
85	#16	159 th Ave. - Gulf Blvd. to Dead End Cul de Sac	Mill 1.5". Replace with SP 9.5	3443.44	-	-	284.17	-	\$61,095.83	-	\$10,333.33	\$3,571.46	\$3,571.46	\$7,857.21	\$86,420.29
85	#19	Redington Dr. - 1 st St. E to Dead End Cul de Sac	Mill 1.5". Replace with SP 9.5	3500.00	-	-	288.75	-	\$62,084.25	-	\$10,500.00	\$3,629.06	\$3,629.06	\$7,983.94	\$87,823.31
88	#20	2 nd St. E - Redington Dr. to End City Limit	Mill 1.5". Replace with SP 9.5	333.33	-	-	27.50	-	\$5,912.50	-	\$1,000.00	\$345.63	\$345.63	\$760.38	\$8,364.13

\$943,000.00 This Year
\$700,000.00 Next Period

Material	Price (\$/unit)
SP 12.5	155
SP 9.5	215
OBG 4	100
Milling	2

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

ASPHALT PAVEMENT RATING FORM

STREET/ROUTE/FACILITY NAME:

1645 Ave. N 3rd St. to Gulf Blvd

CITY OR COUNTY:

DATE:

10-26-22

LENGTH OF PROJECT:

WIDTH:

LOCATION OF SURVEY:

WEATHER:

PAVEMENT TYPE:

ACSC

NOTES:

(Note: a rating of "0" indicates that the distress does not occur)

<u>DISTRESS</u>	<u>RATING</u>	<u>SCORE</u>
Transverse Cracks	0 to 5	<i>1</i>
Longitudinal Cracks	0 to 5	<i>1</i>
Block/Multiple Cracking	0 to 10	<i>0</i>
Alligator Cracks	0 to 10	<i>0</i>
Shrinkage Cracks	0 to 5	<i>0</i>
Rutting	0 to 10	<i>0</i>
Corrugations	0 to 5	<i>0</i>
Raveling	0 to 5	<i>0</i>
Shoving or Pushing	0 to 5	<i>0</i>
Pot Holes	0 to 10	<i>1</i>
Excess Asphalt/Binder	0 to 5	<i>0</i>
Polished Aggregate	0 to 5	<i>3</i>
Deficient Drainage	0 to 10	<i>5</i>
Overall Riding Quality (0 is excellent; 10 is very poor)	0 to 10	<i>0</i>
Sum of Distresses =		<i>11</i>

Condition Rating = 100 - Sum of Distresses
= 100 -

Condition Rating =

89
Nothing Needed

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

Pics 6-8 #1

ASPHALT PAVEMENT RATING FORM

STREET/ROUTE/FACILITY NAME: Redington Dr. #1
 CITY OR COUNTY: _____ DATE: 10-26-22
 LENGTH OF PROJECT: _____ WIDTH: _____
 LOCATION OF SURVEY: _____ WEATHER: _____
 PAVEMENT TYPE: ACSC
 NOTES: _____

(Note: a rating of "0" indicates that the distress does not occur)

<u>DISTRESS</u>	<u>RATING</u>	<u>SCORE</u>
Transverse Cracks	0 to 5	1
Longitudinal Cracks	0 to 5	1
Block/Multiple Cracking	0 to 10	1
Alligator Cracks	0 to 10	1
Shrinkage Cracks	0 to 5	0
Rutting	0 to 10	0
Corrugations	0 to 5	0
Raveling	0 to 5	1
Shoving or Pushing	0 to 5	1
Pot Holes	0 to 10	1
Excess Asphalt/Binder	0 to 5	0
Polished Aggregate	0 to 5	3
Deficient Drainage	0 to 10	5
Overall Riding Quality (0 is excellent; 10 is very poor)	0 to 10	2

Sum of Distresses = 18

Condition Rating = 100 - Sum of Distresses
 = 100 - 18

Condition Rating = 82

possible MILITARY RESERVE 1/2"
 pic 7 patch at 16464
 pic 8 oil spot

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

Pic 9-13

ASPHALT PAVEMENT RATING FORM

STREET/ROUTE/FACILITY NAME: 12th St. E 164 to 161 #2
 CITY OR COUNTY: _____ DATE: 10-26-22
 LENGTH OF PROJECT: _____ WIDTH: _____
 LOCATION OF SURVEY: _____ WEATHER: _____
 PAVEMENT TYPE: ACSC
 NOTES: _____

(Note: a rating of "0" indicates that the distress does not occur)

<u>DISTRESS</u>	<u>RATING</u>	<u>SCORE</u>
Transverse Cracks	0 to 5	<u>2</u>
Longitudinal Cracks	0 to 5	<u>2</u>
Block/Multiple Cracking	0 to 10	<u>2</u>
Alligator Cracks	0 to 10	<u>1</u>
Shrinkage Cracks	0 to 5	<u>1</u>
Rutting	0 to 10	<u>0</u>
Corrugations	0 to 5	<u>0</u>
Raveling	0 to 5	<u>0</u>
Shoving or Pushing	0 to 5	<u>0</u>
Pot Holes	0 to 10	<u>3</u>
Excess Asphalt/Binder	0 to 5	<u>1</u>
Polished Aggregate	0 to 5	<u>3</u>
Deficient Drainage	0 to 10	<u>5</u>
Overall Riding Quality (0 is excellent, 10 is very poor)	0 to 10	<u>3</u>
Sum of Distresses =		<u>25</u>

Condition Rating $100 - \text{Sum of Distresses}$
 $100 - 25$

Condition Rating = 75

gross

Pics 12+13 Pot holes

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

Pics #14-19

ASPHALT PAVEMENT RATING FORM

#3
COP

STREET/ROUTE/FACILITY NAME:

161 Causeway Gulf to 6th St. E.

CITY OR COUNTY:

DATE:

10-26-22

LENGTH OF PROJECT:

WIDTH:

LOCATION OF SURVEY:

WEATHER:

PAVEMENT TYPE:

NOTES:

(Note: a rating of "0" indicates that the distress does not occur)

<u>DISTRESS</u>	<u>RATING</u>	<u>SCORE</u>
Transverse Cracks	0 to 5	2
Longitudinal Cracks	0 to 5	2
Block/Multiple Cracking	0 to 10	3
Alligator Cracks	0 to 10	4
Shrinkage Cracks	0 to 5	0
Rutting	0 to 10	9
Corrugations	0 to 5	1
Raveling	0 to 5	1
Shoving or Pushing	0 to 5	3
Pot Holes	0 to 10	4
Excess Asphalt/Binder	0 to 5	2
Polished Aggregate	0 to 5	3
Deficient Drainage	0 to 10	5
Overall Riding Quality (0 is excellent; 10 is very poor)	0 to 10	3
Sum of Distresses =		30

Condition Rating = 100 - Sum of Distresses

= 100 - 30

Condition Rating =

70

~~Areas that patched need base~~

Pic 16 MH patch
Pic 17 sewer patch Base appears good
Pic 18 mill + resurf patch 10x20 Slipping
Pic 19 Patch slight settlement

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

Pic 20

ASPHALT PAVEMENT RATING FORM

STREET/ROUTE/FACILITY NAME: 4th & S 161 To Cul de Sac
 CITY OR COUNTY: _____ DATE: 10-26-22
 LENGTH OF PROJECT: _____ WIDTH: _____
 LOCATION OF SURVEY: _____ WEATHER: _____
 PAVEMENT TYPE: _____
 NOTES: _____

(Note: a rating of "0" indicates that the distress does not occur)

<u>DISTRESS</u>	<u>RATING</u>	<u>SCORE</u>
Transverse Cracks	0 to 5	<u>1</u>
Longitudinal Cracks	0 to 5	<u>1</u>
Block/Multiple Cracking	0 to 10	<u>1</u>
Alligator Cracks	0 to 10	<u>0</u>
Shrinkage Cracks	0 to 5	<u>1</u>
Rutting	0 to 10	<u>0</u>
Corrugations	0 to 5	<u>1</u>
Raveling	0 to 5	<u>0</u>
Shoving or Pushing	0 to 5	<u>2</u>
Pot Holes	0 to 10	<u>1</u>
Excess Asphalt/Binder	0 to 5	<u>0</u>
Polished Aggregate	0 to 5	<u>5</u>
Deficient Drainage	0 to 10	<u>2</u>
Overall Riding Quality (0 is excellent; 10 is very poor)	0 to 10	<u>16</u>

Sum of Distresses = 16

Condition Rating = 100 - Sum of Distresses
 = 100 - 16

Condition Rating

84

mill + Resurface 1 1/2"

Pic 20 Utility Patch slight settlement

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

Pic 21-22

ASPHALT PAVEMENT RATING FORM

#5

STREET/ROUTE/FACILITY NAME: 5th St. E S. 141 to 146th St

CITY OR COUNTY: DATE: 10-26-22

LENGTH OF PROJECT: WIDTH:

LOCATION OF SURVEY: WEATHER:

PAVEMENT TYPE:

NOTES:

(Note: a rating of "0" indicates that the distress does not occur)

<u>DISTRESS</u>	<u>RATING</u>	<u>SCORE</u>
Transverse Cracks	0 to 5	2
Longitudinal Cracks	0 to 5	2
Block/Multiple Cracking	0 to 10	2
Alligator Cracks	0 to 10	1
Shrinkage Cracks	0 to 5	1
Rutting	0 to 10	8
Corrugations	0 to 5	0
Raveling	0 to 5	0
Shoving or Pushing	0 to 5	3
Pot Holes	0 to 10	3
Excess Asphalt/Binder	0 to 5	0
Polished Aggregate	0 to 5	3
Deficient Drainage	0 to 10	5
Overall Riding Quality (0 is excellent; 10 is very poor)	0 to 10	3

Sum of Distresses = 25

Condition Rating = 100 - Sum of Distresses

100 - 25

Condition Rating = 75

Mill + Resurfacing 1 1/2

Pic 22 16012 mill + Resurf. Slipways

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

Pic 23

#6

ASPHALT PAVEMENT RATING FORM

STREET/ROUTE/FACILITY NAME: 6th St. E. STN
 CITY OR COUNTY: _____ DATE: 10-26-22
 LENGTH OF PROJECT: _____ WIDTH: _____
 LOCATION OF SURVEY: _____ WEATHER: _____
 PAVEMENT TYPE: _____
 NOTES: _____

(Note: a rating of "0" indicates that the distress does not occur)

<u>DISTRESS</u>	<u>RATING</u>	<u>SCORE</u>
Transverse Cracks	0 to 5	1
Longitudinal Cracks	0 to 5	1
Block/Multiple Cracking	0 to 10	0
Alligator Cracks	0 to 10	0
Shrinkage Cracks	0 to 5	0
Rutting	0 to 10	0
Corrugations	0 to 5	0
Raveling	0 to 5	1
Shoving or Pushing	0 to 5	0
Pot Holes	0 to 10	3
Excess Asphalt/Binder	0 to 5	0
Polished Aggregate	0 to 5	4
Deficient Drainage	0 to 10	5
Overall Riding Quality (0 is excellent; 10 is very poor)	0 to 10	3
Sum of Distresses =		18

Drainage crossing
Need Repair

Condition Rating $100 - \text{Sum of Distresses}$
 $100 - 18$

Condition Rating

82

Mill + Resurface 142

Pic 23 Drainage Crossing Slight Settlement

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

Pic 24-25

ASPHALT PAVEMENT RATING FORM # 7

STREET/ROUTE/FACILITY NAME: 5th E N. 141 to 141st Ave

CITY OR COUNTY: DATE: 10-26-22

LENGTH OF PROJECT: WIDTH:

LOCATION OF SURVEY: WEATHER:

PAVEMENT TYPE:

NOTES:

(Note: a rating of "0" indicates that the distress does not occur)

DISTRESS	RATING	SCORE
Transverse Cracks	0 to 5	2
Longitudinal Cracks	0 to 5	2
Block/Multiple Cracking	0 to 10	1
Alligator Cracks	0 to 10	0
Shrinkage Cracks	0 to 5	1
Rotting	0 to 10	0
Corrugations	0 to 5	0
Raveling	0 to 5	0
Shoving or Pushing	0 to 5	3
Pot Holes	0 to 10	3
Excess Asphalt/Binder	0 to 5	0
Polished Aggregate	0 to 5	3
Deficient Drainage	0 to 10	5
Overall Riding Quality (0 is excellent; 10 is very poor)	0 to 10	2

Sum of Distresses = 20

Condition Rating = 100 - Sum of Distresses
= 100 - 20

Condition Rating = 80

mill & Resurface 1 1/2

Pic 24 mill & Resurf. Slipping 10x75'
Pic 25 Slipping 100'

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

Pic ~~24~~ - 26 - 27

ASPHALT PAVEMENT RATING FORM

#8

STREET/ROUTE/FACILITY NAME:

4th St. E. N. 161 to Cul de Sac

CITY OR COUNTY:

DATE:

10-26-22

LENGTH OF PROJECT:

WIDTH:

LOCATION OF SURVEY:

WEATHER:

PAVEMENT TYPE:

NOTES:

(Note: a rating of "0" indicates that the distress does not occur)

<u>DISTRESS</u>	<u>RATING</u>	<u>SCORE</u>
Transverse Cracks	0 to 5	1
Longitudinal Cracks	0 to 5	1
Block/Multiple Cracking	0 to 10	2
Alligator Cracks	0 to 10	3
Shrinkage Cracks	0 to 5	1
Rutting	0 to 10	2
Corrugations	0 to 5	2
Raveling	0 to 5	0
Shoving or Pushing	0 to 5	3
Pot Holes	0 to 10	3
Excess Asphalt/Binder	0 to 5	0
Polished Aggregate	0 to 5	5
Deficient Drainage	0 to 10	5
Overall Riding Quality (0 is excellent; 10 is very poor)	0 to 10	3

Sum of Distresses =

27

Condition Rating = 100 - Sum of Distresses

= 100 -

27

Condition Rating

73

patch at 161/14
Needs based replaced

Mill + Resurf 1/2 10x15
Pic ~~24~~ 10/01 Mill + Resurf patch Slipping 10x30
24
27 Utility patch failing

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

Pics 1-

ASPHALT PAVEMENT RATING FORM

#9

STREET/ROUTE/FACILITY NAME: Redington Dr. N. 161 to 164

CITY OR COUNTY: _____

DATE: 10-26-22

LENGTH OF PROJECT: _____

WIDTH: _____

LOCATION OF SURVEY: _____

WEATHER: _____

PAVEMENT TYPE: _____

NOTES: _____

(Note: a rating of "0" indicates that the distress does not occur)

<u>DISTRESS</u>	<u>RATING</u>	<u>SCORE</u>
Transverse Cracks	0 to 5	<u>1</u>
Longitudinal Cracks	0 to 5	<u>1</u>
Block/Multiple Cracking	0 to 10	<u>0</u>
Alligator Cracks	0 to 10	<u>0</u>
Shrinkage Cracks	0 to 5	<u>0</u>
Rutting	0 to 10	<u>0</u>
Corrugations	0 to 5	<u>0</u>
Raveling	0 to 5	<u>0</u>
Shoving or Pushing	0 to 5	<u>0</u>
Pot Holes	0 to 10	<u>1</u>
Excess Asphalt/Binder	0 to 5	<u>0</u>
Polished Aggregate	0 to 5	<u>3</u>
Deficient Drainage	0 to 10	<u>5</u>
Overall Riding Quality (0 is excellent; 10 is very poor)	0 to 10	<u>2</u>
Sum of Distresses =		<u>19</u>

Condition Rating = $100 - \text{Sum of Distresses}$

$100 - 19$

Condition Rating =

86

possible mill Resurface

Pic 1 utility patch 2x2' slight depression

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

PIC 2-7

ASPHALT PAVEMENT RATING FORM

#10

STREET/ROUTE/FACILITY NAME: 224 St E N. 164 to 161

CITY OR COUNTY: _____ DATE: 10-24-22

LENGTH OF PROJECT: _____ WIDTH: _____

LOCATION OF SURVEY: _____ WEATHER: _____

PAVEMENT TYPE: _____

NOTES: _____

(Note: a rating of "0" indicates that the distress does not occur)

<u>DISTRESS</u>	<u>RATING</u>	<u>SCORE</u>
Transverse Cracks	0 to 5	<u>1</u>
Longitudinal Cracks	0 to 5	<u>1</u>
Block/Multiple Cracking	0 to 10	<u>0</u>
Alligator Cracks	0 to 10	<u>0</u>
Shrinkage Cracks	0 to 5	<u>0</u>
Rutting	0 to 10	<u>0</u>
Corrugations	0 to 5	<u>0</u>
Raveling	0 to 5	<u>2</u>
Shoving or Pushing	0 to 5	<u>1</u>
Pot Holes	0 to 10	<u>2</u>
Excess Asphalt/Binder	0 to 5	<u>0</u>
Polished Aggregate	0 to 5	<u>3</u>
Deficient Drainage	0 to 10	<u>5</u>
Overall Riding Quality (0 is excellent; 10 is very poor)	0 to 10	<u>1</u>

Sum of Distresses = 15

Condition Rating = $100 - \text{Sum of Distresses}$
 $100 - 15 = 85$

Condition Rating = 85

Nothing at this time

- Pic 2 Shoving pushing at stop sign @ 164
- Pic 3 utility patch 16316 2'x3'
- Pic 4 pavement top layer broke out 1'x2'
- Pic 5 utility patch at 163 Ave NE Cor. 5'x6'
- Pic 6 utility patch at 162 1'
- Pic 7 utility depression at 162 Ave. S.E. Cor.

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

Pic 8-10

ASPHALT PAVEMENT RATING FORM

#11

STREET/ROUTE/FACILITY NAME:

3rd St. E N. 164 to 161

CITY OR COUNTY:

DATE:

10-26-22

LENGTH OF PROJECT:

WIDTH:

LOCATION OF SURVEY:

WEATHER:

PAVEMENT TYPE:

NOTES:

(Note: a rating of "0" indicates that the distress does not occur)

<u>DISTRESS</u>	<u>RATING</u>	<u>SCORE</u>
Transverse Cracks	0 to 5	1
Longitudinal Cracks	0 to 5	1
Block/Multiple Cracking	0 to 10	8
Alligator Cracks	0 to 10	8
Shrinkage Cracks	0 to 5	0
Rutting	0 to 10	0
Corrugations	0 to 5	0
Raveling	0 to 5	0
Shoving or Pushing	0 to 5	0
Pot Holes	0 to 10	2
Excess Asphalt/Binder	0 to 5	0
Polished Aggregate	0 to 5	3
Deficient Drainage	0 to 10	5
Overall Riding Quality (0 is excellent; 10 is very poor)	0 to 10	1
Sum of Distresses =		13

Condition Rating = 100 - Sum of Distresses

100 - 13

Condition Rating

87

Pic # 9 Patch at 16208 Needs depression
reconcile base

3' x 10'

Pic # 8 Surface cracks could be start of slipping
Pic # 10 Utility patch needs reconcile 10x10 Triangle

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

Pic 11-

ASPHALT PAVEMENT RATING FORM

#12

STREET/ROUTE/FACILITY NAME:

163rd Ave. N. 3rd St. E to Gulf Blvd

CITY OR COUNTY:

DATE:

10-26-22

LENGTH OF PROJECT:

WIDTH:

LOCATION OF SURVEY:

WEATHER:

PAVEMENT TYPE:

NOTES:

(Note: a rating of "0" indicates that the distress does not occur)

<u>DISTRESS</u>	<u>RATING</u>	<u>SCORE</u>
Transverse Cracks	0 to 5	1
Longitudinal Cracks	0 to 5	1
Block/Multiple Cracking	0 to 10	0
Alligator Cracks	0 to 10	0
Shrinkage Cracks	0 to 5	0
Rutting	0 to 10	0
Corrugations	0 to 5	0
Raveling	0 to 5	0
Shoving or Pushing	0 to 5	0
Pot Holes	0 to 10	1
Excess Asphalt/Binder	0 to 5	0
Polished Aggregate	0 to 5	3
Deficient Drainage	0 to 10	5
Overall Riding Quality (0 is excellent; 10 is very poor)	0 to 10	0
Sum of Distresses =		11

Condition Rating = $100 - \text{Sum of Distresses}$
 $100 - 11$

Condition Rating =

89

Nothing Needed

Pic 11 Utility Patches

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

P.C. # 11

ASPHALT PAVEMENT RATING FORM

#13

CCP

STREET/ROUTE/FACILITY NAME:

162nd Ave. N. Redington Dr. to Gulf Blvd.

CITY OR COUNTY:

DATE:

10-26-22

LENGTH OF PROJECT:

WIDTH:

LOCATION OF SURVEY:

WEATHER:

PAVEMENT TYPE:

NOTES:

(Note: a rating of "0" indicates that the distress does not occur)

<u>DISTRESS</u>	<u>RATING</u>	<u>SCORE</u>
Transverse Cracks	0 to 5	1
Longitudinal Cracks	0 to 5	1
Block/Multiple Cracking	0 to 10	0
Alligator Cracks	0 to 10	0
Shrinkage Cracks	0 to 5	0
Rutting	0 to 10	0
Corrugations	0 to 5	0
Raveling	0 to 5	0
Shoving or Pushing	0 to 5	0
Pot Holes	0 to 10	1
Excess Asphalt/Binder	0 to 5	0
Polished Aggregate	0 to 5	3
Deficient Drainage	0 to 10	5
Overall Riding Quality (0 is excellent; 10 is very poor)	0 to 10	0
Sum of Distresses =		11

Condition Rating = 100 - Sum of Distresses

= 100 -

11

Condition Rating =

89

Nothing Needed
P.C. #11 Depression at DOT Joint Gulf Blvd.

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

Pic 12 ~~15~~
13-14

#14
South End

ASPHALT PAVEMENT RATING FORM

STREET/ROUTE/FACILITY NAME: 140 Ct. Gulf Blvd. to Caldesa
CITY OR COUNTY: _____ DATE: 10-27-22
LENGTH OF PROJECT: _____ WIDTH: _____
LOCATION OF SURVEY: _____ WEATHER: _____
PAVEMENT TYPE: ACSC
NOTES: _____

(Note: a rating of "0" indicates that the distress does not occur)

<u>DISTRESS</u>	<u>RATING</u>	<u>SCORE</u>
Transverse Cracks	0 to 5	<u>3</u>
Longitudinal Cracks	0 to 5	<u>3</u>
Block/Multiple Cracking	0 to 10	<u>3</u>
Alligator Cracks	0 to 10	<u>3</u>
Shrinkage Cracks	0 to 5	<u>0</u>
Rutting	0 to 10	<u>0</u>
Corrugations	0 to 5	<u>0</u>
Raveling	0 to 5	<u>1</u>
Shoving or Pushing	0 to 5	<u>0</u>
Pot Holes	0 to 10	<u>3</u>
Excess Asphalt/Binder	0 to 5	<u>0</u>
Polished Aggregate	0 to 5	<u>4</u>
Deficient Drainage	0 to 10	<u>5</u>
Overall Riding Quality (0 is excellent; 10 is very poor)	0 to 10	<u>2</u>
Sum of Distresses =		<u>24</u>

Condition Rating = 100 - Sum of Distresses
= 100 - 24

Condition Rating =

76

May consider milling
out 3' x 2' 11"
Replace with 2" 12.5 1' 2 9.5

Pic 13 ~~12~~ DOT Joint at Gulf Blvd.
Pic 14 ~~13~~ End Caldesa looking West
Pic 15 ~~14~~ Cracking
Pic 16 ~~15~~ Utility Patch 4' x 10'

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

#15 South

Pic #17-18

ASPHALT PAVEMENT RATING FORM

STREET/ROUTE/FACILITY NAME: 160 Ave. Gulf Blvd to 2nd St. E.

CITY OR COUNTY: _____ DATE: 10-27-22

LENGTH OF PROJECT: _____ WIDTH: _____

LOCATION OF SURVEY: _____ WEATHER: _____

PAVEMENT TYPE: _____

NOTES: _____

(Note: a rating of "0" indicates that the distress does not occur)

<u>DISTRESS</u>	<u>RATING</u>	<u>SCORE</u>
Transverse Cracks	0 to 5	<u>1</u>
Longitudinal Cracks	0 to 5	<u>1</u>
Block/Multiple Cracking	0 to 10	<u>0</u>
Alligator Cracks	0 to 10	<u>0</u>
Shrinkage Cracks	0 to 5	<u>0</u>
Rutting	0 to 10	<u>0</u>
Corrugations	0 to 5	<u>0</u>
Raveling	0 to 5	<u>0</u>
Shoving or Pushing	0 to 5	<u>0</u>
Pot Holes	0 to 10	<u>0</u>
Excess Asphalt/Binder	0 to 5	<u>0</u>
Polished Aggregate	0 to 5	<u>3</u>
Deficient Drainage	0 to 10	<u>5</u>
Overall Riding Quality (0 is excellent; 10 is very poor)	0 to 10	<u>0</u>
Sum of Distresses =		<u>10</u>

Condition Rating = $100 - \text{Sum of Distresses}$
 $100 - 10$

Condition Rating = 90

Pic 14 DOT Joint at Gulf Blvd
 Pic 18 minor cracking at Triangle

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

Pic 19 - 21

#14 South

ASPHALT PAVEMENT RATING FORM

STREET/ROUTE/FACILITY NAME: 157th Ave. Gulf Blvd Dead End Cul-de-Sac
 CITY OR COUNTY: _____ DATE: 10-27-22
 LENGTH OF PROJECT: _____ WIDTH: _____
 LOCATION OF SURVEY: _____ WEATHER: _____
 PAVEMENT TYPE: _____
 NOTES: _____

(Note: a rating of "0" indicates that the distress does not occur)

<u>DISTRESS</u>	<u>RATING</u>	<u>SCORE</u>
Transverse Cracks	0 to 5	1
Longitudinal Cracks	0 to 5	1
Block/Multiple Cracking	0 to 10	0
Alligator Cracks	0 to 10	0
Shrinkage Cracks	0 to 5	0
Rutting	0 to 10	0
Corrugations	0 to 5	0
Raveling	0 to 5	1
Shoving or Pushing	0 to 5	2
Pot Holes	0 to 10	0
Excess Asphalt/Binder	0 to 5	0
Polished Aggregate	0 to 5	3
Deficient Drainage	0 to 10	5
Overall Riding Quality (0 is excellent; 10 is very poor)	0 to 10	2
Sum of Distresses =		15

Condition Rating = $100 - \text{Sum of Distresses}$
 = $100 - 15$

Condition Rating =

85

Pic 19 - DOT Joint at Gulf Blvd.
 Pic 20 - Asphalt Slipping before Redington Dr.
 Pic 21 - Dead End Cul-de-Sac looking west

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

Pic #22-23 #17 South

ASPHALT PAVEMENT RATING FORM

STREET/ROUTE/FACILITY NAME: Bedington Dr. 159th to Dead End
CITY OR COUNTY: _____ DATE: 10-27-22 Cul de Sac
LENGTH OF PROJECT: _____ WIDTH: _____
LOCATION OF SURVEY: _____ WEATHER: _____
PAVEMENT TYPE: _____
NOTES: _____

(Note: a rating of "0" indicates that the distress does not occur)

<u>DISTRESS</u>	<u>RATING</u>	<u>SCORE</u>
Transverse Cracks	0 to 5	<u>1</u>
Longitudinal Cracks	0 to 5	<u>1</u>
Block/Multiple Cracking	0 to 10	<u>0</u>
Alligator Cracks	0 to 10	<u>0</u>
Shrinkage Cracks	0 to 5	<u>0</u>
Rutting	0 to 10	<u>0</u>
Corrugations	0 to 5	<u>0</u>
Raveling	0 to 5	<u>1</u>
Shoving or Pushing	0 to 5	<u>0</u>
Pot Holes	0 to 10	<u>0</u>
Excess Asphalt/Binder	0 to 5	<u>0</u>
Polished Aggregate	0 to 5	<u>3</u>
Deficient Drainage	0 to 10	<u>5</u>
Overall Riding Quality (0 is excellent; 10 is very poor)	0 to 10	<u>2</u>
Sum of Distresses =		<u>12</u>

Condition Rating = $100 - \text{Sum of Distresses}$
= $100 - 12$

Condition Rating = 88

Pic 22 159 Int. Cracks
Pic 23 Dead End Cul de Sac looking west

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

Pic 24-26 # 18 South

ASPHALT PAVEMENT RATING FORM

STREET/ROUTE/FACILITY NAME: Redington Dr. From 15th to 1st St. E.

CITY OR COUNTY: _____ DATE: 10-27-22

LENGTH OF PROJECT: _____ WIDTH: _____

LOCATION OF SURVEY: _____ WEATHER: _____

PAVEMENT TYPE: _____

NOTES: _____

(Note: a rating of "0" indicates that the distress does not occur)

<u>DISTRESS</u>	<u>RATING</u>	<u>SCORE</u>
Transverse Cracks	0 to 5	1
Longitudinal Cracks	0 to 5	1
Block/Multiple Cracking	0 to 10	1
Alligator Cracks	0 to 10	1
Shrinkage Cracks	0 to 5	0
Rutting	0 to 10	0
Corrugations	0 to 5	1
Raveling	0 to 5	1
Shoving or Pushing	0 to 5	0
Pot Holes	0 to 10	2
Excess Asphalt/Binder	0 to 5	0
Polished Aggregate	0 to 5	3
Deficient Drainage	0 to 10	5
Overall Riding Quality (0 is excellent; 10 is very poor)	0 to 10	3
Sum of Distresses =		18

Condition Rating = 100 - Sum of Distresses
= 100 - 18

Condition Rating = 82

Pic 24 Int at 15th longitudinal crack
Pic 25 Asphalt Patch 6'x10' 15th St E
Pic 26 Dip in Rd holding water 15th St E

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

Pic 27-29

#18 Survey

ASPHALT PAVEMENT RATING FORM

STREET/ROUTE/FACILITY NAME: Redington Dr. 1st St. E.S. to Dead End
CITY OR COUNTY: _____ DATE: 10-27-22 Culdesac.
LENGTH OF PROJECT: _____ WIDTH: _____
LOCATION OF SURVEY: _____ WEATHER: _____
PAVEMENT TYPE: _____
NOTES: _____

(Note: a rating of "0" indicates that the distress does not occur)

DISTRESS	RATING	SCORE
Transverse Cracks	0 to 5	1
Longitudinal Cracks	0 to 5	1
Block/Multiple Cracking	0 to 10	0
Alligator Cracks	0 to 10	0
Shrinkage Cracks	0 to 5	0
Rutting	0 to 10	1
Corrugations	0 to 5	1
Raveling	0 to 5	0
Shoving or Pushing	0 to 5	0
Pot Holes	0 to 10	2
Excess Asphalt/Binder	0 to 5	0
Polished Aggregate	0 to 5	3
Deficient Drainage	0 to 10	5
Overall Riding Quality (0 is excellent, 10 is very poor)	0 to 10	2

Sum of Distresses =

Condition Rating = 100 - Sum of Distresses
= 100 - 15

Condition Rating =

85

Pic 27 1st St. Int looking East + No issues
Pic 28 15514 minor cracks + Bird Baths
Pic 29 Dead End Culdesac looking West
Patches need re done

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

PIC 30-31

~~20~~ South
20

ASPHALT PAVEMENT RATING FORM

STREET/ROUTE/FACILITY NAME: 2nd St. E. South End Redington to End City Limit
CITY OR COUNTY: _____ DATE: _____
LENGTH OF PROJECT: _____ WIDTH: _____
LOCATION OF SURVEY: _____ WEATHER: _____
PAVEMENT TYPE: _____
NOTES: _____

(Note: a rating of "0" indicates that the distress does not occur)

<u>DISTRESS</u>	<u>RATING</u>	<u>SCORE</u>
Transverse Cracks	0 to 5	1
Longitudinal Cracks	0 to 5	1
Block/Multiple Cracking	0 to 10	0
Alligator Cracks	0 to 10	0
Shrinkage Cracks	0 to 5	0
Rutting	0 to 10	0
Corrugations	0 to 5	0
Raveling	0 to 5	0
Shoving or Pushing	0 to 5	2
Pot Holes	0 to 10	0
Excess Asphalt/Binder	0 to 5	0
Polished Aggregate	0 to 5	3
Deficient Drainage	0 to 10	5
Overall Riding Quality (0 is excellent; 10 is very poor)	0 to 10	2
Sum of Distresses =		14

Condition Rating = $100 - \text{Sum of Distresses}$
 $100 - 14$

Condition Rating = 86

PIC 30 End City limit looking North
PIC 31 House 15501 Asphalt Striping

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

Pic 32-34

~~32~~ South
21

ASPHALT PAVEMENT RATING FORM

STREET/ROUTE/FACILITY NAME: 1st St. East 155th Ave. to 160th Ave.

CITY OR COUNTY: _____ DATE: 10-27-22

LENGTH OF PROJECT: _____ WIDTH: _____

LOCATION OF SURVEY: _____ WEATHER: _____

PAVEMENT TYPE: _____

NOTES: _____

(Note: a rating of "0" indicates that the distress does not occur)

<u>DISTRESS</u>	<u>RATING</u>	<u>SCORE</u>
Transverse Cracks	0 to 5	<u>1</u>
Longitudinal Cracks	0 to 5	<u>1</u>
Block/Multiple Cracking	0 to 10	<u>0</u>
Alligator Cracks	0 to 10	<u>0</u>
Shrinkage Cracks	0 to 5	<u>0</u>
Rutting	0 to 10	<u>0</u>
Corrugations	0 to 5	<u>1</u>
Raveling	0 to 5	<u>0</u>
Shoving or Pushing	0 to 5	<u>2</u>
Pot Holes	0 to 10	<u>3</u>
Excess Asphalt/Binder	0 to 5	<u>0</u>
Polished Aggregate	0 to 5	<u>3</u>
Deficient Drainage	0 to 10	<u>5</u>
Overall Riding Quality (0 is excellent; 10 is very poor)	0 to 10	<u>3</u>
Sum of Distresses =		<u>19</u>

Condition Rating = $100 - \text{Sum of Distresses}$

100 - 19

Condition Rating =

81

Pic #32 155th 100 Kings North Cracks & Slippings
 Pic #33 15504 Patch needs to be done 7'x10'
 Pic #34 15601 Asphalt patch 10'x60'
 Pic #35 15665 Asphalt Slippings
 Pic #36 15704 Utility Patch high & rough

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

Pic 37-41

#22
Sun 14

ASPHALT PAVEMENT RATING FORM

STREET/ROUTE/FACILITY NAME: 2nd St. E. South 161st Ave. to Robinson Dr
CITY OR COUNTY: _____ DATE: 10-27-22
LENGTH OF PROJECT: _____ WIDTH: _____
LOCATION OF SURVEY: _____ WEATHER: _____
PAVEMENT TYPE: _____
NOTES: _____

(Note: a rating of "0" indicates that the distress does not occur)

<u>DISTRESS</u>	<u>RATING</u>	<u>SCORE</u>
Transverse Cracks	0 to 5	1
Longitudinal Cracks	0 to 5	1
Block/Multiple Cracking	0 to 10	0
Alligator Cracks	0 to 10	0
Shrinkage Cracks	0 to 5	0
Rutting	0 to 10	1
Corrugations	0 to 5	1
Raveling	0 to 5	0
Shoving or Pushing	0 to 5	2
Pot Holes	0 to 10	0
Excess Asphalt/Binder	0 to 5	3
Polished Aggregate	0 to 5	5
Deficient Drainage	0 to 10	3
Overall Riding Quality (0 is excellent; 10 is very poor)	0 to 10	17

Sum of Distresses =

Condition Rating = $100 - \text{Sum of Distresses}$
= $100 - 17$

Condition Rating =

83

Pic #37 Int. 161st Ave. looking South cracks
Pic #38 16003 minor bird baths
Pic #39 15912 utility patch No asphalt
Pic #40 15803 Rd way patch? 7' x 16' x 10' Asph. Raveling
Pic #41 15901 Rd way patch 5' x 10' Asph. Raveling
little rough

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT #23

Pic #42 -

South

ASPHALT PAVEMENT RATING FORM

STREET/ROUTE/FACILITY NAME: 31st St. E South Redington to 159th Ave.

CITY OR COUNTY: _____ DATE: 10-27-22

LENGTH OF PROJECT: _____ WIDTH: _____

LOCATION OF SURVEY: _____ WEATHER: _____

PAVEMENT TYPE: _____

NOTES: _____

(Note: a rating of "0" indicates that the distress does not occur)

<u>DISTRESS</u>	<u>RATING</u>	<u>SCORE</u>
Transverse Cracks	0 to 5	<u>1</u>
Longitudinal Cracks	0 to 5	<u>1</u>
Block/Multiple Cracking	0 to 10	<u>0</u>
Alligator Cracks	0 to 10	<u>0</u>
Shrinkage Cracks	0 to 5	<u>0</u>
Rutting	0 to 10	<u>0</u>
Corrugations	0 to 5	<u>0</u>
Raveling	0 to 5	<u>0</u>
Shoving or Pushing	0 to 5	<u>0</u>
Pot Holes	0 to 10	<u>0</u>
Excess Asphalt/Binder	0 to 5	<u>0</u>
Polished Aggregate	0 to 5	<u>3</u>
Deficient Drainage	0 to 10	<u>5</u>
Overall Riding Quality (0 is excellent; 10 is very poor)	0 to 10	<u>0</u>
Sum of Distresses =		<u>10</u>

Condition Rating = 100 - Sum of Distresses
= 100 - 10

Condition Rating = 90

Pic #42 159th Ave. looking North No issues

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

Pic 43 -

#24
South

ASPHALT PAVEMENT RATING FORM

STREET/ROUTE/FACILITY NAME: 160th Terrace 2nd St. to Redington

CITY OR COUNTY: _____ DATE: 10-27-22

LENGTH OF PROJECT: _____ WIDTH: _____

LOCATION OF SURVEY: _____ WEATHER: _____

PAVEMENT TYPE: _____

NOTES: _____

(Note: a rating of "0" indicates that the distress does not occur)

<u>DISTRESS</u>	<u>RATING</u>	<u>SCORE</u>
Transverse Cracks	0 to 5	<u>1</u>
Longitudinal Cracks	0 to 5	<u>1</u>
Block/Multiple Cracking	0 to 10	<u>0</u>
Alligator Cracks	0 to 10	<u>0</u>
Shrinkage Cracks	0 to 5	<u>0</u>
Rutting	0 to 10	<u>0</u>
Corrugations	0 to 5	<u>1</u>
Raveling	0 to 5	<u>0</u>
Shoving or Pushing	0 to 5	<u>0</u>
Pot Holes	0 to 10	<u>0</u>
Excess Asphalt/Binder	0 to 5	<u>0</u>
Polished Aggregate	0 to 5	<u>3</u>
Deficient Drainage	0 to 10	<u>5</u>
Overall Riding Quality (0 is excellent; 10 is very poor)	0 to 10	<u>12</u>
Sum of Distresses		<u>12</u>

Condition Rating = $100 - \text{Sum of Distresses}$

= $100 - 12$

Condition Rating =

88

Pic 43 Int. 2nd looking East No issues

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

Pic ~~#44~~ 44-45 #25 South

ASPHALT PAVEMENT RATING FORM

STREET/ROUTE/FACILITY NAME: Redington Dr 161st Ave. S. to 2nd St. E.

CITY OR COUNTY: _____ DATE: 10-27-22

LENGTH OF PROJECT: _____ WIDTH: _____

LOCATION OF SURVEY: _____ WEATHER: _____

PAVEMENT TYPE: _____

NOTES: _____

(Note: a rating of "0" indicates that the distress does not occur)

<u>DISTRESS</u>	<u>RATING</u>	<u>SCORE</u>
Transverse Cracks	0 to 5	1
Longitudinal Cracks	0 to 5	1
Block/Multiple Cracking	0 to 10	0
Alligator Cracks	0 to 10	0
Shrinkage Cracks	0 to 5	0
Rutting	0 to 10	0
Corrugations	0 to 5	0
Ravelling	0 to 5	0
Shoving or Pushing	0 to 5	0
Pot Holes	0 to 10	1
Excess Asphalt/Binder	0 to 5	0
Polished Aggregate	0 to 5	3
Deficient Drainage	0 to 10	5
Overall Riding Quality (0 is excellent; 10 is very poor)	0 to 10	2
Sum of Distresses =		13

Condition Rating = 100 - Sum of Distresses
= 100 - 13

Condition Rating = 87

Pic #44 161st Ave. In looking South some cracks
Pic #45 16002 Rdway Patch little low

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

PIC 46-

#26 South

ASPHALT PAVEMENT RATING FORM

STREET/ROUTE/FACILITY NAME: 158th Ave. Gulf Blvd. to 2nd St. E.

CITY OR COUNTY: _____ DATE: _____

LENGTH OF PROJECT: _____ WIDTH: _____

LOCATION OF SURVEY: _____ WEATHER: _____

PAVEMENT TYPE: _____

NOTES: _____

(Note: a rating of "0" indicates that the distress does not occur)

<u>DISTRESS</u>	<u>RATING</u>	<u>SCORE</u>
Transverse Cracks	0 to 5	0
Longitudinal Cracks	0 to 5	0
Block/Multiple Cracking	0 to 10	0
Alligator Cracks	0 to 10	0
Shrinkage Cracks	0 to 5	0
Rutting	0 to 10	0
Corrugations	0 to 5	1
Raveling	0 to 5	0
Shoving or Pushing	0 to 5	0
Pot Holes	0 to 10	0
Excess Asphalt/Binder	0 to 5	0
Polished Aggregate	0 to 5	3
Deficient Drainage	0 to 10	5
Overall Riding Quality (0 is excellent; 10 is very poor)	0 to 10	1
Sum of Distresses =		10

Condition Rating = 100 - Sum of Distresses
= 100 - 10

Condition Rating = 90

PIC 46 DOT Joint at Gulf Blvd

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

Pic 47-

#27 South

ASPHALT PAVEMENT RATING FORM

STREET/ROUTE/FACILITY NAME: 157th Ave. Gulf Blvd to 15th St.

CITY OR COUNTY: _____

DATE: 10-27-22

LENGTH OF PROJECT: _____

WIDTH: _____

LOCATION OF SURVEY: _____

WEATHER: _____

PAVEMENT TYPE: _____

NOTES: _____

(Note: a rating of "0" indicates that the distress does not occur)

<u>DISTRESS</u>	<u>RATING</u>	<u>SCORE</u>
Transverse Cracks	0 to 5	<u>0</u>
Longitudinal Cracks	0 to 5	<u>0</u>
Block/Multiple Cracking	0 to 10	<u>0</u>
Alligator Cracks	0 to 10	<u>0</u>
Shrinkage Cracks	0 to 5	<u>0</u>
Rutting	0 to 10	<u>0</u>
Corrugations	0 to 5	<u>0</u>
Raveling	0 to 5	<u>0</u>
Shoving or Pushing	0 to 5	<u>0</u>
Pot Holes	0 to 10	<u>0</u>
Excess Asphalt/Binder	0 to 5	<u>0</u>
Polished Aggregate	0 to 5	<u>3</u>
Deficient Drainage	0 to 10	<u>5</u>
Overall Riding Quality (0 is excellent; 10 is very poor)	0 to 10	<u>0</u>
Sum of Distresses =		<u>8</u>

Condition Rating = 100 - Sum of Distresses
= 100 - 8

Condition Rating =

92

Pic 47 DOT Joint at Gulf Blvd

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

Pic 48

#28 South

ASPHALT PAVEMENT RATING FORM

STREET/ROUTE/FACILITY NAME: 156th Ave. Gulf Blvd. to 155th

CITY OR COUNTY: _____ DATE: _____

LENGTH OF PROJECT: _____ WIDTH: _____

LOCATION OF SURVEY: _____ WEATHER: _____

PAVEMENT TYPE: _____

NOTES: _____

(Note: a rating of "0" indicates that the distress does not occur)

<u>DISTRESS</u>	<u>RATING</u>	<u>SCORE</u>
Transverse Cracks	0 to 5	0
Longitudinal Cracks	0 to 5	1
Block/Multiple Cracking	0 to 10	0
Alligator Cracks	0 to 10	0
Shrinkage Cracks	0 to 5	0
Rutting	0 to 10	0
Corrugations	0 to 5	0
Raveling	0 to 5	0
Shoving or Pushing	0 to 5	0
Pot Holes	0 to 10	0
Excess Asphalt/Binder	0 to 5	0
Polished Aggregate	0 to 5	3
Deficient Drainage	0 to 10	5
Overall Riding Quality (0 is excellent; 10 is very poor)	0 to 10	0
Sum of Distresses =		9

Condition Rating $100 - \text{Sum of Distresses}$
 $100 - 9$

Condition Rating = 91

Pic 48 Gulf Blvd. DOT Jan 15

A PAVEMENT RATING SYSTEM FOR ASPHALT PAVEMENT

P.C. 49

#29 SURF

ASPHALT PAVEMENT RATING FORM

STREET/ROUTE/FACILITY NAME: 155 Ave. Gulf Blvd to 20th St. E

CITY OR COUNTY: _____ DATE: _____

LENGTH OF PROJECT: _____ WIDTH: _____

LOCATION OF SURVEY: _____ WEATHER: _____

PAVEMENT TYPE: _____

NOTES: _____

(Note: a rating of "0" indicates that the distress does not occur)

<u>DISTRESS</u>	<u>RATING</u>	<u>SCORE</u>
Transverse Cracks	0 to 5	3
Longitudinal Cracks	0 to 5	3
Block/Multiple Cracking	0 to 10	3
Alligator Cracks	0 to 10	2
Shrinkage Cracks	0 to 5	2
Rutting	0 to 10	0
Corrugations	0 to 5	1
Raveling	0 to 5	0
Shoving or Pushing	0 to 5	0
Pot Holes	0 to 10	1
Excess Asphalt/Binder	0 to 5	0
Polished Aggregate	0 to 5	3
Deficient Drainage	0 to 10	5
Overall Riding Quality (0 is excellent; 10 is very poor)	0 to 10	3

Sum of Distresses = 26

Condition Rating = $100 - \text{Sum of Distresses}$
 $100 - 26$

Condition Rating = 74

Mill + Resurf 3 1/2" 2" 12.5 1 1/2' 9.5'

P.C. 49 - Gulf Blvd. DOT Joint +
 P.C. 50 - NW Cor. of 1st St. E. Patch sinking 5' x 8'
 P.C. 51 - 15473 Rd. Patch Crossing 9' x 18'

AGENDA ITEM 9a.

**PRESENTATION BY
LINDA FISHER, TOWN PLANNER**

PROPOSED ZONING CODE AMENDMENTS



XX. Proposed Update to the Zoning Code

This agenda item introduces recommended amendments to the Town of Redington Beach zoning code to address a number of issues that have been identified. The proposed ordinance is intended to bring the zoning code up to date with customary planning practices, eliminate inconsistencies with the comprehensive plan, and make it easier to use. The recommendations are listed below, and information and examples for each will be presented to the Commission.

The proposed ordinance was reviewed for consistency with the comprehensive plan by the Planning Board at a public hearing On November 15, 2022. Their findings and recommendation are discussed below.

A. Zoning District Recommendations

Redington Beach administers its zoning districts differently from most local governments. Rather than an adopted zoning map, the zoning districts are established by legal descriptions based on the Town's original plat, which in some cases do not correspond to the current legal descriptions maintained by the Property Appraiser's Office. Rather than descriptive names, the districts are numbered 1, 2 and 3, with District 1 having several subdistricts. In some cases, land uses permitted by the zoning districts conflict with provisions in the comprehensive plan or elsewhere in the code.

Recommended amendments to address these issues:

1. Adopt an official zoning map and make it part of the land development code by reference.
2. Replace the current names of the zoning districts with more descriptive names.
3. Consolidate duplicate zoning districts.
4. Include a table showing the relationship between the zoning districts and future land use categories.
5. Correct inconsistencies between the permitted uses of the zoning districts and the future land use categories.
6. Remove obsolete zoning provisions.
7. List the densities and intensities for each zoning district.
8. List special exception uses allowed elsewhere in the code.

B. Building Official Recommendations

Other issues have been identified by the Town Building Official in the course of his work. Recommended amendments in the original draft ordinance included:

9. Remove outdated requirement that all buildings use masonry construction.
10. Clarify the use of front, rear, and side boundary lines, lot lines, and setbacks.
11. Adopt definitions and use provisions for principal and accessory structures.

However, in its review of the ordinance for consistency with the comprehensive plan, the Planning Board found that portions of recommendation 11 were inconsistent with the Future Land Use Element, as described below.

C. Housekeeping Amendments

Other amendments of a minor housekeeping nature are needed to implement the above amendments and correct minor inconsistencies within the code. In addition, there minor inconsistencies with the Countywide Plan, which provides a common set of standards and definitions for all local governments in Pinellas County. Recommended amendments include:

12. Correct minor inconsistencies between the code definitions and the Countywide Plan.
13. Update zoning district names in other sections of the Town code.

D. Planning Board Review and Recommendation

On November 15, the Planning Board held a public hearing to review the proposed ordinance for consistency with the Town's comprehensive plan. The ordinance was found to be consistent with the exception of some provisions of recommendation 11, which would have restricted the use of accessory structures without a principal structure. The Planning Board recommended that the Town Commission approve the proposed ordinance with those provisions removed.

Attachments:

1. Draft Ordinance No. 2022-13 (with Exhibits 1 through 5), as recommended for adoption by the Planning Board on November 15, 2022

APPENDIX A - ZONING

Sec. 1. - {Purpose of regulations.}

For the purpose of promoting the health, safety, and general welfare; to secure safety from fire, panic or other dangers; to provide adequate light and air; to prevent the overcrowding of land, and avoidance of undue concentration of population in the Town of Redington Beach, the corporate limits and areas of the Town of Redington Beach are hereby divided into zoning districts, and with regulations and restrictions for each of such districts as hereinafter set forth.

All land use and land development shall be in accordance with the town's comprehensive plan and these regulations. Where these regulations differ from the town's comprehensive plan the more restrictive of the two (2) shall be applied.

(Ord. No. 92-08, § 2, 9-15-92)

Sec. 2. - {Zoning districts.}

(a) Establishment of zoning districts. For the purpose of this ordinance, the Town of Redington Beach ~~be and the same~~ is hereby divided into ~~three (3)~~ six zoning districts, known and designated as follows:

<u>Zoning District</u>	<u>Symbol</u>
<u>Multifamily</u>	<u>MF</u>
<u>Mixed Use 1</u>	<u>MU-1</u>
<u>Mixed Use 2</u>	<u>MU-2</u>
<u>Recreation/Open Space</u>	<u>R/OS</u>
<u>Public/Semi-Public</u>	<u>P/SP</u>
<u>Single-Family</u>	<u>SF</u>

(b) Establishment of zoning map. The locations and boundaries of the enumerated zoning districts are established as shown on the adopted Zoning Map of the Town of Redington Beach. The zoning map is hereby made a part of this Appendix A, Section 2. The zoning map shall be identified by the signature of the mayor, attested by the town clerk and bear the seal of the town. The official zoning map shall be maintained on display in the Town Hall.

Except where referenced on the zoning map to a street boundary line or other designated line by dimensions shown on such map, the zoning district boundary lines are intended to follow lot lines or the center line of street or alleys or rights-of-way as they existed at the time of the adoption of the map or any amendments of the same.

(c) Correlation of zoning districts and future land use plan categories. The table below shows the correlation between the town's zoning districts and future land use plan categories, as established

in the town's comprehensive plan. Maximum densities, intensities, and permitted uses of land parcels within each zoning district are governed by the underlying future land use category, unless further restricted by these land development regulations.

<u>Future Land Use Category</u>	<u>ME</u>	<u>MU-1</u>	<u>MU-2</u>	<u>R/OS</u>	<u>P/SP</u>	<u>SF</u>
<u>Residential Urban</u>						<u>X</u>
<u>Residential Medium</u>	<u>X</u>			<u>X</u>		<u>X</u>
<u>Residential/Office/Retail</u>		<u>X</u>	<u>X</u>			
<u>Institutional</u>					<u>X</u>	
<u>Recreation/Open Space</u>				<u>X</u>		<u>X</u>
<u>Preservation</u>						<u>X</u>

each embracing the territory as follows, to wit:

District No. 1

Lots 1 to 11, both inclusive, of Block 24, Lots 1 to 9, both inclusive, and Lots 12 to 21, both inclusive, of Block 18, all in Third Addition to Redington Beach Homes; and Lots 1 and 2 and Lots 5 to 11, both inclusive, C. E. Redington Replat; and also unplatted lot or tract of land lying between Lot 21 of Block 18 of Redington Beach Homes aforesaid and Gulf Boulevard.

District No. 2

That portion of the territory within the corporate limits not included in District No. 1, and lying north of the center line of 157th Avenue, and along such center line as extended to the town limits in the waters of Boca Ciega Bay and the Gulf of Mexico.

District No. 3

That portion of the territory within the corporate limits lying south of the center line of 157th Avenue, and along such center line as extended to the town limits in the waters of Boca Ciega Bay and the Gulf of Mexico.

Sec. 3. - Permitted buildings and uses. District regulations.

District No. 1 is hereby zoned for the construction of buildings and use thereof as follows:

- (1a) Lots 1 to 11, Block 24, Third Addition to Redington Beach Homes are hereby zoned for the construction of buildings and the use thereof for the conduct of apartment, hotel or club business, excepting as such construction or use may hereinafter be limited or restricted; in the construction of such apartment, hotel or club building, provision may be made for, and there may be operated and conducted, with necessary kitchen or kitchens, such dining room or other eating, cocktail lounge or bar, and/or other customary club facilities, adequate for the accommodation of the occupants of the apartment building or buildings, if more than one building is included under a single operation, the guests of the hotel and/or the members of the club, as the case may be. The permissive zoning contained in the above portions of this subsection is subject to the ordinances

~~of the Town of Redington Beach now or which may hereafter be in force and effect relative to any or all such facilities.~~

- ~~(1b) Lots 1 to 6, both inclusive, and 15 to 21, both inclusive, of Block 18, Third Addition to Redington Beach Homes and unplatted lot or tract of land lying between Lot 21 of Block 18, of Redington Beach Homes and Gulf Boulevard, are hereby zoned for the construction of multiple-family dwellings or apartments; and provided, that i~~

(a) Multifamily (MF)

- (1) Purpose and Intent. The MF zoning district is hereby zoned for development with single-family and multifamily housing.

(2) Permitted uses.

A. Principal structures include single-family dwellings, apartments and other multiple-family dwellings. In addition, a real estate brokerage and properly allied lines of business may be conducted in building located on the tract at the northeast corner of 163rd Avenue and Gulf Boulevard, as such building is now constructed, this latter exception being made for the reason that such property was and is lacking in conformance with the zoning provisions hereof at the time of the introduction and passage of this ordinance.

B. Accessory structures include detached garages, storage sheds, gazebos, docks, pool enclosures, or similar uses which are located on the same property as a principal structure and are directly related to its operation.

- (3) Maximum development potential. The MF zoning district may be located in the Residential Medium future land use category. The uses and development potential of a parcel of land within the MF district shall be determined by the underlying future land use category as well as the standards found within these land development regulations, whichever is more restrictive.

A. The maximum residential density is fifteen (15) dwelling units per net acre.

B. The maximum impervious surface ratio is 0.65.

- (4) Other standards. In the event any apartment house or building extends beyond the rear line of any particular lot, ~~that is to say, may be and is~~ constructed upon two (2) lots backing up to each other, such building shall be architecturally provided with a double front, one of which fronts shall face upon each of the streets which the two (2) lots respectively face upon, in such manner as to eliminate any back yard area facing upon a street, ~~excepting, however, that a real estate brokerage and properly allied lines of business may be conducted in building located on [the] tract at the northeast corner of 163rd Avenue and Gulf Boulevard, as such building is now constructed, this latter exception being made for the reason that such property was and is lacking in conformance with the zoning provisions hereof at the time of the introduction and passage of this ordinance.~~

- ~~(1c) Lots 9, 10 and 11 of C.-E. Redington Replat, be and the same are hereby zoned for the construction of buildings and use of same for multiple-family dwellings or apartments and/or for~~

~~purposes of transacting retail business, professional or business offices, or other businesses other than manufacturing, industrial, or medical marijuana facilities; excepting, however, the handling or sale of beer, wine or other intoxicating beverages wholesale or retail, for consumption on or off the premises, such sale of beer, wine or intoxicating beverages being hereby strictly prohibited.~~

(b) Mixed Use 1 (MU-1)

(1) Purpose and Intent. The MU-1 zoning district is hereby zoned for development with single-family and multifamily housing, and business uses.

(2) Permitted uses.

A. Principal structures include single-family dwellings, apartments and other multiple-family dwellings, retail commercial, and professional or business offices, or other businesses excluding manufacturing, industrial, medical marijuana facilities, or the handling or sale of beer, wine or other intoxicating beverages.

B. Accessory structures include detached garages, storage sheds, gazebos, docks, pool enclosures, or similar uses which are located on the same property as a principal structure and are directly related to its operation.

(3) Maximum development potential. The MU-1 zoning district may be located in the Residential/Office/Retail future land use category. The uses and development potential of a parcel of land within the MU-1 district shall be determined by the underlying future land use category as well as the standards found within these land development regulations, whichever is more restrictive.

A. The maximum residential density is fifteen (15) dwelling units per net acre.

B. The maximum impervious surface ratio for residential uses is 0.65.

C. The maximum impervious surface ratio for nonresidential uses is 0.85.

D. The maximum floor area ratio for nonresidential uses is 0.40 percent.

E. Mixed residential and nonresidential uses shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the land area of the property.

~~(1d) Lots 7 and 8 of C. E. Redington Replat are hereby zoned for the construction of buildings and use thereof for public or municipal purposes, multiple dwellings, public storage garage or garages, together with sale of such articles or items of merchandise and the performance of such services as are normally incident to the operation and conduct of a storage garage for the uses, services and incidental repair of motor vehicles.~~

(c) Mixed Use 2 (MU-2)

(1) Purpose and Intent. The MU-2 zoning district is hereby zoned for development with public or municipal uses, single-family and multifamily housing.

(2) Permitted uses.

- A. Principal structures include single-family dwellings, apartments and other multiple-family dwellings, and uses related to public or municipal purposes, including public storage garages. Public storage garages include the sale of merchandise and/or services for the use, service and incidental repair of motor vehicles.
- B. Accessory structures include detached garages, storage sheds, gazebos, docks, pool enclosures, or similar uses which are located on the same property as a principal structure and are directly related to its operation.

(3) Maximum development potential. The MU-2 zoning district may be located in the Residential/Office/Retail future land use category. The uses and development potential of a parcel of land within the MU-2 district shall be determined by the underlying future land use category as well as the standards found within these land development regulations, whichever is more restrictive.

- A. The maximum residential density is fifteen (15) dwelling units per net acre.
- B. The maximum impervious surface ratio for residential uses is 0.65.
- C. The maximum impervious surface ratio for nonresidential uses is 0.85.
- D. The maximum floor area ratio for nonresidential uses is 0.40.
- E. Mixed residential and nonresidential uses shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the land area of the property.

~~(1e) Provided, however, that nothing hereinabove contained shall be taken, construed or interpreted as prohibiting the construction of single family dwellings in said District No. 1.~~

~~(1f) Lots 7, 8, 9, 12, 13, and 14, Block 18, Third Addition to Redington Beach Homes and Lots 1, 2, 5 and 6, C. E. Redington Replat are hereby zoned for recreation/open space.~~

(d) Recreation/Open Space (R/OS)

(1) Purpose and Intent. The R/OS zoning district is hereby zoned for use as open space or recreational uses, whether public or private.

(2) Permitted uses.

- A. Principal uses include public or private open space, public or private parks, public recreation facilities, or public beach or water access.
- B. Special exception uses include wireless communications towers subject to the provisions of Chapter 6, Article IX, Division 2 of the Town of Redington Beach Code of Ordinances.

C. Accessory structures include detached garages, storage sheds, gazebos, docks, pool enclosures, or similar uses which are located on the same property as a principal use and are directly related to its operation.

(3) Maximum development potential. The R/OS zoning district may be located in more than one future land use category. The uses and development potential of a parcel of land within the R/OS district shall be determined by the underlying future land use category as well as the standards found within these land development regulations, whichever is more restrictive. Intensity standards for the future land use categories that apply to the R/OS zoning district is as follows:

<u>Future Land Use Category</u>	<u>Impervious Surface Ratio</u>	<u>Floor Area Ratio</u>
<u>Recreation/Open Space</u>	<u>0.60</u>	<u>0.25</u>
<u>Residential Medium</u>	<u>0.65</u>	<u>No applicable standard</u>

~~(1g) — Lots 3 and 4, C.E. Redington Replat are hereby zoned as public/semi-public.~~

~~(A) — Public/semi-public, ancillary nonresidential uses: Shall not exceed a maximum area of three (3) acres. Such use or contiguous like uses in excess of this threshold shall require an appropriate future land use plan amendment and corresponding zoning map amendment.~~

~~(B) — No commercial or nonresidential use shall exceed a floor area ratio (FAR) of forty (40) percent nor an impervious surface ratio (ISR) of seventy (70) percent.~~

~~(C) — The permitted uses, densities, and intensity standards in this district shall be limited by the parcel's designation on the future land use map.~~

~~(D) — Transient accommodation uses are limited to fifteen (15) units per acre. Should the use be residential urban it is limited to seven and one half (7.5) units per acre.~~

~~(1h) — All uses must be a permitted use within the future land use designation as shown on the town's future land use plan map.~~

(e) Public/Semi-Public (P/SP)

(1) Purpose and Intent. The P/SP zoning district is hereby zoned for public or semi-public institutional uses.

(2) Permitted uses.

A. Principal structures include public or semi-public institutional facilities such as public buildings, schools, churches, social service agencies, municipal office buildings, public safety facilities, other community service facilities, ancillary nonresidential uses, and single-family dwellings.

B. Special exception uses include wireless communications towers subject to the provisions of Chapter 6, Article IX, Division 2 of the Town of Redington Beach Code of Ordinances.

C. Accessory structures include detached garages, storage sheds, gazebos, docks, pool enclosures, or similar uses which are located on the same property as a principal structure and are directly related to its operation.

(3) Maximum development potential. The P/SP zoning district may be located in the Institutional future land use category. The uses and development potential of a parcel of land within the P/SP district shall be determined by the underlying future land use category as well as the standards found within these land development regulations, whichever is more restrictive. The applicable density/intensity standards are as follows:

A. Public/semi-public or ancillary nonresidential uses: Shall not exceed a maximum area of three (3) acres. Such use or contiguous like uses in excess of this threshold shall require an appropriate future land use plan amendment and corresponding zoning map amendment.

B. The maximum impervious surface ratio for nonresidential uses is 0.70.

C. The maximum floor area ratio for nonresidential uses is 0.40.

~~{District No. 2 is hereby zoned for the construction of buildings and use thereof as follows:}~~

~~(2af) District No. 2 Single-Family~~

(1) Purpose and Intent. The SF zoning district is hereby zoned for the construction of single-family dwelling houses and the use of such dwelling houses for single-family residential purposes.

(2) Permitted uses.

A. Principal structures include single-family dwellings subject to general zoning regulations and restrictions set forth in Section 5 of this Appendix A, and use of such dwelling houses for single-family residential purposes.

B. Accessory structures include detached garages, storage sheds, gazebos, docks, pool enclosures, or similar uses which are located on the same property as a principal structure and are directly related to its operation.

(3) Maximum development potential. The SF zoning district may be located in more than one future land use category. The uses and development potential of a parcel of land within the SF district shall be determined by the underlying future land use category as well as the standards found within these land development regulations, whichever is more restrictive. Density and intensity standards for the future land use categories that apply to the SF zoning district are as follows:

<u>Future Land Use Category</u>	<u>Residential Density (dwelling units per net acre)</u>	<u>Impervious Surface Ratio</u>	<u>Floor Area Ratio</u>
<u>Residential Urban</u>	<u>7.5</u>	<u>0.65</u>	<u>No applicable standard</u>

<u>Residential Medium</u>	<u>15</u>	<u>0.65</u>	<u>No applicable standard</u>
<u>Recreation/Open Space</u>	<u>No applicable standard</u>	<u>0.60</u>	<u>0.25</u>
<u>Preservation</u>	<u>No applicable standard</u>	<u>0.20</u>	<u>0.10</u>

~~(2b4)~~ ~~District 2.~~ *Other standards.* Any use which is not specifically identified as a permitted use, accessory use, or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short-term rentals, subletting, and transient uses of a housing unit in this District. As used in this section, the term "short-term rental" shall mean any rental of a dwelling unit, or portion thereof, of less than a six-month period. For purposes of this section, "transient uses" shall mean uses generally known as hotel, motel, or rooming houses. For the purposes of this section "subletting" shall mean the use of real property for overnight housing purposes, whether or not said overnight housing purposes involves ~~renumeration~~ remuneration.

~~(2c)~~ All uses must be a permitted use within the future land use designation as shown on the town's future land use plan map.

~~(2d)~~ Short-term rentals in the SF district ~~District 2 and District 3 (excluding exceptions noted in code section 3(a))~~ are hereby prohibited and shall be subject to the following:

~~{A.}~~ Short-term rentals of single-family dwellings of less than 181 days constitutes a transient use and shall be prohibited in the SF district. ~~District 2 and District 3 (excluding exceptions noted in code section 3(a))~~.

~~{B.}~~ Property owners who rent their properties in the SF district ~~(located in District 2 and District 3)~~ for less than 181 days shall be subject to penalties as set out in section 1-14 of Appendix A, the Town of Redington Beach Code of Ordinances, and the Town of Redington Beach shall have authority to impose such penalty.

~~{C.}~~ If such properties are receiving the Homestead Exemption, the town is instructed to notify the Pinellas County Property Appraiser's office and appropriate state agencies to report the violation.

~~{D.}~~ The town shall notify the Pinellas County Tax Collector to ensure the Owner is remitting the appropriate county and or state four percent Tourist Development Tax during the pendency of the prohibited use.

~~{District No. 3 is hereby zoned for the construction of buildings and use thereof as follows:}~~

~~(3a)~~ ~~District 3 is hereby zoned for the construction of single family dwelling houses subject to general zoning regulations and restrictions set forth in Section 5, and use of such dwelling houses for single family residential purposes, saving and excepting only Lot 9, Block 6 of First Addition to Lone Palm Beach Subdivision which is hereby zoned for use as a real estate brokerage office and~~

~~office for rental and operation of rental cottages or units, in building or buildings as now constructed only, for the reasons that said lot was at the time of the original passage of Ordinance No. 11, and at all times since, been actually used for a use nonconforming with single-family residence only.~~

~~(3b) — District 3. Other standards.~~

~~(3c) — All uses must be a permitted use within the future land use designation as shown on the town's future land use plan map.~~

~~(Res. of 10-4-66; Ord. No. 85-18, § 1, 10-15-85; Ord. No. 90-7, § 1, 7-3-90; Ord. No. 91-20, §§ I, II, 12-17-91; Ord. No. 92-08, §§ 3, 4, 9-15-92; Ord. No. 08-01, §§ 1, 2, 2-5-08; Ord. No. 2016-07, § 2, 8-3-16; Ord. No. 2018-07, § 2, 8-13-18)~~

~~Sec. 4. - [Reserved] Construction material.~~

~~Districts Nos. 1, 2 and 3 The zoning districts enumerated in sections 2 and 3 of this Appendix A are hereby zoned for the construction of buildings of masonry construction only as defined in the building code of the Town of Redington Beach and any amendments thereto; provided, however, that alterations or additions, otherwise conforming to this and other ordinances of the Town of Redington Beach, may be made to any building now existent of the same structural material as that used in the original construction of such building.~~

~~(Ord. No. 53A, 4-7-59; Ord. No. 90-20, §§ 1—3, 8-21-90; Ord. No. 2021-11, § 2, 8-18-21)~~

~~Sec. 5. - Building regulations.~~

~~(a) — With the exception of apartments, hotels or business buildings to be constructed in appropriate areas zoned therefor, no building shall be erected in the Town of Redington Beach other than a single-family dwelling house and no such single-family house shall be constructed in the Town of Redington Beach in which the area including the outside walls of the building exclusive of open or screened breezeways, porches or garage space is less than one thousand (1,000) square feet, except residences on Bay Front and Gulf Boulevard front lots whose area as above described shall not be less than thirteen hundred (1,300) square feet. All single-family houses within the Town of Redington Beach shall have a rear yard for inside lots of fifteen (15) feet minimum.~~

~~No building shall be erected in the Town of Redington Beach for use as or converted to a condominium or apartment building in which the area of each living unit, exclusive of open or screened breezeways, porches or balconies, is less than eight hundred (800) square feet for one bedroom units, nine hundred fifty (950) square feet for two (2) bedroom units and twelve hundred (1,200) square feet for three (3) bedroom units.~~

~~(b) — No building, nor any portion thereof, including porches, balconies, cornices or other permanently fixed decorations, shall approach nearer than twenty (20) feet to the line of roadway or street abutting the building lot, excepting on Gulf Boulevard, where such building line is hereby fixed at fifty three (53) feet from the center of State Road No. 699 as now actually constructed;~~

~~and for those lots lying between Gulf Boulevard and the Gulf of Mexico the building line on the Gulf side is hereby fixed at one hundred seventy-three (173) feet from the center of State Road No. 699 (or Gulf Boulevard), as now actually constructed;~~

~~excepting however, on Lots 1 to 6, inclusive, Block 1, Redington Beach Homes, where such Gulf side building line is hereby fixed at one hundred eighty-three (183) feet from center of State Road No. 699 (or Gulf Boulevard), as now actually constructed;~~

~~provided this Gulf front building line shall not apply to Block 24 of Third Addition to Redington Beach Homes;~~

~~and further for these lots bordering on Boca Ciega Bay the building line on the Bay side is hereby fixed at twenty-five (25) feet from the bay front property line, the mean high tide mark or center of seawall cap; if the seawall extends into Boca Ciega Bay beyond the property line and is contiguous with the land and bounded by the side property lines.~~

~~No building, nor any part thereof, as above set forth (excepting eaves which may approach two and one-half (2½) feet nearer shall approach nearer than seven and one-half (7½) feet to the side line of, or nearer than fifteen (15) feet to the rear line of, the lot upon which the same is constructed;~~

~~provided, however, that in case of corner lots in effect facing upon two (2) streets, the shorter dimension of such lot may be treated as the front, and the longer may be treated as the side line and, in such event, the side line restriction is hereby fixed at ten (10) feet instead of seven and one-half (7½) feet, as above set forth; and provided further, that in case of corner lots abutting a lot on the rear of any such corner lot, which abutting lot faces or fronts on a street other than the street upon which such corner lot fronts, as the front is above defined, then the side line restriction on such corner lot is hereby fixed at fifteen (15) feet;~~

~~and provided further, that the above requirement as to distance from side or rear line of lots shall not apply to business buildings constructed within the areas designated therefore, and provided further, that in the case of apartments and/or hotels constructed in areas other than that designated for business, the following lot line regulation shall apply, to wit: That in the event of a one story or more apartment or hotel, the construction of any part thereof shall not approach nearer than ten (10) feet to the side line of the lot or lots upon which the same is constructed, excepting eaves which may approach two and one-half (2½) feet nearer to side lines.~~

~~**Editor's note**—Upon the instruction of the town, in subsection 5(b), the term "five (5) feet," as pertaining to required distance from the rear lot line, has been changed to "fifteen (15) feet" even though Ord. No. 85-14, adopted Oct. 15, 1985, and passed at referendum Nov. 5, 1985, did not specifically amend § 5(b).~~

~~(c) No structure in a single family dwelling zone, having a flat or "built-up" roof, shall at its highest point exceed thirty (30) feet above the base flood elevation as established by the Federal Emergency Management Agency's Flood Insurance Rate Maps ("FIRM"); and no such structure having a hip, gable or gambrel roof or other type roof with a ridge line shall exceed thirty (30) feet to the median height of such roof above the base flood elevation as established by the Federal Emergency Management Agency's Flood Insurance Rate Maps ("FIRM"). Furthermore, a preconstruction elevation plan drawn by registered or licensed architects or engineers must be executed prior to issuance of a permit to build.~~

- (d) ~~No structure in apartment, hotel, multiple-family dwelling or commercial area zones shall, at its highest point, exceed fifty (50) feet above the base flood elevation as established by the Federal Emergency Management Agency's Flood Insurance Rate Maps ("FIRM"). Furthermore, a preconstruction elevation plan drawn by registered or licensed architects or engineers must be executed prior to issuance of a permit to build.~~

(a) Building Size

(1) Minimum floor area.

- A. For lots fronting the Gulf of Mexico or Boca Ciega Bay, the minimum floor area of a single-family dwelling shall be thirteen hundred (1,300) square feet, including the outside walls of the building, but not including open or screened breezeways, porches or garage space.
- B. For all other lots, the minimum floor area of a single-family dwelling shall be one thousand (1,000) square feet, including the outside walls of the building, but not including open or screened breezeways, porches or garage space.
- C. For apartments and other multiple-family dwellings, the minimum size of each living unit shall be eight hundred (800) square feet for one (1) bedroom units, nine hundred fifty (950) square feet for two (2) bedroom units, and twelve hundred (1,200) square feet for three (3) bedroom units, including the outside walls of the building, but not including any open or screened breezeways, porches or balconies.

(2) Maximum height.

- A. The maximum height for a single-family dwelling with a flat or built-up roof shall be thirty (30) feet above the base flood elevation as established by the Federal Emergency Management Agency's Flood Insurance Rate Maps ("FIRM"), measured at the highest point of the roof.
- B. The maximum height for a single-family dwelling with a hip, gable or gambrel roof, or other type roof with a ridge line, shall be thirty (30) feet above the base flood elevation as established by the Federal Emergency Management Agency's Flood Insurance Rate Maps ("FIRM"), measured by the median height of the roof, as set forth in section 6-58 of the Town of Redington Beach Code of Ordinances.
- C. The maximum height for a principal structure other than a single-family dwelling shall be fifty (50) feet above the base flood elevation as established by the Federal Emergency Management Agency's Flood Insurance Rate Maps ("FIRM").
- D. For all structures, a preconstruction elevation plan drawn by registered or licensed architects or engineers must be executed prior to issuance of a permit to build.

(b) Setbacks

Except as specified in subsections (1) through (4) below, no building, nor any portion thereof, including porches, balconies, cornices or other permanently fixed decorations, shall be constructed within an established front, side, or rear setback.

(1) Front setback. Front setbacks apply to all buildings constructed within the town, and shall be relative to the front boundary line of the subject parcel as defined in Section 15 of this Appendix A.

A. For lots bordering Gulf Boulevard, the front setback line shall be located fifty-three (53) feet from the center of State Road No. 699, as now actually constructed.

B. For all other lots, the front setback line shall be located twenty (20) feet from the line of roadway or street abutting the building lot.

C. On a corner lot facing upon two (2) streets, the provisions of subsection (b)(2) apply.

(2) Front setbacks on corner lots. For any building constructed on a corner lot facing upon two (2) streets, the following provisions shall apply:

A. The shorter of the two street-facing boundary lines shall be the primary front boundary line, and shall be subject to the provisions of subsection (b)(1) above.

B. The longer of the two street-facing boundary lines shall be the secondary front boundary line. The secondary front setback shall be located ten (10) feet from the boundary line.

C. Side and rear setbacks on corner lots are subject to the provisions of subsections (b)(3) and (b)(4) below, respectively.

(3) Side setback. Side setbacks apply to all noncommercial buildings constructed within the town, and shall be relative to the side boundary line of the subject parcel as defined in Section 15 of this Appendix A..

A. For an apartment or hotel building, the side setback line shall be located ten (10) feet from the side boundary line.

B. For noncommercial buildings other than an apartment or hotel, the side setback line shall be located seven and one-half (7½) feet from the side boundary line.

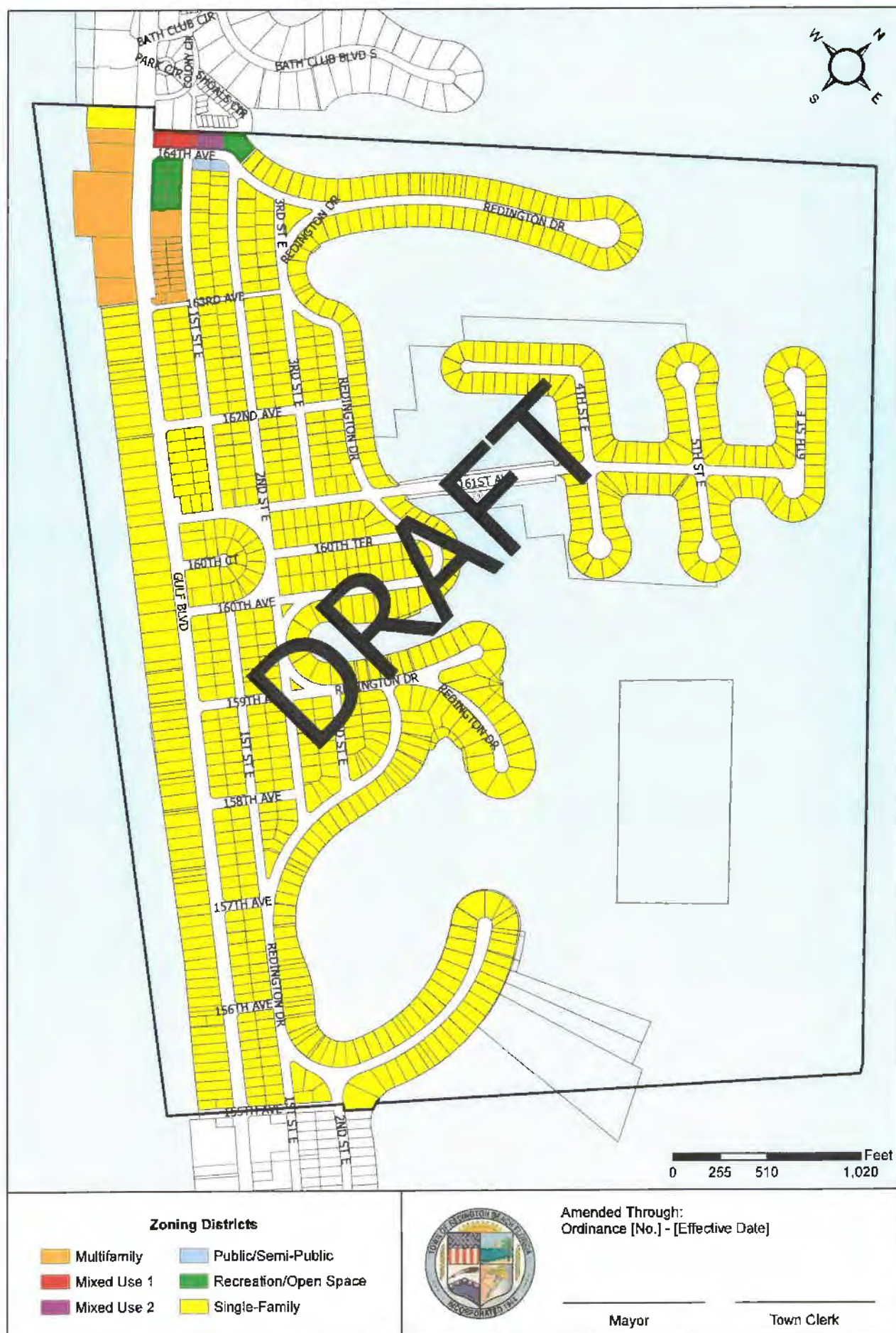
C. Eaves may encroach an additional two and one half (2½) feet into the side setback.

(4) Rear setback. Rear setbacks apply to all noncommercial buildings constructed within the town, and shall be relative to the rear boundary line of the subject parcel as defined in Section 15 of this Appendix A..

A. For Lots 1 through 6 of Block 1 of the Redington Beach Homes Subdivision, the rear setback line facing the Gulf of Mexico shall be located one hundred eighty-three (183) feet from the center of State Road No. 699 (or Gulf Boulevard), as now actually constructed.

- B. For lots within Block 24 of the Third Addition to Redington Beach Homes Subdivision, the rear setback line shall be located fifty-three (53) feet from the center of State Road No. 699 (or Gulf Boulevard), as now actually constructed.
- C. For lots lying between Gulf Boulevard and the Gulf of Mexico other than those specified in subsections A and B above, the setback line on the side of the property facing the Gulf shall be located one hundred seventy-three (173) feet from the center of State Road No. 699 (or Gulf Boulevard), as now actually constructed.
- D. For all lots fronting on Gulf Boulevard other than those specified in subsections A through C above, the rear setback line shall be located fifty-three (53) feet from the center of State Road No. 699 (or Gulf Boulevard), as now actually constructed.
- E. For lots bordering on Boca Ciega Bay, the setback line on the side of the property facing the Bay shall be located twenty-five (25) feet from the Bay-fronting property line, the mean high tide mark, or the center of seawall cap, whichever is more restrictive.
- F. For all lots other than those specified in subsections A through E above, the rear setback line shall be located fifteen (15) feet from the rear boundary line.

(Ord. No. 69, 6-4-57; Ord. No. 84-4, 7-17-84; Ord. No. 85-14, § 1, 10-15-85; Ord. No. 85-17, §§ 1, 2, 10-15-85; Ord. No. 88-5, § 1, 8-16-88; Ord. No. 98-04, §§ 1, 2, 5-19-98; Ord. No. 08-08, § 1, 8-5-08)



Sec. 15. - Definitions.

For purposes of this ordinance, the following terms shall have the meaning given in this section:

Accessory structure means a structure that is clearly subordinate or incidental to, but customarily related to, a principal structure located on the same parcel.

Ancillary nonresidential. Off-street parking ~~drainage retention areas and open space buffer and~~ trash receptacle areas for adjacent, contiguous, nonresidential use.

Boundary line. The lines delineating the property boundaries of a lot, including:

- Front boundary line. The boundary line extending between the side lot lines across the street frontage of the lot.
- Rear boundary line. The boundary line which is generally most distant from and most closely parallel to the front property line.
- Side boundary line. Any boundary line which is neither the front nor the rear lot line.

Community commercial. Commercial establishments that generally serve the day-to-day commercial and personal service needs of the community, including, but not limited to, tobacco shops, retail clothing store, newsstands, bakeries, delicatessens, meat and seafood markets, produce markets, barber and beauty shops, seamstress shops, shoe repair and shining shops, dry cleaning and laundry pickup facilities.

Dock means any structure, otherwise known as a pier, wharf or loading platform, which is constructed on pilings over open water, or which is supported by flotation on the water.

Floor area, gross. The sum of the gross horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces or loading space for motor vehicles.

Floor area ratio (FAR). A measurement of the intensity of building development on a site. A floor area ratio is the relationship between the gross floor area on a site and the ~~gross net~~ land area. The FAR is calculated by adding together the gross floor areas of all buildings on the site and dividing by the ~~gross net~~ land area.

Gross land area. ~~Gross land area for the purposes of computing density/intensity shall be the total land area within the property boundaries of the subject parcel, and specifically exclusive of any submerged land or public right of way.~~

Impervious surface. A surface that has been compacted or covered with a layer of material so that it is highly ~~resistent~~ resistant to or prevents infiltration by stormwater. It includes: surfaces such as limerock, or clay, as well as most conventionally surfaced streets, roofs, sidewalks, parking lots, and other similar surfaces.

Impervious surface ratio (ISR). A measure of the intensity of hard surfaced development on a site. An impervious surface ratio is the relationship between the total impervious surface area on a site and the ~~gross net~~ land area. The ISR is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the ~~gross net~~ land area.

Lot and/or parcel of record. A "lot and/or parcel of record" is defined as: a lot and/or parcel which on April 1, 1990, was part of a subdivision, the plat of which had been recorded in the office of the Clerk of the Circuit Court of Pinellas County, or any lot or parcel of land, whether or not part of a subdivision that had been officially recorded by a deed in the office of the clerk, provided such lot and/or parcel was of a size which met the minimum dimension for lots or parcels in the district in which it was located at the time of recording or was recorded prior to the effective date of zoning in the area where the lot and/or parcel shall have a minimum lot and/or parcel size of 5,808 square feet, and each such lot and/or parcel shall have direct access to and abut a public roadway. For all those newly created lots in residential districts, street frontage shall be a minimum of 60 feet frontage, and no platted lot shall be reduced in size from that currently platted. The above requirement shall not limit the right to rebuild on existing platted lots.

Lot line. Shall have the same meaning as boundary line as defined within this section.

Marijuana. Marijuana shall have the meaning given cannabis in F.S. § 893.02(3).

Medical marijuana dispensing facility. A facility that is operated by an approved dispensing organization holding all necessary licenses and permits from which medical cannabis, cannabis-based products, or cannabis plants as permitted through F.S. § 381.986 are delivered, purchased, possessed, or dispensed for medical purposes and operated in accordance with all local, federal, and state laws. Per Florida Administrative Code Rule 64-4.001 (11)(c) "any area designated in the application where derivative product is dispensed at retail." Medical cannabis dispensing facilities do not include cultivation facilities or processing facilities as defined in Florida Administrative Code Rule 64-4.001 (11)(c). "Medical marijuana treatment center" means any entity that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, or administers marijuana, products containing marijuana, related supplies, or educational materials to qualifying patients or their personal caregivers and is registered by the department of health.

Medical marijuana facility. Any authorized medical marijuana treatment center, medical marijuana dispensing facilities, or any other facility that dispenses, processes, cultivates, distributes, sells, or engages in any other activity that involves or is related to medical marijuana pursuant to the Florida Right to Medical Marijuana Initiative, Amendment 2 or any other provision of state law.

GrossNet land area. Gross-Net land area for the purposes of computing density/intensity shall be the total land area within the property boundaries of the subject parcel, and specifically exclusive of any submerged land or public right-of-way.

Principal structure. A structure that is used for the primary purpose, activity or function of a parcel of land.

Open space. That portion of a lot(s) that is not occupied by a structure(s) or vehicular use area. Open space includes lands used for active and passive recreation.

Setback. The minimum distance which a building or other structure must be set back from a front, side, or rear boundary line.

Submerged land. The land area situated below the mean high water line of a standing body of water, including ocean, estuary, lake, pond, river or stream. For the purpose of this definition retention areas that are a function of development and wetlands shall not be considered submerged land.

(Ord. No. 90-2, § 2, 7-3-90; Ord. No. 92-08, § 1, 9-15-92; Ord. No. 2005-09, § 1, 10-18-05; Ord. No. 2006-02, § 1, 4-4-06; Ord. No. 2018-07, § 3, 8-13-18)

Sec. 6-258. - Installation and maintenance.

- (a) All parts of a satellite antenna system shall have vertical and horizontal clearance from any electric lines in conformance and compliance with the National Electrical Code and Life Safety Code adopted in section 6-156.
- (b) Every satellite antenna system must be adequately grounded for protection against a direct strike of lightning with an adequate ground wire. Such ground wires shall be of the type approved in the National Electrical Code adopted in section 6-156 for grounding masts and lightning arrestors, and shall be installed in a mechanical manner with as few bends as possible, maintaining a clearance of at least two inches from combustible materials. Lightning arrestors shall be used which are approved as safe by Underwriters' Laboratories, Inc., and both sides of the line must be adequately protected with proper arrestors to remove static charges accumulated on the line. When lead-in conductors or polyethylene ribbon type conductors are used, lightning arrestors must be installed in each conductor. When coaxial cable or shielded twin lead cable is used, suitable protection may be provided without lightning arrestors by grounding the metal sheath.
- (c) All satellite antenna systems shall be installed and maintained in compliance with the requirements of the Standard Building Code adopted in section 6-56 and the electrical code adopted in section 6-156. A permit to build shall be required prior to any installation or construction.
- (d) All satellite antenna systems must comply with the Federal Emergency Management Agency's codes and requirements regarding construction in a flood hazard area with respect to waterborne and wind-borne hazards and installation.
- (e) All permit requests for the installation of a satellite antenna system must be accompanied by installation guidelines approved by a registered engineer. The installed system must be able to withstand winds of 110 miles per hour.
- (f) No satellite antenna system is permitted on the roof, except for a multifamily dwellings and or motels in district 1 the Multifamily, Mixed Use 1, or Mixed Use 2 zoning district, which has ~~having~~ a concrete roof, in which case a satellite antenna systems ~~are~~ is allowed to be placed on the roof.

(Code 1980, § 5-26(c))

Cross reference— Building code, § 6-56 et seq.; electrical standards, § 6-156 et seq.; flood prevention and protection, ch. 10.

Sec. 17-16. Sign illumination.

- (a) Sign illumination may not create a nuisance to residential areas or for wildlife and shall be compatible with the surrounding neighborhood.
- (b) *Residential signs.* Signs on residential uses in any zone shall not be illuminated.
- (c) *General rule for all nonresidential uses.* Other than signs on residential uses, all other signs may be non-illuminated, or illuminated by internal, internal indirect (halo) illumination, or lit by external indirect illumination, unless otherwise specified. Signs may not be illuminated in a manner which leaves the illumination device exposed to public view except with the use of neon tubing as provided in subsection (h) below.
- (d) *Internal illumination.* Outdoor, internally illuminated signs, including but not limited to awning/canopy signs, cabinet signs (whether freestanding or building mounted), changeable copy panels or service island signs, shall be constructed with an opaque background and translucent letters or other graphical elements, or with a colored background and lighter letters or graphics.
- (e) *External indirect illumination.* Externally lit signs are permitted to be illuminated only with steady, stationary, down directed and shielded light sources directed solely onto the sign. Light bulbs or tubes (excluding neon) used for illuminating a sign shall not be visible from the adjacent public rights-of-way or residential zoned or used properties.
- (f) *Illumination of signs adjacent to single-family uses.* No sign located within 50 feet of a property with a single-family use or zoned for a single-family use shall be internally or externally illuminated.
- (g) Any portion of the sign face or sign structure that is illuminated shall count against the total square footage of allowable sign area.
- (h) *Exposed neon.* Exposed neon tube illumination is not permitted in residential zones, or on residential uses in any zone. It is allowed in all other places, unless otherwise specified.
- (i) Illuminated signs of any kind are specifically prohibited in the Single-Family zoning districts ~~2 and 3~~, without exception.

(Ord. No. 2019-07, § 3, 2-17-21)

AGENDA ITEM 9b.
Ordinance 2022-14

ORDINANCE NO. 2022-14

AN ORDINANCE OF THE TOWN OF REDINGTON BEACH, FLORIDA, AMENDING § 17-1 OF THE TOWN CODE (SIGN DEFINITIONS) TO REVISE THE DEFINITION OF PORTABLE SIGN; MAKING RELATED FINDINGS; PROVIDING FOR CODIFICATION, SEVERABILITY, AND FOR AN EFFECTIVE DATE.

WHEREAS, the Town adopted its current sign code on February 17th 2021 via Ordinance 2019-07; and

WHEREAS, the sign code defines “portable sign” as any sign, banner, or poster that is not permanently attached to the ground or to a structure that is attached to the ground or a sign capable of being transported, including, but not limited to, signs designed to be transported by means of wheels or carried by a person, and signs converted to an A-Frame sign or a T-frame sign. For purposes of this chapter, a cold air inflatable sign shall be considered to be a portable sign”; and

WHEREAS, the Town has become aware of the case of *LaCroix v. Town of Fort Myers Beach*, 38 F.4th 941 (11th Cir. 2022), wherein the federal appeals court determined that a similarly-worded provision had the effect of preventing citizens from carrying signs on their persons in traditional public areas such as sidewalks and parks to engage in their First Amendment rights; and

WHEREAS, in adopting similar model code language, the Town Commission did not, and does not intend to impinge on such rights; and

WHEREAS, since adopting its sign code the Town has never cited any person for carrying a sign as a means of engaging in First Amendment rights, and the Town is committed to never do so; and

WHEREAS, the Town Commission has asked the Town Attorney to revise the definition of “portable sign” to ensure it cannot be interpreted or applied in the manner described in the *LaCroix* case, and to ensure instead that it will affirm a citizen’s right to carry a sign expressing any non-commercial speech the citizen desires to express; and

WHEREAS, the Commission finds that it is in the interest of the Town and its citizens to adopt the code amendment set forth in this Ordinance.

NOW, THEREFORE BE IT ORDAINED by the Board of Commissioners of the Town of Redington Beach, Florida, that:

Section 1. the definition of Portable Sign in § 17-1 of the Redington Beach Town Code is hereby amended to read as follows:

Sec. 17-I. – Definitions.

Portable sign means any sign, banner, or poster that is not permanently attached to the ground or to a structure that is attached to the ground or a sign capable of being transported, including, but

not limited to, signs designed to be transported by means of wheels ~~or carried by a person~~, and signs converted to an A-Frame sign or a T-frame sign. For purposes of this chapter, a cold air inflatable sign shall be considered to be a portable sign. For purposes of this chapter, a sign not bearing a commercial message which is carried by a person (whether worn or held by hand) shall not be considered a portable sign, and such signs shall be permitted to be carried in any location such person is otherwise lawfully allowed to be present, including on the Town's sidewalks and parks.

Section 2. For purposes of codification of any existing section of the Redington Beach Code herein amended, words **underlined** represent additions to original text, words **~~stricken~~** are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 3. If any section, subsection, sentence, clause, provision or word of this Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Board of Commissioners would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

Section 4. The Codifier shall codify the substantive amendments to the Redington Beach Town Code contained in Section 1 of this Ordinance as provided for therein, and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 5. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING on the 7th day of December, 2022, by the Board of Commissioners of the Town of Redington Beach, Florida.

ADOPTED ON SECOND AND FINAL READING on the 21st day of December, 2022,
by the Board of Commissioners of the Town of Redington Beach, Florida.

Attest:

David Will, Mayor

Adriana Nieves, CMC, Town Clerk

AGENDA ITEM 9c.
Ordinance 2022-15

ORDINANCE NO. 2022-15

AN ORDINANCE OF THE TOWN OF REDINGTON BEACH, FLORIDA, CREATING A NEW ARTICLE VIII (SHORT-TERM RENTAL REGULATION) OF CHAPTER 12 (NUISANCES) OF THE TOWN CODE TO ESTABLISH A COMPREHENSIVE REGULATORY SCHEME REGARDING THE MARKETING AND OPERATION OF SHORT-TERM RENTALS WITHIN THE TOWN; CREATING CODUCT AND REPORTING REQUIREMENTS FOR HOSTING PLATFORMS, OWNERS AND OWNER AGENTS, AND GUESTS; CREATING AN APPLICATION AND ENFORCEMENT PROCESS; PROVIDING FOR PENALTIES FOR VIOLATION; CREATING RELATED DEFINITIONS; MAKING RELATED FINDINGS; PROVIDING FOR CODIFICATION, SEVERABILITY, AND FOR AN EFFECTIVE DATE.

WHEREAS, since the founding of the Town of Redington Beach, the Town's zoning regulations have provided that the single-family homes in zoning districts 2 and 3 were "zoned for the construction of single-family dwelling houses and the use of such dwelling houses for single-family residential purposes"; and

WHEREAS, for decades, the Town and its residents understood this language to preclude treating homes in the Town as mini hotels; and

WHEREAS, in the early 2000s, the Town discovered that some owners were occasionally renting their homes to vacationers for short terms; and

WHEREAS, to clarify that the Town's then-existing zoning did not allow for this kind of renting, on February 6th 2008, the Town Commission adopted Ordinance 08-01; and

WHEREAS, Ordinance 08-01 clarified that any use which was not specifically identified as being a permitted/accessory use or a special exception was a prohibited use, expressly clarified that "short-term rental" was a form of prohibited use under the code, and defined "short-term rental" as a rental for a period of less than six months; and

WHEREAS, § 20 of the Town's Charter provides:

No amendment, repeal or change whatsoever or exception of any kind to those certain zoning ordinances of the Town of Redington Beach restricting, providing and establishing certain zones and zoning of the Town of Redington Beach, Florida shall be made or affected unless a resolution is duly passed and adopted by the Board of Commissioners of the Town of Redington Beach proposing such change and calling for an election, either at a special or general election or other specific election, whereupon, all of the registered voters of the Town shall vote upon the question for affirmation or approval or disaffirmation or disapproval of the resolution and the proposition contained therein respecting any amendment, repeal or change of any nature in the present zoning laws and ordinances of the Town of Redington Beach. Amendment, repeal or change or any exception of any kind must be approved by at least two-thirds (2/3) of the voters voting on such amendment, repeal or change; and

WHEREAS, when the Town adopted Ordinance 08-01, it did not conduct a referendum based on advice of counsel that no referendum was needed since the ordinance did not repeal or change any zoning category and merely clarified the pre-existing code that short-term renting was never allowed; and

WHEREAS, in 2011, the Florida Legislature adopted Florida Statutes § 509.032(7)(b) which preempted local governments from banning the short-term renting of residential housing, but which allowed ordinances which were in place prior to June 1st 2011 to remain in place; and

WHEREAS, Florida Statutes § 509.032(7)(b) provides that a local law, ordinance, or regulation may not prohibit vacation rentals, or regulate the duration or frequency of rental of vacation rentals; and

WHEREAS, since the Town believed its 2008 ordinance was effective, it did not believe the adoption of this statute impacted it; and

WHEREAS, around 2014, the Town learned of instances wherein owners of residential properties in the Town were short-term renting their homes to vacationers; and

WHEREAS, the Town, citing its zoning code, sought enforcement against these owners; and

WHEREAS, in two court cases in the 2015-16 period, the circuit court for Pinellas County ruled that while the Town's code did preclude short-term renting, it didn't clearly do so until 2008, and since the owners of these properties proved they were renting prior to that date, those owners could continue renting under a "grandfathering" theory; and

WHEREAS, while the referendum question was not raised in these cases, the Town took from these opinions that the courts were recognizing the validity of the code since grandfathering would not be required if the code were not effective; and

WHEREAS, some property owners in the Town nevertheless continued to question the Town's right to enforce Ordinance 08-01 due to the fact a referendum had not been conducted; and

WHEREAS, to quell this doubt, the Commission authorized the Town Attorney to file a declaratory judgment suit, case no.: 19-1290-CI-20 against one such property; and

WHEREAS, the suit asked the court to declare that Ordinance 08-01 was valid and no referendum was needed as the Ordinance was only clarifying what the Town believed had always been the case; and

WHEREAS, the circuit court's final declaration found that the Town should have conducted a referendum under the Charter language, and that since it did not, the ordinance was unenforceable; and

WHEREAS, the Town Commission appealed this declaration on December 2nd 2021, but also scheduled a referendum vote of the residents for them to ratify or reject the terms of Ordinance 08-01 so as to meet the criticism of the court's declaratory judgment; and

WHEREAS, on March 15th 2022, 86% of the Town's residents voted to ratify the 2008 ordinance; and

WHEREAS, the Town requested that the appeals court judicially recognize the outcome of the referendum vote; and

WHEREAS, on November 16th 2022, the appeals court denied the Town's motion for judicial recognition of the referendum results, and also affirmed the lower court's declaratory judgment without opinion; and

WHEREAS, since the referendum had not occurred as of the date the lower court ruled in the Town's initial declaratory judgment action, and since the appellate court refused to recognize the outcome of the referendum which had occurred during the pendency of the appeal, the Town has filed a new declaratory judgment action asking for a declaration that the referendum vote satisfied the Charter requirement, and that Ordinance 08-01 is therefore enforceable; and

WHEREAS, since this new suit will likely take some months to be decided, with a subsequent appeal likely, and since currently the Town must deal with the initial declaratory judgment that Ordinance 08-01 cannot be enforced, the Town must provide interim regulations to govern the operation of short-term rentals within the Town so as to preserve to the fullest extent possible the traditional residential, non-commercial nature of the Town of Redington Beach; and

WHEREAS, Florida Statutes § 509.013, provides a distinction between "transient public lodging establishments" which are rented, or advertised or held out for rental to guests more than three (3) times in a calendar year for periods of less than thirty (30) days or one (1) calendar month, whichever is less; and "nontransient public lodging establishments" which are rented, or advertised or held out for rental to guests for periods of at least thirty (30) days or one (1) calendar month, whichever is less; and

WHEREAS, Florida Statutes § 509.242(1)(c) further provides for a subset of transient public lodging establishments, called "vacation rental" which is any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family, two-family, three-family or four-family house or dwelling unit that is also a transient public lodging establishment, but that is not a timeshare project; and

WHEREAS, it is not the intent of this Ordinance to prohibit vacation rentals, nor to regulate the duration or frequency of rental of vacation rentals but rather it is the intent of this Ordinance to regulate vacation rentals as defined by Florida Statutes, which are located in the Town and which are being operated due to the court's declaratory judgment in case no.: 19-1290-CI-20; and

WHEREAS, it is also not the intent of this Ordinance to abandon the Town's position that, in keeping with the court's declaration in case no.: 19-1290-CI-20 that Ordinance 08-01 could not be enforced without a referendum, and that now that a referendum has been conducted, the court should rule that the Town has the authority to enforce Ordinance 08-01; and

WHEREAS, the Town Commission finds that while the Florida Legislature has equated short-term "vacation" renting with traditional long-term occupation of a residence by families who actually live, work, recreate, and raise families in the community, the reality is that the practice of

short-term “vacation” renting of residential homes situated next to and among homes occupied by actual families who live in those homes creates negative effects suffered by those families; and

WHEREAS, those negative effects engaged in by vacation renters include regular noise disturbances, vandalism, trespass, public urination, and failure to obey parking, solid waste, and litter rules; and

WHEREAS, even if a home is only rented to a limited number of “vacation renters”, it is not uncommon for those renters to then invite others to the property who are not on the official guest list, which then causes more cars to be drawn into the residential neighborhood taking up valuable parking resources and which results in occupancy of a home well above the number of persons the home is designed to accommodate; and

WHEREAS, residents residing within their residential dwellings are inherently familiar with the local surroundings, local weather disturbances, local hurricane evacuation plans, and means of egress from their residential dwellings, thereby minimizing potential risks to themselves and their families; and

WHEREAS, in contrast, transient occupants of vacation rentals, due to their transient nature, are typically not familiar with local surroundings, local weather disturbances, local hurricane evacuation plans, and means of egress from the vacation rentals in which they are staying, thereby increasing potential risks to themselves and their families, and putting an additional burden on, and potentially putting at risk, emergency personnel in the event of an emergency situation; and

WHEREAS, a residential dwelling is typically the single largest investment a family will make with the residents of the residential dwelling desiring the tranquility and peaceful enjoyment of their neighborhood without excessive noise and increased parking issues and traffic congestion caused by transient occupants of vacation rentals; and

WHEREAS, according to census data, the median property value in the Town was \$516,000 in 2020, 2.25 times larger than the national average of \$229,800; and

WHEREAS, between 2019 and 2020 the median property value in the Town increased 13% from \$456,700 to \$516,000; and

WHEREAS, the homeownership rate in the Town is 88.9%, which is higher than the national average of 64.4%, and there are an average of two persons per household in the Town; and

WHEREAS, vacation rental use and longer term residential use and ownership are generally incompatible, due to rapid turnover associated with short term vacation residential use and its disruptive effect on the peaceful use and enjoyment of residential areas; and

WHEREAS, given the existence of Ordinance 08-01 in the Town Code, and the lack of legal authority undermining the historical state of Town law that short-term renting was not allowed in Districts 2 and 3, the primary reasonable investment-backed expectation of owners of residential dwelling units in those districts is the use that is a residence and not a vacation rental; and

WHEREAS, vacation renting is a use that is more in the nature of, and is best accommodated by, hotels and motels; and

WHEREAS, the regulation of vacation rentals will contribute to the stability of the Town's existing residential neighborhoods; and

WHEREAS, the regulation of vacation rentals will protect visitors to the Town by assuring that fire and safety inspections are periodically conducted, that they receive necessary information about the dwelling which they have rented, and notifying them of the owner of the dwellings obligation to provide for their safety and welfare; and

WHEREAS, even though the Florida Legislature's assessment that vacation rental use is equivalent to normal occupancy by families who actually live in the Town, vacation rental properties are often marketed as, and used for, large events such as weddings, reunions, corporate retreats, and birthday celebrations; and

WHEREAS, such events are actually more akin to commercial businesses which, in addition to drawing more cars and people to a property and structure which were not designed to regularly accommodate such events, also attracts party buses, bands, DJs and catering vehicles; and

WHEREAS, the experience of residents when attempting to confront vacation renters often results in hostile responses from vacation renters who are not invested in the community and therefore do not care about the impact their conduct has on occupants of homes which are proximate to the short-term rental at which they are staying; and

WHEREAS, these negative interactions, and the underlying conduct causing the interactions, are often caused in part by vacationers who are consuming alcohol; and

WHEREAS, many of the worst violations of law or Town code, and many of the worst negative interactions between residents and vacationing renters, occurs in the evening, late at night, or during the weekend when the Town's limited code enforcement resources are not present to respond; and

WHEREAS, until the Town's new declaratory judgment suit can be finally determined by the courts so as to confirm the Town's authority to enforce Ordinance 08-01, and in light of the existing declaration in case no.: 19-1290-CI-20 that Ordinance 08-01 could not be enforced, the Town Commission finds that it is in the best interests of the Town and its residents that to the extent short-term renting must be allowed due to the declaration in case no.: 19-1290-CI-20, substantial regulations on short-term renting must be adopted to protect the quality of life of the Town's residents; and

WHEREAS, the regulations adopted by this Ordinance will result in additional costs to the Town related to the administration of a registration and inspection process, as well as to the need for additional code enforcement resources including both as to added coverage by deputies as well as the code enforcement magistrate process; and

WHEREAS, Florida Statutes § 166.221 provides that a municipality may levy reasonable business, professional, and occupational regulatory fees, commensurate with the cost of the

regulatory activity, including consumer protection, on such classes of businesses, professions, and occupations, the regulation of which has not been preempted by the state or a county pursuant to a county charter; and

WHEREAS, the Commission finds that it is necessary to create a registration fee for short-term rental properties in the Town which will be periodically established by the Commission, and which will be commensurate with the cost to the Town of the regulatory activities required by this Ordinance; and

WHEREAS, since the limited dollar amounts established by the Florida Legislature in Florida Statutes Chapter 162 related to normal code enforcement fines may be insufficient to serve as a deterrent to a vacation rental unit owner's allowing or failing to correct repeated events of conduct which violate the provisions of this Ordinance, the Commission finds that the a mechanism should be created wherein repeated violations will result in the loss, after required due process is provided, of the ability of a vacation rental property to be used for vacation rental purposes for a period of time; and

WHEREAS, the regulation of vacation rentals is necessary in order to protect the public health, safety and welfare of the Town, its residents and its visitors; and

WHEREAS, the Commission finds that it is in the interest of the Town and its citizens to adopt the regulatory provisions set forth in this Ordinance.

NOW, THEREFORE BE IT ORDAINED by the Board of Commissioners of the Town of Redington Beach, Florida, that:

Section 1. A new Article VIII (Short Term Rental Regulations) of Chapter 12 (Nuisances) of the Redington Beach Town Code is hereby created as follows:

ARTICLE VIII. – SHORT TERM RENTAL REGULATIONS

DIVISION 1. GENERAL PROVISIONS

Sec. 12-I50. – Definitions.

The following terms as used in this chapter are defined as set forth hereinafter:

Bedroom means any room in a vacation rental which has a bed or other place for sleeping and a separate closet that is an integral part of the permanent construction within the bedroom or an ensuite bathroom, and which has been reflected as a bedroom on the construction plans approved by the town's building official, and which complies with the Florida Fire Code and Florida Life Safety Code as a bedroom, but shall not include a bathroom, a kitchen, a dining room, a family room, a sunroom, a closet, a utility room, a laundry room, or any main living area. If a room has been added, altered, or converted without any required building permit having been granted, such room shall not be deemed a bedroom.

Town Code shall mean the town's codified code of ordinances including the zoning code, all uncodified ordinances, the town's comprehensive plan, and the future land use map.

Living area. The area under roof designated primarily for habitation and specifically excluding garages. As used in this article, the total living area shall be computed as follows: The exterior dimensions of all enclosed spaces within the framework of the building unit (length and width), multiplied and totaled, as follows:

- (1) Any room or area accessible from any other room or area within the framework shall constitute living area.
- (2) A room or area must be totally enclosed by walls and covered by roofing.
- (3) A room or area must be protected from the elements.
- (4) A utility room within the framework of the main building and accessible within the main living area constitutes living area.

Occupant means any person who occupies a vacation rental.

Overnight means being present in the vacation rental at any time between the hours of 9 p.m. and 7 a.m.

Owner occupied means the vacation rental is then occupied by person(s), at the vacation rental owner's consent, who do not pay rent for the occupancy of the vacation rental, when such persons are members of the family of the vacation rental owner. Family member shall mean spouses, former spouses, non-cohabitating partners, persons related by blood or marriage, persons who are presently residing together as if a family or who have resided together in the past as if a family, and persons who have a child in common regardless of whether they have been married or have resided together at any time.

Peer-to-peer platform/entity shall mean any person, service, business, company, marketplace, or other entity that, for a fee or other consideration, provides property owners and responsible parties a platform or means to offer vacation rentals to transient occupants whether through the internet or other means.

Responsible person shall mean the owner, or the natural person designated by the owner of the vacation rental to be called upon to answer for the maintenance of the vacation rental and the conduct and acts of vacation occupants of residential properties. A corporation, partnership, or other legal entity cannot be a responsible person.

Transient public lodging establishments means any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three (3) times in a calendar year for periods of less than thirty (30) days or one (1) calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

Vacation rental is collectively a vacation rental as defined under state law, and any transient public lodging establishment which is located in the town.

Vacation rental owner is the fee simple owner of the vacation rental, whether an individual, partnership, corporation, limited liability company, trust, or other entity. In the event the vacation rental owner is not an individual, the vacation rental owner shall designate a responsible natural person to perform the functions and duties of a vacation rental owner herein. The duties and functions of a vacation rental owner may, at the option of the vacation rental owner, be performed by an agent of the vacation rental owner, so long as the vacation rental owner notifies the town in

writing, on a form provided by the town, of the identity and contact information of such agent, and the specific duties that the agent will be performing for the vacation rental owner. The vacation rental owner may change the designation of agent at any time through the filing of a new form and the payment of an administrative fee in an amount as set by resolution by the town commission. The vacation rental owner shall be held responsible for all actions of such designated agent with respect to the applicable vacation rental.

Sec. 12-151. – Enforcement.

Violations of this article shall be enforced in the manner set forth in article III of chapter 2 of the code, and shall include, in addition to the imposition of daily fines, the suspension of the vacation rental's ability to operate under the conditions set forth in this article.

Sec. 12-152. – Appeals.

Any decision of the special magistrate finding a violation of this article may be appealed as provided for in § 2-49 of the code.

DIVISION 2. VACATION RENTAL REGISTRATION

Sec. 12-160. – Registration required.

As of February 1st 2023, a vacation rental registration shall be required to operate a vacation rental within the town, utilizing forms promulgated by the town. The registration may, at the town's option, be by paper form or by use of an online process. The town clerk may extend the date that such registration is required by notice on the town's website should the town not publish forms and fees for registration by January 20th 2023. Prior to the issuance of a vacation rental registration, the responsible person has the affirmative duty to ensure that the dwelling unit and property in or on which the vacation rental is or will be located, is in full compliance with the town code, Florida Statutes Chapter 509, the Florida Building Code, the Florida Administrative Code, and the Florida Fire Prevention Code. A separate vacation rental registration shall be required for each vacation rental. The operation of a vacation rental without registration after the date registration is required shall be a violation of this article, except in the instance of providing accommodations to fulfill a rental contract existing as of December 21st 2022.

Sec. 12-161. – Vacation rental registration.

- (a) A vacation rental registration application must be filed and signed by the vacation rental owner. An owner may apply through an agent, but in such case, the owner must execute a separate affidavit attesting that the agent is authorized by the owner to complete and submit the application on the owner's behalf. Such affidavit must be submitted along with the application.
- (b) A registration application must be submitted by using the forms promulgated by the town for such purpose. Application forms shall be submitted to the town clerk for processing. All applicable registration and inspection fees established by the town shall be submitted at the same time as the application form.
- (c) A registration application shall, at a minimum, include the following:

- (1) Address of the vacation rental property being registered, along with proof of ownership, which may be in the form of a deed or copy of the property appraiser's website information on the property;
- (2) Name, address, phone number, and e-mail of the property owner and the date upon which the owner took title to the property;
- (3) Name, address, e-mail, and emergency contact phone number of responsible person for the vacation rental, which shall be a twenty-four (24) hour, seven (7) days a week contact number;
- (4) The vacation rental's current and active license number as a transient public lodging establishment with the Florida Department of Business and Professional Regulation (DBPR);
- (5) A copy of the vacation rental's current and active certificate of registration with the Florida Department of Revenue and Pinellas County for sales and tourist development tax collection, respectively, if the registrant has such certificates or accounts; unless a peer-to-peer platform entity through which the vacation rental is booked will be remitting all such taxes associated with the vacation rental on the responsible person's behalf;
- (6) Business tax receipt from the town, in accordance with article III of chapter 20 of the code;
- (7) Statement attesting to the number of bedrooms and paved off-street parking spaces available on the property with affirmation that "no on-street parking" will be allowed and that the parking plan submitted by the owner will be followed by the owner's guests;
- (8) Exterior site plan. An exterior plan of the vacation rental property produced by an architect, engineer or professional draftsman shall be provided. The plan shall depict and identify the outer boundaries of the property, and all structures, docks, sheds, paved parking areas, pools, spas, hot tubs, and fencing. For purposes of the plan, off-street parking spaces allowed by the code to be used for parking shall be delineated so as to enable a fixed count of the number of spaces provided.
- (9) Interior structural plan by floor. An interior structural plan of the vacation rental structure by floor, produced by an architect, engineer or professional draftsman, shall be provided. The interior structural plan shall depict a floor layout identifying all spaces on each floor, and shall label each space as a bedroom (as defined by this article), bathroom, kitchen, office, den, dining room, family room, sunroom, closet, utility room, laundry room, hallway, stairway, or any other spatial element of the structure.
- (10) Acknowledgement signed by the owner, or owner's authorized agent, acknowledging and agreeing to initial and ongoing compliance with this article and all other town codes and federal, state and county laws which are applicable to the owner's ownership, maintenance, repair, modification, and use of the vacation rental property;
- (11) An application must provide the phone number associated with the landline telephone required by § 12-176;

- (12) A listing of the occupancy limit established by this article, calculated in the manner set forth in this article, and an acknowledgement that the owner will ensure compliance with the occupancy limit;
 - (13) A narrative parking plan acknowledging that no more than three passenger vehicles (cars, pickup trucks, wagons, suvs) may park on the vacation rental property at any one time, and outlining where vehicles will be parked and how guests will be made aware of the parking rules, including the prohibition against guests parking off-site;
 - (14) A copy of the conduct rules adopted by the owner which will apply to the conduct of the owner's guests, and a narrative statement setting forth how the owner will ensure each guest are provided a copy of, and made to acknowledge, these rules; and
 - (15) A statement attesting that the owner has made all structural revisions to the vacation rental property, and all operational policies have been adopted to ensure compliance with the Americans with Disabilities Act's requirements for places of public accommodation.
 - (16) A narrative statement setting forth how the owner will ensure each guest is provided a copy of, and make to acknowledge, the town rules which must be disclosed to each guest, including the town's rules related to solid waste storage, setting out solid waste on correct collection days, the noise restrictions associated with the vacation rental's use, the parking restrictions, and the quiet hour rules, all as are set forth in this article and as otherwise set forth in the code.
- (d) Forms must be fully completed, incomplete applications will not be processed. The town clerk does not have discretion to deny a registration application which is found to be complete, and which is found to satisfy the requirements of this article. If a registration application is found by the town clerk to be incomplete, or that the information submitted (such as the parking plan) does not satisfy a requirement of this article, the clerk will notify the applicant in writing setting forth the deficiencies to be addressed. The applicant will then be allowed fifteen (15) days to provide any missing information or to otherwise revise the application to make it compliant with this article. If an applicant disagrees with a determination of the clerk as to the completeness of an application, or an application's compliance with this article, the applicant may, within fifteen (15) days of the date of the clerk's determination, file a written appeal to the town commission. The appeal must set forth the specific factual and legal reasons supporting the applicant's appeal.

Sec. 12-162. – Modification/change of ownership of vacation rental registration.

- (a) An amendment of a vacation rental registration application and affidavit of compliance shall be required, with payment of the appropriate fee, in the event that any of the following changes to the vacation rental are proposed:
- (1) An amendment to the owner's safety or parking plans.
 - (2) An amendment to the owner's conduct rules to be followed by guests.
 - (3) A change in the designated responsible person.

Such amendments will be approved by the town upon a finding by the town clerk that the changed plans, rules or designation otherwise continue to comply with the requirements of this article.

- (b) A change of ownership, including transfers between legal entities under common control, shall require a new application, and shall be accompanied by the applicable application fee.

Sec. 12-163. – Duration of vacation rental registration.

A vacation rental registration shall be valid for one (1) year from the date the application is approved. An approved registration shall constitute permission to operate the vacation rental.

Sec. 12-164. – Renewal of vacation rental registration.

A vacation rental owner must renew its registration annually prior to the expiration date of the previous vacation rental registration and is subject to an annual inspection and applicable fees.

Sec. 12-165. – Inspection of vacation rentals.

- (a) To verify compliance with the Florida Building, Fire, and Life Safety Codes applicable to the vacation rental property, and to verify the interior and exterior plans submitted with the application accurately depict the conditions on and in the property, and to ensure all required safety equipment such as phone line and fire extinguishers are properly installed, and to verify the guest conduct information is properly displayed, each vacation rental shall, in conjunction with its initial or annual renewal application, be inspected by the town building official. The town will endeavor to coordinate an inspection date with the owner and complete the inspection process prior to the expiration of an existing registration period. However, only as to renewing applicants, if the availability of the building official causes a delay in that process, the town clerk is authorized to allow the vacation rental to continue operating on an interim basis for up to thirty days. Newly-registering vacation rentals may not begin operating until the application process, including the associated inspection, is completed.
- (b) If instances of noncompliance are found, all such instances of noncompliance shall be handled either as violations of the Florida Building, Fire, or Life Safety Codes are otherwise handled by the building official under state law and town code or, if the violation is not related to a code under the jurisdiction of the building official, it shall be referred to code enforcement and handled as a code violation.
- (c) Initial and annual inspections required under this section shall be made by the building official through coordinating an appointment with the vacation rental owner or the owner's authorized agent or responsible person. If an inspection date is set but the building official is, due to an action or inaction of the owner, the responsible person, or occupant, denied or otherwise unable to make entry onto the property to conduct the inspection on the date set, the owner must re-apply for an inspection and pay an additional inspection fee. The re-inspection fee shall be paid prior to scheduling the re-inspection. Failure of a vacation rental owner agent, or responsible person, as applicable, to make the vacation rental available for an inspection within twenty (20) days after notification by the town in writing that the town is ready to conduct the annual inspection shall constitute a violation of this article. Such violation shall continue until the inspection is accomplished.

Sec. 12-166. – Sale of vacation rental property.

When title to a registered vacation rental is transferred due to sale or otherwise, the new owner shall file a new registration application within thirty (30) days from the date title changes to the new owner. A new owner may not continue to operate a currently-registered vacation rental if an

application is not filed within the thirty-day period and any existing approved registration will expire on the thirty-first day from the date title changes.

Sec. 12-167. – Vested rights; waiver; estoppel.

Approval of a vacation rental registration shall not be construed to establish any vested rights or entitle the registered vacation rental to any rights under the theory of estoppel, nor shall it be construed as a waiver of any other requirements contained in the town code. It is not an approval of any other code requirement outside this article. The registration of a vacation rental is not an approval of a use or activity that would otherwise be illegal under state law or the Florida Building, Fire, or Life Safety Codes, or a violation of the code. In the event the town regains, either through judicial or legislative action, the authority to enforce Ordinance 08-01, the town will terminate all vacation rental registrations. In that event, the town will coordinate with registered owners to develop an orderly cessation of operations.

Sec. 12-168. – False information.

It shall be unlawful for any person to give any false or misleading information in connection with any application for registration, modification, or renewal of a vacation rental as required by this article. Vacation rental applications shall be sworn to under penalty of perjury. Any false statements made in an application shall be a basis for the revocation of any license issued pursuant to such application.

Sec. 12-169. – Duties of vacation rental owner and responsible person.

- (a) Every vacation rental owner, or responsible person if one is designated, shall be available by phone at the listed phone number twenty-four (24) hours a day, seven (7) days a week to respond to sheriff's department, fire department, or other emergency personnel requests. Otherwise, response to contact by the town's regulatory personnel shall be required only Monday through Friday, except holidays, 8:00 a.m. to 7:00 p.m. Failure of the vacation rental owner or responsible person to comply with this requirement shall be a violation of this article.
- (b) Responsible person. If a vacation rental owner does not directly manage the registered vacation rental property owned by the owner, the owner shall designate a responsible person.
 - (1) The responsible person shall be available twenty-four (24) hours per day, seven (7) days a week, for the purpose of promptly responding to complaints regarding conduct or behavior of vacation rental occupants or alleged violations of these regulations. This person must have authority to immediately address and take affirmative action, within one (1) hour of notice from the town, on violations concerning life-safety, noise, violent confrontations, trespassing, capacity limit violations, and parking violations. A record shall be kept by the town of the complaint and the responsible person's response.
 - (2) An owner may change his or her designation of a responsible person temporarily, up to thirty (30) cumulative days during any consecutive twelve (12) month period, or permanently; however, there shall only be one designated responsible person for each vacation rental property at any given time.

- (3) It shall be the sole responsibility of the property owner to appoint a reliable responsible person and to inform the manager of his or her correct mailing address. Failure to do so shall not be a defense to a violation of this section. Service of notice on the responsible person shall be deemed service of notice on the property owner, guest, occupant and violator.
- (c) A vacation rental owner or responsible person is responsible for ensuring sexual offenders/predators as defined in Florida Statutes §§ 775.21, 943.0435, 944.607, or 985.4815 register at the Pinellas County Sheriff's office following the process set forth in Florida Statutes § 775.21, forty-eight (48) hours prior to arrival at a vacation rental, regardless of the length of stay.
- A vacation rental owner and/or responsible person shall comply with Florida Statutes § 775.215 pertaining to the distance separation of homes with a sexual offender/predator residing within the vacation rental and any business, school, child care facility, park, playground, or other places where children regularly congregate.
- Failure to comply with this section shall, in addition to the institution of a code violation action, result in the revocation of the vacation rental's business tax receipt and vacation rental registration.
- (d) The vacation rental owner or responsible person shall inquire at check-in if any guest of at the vacation rental is a sexual offender/predator as defined in Florida Statutes §§ 775.21, 943.0435, 944.607, or 985.4815. If any guest of a vacation rental public lodging is a sexual offender/predator as defined in those statutes, the operator shall immediately notify the Pinellas County Sheriff's Office.
- (e) The owner or responsible person shall provide the town and post in a conspicuous place in the premises, the name, address and day/evening telephone numbers of the responsible person and be available twenty-four (24) hours per day, seven (7) days a week for the purpose of promptly responding to complaints regarding conduct or behavior of vacation rental occupants or alleged violations of these regulations. Any change in the responsible person shall require written notification to the town on forms provided by the town and in a manner promulgated by the town upon payment of the applicable fees.
- (f) Complaints to the responsible person concerning violations by occupants of vacation rental units to this section shall be responded to within a reasonable time but in no instance greater than three (3) hours. A record shall be kept of the complaint and the manager's response for a period of at least three (3) months after the incident, which shall be available for inspection by the town during business hours.
- (g) An owner may change his or her designation of a responsible person; however, there shall only be one (1) responsible person for each vacation rental property at any given time. To change the designated agent or responsible person, the owner shall notify the town in writing of the name, contact information and other information required in this subsection for the new responsible person, along with a signed affidavit from the new responsible person acknowledging receipt of a copy of this article and agreeing to serve in this capacity and perform the duties set forth in this article. Any notice of violation or legal process which has

been delivered or served upon the previous responsible person, prior to the town's receipt of notice of change of the responsible person, shall be deemed effective service.

- (h) It shall be the sole responsibility of the property owner to appoint a reliable responsible person and to inform the responsible person of his or her correct mailing address. Failure to do so shall not be a defense to a violation of this section. No property owner shall designate as a responsible person any person who does not expressly comply with the provisions of this section. The property owner and the responsible person shall jointly and severally be deemed to be the "violation" of this article as the term is used in Florida Statutes § 162.06. By designating a responsible person, a vacation rental owner is deemed to agree that service of notice on the responsible person at the address listed by the owner shall be deemed service of notice on the owner, responsible person, and violating guest. Copies of all code violation notices shall also be provided to the property owner in the manner set forth in Florida Statutes § 162.12. If, alternatively, a citation is issued by the code deputy, the citation process set forth in Florida Statutes § 162.21.

DIVISION 3. STANDARDS AND REQUIREMENTS FOR VACATION RENTALS

Sec. 12-175. – Generally.

The standards and requirements set forth in this article shall apply to the rental, use, and occupancy of vacation rentals in the town.

Sec. 12-176. – Minimum safety and operational requirements and limitations.

- (a) Each vacation rental shall comply with all requirements and standards under state law, including the Florida Building Code, the Florida Administrative Code, the Florida Swimming Pool Safety Act, and the Florida Fire Code and Life Safety Code.
- (b) Each vacation rental shall install, maintain and have ready for guest use at least one working landline telephone with the ability to call 911. This telephone shall be located in the common area on the first occupied floor of the vacation rental. The landline telephone number shall be registered at all times with Pinellas County Emergency Management for the purpose of receiving emergency alerts for items including, but not limited to, mandatory evacuations for hurricanes and requests to limit utility usage. Additionally, the landline telephone number shall be registered at all times with the Pinellas County utilities department for the purposes of receiving boil water alerts.
- (c) Each vacation rental shall post a copy of the town's rules required by § 12-161 either on the interior of the front door of the vacation rental, or on a wall within five feet of the front door. The rules shall be rendered in English, using a non-script font such as times new roman or arial, and shall be in a font no smaller than 14-point. If the town publishes rules applicable to vacation rentals on the town's website, the posted rules must, at a minimum, contain those rules.
- (d) Since vacation rentals are places of public accommodation, all vacation rentals shall be structurally modified in such a manner as to be compliant with the Americans with

Disabilities Act and the Florida Accessibility Code. Owners shall ensure their operational policies and hosting platforms comply with the requirements of the Americans with Disabilities Act.

- (e) Each vacation rental shall post a copy of the owner's conduct rules required by § 12-161 either on the interior of the front door of the vacation rental, or on a wall within five feet of the front door. The rules shall be rendered in English, using a non-script font such as times new roman or arial, and shall be in a font no smaller than 14-point.
- (f) Each vacation rental shall post the occupancy capacity limit for the vacation rental. The occupancy capacity limit for the vacation rental shall be posted either on the interior of the front door of the vacation rental, or on a wall within five feet of the front door. The occupancy capacity limit shall be rendered in English, using a non-script font such as times new roman or arial, and shall be in a font no smaller than 20-point.
- (g) Each vacation rental shall post the name, email and phone number of the owner or designated responsible person. This information shall be posted either on the interior of the front door of the vacation rental, or on a wall within five feet of the front door, shall be rendered in English using a non-script font such as times new roman or arial, and shall be in a font no smaller than 14-point.
- (h) A vacation rental may not, either directly or through a third party or hosting platform, allow or provide for reservation of rented ad-ons such as the delivery to the vacation rental of boats, golf carts, jet skis, kayaks.
- (i) No vacation rental may be advertised or used as an event venue. Events which draw or invite persons other than the occupant guests who have rented the property from the owner, including weddings, family reunions, movie shoots, and corporate retreats, are prohibited.
- (j) No persons other than the occupants who have rented the property from the owner may remain in or on the property between the quiet time hours of 9 p.m. and 7 a.m.
- (k) No pool, spa, jacuzzi, or outdoor sport courts on the property of a vacation rental may be used by any person between the quiet time hours of 9 p.m. and 7 a.m.
- (l) Amplified music or other sound, including spoken voices, is strictly prohibited from being played at any time on the property of a vacation rental, except where such amplified music or sound is played within the residential structure, over speakers located only within and not on the exterior of the residential structure, and where the windows and doors of the vacation rental are closed.

Sec. 12-177. – Maximum occupancy based on site capacity/limitations.

- (a) The maximum occupancy of a vacation rental shall be stated in the vacation rental registration form, and shall be limited to two (2) occupants (as defined herein) per bedroom (as defined in this article), but with a maximum capacity of twelve (12) persons.

- (b) The maximum occupancy restriction as set forth above shall not apply when the property is owner-occupied by the vacation rental owner, if the owner is a natural person.

Sec. 12-178. – Parking, solid waste disposal, legal compliance, evacuations, miscellaneous provisions.

- (a) All vehicles associated with the vacation rental, including the vehicles of temporary visitors present between the hours of 7 a.m. and 9 p.m., must be parked in compliance with the town's parking regulations and must be parked within the legal boundaries of the property and on a paved or bricked parking surface depicted in the registration application's parking diagram. Vehicles associated with the vacation rental are strictly prohibited from parking in any other manner or location within the town, including on any town sidewalk, street, right-of-way, swale, or grass parking. Recreational vehicles (RVs), boats, jet skis and similar watercraft, campers, and trailers may not be parked at vacation rentals. Commercial motor vehicles, as defined in § 21-1 may not be parked at vacation rentals.
- (b) Solid waste disposal (household garbage, recycling, and yard trash) created at vacation rentals shall be stored and put out for pick up in compliance § 18-30 through § 18-41 of the code, and on the day(s) of the week set out in the town's solid waste franchise agreement.
- (c) All persons renting and occupying a vacation rental shall comply with all local, state and federal laws applicable to their conduct at all times, including those related to illegal activities, the creation of nuisances, disturbances of the peace, and responses to emergency declarations.
- (d) Vacation rental occupants are required to participate in all mandatory evacuations due to hurricanes, tropical storms or other threats to resident safety, as required by state and local laws.
- (e) To the extent the town may in the future adopt a special events permitting program, neither a vacation rental property, nor a person renting or occupying a vacation rental, shall be eligible for a special event permit to be conducted on the vacation rental property.
- (f) No temporary storage containers may be stored on the vacation rental premises. The term "temporary storage container" shall mean any container, structure, box, cylinder, or crate made of any material not permanently affixed to real property, that is enclosed or capable of being enclosed on all sides, top and bottom, that is stored, placed, located or put on any real property within the town for the purpose of storing personal property, construction material, trash, refuse, garbage, debris, or other material or matter. Provided, however, with prior authorization from the building department a temporary storage container may be authorized during valid construction permit activity for this location. For purposes of this section, a garbage can or a recycling container, as those terms are defined in § 18-2 of the code, are not temporary storage containers.
- (g) No accessory structure, vehicle, recreational vehicle, trailer, camper, or similar apparatus shall be utilized or rented as a vacation rental.

Sec. 12-179. – Additional required local information provided in a vacation rental.

- (a) In addition to the information required to be posted in each vacation rental pursuant to § 12-176, there shall also be provided, in a prominent location on the inside of the vacation rental, the following written information:

- (1) The official street address and landline telephone phone number of the vacation rental.
- (2) A copy of a document to be supplied by the town which includes excerpts from town code provisions of general application relevant to vacation rentals to include solid waste pick-up regulations, noise regulations, and regulations related to sea turtles and sea turtle lighting.
- (3) The maximum number of vehicles that will be allowed to park at the vacation rental, along with a sketch of the location of the paved off-street parking.
- (4) The days and times of trash and recycling pickup.
- (5) Phone number and address of HCA Florida St. Petersburg Hospital and HCA Florida Pasadena Hospital, and directions from the vacation rental to each hospital.
- (6) Emergency and nonemergency phone numbers for the Pinellas County Sheriff's Office and Madeira Beach Fire Department.
- (7) Emergency evacuation instructions and routes.
- (8) Rip currents are prevalent in the Gulf of Mexico, information from the National Weather Service, available via from <http://weather.gov> shall be provided to occupants on the dangers of rip currents that occur in the Gulf of Mexico.
- (9) Notice of the need for respect for the peace and quiet of neighborhood residents, especially between the quiet hours of 9 p.m. and 7 a.m. established in this article, and a statement that all occupants are prohibited from playing amplified music or sound outside of the vacation rental structure, and from making excessive or boisterous noise in or on the vacation rental property, at all times.
- (10) There shall be posted, next to the interior door of each bedroom, and the exterior doors exiting the vacation rental a legible copy of a building evacuation map—Minimum eight and one-half inches (8-1/2") by eleven inches (11").

Sec. 12-180. – Minimum life/safety requirements.

- (a) Swimming pool, spa, and hot tub safety. A swimming pool, spa, or hot tub shall comply with the current standards of Florida Statutes Chapter 515 Residential Swimming Pool Safety Act.
- (b) Smoke and carbon monoxide (CO) detection and notification system. There shall be a smoke and carbon monoxide detection system, installed and maintained in compliance with the requirements of Florida Building Code Residential, Sections R314 Smoke Alarms R315 Carbon Monoxide Alarms.
- (c) Fire extinguisher. Each vacation rental shall install and maintain a working AFFF (aqueous film-forming foam) or FFFP (film-forming fluoroprotein) fire extinguisher rated for use on both Class A and Class B fires on each floor. The fire extinguishers shall not be installed inside of a closet or cabinet, but rather must be installed on a wall in an area clearly visible to guests. Each fire extinguisher shall be installed and maintained in compliance with NFPA 10.
- (d) Battery powered emergency lighting. Battery powered emergency lighting, which illuminates automatically for at least one (1) hour when electricity is interrupted, is required at each building exit.

DIVISION 4. EXEMPTIONS

Sec. 12-185. – Exemption for pre-existing rental agreements.

Notwithstanding any other provision of this article, a rental agreement with prospective occupants for vacations rentals that were entered as of December 21st 2022 (hereinafter “pre-existing agreement”) is exempt from the provisions of this article to the extent any term of this article conflicts with a term of the pre-existing agreement.

If a vacation rental is cited for a violation of this article, (that would not be a violation if it were not for this article), when the vacation rental is occupied under the terms of a pre-existing agreement, the vacation rental owner may defend such violation based on the fact that the vacation rental was exempt from this article due to it being occupied pursuant to a pre-existing agreement. Such defense shall be determined based upon the following information, and upon any additional information supplied by the vacation rental owner or otherwise determined by the fact finder:

- (1) Copy of deposit or payment information evidencing that the agreement was a pre-existing agreement;
- (2) Copy of e-mail or other communication evidencing a binding pre-existing agreement;
- (3) Information from the occupant confirming that there was a binding agreement in a time-frame to make the agreement a pre-existing agreement under this chapter; or
- (4) Written vacation rental agreement dated prior to December 21st 2022.

If it is reasonably determined by the code enforcement deputy, and confirmed by the town’s special magistrate, that any information supplied to the town in support of an application for exemption or in support of a defense based upon pre-existing agreement was intentionally false or fraudulent, the person supplying the false or fraudulent information shall be subject to a code enforcement proceeding and prosecution under Florida Statutes § 837.06.

Sec. 12-186. – Exemption for owner occupied vacation rentals

The provisions of this article shall not apply to owner occupied vacation rentals or property which is homestead under the Florida Constitution and Florida law from forced sale under any process of law. Any person desiring to qualify for the exemption herein shall file an affidavit in substantially the following form:

“Affidavit of Exemption”

State of _____

County _____

Before me the undersigned authority personally appeared _____ (hereinafter the “Owner”) who upon oath deposes and states:

1. I am over the age of 18 and competent to make this Affidavit.
2. I own the following real property in the Town of Redington Beach, Brevard County, State of Florida:

(Legal description and Street Address)

3. Check one or both as applicable:

() I currently occupy the property described in paragraph 2 above and have resided on this property continuously and uninterruptedly from (date) to the date of this Affidavit.

or

() I have applied for and received the homestead tax exemption as to the above-described property, that _____ is the tax identification parcel number of this property, and that the undersigned has resided on this property continuously and uninterruptedly from (date) to the date of this Affidavit.

4. The purpose of this Affidavit is to qualify for exemption from the Town of Redington Beach Vacation Rental Ordinance.

Sworn and subscribed before me by _____ this _____ day of _____ 20_____

Notary"

Section 2. For purposes of codification of any existing section of the Redington Beach Code herein amended, words **underlined** represent additions to original text, words **stricken** are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 3. If any section, subsection, sentence, clause, provision or word of this Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Board of Commissioners would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

Section 4. The Codifier shall codify the substantive amendments to the Redington Beach Town Code contained in Section 1 of this Ordinance as provided for therein, and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 5. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING on the 7th day of December, 2022, by the Board of Commissioners of the Town of Redington Beach, Florida.

ADOPTED ON SECOND AND FINAL READING on the 21st day of December, 2022, by the Board of Commissioners of the Town of Redington Beach, Florida.

Attest:

David Will, Mayor

Adriana Nieves, CMC
Town Clerk