



**TOWN OF REDINGTON BEACH
BOARD OF COMMISSIONERS
SPECIAL MEETING AGENDA
Wednesday, July 24th, 2024
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, **about a NON-AGENDA item**, please fill out a "Speakers Card" and give it to the Town Clerk prior to the start of the meeting.
- 6. UNFINISHED BUSINESS**
- 7. NEW BUSINESS**
 - A. Set tentative millage rate
 - B. **Resolution 2024-03:** A Resolution of The Town of Redington Beach, Florida, Adopting A Vacation Rental Program Fee Schedule; Making Related Findings; And Providing For Severability And An Effective Date.
- 8. OTHER BUSINESS**
- 9. ADJOURNMENT**

Note: The Town of Redington Beach Board of Commissioners meet the First 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)**

Agenda Item 7 B.

RESOLUTION NO. 2024-03

**A RESOLUTION OF THE TOWN OF REDINGTON BEACH,
FLORIDA, ADOPTING A VACATION RENTAL PROGRAM
FEE SCHEDULE; MAKING RELATED FINDINGS; AND
PROVIDING FOR SEVERABILITY AND AN EFFECTIVE
DATE.**

RESOLUTION NO. 2024-03

**A RESOLUTION OF THE TOWN OF REDINGTON BEACH,
FLORIDA, ADOPTING A VACATION RENTAL PROGRAM
FEE SCHEDULE; MAKING RELATED FINDINGS; AND
PROVIDING FOR SEVERABILITY AND AN EFFECTIVE
DATE.**

WHEREAS, Article VIII of Chapter 12 of the Redington Beach Town Code establishes Short Term Rental Regulations; and

WHEREAS, § 12-161(b) of the Code provides for the establishment of an annual registration and inspection fee for each vacation rental unit; and

WHEREAS, § 12-150 and § 12-162(a) of the Code provide that a vacation rental owner may change the designation of the Responsible Person by executing the necessary change form and paying the prescribed administrative fee; and

WHEREAS, § 12-162 of the Code provides for a fee to amend a vacation rental registration application or to supplement or replace the supporting documentation accompanying the application upon change of ownership or other relevant modification; and

WHEREAS, § 12-164 of the Code provides for an annual renewal fee; and

WHEREAS, § 12-165(c) of the Code provides for owner-caused missed inspection fees; and

WHEREAS, Ordinance 2022-15, which adopted the Town's vacation rental regulation program, found that the regulations adopted would 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 has determined that the most efficient manner of administration of the Town's vacation rental regulation and enforcement program would be through the use of an employed code officer, assisted administratively by the Town Clerk's office; and

WHEREAS, the Commission has considered, in development of the fees established herein, the monetary value of the portion of time reasonably expected to be spent by Clerk's office staff and the code officer in administering the vacation rental program (as opposed to their other duties); and

WHEREAS, the Commission has considered, in development of the fees established herein, the monetary value of that portion of the code enforcement vehicle's acquisition, amortization, and maintenance over time, in support of the vacation rental program vs. other code enforcement operations which are not supported by the fees; and

WHEREAS, the Commission has further considered, in development of the fees established herein, the monetary value of the special magistrate hearing process for the enforcement portion of the vacation rental program; and

WHEREAS, the Commission finds that it is necessary to create the vacation rental regulation and enforcement program fees set forth herein, which fees have been calculated to be commensurate with the cost to the Town of the regulatory activities required by this Ordinance; and

WHEREAS, the Town Commission finds that it is in the Town's best interests to adopt the fees set forth in this Resolution.

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

Section 1. The following fees are hereby established with respect to the Town's Short Term Rental regulatory program:

- | | |
|--|-----------------|
| • Initial and Annual Registration: | \$850.00 |
| • Initial and Annual Inspection: | \$200.00 |
| • Amendment to Reflect New Owner or Other Changes: | \$100.00 |
| • Owner-Caused Inspection Reschedule: | \$100.00 |
| • Recording of Change of Responsible Person: | \$30.00 |

Section 2. The Town Clerk shall track the expenses incurred by the Town in relation to its administration of the vacation rental program as best as those expenses can be directly attributed or apportioned to the program, as well as the fee amounts collected as set forth above. During the Commission's annual budget development process, the Clerk, in consultation with the Town's finance committee, shall make any recommendations to the Commission on revising the fees set forth herein to ensure that the program is funding itself primarily through fees charged vs. general revenue payments.

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

Section 4. Any prior motion or Resolution adopted by the Commission which is in conflict with this Resolution is hereby repealed.

Section 5. This Resolution shall take effect immediately upon adoption.

ADOPTED this 7th day of August, 2024, by the Board of Commissioners of the Town of Redington Beach, Florida.

David Will, Mayor

Attest:

Adriana Nieves, Town Clerk