

**TOWN OF REDINGTON BEACH
CODE ENFORCEMENT
SPECIAL MAGISTRATE AGENDA**

**April 1, 2025
Town of Redington Beach Assembly Hall
Ernest Mueller, Special Magistrate
11:00 am**

ORDER OF BUSINESS:

1. Call to Order
2. Special Magistrate Opening Statement
3. Administration of Oath to Petitioners / Respondents / Witnesses
4. Cases:
 - a. Continued cases
None
 - b. New Cases

ITEM: 01 / Case Number RB25-0069

MATTER: Code Violation(s)

OWNER: Willa Mae Investments LLC

NOTICE ADDRESS: Willa Mae Investments LLC
c/o Jason Matthews (as Registered Agent)
301 W. Platt St. Unit A343
Tampa, FL 33606-2292

VIOLATION ADDRESS: 15500 2nd St E
Redington Beach, FL 33708

VIOLATION(S):

CODE SECTION(S): **Chapter 6 - Buildings and Building Regulations**

VIOLATION(S): **Sec. 6-3.** - Removal of debris, equipment, etc., following construction; restoration of site on failure to complete construction.

It shall be unlawful for any person to permit debris, residue, tools, dumpsters and equipment resulting from or used during the construction of or improvement to any edifice, building or structure or any part thereof to remain on the subject property or any adjoining or adjacent properties, lots, alley, streets or thoroughfares for more than 30 days after completion, or cessation for more than 30 consecutive days, of such work, and the responsibility for removal thereof is hereby fixed upon the person in whose name the requested and required permit was issued. It shall further be unlawful for any edifice, building or structure, once begun, to remain incomplete, unfinished or abandoned by the owner or builder of such construction for more than 60 days when no further construction

has taken place and no request for change, alteration or variance has been received by or is pending with the building department, and such property will be required to have any and all existing construction removed to grade at the owner's cost within ten days of official notification. At all times during construction, a debris container shall be kept at or on the construction site; all areas of construction shall be kept in a clean, neat and orderly condition during all phases of construction and until construction is completed and the site cleaned and returned to its pre-construction condition.

ITEM: 02 / Case Number RB25-0004

MATTER: Code Violation(s)

OWNER: Mathew Manoj & Bonnie McMullen

NOTICE ADDRESS: Mathew Manoj & Bonnie McMullen
15501 Gulf Blvd.
Redington Beach, FL 33708

VIOLATION ADDRESS: 15501 Gulf Blvd
Redington Beach, FL 33708

VIOLATION(S):

CODE SECTION(S): **ARTICLE VIII. - SHORT TERM RENTAL REGULATIONS**

VIOLATION(S): **Sec. 12-160.** - Registration Required.

As of February 1, 2023, a vacation rental registration shall be required to operate a vacation rental within the town, utilizing forms promulgated by the town. 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 20, 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. F.S. 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 21, 2022.

5. Town Attorney Matters (as needed)

6. Adjournment / Hearing Closed

Any person who decides to appeal the decision of the Code Enforcement Special Magistrate with respect to any matter considered at this hearing will need a record of the proceedings, and for such purposes, 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. Record is not provided by the Town of Redington Beach.