

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

**April 29, 2025
Town of Redington Beach Assembly Hall
Ernest Mueller, Special Magistrate
1:00pm**

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 RB25-0024

MATTER: Code Violation(s)

OWNER: **MCCANDLESS, TIM
MCCANDLESS, BETTY**

NOTICE ADDRESS: **16104 GULF BLVD
REDINGTON BEACH, FL 33708-1628**

VIOLATION ADDRESS: **16104 GULF BLVD
REDINGTON BEACH, FL 33708-1628**

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.

ITEM: 02 / Case Number RB25-0021

MATTER: Code Violation(s)

OWNER: WINE, BRIAN CHRISTOPHER
WINE, COURTNEY SMITH

NOTICE ADDRESS: 32645 NATURAL BRIDGE RD
WESLEY CHAPEL, FL 33543-7209

VIOLATION ADDRESS: 16100 2ND ST E
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.