



**TOWN OF REDINGTON BEACH
BOARD OF COMMISSIONERS
SPECIAL MEETING**

AGENDA

Monday, August 24th, 2026

6:30pm

Town Hall

Assembly Hall

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF AGENDA

5. UNFINISHED BUSINESS

A. Building Department Fees Proposal

6. NEW BUSINESS

A. **First Reading: Ordinance 2026-04:** AN ORDINANCE OF THE TOWN OF REDINGTON BEACH, FLORIDA, AMENDING § 4-20 OF THE TOWN CODE RELATED TO SHARK FISHING; MAKING RELATED FINDINGS; PROVIDING FOR CODIFICATION, SEVERABILITY, AND FOR AN EFFECTIVE DATE.

B. **First Reading: Ordinance 2026-05:** AN ORDINANCE OF THE TOWN OF REDINGTON BEACH, FLORIDA, AMENDING ARTICLE VIII (SHORT TERM RENTAL REGULATIONS) OF CHAPTER 12 OF THE TOWN CODE; MAKING RELATED FINDINGS; PROVIDING FOR CODIFICATION, SEVERABILITY, AND FOR EFFECTIVE DATE.

7. OTHER BUSINESS

8. 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)**

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.

ORDINANCE NO. 2026-04

AN ORDINANCE OF THE TOWN OF REDINGTON BEACH, FLORIDA, AMENDING § 4-20 OF THE TOWN CODE RELATED TO SHARK FISHING; MAKING RELATED FINDINGS; PROVIDING FOR CODIFICATION, SEVERABILITY, AND FOR AN EFFECTIVE DATE.

WHEREAS, while properly-regulated off-shore/deep sea shark fishing may lawfully occur, the taking of smaller, younger sharks on-shore, such as the endangered tiger shark which, when killed, was pregnant, is environmentally irresponsible; and

WHEREAS, § 4-20 of the Redington Beach Town Code creates a prohibition on shore-based shark fishing; and

WHEREAS, Part 635 (Atlantic Highly Migratory Species) of Title 50 (Wildlife and Fisheries) of the United States Code of Federal Regulations provides, at 50 C.F.R. § 635.4, for the issuance for certain Atlantic tuna, swordfish, or shark fishing permits by the National Marine Fisheries Service; and

WHEREAS, Florida Administrative Code § 68B-44.009(3) allows the Florida Fish and Wildlife Conservation Commission to issue a shore-based shark fishing permit; and

WHEREAS, while the Town's current regulation was requested by numerous Town residents and had been adopted in similar form in other Florida jurisdictions, based on an argument of preemption through Florida Statutes § 379.2412, and concern over litigation against such regulations, these other jurisdictions are repealing or revising their regulations; and

WHEREAS, while Florida Statutes § 379.2412 does generally preempt the power to regulate the taking or possession of saltwater fish to the State, it does allow a local government to prohibit, for reasons of protecting the public health, safety, or welfare, saltwater fishing from real property owned by that local government; and

WHEREAS, the Town Commission finds that its current shore-based shark fishing regulation should be revised to acknowledge the State's general authority to allow shore-based shark fishing from private lands, but also finds that to protect the public's health, safety, and welfare, shore-based shark fishing should continue to be prohibited from any property owned by the Town.

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

Section 1. Section 4-20 of the Redington Beach Town Code is hereby amended to read as follows:

ARTICLE II. – SHARK FISHING

Sec. 4-20. Shore-based shark fishing ~~prohibited~~.

A. Notwithstanding the possession of a permit issued pursuant to Florida Administrative Code § 68B-44.009(3) or 50 C.F.R. § 635.4, a person may not participate in shore-based shark fishing from any property owned by in the jurisdictional waters of the town.

A.B. No person may participate in shore-based shark fishing from any property not owned by the town without possessing a current shore-based shark fishing permit issued by the Florida Fish and Wildlife Conservation Commission pursuant to Florida Administrative Code § 68B-44.009(3).

B.C. For purposes of this article, the term “shark” shall have the same meaning as is set forth in § 68B-44.002(2).

C.D. For purposes of this article, the term “shore-based shark fishing” shall mean the targeting or harvesting any species of shark when fishing from shore, wade fishing, or fishing from any structure attached to shore, including but not limited to bridges, piers, docks, and jetties. Fishing from shore or any structure attached to shore by or with any of the following gear or methods shall constitute shore-based shark fishing regardless of the species targeted or harvested.

- (1) Fishing with a metal leader greater than 4 feet in length.
- (2) Using a fighting belt, fighting harness, or similar device used in conjunction with a fishing rod to give the angler a mechanical advantage when reeling in a fish.
- (3) Deploying bait by any means other than casting from shore or casting while wade fishing, including but not limited to transporting or dropping the bait by or from a vessel, surfboard, drone, or by swimming.
- (4) Deploying bait by means other than casting shall not constitute shore-based shark fishing if the bait is attached to a hook for which the maximum distance measured between two points inside the curve created by the hook does not exceed 1.5 inches, when measured at the widest dimension.

Section 2. Pursuant to Florida Statutes § 166.041(4)(a), prior to the date the public notice of the public hearing for this Ordinance was published, the Town prepared and posted on its website a business impact estimate which included: a) a summary of the Ordinance, a statement of the public purpose to be served by the Ordinance, b) an estimate of the direct economic impact of the Ordinance on private, for-profit businesses in the Town, c) an estimate of direct compliance costs that businesses may reasonably incur due to the Ordinance, d) identification of any new charge or fee on businesses created by the Ordinance or for which businesses will be financially

responsible, e) an estimate of the Town's regulatory costs and of revenues from any new charges or fees imposed on businesses to cover such costs, and f) a good faith estimate of the number of businesses likely to be impacted by the Ordinance.

Section 3. 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 4. 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 5. The Codifier shall codify the substantive amendments to the Redington Beach 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 6. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING on the ___ day of August, 2026, by the Board of Commissioners of the Town of Redington Beach, Florida.

ADOPTED ON SECOND AND FINAL READING on the 9th day of September, 2026, by the Board of Commissioners of the Town of Redington Beach, Florida.

Attest:

David Will, Mayor

Adriana Nieves, Town Clerk

ORDINANCE NO. 2026-05

AN ORDINANCE OF THE TOWN OF REDINGTON BEACH, FLORIDA, AMENDING ARTICLE VIII (SHORT TERM RENTAL REGULATIONS) OF CHAPTER 12 OF THE TOWN CODE; MAKING RELATED FINDINGS; PROVIDING FOR CODIFICATION, SEVERABILITY, AND FOR AN EFFECTIVE DATE.

WHEREAS, the Town first adopted comprehensive registration and regulations for short term rentals through Ordinance 2022-15; and

WHEREAS, the Town made several revisions to the code to provide greater clarity to the regulations in Ordinance 2025-02; and

WHEREAS, as the Town has continued to administer the vacation rental code (particularly after recovery from the 2024 hurricanes and resulting increase in new units being constructed), it has determined that several additional clarifications to the code are required; and

WHEREAS, of primary concern, while the code provides for certain occupancy and parking restrictions so as to minimize the negative impacts of the operation of short term rentals on adjacent and nearby full-time residents, the Town has found that certain operators have persisted in advertising occupancy and parking which exceed the code's limits; and

WHEREAS, such advertisements are untrue and encourage over-capacity occupancy and parking which in turn harms the ability of Town residents to peacefully enjoy their homes; and

WHEREAS, the Town Commission finds that it is in the best interests of the Town, and its residents and visitors, to adopt the revisions to the code 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. Section 12-168 of the Redington Beach Town Code is hereby amended to read as follows:

Sec. 12-168. - False information; prohibited rental listing information.

(a) 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.

(b) It shall be unlawful for any vacation rental owner or responsible person to list, or cause to be listed on any printed or online advertisement or rental peer-to-peer registration platform, a vacation rental as available for rent where the listing:

- (1) Indicates that conduct which would be in violation of the minimum safety and operational requirements and limitations set forth in § 12-176 are permitted;
- (2) Indicates that maximum occupancy of the vacation rental exceeds the maximum occupancy set forth in § 12-177; or
- (3) Indicates that parking capacity and location at the vacation rental may exceed or deviate from the parking requirements set forth in § 12-178.

Section 2. Section 12-165(a) of the Redington Beach Town Code is hereby amended to read as follows:

- (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 30 days. Newly-registering vacation rentals may not begin operating until the application process, including the associated inspection, is completed. Where an owner has requested an inspection pursuant to this section and has provided at least three dates on business days between 9 a.m. and 5 p.m. where the inspection may occur, but the building official is unable to perform the inspection on any of the dates offered, then the vacation rental shall be permitted to operate on an interim basis so long as the owner continues to offer new dates to the building official which are within 30 days of the last date the building official was unable to inspect. Nothing herein prohibits the building official and an owner from coordinating a mutually acceptable date and time for inspection. With respect to accessibility compliance, the building official's inspection will be confined to the current edition of the Florida Accessibility Code. The building official is authorized to develop a detailed checklist of the structural elements or features he or she will inspect and to post that checklist on the town's website to allow owners to better prepare for the inspection. The building official's inspection does not serve as any confirmation that every element of the vacation rental will satisfy all requirements of applicable state and federal disability access laws, only that the items which have been inspected comply with the Florida Accessibility Code.

Section 3. Section 12-176(g) of the Redington Beach Town Code is hereby amended to read as follows:

(g) Each vacation rental shall post the name, email and phone number of the owner and/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 eEnglish using a non-script font such as times new roman or arial, and shall be in a font no smaller than 14-point.

Section 4. Pursuant to Florida Statutes § 166.041(4)(a), prior to the date the public notice of the public hearing for this Ordinance was published, the Town prepared and posted on its website a business impact estimate which included: a) a summary of the Ordinance, a statement of the public purpose to be served by the Ordinance, b) an estimate of the direct economic impact of the Ordinance on private, for-profit businesses in the Town, c) an estimate of direct compliance costs that businesses may reasonably incur due to the Ordinance, d) identification of any new charge or fee on businesses created by the Ordinance or for which businesses will be financially responsible, e) an estimate of the Town's regulatory costs and of revenues from any new charges or fees imposed on businesses to cover such costs, and f) a good faith estimate of the number of businesses likely to be impacted by the Ordinance.

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Section 6. 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 7. The Codifier shall codify the substantive amendments to the Redington Beach Code contained in Sections 1 through 3 of this Ordinance as provided for therein, and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 8. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

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