

ORDINANCE NO. 2022-06

**AN ORDINANCE OF THE TOWN OF REDINGTON BEACH, FLORIDA,
CREATING § 11-23 OF THE TOWN CODE CONCERNING RENTAL OF
RESIDENTIAL AMENITIES; PROVIDING FOR CODIFICATION,
SEVERABILITY, AND FOR AN EFFECTIVE DATE.**

WHEREAS, Florida municipalities have the constitutional and statutory home rule authority to adopt regulations to advance the health, safety and welfare of their residents and visitors, to preserve and protect the unique characteristics of their communities, and to ensure uses of land are consistent with the intended characteristics of established zoning districts; and

WHEREAS, the Board of Commissioners finds that the recent advent of internet based marketplaces which allow owners of single family residential homes to rent out amenities of homes such as pools, docks, yards, driveways and roofs on a daily or even hourly basis; and

WHEREAS, such short term rental activities generate additional and frequent automotive or vessel traffic into single family residential neighborhoods from customers of such marketplaces, which traffic undermines the level, frequency and timing of traffic which were intended in such neighborhoods when these zoning districts were established; and

WHEREAS, such short term amenity rental activities bring to such residential neighborhoods an increase in persons who do not actually live in or have any connection to the neighborhoods and who therefore cannot reasonably be expected to treat the neighborhoods with the same regard as do its residents; and

WHEREAS, frequent home amenity rentals will have negative impacts on the residential neighborhoods in which they occur, including added automotive traffic, consumption of limited available street parking, increased law enforcement calls to address noisy parties and other disruptive behavior, including behavior which can last into the night, which will often occur by amenity renters who, by virtue of their lack of connection to the property or neighborhood, will not have a regard for the occupants of neighboring homes; and

WHEREAS, the provisions of this Ordinance do not prevent citizens from accessing facilities to swim, conduct marriage ceremonies, engage in sports activities, or to otherwise recreate, as there are already ample businesses and venues within and proximate to the Town which are properly zoned, with setbacks and other regulatory measures to ensure negative impacts on surrounding properties is minimized; and

WHEREAS, the Board of Commissioners finds that it is in the best interest of the Town, its residents, and property owners, to approve the regulatory measures 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 11-23 of the Redington Beach Town Code is hereby created as follows:

Sec. 11-23. – Residential amenities rentals prohibited.

- (a) The owner or authorized agent of an owner of a single-family dwelling is prohibited from renting or leasing, or listing on any marketplace (online or print-based) for rent or lease, any amenity, feature, or accessory building or structure, appurtenant to or associated with such single-family dwelling, regardless of the purpose or length of time of said rental or lease.
- (b) For purposes of this section, the words “amenity, feature, or accessory building or structure” includes, but is not limited to, sheds, garages, docks, boat slips, driveways, rooftops, attics, pools, spas, saunas, putting greens, sports courts, gardens, gazebos, or front, rear or side yards.

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 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.

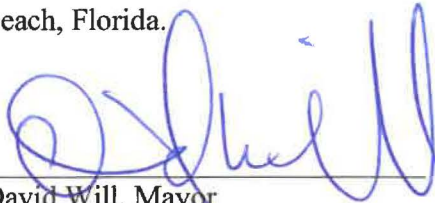
ADOPTED ON FIRST READING on the 16th day of March, 2022, by the Board of Commissioners of the Town of Redington Beach, Florida.

ADOPTED ON SECOND AND FINAL READING on the 6th day of April, 2022, by the Board of Commissioners of the Town of Redington Beach, Florida.

Attest:



Melissa Clarke, Town Clerk


David Will, Mayor