

**WORKSHOP MEETING  
BOARD OF COMMISSIONERS  
TOWN OF REDINGTON SHORES  
WEDNESDAY, JUNE 24, 2020 – 6:00 P.M.  
VIA ZOOM  
MINUTES**

Present upon roll call: Commissioner Drumm, Commissioner Blackburn, Commissioner Neal, Vice Mayor Robinson, Mayor Henderson, and Attorney Rubenstein.

**OLD BUSINESS**

Discussion FY 20/21 Budget and Advalorem

Vice Mayor Robinson reported the Financial Advisory Committee (FAC) met and discussed the FY 20/21 budget and millage rate. Vice Mayor Robinson stated there were two errors in the current budget, (1) Communication Service Tax amount should be \$90,000.00 and Duke Energy amount should be \$210,000.00. Vice Mayor Robinson asked FAC Member Howell to address the Commission. Member Howell addressed the Commission stating he has over the years been tracking the advalorem monies the town receives. Over the last decade, the town has collected 97% of advalorem monies. The estimate for taxable values for 2021 is approximately \$779 million, which represents a 7.2% increase over the current tax year. If the town keeps the millage rate at 1.8 mills, the increase to the town will be approximately \$94,000.00. The town is in a healthy position and the FAC voted unanimously to recommend that the Commission consider adopting the rolled-back rate for the upcoming fiscal year. The rate officially will be known after July 1<sup>st</sup>, but it should be between 1.6 to 1.7 mills. Mayor Henderson thanked Member Howell and all the committee for their work and stated she would like to see the Commission take the roll-back rate. With all that has been happening, this will give some relief to our residents. After discussion, the Commission was in consensus to adopt the roll-back rate at their next regular meeting. The Commission thanked Member Howell and all the committee members for their time and commitment to the town.

Discussion Ordinance 20-06 – Regulation of Vacation Rentals

Vice Mayor Robinson asked Attorney Rubenstein to please review with the Commission the amended ordinance. Attorney Rubenstein stated she has discussed in length with the Assistance County Attorney in Miami Dade County regarding any lawsuits regarding their ordinance. This was a big concern of the Planning and Zoning Board when they held their meeting. The Attorney stated they have had no litigation regarding their ordinance. Our ordinance was fashioned from the Miami Dade Ordinance and the Miami Dade Ordinance was fashioned from a California Ordinance. The California Ordinance was challenged in court and was upheld. One of the changes made to the current ordinance being reviewed, was changing the bond requirement. The purpose of the bond was to make sure that if there is a perpetual violator, the town would have something to collect against. On page 12, fines for violations have been added, with the third offense occurring within 12 months of the most recent two preceding offenses - \$2,500.00 fine and revocation of the Certificate of Use. That revocation of certificate of use would be for a 12-month period. The revocation is appealable to the town commission, not based on ~~litigating~~ **mitigating** circumstances but an appeal as to if the town was correct in revoking the certificate of use. The max occupancy has been changed; the exempt age is now under 6 years old. Attorney Rubenstein stated based on their research and what other municipalities have done across the state, they are very comfortable with this ordinance, nothing is full proof, if someone is going to challenge they can, we feel as good job to make sure everything is authorized by the state. Attorney Rubenstein stated when looking to pass this ordinance the Commission should look at on how to treat any contracts that are already in place, mainly regarding the amount of people when the ordinance takes effect and possibly let these contracts be honored. Mayor Henderson asked if everything else in the ordinance would stand. Attorney Rubenstein stated, yes. Mayor Henderson asked how long out the Commission would honor current contracts. Chief Swann asked for an end date, as it would be more complex to enforce. Vice Mayor Robinson suggested that when the

of Use is applied for, the contracts need to be supplied. Commissioner Neal who is going to enforce this ordinance and if more staff is needed. Vice Mayor Robinson responded that the attorneys would create the application for the certificate of use, we are not requiring a great deal of paperwork submitted, staff will certify the paperwork is correct. Enforcement will through Indian Shores Police or Code Enforcement. Attorney Rubenstein stated she had a conversation with enforcement officer in Miami Dade and they work very closely with the Peer-to-Peer Platforms. In the town's ordinance the platforms will require anyone who list their property in Redington Shores to fill out a box with the Certificate of Use Number assigned. On a monthly basis they will send the town a report, which will be a quick and easy way for the town to become aware of who is renting their property and verify the certificate of use number assigned. Commissioner Neal stated the root of the problem is the grandfathered in spot zoning on the West Side of Gulf Blvd, the town needs to look at this, spot zoning is not legal. Town Clerk Palmer stated the area with a lot of the short-term rentals is zoned CTF, the town does not have spot zoning. Commissioner Drumm would like to have it effective when the ordinance is passed, and the contracts should be rewritten. Mayor Henderson asked Attorney Rubenstein her thoughts. Attorney Rubenstein stated the maximum occupancy seems to be the only issue that would matter with a contract already signed. The town could open themselves up for liability if they do not honor the contracts already signed. Chief Swann asked if there could be a moratorium date, and then require them to amend the contracts. Mayor Henderson suggested the end of the year. After further discussion, Vice Mayor Robinson asked Attorney Rubenstein to investigate this requirement for the ordinance. Commissioner Blackburn stated she was asked why a requirement is there to have to register with us, when they are required to register with the state and county. Commissioner Blackburn investigated this, and the ones she investigated were not registered with the state or county. The Commission was in consensus to place this on the July agenda for first reading. There being no further discussion amongst the commission, Mayor Henderson asked for public comments.

Resident, Ronald Schmidt address the Commission regarding the purchase of his new home on Long Point Dr. and not being able to do the renovations he would like to do because of the five-year tracking on renovations to the property. He would like to meet with each Commissioner to discuss.

Resident, Ken Smith addressed the Commission thanking them for all the time that has gone into this proposed ordinance. He stated he agrees with Commissioner Drumm that all aspects of the ordinance should go into effect when adopted. There are provisions in rental contracts for cancelling.

Property Owner Carol Muszik addressed the Commission stating she feels she is being targeted, as all the complaints are on Lee Ave. and her blue house. No one has called her or her management company about complaints. Mrs. Muszik stated she called the Pinellas County Sheriff's office and the Indian Shores Police Department asking if there were any complaints against her house. Indian Shores Police Department had no complaints. The Sheriff's office stated there were no complaints in 2018. There were two complaints in October 2019 and four complaints in February 2019. She has installed ringers to see what the renters are doing, but we cannot control people.

Chief Swann stated he is not sure where Mrs. Muszik is obtaining her information from as he knows for a fact his officers have responded to blue house many times over the last 15 months. Chief Swann stated he received information that you had registered a complaint with the sheriff office that you were being targeted. For the record, you are not being targeted by the Indian Shores Police Department, we respond to calls equally, regardless of who calls.

Salvatore Celeste – thanked everyone for support regarding this issue. Resident Marek Stobnicki asked him to also speak on his behalf, so he might need a little more than 3-minutes. On Page 8, Section 4, subparagraph 6 was completely removed. Part of that section took into consideration previous enforcement when considering reissuing a certificate of use, specially if past fines and liens should be satisfied. He would like to see this requirement stay in the ordinance. The blue house has precipitated most of what is going on with the residents asking for this ordinance. He is not a full-time resident yet but will be in a couple of months. Since he has

owned his home, his family has not been able to enjoy one single weekend here. They advertise for a twenty-

four-person rental with additional space for twelve more people, that is a total of 36-people. With twenty beds in a single-family dwelling, that is not a vacation home that is a hotel. The additional living quarters created in this home, was obviously done abbreviating the parking inside the home, the lack of parking on site creates problems for the residents who live there.

Resident, Leslee Coppock – addressed the Commission stating she appreciates the Commissions diligence on this matter and seeing this coming to fruition for the entire neighborhood. Mrs. Coppock stated she does not think this ordinance targets Mrs. Muszik and her two homes. I own two homes in the neighborhood, one which is rented full time. One of the properties next to her rental, is now renting nightly and seems to be having more people than should be. I live across the street from the blue home and must deal constantly with the renters using her driveway to pull boats in and out, also I must deal with my driveway being blocked. I should not nor any other resident be taking the brunt of someone's business activities. I should be able to pull in and out of my driveway with no problem. Everyone in the neighborhood deserves the right to peace and enjoyment.

### **MISCELLANEOUS**

Mayor Henderson announced the following meeting dates:

Regular Meeting – Wednesday, July 8, 2020 – 6:00 p.m.

Workshop Meeting – Wednesday, July 29, 2020 – 6:00 p.m.

Respectfully submitted,

Mary F. Palmer, MMC  
Town Clerk