

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

**September 16, 2022
Town of Redington Beach Assembly Hall
Ernest Mueller, Special Magistrate
1:00 pm**

Welcome to Town of Redington Beach Code Enforcement Special Magistrate hearings. The Special Magistrate is charged with conducting hearings to determine whether an alleged violation of the Town Code has occurred. In order to meet that obligation, all parties, or their representatives, will be allowed an opportunity to be heard on matters relevant to the alleged violation(s). All witnesses offering testimony or presenting evidence will be required to swear or affirm that the testimony they provide is the truth.

The order of presentation will begin with the Town presenting their evidence of the alleged violation(s) and then the Respondent shall present his/her case. Both parties shall have an opportunity to cross-examine all witnesses. The Special Magistrate may question any witness.

The Clerk will announce the names of the cases from the agenda. When you hear your case called, please respond by coming to the podium with your representative and/or any witnesses to be sworn in. When addressing the Special Magistrate, please speak clearly into the microphone.

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.

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 / 1:00pm

MATTER: Code Violation(s)

OWNER: Andry Augustiady and Tina Augustiady

NOTICE ADDRESS: Andry Augustiady
Tina Augustiady
16104 3rd St E.
Redington Beach, FL 33708

VIOLATION ADDRESS: 16104 3rd St E.
Redington Beach, FL 33708

VIOLATION(S):

CODE SECTION(S): Appendix A, Zoning, Permitted Buildings and Uses

VIOLATION(S):

(2b) District 2. Other standards.

Any use which is not specifically identified as a permitted use, accessory use, or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short-term rentals, subletting, and transient uses of a housing unit in this District. As used in this section, the term "short-term rental" shall mean any rental of a dwelling unit, or portion thereof, of less than a six-month period. For purposes of this section, "transient uses" shall mean uses generally known as hotel, motel, or rooming houses. For the purposes of this section "subletting" shall mean the use of real property for overnight housing purposes, whether or not said overnight housing purposes involves renumeration.

(2d) Short-term rentals in District 2 and District 3 (excluding exceptions noted in code section 3(a)) are hereby prohibited and shall be subject to the following:

(A) Short-term rentals of single-family dwellings of less than 181 days constitutes a transient use and shall be prohibited in District 2 and District 3 (excluding exceptions noted in code section 3(a)).

(B) Property owners who rent their properties (located in District 2 and District 3) for less than 181 days shall be subject to penalties as set out in section 1-14 of Appendix A, and the Town of Redington Beach shall have authority to impose such penalty.

ITEM: 02 / 2:00pm

MATTER: Code Violation(s)

OWNER: Monica St Investments LLC

NOTICE ADDRESS: Monica St Investments LLC
c/o Jason Matthews (as Registered Agent)
301 W. Platt St. Ste 343
Tampa, FL 33606-2292

VIOLATION ADDRESS: 16113 2nd St E
Redington Beach, FL 33708

VIOLATION(S):

CODE SECTION(S): Appendix A, Zoning, Permitted Buildings and Uses

VIOLATION(S):

(2b) District 2. Other standards.

Any use which is not specifically identified as a permitted use, accessory use, or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short-term rentals, subletting, and transient uses of a housing unit in this District. As used in this section, the term "short-term rental" shall mean any rental of a dwelling unit, or portion thereof, of less than a six-month period. For purposes of this section, "transient uses" shall mean uses generally known as hotel, motel, or rooming houses. For the purposes of this section "subletting" shall mean the use of real property for overnight housing purposes, whether or not said overnight housing purposes involves renumeration.

(2d) Short-term rentals in District 2 and District 3 (excluding exceptions noted in code section 3(a)) are hereby prohibited and shall be subject to the following:

(A) Short-term rentals of single-family dwellings of less than 181 days constitutes a transient use and shall be prohibited in District 2 and District 3 (excluding exceptions noted in code section 3(a)).

(B) Property owners who rent their properties (located in District 2 and District 3) for less than 181 days shall be subject to penalties as set out in section 1-14 of Appendix A, and the Town of Redington Beach shall have authority to impose such penalty.

ITEM: 03 / 3:00pm

MATTER: Code Violation(s)

OWNER: New Gen Capital LLC

NOTICE ADDRESS: New Gen Capital LLC
c/o Timothy H Nguyen (as Registered Agent)
531 22nd Avenue SE
St. Petersburg, FL 33705

VIOLATION ADDRESS: 16121 4th St E
Redington Beach, FL 33708

VIOLATION(S):

CODE SECTION(S): Appendix A, Zoning, Permitted Buildings and Uses

VIOLATION(S):

(2b) District 2. Other standards.

Any use which is not specifically identified as a permitted use, accessory use, or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short-term rentals, subletting, and transient uses of a housing unit in this District. As used in this section, the term "short-term rental" shall mean any rental of a dwelling unit, or portion thereof, of less than a six-month period. For purposes of this section, "transient uses" shall mean uses generally known as hotel, motel, or rooming houses. For the purposes of this section "subletting" shall mean the use of real property for overnight housing purposes, whether or not said overnight housing purposes involves renumeration.

(2d) Short-term rentals in District 2 and District 3 (excluding exceptions noted in code section 3(a)) are hereby prohibited and shall be subject to the following:

(A) Short-term rentals of single-family dwellings of less than 181 days constitutes a transient use and shall be prohibited in District 2 and District 3 (excluding exceptions noted in code section 3(a)).

(B) Property owners who rent their properties (located in District 2 and District 3) for less than 181 days shall be subject to penalties as set out in section 1-14 of Appendix A, and the Town of Redington Beach shall have authority to impose such penalty.

5. Town Attorney Matters (as needed)

6. Adjournment / Hearing Closed