

ORDINANCE NO. 2026-06

AN ORDINANCE OF THE TOWN OF REDINGTON BEACH, FLORIDA, AMENDING § 12-113 OF THE TOWN CODE RELATED TO MAINTENANCE REQUIREMENTS FOR VACANT OR ABANDONED PROPERTIES; MAKING RELATED FINDINGS; PROVIDING FOR CODIFICATION, SEVERABILITY, AND FOR AN EFFECTIVE DATE.

WHEREAS, Article V of Chapter 12 of the Town Code, adopted on April 7th 2009, addresses rules applicable to vacant or abandoned properties which were created after the mortgage loan financial crisis of 2007/2008 and the many abandoned homes which resulted therefrom; and

WHEREAS, § 12-113 of the Town Code has been determined to require updating to more clearly reflect the intent of the Town with respect to maintenance requirements; and

WHEREAS, the Town Commission finds that it is in the best interests of the Town to adopt the provisions of this Ordinance.

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

Section 1. Section 12-113 of the Redington Beach Town Code is amended as follows:

Sec. 12-113. – Maintenance requirements for abandoned or vacant properties.

- (a) Properties ~~subject to this article~~ shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, ~~or~~ notices, except those required by federal, state, or local law, discarded ~~personal~~ items including inged, but not limited to, furniture, clothing, large and small appliances, vehicles, bicycles, printed material, electronic devices, signs, or any other items that give the appearance that the property is abandoned or which undermine the aesthetic appeal of the neighborhood in which the property is situated.
- (b) The landscape of all portions of unpaved ~~Visible front and side~~ yards shall be landscaped and maintained to the aesthetic standard of the neighborhood in which the property is situated, and at a minimum to the standard which existed prior to the property becoming vacant or abandoned ~~standard at the time registration was required.~~
- (c) The ~~L~~landscape requirements shall include, but is not limited to, regular mowing of grass to the height set forth in s. 12-32, and the installation and maintenance of ground covers, bushes, shrubs, hedges or similar plantings, decorative rock, bark or artificial turf/sod designed specifically for residential installation, and maintained in accordance with all requirements of the town code. The ~~L~~landscape of vacant or abandoned properties shall not include weeds, non-decorative rock or gravel, broken concrete, asphalt or similar material, except that driveways and walkways to front doors may be paved. Any paved areas shall be maintained with any cracked areas repaired or replaced.

(d) Maintenance shall include, at a minimum but is not limited to, watering, irrigating on grass, trees and shrubs to ensure they do not die, cutting, and the mowing of grass, trimming of trees and shrubs, treatment or removal of weeds, required landscape and removal or mulching of all clippings, trimmings and palm fronds.

(e) Pools and spas shall be kept in working order so that the water remains free and clear of pollutants, algae, living organisms, and debris. Alternatively, such pools and spas shall be drained to a dry state and capped so as to prevent water from entering. Pools and spas shall comply with the enclosure requirements of the Town of Redington Beach Code of Ordinances and Florida Building Code and Residential Swimming Pool Safety Act, as amended from time to time. Any pool or spa situated on a vacant or abandoned property must at all times be equipped with and have fully deployed a swimming pool barrier meeting, at a minimum, the standards provided for in Florida Statutes § 515.29.

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 October, 2026, by the Board of Commissioners of the Town of Redington Beach, Florida.

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

Attest:

David Will, Mayor

Adriana Nieves, Town Clerk