

ORDINANCE NO. 603

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE, FLORIDA, AMENDING ITS CODE OF ORDINANCES, AT CHAPTER THIRTY, LICENSES AND BUSINESS REGULATIONS, BY CREATING A NEW ARTICLE VII, BUSINESS PERMIT SECTION 30-157, RESIDENTIAL RENTAL REGISTRATION AND SECTION 30-158, FEE; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission is concerned about rental properties in residential zoning districts not governed by a cooperative or condominium association; and

WHEREAS, the Town includes several residential zoning districts; and

WHEREAS, the Town Commission has been advised that short term rentals are disrupting the residential character of the Town's residential zoning districts; and

WHEREAS, the Town Commission has determined that the transitory nature of rental properties together with the frequency of rental turnovers will have a negative impact on the Town's residential zoning districts and make it more difficult for these neighborhoods to maintain their unique, cohesive residential character; and

WHEREAS, the Town Commission deems it necessary and advisable to create a residential property rental registration database to ensure that the social fabric, reliability and consistency of the Town's residential zoning districts are preserved; and

WHEREAS, the Town Commission has determined that Sections 30-157 and 30-158, Code of Ordinances, Town of Ocean Ridge, Florida, needs to be created to protect the unique character of the Town's residential zoning districts by creating a residential property rental registration program; and

WHEREAS, the Town Commission deems it necessary and advisable to charge a fifty dollar (\$50.00) application fee per lease for the registration of a residential rental property in the Town's residential registration database; and

WHEREAS, the Town Commission of the Town of Ocean Ridge, Florida, hereby finds this ordinance to be in the best interests of the public health, safety, and welfare of the citizens of Ocean Ridge.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE, FLORIDA, AS FOLLOWS:

SECTION 1 - Findings of Fact: The **WHEREAS** clauses set forth above are adopted herein as findings of fact.

SECTION 2 – Addition of Articles: Chapter 30, LICENSES AND BUSINESS REGULATIONS, Article VII, Section 30-157 and Section 30-158 are hereby created as follows:

Chapter 30. LICENSES AND BUSINESS REGULATIONS

ARTICLE VII. BUSINESS PERMIT

Sec. 30-157. Residential Rental Registration.

- a) Every person engaging in the lease of real property located in a residential zoning district not governed by a cooperative or condominium association or otherwise exempt, shall register all rental properties with the Town and complete an application for the Town's rental registration program.
- b) The rental registration application shall include valid information concerning, but not limited to, owner's name, the property control number, address, length of lease and name(s) of lessee.
- c) Properties that are governed by a not-for-profit association pursuant to Chapters 718, 719, Florida Statutes, are exempt from the Town's residential rental registration program.
- d) The provisions of this section may be enforced and penalties imposed for violations of this section as provided by law. Without limiting the Town's right to impose any other penalties as provided by law, or to enforce this section by any other lawful means, a violation of this section shall be subject to code enforcement procedure and penalties contained in Chapter 16.

Sec. 30-158. Fee.

The regulatory fee for the Town's rental registration program is \$50.00 per lease application. Such fee is payable in advance by all persons engaged in leasing real property in a residential zoning district, unless exempted by the terms of this article or as may be otherwise exempted by law.

SECTION 3 – Severability: In the event any section, paragraph, sub-paragraph, sentence, clause, phrase or word of this Ordinance shall be declared invalid, illegal or unenforceable by a court of competent jurisdiction, such declaration shall not affect the validity of the remaining portions hereof.

SECTION 4 - Repeal of Ordinances: Any ordinance in conflict herewith, to the extent of such conflict, is hereby repealed.

SECTION 5 – Codification: This Ordinance shall be incorporated in and shall be included in the Town's Code of Ordinances.

SECTION 6 - Effective Date: This Ordinance shall become effective immediately upon adoption.

FIRST READING this 6th day of May, 2013.

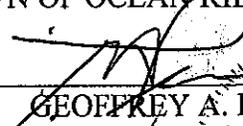
SECOND AND FINAL READING this 3rd day of June, 2013.

Commissioner Brookes offered the foregoing Ordinance and its adoption. The motion was seconded by Commissioner Allison and upon being put to a vote, the vote was as follows:

GEOFFREY A. PUGH, Mayor	<u>Yea</u>
DR. LYNN L. ALLISON, Vice Mayor	<u>Yea</u>
GAIL ADAMS AASKOV Commissioner	<u>Yea</u>
ED BROOKES, Commissioner	<u>Yea</u>
ZOANNE HENNIGAN, Commissioner	<u>absent</u>

The Mayor thereupon declared this Ordinance approved and adopted by the Town Commission of the Town of Ocean Ridge, Florida, on second reading, this 3rd day of June, 2013.

TOWN OF OCEAN RIDGE, FLORIDA

BY: 
GEOFFREY A. PUGH, MAYOR

ATTEST: 
TOWN CLERK

