STAFF REPORT
REGULAR MEETING

AGENDA DATE: October 20, 2026 **DEPARTMENT:** Community Sustainability

TITLE:

Ordinance No. 2026-09 – Second Reading – amending multiple sections of Chapter 23 “Land Development Regulations” related to vacation rentals, transient public lodging, residential uses, and associated definitions

SUMMARY:

The proposed ordinance amends Chapter 23 of the City's Land Development Regulations to remove the City's existing prohibition on residential rentals of less than thirty (30) days and update related definitions and regulations for consistency with current Florida law. The amendments revise residential use definitions, establish terminology consistent with Florida Statutes, and update related provisions throughout the Land Development Regulations. The ordinance is primarily a housekeeping amendment to ensure the City's Land Development Regulations are consistent with current Florida law governing vacation rentals and transient public lodging. It does not create new local operational regulations for vacation rentals beyond those authorized by state law.

BACKGROUND AND JUSTIFICATION:

The City's Land Development Regulations have prohibited residential rentals of less than thirty (30) days since at least 2010. Since that time, Florida law has significantly limited the authority of local governments to regulate vacation rentals, prohibiting regulations based on the duration or frequency of occupancy. The proposed ordinance removes the City's existing minimum rental duration requirement to ensure consistency with current state law.

The proposed amendments update definitions related to residential uses, dwelling units, vacation rentals, and transient public lodging to align with current Florida Statutes. The ordinance also revises the City's Use Tables and related provisions throughout Chapter 23 to ensure terminology is applied consistently and removes references prohibiting transient occupancy within residential dwelling units.

Additional amendments include revisions to residential zoning district provisions, intent statements, micro-unit standards, and other sections of the Land Development Regulations to maintain consistency following the removal of the City's minimum rental duration requirement. The ordinance does not establish a new regulatory framework for vacation rentals but instead updates the City's regulations to reflect current statutory requirements while maintaining consistency throughout the Land Development Regulations.

The **Planning & Zoning Board (PZB)** unanimously voted to recommend approval of the proposed text amendments at their meeting on July 1, 2026. The board recommended that manufactured home and mobile home definitions match statutory definitions for consistency.

The **Historic Resources Preservation Board (HRPB)** unanimously voted to recommend approval of the proposed text amendments at their meeting on July 8, 2026.

At its meeting of August 25, 2026, the **City Commission** requested changes to the proposed permitted use table, which have been made, and a request made to determine whether the city can charge commercial utility rates for vacation rentals. The City Attorney’s Office is still working with the utility departments and will bring back at second reading the appropriate agenda item to address this request. In addition, changes will be forthcoming to Chapter 14 Business Tax Receipts and Business Regulations to address the request for formal registration of vacation/short term rentals.

The City Commission voted 4-1 to move the ordinance forwarded with several additional deletions from the permitted use table as well as the removal of the definition for “family”. Since “family” is used throughout the Land Development Regulations as well as in the evaluation for reasonable accommodations, staff is requesting additional discussion on this at second reading. The attached version shows the changes to the definition of “family” as originally proposed. Staff has also made additional revisions to the definition of “residential uses” to remove the examples provided in the definition.

MOTION:

Move to approve/disapprove Ordinance 2026-09 on second reading.

ATTACHMENT(S):

Ordinance 2026-09
PZB/HRPB Staff Report
Exhibit A – Use Table