

STAFF REPORT SPECIAL MEETING

AGENDA DATE: February 9, 2023

DEPARTMENT: Community Sustainability

TITLE:

Update Discussion on Vacation and Short-Term Rentals in Lake Worth Beach

SUMMARY:

Additional discussion seeking consensus on policy and next steps regarding vacation rentals and short-term rentals in Lake Worth Beach

BACKGROUND AND JUSTIFICATION:

The City of Lake Worth Beach has struggled with the issue of vacation and short-term rentals for nearly a decade. At present, vacation and short-term rentals of residential dwelling units is not allowed and have not been allowed in the City going back many years. Beginning during the Great Recession and the years following, this type of use of residential properties has proliferated across the country and within the City. The actual number of these rentals within the City is unknown but is estimated at more than a several of hundred during the Winter Season.

Because the State of Florida has preempted the City from establishing any new regulations for the specific use regarding vacation and short-term rentals, the City's Land Development Regulations (LDRs) have not been amended to recognize their existence. In addition, the use is not listed within the City's LDRs and was not specifically mentioned in the City's Zoning Code, which existed prior to the adoption of the LDRs in August 2013. As such, the City has been grappling with how to address the myriad issues raised by their existence. City Staff prepared two memos outlining possible next steps and options for a City policy. These memos serve as the basis for a renewed discussion of the topic and can serve to offer an appropriate City policy moving forward. There also have been at least two workshop discussions regarding the topic with the last being held on May 23, 2022.

DIRECTION:

Provide consensus regarding vacation and short-term rental policy and direction

ATTACHMENT(S):

Fiscal Impact Analysis – N/A
Presentation
2022 Vacation Rental Memo
2021 Vacation Rental Memo
2020 Vacation Rental Memo