

STAFF REPORT REGULAR MEETING

AGENDA DATE: May 2, 2023

DEPARTMENT: Community Sustainability

TITLE:

Discussion and vote on Proposed Code Compliance Policy Regarding Enforcement of Vacation/Short Term Rental Prohibition

SUMMARY:

Discussion and vote on proposed code compliance policy to enforce the City's prohibition of vacation/short term rentals in furtherance of direction provided by the City Commission at its February 7, 2023 work session.

BACKGROUND AND JUSTIFICATION:

At its February 7, 2023 work session, the City Commission provided unanimous consensus to enforce the City's current prohibition of the vacation/short term rentals as outlined within the City's Land Development Regulations (LDRs). In response, Code Compliance Staff developed a proposed enforcement policy and schedule to proceed with violation courtesy notices to all identified rentals followed by formal Notices of Violation after ninety (90) days should those properties identified not come into compliance. Should properties remain active as rentals, they would be brought before the Special Magistrate after another ninety (90) days. For those properties brought before the Special Magistrate, another ninety (90) days would be recommended for them to come into compliance. Should a property continue to operate or be held out as a rental after the three (3) consecutive ninety (90) days notices, then the property would go into a running daily fine.

Documentation for properties being held out as rentals would come from the tax collector's office, the Palm Beach County list of business tax receipts, and the Florida Department of Business and Professional Regulations as well as other reputable public accessible sources.

MOTION:

Move to approve/disapprove proposed code compliance policy and schedule for vacation/short term rental prohibition enforcement.

ATTACHMENT(S):

Fiscal Impact Analysis - N/A
Memo - Vacation Rental Enforcement Policy
Vacation Rental Spreadsheet