

# STAFF REPORT SPECIAL MEETING

**AGENDA DATE:** September 23, 2024

**DEPARTMENT:** Community Sustainability

**TITLE:**

Discussion and Update on Vacation and Short-Term Rentals

**SUMMARY:**

Additional discussion seeking policy direction and next steps regarding the regulation of vacation and short-term rentals in Lake Worth Beach

**BACKGROUND AND JUSTIFICATION:**

The last discussion regarding the policy direction and next steps for short term rentals took place on February 9, 2023. At that time, there was no clear consensus provided. With the issue still being of concern for the City and in response to the final housing report from Florida Atlantic University, the issue is being brought back before the City Commission for discussion and to obtain direction on next steps.

The City of Lake Worth Beach has struggled with the issue of vacation and short-term rentals for over a decade. At present, vacation and short-term rentals of residential dwelling units are 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 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 three workshop discussions regarding the topic with the last being held on February 9, 2023.

**MOTION:**

Move to approve/disapprove enforcement of the City's current prohibition of vacation and short-term rentals

**ATTACHMENT(S):**

Fiscal Impact Analysis – N/A  
February Vacation Rental staff report  
FAU Housing Study  
Previous Presentations  
Memos from 2020, 2021, 2022 and 2023  
Boynton Beach information