



CITY OF LAKE WORTH BEACH

Community SustainabilitySM

- **Ordinance 2026-09:** Consideration of an ordinance amending Chapter 23 “Land Development Regulations” related to vacation rentals, transient public lodging, residential uses, and associated definitions.

Proposal Background Analysis

- **The proposed amendments:** revise Chapter 23 of the Land Development Regulations to remove the City's existing prohibition on residential rentals of less than thirty (30) days and to update related provisions for consistency with current Florida law.
- **Vacation rentals transient public lodging, and dwelling units :** The proposed amendments establish definitions for vacation rentals and transient public lodging consistent with Florida Statutes and remove references prohibiting transient occupancy within residential dwelling units. The ordinance also includes related amendments to residential zoning district provisions, intent statements, micro-unit standards, and the Use Tables to ensure consistency throughout the Land Development Regulations.
- **Proposed regulations:** Since at least 2010, the City's Land Development Regulations have prohibited residential rentals of less than sixty (60) days. The amendments update the definition of “Transient” from residential use or occupancy of 60 days or less to 30 days or less, consistent with Florida Statutes, and remove existing restrictions on short-term residential rentals to align the City’s regulations with current state law, which limits local government regulation of vacation rentals based on the duration or frequency of occupancy.

Summary

Vacation rentals, Transient Public Lodging, Residential uses Ordinance Summary: The ordinance updates definitions of Vacation rentals, Transient Public Lodging, Residential uses where proposed amendment establishes consistency with Florida statutes. The proposed amendments revise Chapter 23 of the Land Development Regulations to update the definition of “Transient” from 60 days or less to 30 days or less, consistent with Florida Statutes, and remove existing restrictions on short-term residential rentals to align with current state law. Related amendments to residential zoning district provisions are also included, intent statement, micro-Units standards and use of tables to ensure consistency throughout the Land Development Regulations. The proposed amendment is to remove this restriction and align city regulations with current regulations which limit the regulation of vacation rentals prohibiting regulation the duration or frequency of occupancy.

Advisory Boards

- 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.

POTENTIAL MOTION:

- I move to approve/disapprove Ordinance 2026-09 on first reading, and to schedule second reading and public hearing for September 1, 2026.



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