



DATE: June 24, 2026

TO: Members of the Planning & Zoning and Historic Resources Preservation Boards

FROM: William Waters, Director of Community Sustainability

MEETING: July 1 and July 8, 2026

SUBJECT: **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.

The ordinance updates definitions related to residential uses, vacation rentals, transient public lodging, and dwelling units, and includes corresponding revisions to the Use Tables and other sections of the Land Development Regulations for consistency. 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. Since at least 2010, the City's Land Development Regulations have prohibited residential rentals of less than thirty (30) days. The proposed amendments remove this restriction and align the City's regulations with current Florida law, which limits local government authority to regulate vacation rentals, prohibiting regulations based on the duration or frequency of occupancy.

STAFF RECOMMENDATION:

Staff recommend that the Planning and Zoning Board and Historic Resources Preservation Board recommend that the City Commission adopt Ordinance 2026-09.

POTENTIAL MOTION:

I move to **RECOMMEND/NOT RECOMMEND** TO THE CITY COMMISSION TO ADOPT the proposed LDR text amendments included in Ordinance 2026-09.

Attachments

- A. Draft Ordinance 2026-09
- B. Exhibit A - Use Table