

Vacation Rental Zoning Text Amendment

STAFF REPORT

Petition No: 2024-0001-ZTA
Ordinance No: 2024-22
Applicant: Village of Wellington

Request:
To amend Article 6 of Wellington's Land Development Regulations (LDR) by amending the supplementary regulations for vacation rentals.

Boards, Committees, and Council:

	Date	Vote
PZAB	10/16/2024	7-0
Council (1 st)	11/12/2023	5-0
Council (2 nd)	12/10/2023	Pending

Wellington Vision:
A Great Hometown: Great Neighborhoods, Great Schools, and Great Parks.

Wellington Mission:
To provide high-quality services that create economic, environmental, and social sustainability for residents.

- Wellington Goals:**
- Economic Development
 - Neighborhood Renaissance
 - Protecting Our Investment
 - Respecting the Environment
 - Responsive Government

Project Manager:
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Background:

In response to the increasing numbers of vacation rentals in Wellington and some of the associated issues that were being reported, Wellington adopted Ordinance No. 2023-13. This Ordinance updates the supplemental regulations for vacation rentals to address the issues identified in the administration of the recently adopted regulations.

Analysis:

The 2023 changes to the Vacation Rental supplementary regulations addressed parking, and occupancy, and required a permit for the unit.

The Florida Statutes (509.032(7)(b)) preempts Wellington from regulating the length of stay of a rental, including vacation rentals. The proposed changes to revise the supplementary regulations are not preempted. The regulations will clarify certain regulations as well as the process for enforcement by Wellington and PBO.

Exhibit A of Ordinance No. 2024-22 illustrates the proposed changes to the LDR, with formatting of text to be deleted in ~~strikethrough~~ format and new text in underlined format.