



Legislation Text

File #: 20-3909, **Version:** 1

ITEM: ORDINANCE NO. 2020-11 (VACATION RENTALS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, MODIFYING ARTICLE 6 OF THE LAND DEVELOPMENT REGULATIONS RELATED TO VACATION RENTALS BY ADDING VACATION RENTALS TO TABLE 6.2-1: USE REGULATIONS SCHEDULE; AMENDING SEC.6.2.2.A BY CREATING SUPPLEMENTARY REGULATIONS FOR VACATION RENTALS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

REQUEST: Approval of Ordinance No. 2020-11 to modify Article 6 to establish regulations for Vacation Rentals.

EXPLANATION: Chapter 509, Florida Statutes, established certain regulations for lodging establishments, including vacation rentals and transient lodging. Third-party online platforms have made vacation rentals easily available to the general public. Section 509.032, Florida Statutes, restricts local governments from enacting regulations that prohibit vacation rentals and regulate the duration or frequency of rentals, but does not preempt local governments from enacting regulations to minimize the impact of vacation rentals in neighborhoods.

Wellington has determined that regulations that comply with the Florida Statutes are appropriate in the Land Development Regulations (LDR) to address occupancy, licensing, residency requirements, sexual offenders/predators, swimming pool safety, compliance with trash, noise, public nuisance, parking, advertising, pet rules, property association approval (if applicable), and to ensure the health, safety, and welfare of the community. These regulations are designed to protect the character of the residential neighborhoods and maintain the opportunity to offer and use vacation rentals in a manner that is consistent with the state and local regulations.

On July 8, 2020, this item was heard by the Planning, Zoning, and Adjustment Board. The Board recommended unanimously approval with a 5-0 vote.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: YES **QUASI-JUDICIAL:** NO

FIRST READING: YES **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Approval of Ordinance No. 2020-11 to modify Article 6 as it related to Vacation Rentals.

