

# City of Coconut Creek InterOffice Memorandum

**To:** Planning and Zoning Board

**Date:** December 9, 2020

**From:** W. Scott Stoudenmire, AICP  
Director of Sustainable Development

**Subject:** Land Development Code  
Amendment - Vacation Rentals

The City desires to amend Chapter 13 of the City's Land Development Code to include registration requirements and regulations relating to vacation rentals as allowed by Florida law in order to maintain the integrity of the residential neighborhoods in the City of Coconut Creek

Florida Statutes (2020), provides that local laws, ordinances, or regulations may not prohibit vacation rentals or regulate the duration and frequency of rental of vacation rentals. However Florida Statutes do not prevent the City from adopting ordinances specific to vacation rentals to address some of the noise, parking, trash and life-safety issues created by the proliferation of vacation rentals in residential neighborhoods

The attached draft ordinance includes new language to clearly define and describe the procedures and requirements deemed necessary and in the interest of the public health, safety, and welfare to monitor and provide reasonable means for the City to mitigate impacts created by such transitory uses of residential property within the City. The proposed ordinance also requires payment of a registration fee to cover the cost of registration and initial inspections, as well as a re-inspection fee, if necessary. The necessary fee schedule amendment is the subject of a separate ordinance and agenda item.

Based on the above overview and explanation, staff is recommending approval of the ordinance as proposed. Attached, please find a draft ordinance for review and recommendation.

WSS/ae

Attachment: