

LET'S TELL
our Story.

**BED AND
BREAKFAST
REGULATIONS**

ZONING CODE TEXT
AMENDMENT

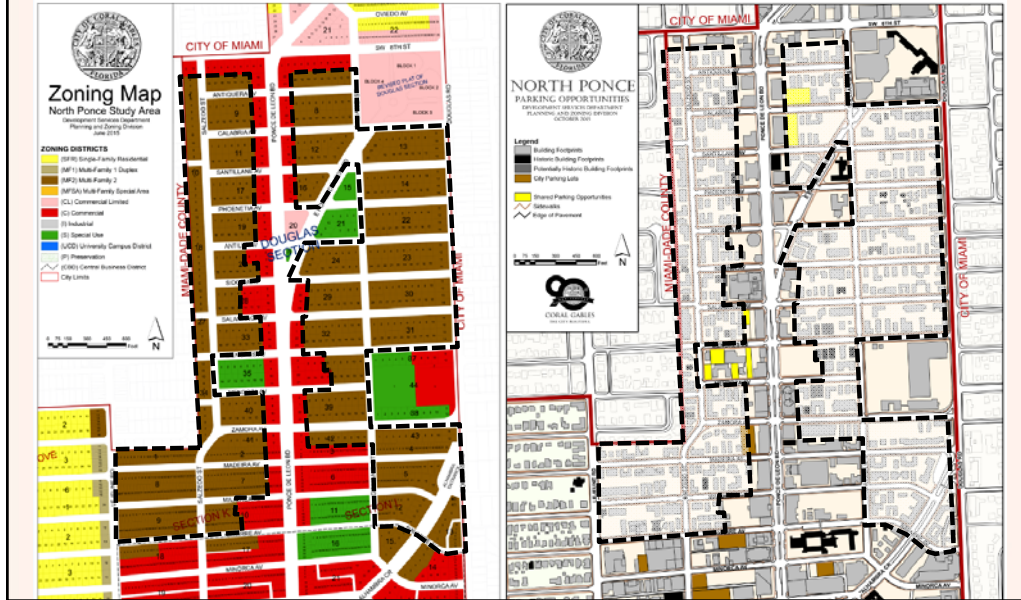
CITY COMMISSION 1ST
READING

SEPTEMBER 27, 2016

**PUBLIC NOTIFICATION:
BED AND BREAKFAST REGULATIONS**

Type	Date
Legal Advertisement	07.01.16
Courtesy Notice Letters to Property Owners within area and within 1,000 feet	07.01.16
Posted agenda on City web page/City Hall	07.01.16
Posted Staff report on City web page	07.08.16
Legal Advertisement	09.16.16

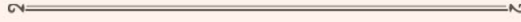
BED AND BREAKFAST ORDINANCE



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1. Current Regulations are not practical; no Bed and Breakfast applications have been filed since 1993.
2. Area where Bed and Breakfasts Establishments are currently permitted remains unchanged.
3. New provisions require that Bed and Breakfast Establishments be located in designated Historic buildings; additional benefits available.
4. Replaces standard hotel parking ratios with a Parking Management Plan.
5. Replaces annual review and potential revocation with standard Code Enforcement provisions.

BED AND BREAKFAST ORDINANCE



MARCIANA MARINA LLC

*DEVELOPMENT REVIEW COMMITTEE
APPLICATION*



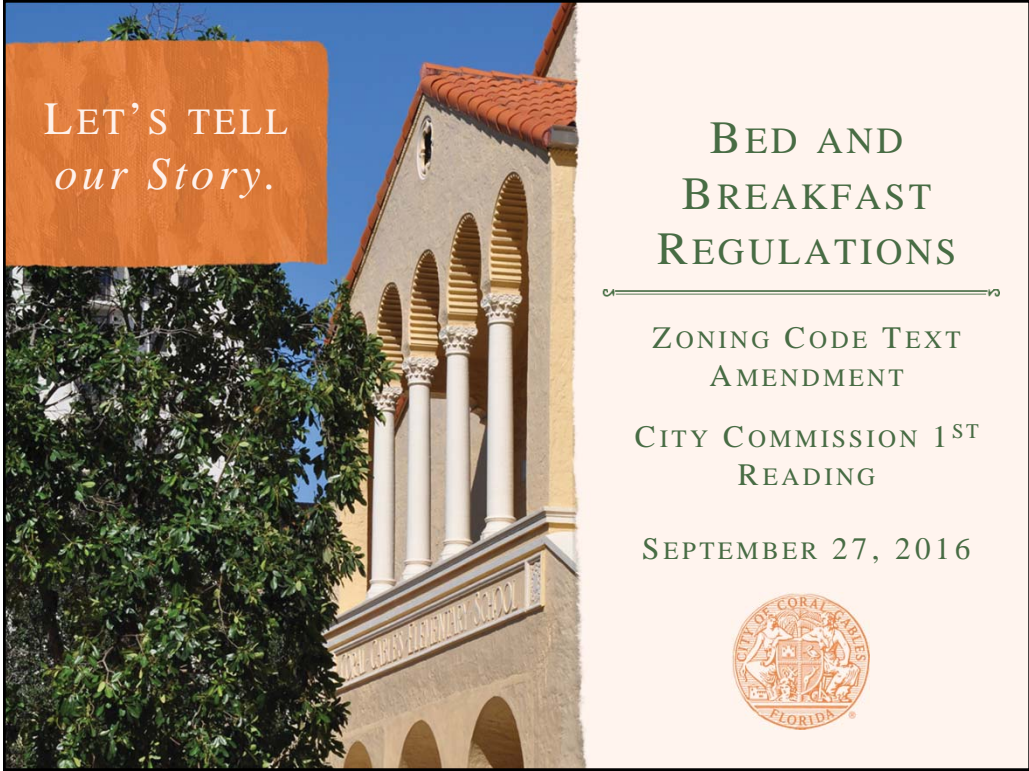
CORAL GABLES.
THE CITY BEAUTIFUL

STAFF FINDINGS AND RECOMMENDATION

Staff finds that all of the required criteria for Zoning Code Text Amendment are **satisfied**.

Staff finds that the proposed Zoning Code Text Amendment is **consistent** with the Comprehensive Plan.

The Planning and Zoning Division recommends **approval**.



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