

“Exhibit A”

Division 26. Bed and Breakfast Establishments
Section 5-2601. Bed and breakfast establishments.

Bed and Breakfast (B & B) establishments may be permitted as a Conditional Use subject to the following restrictions:

A. B & B establishments may be operated on property zoned MF2 within the district bounded by Southwest Eighth Street (Tamiami Trail) to the north, Navarre Avenue to the south, Douglas to the east, and LeJeune Road to the west.

B. Structures shall be a locally designated historic landmark in order to be eligible for operation as a B&B.

C. In accordance with Article 3, Division 11: Historic Preservation, a Certificate of Appropriateness shall be required for any exterior alterations to the historically-designated B&B property.

D. Notwithstanding the Conditional Use provisions provided in Section 3-402 through Section 3-407, a Conditional Use for a Bed and Breakfast that meets all of the requirements of Article 5, Division 26, shall be reviewed as follows:

1. A pre-application conference shall be held with Historical Resources Department staff.
2. A complete Conditional Use site plan approval application shall be submitted to Historical Resources Department staff.
3. Prior to a public hearing before the Historic Preservation Board, departments including but not limited to the Fire Department, Parking Department, and Development Services Department shall review the Conditional Use site plan application and provide written comments.
4. Public notification of the Conditional Use application shall be the same as that for a Special Certificate of Appropriateness.
5. City staff shall prepare a staff report that summarizes the application and indicates whether the application complies with each of the standards for granting conditional use approval in Section 3-408.
6. Staff will provide written recommended findings of fact regarding the standards for granting conditional use approval in Section 3-408.

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7. Staff shall provide a recommendation as to whether the application should be approved, approved with conditions, or denied.

5. A public hearing shall be held before the Historic Preservation Board, where a final decision shall be made.

6. Any appeal of a decision of the Historic Preservation Board may be brought to the City Commission in accordance with Article 3, Division 6.

7. Section 3-408 through Section 3-411 shall apply to Conditional Uses for a Bed and Breakfast Establishment.

~~B. Only structures fifty (50) years or older shall be eligible for operation as a B & B.~~

~~C. The number of B & B sleeping rooms shall not exceed the number of living units of the existing apartment structure.~~

~~D. E.~~ The following design requirements shall be incorporated to minimize the impact on surrounding residential areas:

1. Appearance of structure shall remain residential;

~~2. Structure shall be retained in a manner to allow conversion back to apartment use;~~

~~3.~~ 2. Outdoor activity areas for B & B residents use shall be visually buffered from adjacent residential uses;

~~4.~~ 3. Vehicle ingress and on-site parking shall be screened from adjacent residential properties.

~~E. F.~~ One wall-mounted sign shall be permitted designating the property as a B & B, and shall not exceed one-hundred sixty (160) square inches in size.

~~F. G.~~ Property owner or manager must reside on property and be available on a daily basis.

~~G. H.~~ The sale of alcohol shall not be permitted on premises.

~~H. I.~~ Food service shall be limited to B & B residents. ~~and shall be limited to breakfast only with no lunch or dinner service.~~

~~I. No receptions, private parties or activities other than lodging of guests shall be permitted.~~

~~J. Operation of the B & B shall be restricted to the principal building on site, and accessory buildings may not be converted to living units, kitchens or dining areas.~~

~~K. J.~~ Owner/Operator must comply with the following operational requirements:

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1. No weekly rates shall be offered;
2. No hourly rates shall be offered;
- ~~2. Ten (10) day maximum (cumulative) B & B resident stay within any sixty (60) day period;~~
3. ~~No food preparation or equipment allowed in any B & B sleeping room;~~
4. 3. The owner/manager shall maintain a current guest register.

~~L.~~ K. All B & B requests shall be required to submit the following floor and site plans for Administrative Approval:

1. Floor plans.
2. Parking plan.
3. Landscaping plan.
4. Lighting and signage plan.
5. Building elevations.
6. Survey.

~~M.~~ Off street parking shall be provided as follows:

1. One (1) space per guest room; and
2. One (1) space for the owner/manager.

L. For those buildings constructed prior to 1964, no additional on-site parking will be required beyond that which exists prior to the Bed and Breakfast Certificate of Use application. In lieu of the parking provision pertaining to Bed and Breakfast Establishments in Section 5-1409 of the Zoning Code, a parking management plan for guests and the owner/manager may be submitted to the Planning and Zoning Director and the Parking Director for review and approval. The parking management plan may include a combination of remote parking, valet parking, and leasing of public parking spaces and will be reviewed based on proximity to transit, number of guest rooms, number of staff, availability of public parking and on-street parking, and other relevant factors.

~~N.~~ M. Parking credit may be granted by the ~~Building Planning~~ and Zoning Director for parallel parking spaces in the roadway immediately in front of the subject property where such parking will not be hazardous or obstruct access.

~~O.~~ Conditional Use approval shall be non transferable.

~~P.~~ Each B & B shall be reviewed on a yearly basis to confirm compliance with Code requirements established herein. Approval may be revoked if a determination of non-compliance is made or if the facility generates neighborhood complaints.

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N. Each B&B shall be subject to code enforcement measures in the same manner as any other business or residence in the City of Coral Gables.

O. The Certificate of Use for the Bed and Breakfast Establishment shall be renewed annually to ensure compliance with all applicable city regulations and conditions that may be imposed as part of the Conditional Use approval.

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