

**Application No. 6**  
**April 2010 CDMP Amendment Cycle**  
**Staff Recommended Adoption with Further Change**  
**March 28, 2011**

1. **Revise the published August 25, 2010 proposed text to add bed and breakfast criteria in the Residential Communities section of the Land Use Element, as follows:**

**Bed and Breakfast.** To encourage the preservation of Miami-Dade County's unique architecture and history, the establishment of bed and breakfast lodgings and ancillary activities may be allowed, after public hearing, in all residentially designated parcels on the LUP map that contain a historically significant residential building, structure, site or a combination of these elements which have been recognized or approved by the Miami-Dade County Historic Preservation Board. Parcels shall be of a size that can properly accommodate landscaping and buffering elements to mitigate potential adverse visual or aural impacts such use may generate on adjacent or adjoining parcels. Any building expansions made to the historic structure and/or on site used for among other things, additional guest rooms, amenities, and facility improvements, shall be made architecturally compatible with the primary dwelling and/or structure and have a height and scale that is not out of character with residences in the surrounding neighborhood. In reviewing zoning requests and site plans for bed and breakfasts in residential communities, the maximum allowable building intensity and scale of the proposed facility shall be determined by the consideration of criteria such as parking, building placement, size of building expansions, greenbelts and open space used to buffer adjacent uses, accessibility to the facility, and hours of operation. Limitations to such lodgings may be necessary to protect the residential character of existing and proposed residential developments from noise or traffic. ~~When calculating gross density in terms of the number of guest bedrooms used for bed and breakfast lodging, the number of guest bedrooms shall be equal to 2/3 of the maximum number of dwelling units allowed by the land use category; except for Estate and Low Density land use categories where a maximum of six (6) guest bedrooms shall be allowed per lodging. The maximum number of guest bedrooms allowed per lodging shall be six (6) for the Estate and Low Density land use categories, eight (8) for the Low-Medium Density land use category and 15 for all other residential community land use categories.~~

**Reason of Change:**

Section 509.242, Florida Statutes, under Public lodging establishments, defines bed and breakfast inns as a family home structure, with no more than 15 sleeping rooms, which has been modified to serve as a transient public lodging establishment which provides the accommodation and meal services generally offered by a bed and breakfast inn, and which is recognized as a bed and breakfast inn in the community in which it is situated or by the hospitality industry. The Florida Department of Business Regulations regulates all public lodging establishments, including bed and breakfast inns. Staff is recommending a change to the original proposed CDMP text to be consistent with the statutory maximum number of guest sleeping rooms allowed in bed and breakfast inns. Staff recommends replacing the previous proposed formula for determining the maximum number of guest rooms with a graduated number of guest rooms based on the different CDMP residential density land use categories, as follows: maximum of six allowed for the Estate and Low Density land use categories, maximum of eight guest rooms for the Low Medium land use categories, and a maximum of 15 guest rooms for all other higher density residential land use categories.