



TO: Nicholas C. Mimms, PE, City Manager
FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Interim Planning Director
RE: Bed & Breakfast Use
DATE: May 7, 2019

This memo serves to provide information regarding the land use of "Bed & Breakfast." To this end, Staff has provided excerpts from Chapter 22 of the City's Code of Ordinances which delineate how bed & breakfasts are regulated within the City. In short, because Chapter 22 does not provide a stand-alone definition for "Bed & Breakfast," staff follows the description of the use as found in Section 22-16 where it is identified in reference to the City's overlay zoning districts and how they are regulated therein (see Exhibit A). Additionally, Staff utilizes the Use Table, as depicted in Section 22-22, to determine which zoning districts the use is permitted in outright or with a Conditional Use, or prohibited altogether (see Exhibit A).

Exhibit B is a copy from the State of Florida's Department of Business & Professional Regulation's website which details the aspects of Florida law that requires owners of new public lodging establishments and new owners of existing establishments to obtain a license from the division before operating and how they may do so.

Following direction from the City Commission, Staff has also researched several neighboring cities and counties to determine how bed & breakfast uses are regulated (see Exhibit C). Six examples have been provided: three which delineate the uses in an expanded manner with minimum requirements that must be met, regardless of their zoning designations, and three, much like the City of Fort Pierce, that have standards for their regulation mixed in with other sections of their Code (i.e. parking, Use Table, buffering, overlay districts, etc.).

Finally, Exhibit D lists standard Conditions of Approval that have been placed on recent Conditional Use cases for bed & breakfast uses within the City of Fort Pierce.
