

MEMO

To: Robert G. McKay, AICP, Director of Planning and Special Projects
From: Hector Soto, Jr., AICP, Planning Division Manager
CC:
Date: August 2, 2017
Re: **Protest Petition for Appl. #PL2017-116 – SPECIAL USE PERMIT for a bed & breakfast homestay – 2710 SW Monarch Ct; Anthony Blogumas, applicant**

As of August 2, 2017, 18 petitions in opposition to the proposed special use permit application for a bed & breakfast homestay at 2710 SW Monarch Ct have been received by the City. In accordance with the Unified Development Ordinance, Section 4.200, a protest petition must be "*duly signed and acknowledged by owners of 30% or more either of the areas of the land (exclusive of streets and alleys) included in such application or within an area determined by lines drawn parallel to and 185 feet distant from the boundaries of the property in the application, as the case may be*" in order to become a valid protest petition. When a valid protest petition has been filed, an ordinance approving the application shall require the favorable vote of two-thirds (2/3), or rather 6 members, of the City Council.

Of the 18 petitions, 16 were received from the owners of property within the 185-foot boundary. These 16 petitions represent 154,837 square feet of the 161,880 square feet, or rather 95.6%, of property within the 185-foot boundary. Therefore, this petition **DOES** meet the criteria to be considered a valid legal protest.