Legislation Details (With Text)

File #:	2017-1375	**Name:**	
Type:	Public Hearing - Sworn	**Status:**	Filed
File created:	7/7/2017	**In control:**	City Council - Regular Session
On agenda:	8/10/2017	**Final action:**	8/10/2017
Title:	PUBLIC HEARING - Appl. #PL2017-116 - SPECIAL USE PERMIT for a bed & breakfast homestay - 2710 SW Monarch Ct; Anthony Blogumas, applicant.		
Sponsors:	Planning and Special Projects		
Indexes:			
Code sections:			
Attachments:	1. PC Minutes 7-11-17, 2. Staff Letter, 3. Photos of 2710 SW Monarch Ct, 4. Photos of Surrounding Properties, 5. Applicant Response to Use Conditions, 6. Applicant Response to SUP Criteria, 7. Airbnb Property Description, 8. Protest Petition Memo, 9. Protest Petition Map, 10. Protest Petitions, 11. Location Map		

Date	Ver.	Action By	Action	Result
8/10/2017	1	City Council - Regular Session	received and filed	
7/11/2017	1	Planning Commission	recommended for denial	Pass

PUBLIC HEARING - Appl. #PL2017-116 - SPECIAL USE PERMIT for a bed & breakfast homestay - 2710 SW Monarch Ct; Anthony Blogumas, applicant.

Issue/Request:
The City received a nuisance complaint on March 28, 2017, stemming from the subject property being offered as lodging through Airbnb. The City's Neighborhood Services Division issued a Notice of Violation letter on March 28, 2017, due to the lack of a special use permit to operate a bed and breakfast.

The applicant requests a special use permit to operate a bed & breakfast homestay on property located at 2710 SW Monarch Ct. The property is developed with a 4-bedroom, 2-story single-family residence. Three (3) bedrooms will be available for guests. The fourth bedroom will serve as living quarters for the owner. The applicant requests a 10 year time period for the special use permit. Staff recommends a 10 year time period for consistency with previously approved special use permits for bed & breakfasts.

The City has received petitions from adjacent property owners in opposition to the proposed special use permit application. When a valid protest has been filed, an ordinance approving the application shall require the favorable vote of two-thirds (2/3) of the members of the City Council. Staff finds that the petitions meet the criteria to be considered a valid legal protest, thus 6 favorable votes are required for passage of an ordinance approving the special use permit request.

Recommendation: Staff recommends **APPROVAL** of the special use permit, subject to the following:

1. A modification shall be granted to the requirement that parking areas shall be located on the side or rear of the property and screened from adjacent residential properties, to allow parking on the unscreened driveway on the front of the property.
2. The bed and breakfast homestay shall be subject to the conditions of Section 10.160 of the UDO, except for parking as allowed under Condition #1.

3. The special use permit shall be granted for a period of 10 years.

Committee Recommendation:

PLANNING COMMISSION (July 11, 2017): On motion of Ms. Arth and seconded by Mr. Funk the Planning Commission voted unanimously by voice vote to recommend **DENIAL** of Appl. #PL2017-116 - SPECIAL USE PERMIT for bed and breakfast homestay - 2710 SW Monarch Ct; Anthony Blogumas, applicant.