

Aloha Condominiums – S&D Plan Amendment Project Narrative

Aloha Condominium is located at 1329 Tarpon Center Drive and consists of six (6) condominium units and an accessory parking structure. The property is 0.63 acres, has a Future Land Use designation of High Density Residential, and has a Zoning designation of Residential Multi-Family 4 (RMF-4).

The proposed Site & Development Plan Amendment is to replace the existing detached covered parking structure with a new two-story detached enclosed parking structure which also includes additional living space for existing units within the condominium on the second floor. The proposed additional living space will be incorporated into existing condominium units and will not have any kitchen facilities and therefore does not create new dwelling units for the condominium.

The additional living space for existing units is intended to provide existing unit owners the opportunity to add flexible space to their units that could be used for a variety of functions such as: a bedroom for family members and/or guests, a den, a home office, personal storage, and other purposes typical of a residential condominium unit. As an accessory structure, the proposed two-story enclosed detached garage structure cannot exceed the height of the existing two-story condominium building.

The proposed Site & Development Plan Amendment is consistent with all applicable elements of the Comprehensive Plan and Land Development Regulations and therefore, we hereby request approval.