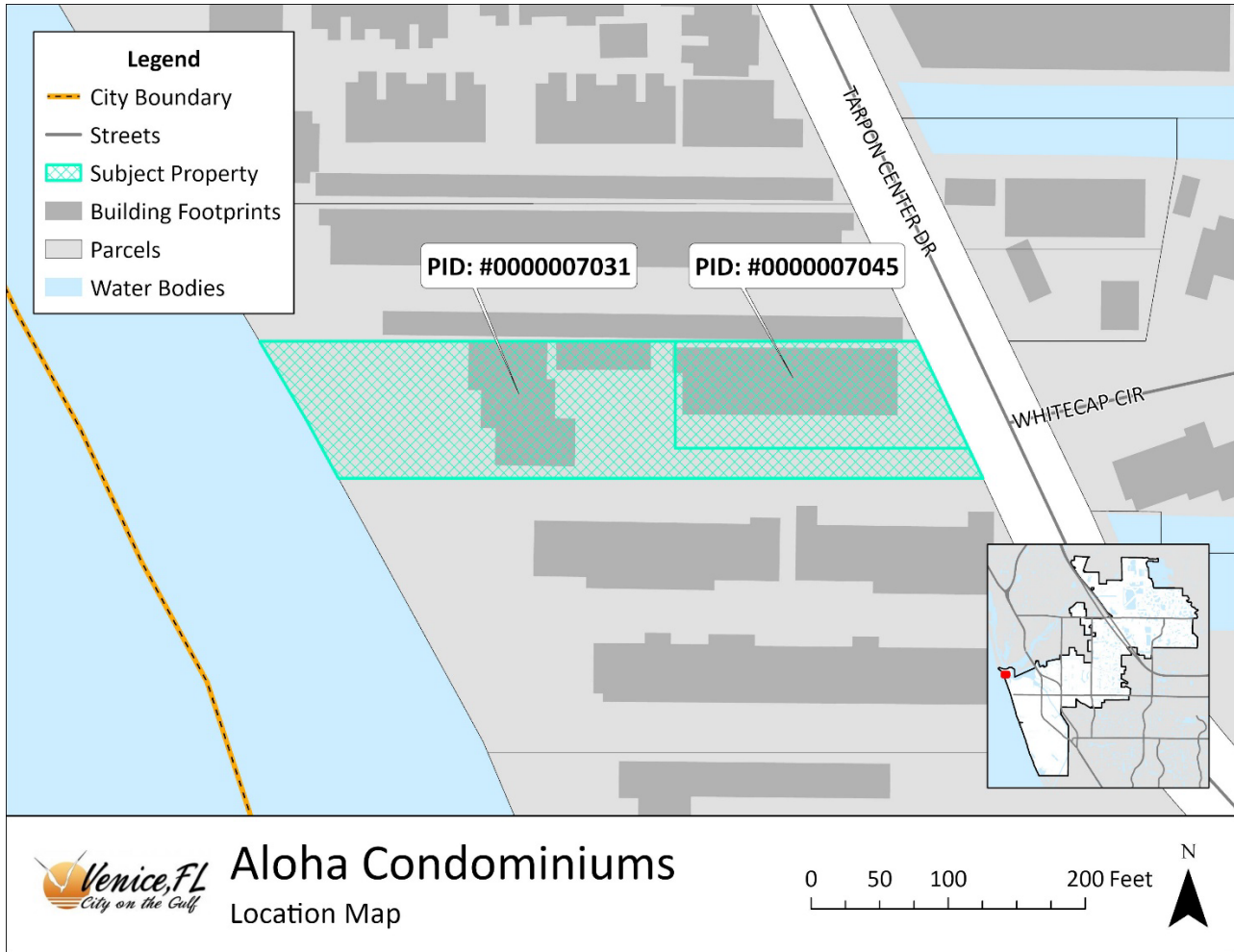


# 26-13SP Aloha Condominiums

## Staff Report



### GENERAL INFORMATION

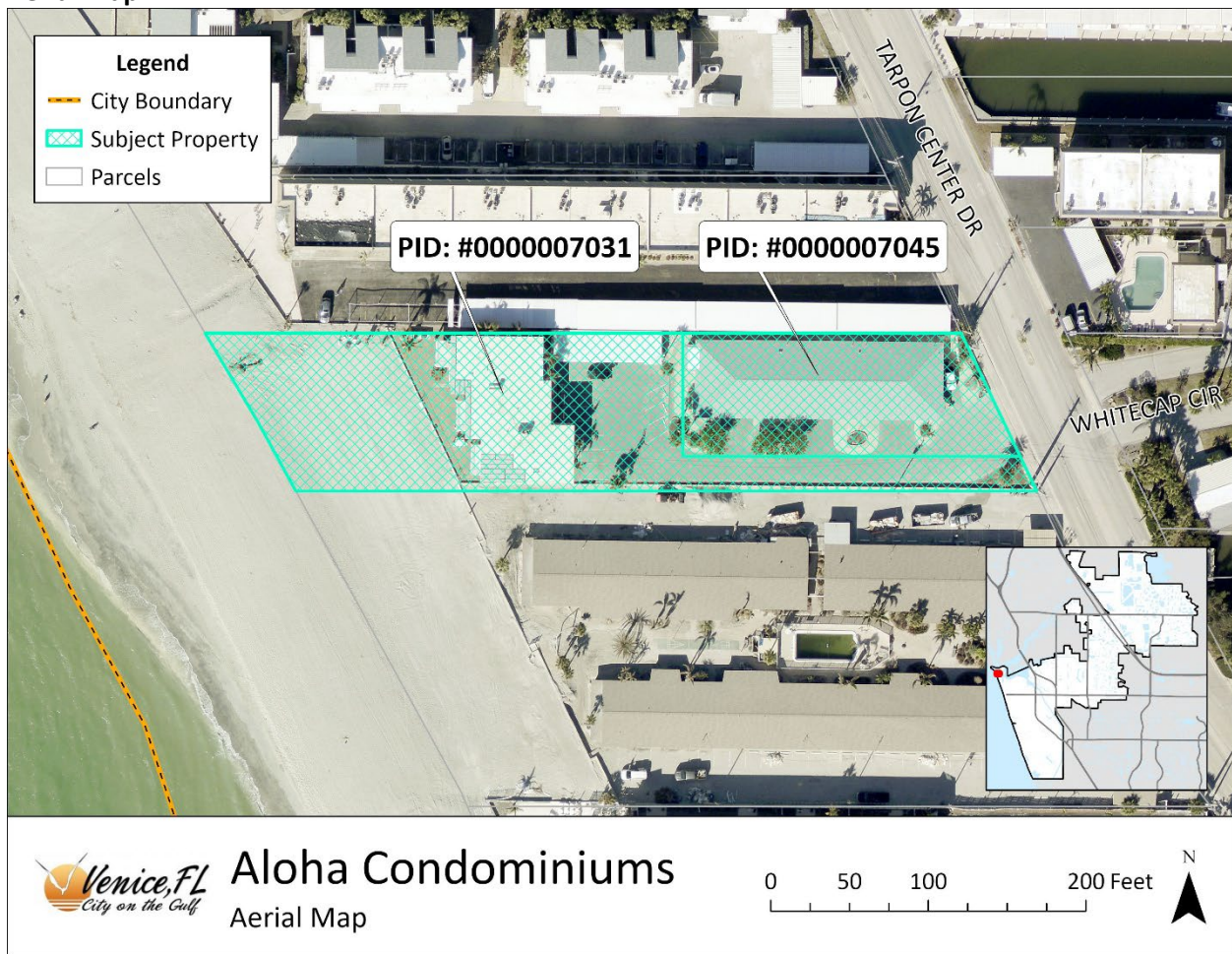
|   |  |
|---|--|
| <b>Address:</b>                         | 1329 Tarpon Center Drive   |
| <b>Request:</b>                         | Rebuilding covered parking and adding accessory living space above |
| <b>Owner/Applicant:</b>                 | The Aloha Condominium Association, Inc.                            |
| <b>Agent:</b>                           | Jackson R. Boone, Esq., Boone Law Firm                             |
| <b>Parcel IDs:</b>                      | 0000007031 & 0000007045  |
| <b>Parcel Size:</b>                     | 1.09± acres  |
| <b>Future Land Use:</b>                 | High Density Residential   |
| <b>Zoning:</b>                          | Residential, Multifamily 4 (RMF-4)                                 |
| <b>Comprehensive Plan Neighborhood:</b> | Island   |
| <b>Application Date:</b>                | March 26, 2026   |

## I. PROJECT DESCRIPTION

The applicant is proposing to rebuild the covered parking at Aloha Condominiums and add four accessory living spaces above the parking. This living space will not include full dwelling units; each of the accessory spaces includes a room, bathroom, and closet. In addition, a single separate area with laundry facilities is proposed. With the addition of this space, the accessory building will be one inch lower in height than the primary structure.

The proposed parking will increase the number of covered spaces from 5 to 6, while removing 3 uncovered spaces. The footprint of the garage and accessory space will be slightly larger than the existing (lot coverage will change from 22% to 24%, or about 663 square feet), and a new pavement area on the western side will be added where 2 spaces of parking and a small landscaping area currently exist. No other changes are proposed.

### Aerial Map





Site Photographs

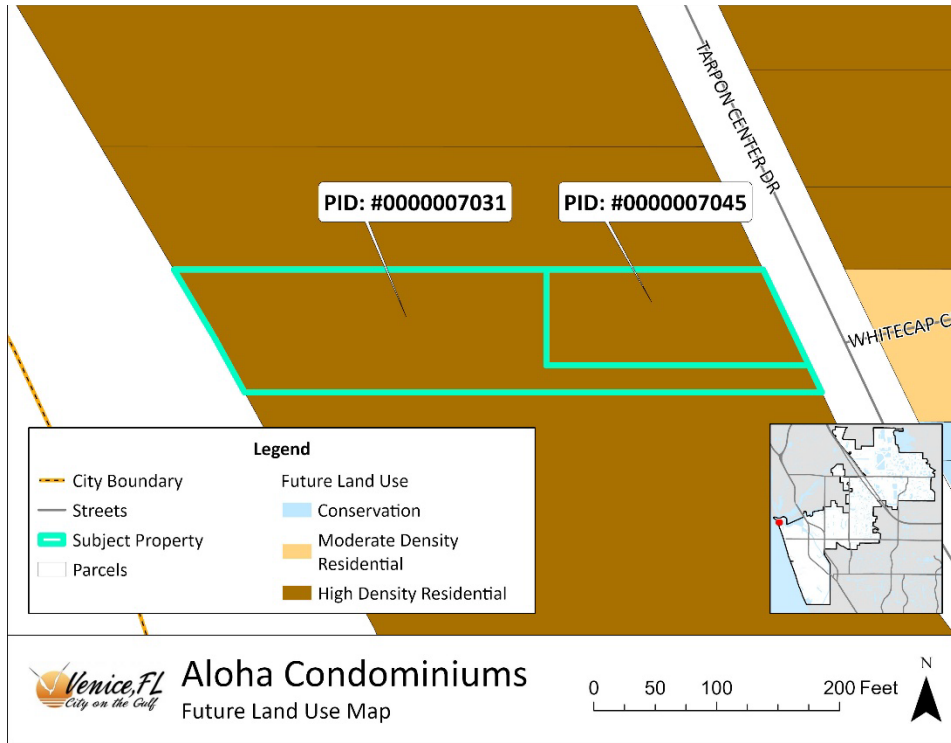




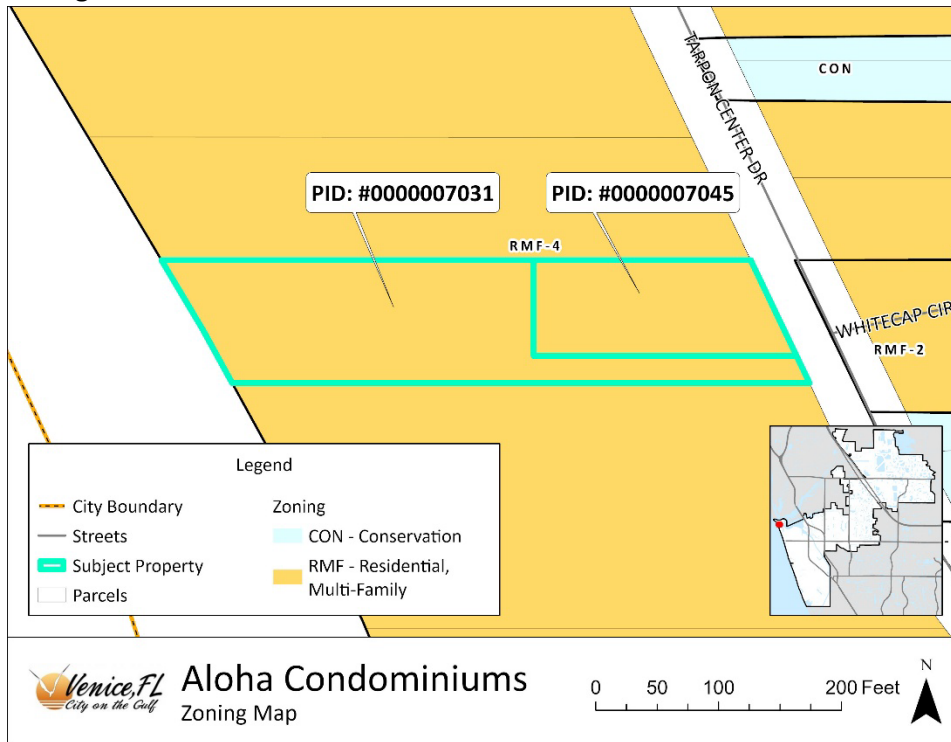
### Future Land Use and Zoning

The Future Land Use designation for the subject property is High Density Residential, and the zoning is Residential, Multifamily 4, as depicted on the maps below.

#### Future Land Use



#### Zoning



**Surrounding Land Uses**

| <b>Direction</b> | <b>Existing Land Use(s)</b> | <b>Future Land Use Map Designation(s)</b> | <b>Current Zoning District(s)</b>  |
|------------------|-----------------------------|---|------------------------------------|
| <b>North</b>     | Gulf N Bay Condos           | High Density Residential                  | Residential, Multifamily 4 (RMF-4) |
| <b>South</b>     | Yacht Club Apartments       | High Density Residential                  | RMF-4                              |
| <b>East</b>      | Point Whitecap              | Moderate Density Residential              | RMF-2                              |
| <b>West</b>      | Beach                       | N/A                                       | N/A                                |

**II. PLANNING ANALYSIS**

In this section of the report, analysis of the subject Site and Development Plan Amendment evaluates 1) consistency with the Comprehensive Plan, and 2) compliance with the City’s Land Development Code (LDC), and 3) compliance with requirements for Concurrency/Mobility.

**Comprehensive Plan Analysis**

**Strategy LU 1.2.3.d - High Density Residential:**

1. *Supports higher density residential uses, including multi-family residential.*

No change in density is proposed through this petition. The accessory living areas do not meet the definition of dwelling units.

**Strategy OS 1.9.6 – Coastal Area Developments**

*The City of Venice shall manage development of the City’s coastal areas along the Gulf of Mexico, Roberts Bay, Intracoastal Waterway (ICW), and other waters by implementing the following coastal area development practices:*

1. *Restrictions on residential density and height for properties lying within the CHHA*
2. *Use of the State’s Coastal Construction Control Line (CCCL) and Mean High Water Line (MHWL) 50-Foot Setback, defined by Sections 161.052 and 161.053, F.S. and Chapter 62B-33, F.A.C., as the City’s Land Development Code setback requirement for coastal properties*
3. *Regulation of new buildings through the City building code, as well as local, state, and federal coastal construction regulations*
4. *Ensuring public access to coastal areas*
5. *Minimizing obstructions to views of coastal areas*
6. *Administering coastal excavation permits in conjunction with the FDEP and other applicable agencies*
7. *Requiring construction standards to meet wind loads, wave loads, erosion impacts, and other structural forces*

This strategy relates to the proposal as it is an addition to the existing coastal development at Aloha Condominiums. Item 5 is of particular interest as the proposal intends to add a second floor to an area that is currently a single-story-height covered parking area. There is no corresponding regulation in the

land development code to implement this item through the technical review process, but Planning Commission should consider how to apply the practices listed in the Comprehensive Plan and whether they pertain to this proposal.

No other strategies or intents were found to relate to the site and development plan amendment.

**Conclusions/Findings of Fact (Consistency with the Comprehensive Plan):**

Analysis of the Land Use Element strategies applicable to the High Density Future Land Use designation, strategies found in the Island neighborhood, and other plan elements has been provided. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

**Compliance with the Land Development Code**

**Comparison of RMF-4/Accessory Structure Standards, Existing Site, and Proposed Site and Development Plan Amendment**

| Standard                 | Required  | Existing                  | Proposed                    |
|--------------------------|---|---------------------------|-----------------------------|
| <b>Parking (min/max)</b> | 7/14 spaces   | 12 spaces                 | 10 spaces                   |
| <b>Height (max)</b>      | 47' + 10' for understory parking (accessory may not be taller than primary) | 11'7" (primary structure) | 11'6" (accessory structure) |
| <b>Lot Coverage</b>      | 45%   | 22%                       | 24%                         |
| <b>Side Setbacks</b>     | 5' (accessory)  | 1.6'                      | 5'                          |

**1.2.C.8 Land Use Compatibility Analysis**

Site and Development Plan applications require a review of Land Use Compatibility 1.2.C.8 to ensure compatibility with surrounding properties. The items from these sections are reproduced below with applicant responses and a summary staff comment.

(a) Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:

i. Land use density and intensity.

**Applicant Response: The proposed Site & Development Plan Amendment is for an accessory detached garage structure building with upper-story additional living space for existing condominium units. There is no proposed change in density.**

ii. Building Heights and setbacks.

**Applicant Response: The height of the proposed accessory detached garage structure building will be two stories and cannot exceed the height of the existing two-story condominium building. Replacement of the existing parking structure will result in the elimination of a non-conforming setback of the existing parking structure.**

iii. Character or type of use proposed.

**Applicant Response: There is no proposed change to the character or type of use proposed.**

iv. Site and architectural mitigation design techniques.

**Applicant Response: The proposed Site & Development Plan Amendment is compatible with the existing neighborhood and no additional mitigation design techniques are necessary.**

(b) Considerations for determining compatibility shall include, but are not limited to, the following:

i. Protection of single-family neighborhoods from the intrusion of incompatible uses.

**Applicant Response: Not applicable.**

ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

**Applicant Response: Not applicable.**

iii. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

**Applicant Response: Not applicable.**

iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

**Applicant Response: The proposed Site & Development Plan Amendment does not change the density of the use.**

*Summary Staff Comment: The proposal is consistent with all applicable codes and does not propose an increase or density or a change in the existing residential use. A currently nonconforming setback will be made conforming, as will the number of parking spaces.*

#### **Decision Criteria 1.9.4**

Site and Development Plan applications require a review of 1.9.4 *Decision Criteria*, which states that in reaching a decision regarding the site and development plan as submitted, the Commission shall be guided in its decision to approve, approve with conditions, or deny by the following considerations (**Applicant responses are provided below in bold**):

1. Compliance with all applicable elements of the Comprehensive Plan;

**Applicant Response: The proposed Site & Development Plan Amendment is consistent with all applicable elements of the Comprehensive Plan.**

*Staff Comment: No change in density or use is proposed. Strategies from the Open Space element have been provided for Planning Commission's consideration.*

2. Compatibility consistent with Section 4 of this LDR;

**Applicant Response: The proposed Site & Development Plan Amendment is consistent with Section 4 of the LDR's and is compatible with the surrounding area.**

*Staff Comment: Compatibility is a key consideration for any site and development plan and covers many aspects of the project, including use, buffering, noise, intensity, lighting, and transportation. All relevant requirements have been met, but Planning Commission may still evaluate compatibility based on the considerations in the code.*

3. General layout of the development including access points, and onsite mobility;

**Applicant Response: The proposed Site & Development Plan Amendment does not change the general layout of the development. The proposed replacement accessory structure is located in the same area as the existing covered parking structure.**

4. General layout of off-street parking and off-street loading facilities;

**Applicant Response: The proposed Site & Development Plan Amendment is consistent with all off-street parking requirements.**

5. General layout of drainage on the property;

**Applicant Response: The proposed Site & Development Plan Amendment reduces impervious surfaces on the property and otherwise maintains the same general drainage layout.**

*Staff Comment: The Engineering Department has not raised any issues regarding drainage on the property and has deemed this site and development plan amendment compliant.*

6. Adequacy of recreation and open spaces;

**No Applicant Response.**

*Staff Comment: RMF-4 properties do not have any open space or recreational space requirements.*

7. General site arrangement, amenities, convenience, and appearance; and

**Applicant Response: The site arrangement, amenities, convenience, and appearance of the property are consistent with the applicable Land Development Code regulations and are consistent with and compatible with the surrounding area.**

8. Other standards, including but not limited to, architectural requirements as may be required.

**Applicant Response: Not applicable.**

*Staff Comment: Properties zoned RMF-4 not within an Architectural Control District are not subject to any architectural requirements.*

**Conclusions/Findings of Fact (Consistency with the Land Development Code):** The subject petition has been processed with the procedural requirements to consider a Site and Development Plan Amendment. In addition, the petition has been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code were identified.

#### **Concurrency/Mobility**

No concurrency or mobility information was submitted with this site and development plan amendment since no additional impact to public facilities capacity is expected. All TRC departments and relevant concurrency agencies deemed this petition compliant.

### **III. CONCLUSION**

#### **Planning Commission Report and Action**

Upon review of the petitions and associated documents, Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Site and Development Plan Amendment Petition No. 26-13SP.