

**26-13SP Aloha Condominiums  
Site and Development Plan  
Amendment**

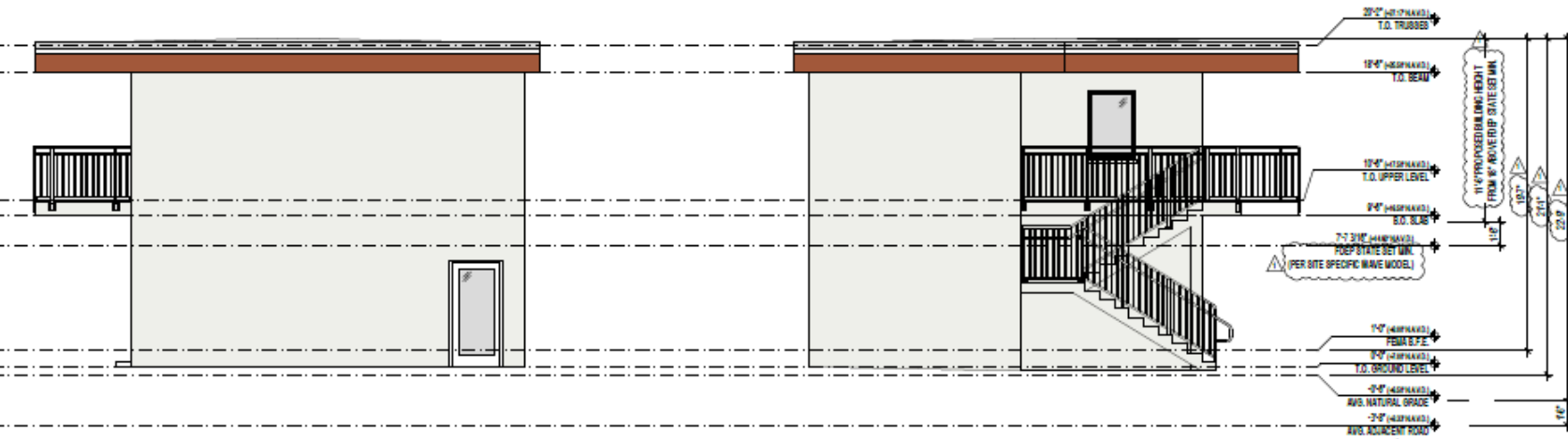
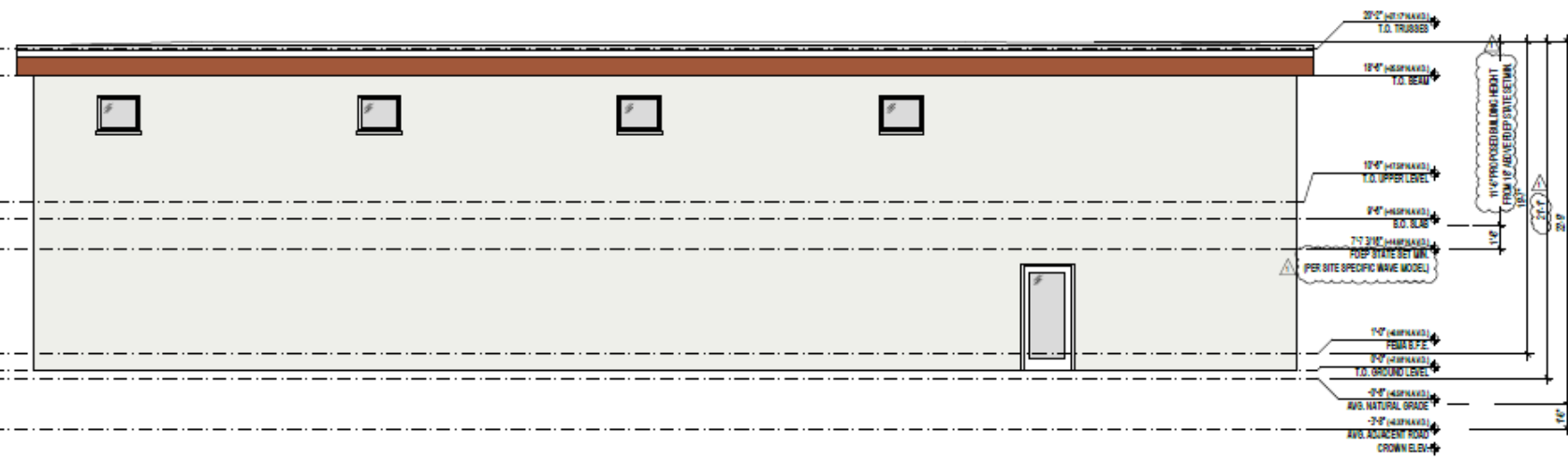
## General Information

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

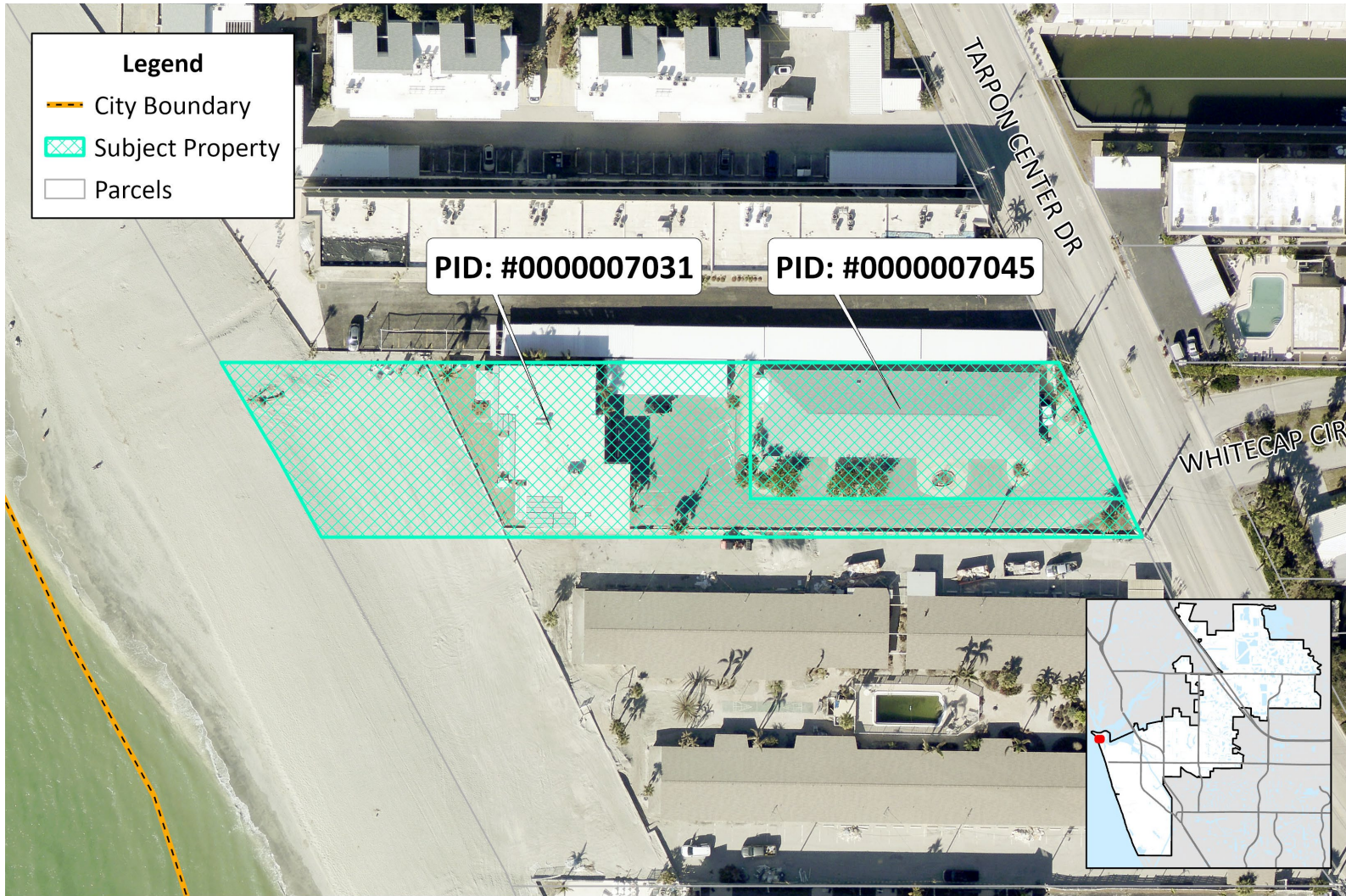
# Project Description

- Rebuild covered parking at Aloha Condominiums
- Add four accessory living spaces above
  - Not full dwelling units
  - Each space includes room, bathroom, and closet
  - Single separate area with laundry facilities
- New accessory building will be one inch lower than primary structure
- Increase number of covered spaces from 5 to 6, remove 3 uncovered spaces
- Proposed footprint slightly larger than existing (about 663sf)
- New pavement area on western side replaces 2 parking spaces and small landscaping area





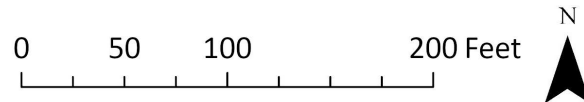
# Proposed Elevations



# Aerial Map



**Aloha Condominiums**  
Aerial Map

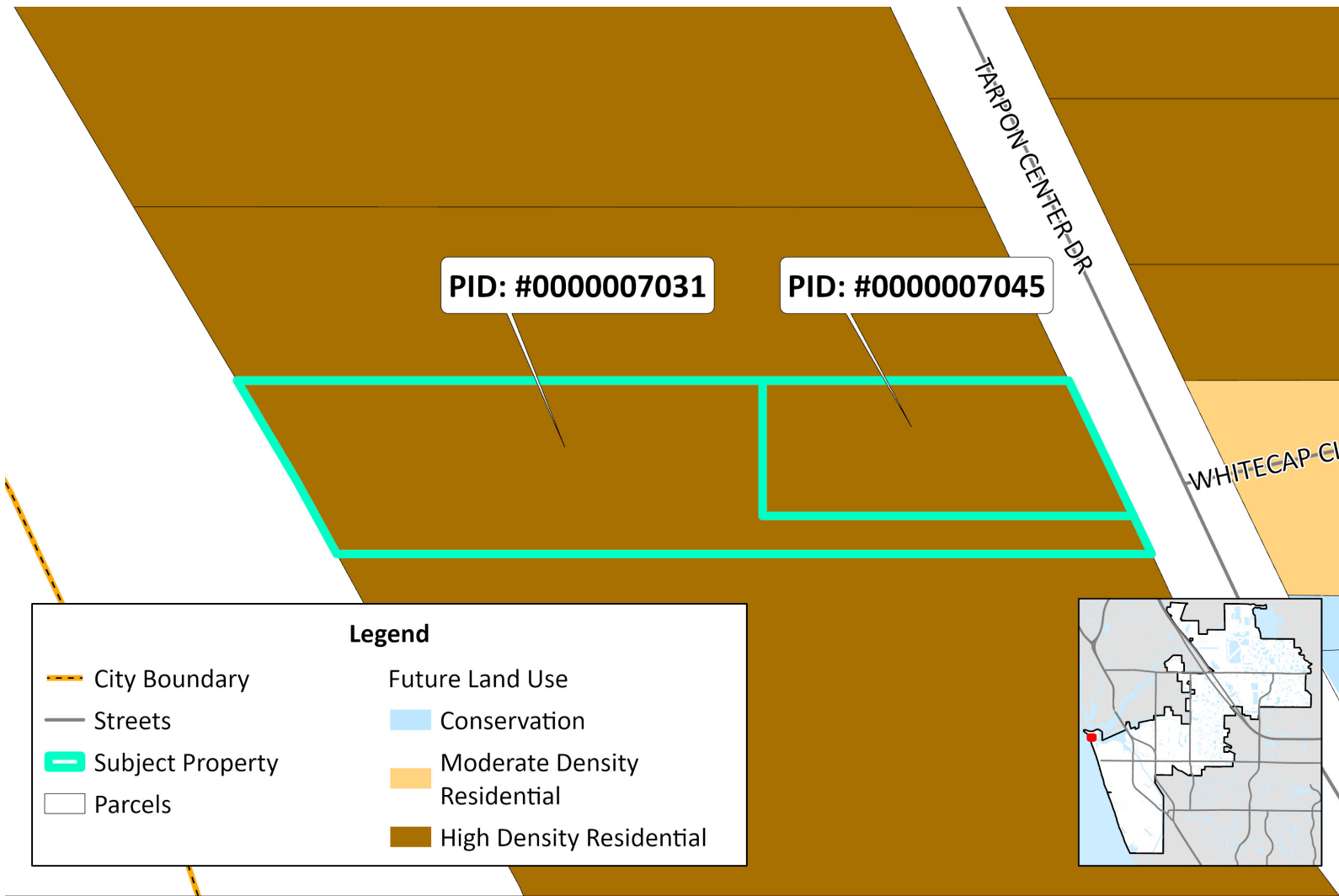


# **EXISTING CONDITIONS**

SITE PHOTOGRAPHS, FUTURE LAND USE  
MAP, ZONING MAP, SURROUNDING LAND  
USES

# Site Photos





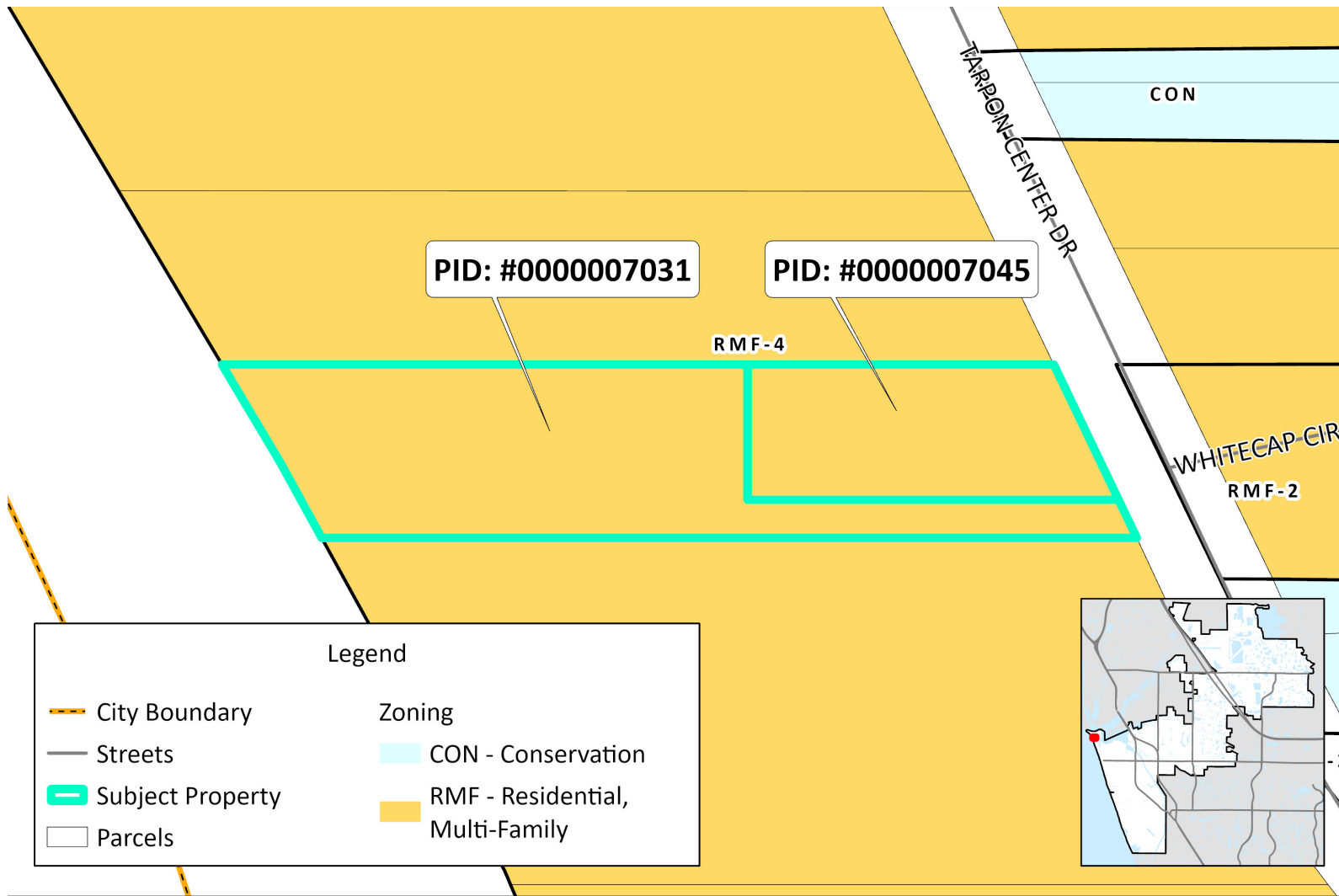
# Future Land Use Map



## Aloha Condominiums Future Land Use Map

0 50 100 200 Feet





# Zoning Map



## Aloha Condominiums Zoning Map

0 50 100 200 Feet



# Surrounding Land Uses

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

# **PLANNING ANALYSIS**

COMPREHENSIVE PLAN, LAND DEVELOPMENT  
CODE, CONCURRENCY/MOBILITY

# Consistency with the Comprehensive Plan

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

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

## 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

**Conclusions/  
Findings of Fact  
(Comprehensive  
Plan):**

- Analysis has been provided to determine consistency with Land Use Element strategies, the Island Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

# Compliance with the Land Development Code

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

## **1.9.4 Decision Criteria**

1. Compliance with all applicable elements of the Comprehensive Plan;
2. Compatibility consistent with Section 4 of this LDR;
3. General layout of the development including access points, and on-site mobility;
4. General layout of off-street parking and off-street loading facilities;
5. General layout of drainage on the property;
6. Adequacy of recreation and open spaces;
7. General site arrangement, amenities, convenience, and appearance; and
8. Other standards, including but not limited to, architectural requirements as may be required.

**Conclusions/  
Findings of Fact  
(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/mobility information submitted – no additional impact to public facilities capacity expected
- All relevant concurrency agencies deemed this petition compliant

# CONCLUSION

- Upon review of the petition 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 to take action on Site and Development Amendment Petition No. 26-13SP.