

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY
MEMORANDUM #18-030**

DATE: September 10, 2018
TO: City Commission
FROM: Planning and Zoning Board/ Local Planning Agency
SUBJECT: REZONING – From RM-20 (Multiple-Family Residence) to RM-45 (Multiple-Family Residence)
Fairview Amended Plat Block 2 Lots 17-23
P & Z #18-13000002 – ALOHA 1, LLC / ALOHA 1 REZONING

At the meeting of the Planning and Zoning Board/ Local Planning Agency held on August 22, 2018, the Board considered the request by **MIKE VONDER MEULEN** on behalf of **ALOHA 1, LLC** requesting the REZONING of the above referenced property.

It is the recommendation of the Board that the REZONING request be approved. With a vote 6-1, the Board finds that the proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan stated in Administrative Report 18-301, with the submittal of a Voluntary Declaration of Restrictive Covenants that addresses the following conditions to be submitted prior to placement on a City Commission agenda:

- 1) Establishing a maximum density on the subject property to be 32 units per acre;
- 2) Restricting the height of four-stories;
- 3) Maintaining a Type “B” buffer along the north, west and south sides along with increased setbacks of approximate 65 feet.



Fred Stacer
Chairman
Planning and Zoning Board/ Local Planning Agency