

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY  
MEMORANDUM #18-029**

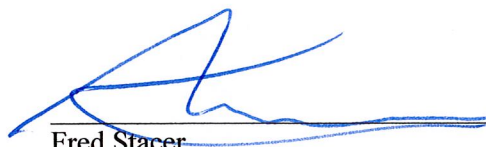
**DATE:** September 10, 2018  
**TO:** City Commission  
**FROM:** Planning and Zoning Board/ Local Planning Agency  
**SUBJECT:** FLEXIBILITY ALLOCATION - Aloha 1 Flex  
1091 S. Dixie Highway W. and 701, 740, 771 SW 11th Street  
P & Z #18-05000002

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At the meeting of the Planning and Zoning Board/ Local Planning Agency held on August 22, 2018, the Board considered the request by **ALOHA 1, LLC** requesting an allocation of one hundred and eight (108) flex units for the above referenced property.

With a vote of 6 – 1, the Board finds that the proposed allocation of flex units is consistent with the goals, objectives, and policies of the Comprehensive Plan stated in Administrative Report 18-297, and therefore it is the recommendation of the Board that the FLEXIBILITY ALLOCATION request be approved, subject to the following conditions of staff:

1. The parcel with a RM-20 zoning must be rezoned to allow a minimum of 32 units per acre;
2. The concurrent application for abandonment of the SW 11 Street ROW must be approved;
3. The conceptual and final site plan must be able to meet all code requirements with no variances. If the requested density cannot be accommodated on the site based on all applicable code requirements, any flex units that will not fit on the site must be returned to the flex pool;
4. Prior to site plan approval, the Applicant shall provide a signed agreement documenting how the affordability requirements will be met, pursuant to Section 154.61(E) Planning;
5. Any future site plan submitted for this project shall be substantially conforming to the submitted conceptual site plan with any amendments needed to comply with the zoning code and other relevant city codes;
6. In order to ensure compatibility with adjacent properties, the conceptual plan shall illustrate the following three restrictions:
  - a. A maximum density on the subject property to be 32 units per acre;
  - b. A height of four-stories for structures not adjacent to Dixie Hwy.;
  - c. A Type “B” buffer along the north, west and south sides along with increased setbacks of approximate 65 feet.;
7. During the site plan approval process, resolve issues related to ingress/egress and landscape areas.



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Fred Stacer  
Chairman  
Planning and Zoning Board/ Local Planning Agency