

256 NOKOMIS AVE. S., VENICE
VENICE ISLE LLC

PROJECT NARRATIVE

The project consists of removing the existing commercial office building and constructing a new three-story multi-use building including commercial areas on the first floor, and residential units on the top two floors. The new building will utilize the existing public alley to the west of the parcel and modification of the existing driveway entrance, both off Milan Avenue. A third Exit Only connection will be constructed closer to the intersection with Nokomis Ave. S. There will be no access to the parcel from Nokomis Ave. S. for the proposed building.

The existing building was connected to potable water and sanitary sewer through the City of Venice Utilities. These lines will be capped during the demolition process and will be reconnected to the new building. The grading of the proposed site will be similar to the existing and the historical flow patterns will remain unchanged.

The proposed project will include a three-story multi-use building, parking, drive isles, sidewalks and landscaping.