

DESCRIPTION OF PROJECT

Skip Berg and Donald F. O'Connell ("Petitioners") own a vacant lot located at easterly end-Granada Avenue across the street from the Fire Station. The Parcel ID is #0176-08-0041 and the parcel is more particularly described as Lot 15, Block 36, GULFVIEW SECTION OF VENICE.

The Petitioners propose to build a four unit apartment building to be used as affordable housing units as described in the Attainable Housing Section of the City of Venice Comprehensive Plan. Petitioners also own the Granada Apartments located at 410 Palmetto Court. They have rented these apartments as affordable housing for over thirty years and have a proven record of providing affordable housing to Venice residents.

The parcel is zoned RMF-4 which permits a density of 18 units per acre. The parcel is approximately .19 acres allowing Petitioners to construct 3.4 units on the site. Petitioners will be filing a Petition For Conditional Use to allow them to build 4 units. Each unit will be approximately 900 square feet and contain two bedrooms and one bath. Rents will be set in accordance with Table HG-1 Attainable Housing Monthly Housing Costs of the Comprehensive Plan. Attached is the proposed site plan for the project.

Since this project will be designated as Attainable Housing and will not be charging market rents, Petitioners are attempting to save money on the soft costs in order to make sure the project is financially viable. Petitioners have requested a Fee Waiver/Reduction Request for the filing fee associated with the Petition For Conditional Use. An approved Site and Development Plan will be necessary for this project.

Petitioners respectfully request a waiver of the filing fee associated with the filing of a Site and Development Plan.

Granada Avenue

