



VENICE AVENUE APARTMENTS

"Where Local Charm Meets Modern Living"

Vision for Clermont: Workforce Housing Community Proposal

Who We Are:

A local Florida-based team.

Our Track Record:

Since 2007, innovating workforce housing development, management, and nourishment.

The OSH Difference:

Our communities look and feel nothing like typical public housing. We deliver exceptional design, convenient locations, and superior property management.

Housing for working people, not transient housing.

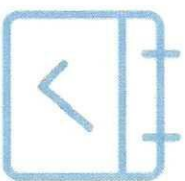


Why We Requested This Meeting



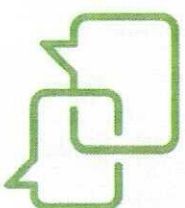
Proactive Dialogue

We believe early
community
conversations matter.



Respect for Process

We wanted to speak
with neighborhood leaders
before formal hearings.



Mutual Exchange

We are here to listen
as much as we are
here to present.

Site Parameters & Project Details



The Buildings

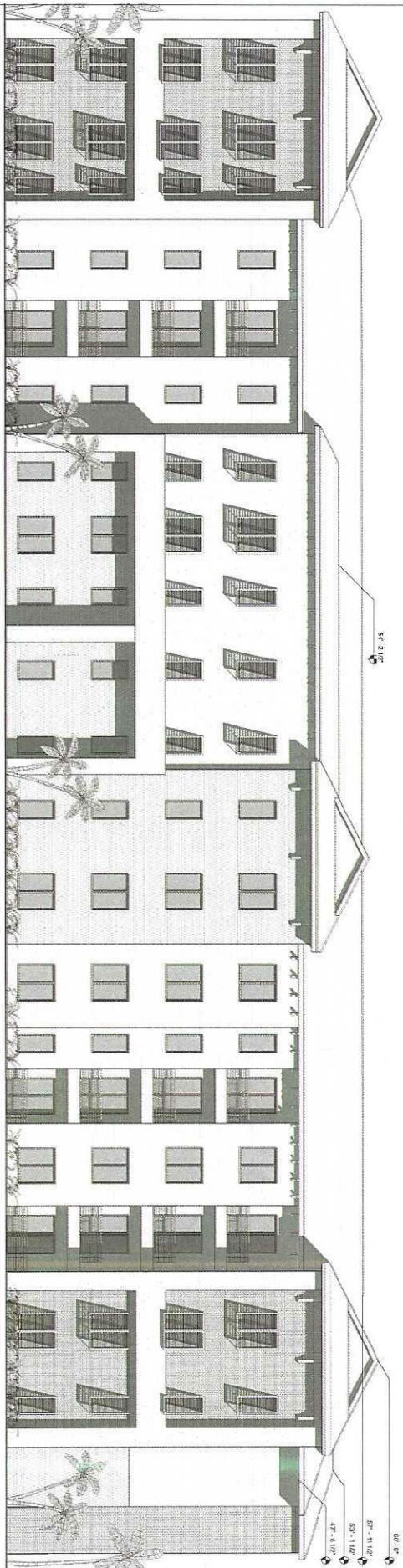
- 2 Buildings
- 4 Stories Each
- 154 Total Parking Spaces

The Unit Mix (135 Total Units)

- 44 Studios
(22 standard @ 300 sq ft, 22 w/ den @ 400 sq ft)
- 45 1-Bedrooms
(23 standard @ 532 sq ft, 22 w/ den @ 632 sq ft)
- 45 2-Bedrooms
(23 standard @ 715 sq ft, 22 w/ den @ 815 sq ft)

Community Amenities

- Dedicated on-site property manager (living in an 815 sq ft manager's suite, bringing total unit count to 135).
- 1500 sq ft clubhouse with pool and community room for residence use.
- Designated, well-maintained green spaces.



① FRONT ELEVATION
1/8" = 1'-0"

ONE STOP HOUSING - APARTMENTS
SCHEMATIC DESIGN - 04.21.2026
VENICE AVE

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REGISTERED FELLOW
ARCHITECT
PROJECT NO. 24003
DRAWN BY: K.P. PELLOW
CHECKED BY: K.P. PELLOW

ELEVATIONS
A4.1

REVISION
NO. Description Date