

Cooperative Apartment Planned

Plans for a \$1.5 million cooperative garden apartment development were announced this morning for a five-acre strip of the former Phelan estate property on West Cliff drive.

If necessary rezoning is approved by the planning commission and city council, the development planned by Sam Parham, would bring to a total of \$6.5 million construction slated for the 40-acre site near Lighthouse Point.

The Parham plan replaces the proposed trailer park for the area and will go before city planning commissioners January 28. Besides the proposed Parham cooperative apartments, Kingham Development, Inc. will build a \$1.5 million cooperative garden apartment complex at the west corner of the 40-acre parcel and Peter Pasetta plans a \$3.5 million deluxe hotel with convention facilities on 30 acres comprising the remainder of the former Phelan property to the east.

While filing his application for a zoning change, Parham said plans to abandon the trailer park scheme have been under way for some time in favor of the apartments "which will be a better type development for the neighborhood and the city. This is true especially in view of the announced hotel project," Parham added.

Engineer Norris A. Houk will design the five buildings with about 20 units each. The apartments will sell "in the neighborhood of \$17,000" with each main building situated on about one acre.

"We want to have as much open space as possible and make this a really first class project. We expect to begin work in the spring and are proceeding on the assumption that the city will grant the necessary zoning change," Houk stated.

Presently the five acres stretching between West Cliff drive and Pelton avenue is zoned single family residential (R-1) and would have to be changed to multiple family (R-4). The same zoning was granted Kingham's land to the west, and the necessary zoning for the hotel on the east is considered a foregone conclusion at city hall.

Houk, who has worked on cooperative apartments in southern California, feels there is ample demand in this area for the several currently planned developments.