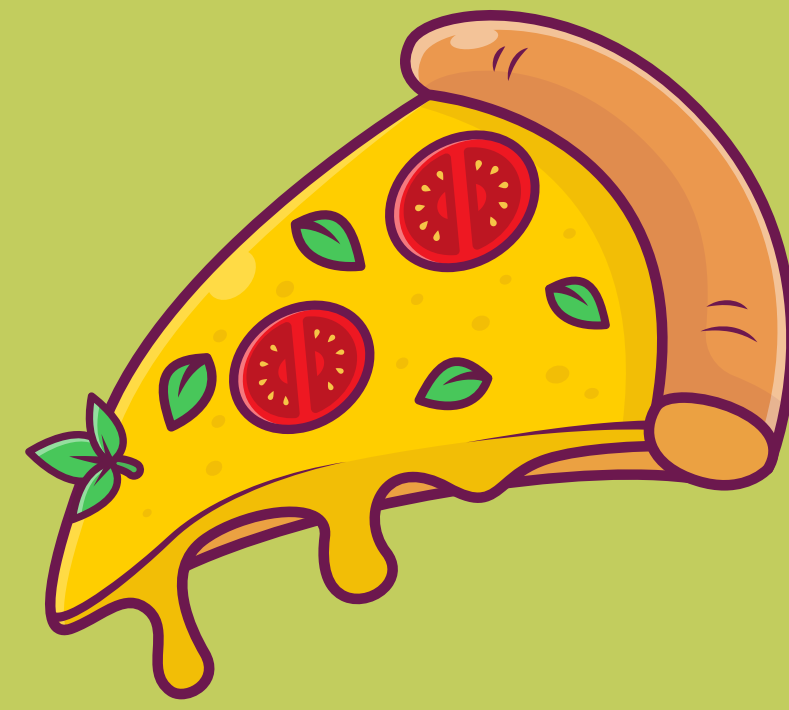


Welcome Neighbors!

Rosewood Villas
Pizza Party & Discussion

Hosted by
Tricia & Austen





Summary

/ Why are we here?

We recently purchased a heavily neglected house & lot in Edgewood.

We're here to change that. We want to help improve the community over the long term and care about our neighbors.

/ Which Property?

3303 sw 15th ave. Next to the church

/ Goal of this get together:

To get to know our new neighbors & discuss our plans for the property. We care and will show that over time through our actions.

Why We're Excited About Edgewood

/ The Neighborhood is Ripe to Improve

- Beautiful tree-lined residential area
- Historically underinvested & undervalued
- Homes are being renovated & new builds are starting

/ Convenient location

- Best kept secret
- Close to 95, airport, downtown

/ Not a through street neighborhood

- Less traffic & riff raff in most parts of neighborhood
- It's special, we should take care of it

What we purchased @ 3303 sw 15th ave?



What We're Proposing!

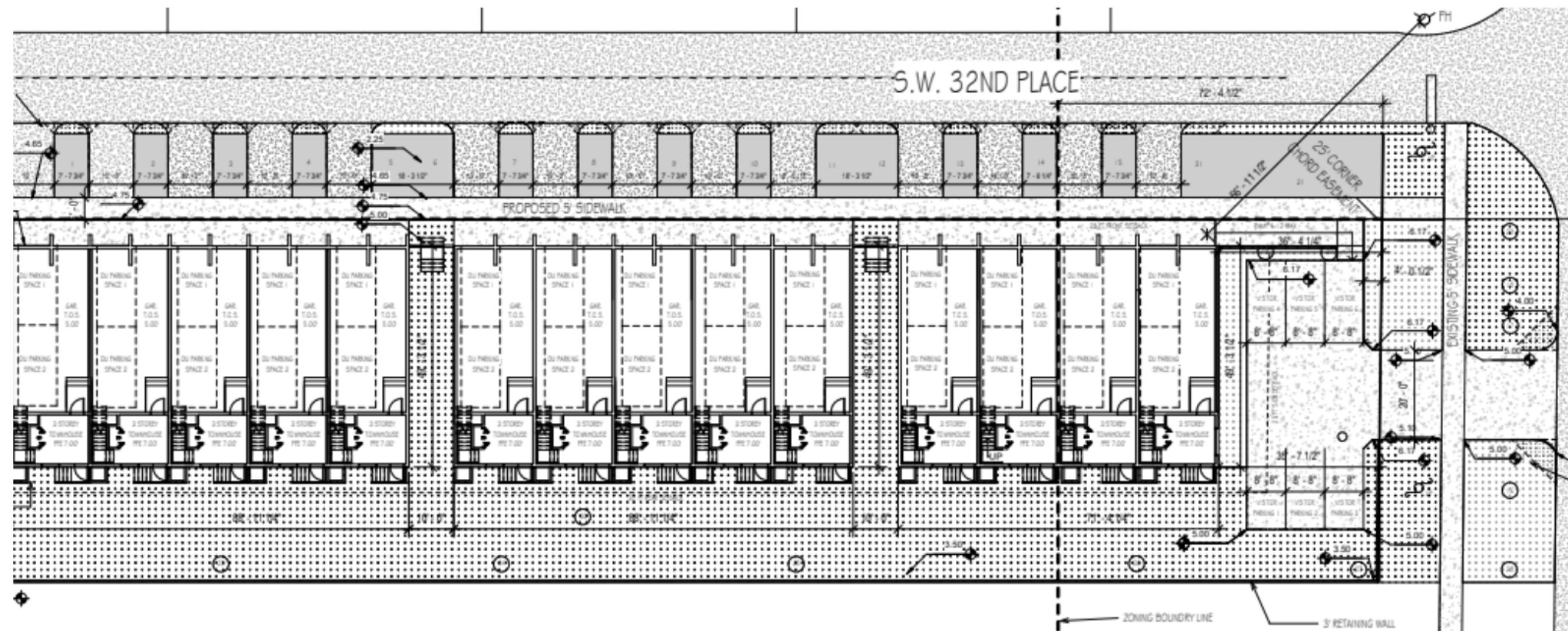
/ 14 Contemporary Townhouse Style Units

/ Features:

- Each unit has a 2 car garage
- Each unit has its own backyard and private entrance
- Balconies on both levels in the front break up the facade
- Abundant Street trees to replace with a healthy canopy
- 6 Guest Spots 50% more than city requires

/ Why?

- Attract new families to the area
- Provide Affordable But Attractive Housing options
- Contemporary builds have shown to increase values in other areas of Fort Lauderdale





You've Spoken - We've Listened

The President & The Civic
Association Board
Are great Community Champions!

/ They have done an amazing job as your champion, informing us of all of the issues the community has had with other developments.

/ We've refined our design over the last 2 months using the feedback they've relayed from the community.

/ We hope to be an example for future development in the community!

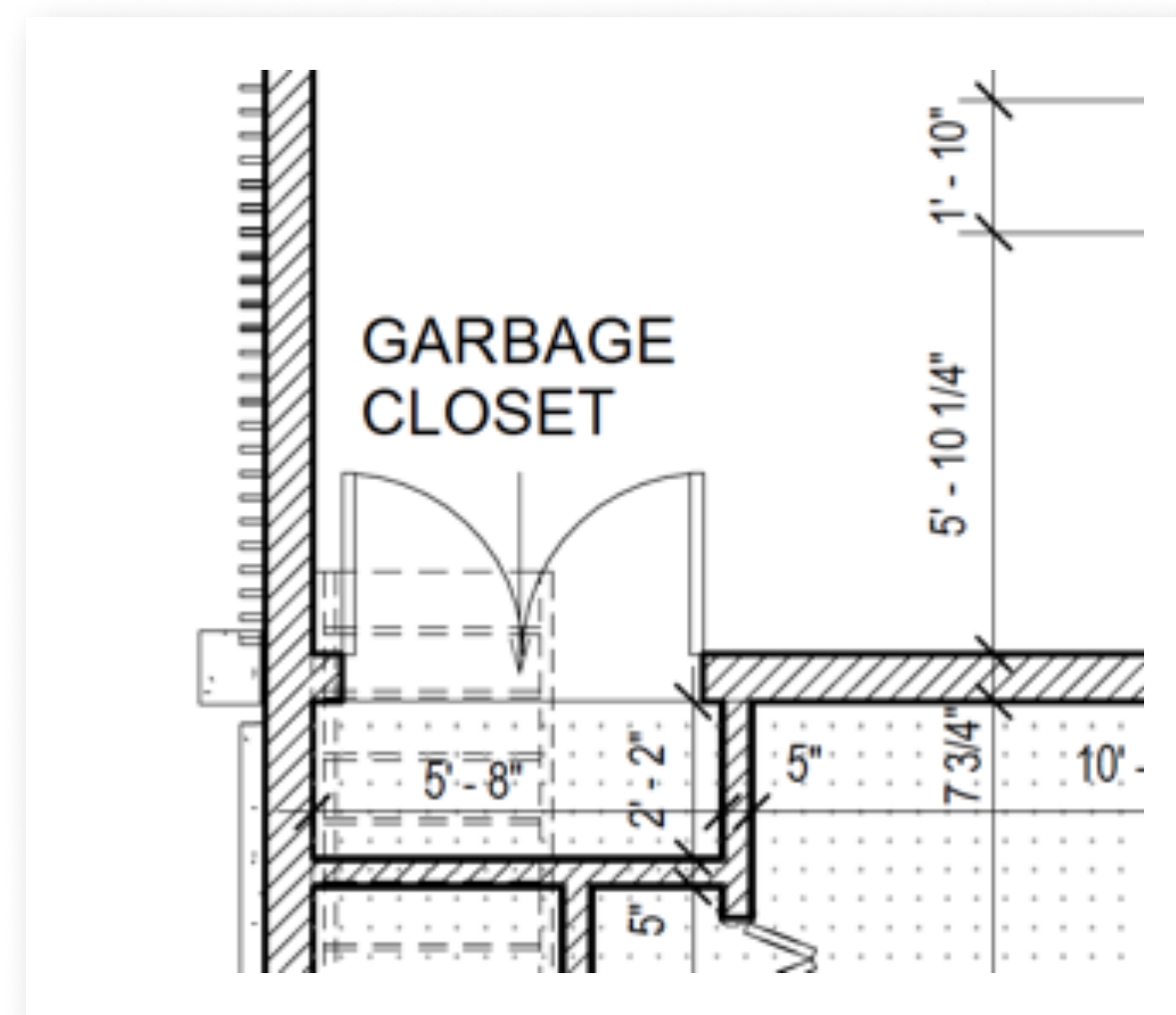
**Lets Talk About
Some Of The
Positive Changes
We've Made
Based On Your Feedback**

1. No Place For Garbage Bins

/ The Problem:

Developments have two typical garbage options:

1. Install ugly large commercial style dumpsters that are housed outside and residents walk outside to throw them in the communal bin
2. Give each unit their own fort lauderdale trash bins but they have no where to go and are often left outside visible from the street or crowd garages preventing their intended auto use



/ Our Solution:

A designated closet inside the garage for each units recycling and trash bins keeping them out of sight and maintaining the full space for 2 cars.

2. Not Enough Parking & No Guest Parking

/ The Problem:

Land is limited and developers typically propose less than the required parking or fake the minimum required parking that is not feasible

/ Our Solution:

- Each unit has a two car garage that has almost 11 foot high ceilings & extra space to fit storage and bicycles so owners can put both cars inside the units
- We increased Guest Parking to 50% more than Required by the City including a dedicated 6 spot guest parking lot
 - This is the maximum possible to maintain flooding and storm water needs

3. Developers Make Flood Problems Worse

/ The Problem:

Developers like Lennar have installed insufficient or incomplete flood management systems resulting in run off onto neighboring properties exaserbating the communities flood problems.

/ Our Solution: Make The Flood Problem Better For Everyone

- We are proposing a Massive Stormater Storage Area
 - **223,000+ Gallons** of water that is not being held onsite will be held inside a decorative retaining wall
- We are proposing installing at our expense storm infrastructure on 32nd place that is missing from the cities new storm water system



4. Single Driveway Congestion

/ The Problem:

The City's stacking requirements for development driveways are on the low side - resulting in backups and traffic congestion on the main entryway into the community.

/ Our Solution:

- Provide each unit its own entrance so we can attract families to live there who want the pride of ownership
- Keep the entrances off of the main street to avoid congestion

**Now Lets Talk About
Our Planned Design**



Pretty From the Front



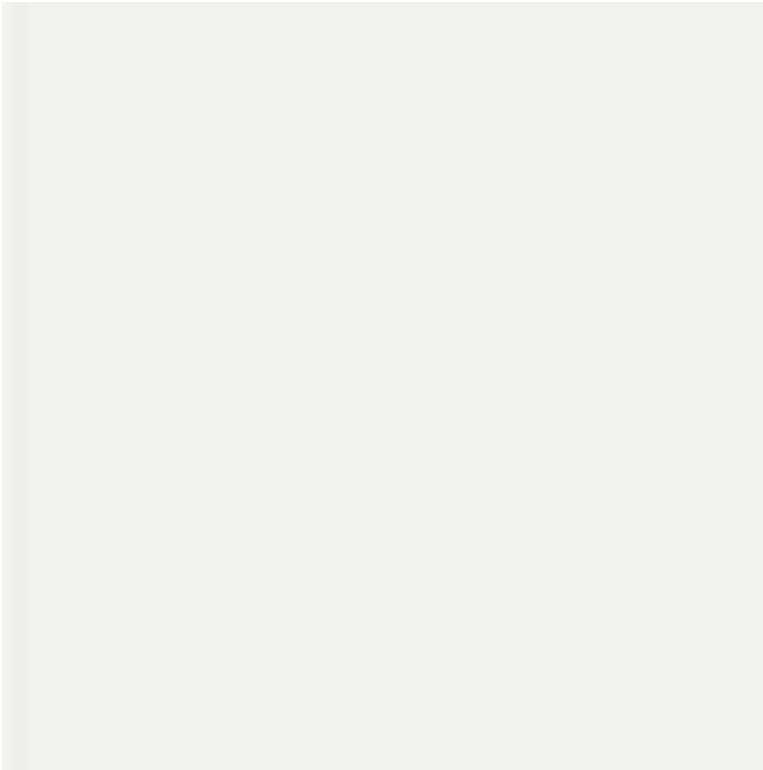
**Not Too Bad
From The Rear
Either**

Finishes & Details

Rosewood Villas



CEMENT PAVERS



STUCCO - SHERWIN
WILLIAMS SW 7006



STUCCO - SHERWIN
WILLIAMS SW 7064



WOOD TOPPED
RETAINING WALL



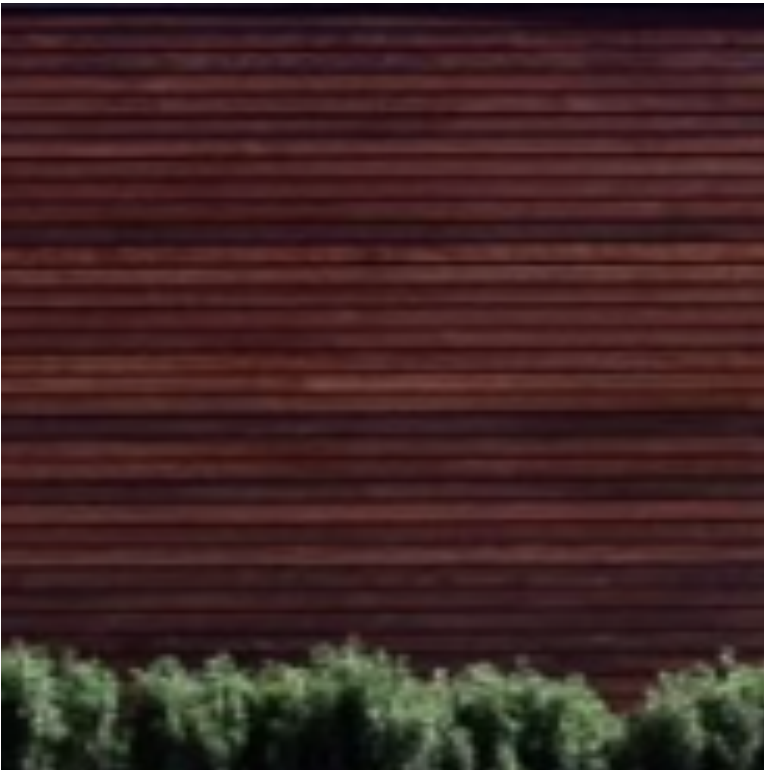
ALUMINUM
GARAGE DOOR



STUCCO
SCORE LINES



DARK BRONZE
WINDOWS & DOORS



IPE WOOD
CLADDING & TILE



GLASS BALCONY
RAILINGS



ROSEWOOD
RENDERING



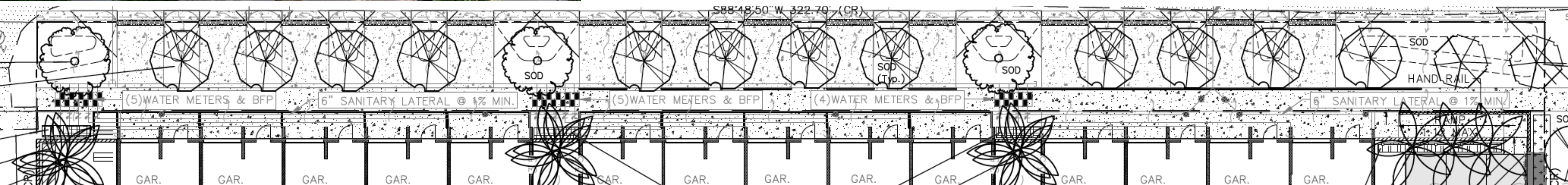
Discussion Topics For Feedback & Potential Improvement

/ **Street Tree Type on 32nd Ct**

/ **Selected Tree: Dahoon Holly**

One of the best holly trees for South Florida because it doesn't mind our heat and humidity.

Florida holly trees are among the most popular landscape trees for their hardiness, colorful berries and go-anywhere size.



Discussion Topics For Feedback & Potential Improvement

/ Tree Types on 15th

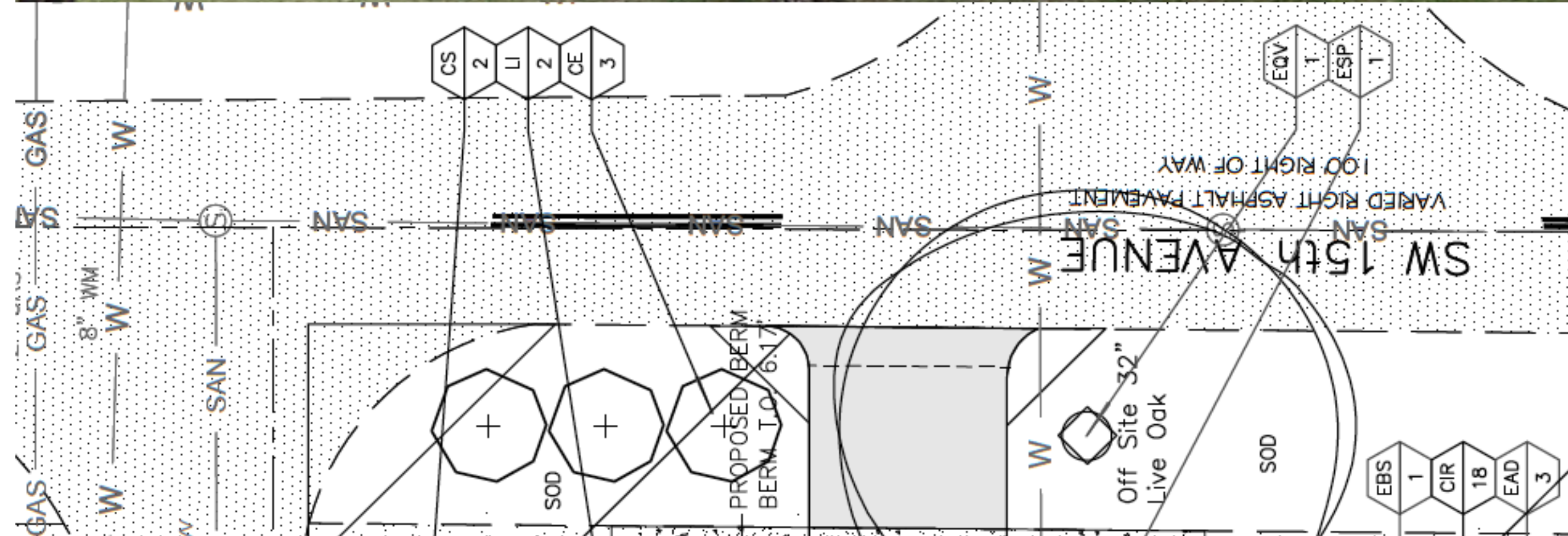
We would put additional oaks, but the city won't allow us to put more because of power lines.

/ Selected Tree: Silver Buttonwoods

These are salt-tolerant Florida native plants. They're drought-tolerant once established but will also put up with "wet feet".

These plants are moderate to fast growers that prefer full to part sun. They'll grow in part shade, too, but won't be as full or as colorful.

As a smaller tree, expect a mature size of 20 feet.



How we plan to be an asset to the community:

Ideas of helping to subsidize associations - using the mobile home park owner as a role model.

/ One interesting idea we have is for enhanced security:

How?

Helping to pay for flock security cameras in the community

“Our American tradition of neighbor helping neighbor has always been one of our greatest strengths and most noble traditions.”

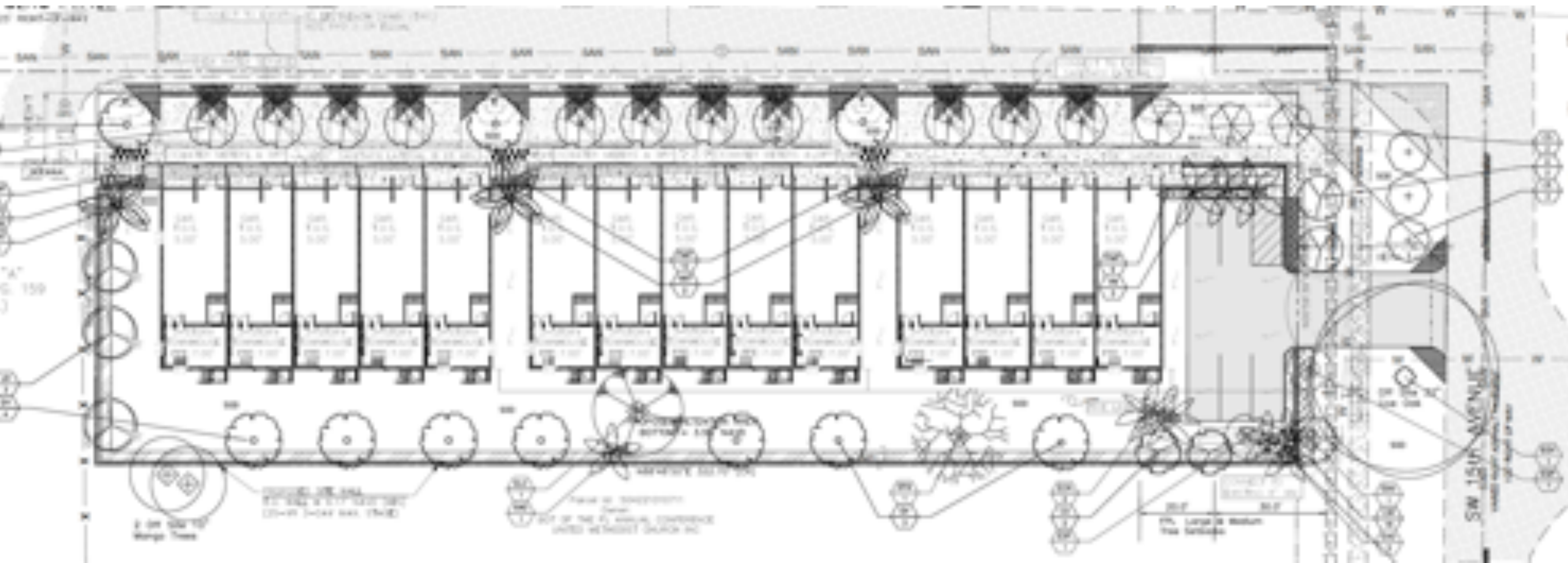
— Ronald Reagan

**Thank you
for joining us! :)**

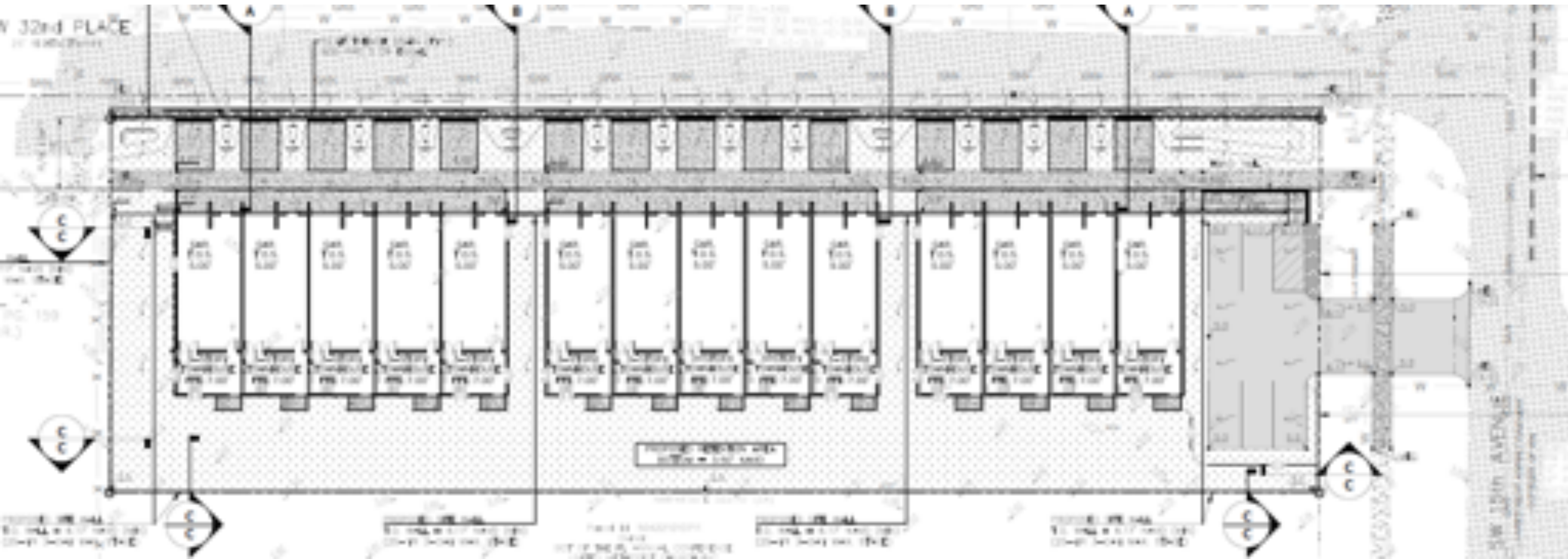
Appendix: Site Plan



Appendix: Landscaping Plan



Appendix: Civil Plan



Appendix: Neighboring Properties



Various SW 32 PI



1621 SW 32 PL



3334 SW 15 AVENUE



1581 SW 32 PL



1561 SW 32 PL



3229 SW 15 AVE

Appendix: Neighboring Properties II



3300 SW 15 AVE



1480 SW 33 ST 1-2



1457 SW 33 ST



3315-3331 SW 15 AVE



3307 SW 15 AVE



3330 SW 15 AVE