

## **Rosewood Villas**

### **Public Participation Meeting Summary**

**Topic:** Rezoning, Platting, and Site Plan Discussion

**Date:** September 15 2021 - 6pm-9:30pm

**Where:** Edgewood Civic Association Clubhouse

**Participants:** Approximately 25

Two and half weeks in advance of the public meeting - the community association was notified of the desire to have the meeting and to schedule a time to meet in the community's club house. In advance of the meeting mail was sent to all individuals 2 weeks in advance of the public participation meeting.

Additionally, another 20 members of the community were delivered a greeting and notice face to face to tell them about the meeting in advance and to discuss the project. Many community members mentioned they wouldn't be able to attend but wanted to show their support of the project. They agreed to sign a letter or document the Applicant could provide to them to sign. Additionally, in advance of the meeting the civic association was provided digital fliers that they shared with the wider community by email and social network.

On Wednesday the 15th of September, a meeting was scheduled at the Civic Association Clubhouse at 6pm which is located at 1790 SW 32nd Street Fort Lauderdale, Fl. This clubhouse was chosen due to it's close walking proximity for community members to attend.

From 6-630 everyone had a meet and greet over food and beverages.

At around 6:30 the presentation was started that allowed members to conduct a question and answer as each slide was discussed.

The meeting began with a discussion of The Applicants property and the plan to rezone, plat, and build on it. The majority of the night's discussion focused on specifically what would be built there.

A discussion started about what The Applicant & the Community Members all love about Edgewood. Specifically, what everyone wants to protect and what everyone wants to see change and improve.

The Applicant discussed with everyone the property they had purchased and discussed its location so everyone knew the location of the property.

The Applicant then shared information about the property and it's condition at the time of purchase. The Applicant discussed what measures have been taken to clean up the property having spent nearly \$30,000 in dumping, hauling, labor, and machinery to clean up the property.

The Applicant then shared plans about what they planned to build. The Applicant shared renderings, elevations, site plans, civil plans, and landscaping plans. The Applicant further discussed the materials and finishes that the Applicant planned to use.

Members of the community mentioned that they thought it was beautiful and upscale.

One member of the audience who is a transportation engineer asked if the project needed to do a trip study. The Applicant explained that the units had a the proposed traffic volume that did not exceed the 1,000 vpd threshold nor the 20% criteria approached and that no further Traffic Impact Analysis is required.

Members of the Audience asked about the Land Use and the Zoning of the property. The Applicants explained it's split land use of Medium-High-25 and Medium-15 and the current zoning of RS-8 and RD-15. The Applicants explained their plan to update the existing zoning to be more consistent with the lands assigned Future Land Use.

There was a discussion about the surrounding properties, such as the abutting to the west townhouse development that is also RML-25.

Community members remarked that it makes sense that the proposed development makes sense next to the similar properties. There was support for this but the community wants to make sure if the Applicant rezones it that the Applicant wont change their plan and build workforce housing rentals or more overloaded duplexes. Multiple Audience members mentioned that they supported the townhouse style community in this location and that they supported rezoning if that was the plan.

One resident mentioned that as long as The Applicant does what they're proposing it will be a wonderful new addition to the neighborhood.

Two residents very adamantly expressed their wishes for the driveways on 32nd to be on 15th ave.

The majority of other community residents conversely expressed their desire to not have all driveways on 15th due to stacking and congestion concerns. These community members indicated their desire for the access to be on the much quieter street of 32nd.

Additional members commented about troubles that the community is experiencing with one driveway on 15th like the Lennar project to the north. One member noted they saw a dog run over on 15th and that they really wouldn't want the driveways on 15th because of the number of cars already on that main street.

In a separate issue, two community members commented that 32nd would be better off if it had some type of speed bump or speed management device to slow down drivers. The Applicant indicated they supported that notion and would be happy to help financially subsidize adding them if the city would allow.

The main concern for many residents were flooding. The neighborhood is anxiously awaiting the city's stormwater infrastructure. Much time was dedicated to a detailed walk through of what The Applicant is providing in terms of stormwater management.

The community was very happy to hear that The Applicant is dramatically improving the current retention that the property affords currently. The community members were happy to hear that the development would be retaining almost 223,000 gallons in a 25 year storm event.

The Applicants discussed the city's plan for storm water and how we'd like to add some surface infrastructure on 32nd to connect with this system once it is built.

The majority of Neighbors mentioned that flooding mattered more than anything else and that they would prefer whatever option caused the least flooding or improved flooding the most. That driveways, landscaping, building style, and everything else matters less.

The Applicants discussed feedback the Edgewood Civic Association board has provided regarding problems other developments had in the community. The Applicant spent time to discuss 4 or 5 of those issues. One of them was insufficient parking.

The Applicant showed them that they were putting almost 50% more than the city would require of the development which is 3.5 spaces. The Audience was very happy about this.

The Applicant also discussed how they designed a garbage closet in the garage to house the garbage cans and recycling cans without taking up space in the garage that is needed for cars.

The Applicant then discussed the existing landscaping. The community members shared discussion of the mature mango trees on the property. A discussion ensued weighing their visual appearance versus the problems they caused.

The community members largely agreed that they didn't make sense to keep due to the following reasons. They attract raccoons which is an ongoing problem for everyone. Their fruit droppings would not be able to be maintained which would attract mosquitos and potentially cause dogs and cats to get sick. It was also discussed that they could hurt a young child when falling from a height of 35 feet.

The Applicants landscape architect attended the meeting and spoke to the community also mentioning that he is allergic to them and some audience members mentioned it's from the peels and sap.

A discussion ensued about the type of trees The Applicant would be planting at the property. The Applicant discussed a desire to install the right tree in the right location. The Applicant's landscape architect discussed the Applicant's selection of Dahoon Holly's in between each driveway and the use of three larger Oak trees in the larger breaks of the driveways to build out the canopy over the upcoming years.

The Applicant also discussed the selection of Oak trees to be installed in the rear of the property away from the power lines. Neighbors commented on how FPL cuts and damages trees close to the power lines. The property currently has two Oak trees within its boundaries that are within 10-15 feet from the power lines on the 15th. The landscape architect explained the city's rules for planting large oaks 50 feet away from power lines and how they planted them to accommodate this. Neighbors were supportive of this decision.

There was a discussion about construction. Neighbors were curious when the Applicant would start. The Applicant mentioned that they planned to start as soon as a permit is issued. The Applicant mentioned how long the process would take with the city,

discussing how long it would take concerning Platting the single property in Broward county. Neighbors understood that it would take over a year to get all of the permissions.

Some nearby neighbors asked if the Applicant would set up some construction rules and planning documents. The Applicant said they would plan to meet with the community again in the future to get feedback on a plan for street usage, timing, parking and staging for the construction project to make it as less of a nuisance as possible.

One neighbor asked about the building height. The Applicant discussed the height of a 2 story structure with a sloped roof versus a 3 story structure with a flat roof. They said as long as the Applicant didn't go over 35 feet as required by city ordinance that they supported the design. The Applicant discussed their plan to surround the structure with trees to block the view of the height from the street level. Residents were very appreciative of the number of trees that would be installed to block the view. One neighbor across the street said she didn't care if there were trees; she would like it to be a one floor residence no matter what. She doesn't want anyone seeing into her house. Other neighbors commented that it's better to have the additional height because it allows ample garage and trash bin space so there aren't the same problems many other duplexes have in the area with many cars outside. They also mentioned how it was not too different from the neighboring townhouses.

One neighbor who lives in the Townhouse development next door requested The Applicant add a few additional trees along the West property boundary. The Applicant said they were open to it and the Applicant discussed the type of palm or other tree that they could plant. This will be updated in the plan.

Neighbors discussed the need for a sidewalk on 32nd. They said many neighbors currently walk in the street there and that it isn't safe. The Applicant mentioned their plans to install a 5 foot sidewalk to connect to the existing. This was well accepted and appreciated.

Neighbors that don't live directly on either street but walk to that park every day, were very excited to find out the Applicant was going to be putting in a sidewalk and having beautiful trees along the street to enjoy. They said they would feel safer walking on a sidewalk.

One neighbor asked if the Applicant would be asking for any variances in terms of parking, landscaping, or building heights. The Applicant informed them that they would not be requesting any variances.

A concern of some residents was having Renters versus Owners. The Applicant explained that they planned to utilize background checks, 2 year leases, and various lease stipulations to keep the right tenant mix. This was well received by the community members. The community & Applicant discussed the purpose of having each townhome have its own driveway, garage, entrance and backyard is to attract families that have pride and care about where tenants live and how it looks and is taken care of.

One neighbor spoke positively stating that the Applicants designs for the building will attract a different type of Tenant than the current unkept multifamily in the community. Another Resident stated that they would prefer Renters instead of Owners because of Airbnbs, that the Applicant can hold their tenants accountable and actually maintain the properties curb appeal versus having to make contact with 14 individual owners. A neighbor asked if the Applicant could add something into the leases that states Tenants cannot park in neighbors yards and or driveways. The Applicant said they agreed to do this.

Neighbors commented about how they felt left behind as a community by the city of Fort Lauderdale. That utility and other projects were being left behind. They asked if the Applicant could get it done.

At the end of the meeting around 9pm a few neighbors that stayed until the end said they were excited about the development and asked how they could support it. The Applicant mentioned they could sign a letter to show their support. An additional 6 members signed letters in support of the project.



# 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!

/ A platting, rezoning, and new site plan to accommodate the following development:

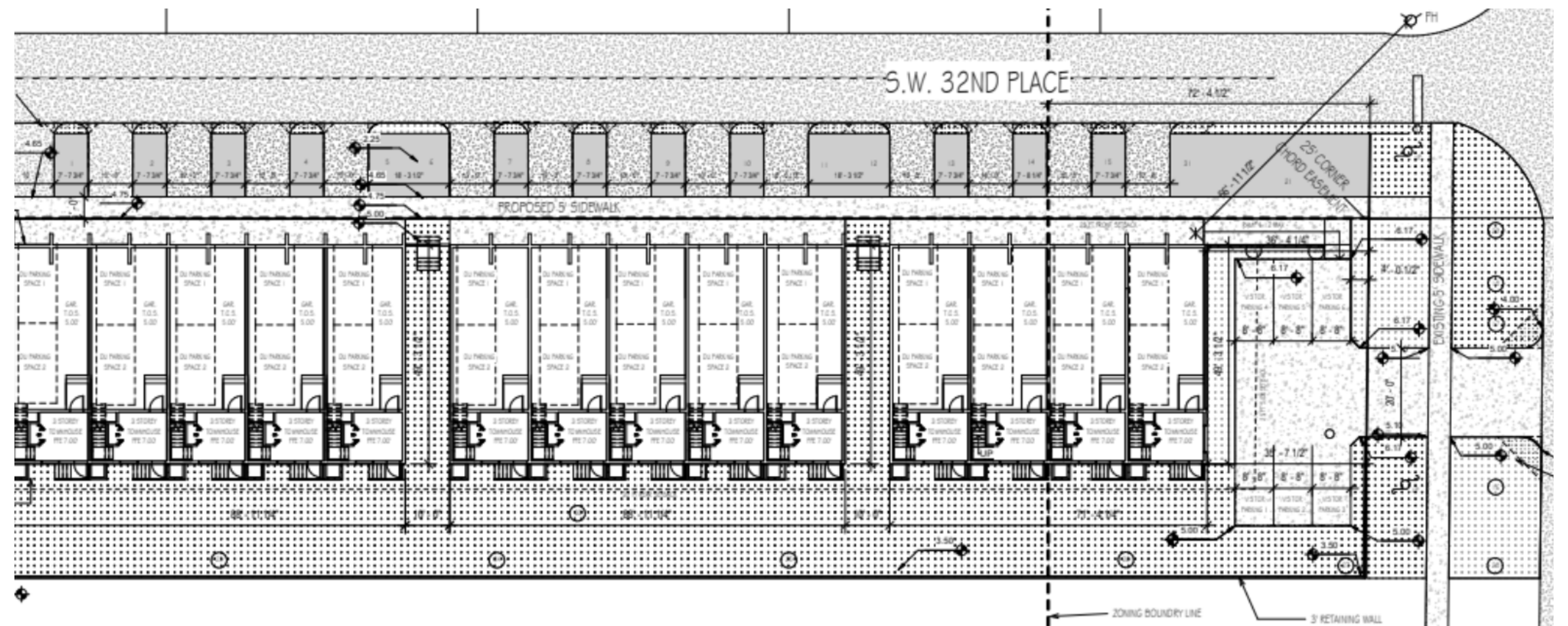
/ 14 Contemporary Townhouse Style Units

/ Features:

- Each unit has a 2 car garage
- Each unit has its own backyard & 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 & 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!

PS: If you haven't joined the Association - You Should :)

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

# 1. No Place For Garbage Bins

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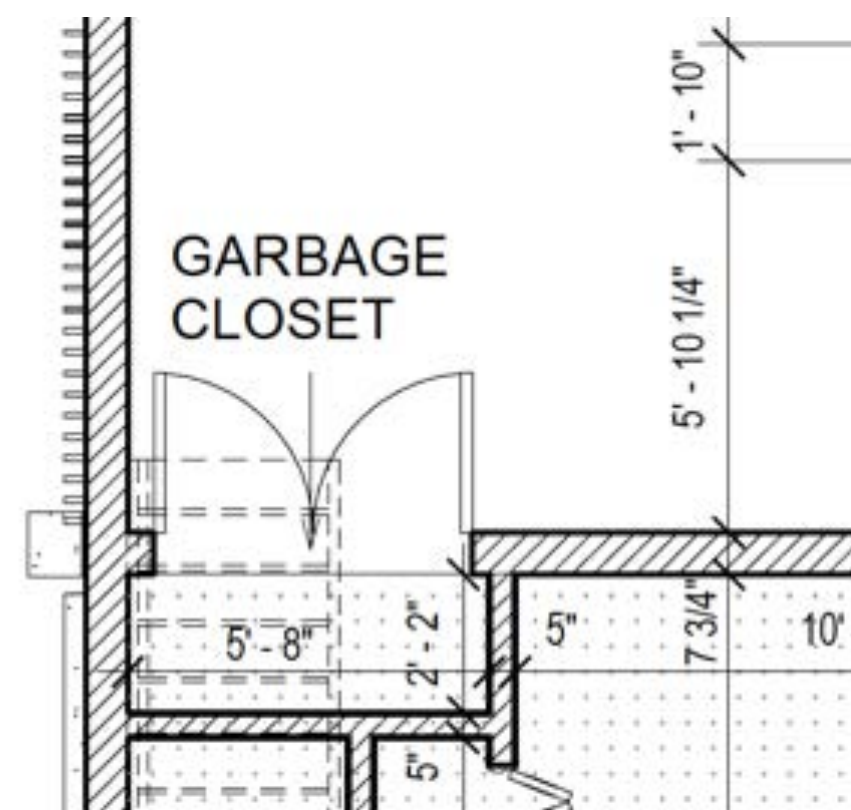
## / The Problem:

**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

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### / 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

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## / 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

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## / 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**



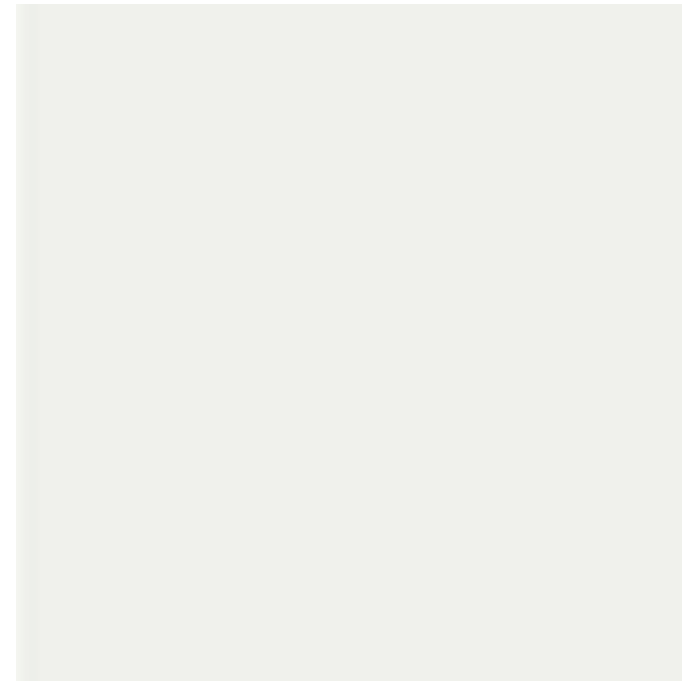
**Not Too Bad From  
The Rear Either**

# Finishes & Details

Rosewood Villas



CEMENT PAVERS



STUCCO - SHERWIN WILLIAMS SW 7006



STUCCO - SHERWIN WILLIAMS SW 7064



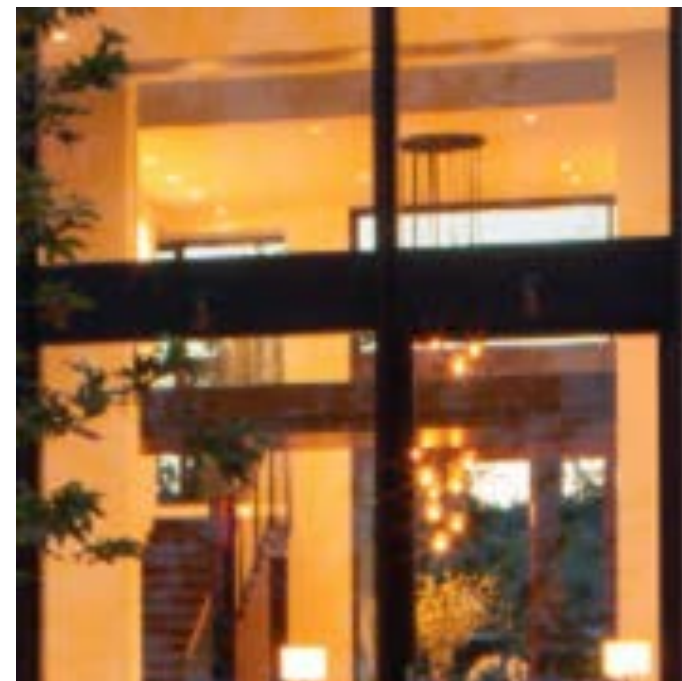
WOOD TOPPED RETAINING WALL



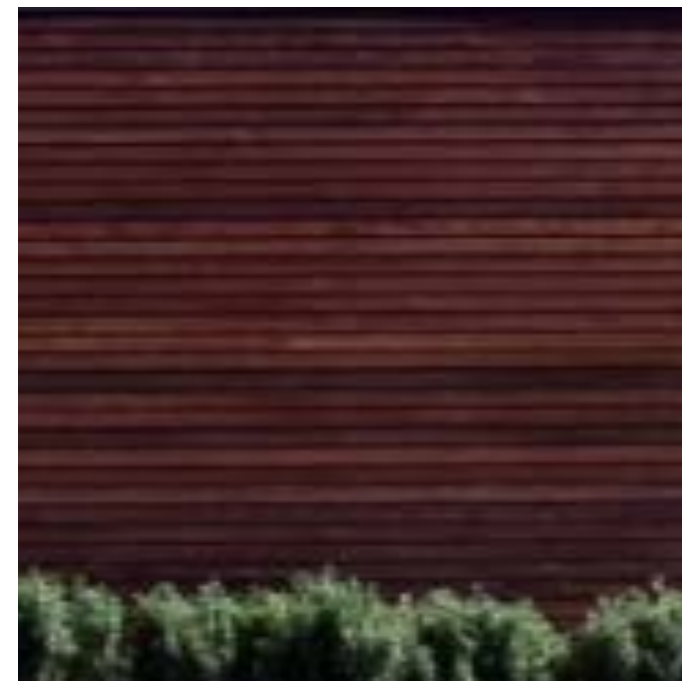
ALUMINUM GARAGE DOOR



STUCCO SCORE LINES



DARK BRONZE WINDOWS & DOORS



IPE WOOD CLADDING & TILE



GLASS BALCONY RAILINGS



ROSEWOOD RENDERING



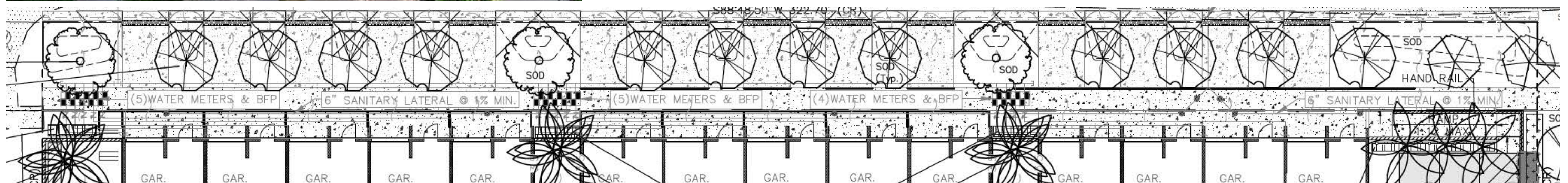
# Discussion Topics For Feedback & Potential Improvement

/ 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

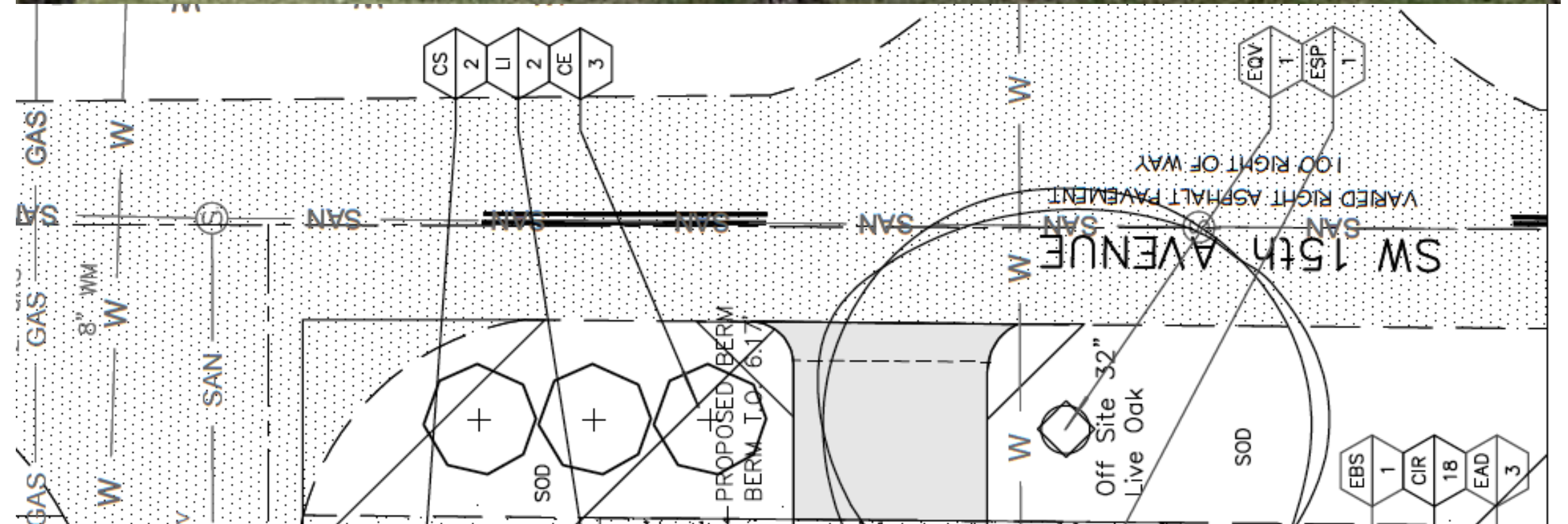
We would put additional oaks, but the city won't allow us to put more because of power lines.

## / 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?**

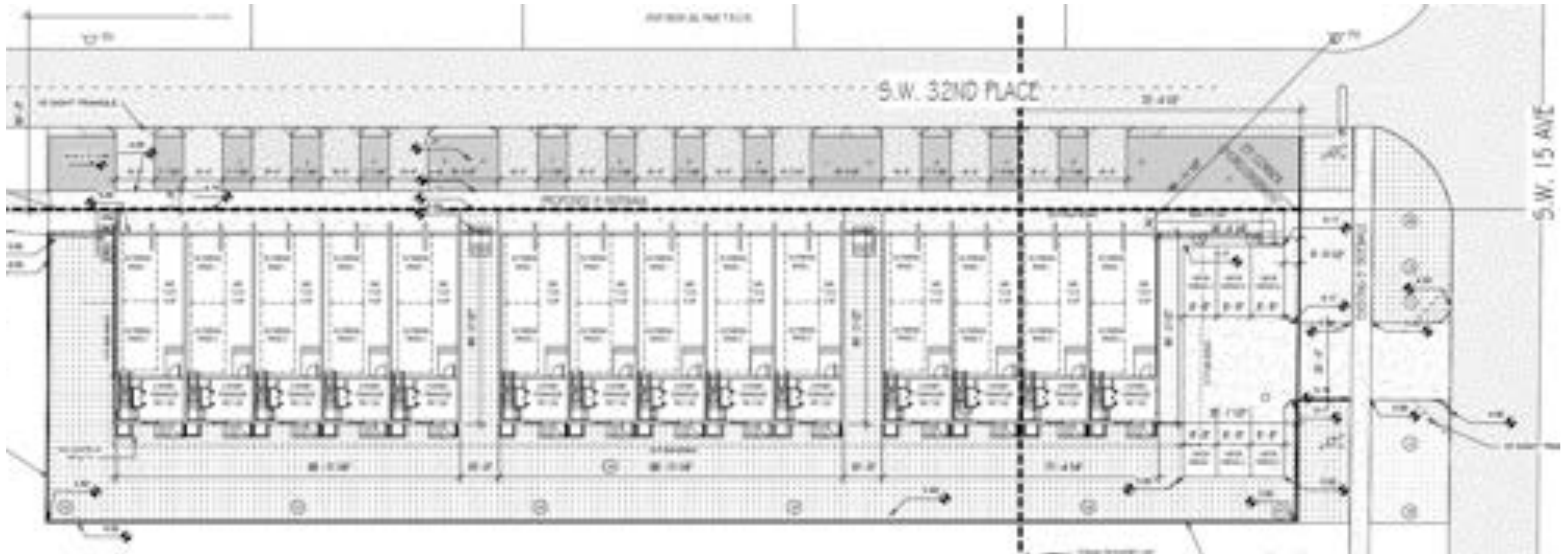
Helping to pay for flock security cameras in the community

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

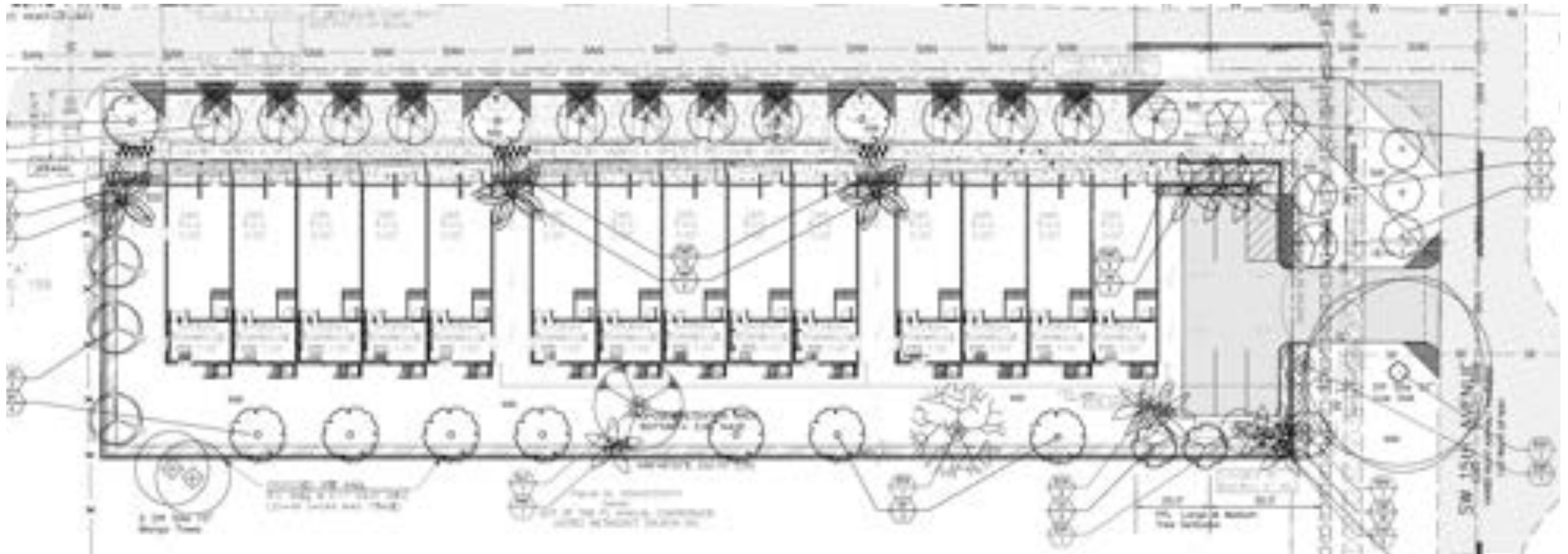
— Ronald Reagan

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

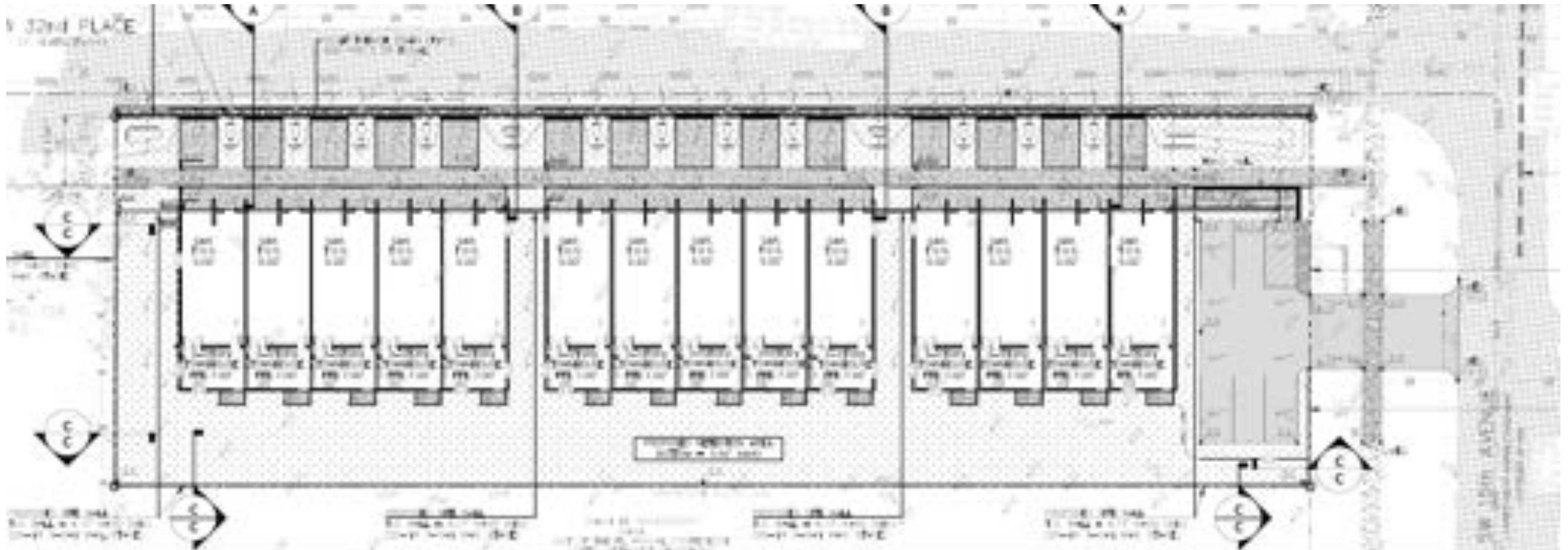
# Appendix: Site Plan



# 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**

**AFFIDAVIT OF PUBLIC PARTICIPATION NOTIFICATION**

STATE OF FLORIDA, BROWARD COUNTY

RE: PLANNING AND ZONING BOARD

CASE NUMBER: \_\_\_\_\_

APPLICANT: 3303 Community Development LLC

PROPERTY: 3303 SW 15 Avenue Fort Lauderdale FL 33315

PUBLIC HEARING DATE: October 20 2021

BEFORE ME, the undersigned authority, personally appeared Ariken Bernstein, who upon being duly sworn and cautioned, under oath deposes and says:

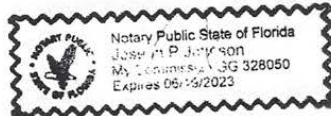
1. Affiant is the Applicant in the above cited City of Fort Lauderdale Development Review Case.
2. The Affiant/Applicant has mailed or has caused to be mailed, via postal service or electronic mail, a letter to property owners and any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the Public Participation meeting.
3. That the letter referenced in Paragraph two (2) above was mailed prior to the submittal of the Planning and Zoning Board application meeting cited above.
4. That the public participation meeting was held at least **thirty (30)** days prior to the date of the Planning and Zoning Board meeting cited above.
5. Affiant has prepared a summary of the public participation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.
6. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office **fifteen (15)** days prior to the date of the Planning and Zoning Board meeting and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
7. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

[Signature]  
AFFIANT

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 16 day of September, 2021

(SEAL)

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_



NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Section 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. AB (initial here)  
\_\_\_\_\_  
Initials of applicant (or representative) receiving sign as per ULDR Section 47-27.2(3) (A-J)

