

LEO

PRIVATE RENTAL RESIDENCES



Advenir Development

Our Mission:

LEO provides thoughtful and approachable private rental residences at the intersection of value and luxury in top growing markets.

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COMPLETED PROJECTS

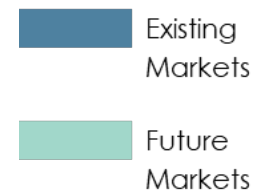
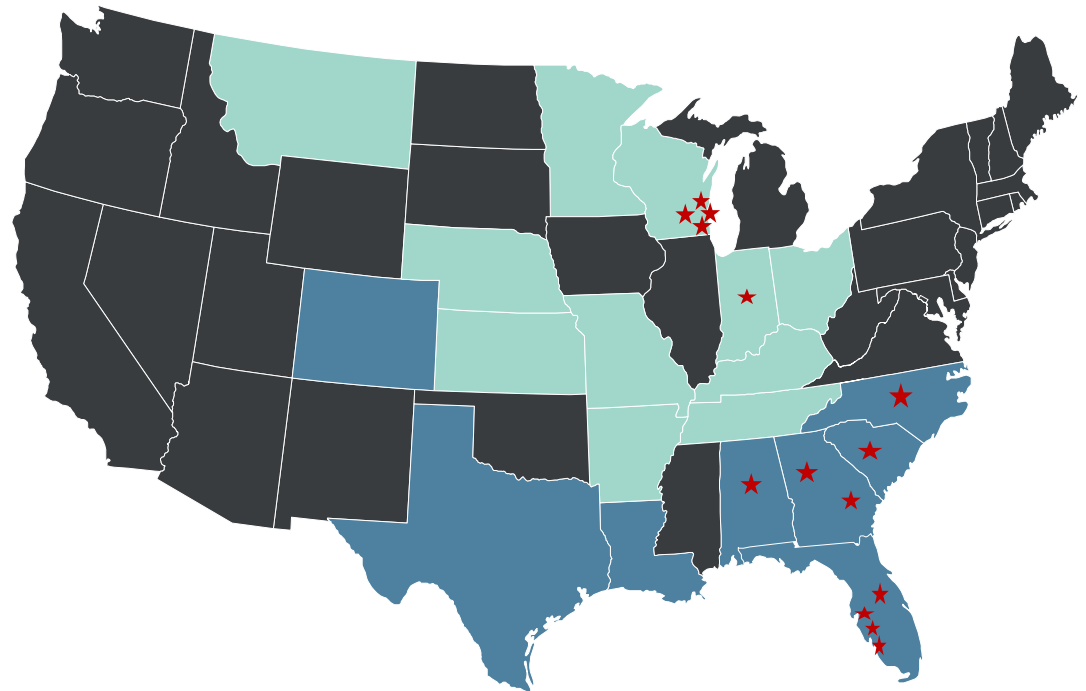
- Hunstville, AL
- Cartersville, GA
- Greer, SC

CURRENT CONSTRUCTION PROJECTS

- Wildwood, FL
- Wesley Chapel, FL
- Bristol, WI
- Mt. Pleasant, WI
- Wendell, NC
- Carmel, IN
- Wendell, NC
- Port Wentworth, GA

CURRENT PROJECTS UNDER CONTRACT

- Venice, FL
- Fort Myers, FL
- Vero Beach, FL
- Rockledge, FL
- Fishers, IN
- Madison, WI
- Franklin, WI
- Hendersonville, NC





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LEO at Pumpkin Hollow Project Team

Applicant/Developer

Advenir Azora
Development, LLC
Aventura, FL

Architect of Record

Nequette Architecture &
Design
Birmingham, AL

Land Use Consultant

Amundsen Davis Law
Milwaukee, WI

Engineer of Record/Surveyor

Pinnacle Engineering
Group
Brookfield, WI

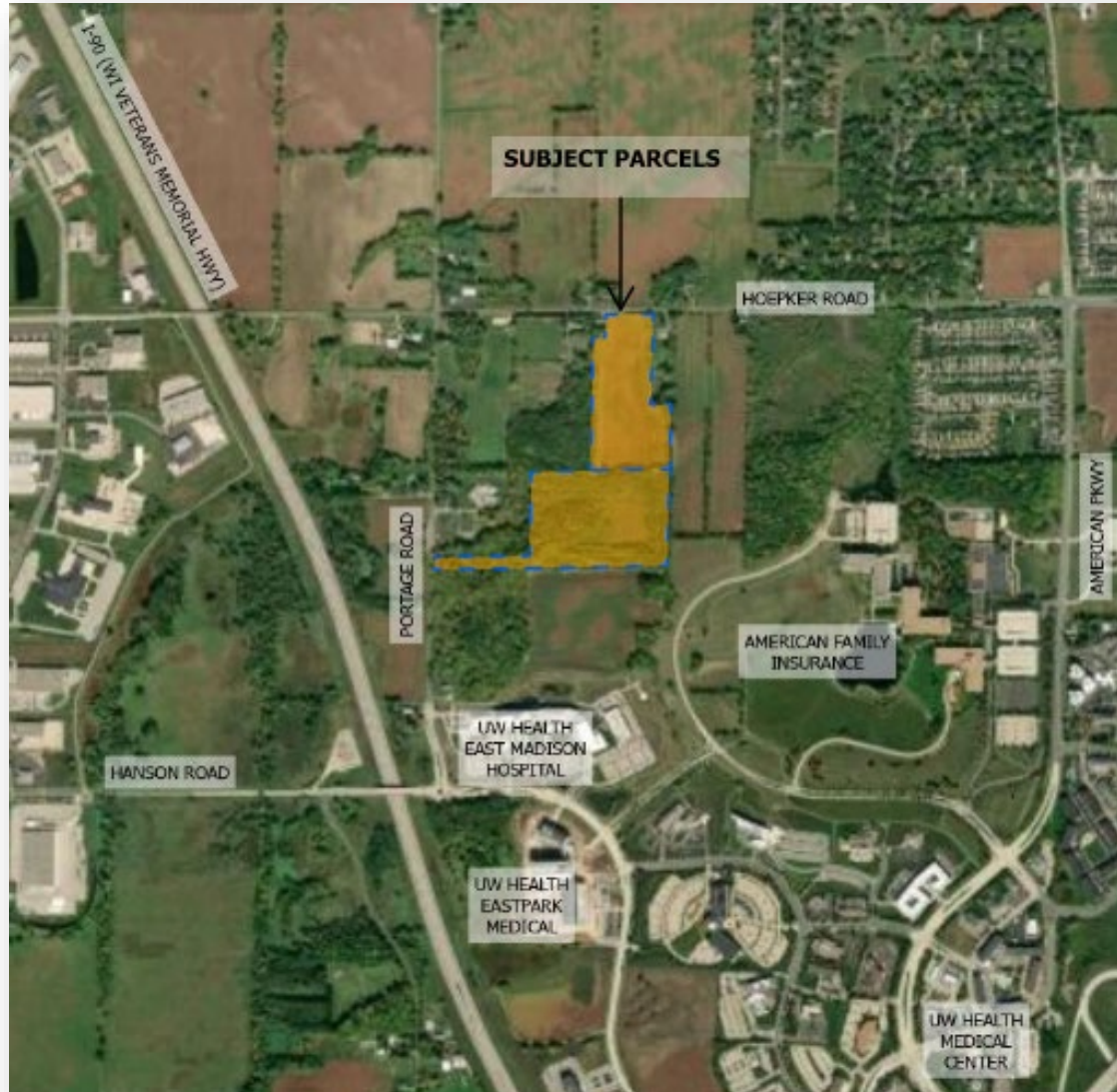
Landscape Architecture

Lorberbaum McNair &
Associates
Birmingham, AL



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LEO at Pumpkin Hollow Locator Map





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LEO at Pumpkin Hollow Conceptual Plan

SUMMARY

- » 210 market-rate rental units, with a mix of 1br, 2br, and 3br units
- » ~28.7 developable acres (~39.6 gross acres)
- » net density of 7.3 du/acre
- » Development provides an alternative type of housing for the City's residents.
- » Quality design and thoughtful site planning at an attainable price point to create neighborhoods that meet the needs of a diverse renter base.
- » Variety of Missing Middle Housing types including duplexes, attached/detached cottages and townhomes. Select units also have attached garages.
- » Interconnected streetscape with public and private roadways and pocket parks to provide walkability, giving the community a vibrant neighborhood feel among residents.
- » Class A amenity area, complete with pool, fitness center, pickleball court, and fire pit.





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LEO at Pumpkin Hollow Schedule

- » AAD submitted Rezoning and Land Subdivision applications 8/25/2025.
 - AAD expects Rezoning approval late fall 2025
- » Following Rezoning Approval, AAD will submit Conditional Use, Site Plan Review and Urban Design Commission (Initial/Final approval) applications January 2026
 - AAD expects Rezoning approval late Spring 2026
- » Final Engineering Plans and Developer's Agreement approval expected late Summer 2026
- » Anticipated Construction Start early fall 2026
- » Anticipated Turnover/CO of Amenities and First units Summer 2027
- » Final Turnover/CO of units and site Spring 2029





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LEO at Pumpkin Hollow Design Intent

LEO Cottage developments emphasize placemaking through new urbanist principles.

Simple street networks, with sidewalks and street trees, help provide connectivity within the development.



LEO at Pumpkin Hollow Compatibility With Pumpkin Hollow Neighbor Development Plan



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- » Mix of Land Uses
- » The LEO Development is located near the Portage-Hoepker activity center furthering the ability to mix land uses
- » Variety of Housing
- » The LEO Development provides units suitable for households of different sizes, ages, incomes and lifestyles, including families with children.
- » Interconnected Street Patterns
- » Within its parcel boundaries, the LEO Development provides an interconnected network of local public and private streets with connections to Portage Road and Hoepker Road.
- » The LEO Development provides the possibility for future connection of a public road to American Family Drive located to the southeast of the development.
- » Land Use Transitions
- » The LEO Development provides a seamless transition between the Pumpkin Hollow Neighborhood and the Employment Center to the southeast.
- » The proposed development directly conforms to the basis of any TND style of development that prescribes to form based code zoning and land use policies that help direct a variety of “missing middle” housing options that appeal to a variety of users at the periphery of a major employment center



LEO at Pumpkin Hollow Compatibility With Pumpkin Hollow Neighbor Development Plan



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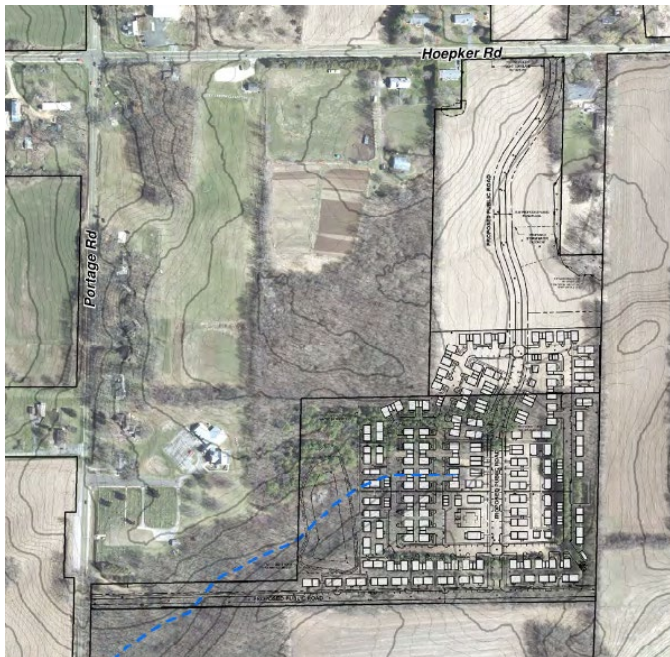
- » Strong Orientation to the Street
- » The LEO Development proposed a strong orientation to the street by facing unit entries towards the proposed public roadway. Furthering the desire to create a more engaging street environment and natural surveillance.
- » Elsewhere, the LEO Development proposes alternating building facades so that entry ways to units either face a street or another doorway, furthering engagement between residents.
- » Street Trees
- » The LEO Development is proposing full-canopy trees to complete other landscape trends along the terraces to create cohesion between the public and private spaces.
- » Limited Visual Exposure of Garages and Parking Areas
- » Although the LEO Development is proposing parking on the public roadways, most parking that will serve the development will be hidden from public view by mass and scale of the proposed buildings.
- » Architectural Character
- » The LEO Development creates a unified “feel” that is established through an intentional randomness of building facades and color to create the “feel” of an established neighborhood not a “cookie cutter” subdivision.



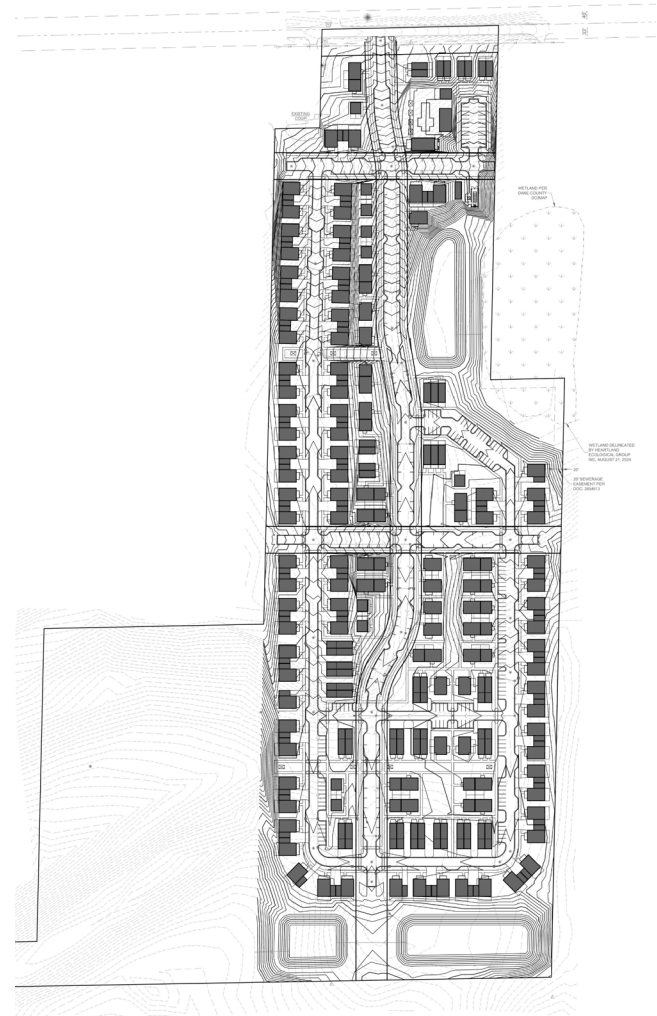
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LEO at Pumpkin Hollow Starkweather Creek

- » Development will be limited to areas north and east of Starkweather Creek with stormwater discharging to the creek.
- » Keeping with the intent of the Neighborhood Development Plans to incorporate the creek into future development by maintaining grading and earthwork activities outside of this area.



Previous Concept Plan, dated 01/06/2025



Proposed Concept Plan, dated 08/25/2025

Thank you!
Any questions?

