

Raising the Roof

Riverland Townhomes Offers New Waterfront Living in Two Cities

By Ian Drew

If residents of both Wilton Manors and Fort Lauderdale have noticed some new colors popping up around town, it is probably Riverland Townhomes.

The luxurious new 31-unit development, located at the Wilton Drive border of Wilton Manors and Fort Lauderdale at the south fork of Middle River, has been under construction right over the bridge that separates the two cities.

David Damerau, the President of the DFD Capital Development Corporation, is at the helm of the project. He says that Riverland Townhomes is the least expensive gated waterfront townhouse community on the east side Fort Lauderdale.

The two and three bedroom, 2 1/2 bath units run from around \$170,000, and they include 1800 square feet of living space. Each unit includes a garage, private backyard common area, vaulted ceilings, thermofoil cabinets, extra garage/storage space and waterfront views.

The units are each painted a different bright color to give them an individual feel, and they are all built to the most up-to-date hurricane standards.

It has been a two-year process in building the Riverland Townhomes.

Though the land was originally intended for commercial property, Damerau says he decided that a residential complex would better fit the surrounding

neighborhood. After considering to build a mid-sized condominium or loft-style apartments, he decided that town homes were a "natural given the zoning." He then had to go through a lengthy zoning and approval process from both cities, the surrounding neighborhood and nearby Fort Lauderdale High School.

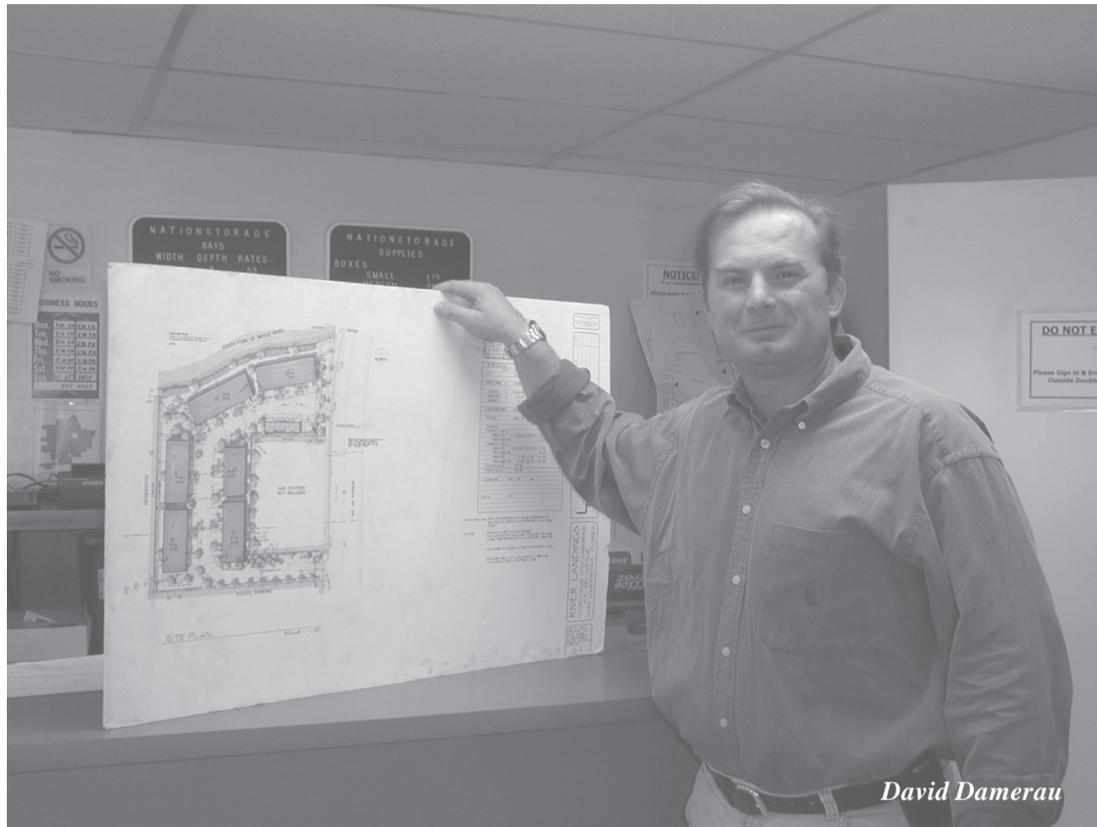
"We had as many obstacles as you could throw at a developer," says Damerau.

So far, though, Damerau's vision for the community is paying off.

Only four units remain unsold at the site as it finishes up construction, and he is happy that all of the new owners are professional and upscale. Damerau says that 95 percent of the new tenants are gay and lesbian.

"The community offers a good quality of life," he says. "People know a great value when they see it. We are located in the heart of Wilton Manors, and these apartments will add greatly to the area."

Damerau admits that construction has taken longer on the property than expected, and he thanks the new owners for working with him and being patient as he readies the property to perfection.



David Damerau

Damerau has a lot of experience in building quality spaces. He comes from three generations of building expertise, learning the ropes from his father and grandfather in upstate New York.

Damerau moved south 23 years ago and began putting up and renovating residential homes, federal projects and buildings throughout South Florida. He continues to build in Fort Lauderdale, Palm Beach and North Carolina.

His company is also a for-hire builder, and he runs the Nation Storage facility downtown.

Damerau is next planning to build a

live/work style loft apartment building in Victoria Park, complete with a weight room and pool. He says he will continue to build quality structures throughout the community.

"This is all that I know," he says. "I enjoy the challenges of putting these things together. I am a responsible builder and always work for the customers' needs."

Damerau says he hopes to fully complete Riverland Townhomes in four months, and to have residents start moving in by next month.

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