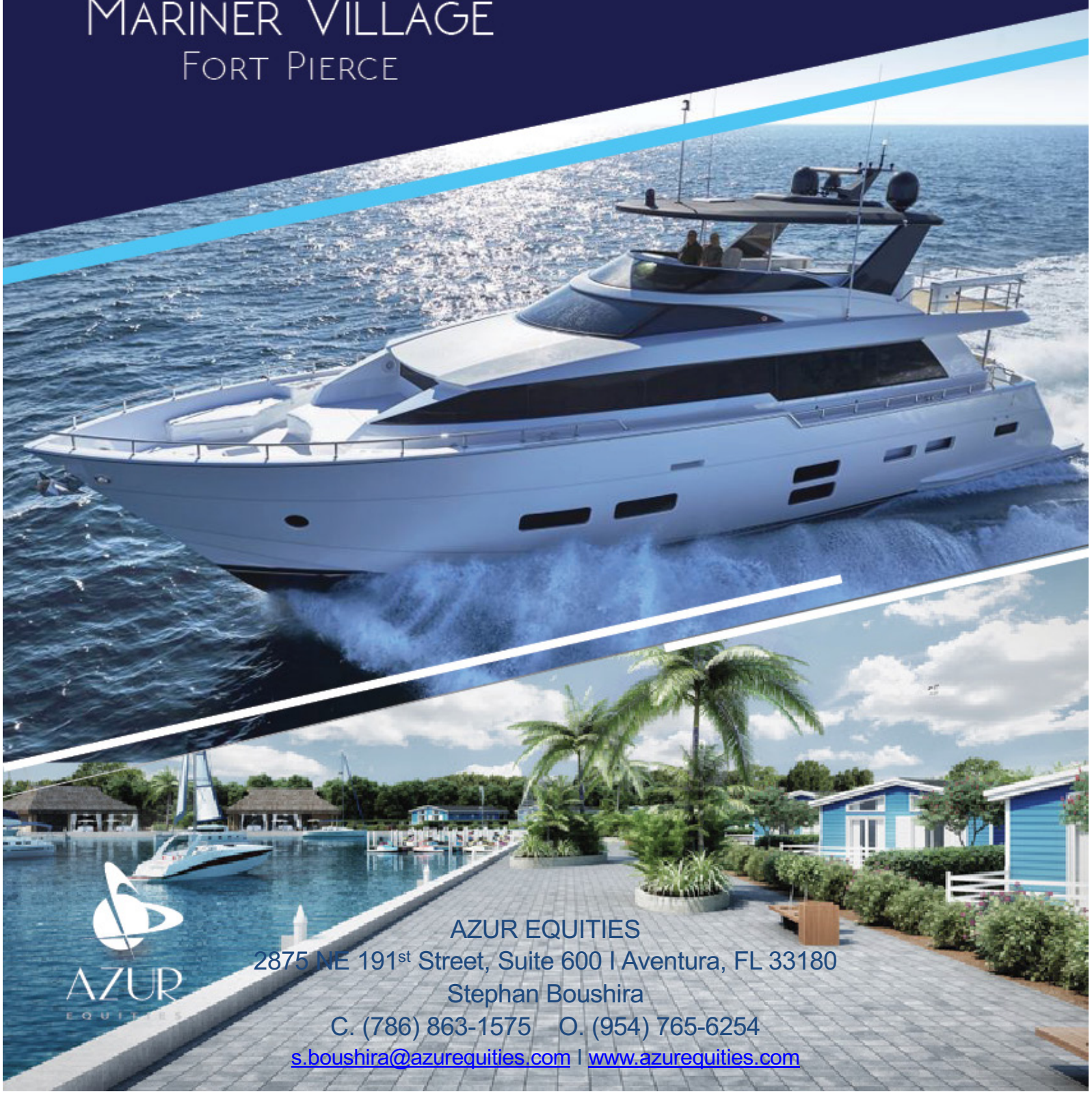
REDEVELOPMENT OF FISHERMAN'S WHARF FORT PIERCE

Request for Qualifications #2020-23

MARINER VILLAGE
FORT PIERCE



AZUR EQUITIES
2875 NE 191st Street, Suite 600 I Aventura, FL 33180
Stephan Boushira
C. (786) 863-1575 O. (954) 765-6254
s.boushira@azurequities.com I www.azurequities.com

PREFACE
AZUR EQUITIES, THE COMMUNITY DEVELOPER

Azur Equities has been actively involved in Florida Real Estate Development for many years. As established developers, we have built many successful residential and large-scale commercial projects and continue to partner with various CRAs, local cities and governments..

As members of these communities and as recognized supporters of their programs, our projects not only enhance the communities, they also provide great mixed-use projects for reasonable prices.

Our Fisherman's Wharf Mariner Village proposal facilitates your community's forward move and its drive to redevelop itself. Providing medium income families with a path to home ownership, food and beverage establishments, public space waterfront and marine related activities in their own community is the goal set forth by the City of Fort Pierce and the Fort Pierce Redevelopment Agency (FPRA), that mandate has been our guide in designing and developing this parcel. The name "Mariner Village" is only our working title for the project. We will look to the FPRA for a project name of their choice.

Azur Equities and our development, construction and financial partners have worked diligently to ensure that the Fisherman's Wharf Mariner Village, presented to the City of Fort Pierce encompasses all the requirements and aspirations the local community and the City at large are yearning for, as it is continuing to develop and mee the needs of its citizens.

The City of Fort Pierce and the Fort Pierce Redevelopment Agency's vision and ambition for the Fisherman's Wharf site is to exceed a mixed-use waterfront destination. The Fisherman's Wharf Mariner Village project transforms underutilized parcels into a community where residents and visitors will have room to live and enjoy a waterfront lifestyle with all its activities and amenities in their own community.

We have diligently studied the needs and desires of the residents and have put a team in place that will ensure its success and remain close to the community. As you will see, most of the actors of the projects development and we shall rely as much as possible on local companies and workforce to develop the Fisherman's Wharf Mariner Village Project. Our partners are residents and have been invested in Florida for many years.

Azur Equities is looking forward to transforming these vacant sites into the "Fisherman's Wharf Mariner Village". We are enthusiastic to partner with you and develop this waterfront vision for the great residents of Fort Pierce.



Stephan Boushira
Operations Manager
Azur Equities

TABLE OF CONTENTS

Cover Page 1

Preface 2

Table of Contents 3

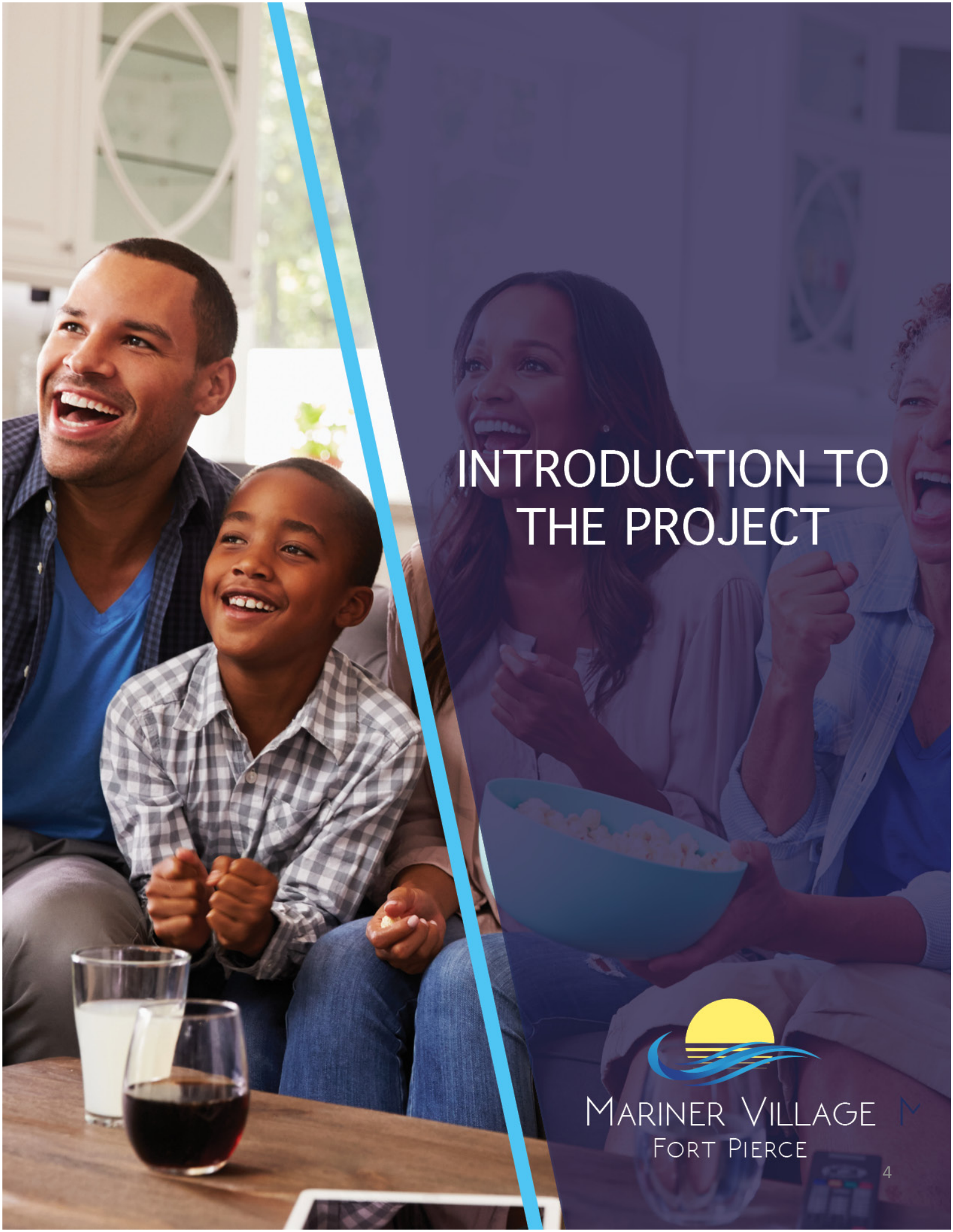
Introduction to the Project 4
- Introduction to Fisherman's Wharf Mariner Village 5
- Proposed Preliminary Site Plan & Renderings 9
- Current Plat & Zoning 12
- Architectural Design & Floor Plans 13
- Economic Impact of the Fisherman's Wharf Mariner Village 15

Qualifications 16
- Azur Equities, the Community Developer 17
- Our Background – Who we are 18
- Public Private Partnership 22
- Dedicated Team 33
- G3AEC – Architectural Planning & Design 35
- WGI Engineering 45
- The Partners 54

Financials 56
- The Project Numbers 57
- Proof of Funds 58

The Offering 60
- The Offering to the City of Fort Pierce 61
- The Development's Timeline 63

Annexes 64



INTRODUCTION TO THE PROJECT

MARINER VILLAGE
FORT PIERCE

INTRODUCTION TO MARINER VILLAGE

Azur Equities has prepared this Request For Qualifications Number 2020-023 for the redevelopment of Fisherman's Wharf City and FPRA owned property identify and referred as the Fisherman's Wharf Marina, located 125 and 201 Fisherman's Wharf and 600 N Indian River Drive, Florida.

We understood the community's desire with marine & fishing related activities, restaurants, outdoor spaces, entertainment, residential housing, parks, outdoor events… on the site. Unfortunately, the size, the configuration of the site, the existing boat ramp and the parking requirements will not allow us to develop all of these elements on the proposed parcels. Of course, if we are able to move the boat ramp to another location, then we will be able to propose another site plan with more retail, restaurants and public spaces.

We also did a very deep market analysis on the Fort Pierce residential and commercial real estate market. We checked selling price of homes, home rents, commercial spaces rents price, market absorption, demographic evolution…
This is why we have decided to approach this project in 2 phases.

Phase I - 12 Month Site Activation

- 11 Waterfront Single Family Homes 2/3 beds 2 baths facing the Intracoastal
- A trendy waterfront restaurant where patrons will be able to come with their boats to enjoy a nice lunch or dinner with family and friends
- A "urban style" bar with a large outdoor seating area and a view of the bay
- A coffee shop
- A beautiful shaded outdoor patio where people can sit and enjoy their food and drinks
- Boat, jet ski, paddleboard and kayak rental facilities
- A musical entertainment during weekends
- A public space including a modern boardwalk with a fountain and green space for people to walk or exercise along the intracoastal
- We will make the existing boat ramp and public parking more appealing from North Indian River Dr. by upgrading the landscape and other improvements
- We will add a fountain in the middle of Mariner Village.





INTRODUCTION TO MARINER VILLAGE

In total, Fisherman's Wharf Mariner Village will add quality housing, food & beverages, a boat/jet skis/other marine related rental activity, a music band ambiance during week-end, public waterfront and green spaces for a project that is vibrant, lively, colorful, cheerful.

The idea of phase I is to have a 12-month site activation on the premises in order to bring life to this amazing under-utilized location.

Azur Equities specializes in developing residential, commercial and entertainment projects with the utmost importance of ensuring all parties benefit from the partnership.

Our Request For Qualifications proposal submitted to the City of Fort Pierce and FPRA Board includes both tangible and intangible benefits for the City and its residents.

We will develop the restaurant and the bar as soon as possible taking into consideration the Covid-19 situation. We are currently working with more than 60 tenants in our Leesburg mall and have begun discussions to find potential business operators. Of course, we will give a preference to local businesses and/or tenants.

Phase II of the project will consist of a bigger and nicer project

Looking forward, the big picture we envision is a land assemblage of adjacent parcels owned by the County and private landowners as well as the restaurant's owner to create a project that includes a hotel, more entertainment, and a mix used development with retail on the 1st floor and residences on top. We will also develop a public park which will be give to the City of Fort Pierce. This option will of course need much more time but this is what we already have done many times. We estimated 2 to 3 years of work with all parties involved to accomplish an agreement that will satisfy everyone.





INTRODUCTION TO FISHERMAN'S WHARF MARINER VILLAGE

The proposed Single Family Homes will be offered in priority to the workforce of the Port and to the residents of Fort Pierce.

In the interim, between the signed development agreement and the beginning of the construction, we will create immediate site activation by implementing food trucks and/or temporary container style restaurants and bars.

We believe it is important to start as soon as possible to add value to this location with an amazing view, creating jobs and additional revenues for the City of Fort Pierce.

- Real Estate Taxes: The Real Estate Tax Revenues generated by the development of new residential and commercial units will pay an estimated $1,000,000 within the next 10 years.

- Construction: Priority will be given to Fort Pierce companies in the bidding process. We pledge to engage no less than 15%-20% local forces, minority owned businesses and service providers subject to meeting qualification and bidding criteria.

- Teamwork: We will work closely with the City of Fort Pierce, the FPRA and local organizations during the recruitment process to ensure maximum local participation.

- Formation & Apprenticeship: Since we plan to be in Fort Pierce for the long haul, Azur Equities, its partners and sub-contractors will help to form and invest in continuing education programs to qualify local personnel for the required construction jobs.

- Future Developments: As in our other markets, we desire to be a long-term partner and we are excited for the opportunity to work hand in hand with the City and FPRA in facilitating your vision for residential and commercial projects for the community. Azur Equities and its partners continue to strongly believe in the bright future of Florida and the City of Fort Pierce is perfectly located to beneficiate from such.







MARINER VILLAGE

INTRODUCTION TO MARINER VILLAGE

AERIAL VIEW



AZUR EQUITIES

INTRODUCTION TO MARINER VILLAGE

PRELIMINARY SITE PLAN DETAIL



INTRODUCTION TO MARINER VILLAGE

WATERFRONT VIEW RENDERING



MARINER VILLAGE

INTRODUCTION TO MARINER VILLAGE

BIRDVIEW RENDERING



AZUR EQUITIES

CURRENT PLATS & ZONING FISHERMAN'S WHARF MARINER VILLAGE

Parcel 01 located 125 Fisherman's Wharf	2403-432-0002-000-4
Parcel 02 located 201 Fisherman's Wharf	2403-432-0003-000-1
Parcel 03 located 600 N Indian River Drive	2403-801-0026-000-0

This preliminary site plan will need to be vetted with the Zoning Department, A full and complete site plan will be available as soon as the City approves this project. Full site surveys will be conducted, and a full site plan will then be prepared.

In total, Fisherman's Wharf will bring the 1st phase of site activation including quality residential, marine related activities, a restaurant, a bar, a music band and a public boardwalk including a fountain and a lot of green space to an area that has not seen much development in many years. The project will also bring new residents to enhance the local economy as well as increased tax revenues.

Phase II will bring a hotel, additional retail space, more entertainment as well as a public park that will be developed by Azur Equities and donated to the City once completed.

ARCHITECTURAL PLANS & DESIGN
FISHERMAN'S WHARF MARINER VILLAGE



Option 1 – 2 Beds, 2 Baths - 1,122 SF



ARCHITECTURAL PLANS & DESIGN
FISHERMAN'S WHARF MARINER VILLAGE



Option 2 – 3 Beds, 3 Baths - 1,200 SF



ECONOMIC IMPACT OF THE FISHERMAN'S WHARF'S MARINER VILLAGE

HOUSING MATTERS TO PEOPLE

When a family, or business, contemplates relocating to a new area, they evaluate their future success, to a large extent, on the availability and affordability of housing. Other considerations include access to quality education, churches, community organizations and convenient shopping. Before someone commits to a new location, they need to feel secure that there are no barriers to their success. Housing expenses can easily consume 30-50% of household income, so it is no surprise that access to and the affordability of housing impacts community development.

According to the US Department of Housing and Urban Development, the generally accepted definition of affordability is for a household to pay no more than 30% of its annual income on housing. Families who pay more than 30% of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care. An estimated 12 million renters and homeowner households now pay more than 50% of their annual incomes for housing, and a family with one full-time worker earning the minimum wage cannot afford the local fair-market rent for a two-bedroom apartment anywhere in the United States.

PEOPLE ATTRACT BUSINESSES AND HOUSINGS ATTRACTS PEOPLE

Most communities want to provide for a diverse, economically stable population, with adequate infrastructure and resources for its citizens. The dichotomy between the need for new economic development and the need to attract new citizens (with all of their accompanying support requirements) has always been a delicate balancing act for local government policy makers. One of the major debates seems to be; 'do we need new industry to create new or better jobs for citizens', or 'do we need more housing options to attract citizens that will be available to work in the industries interested in locating in our area.'

The upside of this debate is that residential development can address both concerns. Housing construction is its own economic engine that simultaneously enhances a communities' ability to attract new business.

NEW HOUSING DEVELOPMENTS CREATE NEW JOB OPPORTUNITIES FOR LOCALS AND PROVIDE DESIRED HOUSING OPTIONS THAT ATTRACT NEW RESIDENTS.


QUALIFICATIONS
MARINER VILLAGE
FORT PIERCE

AZUR EQUITIES, THE COMMUNITY DEVELOPER

Azur Equities specializes in developing residential and commercial properties such as quality Single-Family Homes, Town Homes, Apartments and Residences at affordable prices, as well as Shopping Centers, Entertainment Venues and Hotels.

By providing quality new and modern products at attainable prices, the City and its partner Azur Equities establish long term relationships with its residents, revitalized neighborhoods and ensures housing prices remain affordable.

High turnover, vacancies, default in payments, apartments needing renovations, lack of green spaces, security... these are just some of the issues that cause homeowners and renters to look for a better place. When this happens, vacancies hurt the bottom line of the community.

Azur Equities believes that by doing things right, from the start, many of these factors that impede developments become a story from the past. Working with the City and the Community, Azur Equities creates great projects and the savings that get passed on to the people who deserve it the most... the local Residents. Those are the people turning the communities into families and ensuring the quality of life remains high.

Focusing on allowing each unit adequate space rather than pack them “like sardines”, accessibility, parking, green spaces and convenient commercial businesses. The Azur Equities projects remain attainable to the local population wile providing a great new living experience.

KEY NUMBERS

520 million $
under development or in portfolio

12 % in 2019
average rate of return

2.5 million sf
in development

OUR BACKGROUND - WHO WE ARE

Azur Equities is a private equity fund specializing in real estate in the United States. It was created by a joint venture between a real estate development company active in South Florida for more than 30 years and a financial group with extensive experience in real estate and hospitality.

Azur Equities through its Board and joint ventures have attained more than 3 billion dollars in sales over the last 30 years.

Azur Equities, led by Pascal Cohen, has specialized in developing large scale mix use projects and works very closely with the Cities/Towns, CRA and the communities. Azur Equities is currently working on a 200 unit, mixed use Sports Park Complex including a stadium and commercial space in Pompano Beach, and was recently awarded the redevelopment of the Town of Davie “Town Center”, a $150 million project.

Azur Equities was Selected Exclusive Developer Partner in 2018-2019 by the Office of Economic and Small Business Development of Broward County.

Azur Equities is a community developer in South Florida and since 2016 has won 7 RFP / Public Private Partnership in 4 different cities.

Redevelopment of Davie Town Center



OUR BACKGROUND - WHO WE ARE

THE TEAM



PASCAL COHEN - PRESIDENT & CEO

For 20 years, Pascal Cohen has merged and developed businesses in Europe, Asia and in the USA. With his wide experience in fundraising and in the development of projects, Pascal is leadingthe group Azur Equities and its subsidiaries with a strategic and pragmatic financial vision. His connection in the real estate and construction businesses in the United States, enhanced with his relations with financial institutions and public organizations have settled an emerging fund leader. Azur Equities is currently managing over 100 properties in the United States and currently has over $350M in under contract real estate developments in South Florida. Pascal and Gilbert have teamed up to enhance both groups and continue evolving in this ever evolving real estate market.



STEPHAN BOUSHIRA - OPERATIONS MANAGER

For more than 25 years, Stephan has successfully managed start-ups and teams of small and medium-sized businesses. He also has extensive experience in developing national networks and managing sales forces. Stephan is very involved in many networking organizations as a member of the board of directors. He managed more than $70 million in sales in France. Currently, Stephan is overseeing all of Azur Equities' projects and in communication with all of our investors.



ELISA HAYON - V.P. FINANCE

Elisa started her career at Arthur Andersen Consulting after graduating with a masters degree in Finance from Science Politque Paris. As a specialist in performing financial markets analysis she was recruited by BBSP where she served as their Senior Analyst for almost ten years at BBSP. Elisa is in charge of all financial analysis and market surveys during the due diligence process. Elisa also tracks the budgets and the subsidiaries cash flow.



HENRI GIOVANONNI - V.P. & ADMINISTRATOR

French Entrepreneur, Henri Giovanonni has successfully invested in several real estate properties in France and Worldwide for over in 20 years. Since 2005, Henry Giovannoni has performed residential acquisitions in the United States and more precisely in Miami Dade County. As a Board member and as a founding Partner, Henry is advising the President on financial intern processes and guiding the general policies of the fund.



SACHA TOURET - GENERAL MANAGING PARTNER

After a successful experience at Thor Equities in New York, Sacha is the Managing Partner of Brandeis Capital, the main auxiliary fund of Azur Equities. Sacha managed to raise more than $10M between 2013 and 2014 to finance joint projects used in the United States and abroad. He currently manages 5 of our developments in Davie, including the redevelopment of the new Town Center.

OUR BACKGROUND - WHO WE ARE

THE TEAM



FRANCK GOTSMAN - MANAGING PARTNER

Following a career in Finance at UBS PaineWebber, Franck specialized in the management of institutional and governmental communications campaigns. Since 2007 Franck has been Developing and Building in South Florida. At Azur Equities and Immocorp Franck is a shareholder and is in charge of Special Projects. He is leading the “SportsPark Complex & Residences” Project.



JEAN LOUIS LACAILLE - CONSULTANT

In France and more recently in the United States, Jean Louis Lacaille has managed over $65M of real estates assets for hundreds of clients and private companies. His background in residential developments and in pre construction developments gives to the Fund`s clientele the right expertise in term of assets capitalization.



PASCAL LASRY - OPERATIONS MANAGER

For the past 15 years, Pascal Lasry has managed over $80M real estate projects in both commercial and residential developments as well as single family properties in the United States. At the board, Pascal Lasry manages the operational teams and oversees the development of the different projects.



JENNIFER BEN-SAADON - MARKETING MANAGER

Jennifer began working at CardUSA inc as a supervisor of all graphic materials in order to ensure quality & accuracy of the specialized cards. She then worked for Tuckerman Advertising, a real estate marketing agency, as the main lead in the design, development and production of marketing services. Today, she’s in charge of the entire marketing department at Azur Equities. Developing the necessary tools used by the builders and developers to promote the Real Estate projects funded by Azur Equities.



KARI CURTIS - EXECUTIVE ASSISTANT

Kari’s education includes a paralegal degree which led her to work for one of the most prestigious Governmental, Land Use and Development law firms in South Florida, where she assisted the former Chairman of the Broward County Commission, the former Mayor of Fort Lauderdale, the former Planning Director of the City of Fort Lauderdale, and the attorneys for the City of Weston and the City of Deerfield Beach, FL. She now enjoys serving the Azur Equities as Executive Assistant, where she facilitates communication with real estate brokers, clients, contractors, architects and government officials.

OUR BACKGROUND - WHO WE ARE

AZUR GROUP EXPERIENCE

Our team compiles experience in Mixed Use Development, Commercial, Residential, Waterfront Properties, Students Housing, Transit Oriented, Urban Transportation projects with overbuilds, well-articulated and inspired architecture, as well as experience in Entertainment developments.

As you will discover in this presentation, with many years of experience, what has been our strength throughout time is our capacity to find solutions. From a hotel in downtown Miami with no parking where were able to integrate inflow and outflow traffic while organically incorporating a very high-level hotel, to completely revamping a whole warehouse section of Aventura into the premier residential area of the City.

What has made our strength is our capacity to evolve and rise to the challenges proposed by the sites.

For Azur Equities, Real Estate development is not only about buildings, it is about developing communities and adapting to the environment. It is about bringing a product to the market that not only develops but enhances the community's way of life.

Our vast experience working on City oriented projects such as the Sports Park complex in Pompano Beach, the Davie Downtown Redevelopment, the Miami Gardens project and more recently a mixed-use project in West Palm Beach; all currently in design phases or in development, have provided us a strong track record of developers involved and conscientious of improving the surroundings.



Artech, Aventura

PUBLIC PRIVATE PARTNERSHIP

AZUR EQUITIES EXPERIENCE: PARTNERSHIP

Since 2015, Azur Equities and its partners have specialized in the development of public / private real estate projects.

For 4 years, Azur Equities has had a significant track record in obtaining national public tenders: Pompano Beach, Davie, Miami Gardens and West Palm Beach.

We work hand-in-hand with major Florida cities and their respective CRA. These agencies are indeed in charge of urban redevelopment to improve the living conditions of their inhabitants and revitalize the economic environment of the region.

Thanks to our proven track record, Azur Equities has been “Selected Exclusive Developer Partner 2018-2019” by Broward County Office of Economic and Small Business Development. Broward County is the second largest county in Florida.



Azur Equities currently has over 500,000 square feet under development from these public / private partnerships.

We have recently been awarded development partnerships with the cities listed below:

PUBLIC / PRIVATE



MIAMI GARDENS
MIAMI DADE COUNTY
Largest county in Florida

CITY CENTER

PROJECT VALUE : $260 MILLION

- 384 RESIDENCES MINIMUM. TARGETED AT 420 & ABOVE
- 300,000 SQ.FT. OF RETAIL, RESTAURANTS, MOVIE THEATERS & SPORTS COMPLEX
- 2 HOTELS WITH PARKING & INFRASTRUCTURE
- 169,400 SQ.FT. PERFORMING ART CENTER & CULINARY FACILITY

MG
MIAMI GARDENS
CITY CENTER

PUBLIC PRIVATE PARTNERSHIP

AZUR GROUP EXPERIENCE: PARTNERSHIP

PUBLIC / PRIVATE



TOWN OF DAVIE
BROWARD COUNTY
Second largest county in Florida

FRONTIER SQUARE

PROJECT VALUE : $85 MILLION

- 250,000 SQ.FT.
- RESTAURANTS
- BARS
- MOVIE THEATER
- SHOPS
- COMMERCIAL SPACE
- HOTEL
- PEDESTRIAN CENTER



POMPANO BEACH
BROWARD COUNTY
Second largest county in Florida

SPORTSPARK & RESIDENCES

PROJECT VALUE : $44 MILLION

- 84 TOWNHOMES / 100 STUDIOS
- 3 SOCCER FIELDS
- 1 WATERPARK
- 1 MULTI PURPOSE SPORTS FIELD
- 1 RESTAURANT
- 1 STAGE OF 5,000 SEATS



WEST PALM BEACH
PALM BEACH COUNTY
Third largest county in Florida

THE JUNCTION

PROJECT VALUE : $120 MILLION

- 300 RESIDENCES
- 18,000 SQ.FT. OFFICE SPACE
- SUPERMARKET
- 570 PARKING SPACES
- 10,000 SQ.FT. RECREATIONAL PUBLIC PARK
- 30,000 SQ.FT. RESTAURANTS, BOUTIQUES & ENTERTAINMENT

PUBLIC PRIVATE PARTNERSHIP

AZUR EQUITIES EXPERIENCE

Our groundbreaking on the Kensington Garden site in Pompano Beach was the perfect example of our strength with the community. Besides the Mayor and County Commissioners, we have had the pleasure and the privilege to welcome the City Manager, County Commissioners, HOA Presidents, School Principals, CRA Personnel, Pastors, and residents completely embodying the communion we have built with the City and its residents.



Besides the projects, you will notice that we surround ourselves with the highest quality people needed to complete the job well, the first time. For this particular site, we have selected a world renown South Florida Architect and have teamed with one of the best and local engineering firm.

It is going to be our goal to incorporate as many entities and personnel from Fort Pierce into the design and construction of the project. We will be hiring a local architect familiar with the city codes and ordinances and also well versed in spirit of what the City wants. He will work with our very renowned Architect already familiar with our operations. Engineers, suppliers and sub-contractors will also be selected primarily from the Fort Pierce Community of companies.

POMPANO BEACH

Pompano Beach is a member of Broward County, which is experiencing strong growth. It has the greatest potential through an aggressive restructuring plan put in place by the City.

Azur Equities has become the main developer for the City of Pompano Beach with its innovative projects and adapts perfectly to the needs of the City.



KENSINGTON SQUARE
11 new townhomes



COVENT GARDENS
20 new townhomes



PATAGONIA
15 new townhomes

PUBLIC PRIVATE PARTNERSHIP

AZUR GROUP EXPERIENCE: POMPANO BEACH





SPORTS RESIDENCES I 53 NEW TOWNHOMES

Sports residences is a response to the demand of more housing in Pompano Beach caused by the migration of people from the East to the West due to more luxury developments on the coast, more development of school infrastructures and redeployment of industry & trade.

Sports Residences are townhomes built on 5 lots with a total of 53 residences adjacent to Azur Equities Sportspark sports facility.







SPORTSPARK I SPORTS FACILITY

Sportspark is a sports facility development which will put Pompano Beach in the center of developmental soccer. The infrastructures built will position the Sportspark as a major destination for professional Clubs to come and prepare their season in total comfort and with all the required equipment.

The project consists of:

- Housing for the Floridian's Soccer Club
- 1,000 covered seats Football stadium (expandable to 4,000)
- State-of-the-art stadium including VIP & (6) luxury suites
- A press box
- 14,000 sf. clubhouse with a gym, convenience store, cafeteria & offices
- Classroom & computer room
- An airnasium
- 80 Apartments on campus

PUBLIC PRIVATE PARTNERSHIP

AZUR GROUP EXPERIENCE: POMPANO BEACH

SPORTSPARK | SPORTS FACILITY & RESIDENCES

SPORTSPARK POMPANO BEACH

THE REAL DEAL SOUTH FLORIDA REAL ESTATE NEWS
SOUTH FLORIDA NEW YORK LOS ANGELES CHICAGO NATIONAL
NEWS MAGAZINE RESEARCH EVENTS VIDEO

Developer of $25M sports complex in Pompano proposes townhomes nearby

Developer is also planning Floridians Sports Park, a complex featuring sports fields, a stadium and clubhouse

By Amanda Rabines | July 31, 2018 10:30AM

In addition to its roughly $25 million sports park complex in Pompano Beach, Azur Equities is adding a 15-unit townhouse community to its list of planned projects in the city.

The company recently submitted an unsolicited proposal to build Patagonia, a townhome community on publicly owned land along Northwest Seventh Avenue and Dr. Martin Luther King Jr. Boulevard with joint venture partner Hadar Homes.

Plans for the townhome community include 1,800 square feet of commercial space and three-bedroom, two-bathroom townhomes spanning about 1,450 square feet, each. The two-story townhomes will also feature one-car garages.

The Sun Sentinel first reported news about the proposal.

The developer intends to lease the townhomes for about $1,700 a month, according to its proposal with the city. Azur Equities and Hadar Homes want to invest about $3.2 million into the development.

The land (eight separate parcels) is currently owned by the Pompano Beach Community Redevelopment Agency. The developer is requesting the CRA donate the property. The area is part of a master-planned innovation district being developed by the city in an effort to renovate its downtown.

Azur is a private real estate fund based in Plantation. Earlier this year, it received Pompano Beach City Commission approval to move forward with building SportsPark, a planned athletic complex featuring a stadium, clubhouse, multiple soccer fields and residential units for players.

The residential development, dubbed SportsPark Residences, will consist of about 70 units for players, coaches and employees at SportsPark. Certain details for the project still need Broward County commission approval, Azur principal Franck Gotsman said.

Gotsman is co-owner of the semi-professional soccer team Floridians Football Club. The proposed athletic complex is set to rise on about 10 acres of city-owned land along Northwest 31st Avenue. Construction is slated for the spring of 2019.

PUBLIC PRIVATE PARTNERSHIP

AZUR EQUITIES EXPERIENCE: TOWN OF DAVIE

After successfully winning major national bids against big American developers, the Town of Davie has selected Azur Equities as part of its team to redevelop its Downtown while preserving its Western theme heritage.

Davie is the heart of South Florida Education Center with more than 80,000 students. It is a consortium of 5 major educational institution located in the Town of Davie.

Below is a list of some of our projects.



MAIN STREET LOFTS: PHASE I

Mixed-use development with 49 residences in the heart of student life and 4,200 sf. of retail spaces. The building has a courtyard in the center to allow more natural light into each unit.



MAIN STREET PLACE: PHASE II

Mixed-use development with 50 residences and 3,600 sf. of retail space. This residence will be split in 2 buildings of 25 residential units each.



MAIN STREET COURTS: PHASE III

Mixed-use development with 30 residences and 2,200 sf. of retail spaces. Although all 3 buildings are designed differently, Azur Equities made sure to respect the City's wishes in keeping with its Western theme.

PUBLIC PRIVATE PARTNERSHIP

AZUR GROUP EXPERIENCE: TOWN OF DAVIE

MAIN STREET PLACE

SOUTH FLORIDA BUSINESS JOURNAL

YOUR ACCOUNT sacha@touret.us

INDUSTRIES & TOPICS | NEWS | LISTS & LEADS | PEOPLE & COMPANIES | EVENTS | MORE...

Commercial Real Estate

Developer seeks to boost unit count in proposed Davie condo



By Brian Bandell – Senior Reporter, South Florida Business Journal
May 17, 2019, 2:34pm EDT

IN THIS ARTICLE

Commercial Real Estate
Industry

Construction
Topic

Sacha Touret
Person

Deloitte.
Agility in changing markets
Global survey cites private companies' confidence in ability to adapt and thrive.
Learn more.

Azur Equities wants to boost the unit count in its Main Street Place condo in downtown Davie.

The project would include micro units as small as 440 square feet, said Sacha Touret, head of the Aventura-based developer.

In 2017, Main Street Place was approved for 36 condos and 2,947 square feet of retail on the 0.89-acre site at 4260 Davie Road.

On May 21, the city's Site Plan Committee will consider amended that to 50 condos and 4,200 square feet of ground-floor office. The four-story project would have 57 parking spaces, a gym, and a community room.

The Western-themed building was designed by Frank Costoya Architect.

Touret said he decided to redesign Main Street Place to have more units, with essentially the same square footage, after his successful sales at Main Street Lofts. That 49-unit condo is under construction at 4100 Davie Road and has already pre-sold 40 units. He found there was stronger demand for the studio and one-bedroom units.

The property is near the South Florida Education Center. Many of the condo buyers are investors who intend to rent the units out to college students, Touret said.

"The point of micro units is you can rent them out for less money than someone would pay for a 700-square-foot unit," Touret said.

Units at Main Street Place will start at $150,000 for 440 square feet, he said. There will also be 600-square-foot lofts for about $200,000 and 650-square-foot one-bedroom units for about $250,000, he added.

Touret plans to start sales on Main Street Place as soon as the city approves it, which could occur in June.

As for switching the ground floor of the building from retail to office, Touret said Main Street Place wouldn't have enough parking along Davie Road to be appealing to retailers, but there's plenty of demand from professional office tenants in the area.

Meanwhile, Azur Equities is nearing a development agreement with Davie for a redevelopment of town property through a public-private partnership. Azur Equities won a request for proposals (RFP) process in 2017 for 24 acres. Touret said he's preparing plans for a 250,000-square-foot project at Davie Road and Orange Drive featuring entertainment, restaurants, offices and a hotel.

That project could serve as the commercial hub for the building boom of multifamily along Davie Road.

THE LIST

PUBLIC PRIVATE PARTNERSHIP

AZUR EQUITIES EXPERIENCE: TOWN OF DAVIE – CITY OF MIAMI GARDENS



THE PROMENADE MALL

The Promenade is Downtown Davie's 80,000 sf. newest shopping mall. Its location across Nova Southeastern University and the South Florida Educational Center. Geared towards students, the mall will consist of 20 retail stores, 2 restaurants and office spaces.



FRONTIER SQUARE

Frontier Square is Downtown Davie's newest plaza with 250,000 sf. of food & beverages and entertainment with restaurants, bars, movie theater, shops, commercial space, hotel and a pedestrian center.

AZUR EQUITIES EXPERIENCE: MIAMI GARDENS



MIAMI GARDENS DOWNTOWN

Redevelopment of the downtown center of Miami Gardens. The project will consist of 480 units (apartments & Townhomes), 250,000 sf. of retail space, 2 hotels with 250 rooms and 100,000 sf. of entertainment complex.

PUBLIC PRIVATE PARTNERSHIP

AZUR GROUP EXPERIENCE: THE TOWN OF DAVIE

THE PROMENADE MAIN STREET

SOUTH FLORIDA BUSINESS JOURNAL

YOUR ACCOUNT
sacha@touret.us

INDUSTRIES & TOPICS | NEWS | LISTS & LEADS | PEOPLE & COMPANIES | EVENTS | MORE...

Commercial Real Estate

Retail/office project proposed near Nova Southeastern University





By Brian Bandell – Senior Reporter, South Florida Business Journal
May 23, 2019, 3:14pm EDT

COMPANIES IN THIS ARTICLE
Brought to you by
Deloitte Private

Jones Lang Lasalle Incorpor...
Chicago, IL

See full profile ›

Deloitte.
Agility in changing markets
Global survey cites private companies' confidence in ability to adapt and thrive.

Learn more.

Azur Equities is seeking approval for a retail/office project in Davie, near the South Florida Education Center.

On May 28, the town's Planning and Zoning Board will consider the Promenade at Davie development plan for the 2.44-acre site at 6500 S.W. 39th Street and 3901 Davie Road. It's just south of the Nova High School, part of an educational center that includes Nova Southeastern University, Florida Atlantic University and Broward College.

Sacha Touret, head of Aventura-based Azur Equities, said he plans to build a three-story complex with 70,000 square feet of retail and office space. There would be 176 parking spaces, with some in a garage in the rear of the building, and about 50 spaces in front of the building along Davie Road.

The ground floor will focus on restaurants and retail, Touret said. The second and third floor spaces will be more flexible, with space for retail, offices, fitness, or a salon.

Touret noted there's a multifamily development boom along Davie Road. Azur Equities has one condo under construction there and another in the pipeline, while other developers have apartment complexes there.

"This will bring Davie Road together," Touret said. "We need nice commercial and retail to get the whole town going. We want students to stay here, not drive to Brickell of Fort Lauderdale for a drink."

He hired JLL as the leasing broker for the property. Asking rent starts at $35 per square foot, he added.

Promenade at Davie will break ground once enough leases are signed, Touret said. It was designed by Frank Costoya Architect.

PUBLIC PRIVATE PARTNERSHIP

AZUR GROUP EXPERIENCE: MIAMI GARDENS

MIAMI GARDENS DOWNTOWN

SOUTH FLORIDA BUSINESS JOURNAL

INDUSTRIES & TOPICS | NEWS | LISTS & LEADS | PEOPLE & COMPANIES | EVENTS | MORE...

Commercial Real Estate

Miami Gardens to sell 36-acre site near Hard Rock Stadium to developer



By Brian Bandell – Senior Reporter, South Florida Business Journal
Jul 26, 2018, 2:42pm EDT

COMPANIES IN THIS ARTICLE
Brought to you by Deloitte Private

Miami Dolphins Foundation
Miami Gardens, FL
Sports

See full profile ›

Deloitte.
Agility in changing markets
Global survey cites private companies' confidence in ability to adapt and thrive.

Learn more.

The city of Miami Gardens agreed to sell a 35.7-acre site just south of Hard Rock Stadium to an affiliate of Aventura-based Immocorp Capital, which intends to build a mixed-use project there.

On July 25, city commissioners approved the agreement to sell the vacant property for $15.4 million to BH Miami Gardens Town Center LLC, managed by Gilbert Benhamou and Pascal Cohen of Immocorp Capital. The site is on the east side of Northwest 27th Avenue where Northwest 191st Street dead-ends. The stadium, home of the Miami Dolphins, is a few blocks north.

The developer will make a nonrefundable deposit, then have 90 days to conduct due diligence before closing the sale.

The city received proposals for the land from several other developers, but elected to go with Immocorp Capital after viewing a presentation from the developer.

Benhamou said he's working with architect Kobi Karp to finalize a site plan for the project. He likes the area because it's near the stadium, apartment rents in the area are strong, and Miami Gardens doesn't have enough retail.

The Miami Dolphins are considering relocating their practice facility to Hard Rock Stadium, a deal bolstered by incentives that Miami Gardens approved July 25. The Miami Open tennis tournament will move there starting in 2019. The stadium also hosts Miami Hurricanes football games and the annual Orange Bowl game.

Benhamou said he hopes to build 365 apartments; 300,000 square feet of retail, entertainment and restaurants; and 120 to 150 hotel rooms on the site. The entertainment uses would include a bowling alley, movie theater and food court.

The city memo says BH Miami Gardens would build a performing arts venue and a culinary center for the developer. Benhamou said he's agreed to that, although those terms were not in the property sales agreement approved July 25.

The developer still needs the city to approve its site plan at a later time.

PUBLIC PRIVATE PARTNERSHIP

AZUR EQUITIES EXPERIENCE: WEST PALM BEACH



NORTHWOOD JUNCTION

The project consists of:
- 300 residences
- 18,000 sf. of office spaces
- Supermarket
- 570 parking spaces
- 10,000 sf. recreational public park
- 30,000 sf. restaurants, boutiques & entertainment.

DEDICATED TEAM

REDEVELOPMENT CONSULTANT: MR MOSS

Mr. Moss possesses over 17 years of experience in Community and Economic Development, Executive Management, Intergovernmental Affairs, Redevelopment, and Residential & Commercial Development. Mr. Moss served as the Community Development and Redevelopment Director for the Town of Davie.

As a CRA Director, Mr. Moss negotiated and secured over $300 million in public-private partnerships for the development of market rate mixed use developments and was directly involved in the construction of over 600 units of affordable housing during his public service career.

As a private consultant, Mr. Moss has managed over $100 million disaster recovery and redevelopment funds in over 20 communities in Florida and the Bahamas. Mr. Moss is a certified redevelopment administrator and holds an Undergraduate and a Masters degree in the field of Public Administration.

IEM



Giovanni Moss

Program Development Manager

17 **Total Years of Experience**

Mr. Moss is a Community and Economic Development professional with over 17 years of experience.

DEDICATED TEAM

REDEVELOPMENT CONSULTANT: MR MOSS

Expertise

Project Management
Program Management
CDBG-DR
Executive Management
Intergovernmental Affairs

Education

M.P.A, Public Administration | Nova Southeastern University, 2007

B.A., Public Management | Florida Atlantic University, 2002

A.A, Arts | Palm Beach State, 2000

Certifications & Training

CDBG Practitioner
Redevelopment Professional

Professional Qualifications

Mr. Moss possesses over 17 years of experience in Community and Economic Development, Executive Management, Intergovernmental Affairs, Redevelopment, and Housing and Community Development. Mr. Moss served as the Community Development and Redevelopment Director for the Town of Davie, Florida, where he worked alongside of various grant resources and potential funding sources such as Community Development Finance Institutions and local financial institutions to fund economic housing development projects.

Relevant Experience

Project Manager, IEM, Tallahassee, FL, 2018-Present

Provide comprehensive administrative services necessary to facilitate activities for the disaster relief, recovery, restoration, and economic revitalization in areas affected by Hurricanes under the Federally funded Community Development Block Grant Disaster Recovery (CDBG-DR) Program.

Assist DEO in fulfilling State and Federal CDBG-DR statutory responsibilities including, but not limited to, performing grant administration services for non-housing and/or housing projects.

Provide subject matter expertise in CDBG-DR and all HUD requirements

DEDICATED TEAM

THE ARCHITECT

Over the years, we've had the opportunity to work with very successful and well renown architects such as Kobi Karp, Frank Costoya and Mario Cartaya to name a few.

For this project we feel that Arturo Griego from G3AEC Design would be the perfect match, however we will be more than happy to partner with a local architect that may bring added value to this project.

G3AEC Design have been in business since 1972. They are a design-oriented practice focused on delivering superior service. They have the technical and intellectual capabilities combined with the latest computer technology to complete a wide range of architectural and design services. Beauty, integrity, and efficiency are at the heart of their designs. With their architectural experience and expertise they can design the dream space from the ground up.

Address:
975 Arthur Godfrey Rd.
Suite 401
Miami Beach, FL 33140
P: (305) 763-8471
http://g3aec.com/

DEDICATED TEAM

THE ARCHITECT: G3AEC.COM ARCHITECTS



EXPERIENCE

- GENERAL CONTRACTING
- INTERIOR DESIGN
- ARCHITECTURE
- PLANNING
- MANAGEMENT
- ZONING AND LAND USE CONSULTING
- ESTIMATING
- SUSTAINABLE BUILDING CERTIFICATION

PROVIDING PROFESSIONAL CONSTRUCTION INDUSTRY SERVICES

G3design|build was created to provide the highest level of service and value to an existing and growing client base. The company is formed from professional architects and contractors with extensive and valuable experience in both business and in their respective fields of expertise.

From the land or facility purchase or lease negotiation stage our principals have been involved through every step of the development process and provide a wealth of experience and insight which improves upon itself from project to project. This experience translates into an added value that is unique to G3 design|build.

It is our goal in every project to discover the unique characteristics that will not only lead to a successful process for the development but provide an end product that all team members are proud of and become advocates of our service.

INTEGRATING TECHNOLOGY INTO OUR PROCESS

Projects receive direct and personal attention from initial client inquiry to project delivery. We are committed to the project and exceeding expectations by employing the latest technology at all levels of the construction process from design through implementation which allows for strict accountability as well as a streamlined process.

Through the combined use of the latest software and hardware, construction and administrative efficiencies are achieved. As technologies shift we remain engaged in this development and potential opportunities to create a better process, product or service to our clients. This is evident in our practice and truly differentiates our team. A few of our daily common technology applications:

- Cloud based construction suite software
- Online plan review and cloud storage
- App based time and expense tracking
- Cloud based project scheduling
- Online access to most project related information

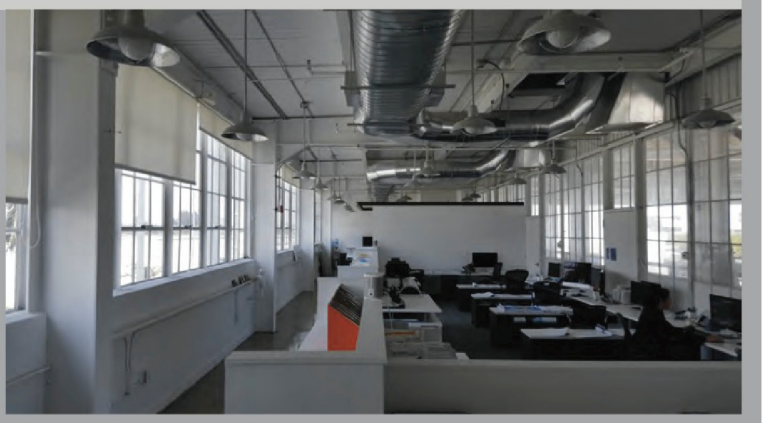
concept + construct

DEDICATED TEAM

THE ARCHITECT: G3AEC.COM ARCHITECTS

RESEARCH

New materials and methods come to market continuously. Research into the application and availability of this is part of our ongoing practice and focus.



CONTINUOUS EDUCATION

Above and beyond what is mandated to remain a fully licensed and insured firm, it is our endeavor to expose our team to as many learning opportunities throughout the course their respective careers and

UNIQUE SOLUTIONS

Research and education provides for unique solutions to projects. Together with our experience, varying backgrounds design and construction is critically facilitated and enhanced.

COLLABORATION

Our key to successful project delivery is due in large part to our inclusive collaboration. From client to subcontractor we make it our responsibility and daily task to listen and communicate so that all are as informed as possible in order to facilitate good and quick decision as challenges arise.

PROJECT MANAGEMENT

Potentially the most important aspect of every project. Our principals have obtained the highest level of experience ranging from large federal government contracts to large private communities throughout the U.S. It is their direct attention and experience that lead the team. The combination of design, construction and management experience is what provides a unique outlook on every project by our team.

- Design Oversight
- Construction Oversight
- Budget Administration
- Quality Control



concept + construct

DEDICATED TEAM

THE ARCHITECT: G3AEC.COM ARCHITECTS

CLIENT: Dolce Vita Management,
BUDGET: 3.1 M
AREA: 16,500SF
COMPLETION: 09/2017

3-story above grade with subterranean garage boutique townhouse located in Bal Harbour. Each home is 4 bedroom, 3.5 bath with private roof top terraces and ground level private garden and a 2 car garage. A residential elevator provides for access to all level of the vertical oriented home. The building is type 1 construction with concrete slab and concrete framing.





PROJECT & LOCATION:

DOLCE VITA TOWNHOMES BAL HARBOUR

1085 94th St.
BAY HARBOUR, FL

concept + construct

DEDICATED TEAM

THE ARCHITECT: G3AEC.COM ARCHITECTS



EDUCATION

Master of Architecture
University of New Mexico, 05.1998

Bachelor of Design
University of Florida, 05.1996

Associates of Science
University of Central Florida, 05.1993

LICENSE

Registered Architect Florida #AR94011

Registered Architect Texas #20650

Certified General Contractor, FL CGC

CERTIFICATIONS/AFFILIATIONS

FGBC(Board of Directors)

AIA

National Council of Architectural Registration Board (NCARB)

UFAA

AOPA

PROFESSIONAL EXPERIENCE

G3designbuild llc, Miami, Fl. 2015-present
General Contractor

itecdesign Miami, FL.
Principal Architect 04.1999- Present

Arquitectonica Miami, FL.
Project Manager 1998-2001

Antoine Predock Albuquerque, NM
Project Designer 1997-1998

Sverdrup Corp. Orlando, FL.
Intern Architect 1996

AWARDS & EXHIBITS

2008 FIU Engaging the Urban Symposium

2006 4Projects ArtBasel Exhibit

1999 tkts2K
Ticket Booth Design Competition, New York City

1997 Award of Merit
ASLA, New Mexico

1997 Winner
Ideas Afloat International Design Competition
New Castle Gallery

1997 Van Alen Institute exhibit
"Designing Islands: The Public Future of New York's Archipelago"

1997 Van Alen Institute exhibit
"Sun Shelter Competition Exhibit"

1996 Paris Prize Exhibit
New York City

1996-2000 Traveling Exhibit
"The Sarasota School: 1944-1961"

1996 Design Scholarship
University of Florida

PUBLICATIONS

Architectural Record

Wallpaper

World Architecture

Wall Street Journal

Sarasota School of Architecture

Architecture

Albuquerque Journal

Concept Magazine

Miami Herald

ARTURO G. GRIEGO, AIA, FGBC, CGC

Principal Architect

Certified General Contractor

FGBC Designated Professional

nino@itecdesign.net

Arturo Griego has a Master's degree from the University of New Mexico and a Bachelor's degree in Design from the University of Florida and licensed in Florida and Texas with NCARB certification. As a founding member of **Itecdesign** & **G3design|build**, Arturo brings the vision and foresight of his experiences from working in the world renowned offices of Antoine Predock and Arquitectonica. He has been a member of design teams that have competed for and won international competitions. His understanding of the process for winning is an invaluable asset. Arturo has also been honored for his own designs and a winner of an international competition. Arturo's experiences range from exclusive residential work to large condominiums, mega complexes and internationally recognized education facilities.

Over his career he has been involved in business development, project management, dispute resolution, construction management and all phases of the design and construction process. These experiences have provided the foundation for establishing **Itecdesign** & **G3design|build**. Arturo is specifically responsible for setting and measuring policies that define the direction and success of the studio. The extent of his project experience has given him the opportunity to attract and maintain a growing client base. Arturo remains actively involved in all phases of the design and construction process from programming, schematic design, design development, construction documents, bidding/negotiating, and thorough construction administration. With the support of the studio staff, every project receives direction and oversight from Arturo.

SELECTED PROJECTS:

SushiSamba (2016)
Location: Miami, FL.
Description: A 5 Story, +20,000 SF commercial development / entertainment complex/restaurant.
Service: General Contractor, Design-Build, Architect

Tequesta Private Residence (2016)
Location: Miami, FL.
Description: A 2 story , 4000sf luxury home over an 7500 sf lot in coconut grove
Service: General Contracting, Design-Build, Architect

BDevelopments Corporate Office (2016)
Location: Coconut Grove, FL.
Description: 3000sf Corporate office interior improvements
Service: General Contractor, Design-Build Architect

Gville Residential Development (2016)
Location: Austin, Texas
Description: A 9,500 SF residential development.
Service: General Constractor, Design-Build, Archtiect

Plaza North Redevelopment (2016)
Location: Altamonte Springs, Florida
Description: a 150,000sf office park redevelopment
Service: General Contractor, Design-Build, Architect

DolceVita Townhomes (2016)
Location: Bal harbour, Florida
Description: A 16,500 sf luxury townhouse development
Service: General Contractor, Architect

Rounkle Residential Development (2016)
Location: Austin, Tx.
Description: 12,800sf residential development over a 2 acre topographic site
Service: General contracting, Project Management, Design-Build

Neruda Residential Development (2017)
Location: Miami Fl.
Description: 8,500 sf 3 story multi-family residential development over a 7500sf site
Service: General Contractor, Architect

Flint Rock Falls (2008)
Location: Lakeway, Tx
Description: 8,500 sf residential development in private golf community over 1 acre site
Service: General contracting, Project Management, Design-Build

Evergreen Lawns (2003)
Location: Miami, Fl
Description: 10,500 sf 3 story multi-family residential development over a 9,000sf site
Service: Architect, Construction Management, Design-Build

concept + construct

DEDICATED TEAM

THE ARCHITECT: G3AEC.COM ARCHITECTS



EDUCATION

Bachelor of Science—Construction Management
University of Florida.

Associates of Science
University of Central Florida.

PROFESSIONAL EXPERIENCE

G3designbuild llc, Miami, Fl. 2015-present
General Contractor , Painter

Texerra Construction Austin, Tx.
Founding Partner 2007- Present

Morrison Home, Taylor Woodrow Inc..
Project Manager
Primary responsibilities were scheduling, contractor management, customer relations, construction cost control, material management, quality management, and safety standards.

SkyVenture LLC
Project Manager
Plan, organize, and manage the construction and fabrication of Vertical Wind Tunnels and VWT components for skydiving simulation. Manage the projects General Contractor. Collaborate with Architects, Engineers, and Fabricators to provide consultative assistance on development, design, and construction related issues prior to and during construction. Expedite development by coordinating activities of the design professionals with the landlord and local permitting and municipal authorities. Hire, schedule and supervise subcontractors. Develop and maintain the project schedule. Forecast monthly cash flow requirements.

Dunkin Brands Inc.
Development services, Project Manager
Plan, organize and manage the overall development and construction of fifty franchised and corporate stand-alone DunkinDonuts/Baskin Robbins stores. Directly responsible for the corporate development and construction of twenty stores (Dunkin Donuts/Baskin Robbins/ToGo's) with a budget of $22,000,000.Manage store development activities by collaborating with franchisees to provide consultative assistance on development, design, and construction related issues. Expedite development by coordinating activities of franchisee and architectural, engineering and local permitting and municipal authorities.
Additional responsibilities include design and blueprint review and analysis of projects, preparation of construction documents, bidding, negotiations, general contractor, architect and engineer selection, scheduling, project budget, building code and ADA compliance, project development and certification of occupancy.

First Industrial Realty Trust
Development Services, Project manager
Independently responsible for preparing construction cost estimates for tenant build-outs, renovations, and new building construction. Negotiated and procured sub-contractor, vendor and supplier bids for review of reasonableness and inclusions of project work in bid documents. Submitted and obtained all building permits prior to and during construction. Scheduled building inspection and ensured sub-contractor's work met the building code. Effectively analyzed field conditions, building construction against project schedule and budget, and distributed results to senior management to research alternatives and resolve such issues. Reviewed, managed, and approved all sub-contractor changes and billings ensuring appropriate documentation. Acted as primary contact between Architect/Engineers, senior management, field workers, and clients to ensure an effective flow of communication and seamless service to our clients.

Mercedes Homnes, Orlando Fl.
Project ManagerMember of a project management team, which developed and constructed a 95 lot, custom-built, gated golf community. Contributions included: permitting, estimating, scheduling, and field supervision.

United Stated Navy (92-95)

Flight Deck Troubleshooter:Performed last minute turnaround inspections to ensure pilot and aircraft safety in support of "Operation Restore Hope" and "Operation Southern Watch". Duties included: trouble shooting and repairing electrical problems to F-18 aircraft while on the catapult prior to launch.

Line Supervisor::
Scheduled work, duty and training hours for more than twenty Airmen. Independently responsible for the implementation and scheduling of all turnaround, daily, and phase inspections on all squadron aircraft (F/A.–18 Hornet). Additional responsibilities included the training and development of all new "plane captains" and performed minor flight deck troubleshooting.

Aviation Electrician/Plan Captain:
Tested, installed, and maintained a wide range of aircraft instruments and electrical equipment, including generators, motors, automatic flight control and lighting systems. Performed turnaround, daily and phase inspections with a variety of electrical measuring equipment.

CARLOS R. GRIEGO

Managing Partner

General Contractor

carlos@g3db.net

Results-oriented, hands-on construction and development professional with a verifiable track record for the successful completion of multi-million dollar projects through coordinating trades, developing partnerships, and building positive rapport with architects, engineers, local officials, vendors and clients while maintaining costs. Versed in contract negotiation, project estimating and site management through certificate of occupancy.

Areas of Expertise lie in:

- **Team Building & Leadership**
- **Permitting & Building Code**
- **Construction Planning**
- **Critical Path Management**
- **Budget Analysis**

SELECTED PROJECTS:

SushiSamba (2016)
Location: Miami, FL.
Description: A 5 Story, +20,000 SF commercial development / entertainment complex/restaurant.
Service: General Contractor, Design-Build.

Tequesta Private Residence (2016)
Location: Miami, FL.
Description: A 2 story , 4000sf luxury home over an 7500 st lot in coconut grove
Service: General Contracting, Design-Build

Wonderworld Commercial Center (2016)
Location: San Marcos, Tx.
Description: A 9,750sf retail shopping center
Service: General contracting, project management

Gville Residential Development (2016)
Location: Austin, Texas
Description: A 8,500 sf residential development over a 2 acre site.
Service: General contracting, project management, Design-Build

Kyle Parkway Commercial Center (2004)
Location: Kyle, Tx
Description: new construction of a 2 phase multi-structure commercial development of 24,500sf over a 6 acre site
Service: General contracting, project management

Pines of Westbury (2003)
Location: Houston, Tx
Description: restoration of a an 80 unit residential development together with new construction over a 12 acre development site
Service: General Contracting, Project Management

Rounkle Residential Development (2016)
Location: Austin, Tx.
Description: 12,800sf residential development over a 2 acre topographic site
Service: General contracting, Project Management, Design-Build

Flint Rock Falls (2008)
Location: Lakeway, Tx
Description: 8,500 sf residential development in private golf community over 1 acre site
Service: General contracting, Project Management, Design-Build

Simon Properties Arboretum (2015)
Location: Austin, Tx.
Description: capital improvements over a 10 acre site with more than 375,000sf
Service: General contracting, Project Management

concept + construct

DEDICATED TEAM

THE ARCHITECT: G3AEC.COM ARCHITECTS

License, Certifications, Insurance



THE FLORIDA STATE BOARD OF
ARCHITECTURE & INTERIOR DESIGN

HEREBY CERTIFIES THAT
ARTURO GEOVANNI GRIEGO

HAS SATISFACTORILY SHOWN TO THE BOARD OF ARCHITECTURE AND INTERIOR DESIGN THE COMPETENCY AND FITNESS TO PRACTICE ARCHITECTURE: THEREFORE, BY VIRTUE OF POWERS VESTED IN IT BY THE STATE OF FLORIDA, THE BOARD OF ARCHITECTURE AND INTERIOR DESIGN ISSUES THIS CERTIFICATE TO PRACTICE ARCHITECTURE IN THE STATE OF FLORIDA AS PROVIDED IN THE STATUTES TO REGULATE THE PRACTICE OF ARCHITECTURE AND INTERIOR DESIGN SUBJECT TO REVOCATION POWERS VESTED IN THE BOARD.

AR 94011 — REGISTRATION NUMBER
09/11/07 — INITIAL REGISTRATION

IN TESTIMONY WHEREOF WITNESS OUR SIGNATURES AND SEAL OF THE BOARD THIS
22nd DAY OF October 2007

BOARD CHAIR — GOVERNOR
VICE-CHAIR — SECRETARY

THIS CERTIFICATE VALID ONLY WHEN SUBSTANTIATED BY A CURRENT LICENSE ISSUED BY THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION.

Architecture | State of Florida

#AR94011

concept + construct

DEDICATED TEAM

THE ARCHITECT: G3AEC.COM ARCHITECTS

License, Certifications, Insurance



The State of Texas

Be it known that

Arturo Giovanni Griego

has been registered as

an Architect

by the

Texas Board of Architectural Examiners

And who, having fulfilled the requirements of the law and by virtue of the authority vested in this Board, is authorized to practice in the state of Texas.

In witness whereof, the undersigned members of the Board subscribe their names and affix the seal of the Texas Board of Architectural Examiners, on this the 25th day of April, 2008.

Registration Number 20650

Chair

Vice-Chair

Secretary-Treasurer

Architecture | Texas

#20650

concept + construct

DEDICATED TEAM

THE ARCHITECT: G3AEC.COM ARCHITECTS

License, Certifications, Insurance



Designated Professional | FGBC

Hi-Rise Residential (Florida Green Building Coalition)

concept construct

DEDICATED TEAM

THE ARCHITECT

SOME OF THEIR PROJECTS



Custom Luxury Residence - Hibiscus Island, Miami Beach

8,500 sf. private waterfront residence designed to create a flexible and operable ground level social area that combines interior and exterior living, adapting to climate for optimal waterfront living.



Commercial Marina & Restaurant - Miami River

River front site development of a public Riverwalk, marina and restaurant/event space. The rich, industrial culture and context of the site provided the ideal setting for this modern industrial installation.



Multifamily Lofts - St. Petersburg

60,000 sf. 71-unit loft rental community. Each unit is a double height loft unit with the main living areas at the first level and the private areas in a loft space above. Common elements include a private gym, social room and outdoor recreation terrace at upper level breeze-way.



Custom Luxury Residence - Venetian Islands, Miami Beach

6,500 sf. private waterfront residence with roof top terrace and kitchen. Waterfront Development included the construction of a new sea-wall and dock compliant to new stringent standards.

DEDICATED TEAM

THE ENGINEERS

WGI Engineering
548 Mercantile Place
Port St Lucie, FL 34986
www.wginc.com

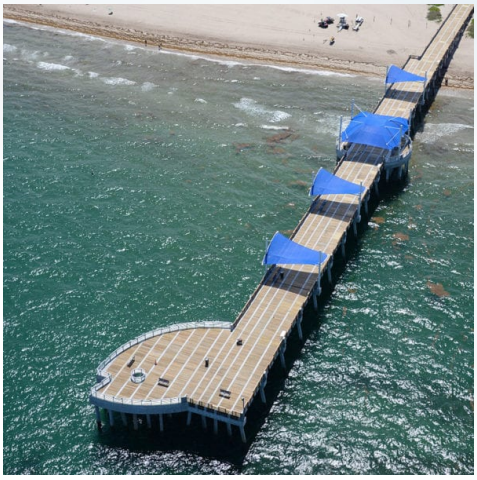
WGI is a national design and professional services firm leading in technology-based solutions for the construction of public infrastructure and real estate development.

WGI's impact can be seen across Fort Lauderdale and all of Florida. Our engineers have re-nourished beaches, designed popular fishing piers, assessed and modified clean energy centers and much more. As a full-service engineering firm, we're ready to assist you with every aspect of your next project.



Horizontal Directional Bore Crossing the Intracoastal Waterway at Blue Heron

This AT&T horizontal directional bore project consisted of the installation of utility conduit containing fiber optic cables, which crossed beneath the Intracoastal Waterway, a federal navigation channel. WGI conducted sea-grass mapping and environmental resource permitting through the Florida Department of Environmental Protection and U.S. Army Corps of Engineers.



Pompano Beach Fishing Pier

WGI was contracted by the City of Pompano Beach to design an 864-foot-long replacement fishing pier. Design of the pier walkway forms a circle around a bait shop and continues east. The walking surface is approximately 20-feet wide up to the mean high water mark. Beyond the mean high water line, the deck widens to 30 feet to the east end of the pier. In lieu of the current octagonal shaped end, the structure was designed to represent the head of a Pompano fish, similar to the City's logo.

DEDICATED TEAM

THE ENGINEERS



Adam **Schildmeier, PE, LEED AP**

REGISTRATIONS:
Professional Engineer: Florida #69218, 2009

Professional Engineer: Indiana #PE11700529, 2017

Professional Engineer: Texas #127871, 2017

EDUCATION:
Bachelor of Science, Civil Engineering - Purdue University, 2004

CERTIFICATIONS:
FDEP Stormwater Management Inspector

LEED AP

AFFILIATIONS:
Florida Engineering Society, State Director of the Treasure Coast Chapter

National Society of Professional Engineers

YEARS OF EXPERIENCE
TOTAL: 16
WITH WGI: 6

Adam is the Director of Private Land Development for Civil Engineering with nearly two decades of experience. While actively pursuing private land development projects, his responsibilities also include project management, oversight of design and plans preparation, permitting, and construction administration to ensure that final design product meets industry criteria and client needs. His experience includes all aspects of the land development projects from large-scale commercial shopping centers to residential subdivisions in a variety of jurisdictions.

RELEVANT EXPERIENCE

RaceTrac - Savanna Club Water Use Permit, St. Lucie County, FL, Racetrac Petroleum, Project Manager, Phase Manager. As Project Manager, Adam was responsible for project coordination and review of work as well as the client contact and liaison for construction observation. WGI provided permitting of an irrigation well to service the site for the irrigation load required, identified the well location on the permitted plan sets, and prepared a SFWMD Water Use permit for irrigation. In addition, Racetrac Petroleum requested WGI assist in processing a permitting revision to the recently opened Racetrac. The driveway connection prepared by a previous engineer did not properly drain and was unacceptable to St. Lucie County. WGI attended a meeting with the County, prepared a plan to correct the issue, and processed a design modification for the contractor to implement to receive approval from the County.

Mets Stadium - Water Line Redesign, St. Lucie County, FL, OCI Associates Inc., Project Manager, Phase Manager. Clover Park (fka Tradition Field), a baseball facility in Port St. Lucie, FL, was nearing completion of major renovations and contracted WGI to coordinate the design and permitting of a new four-inch water main tap, meter relocation, backflow preventer, and fire line to be installed above ground to replace failing underground facilities and piping. Engineering design services included preparing demolition plans; design and preparation of on-site paving, grading and drainage plans; design and preparation of on-site water service relocation; and preparation of an Engineer's Opinion of Cost for construction. WGI also prepared and submitted permit applications to the applicable agencies, as well as attending pre-construction meetings, reviewing shop drawings, and responding to contractor's requests for information.

O'Reilly Auto Parts Civil Engineering - Vero Beach, Indian River County, FL, O'Reilly Auto Parts, Project Manager. As project manager, Adam was the primary client contact and design coordinator. WGI continued its relationship with O'Reilly Auto Parts by developing a 0.66-acre commercial outparcel located in Indian River County, Florida. This outparcel was included within a larger development which provided stub-out utilities and stormwater tie-ins for the site. Exfiltration trench design was incorporated into the design to offset water quality criteria. A right-hand turn lane into the site was also designed and permitted for access to the proposed auto parts store. The site design includes a gravity sanitary sewer, potable water, fire design, site grading, and associated permitting.

Cheney Ranch PUD (aka Pointe of Woods), Palm Beach County, FL, Foxford Communities FL, LLC, Project Manager. Adam was the overall project manager and responsible for the drainage, utility and offsite designs for the project. WGI land design, civil and survey divisions are designing, permitting, and platting a 40-acre residential property planned for 109 single-family residential units on two adjacent, but separate, parcels of land. Stormwater design includes on-site drainage that will need to comply with the restrictive SFWMD C-51 storage criteria. Two separate lift station designs are required to serve the two properties and will be designed to Palm Beach County Water Utilities Department design standards. WGI was also contracted to perform construction administration, inspection, and certification services.

The Fountains - Parcel B, Palm Beach County, FL, Concert Fountains Properties, LLC, Project Engineer. The fountains is a 150-acre golf course redevelopment project located near the southwest corner of Jog Road and Lake Worth Road which includes a mix of residential housing types as well as a commercial development. The residential development includes 318 apartments, 191

DEDICATED TEAM

THE ENGINEERS



Angela
Biagi, PLA, LEED BD+C

REGISTRATIONS:
Professional Landscape Architect: Florida #6666787, 2005

Professional Landscape Architect: Illinois #157.001640, 2017

EDUCATION:
Bachelor of Landscape Architecture, - University of Illinois, 2001

CERTIFICATIONS:
LEED BD+C

AFFILIATIONS:
American Society of Landscape Architects

United States Green Building Council

YEARS OF EXPERIENCE
TOTAL: 19
WITH WGI: 6

Angela has extensive experience in the management and design of a variety of projects throughout Florida. Her range of work includes mixed-use developments, transportation projects, and residential community design. Serving as a project manager, she is responsible for site and landscape design, manages projects through the local agency approval process, and assists clients from concept through construction to ensure their design intent is maintained.

RELEVANT EXPERIENCE

Westgate CRA's FY 2019-2020 Transportation Planning Agency Grant Cycle Local Initiatives and Transportation Alternatives Program Feasibility and Grant Application Preparation Assistance, Palm Beach County, FL, Westgate Belvedere Homes CRA, Urban Planner. Angela was the lead urban planner on the project and provided public outreach services. WGI was retained to provide professional services in order to prepare a project feasibility report and provide grant writing assistance for the FY 2019/2020 Transportation Agency (TPA) grant cycle. WGI staff was also involved with public outreach and meeting with stakeholders.

City of Hardeeville, South Carolina Comprehensive Plan, Jasper County, SC, City of Hardeeville, Planner. Angela provided project research and quality control. WGI updated four of the nine mandatory elements of the City's Comprehensive Plan as required by South Carolina's municipal planning and zoning law. The four elements updated included Community Facilities, Land Use, Transportation, and Priority Investment. The process included conducting community outreach meetings, reviewing comparable communities' growth management strategies, analyzing South Carolina Statutes, reviewing statistics and data related to the City and the region, and drafting the final updated elements.

City of Palm Beach Gardens - TOD Master Plan, Palm Beach County, FL, City of Palm Beach Gardens, QC Reviewer . Angela provided recommendations for revising density, design, green building, and development standards. WGI was hired to update the City's Comprehensive Plan and Land Development Regulations regarding the TOD Master plan. Tasks included evaluating and providing recommendations for adding and revising goals, objectives, and policies. WGI also provided recommendations for revising density, design, and development standards.

The City of Neptune Beach Comprehensive Plan & Land Development Code Revision, Duval County, FL, Quality Control Manager. Angela was the quality control manager for the project. WGI assisted Dover-Kohl & Partners in developing new Vision and Comprehensive Plan documents for Neptune Beach, in northeast Florida. The WGI team was brought on to work with the community to understand what their current mobility challenges are and what types of connectivity they would like to see in the future. Our team primarily focused on the development of the Mobility Plan, participating in the neighborhood, community and design charrettes, and overall public engagement. Neptune Beach is a seaside town facing rapidly growing demand due to its proximity downtown Jacksonville and small-town beach feel. The City has taken on the challenge of planning for this growth by investing in the creation of a vision plan and comprehensive plan update. This process allows the City, Dover Kohl, and WGI to better understand the existing conditions and the future wants and needs of the community. As WGI's team focused primarily on the mobility and connectivity of the community we looked specifically at the existing road network as well as current and desired methods of travel used by residents to move around the City. Through exploring these items our team created a vision plan that meets the existing and potential mobility challenges of Neptune Beach with improved street design, redevelopment, and future-ready infrastructure. This vision plan will then be used as the basis of the comprehensive plan updated that is to follow.

Seacrest Corridor Utility Improvements Phase II Design-Build, Palm Beach County, FL, City of Boynton Beach, Public Involvement. Angela served as public information officer. The neighborhood improvements for this substantial infrastructure improvement project included 60,000 linear feet of water main replacement, moving rear yard services and meters to front yards, 5,000 linear feet of stormwater system upgrades, pavement reconstruction and overlay, roadside swales, driveway aprons, and sidewalks over a 50-block residential neighborhood covering 252 acres. A critical 6,500 linear feet sanitary sewer force main connection was also

DEDICATED TEAM

THE ENGINEERS

Brian is senior vice president, chief business development officer of WGI. With more than 35 years of experience in engineering design, procurement, and sales, he has a wide range of expertise, forging strong relationships in the infrastructure professions. He is able to bring this diversity of skills together to advance established strategic business development plans across all of WGI's business sectors and national markets, while working closely with the senior leadership team. Brian has a Bachelor of Science in Environmental Engineering from the University of Florida.



Brian
LaMotte, PE, LEED AP

REGISTRATIONS:
Professional Engineer: Florida #41074, 1989

Professional Engineer: North Carolina #045716, 2017

Professional Engineer: Georgia #PE042298, 2017

EDUCATION:
Bachelor of Science, Environmental Engineering - University of Florida, 1982

CERTIFICATIONS:
LEED AP

AFFILIATIONS:
American Society of Civil Engineers

Florida Engineering Society, FES # 1002542

YEARS OF EXPERIENCE
TOTAL: 38
WITH WGI: 13

RELEVANT EXPERIENCE

Sikorsky Aircraft Corporation Site Planning and Permitting, Palm Beach County, FL, Pratt & Whitney, a United Technologies Company, Project Manager. Brian was responsible for the overall delivery of this project. WGI provided state and federal wetland permitting for the expansion of an existing helicopter facility in northwestern Palm Beach County known as ADS-33. This is an environmentally sensitive area with substantial permitting challenges requiring unconventional solutions regarding wetland mitigation.

Sports Shooting Complex, Palm Beach County, FL, Florida Fish and Wildlife Conservation Commission, Principal. Brian was responsible for the overall delivery of this project. The Florida Fish and Wildlife Conservation Commission's Palm Beach County Shooting Sports Complex is a 150-acre site that is located on the former Mecca Farms property, east of the J.W. Corbett Wildlife Management Area. WGI provided survey, environmental assessment, traffic engineering, site plan assistance, on-site engineering design, on-site water and sewer utilities design, off-site engineering design, permitting, assistance with bidding, and construction services. The civil engineering design, permitting, bid support and construction phases services include paving, grading, stormwater management, on-site water supply and on-site waste water disposal systems to serve the complex which is comprised of over 200 target positions between gun and rifle ranges, trap and skeet fields and a sporting clays course. The facility will also include a 10,000 square foot clubhouse, a control building, administration building and a maintenance building. Challenging aspects of the project included an expedited design and permitting schedule, an environmentally sensitive area, poor groundwater quality, and varying hydraulic and hydrologic conditions. WGI's experienced staff was able to resolve the challenging issues through innovative design, existing relationships with the local regulatory agencies, and the utilization of resources to meet deadlines.

Seidel Hickory Property Due Diligence, Orange County, FL, Karl Corporation, Inc., Project Manager, Manager. Brian was responsible for the overall delivery of this project. WGI performed due diligence for a 12-acre residential parcel in the Village West PUD located in Orange County, Florida, including review of the availability of the existing water distribution and wastewater collection systems, stormwater management, and roadway improvements.

Seminole Pratt Whitney Conceptual Right-of-Way Map, Palm Beach County, FL, Brandenburg & Associates, P.A., Project Manager. Brian was responsible for the preparation of the conceptual map for the proposed right-of-way. WGI prepared a conceptual drawing for the proposed right-of-way for Seminole Pratt Whitney Road north of Northlake Boulevard.

Oxbridge Academy Baseball Field, Civil Engineering Design and Permitting, Palm Beach County, FL, Oxbridge Academy of the Palm Beaches, Client Service Manager. Brian served as the client service manager for this project in order to ensure the clients satisfaction and to assist as necessary with the project. This project was for the continued development of the Oxbridge Academy Athletics Department Sports Complex. With WGIs assistance Oxbridge Academy added a Swim Center, Tennis Courts, a Softball Field, a concession building, an artificial turf Football Stadium, and a multi-use field to their Athletics Program. This project completed the design of the Baseball Field and included structural design of the dugouts, batting cages, bull pens, and pad for the bleachers. The scope of the project also included electrical design for the score board and storage building.

OFFICE LOCATION: WEST PALM BEACH

DEDICATED TEAM

THE ENGINEERS

Eric's experience covers all aspects of surveying, ranging from the field to the office. He has more than a decade of experience in land development, with clients in both the private and public sector, including numerous federal, state, and local agencies. In addition to his professional surveying experience, Eric is the past president and an active member of the Indian River Chapter of the Florida Surveying and Mapping Society.



Eric
Matthews, PSM

REGISTRATIONS:
Professional Surveyor/Mapper: Florida #LS6717, 2009

EDUCATION:
Bachelor of Science, Geomatics - University of Florida, 2007

CERTIFICATIONS:
CSX Safety

AFFILIATIONS:
Florida Surveying and Mapping Society

National Society of Professional Surveyors

YEARS OF EXPERIENCE
TOTAL: 25
WITH WGI: 8

RELEVANT EXPERIENCE

Ft. Pierce Beach Renourishment Survey Support, St. Lucie County, FL, U.S. Army Corps of Engineers, Project Manager, Project Surveyor. WGI performed hydrographic and topographic surveys of pre-construction and post-construction conditions in order to monitor the placement of construction materials by the U.S. Army Corps of Engineers. WGI provided volume calculations on a daily basis (with a 24-hour turnaround time) to accommodate an aggressive construction schedule by the USACE.

City of Lake Worth Neighborhood Streets Program Management Y2 PO No. 178573, Palm Beach County, FL, City of Lake Worth Beach. WGI was contracted by the City of Lake Worth to provide program management services and support the administration of the $40M Neighborhood Streets Program. The objective of the Neighborhood Streets Program is to improve the City's aging infrastructure. WGI's role includes the management and coordination of several consultants and contractors through planning, public outreach and involvement, design, bidding, and construction. WGI functions as a liaison between the City of Lake Worth, consultants, contractors, residents, and other stakeholders. The program management responsibilities include oversight of all scheduling activities, project and program costs, and the technical performance of consultants and contractors to ensure the Neighborhood Streets Program meets the goals and objectives of the City. Oversight will be provided through all project phases, including the preparation of construction plans, contract bidding documents, construction, and overall contract compliance. The public outreach and involvement responsibilities include development and maintenance of an overall program website that provides City officials, emergency services, and the community a place to review all upcoming work, track progress and celebrate successes. Coordination of social media activities for the Program, and aerial photography and inspection using WGI drones or unmanned aerial vehicles (UAVs), is also provided.

Brevard Topographic-Hydrographic Monitoring Survey, Brevard County, FL, U.S. Army Corps of Engineers, Project Manager. WGI performed a coastal hydrographic and topographic survey spanning approximately 16 miles of shoreline. The purpose of this survey was to acquire data along selected profile lines in order to support the temporal monitoring of Cocoa Beach, Melbourne Beach, and the adjacent submerged lands of the Atlantic Ocean to 3,000 feet offshore. Daily coordination was vital between land-based topographic crews and hydrographic crews to meet stringent FDEP and USACE standards for acquisition overlap and time standards. Deliverables included a surveyors report, FDEP-formatted range line data files, FDEP Monument Information Report, specific topographic, hydrographic, and composite DTM ASCII files, and an ESRI GIS shape file. WGI performed a coastal hydrographic and topographic survey spanning approximately 16 miles of shoreline. The purpose of this survey was to acquire data along selected profile lines in order to support the temporal monitoring of Cocoa Beach, Melbourne Beach, and the adjacent submerged lands of the Atlantic Ocean to 3,000 feet offshore. Daily coordination was vital between land-based topographic crews and hydrographic crews to meet stringent FDEP and USACE standards for acquisition overlap and time standards. Deliverables included a surveyors report, FDEP-formatted range line data files, FDEP Monument Information Report, specific topographic, hydrographic, and composite DTM ASCII files, and an ESRI GIS shape file.

E Main Place Roadway Improvements, Palm Beach County, FL, City of Pahokee. The 50-foot roadway design included two 12-foot wide travel lanes, two 4-foot bike lanes, and two 5-foot sidewalks, drainage and utility design. One element of the design included the replacement of the Type “F” curb and gutter, pavement and sidewalks, and drainage system repair. The design also included the complete reconstruction of the road section, including the road base material, construction of driveway turnouts at all existing driveways, a 12-inch water main relocation, drainage system improvements, and pavement signing and marking. Services included engineering design, surveying, permitting, and bidding assistance. This project was adjacent to a Palm Beach County elementary

OFFICE LOCATION: WEST PALM BEACH

DEDICATED TEAM

THE ENGINEERS



Heather **Danforth, PLA, AICP**

REGISTRATIONS:
Professional Landscape Architect: Florida #LA6667437, 2019

American Institute of Certified Planners: #32187, 2019

EDUCATION:
Master of Science, Planning in Civic Urbanism - Rollins College, 2013

Bachelor of Science, Landscape Architecture - University of Florida, 2005

AFFILIATIONS:
American Institute of Certified Planners

American Planning Association

American Society of Landscape Architects

YEARS OF EXPERIENCE
TOTAL: 10
WITH WGI: 0

Heather is a well-versed senior project manager, planner, and landscape architect with experience in the public and private sectors. She has extensive experience in public outreach, entitlements, comprehensive policy planning, zoning code amendments, large scale master planning, community redevelopment, tactical urbanism, and multimodal transportation projects. In addition to being trained as a planner and landscape architect, she has taken multiple courses by the International Association for Public Participation for a full toolbox of techniques leading effective public outreach. Her well-rounded experience enables her to successfully handle large projects from inception to completion.

RELEVANT EXPERIENCE

The City of Neptune Beach Comprehensive Plan & Land Development Code Revision, Duval County, FL, Project Manager. WGI assisted Dover-Kohl & Partners in developing new Vision and Comprehensive Plan documents for Neptune Beach, in northeast Florida. The WGI team was brought on to work with the community to understand what their current mobility challenges are and what types of connectivity they would like to see in the future. Our team primarily focused on the development of the Mobility Plan, participating in the neighborhood, community and design charrettes, and overall public engagement. Neptune Beach is a seaside town facing rapidly growing demand due to its proximity downtown Jacksonville and small-town beach feel. The City has taken on the challenge of planning for this growth by investing in the creation of a vision plan and comprehensive plan update. This process allows the City, Dover Kohl, and WGI to better understand the existing conditions and the future wants and needs of the community. As WGI's team focused primarily on the mobility and connectivity of the community we looked specifically at the existing road network as well as current and desired methods of travel used by residents to move around the City. Through exploring these items our team created a vision plan that meets the existing and potential mobility challenges of Neptune Beach with improved street design, redevelopment, and future-ready infrastructure. This vision plan will then be used as the basis of the comprehensive plan updated that is to follow.

Jefferson Terminal District Master Plan, City of West Palm Beach, FL, Project Manager. Heather led the public outreach, design, policy, and code recommendations for a 183-acre master plan of an up-and-coming area in West Palm Beach. The master plan included a site plan and sections for seven of the streets located with the district. The street sections responded to the land use and implemented pervious paving, rain gardens and tree box filters.

Village H (Hickory Nut), Horizon West, Orange County, FL, Community Designer. Heather coordinated with a multidisciplinary team to layout a new village in southwest Orange County. She worked with the team to locate the roadways, create the street sections, and designate the land use for the new village.

Jefferson Terminal District Master Plan, West Palm Beach, FL, Project Manager. Heather led the creation of a 186-acre master plan for the redevelopment of an emerging area just south of the City's downtown. The plan included a thorough existing conditions report with analysis on the future land use, zoning, development regulations, streets, sidewalks, trees, housing stock, land and property values, business tax receipts activity, and a redevelopment analysis. The process included a comprehensive public outreach plan, which included an extensive public visioning meeting, stakeholder groups, intercept surveys, and story map website. During this process, Heather also managed numerous consultants making various recommendations on identity, future land use, zoning, parking, and transportation. The result was a comprehensive set of recommendations for creating a new mixed-use district. These included a unique set of land development regulations, rendered master plans, sections, graphics, and tables.

Evaluation and Appraisal of the City of West Palm Beach's Comprehensive Plan, West Palm Beach, FL, Senior Planner. Heather co-led the update of the City of West Palm Beach's Comprehensive Plan to successfully update all twelve elements and obtain initial approvals within one year. The update included coordination for each element to be revised; the Introduction Element required numerous updated and new definitions; Future Land Use Element added new objectives and policies for healthy living; Transportation

OFFICE LOCATION: WEST PALM BEACH

DEDICATED TEAM

THE ENGINEERS

Jason has almost two decades of experience in a range of project types including planning and design for transportation, commercial, and large-scale residential and municipal projects. His experience includes multiple aspects of the design process including concept generation, site inventory, site and master planning, landscape and irrigation design, project specifications, green design and infrastructure, and construction observation.



Jason
Mihalovits, PLA, LEED AP

REGISTRATIONS:
Professional Landscape Architect: Florida #LA6667128, 2012

Professional Landscape Architect: Texas #3380, 2018

EDUCATION:
Bachelor of Arts, Landscape Architecture - University of Florida, 2007

CERTIFICATIONS:
LEED AP

AFFILIATIONS:
American Society of Landscape Architects

United States Green Building Council

YEARS OF EXPERIENCE
TOTAL: 18
WITH WGI: 6

RELEVANT EXPERIENCE

Alternate A1A Beautification, Palm Beach County, FL, City of Palm Beach Gardens, Project Manager. Jason was responsible for the overall project management, grant writing and cost estimating. WGI provided the City of Palm Beach Gardens with design services and grant assistance for the beautification of a one-mile segment of Alternate A1A from the Earman Canal to Burns Road. This project is follow up to a successful grant awarded to the City from FDOT in which WGI was instrumental in developing the grant documents, renderings, and cost estimates. Design services included providing landscape and irrigation enhancements to the medians and shoulders of Alternate A1A throughout this section, along with traffic control plans.

Town of Jupiter, Cinquez Park Design-Build, Palm Beach County, FL, Town of Jupiter. Cinquez Park is a 13-acre community park located at the intersection of Indiantown Road and Center Street in the Town of Jupiter, Florida. The Park's development was split into two phases. Phase I included an open space park with on-street parking, site lighting, a small restroom/storage building, sidewalks, gazebos, a lake, and a dog park. Phase II of Cinquez Park included a playground area, additional sidewalks, an additional gazebo, and construction of a treehouse in the large Banyan tree located on the property. WGI's scope of work included civil engineering and landscape architecture services. Civil engineering services included permitting with South Florida Water Management District, Florida Department of Transportation, and Palm Beach County. The surface water management system for the park is composed of a large on-site lake designed to retain a 100-year 3-day storm event prior to discharging off site.

The Groves Master Plan, Broward and Hendry Counties, FL, Seminole Tribe of Florida. The Seminole Tribe of Florida is developing approximately 890 acres on the Big Cypress Reservation. The master planning project consists of conceptual layout and includes a mixture of 1½-acre home sites and single family rental homes. The development also provides commercial business sites developed along Josie Billie Highway and Seminole Tribe of Florida public facilities within the inner loop drive. The conceptual design and environmental assessment include master planning of lot layouts for density calculations, Phase I ESA, wetland delineation, master traffic study and roadway layouts, master utility layout, master drainage layout, NEPA preparation and processing, and development scheduling. WGI prepared a topographic survey of the entire development using a combination of aerial drone-based Light Detection and Ranging (LiDAR) and ground survey techniques.

Marine Way Seawall and Dock Repair Phase II, Palm Beach County, FL, City of Delray Beach. The City of Delray Beach has awarded WGI with it's third sustainability project, Marine Way Seawall and Dock Replacement, which is the final piece of the Veteran's Park to City Marina seawall and dock improvements. This project started in 2008 when the City originally contracted WGI to perform due diligence services for the Marine Way corridor. The project limits extend from Veteran's Park south to the northern side of the City Marina project currently under construction, and from the Intracoastal Waterway west to the FEC railroad tracks. The project will be designed to adapt to climate change and rising sea levels, while also providing a stormwater pump station which will serve the drainage basin as well. There will also be approximately 600 linear feet of new seawall and at least one and a half times that for docks. WGI will provide utility and drainage infrastructure improvements as well as roadway improvements and a promenade for connectivity from the northern to southern limits. WGI is the lead engineer for design and permitting and will provide post design services. WGI will also provide an extensive public outreach program (PIP) to notify, coordinate, and listen to the stakeholders/residents within the Marine Way project limits. This PIP will include personal interviews with stakeholders, public outreach meeting, City Commission meetings, and updating the Marine Way website.

OFFICE LOCATION: WEST PALM BEACH

DEDICATED TEAM

THE ENGINEERS



Jeffrey
Bergmann, PE

REGISTRATIONS:
Professional Engineer: Florida #50159, 1996

EDUCATION:
Bachelor of Science, Civil Engineering - University of New Mexico, 1984

AFFILIATIONS:
American Society of Civil Engineers

Florida Engineering Society

YEARS OF EXPERIENCE
TOTAL: 36
WITH WGI: 7

Jeffrey has vast experience in managing civil and structural engineering projects in both the public and private sectors related to regulatory compliance, structural and civil engineering design and construction, construction administration, and contract management.

RELEVANT EXPERIENCE

PGA Marina Seawall and Dock and Finger Piers, Palm Beach County, FL. PGA Marina, Structural Engineer. Jeff performed a structural evaluation of the seawall and dock. The evaluation consisted of an inspection of approximately 900 feet of seawall. He prepared a report including photo documentation of findings and any recommendations for the repair or replacement. In addition, inspection of the tie-back anchors was performed. The areas were mapped on a substructure and superstructure drawings. Construction documents were developed. WGI also designed and detailed the eight fixed finger piers replacement. The piers are located approximately in the same alignment as the existing piers.

Burr Yacht, Margin County, FL. Burr Yacht, Structural Engineer. Jeff provided structural design for a new seawall that was constructed utilizing structural steel sheet pile walls with a cast-in-place concrete pile cap. The wall was designed utilizing a tie-back system where possible. The southern berth, a concrete batter pile system was utilized to brace the wall. Due to the proximity of the adjacent property owner's seawall, tie-back anchors were not possible.

657 Island Drive Seawall and Marginal Dock, Palm Beach County, FL. 657 Island LLC, Structural Engineer. Jeff provided engineering services for a new seawall placed immediately in front of the existing seawall. The new seawall was designed to support the existing yard and elevated improvements on the landward side. Construction phase services included shop drawing reviews, construction monitoring and final certification.

Coontie Hatchee Park Kayak Launch, Broward County, FL. City of Fort Lauderdale, Structural Engineer. Jeff conducted a visual inspection of the seawall and documented the above water existing conditions. He investigated and selected structural systems, construction materials and construction concepts to refine the design. WGI prepared bid packages and provided responses to contractor RFI's. During construction he reviewed shop drawings, product data cut sheets, payment applications and submittals. In addition, WGI conducted periodic site visits to observe the progress of construction.

662 Island Drive Seawall and Marginal Dock, Palm Beach County, FL, Structural Engineer. Jeff provided structural engineering services and construction phase services for the seawall replacement. The project replaced a 175 foot seawall and constructed an 80 foot marginal dock on Everglades Island in the Town of Palm Beach. For the seawall replacement, sheet piles were constructed with a GIKEN Silent Piler. This method of construction was used to allow construction while abiding by the noise ordinance prohibiting pile driving from November to April in the Town of Palm Beach. The construction method used also significantly reduced the construction vibration and minimized impact to the existing structure The seawall cap integrated the existing "gondola" steps into the design with a stepped concrete cap. The marginal dock was constructed with concrete piles, precast concrete caps, heavy timber framing and IPE (Brazilian hardwood) decking.

1890 S. Ocean Blvd. Cistern, Palm Beach County, FL. Casa Lax, LLC, Structural Engineer. This residence was constructed in 1987 and included a working cistern at the rear of the structure. The cistern doubled as a balcony area between the building structure and the in-ground pool. Jeff provided engineering to convert the cistern into a usable recreation room which was hardened for hurricane wind loading. The design and construction entailed a concrete mat foundation, concrete walls, and precast composite concrete joist to frame the raised balcony area. WGI coordinated with the architect, mechanical and electrical engineering disciplines to convert the cistern into a functional and open floor plan for the client.

Alton Lake Crossing Retaining Wall, Palm Beach County, FL. Kolter Homes, LLC, Structural Engineer. Jeff designed a 200-foot long arched vertical curve lake crossing with two parallel retaining walls. These retaining walls included large at-grade planters for trees, an eight foot and ten-foot pedestrian and bike shared-use paths offset from the roadway by four-foot green spaces woven into the sidewalk alignment. The exterior parapet walls of the crossing included two large cantilevered overlook viewing and seating areas at the center of the lake crossing. Special lighting was integrated into the decorative parapet columns along the crossing perimeter.

OFFICE LOCATION: WEST PALM BEACH

DEDICATED TEAM

THE ENGINEERS



Richmond
Harman, Jr., CEP, PWS

EDUCATION:
Bachelor of Science, Biology - Wake Forest University, 2002

CERTIFICATIONS:
Certified Environmental Professional

FDEP Stormwater Management Inspector

FWC Authorized Gopher Tortoise Agent

ISA Certified Arborist

Professional Wetland Scientist

AFFILIATIONS:
Florida Association of Environmental Professionals

Society of Wetland Scientists

YEARS OF EXPERIENCE
TOTAL: 17
WITH WGI: 17

Rick is responsible for upland and wetland determination, wetland delineation/permitting, maintenance and monitoring, due diligence for environmental assessment, tree mitigation, preservation, and relocation, regulatory compliance, and permitting. His responsibilities include GPS work, littoral and wetland plantings design, tabular tree lists, listed species surveys, preservation management plans, and preparation of permits and reports for clients and government agencies.

RELEVANT EXPERIENCE

E-3 Canal Environmental Services, St. Lucie County, FL, City of Port St. Lucie, Environmental Scientist. Rick conducted environmental survey/services for the project. WGI provided environmental services related to the E-3 Canal Bank Stabilization project in Port St Lucie. This service involves Army Corps of Engineers permit pursuits related to wetland delineation, permitting, mitigation planning, and representation.

The Groves Master Plan, Broward and Hendry Counties, FL, Seminole Tribe of Florida, Environmental Scientist. Rick performed the environmental assessment and permitting for the project. The Seminole Tribe of Florida is developing approximately 890 acres on the Big Cypress Reservation. The master planning project consists of conceptual layout and includes a mixture of 1½-acre home sites and single family rental homes. The development also provides commercial business sites and Seminole Tribe of Florida public facilities. The conceptual design and environmental assessment include master planning of lot layouts for density calculations, Phase I ESA, wetland delineation, master traffic study and roadway layouts, master utility layout, master drainage layout, NEPA preparation and processing, and development scheduling. WGI prepared a topographic survey of the entire development using a combination of aerial drone-based Light Detection and Ranging (LiDAR) and ground survey techniques.

Sports Shooting Complex, Palm Beach County, FL, Florida Fish and Wildlife Conservation Commission, Environmental Scientist. Rick performed the environmental assessment and permitting for the project. The Florida Fish and Wildlife Conservation Commission's Palm Beach County Shooting Sports Complex is a 150-acre site that is located on the former Mecca Farms property, east of the J.W. Corbett Wildlife Management Area. WGI provided survey, environmental assessment, traffic engineering, site plan assistance, on-site engineering design, on-site water and sewer utilities design, off-site engineering design, permitting, assistance with bidding, and construction services. Challenging aspects of the project included an expedited design and permitting schedule, an environmentally sensitive area, poor groundwater quality, and varying hydraulic and hydrologic conditions. WGI's experienced staff was able to resolve the challenging issues through innovative design, existing relationships with the local regulatory agencies, and the utilization of resources to meet deadlines.

The Fountains, Palm Beach County, FL, Concert Fountains Properties, LLC, Environmental Scientist. Rick performed the environmental services for this project**.** The Fountains is a 150-acre golf course redevelopment project located near the southwest corner of Jog Road and Lake Worth Road which includes a mix of residential housing types as well as a commercial development. The residential development includes 318 apartments, 191 townhomes, and 191 single-family homes, totaling 704 units. The commercial parcel consists of 28,000 square feet of retail as well as a 110-room hotel.

Florida Crystals Apartments, Palm Beach County, FL, Tuttle Land Development, Environmental Scientist. Rick performed the environmental assessment for this project.**.** WGI provided planning, landscape architecture, traffic, and environmental services for Phase III of the Southern Boulevard Properties project located in the Village of Royal Palm Beach, Florida. The collection of properties was recently annexed into the Village and is part of the overall "Village Royale" planned community. Phases I and II were previously annexed, rezoned, and site planned. Phase III will seek to provide approximately 400 multi-family units across 27 acres within the proposed MF-14 and Open Space future land use designations. The WGI Planning Division will prepare rezoning, comprehensive plan amendment, site plan, developer agreement, preliminary plat, and representation services. The Transportation Planning Division will

DEDICATED TEAM

THE PARTNERS

Immocorp Ventures is a joint venture between Azur Equities and Immocorp Capital. Immocorp Capital is a South Florida development company for luxurious commercial & residential properties for the last 2 decades.

With one billion euros of financial assets managed, Herez is one of the independent French leaders in Wealth Management and Family Office. They are ranked 3rd in 2019 in Wealth Management. We've worked with them since 2014 and are still active investors in many of our projects.

Founded in 2000, Entrepreneur Invest is a Venture Capital Market company based in Paris, France. For more than 20 years, Entrepreneur Invest has supported French Small and Medium businesses in innovation capital and development capital, with investments of between 1 and 7 million euros in shares and / or convertible bonds. The firm seeks to invest in the retail, Software as a Service, and e-commerce sectors.

Mystical 3,300 sf. Ice-skating rink with Live DJ, state of the art sound, video wall and lighting system. Winterland Adventures is a unique entertainment universe, surrounded by trees, rocks and logs.

The largest indoor entertainment venue in Florida, Xtreme Action Park has over 200,000 sf. of exciting attractions and event spaces including Go Kart Racing, Bowling Lanes, Arcade Game Room, a Ropes Course Adventure, a Trampoline Park, Roller Skating Rink, Escape Rooms and now all new Laser Tag, Virtual Reality games and VR Escape Rooms.

Capstone focuses on the development and acquisition of institutional-quality lodging assets that are affiliated with top-tier national lodging brands.

Certified public accountant with locations in Miami, Los Angeles and Salt Lake City. They are experts in the fields of accounting, audit, consulting and international taxation in the USA.

DEDICATED TEAM

THE PARTNERS

BB&T is one of our preferred lender for major projects. We have been working with them for many years.

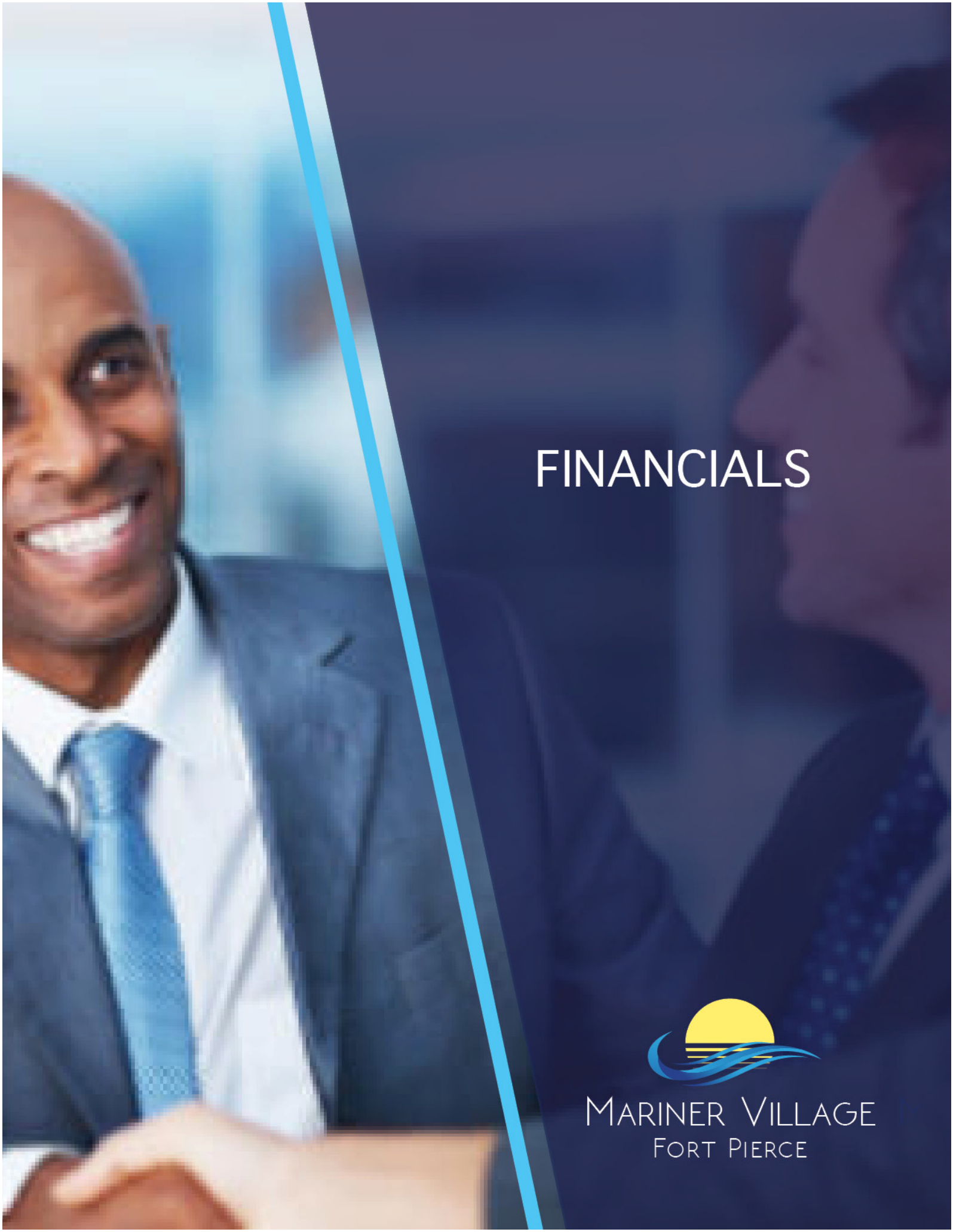
Centennial Bank is our oldest banking partner for more than 2 decades, Howard Zusman has financed many of our development projects.

Interaudi Bank is a Community Bank with a global audience. They are dedicated to providing exceptional service to its clients. Established in 1983, they are located in Florida and in New York.

New Wave is South Florida's leading private lender with over $800 million in commercial & residential loans funded in the past 4 years.

Attorney offices of Azur Equities. Bernie Friedman, shareholder and Chair of Becker. Government law and lobbying practice will structure the legal documentation for the Group.

Real Estate Legal Specialist. In business for the last 31 years.



FINANCIALS

MARINER VILLAGE
FORT PIERCE

THE PROJECT NUMBERS

PHASE I

Residential

Number of units	11
Unit average size (in SF)	1,100
Construction Project Size (in SF)	12,100
Construction cost per SF	$120
Land Cost	$ 0
Construction Cost for the Residential	$1,452,000

Commercial

Number of Units	3
Unit average size (in SF)	800
Construction Project Size (in SF)	2,400
Construction cost per SF	$100
Land Cost	$ 0
Construction Cost for the Commercial	$240,000

Development Cost (Land Development, Site Preparation…)	$800,000
Soft Costs (Architects, Engineers, Attorneys…)	$250,000
Financial Carry	$180,000
Overhead, Marketing and Sales Commissions	$350,000
City/FPRA Contribution (Impact Fees, Permit Fees….)	$250,000

TOTAL ESTIMATED COST FOR THE PROJECT **$$3,522,000**

PROOF OF FUNDS

LAW OFFICES
SMOLER & ASSOCIATES, P.A.
2611 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020

BRUCE J. SMOLER
PATRICK PATRISSI

TELEPHONE: DADE (305) 539-0011
BROWARD: (954) 922-2811
FACSIMILE: (954) 922-2841

July 10, 2020

To Whom it may Concern:

Re: Our Clients: Azur Equities, LLC and Pascal Cohen
Funds for Real Estate and Business Opportunities

Dear Sir:

Please be advised that I represent Azur Equities, LLC and Pascal Cohen regarding various real estate and business opportunities. This will confirm that I am in possession of the sum of Four Million Dollars ($4,000,000.00) in clear funds belonging to Azur Equities, LLC and Pascal Cohen for use in real estate and business opportunities. Subject to further instructions received exclusively from my clients, these funds will be used for the foregoing purpose.

Please contact me with any questions you may have.

Sincerely yours,

/S/

Bruce J. Smoler

PROOF OF FUNDS

While we remain the privileged sourcing equity fund for our international partners and financial institutions, our group also commonly engages in the financial requirements of the projects we are developing.

The Azur Equities maintains considerable reserves that enables us to engage and develop projects even before the financial partners are officially committed.

As community developers, Azur Equities takes pride in ensuring our projects are of a human nature and incorporate the needs of the community. As an example, we could have included more houses or more commercial spaces to this project to increase profits, but it was decided that more green space, some public area and a fountain will be more important for the well being of the community.



THE OFFERING

MARINER VILLAGE
FORT PIERCE

THE OFFERING AND BENEFITS TO THE CITY OF FORT PIERCE

Azur Equities and its financial development partners are proposing to invest more than 3.5 (three and half) million dollars in the development of the Fisherman Wharf project in Fort Pierce. This 11 (eleven) single family home community, public and commercial space will be an incredible asset to the City and its residents as it will provide quality homes at affordable prices, as well as entertainment and restaurant. Of course this proposal is open to modifications and constructive discussions.

Azur Equities is making this commitment after careful market consideration, taking in consideration the Covid-19 impact, the actual residential and commercial real estate and considerable analysis to enhance its establishment of strong relationships in Fort Pierce. We will continue to work to be the best development partner of cities and counties for the mixed-use market in Florida.

Our Group will keep working in close contact with the community and with the FPRA to ensure a successful development. The FPRA's participation is vital to ensure that the project is of quality and remains attainable for the community and the local residents.

The City's investment in its population will be demonstrated by providing the land as well as other incentives to keep the cost of construction low ensuring the homes remain affordable for the community. This investment will pay itself within 6 to 7 years as taxes from new homes as well as increase market value from the neighborhood, increased economic activity and attractiveness to the area pushes the City of Fort Pierce forward.

THE OFFERING AND BENEFITS TO THE CITY OF FORT PIERCE

- Real Estate Taxes: The Real Estate Tax Revenues generated by the development of new residential and commercial units will pay an estimated $1,000,000 within the next 10 years.

- Construction: Priority will be given to Fort Pierce companies in the bidding process. We pledge to engage no less than 15%-20% local forces, minority owned businesses and service providers subject to meeting qualification and bidding criteria.

- Teamwork: We will work closely with the City of Fort Pierce, the FPRA and local organizations during the recruitment process to ensure maximum local participation.

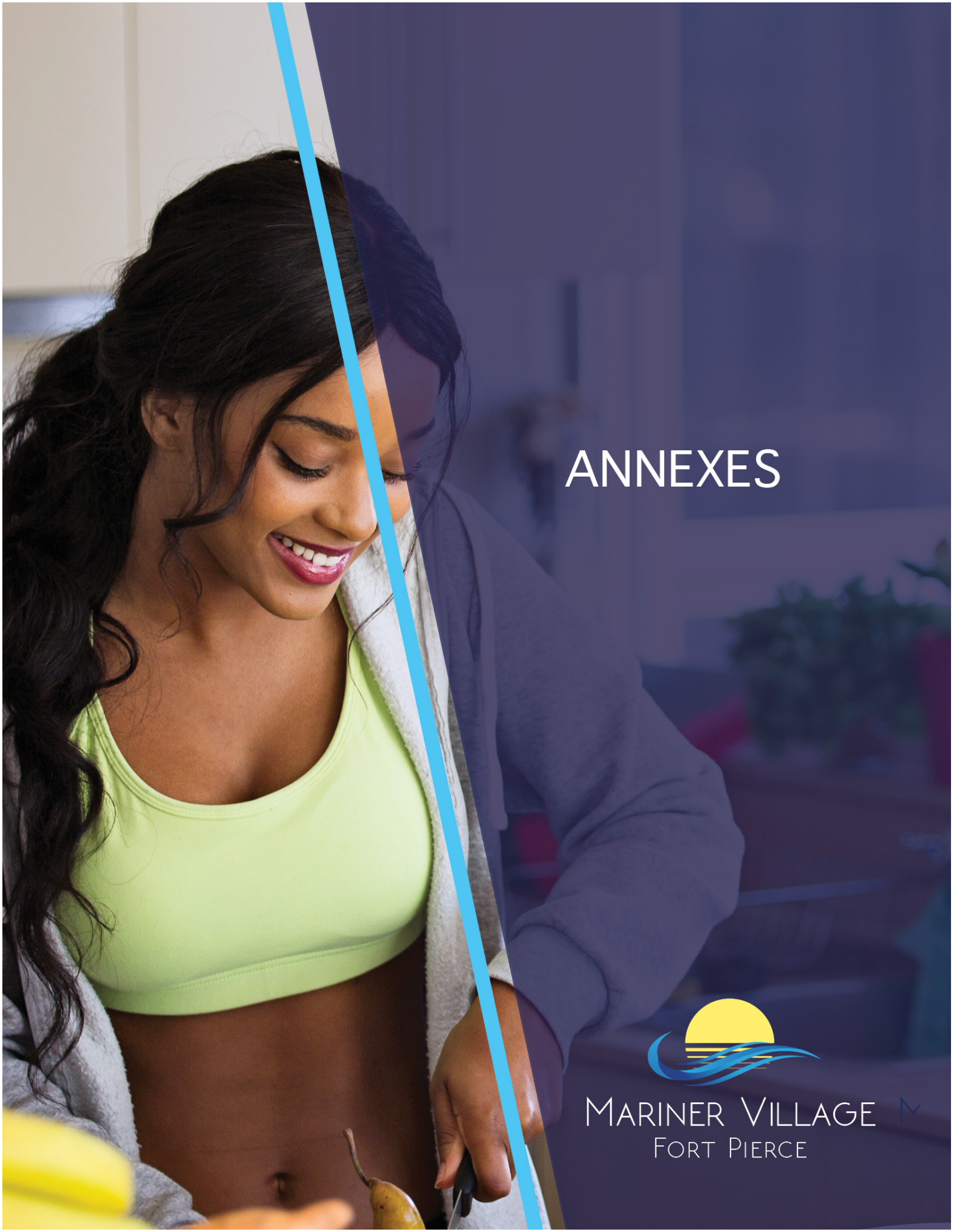
- Formation & Apprenticeship: Since we plan to be in Fort Pierce for the long haul, Azur Equities, its partners and sub-contractors will help to form and invest in continuing education programs to qualify local personnel for the required construction jobs.

- Future Developments: As in our other markets, we desire to be a long-term partner and we are excited for the opportunity to work hand in hand with the City and FPRA in facilitating your vision for residential and commercial projects for the community. Azur Equities and its partners continue to strongly believe in the bright future of Florida and the City of Fort Pierce is perfectly located to beneficiate from such.

DEVELOPMENT TIMELINE

1. September 16th, 2020: RFQ submitted to the City of Fort Pierce
2. 2 months later: RFP submitted to the City of Fort Pierce
3. 2 months later: The development agreement is finalized by both parties
4. 3 months later: City of Fort pierce approves the site plan and 9 months later City approves the construction documents and delivers permits
5. 4 months later the Project Phase I is completed and ready for Certificate of Occupancy

WORKING TOGETHER WE SHOULD HAVE A SITE ACTIVATION WITHIN 12 MONTHS


ANNEXES
MARINER VILLAGE
FORT PIERCE

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline ~ it is the responsibility of each Proposer to read and comply with the Request for Qualifications in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Request for Proposal cover page completed, signed and attached?	✓	
Include proof of proper licensing as stated in qualification documents.	✓	
Is Drug-Free Workplace form signed and enclosed (if applicable)?	✓	
Is Declaration of Interest form signed and enclosed?	✓	
Are 6 complete packages included? (1 orginial, 5 printed copies and 1 digital copy)	✓	
Is each Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH QUALIFICATION

Proposer's Signature

09/15/2020

Date

DELIVER TO: City of Fort Pierce 100 North U.S. 1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division P.O. Box 1480 Fort Pierce, FL 34954-1480	**REQUEST FOR QUALIFICATIONS/ PROPOSALS**
Contact: Purchasing Division, 772-467-3749	RFQ/P No: 2020-023
Pre-Qualification Conference Date: June 24, 2020 at 2pm	RFQ/P Title: FISHERMAN'S WHARF
Pre-Qualification Location: City Hall 2nd Floor Conference Room 100 North U.S. 1 Fort Pierce, Florida 34950	RFQ/P Opening Location: City of Fort Pierce Purchasing Division 100 North U.S. 1, 1st Floor Fort Pierce, Florida 34950
RFQ Due Date & Time: July 8, 2020 at 3pm RFP Due Date & Time: TBD	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Proposer Name: Azur Equities Mailing Address: 2875 NE 191st Street Suite 600	I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this proposal for the proposer. X _____ *Authorized Signature (Manual)*
City, State, Zip Code: Aventura, FL 33180	Typed or Printed Name: Pascal COHEN
Type of Entity (~~Circle One~~): Corporation (Partnership) Proprietorship	Title: President & CEO
Incorporated in the State of: FL Year: 2014	Delivery in _____ days, ARO
Phone Number: (954) 765-6254	Payment Terms: Net 30 Days
Fax Number:	FEIN or SS Number: 47-2114634
E-Mail Address: INFO@azurequities.com	Local Business: X Y _____ N FL MWBE: _____ Y X N
Bid Security is attached, when required, in the amount of $ _____ *F.O.B. DESTINATION*	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID.	

AZURE-2

OP ID: TR

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/01/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER 954-616-1800 Roebuck Associates Insurance Exchange LLC 5599 S University Drive, # 301 Davie, FL 33328 Roebuck Associates	CONTACT NAME: Roebuck Associates PHONE (A/C, No, Ext): 954-616-1800 FAX (A/C, No): 954-616-1888 E-MAIL ADDRESS:
INSURED Azur Evolution 1, LLC 2875 NE 191 Street, # 600 Aventura, FL 33180	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : MetLife Auto & Home INSURER B : Nautilus Insurance Company INSURER C : Associated Industries Ins Co. INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:	X	X	BP042922P2020	06/30/2020	06/30/2021	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			BP042922P2020	06/30/2020	06/30/2021	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
B	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $	X	X	AN088536	06/30/2020	06/30/2021	EACH OCCURRENCE AGGREGATE	$ 3,000,000 $ 3,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N N / A If yes, describe under DESCRIPTION OF OPERATIONS below		X	AWC1150385	06/30/2020	06/30/2021	X PER STATUTE X OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
A	Property			BP042922P2020	06/30/2020	06/30/2021	Contents	20,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Re: 2875 NE 191 Street, # 600, Aventura, FL 33180
Turnberry Plaza Ltd., its General Partners and management, CJA Holding Corp., PHGTP Office LLC and Landa Properties LLC are included as additional insured (except workers compensation) and are granted a waiver of subrogation on all policies. Coverage provided by the above policies are

CERTIFICATE HOLDER

Turnberry Plaza Ltd.
2875 NE 191 Street, # 303
Aventura, FL 33180

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

primary and non-contributory.

DRUG-FREE WORK PLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that Azur Equities (Name of Business) does:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employees community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Proposer's Signature

July 24th 2020

Date

DECLARATION OF INTEREST

Each respondent shall execute a Declaration of Interest in substantially the following form:

The undersigned, as Respondent, declares that the only persons interested in this Statement of Qualifications submitted in response to this Request for Proposals are named herein, that no other person or entity has any interest in this Statement of Qualifications or any Proposal which may arise out of the Statement, that this Statement of Qualifications is submitted without connection or arrangement with any other person and that this Statement of Qualifications is true and correct and is in every respect fair, in good faith, and without collusion or fraud.

The Respondent further declares that he/she/it has complied in every respect with all of the instructions to respondents, that he/she/it has read the Request for Qualifications and any addenda [which addenda shall be listed in the declaration] which may be issued and that he/she/it has satisfied himself/herself fully with regard to all matters and conditions with respect to the Proposal.

Azur Equities

Name of Firm, Individual or Corporation

Signature

Operations Manager

(Title)

Signature

CEO / President

(Title)

Signature

(Title)

Signature

(Title)

June 30, 2020

CITY FORT PIERCE

REDEVELOPMENT OF FISHERMAN'S WHARF

RFQ-P NO. 2020-023

ADDENDUM NO. 1

The purpose of this addendum is to respond to questions submitted by the potential proposer for clarification of the specifications, provide additional information and extend the due date.

QUESTIONS/ANSWERS

1. **QUESTION:** Can you confirm this is a mixed-used development- and if so- what is the desired design style of the mixed -use development?

2. **ANSWER:** **Yes. The City/FPRA is seeking creative development proposals that incorporate the elements and guiding principles outlined in the solicitation based on board member and community input. The City/FPRA envisions the Fisherman's Wharf area to be a destination that serves as a buffer between the Downtown and working port area. The City/FPRA is looking for a proposer's creativity in design.**

2. **QUESTION:** Can a higher density be proposed?

   ANSWER: **Yes, the subject properties will require a Future Land Use and Zoning Map amendments in order to develop a mixed-use project.**

3. **QUESTION:** Since Ocampo and Associates (Architects) completed the initial study/plan, are they exempt from pursuing this solicitation either as a Prime or as part of a Team?

   ANSWER: **No firms have been excluded in participating.**

4. **QUESTION:** Is there any budget associated with this project?

   ANSWER: **There is no budget associated with this RFP.**

5. **QUESTION:** Are there any requirements for LEED/Green Build Certification?

   ANSWER: **There are no requirements for LEED/Green Build certification, but they are encouraged.**

6. **QUESTION:** Has there been any discussion about an unsolicited proposal or P3?

   ANSWER: **The City is open to all proposals.**

7. **QUESTION:** Can you provide some insight as to what the City is looking for what are their goals?

ANSWER: **The goals are listed on page 5 of the solicitation document.**

8. **QUESTION:** Is there a timeframe associated with this project?

ANSWER: **The City does not have a predetermined timeframe.**

9. **QUESTION:** Is it possible to extend the due date because July 8 is only two weeks from the pre-submittal meeting of June 24?

ANSWER: **It is possible; however, the first phase of the solicitation process is a statement of qualifications due on July 8. Proposal will not be due until a late date.**

10. **QUESTION:** Can a Team of Professionals Architects, Engineers, Contractors submit their qualifications if they do not yet have a developer on their team?

ANSWER: **Yes, the RFQ calls for proposals from qualified individuals, developers or firms.**

11. **QUESTION:** Will the Environmental Assessment report be sent?

ANSWER: **Yes, see attached**

12. **QUESTION:** We have researched to the best of our ability but have not been able to see a price for the Land. Does the City intend to "give" the land away for the redevelopment or is there a Land price?

ANSWER: **The City/FPRA will consider all acquisition types.**

13. **QUESTION:** We also found another master plan for the area (much larger site) that was done in 2017 by Culpepper & Terpening Engineers and EDSA. The City has done his exercise a few times. Can you tell us why the site is much smaller now?

ANSWER: **The master plan incorporates the surrounding parcels owned by outside entities, This RFQ/P includes only the City/FPRA owned parcels.**

14. **QUESTION:** Would the City consider buying/adding adjacent properties to the project.

ANSWER: **This has not been discussed at this time.**

ADDITIONAL INFORMATION

Also, attached are the following documents requested during the Pre-Qualification Meeting held June 24, 2020:

- Survey
- Environmental Study
- Boat Ramp Plans

EXTENSION OF DUE DATE

The submission due date has been changed from 3:00PM, July 8, 2020 to:

3:00PM, August 5, 2020

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: BOUSHIRA
Typed or Printed

Company Name: Azur Equities - Azur Group

Address: 2875 NE 191st Street. Suite 600. Aventura, FL 33180

Date: 07/24/2020

Attachments:
Development Study
Environmental Site Assessment
Surveys
Boat Ramp Plans

July 30, 2020

CITY OF FORT PIERCE

REDEVELOPMENT OF FISHERMAN'S WHARF

RFQ-P NO. 2020-023

ADDENDUM NO. 2

The purpose of this addendum is to extend the due date from 3:00PM, August 5, 2020:

3:00 P.M., WEDNESDAY, SEPTEMBER 16, 2020

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: BOUSHRA
Typed or Printed

Company Name: Azur Equities

Address: 2875 NE 191st Street, Suite 600
Aventura, FL 33180

Date: 07/30/2020

/gm

City of Aventura
Community Development Department
19200 West Country Club Drive
Aventura, FL 33180
305-466-8942

8/26/2020

AZUR EVOLUTION 1 LLC
2875 NE 191 ST 600
AVENTURA FL 33180

This is your local Business Tax Receipt for the City of Aventura. Please post in a conspicuous place at the business location to avoid penalty. Do not remit payment as this is not a bill.

CITY OF AVENTURA, FLORIDA

LOCAL BUSINESS TAX RECEIPT

Receipt SERV2008-0001

Expires 9/30/2021

Business Name:	AZUR EVOLUTION 1 LLC
Location:	2875 NE 191 ST 600 AVENTURA, FL 33180
Recipient Name:	AZUR EVOLUTION 1 LLC
Description:	SERVICES LAND DEVELOPMENT
Issue Date:	8/26/2020
Fees Paid:	$200
Restrictions:	OFFFICE USE ONLY

City of Aventura
Community Development Department
19200 West Country Club Drive
Aventura, FL 33180
305-466-8940

Certificate of Use

FOLIO: 28-2203-087-0020

BTR NUMBER: SERV2008-0001

FEE: $35

BUSINESS NAME: AZUR EVOLUTION 1 LLC

MAILING ADDRESS:
2875 NE 191 ST 600

AVENTURA, FL 33180

BUSINESS ADDRESS:
2875 NE 191 ST 600
AVENTURA, FL 33180

BUSINESS TYPE: SERVICES/LAND DEVELOPMENT

USE SPECIFICS: OFFFICE USE ONLY

DATE: 8/26/2020

THIS CERTIFICATE MUST BE POSTED ON PREMISES

This Certificate of Use confirms that the business use at the address stated above complied with Zoning District and parking requirements on the date of certificate issuance. The certificate only becomes applicable upon the issuance of a City of Aventura Local Business Tax Receipt providing there is no change of use or business ownership and no alteration or addition to the building or structure. Such changes must be applied for in person at the City of Aventura Community Development Department.

AZUR
EQUITIES

"We are not just developers,
We are **community developers** ..."

2875 NE 191ST STREET | SUITE 600 | AVENTURA, FL 33180
T +1 (954) 765-6254 | INFO@AZUREQUITIES.COM | WWW.AZUREQUITIES.COM