

REDEVELOPMENT OF FISHERMAN'S WHARF FORT PIERCE



MARINER VILLAGE FORT PIERCE

Request for Proposal #2020-023 (Phase II)

RFQ/P Issued: June 3, 2020

Request for Proposal Due: January 25th, 2021 at 3pm.



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1. CONCEPTUAL PRELIMINARY DEVELOPMENT PLAN



MARINER VILLAGE 
FORT PIERCE



CONCEPTUAL PRELIMINARY DEVELOPMENT PLAN

**A LIVING NEIGHBORHOOD WITH EXCEPTIONAL WATERVIEW,
QUALITY DESIGN, MARKET RATE HOUSING, FOOD & BEVERAGE, PUBLIC SPACES
AND MARINE RELATED ACTIVITIES ...**

We are excited for the opportunity to provide this RFP for the redevelopment of Fisherman's Wharf. We really believe in the vision of the City of Fort Pierce and we would be honored to be a part of this redevelopment project.

Due to the current economic situation, we have decided to propose the project in 2 phases.

Phase I:

We propose a quick site activation to be completed within 18 to 36 months of the date of the executed development agreement to include a mixed use development with residential and commercial components. This schedule will vary depending on the responsiveness of each of the project stakeholders.

Phase II:

As soon as the development agreement is executed, we will begin our discussions on assemblage of the County's land and the private owners in preparation of the second phase. We will use the County land behind 12A BUOY as overflow parking for the residents and customers of the commercial spaces.

In our RFQ submittal, our plan was to negotiate the purchase of the 2 adjacent properties. However, at this time one of the owners is not interested in selling and the other is asking a price well above the appraised value. This is still in an option if these parcels become available in the future. Perhaps, when the owners see the progression of the project, they will re-consider.

Our proposed plan includes a 4 story "L" shaped building with 3 floors of residential units, and the ground floor comprised of either commercial space or residential units with a private yard, depending on the demands of the market. We estimate between 35 to 50 residential units consisting of one, two and, three bedrooms.



CONCEPTUAL PRELIMINARY DEVELOPMENT PLAN

- 11 Waterfront Duplexes each with 3 beds 2 baths facing the Intracoastal – A total of 22 residences
- A trendy tiki style waterfront restaurant where patrons can arrive by car, foot or boat to enjoy a nice lunch or dinner with family and friends
- A tiki bar with a large outdoor seating area and a view of the bay
- DOCK, DRINK & DINE
- A beautiful shaded outdoor patio where people can sit and enjoy entertainment, food and drinks with a magnificent water view
- Boat, jet ski, paddleboard and kayak rental facilities
- Water taxi
- Musical entertainment on the weekends
- Public space, including a modern boardwalk with fountain and green space for the community to enjoy life along the intracoastal
- Beautification of the existing boat ramp and public parking to create an appealing approach from North Indian River Dr. with upgraded landscaping and other improvements

In total, Fisherman's Wharf Mariner Village will add significant quality housing, food & beverage establishments, marine related rental facilities, water taxi, musical entertainment, waterfront public space, 12 cultural and food events per year and green space for a project that is vibrant, lively and pleasurable.





CONCEPTUAL PRELIMINARY DEVELOPMENT PLAN

This is the master site plan showing the residences and the commercial spaces on the North side of the boat ramp. You will also notice all the green spaces, as well as the fountain added to enhance the location.





MARINER VILLAGE

CONCEPTUAL PRELIMINARY DEVELOPMENT PLAN

Aerial view includes details of the residential component of this mixed use project. As seen below; a fountain, commercial spaces with 2 tiki huts, proposed as a trendy restaurant and bar.





MARINER VILLAGE

CONCEPTUAL PRELIMINARY DEVELOPMENT PLAN

View of the fountain in the center of the mixed use development with green space beautification and a duplex residence.





MARINER VILLAGE

CONCEPTUAL PRELIMINARY DEVELOPMENT PLAN

Rendering of the duplexes with green space beautification.





MARINER VILLAGE

CONCEPTUAL PRELIMINARY DEVELOPMENT PLAN

View of one of the two commercial tiki structures with green space on the boardwalk and around the property. One tiki structure will be a trendy restaurant and the other one a full liquor bar with a large outdoor patio area. Patrons can arrive by car, foot or boat to enjoy good food and nice drinks.





MARINER VILLAGE

CONCEPTUAL PRELIMINARY DEVELOPMENT PLAN

An example of tiki restaurant with natural elements





MARINER VILLAGE

CONCEPTUAL PRELIMINARY DEVELOPMENT PLAN

Another example of tiki restaurant with natural elements





MARINER VILLAGE

CONCEPTUAL PRELIMINARY DEVELOPMENT PLAN

With a large board walk, public space with food and beverage, residences and marine related activities, families will be able to live, eat, exercise and enjoy the view.





MARINER VILLAGE

CONCEPTUAL PRELIMINARY DEVELOPMENT PLAN

An example of a tiki bar with a relaxing water view.





MARINER VILLAGE

CONCEPTUAL PRELIMINARY DEVELOPMENT PLAN

An example of a beautiful board walk with green space and residences.





MARINER VILLAGE

CONCEPTUAL PRELIMINARY DEVELOPMENT PLAN

A closest view of the two tikis commercial spaces





CONCEPTUAL PRELIMINARY DEVELOPMENT PLAN

OPTION 1

SUNFLOWER DUPLEX 3 Bedrooms / 2 Bathrooms

Dimensions: 24' X 50' Size per unit
2 units on top of each other

Total Per Unit SQFT: 1,200 – 2,400
for the entire Duplex

Resistance Wind Speed: 178 mph/hr

Hurricanes Resistance: Florida
Building Code 2017





CONCEPTUAL PRELIMINARY DEVELOPMENT PLAN

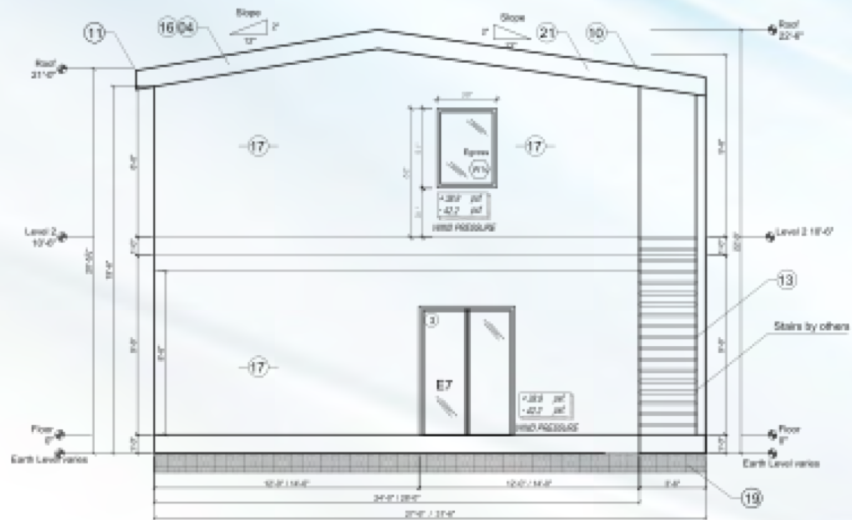
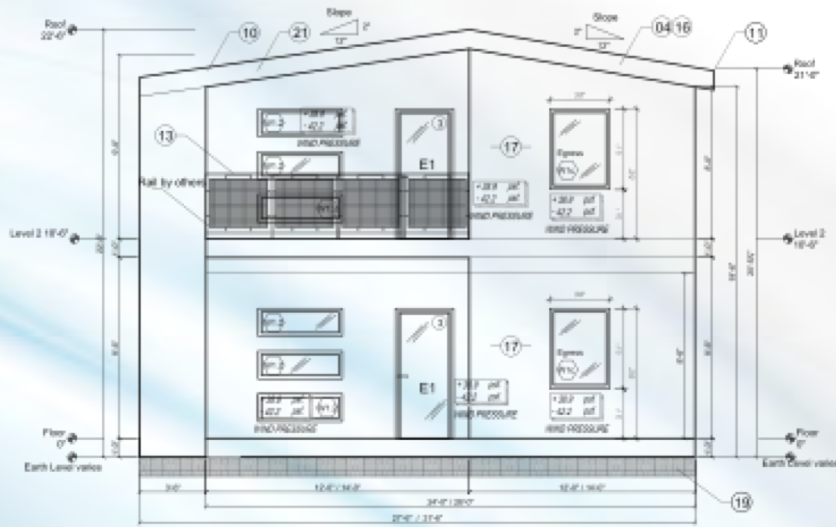
SUNFLOWER DUPLEX 3 Bedrooms / 2 Bathrooms





CONCEPTUAL PRELIMINARY DEVELOPMENT PLAN

SUNFLOWER DUPLEX 3 Bedrooms / 2 Bathrooms



OPTION 2

LOTUS DUPLEX 3 Bedrooms / 2 Bathrooms

Dimensions: 26' X 42' Size per unit
2 units on top of each other

Total Per Unit SQFT: 1,092 – 2,184
for the entire Duplex

Resistance Wind Speed: 178 mph/hr

Hurricanes Resistance: Florida
Building Code 2017



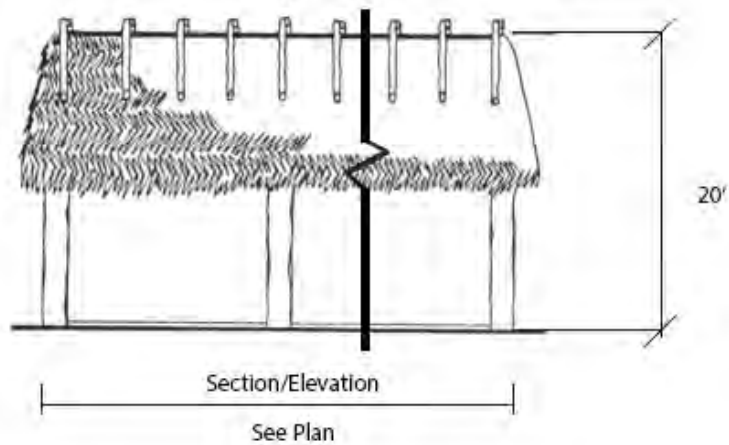
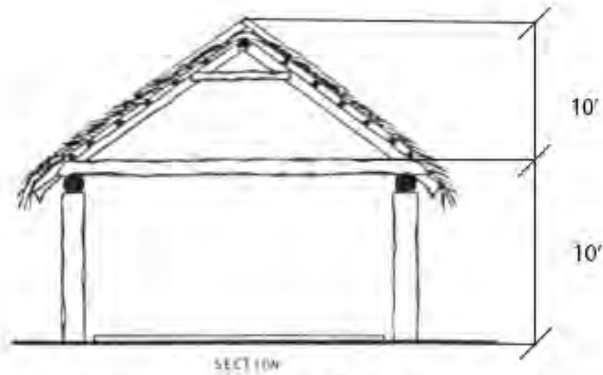
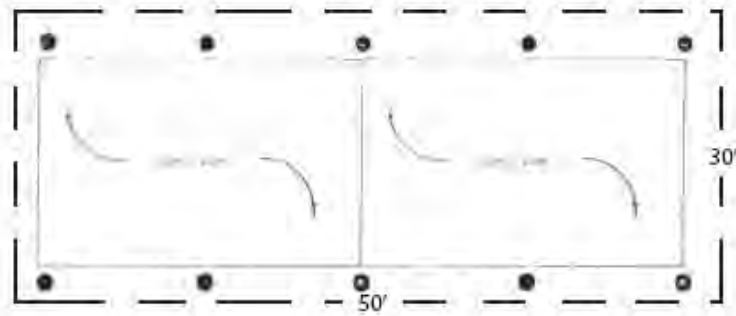
This option offers a smaller square footage (less than 10%)
while keeping 3 bedrooms and 2 bathrooms.



CONCEPTUAL PRELIMINARY DEVELOPMENT PLAN

TIKI DIMENSIONS

Each tiki will be 1,500 sf.





2. QUALIFICATIONS & EXPERIENCE



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 while 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 leading the 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 Politique 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 Giovanonni 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 TuckermanAdvertising, 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 EQUITIES 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 we 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

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



PUBLIC PRIVATE PARTNERSHIP

AZUR EQUITIES EXPERIENCE

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 | 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 | 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



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, 2019 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.

AZUR GROUP EXPERIENCE: TOWN OF DAVIE

MAIN STREET PLACE




SOUTH FLORIDA BUSINESS JOURNAL
YOUR ACCOUNT
sacha@tourret.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 Sandell** – 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**.

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



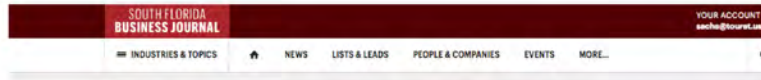
MIAMI GARDENS DOWNTOWN

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



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**
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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




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Commercial Real Estate

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



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

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Miami Dolphins Foundation
Miami Gardens, FL, South
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Deloitte
Agility in changing markets
Global survey cites private companies' confidence in ability to adapt and thrive.
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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.



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

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

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

THE ARCHITECT: G3AEC.COM ARCHITECTS

EDUCATION

Master of Architecture
University of New Mexico, 05.1998

Bachelor of Design
University of Florida, 05.1994

Associates of Science
University of Central Florida, 05.1993

LICENSE

Registered Architect Florida #WAR94011
Registered Architect Texas #20650
Certified General Contractor, F. CGC

CERTIFICATIONS/AFFILIATIONS

FGBC (Board of Directors)
AIA
National Council of Architectural Registration Board (NCARB)
UFAA
AOPA

PROFESSIONAL EXPERIENCE

G3design|build llc, Miami, FL, 2015-present
General Contractor

itecdesign Miami, FL, 04.1999-Present
Principal Architect

Arquitectonica Miami, FL, 1998-2001
Project Manager

Antoine Predock Albuquerque, NM, 1997-1998
Project Designer

Sventrup Corp. Orlando, FL, 1996
Intern Architect

AWARDS & EXHIBITS

2008 FIU Engaging the Urban Symposium

2008 4Projects AriBasel Exhibit

1999 1kts2K
Ticket Booth Design Composition, New York City

1997 Award of Merit
ASLA, New Mexico

1997 Winner
Ideas Actual 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 through 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 Contractor, Design-Build, Architect

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 18,500 sf luxury townhouse development
Service: General Contractor, Architect

Rourke 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: 10,000 sf 3 story multi-family residential development over a 9,000sf site
Service: Architect, Construction Management, Design-Build



concept + construct

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, Partner

Texerra Construction, Austin, Tx, 2007-Present
Founding Partner

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 W/T 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 landlor 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, negotiation, 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 inclusion 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 reassign alternatives and resolve such issues. Reviewed, managed, and approved all sub-contractor changes and bills 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 Homes, Orlando Fl.
Project Manager/Member 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 States Navy (92-95)
Flight Deck Troubleshooter/Performed test results/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-16 aircraft while on the airsoft prior to launch.

Line Supervisor:
Scheduled work, duty and training hours for more than twenty Airmen. Independently responsible for the employment and scheduling of all turnaround, daily, and phase inspections on all squadron aircraft (F1A-18 Hornet). Additional responsibilities included the training and development of all "new plane operators" and performed minor flight deck troubleshooting.

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

CARLOS R. GRIEGO
Managing Partner
General Contractor
carlos@q3db.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 6 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 sq 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

Runkle 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 -old with more than \$78,000d
Service: General Contracting, Project Management



DEDICATED TEAM

THE ARCHITECT: G3AEC.COM ARCHITECTS

License, Certifications, Insurance



Architecture | Texas

#20650



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.

THE ENGINEERS



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

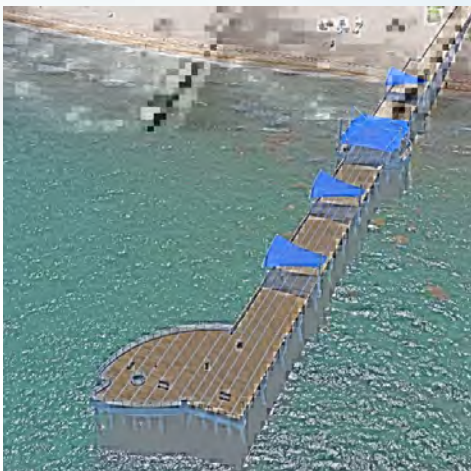
WGI is a national design and professional services firm leading in technology-based solutions for the construction of public infrastructure and real estate development.

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 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.



**Adam
Schildmeier, PE,
LEED AP**

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

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

OFFICE LOCATION: WEST PALM BEACH

DEDICATED TEAM

THE ENGINEERS

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

OFFICE LOCATION: WEST PALM BEACH



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



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**

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 WGI's 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.

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

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.

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



**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

OFFICE LOCATION: WEST PALM BEACH

DEDICATED TEAM

THE ENGINEERS

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



**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

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.

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



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



DEDICATED TEAM

THE ENGINEERS

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



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

DEDICATED TEAM

THE ENGINEERS

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

OFFICE LOCATION: WEST PALM BEACH



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

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.



3. FINANCIALS



MARINER VILLAGE 
FORT PIERCE

HOW THE DEVELOPMENT PLAN ACHIEVES THE GOALS

A review of the project goals listed in the RFQ document:

Public Space/Waterfront: Create a unique place where people will want to live and visit and gather, in addition to shopping, dining, working and living. Retaining waterfront accessibility to all residents and visitors and enhancing the waterfront for public use is a top priority.

Economic Development: Achieve redevelopment of parcels that will add to the tax base and stimulate the economic activity in the redevelopment area.

Quality Design: Development will be of high architectural quality and well-planned site design for maximum efficiency, while taking into consideration the surrounding parcels that are not included in this presentation.

CRA Goals and Community Input: Development should bear in mind the goals outlined in the attached CRA Plan and feedback provided by the community in the attached Community Input Report.

Additionally, it is important to be reminded the recently revised FPRA Plan.

The Fort Pierce Redevelopment Agency shall:

- Identify community stakeholders and partners to assist in the implementation of the Redevelopment Plan Goals, Policies, and Projects/Activities.
- Diversify area housing stock, improve substandard homes and provide a mix of above and below-market rate housing.
- Support affordable alternatives to the area's traditional single-family housing stock.
- **Activate the Waterfront and Fisherman's Wharf Area with supportive uses and amenities.**
- **Connect the Redevelopment Area's cultural and artistic Hubs (Downtown, Marina, Fisherman's Wharf, Beachside District, Lincoln Park and Peacock Arts Districts) to the Waterfront's artistic and cultural amenities.**
- **Coordinate with the Public Works Department to support improvements and upgrades to the amenities that serve Fisherman's Wharf and The Port.**





HOW THE DEVELOPMENT PLAN ACHIEVES THE GOALS

Our project answers all of the City and FPRA goals listed in the RFP document:

- **Public Space/Waterfront.** We are proposing a public space with a modern boardwalk, fountain and attractive green space for the Fort Pierce community to enjoy life along the intracoastal. Our plan offers 11 waterfront duplex homes facing the intracoastal and 2 considerable commercial spaces. The commercial spaces are primarily focused on food and beverage, offering an Intracoastal view. Our goal is a quick site activation on this underutilized location.
- **Economic Development.** The new residences and commercial spaces will attract new business, accelerate growth in the local economy and generate additional tax revenue for the City of Fort Pierce. More details are provided in section 4 of this RFP.
- **Quality Design.** As illustrated in our renderings, our plans include a pleasing, modern design to our residences and commercial components, while providing maximum efficiency.
- **CRA Goals and Community Input.** We respect the goals of the CRA and value the community input. While recognizing the constraints of the current pandemic, we, along with our partners, plan to coordinate 12 cultural activities a year, such as:
 - Art / Music festival
 - Food festival
 - Fishing contest with prizes
 - Kids events that include the arts, Lego and entertainment.

These events will take place the first Saturday or Sunday of each month.





HOW THE DEVELOPMENT PLAN ACHIEVES THE GOALS

As stipulated in the Port Master Plan Final Draft:

- Operational upgrade and beautification of Fisherman's Wharf Road between the Derecktor Shipyard and Fisherman's Wharf redevelopment.
- Alignment of public facing uses and access points at Fisherman's Wharf, via long term relocation of activities at the Beyel Brothers site.

The relocation of Beyel Brothers will be mandatory in order to have a site clean and in harmony with the residential and commercial components of this project.

The Beyel Brothers parcel at the end of Fisherman's Wharf facilitate the loading and unloading of barges and other work boats, as-well-as, other marine dependent industries. These activities are increasingly seen as suboptimal in this location due to conflict with the Derecktor MRO and Fisherman's Wharf redevelopment.

It is ineffectual to create a desirable public space with an enjoyable boardwalk, fountain and green spaces facing an industrial site.

Goals of the Port/Fisherman's Wharf:

1. Develop and brand the area as a regional destination
2. Incentivize increased private investment
3. Streamline the development review process
4. Activate the waterfront through supportive uses and amenities
5. Increase tangible and intangible connections to Downtown Fort Pierce





HOW THE DEVELOPMENT PLAN ACHIEVES THE GOALS

For our monthly family and cultural events, we are currently in talks with entertainment and activity venues, as well as a Fine Art gallery of the Miami Design District and Dallas, Texas, and Art and Food Festival coordinating companies that could completely promote, manage and implement successful art or food festivals,

We are in the process of contacting Fort Pierce/Port St Lucie event coordinators to discuss fishing tournaments and other water sport contest and events.

We are currently in discussion with a few restaurant owners such as “Signature Burger” to operate the tiki restaurant.

We also are please to present a commitment letter from Winterland Adventures to develop and maintain a seasonal, family friendly, outdoor ice skating and winter activity venue at the site.





HOW THE DEVELOPMENT PLAN ACHIEVES THE GOALS



January 14th 2021

Stephan Boushira
Azur Equities
2875 NE 191st Street
Suite 600
Aventura, FL 33180

Dear Stephan,

Please let this letter serve as a commitment to implement and maintain an outdoor ice rink in Fort Pierce on the Fisherman's Wharf site, in the months of November and December to provide a seasonal attraction for visitors and the local community.

Our previous ice skating venue at Jungle Island, Miami was met with much enthusiasm by the local community and was an appealing destination for visitors.

We look forward to partnering with you and the City of Fort Pierce to bring a seasonal, family fun venue to the Fisherman's Wharf project.

Best regards,

Jean Louis Lacaille
Managing Partner





ANALYSIS OF THE ECONOMIC FEASIBILITY

PHASE I QUICK SITE ACTIVATION PLAN

- 11 Waterfront Duplexes, each with 3 beds 2 baths facing the Intracoastal – A total of 22 residences
- A trendy tiki style waterfront restaurant where patrons can arrive by car, foot or boat to enjoy a nice lunch or dinner with family and friends
- A tiki bar with a large outdoor seating area and a view of the bay
- DOCK, DRINK & DINE
- A beautiful shaded outdoor patio where people can sit and enjoy entertainment, food and drinks with a magnificent water view
- Boat, jet ski, paddleboard and kayak rental facilities
- Water taxi
- Musical entertainment on the weekends
- Public space, including a modern boardwalk with fountain and green space for the community to enjoy life along the intracoastal
- Beautification of the existing boat ramp and public parking to create an appealing approach from North Indian River Dr. with upgraded landscaping and other improvements

In total, Fisherman's Wharf Mariner Village will add significant quality housing, food & beverage establishments, marine related rental facilities, water taxi, musical entertainment, waterfront public space, 12 cultural and food events per year and green space for a project that is vibrant, lively and pleasurable.



ANALYSIS OF THE ECONOMIC FEASIBILITY

PHASE II – A LARGE SCALE REDEVELOPMENT OF FISHERMAN’S WHARF

Looking forward, we envision 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-use development with retail on the ground floor and residences above. We will also develop a public park which will be granted to the City of Fort Pierce.

We estimate this phase could take 4 to 7 years of work by all groups involved to accomplish the goals and objectives of all parties. However, this is the type of development in which we have many years of experience.

When a family, or business, contemplates relocating to a new area, they evaluate their future success and quality of life, to a large extent, on the availability and affordability of housing. Other considerations include access to quality education, churches, community organizations, restaurants & bars and convenient shopping.

Committing to a new location requires confidence that one is moving forward to a better quality of life and greater business opportunities.

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.

Our construction cost for a 4 story building is currently around \$160/sf. Once the Fort Pierce market can absorb a rental rate of \$1.80 to \$2.00 per sf, we will move to this second phase.

Examples of L Shaped Mixed-Use Developments





ANALYSIS OF THE ECONOMIC FEASIBILITY

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 households of both renters and homeowners now pay more than 50% of their annual incomes for housing. 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.

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 residents, with all of the 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 our 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 community’s ability to attract new business.

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





FINANCING PLAN

We have strong business relationships and preliminary discussions with these 6 banks/financial institutions:

- BB&T
- Centennial Bank
- Inter Audi Bank
- Ocean Bank
- Valley National Bank
- New Wave

All these financial institutions need at least 40% equity and a rental ratio above \$1.80/sf. They will only commit in 2021 with these minimal requirements.

These institutions are ready to finance at around 65% LTC (Loan To Construction), as opposed to the previous 75% LTV (Loan To Value) standard.

Although our proposal may seem less aggressive than our competitors, our project certainly presents a realistic and achievable plan to develop a quick site activation and completion of Phase 1 within 24 to 36 months.

Azur Equities is experienced in financing and developing projects of this scope, as can be attested to the fact that we have recently secured the redevelopment of the Davie Town Center and have been selected by the City of Miami Gardens to develop their Town Center.

Our financial partners have expressed excitement of the opportunity to be involved with the Fort Pierce Fisherman's Wharf.

Azur Equities will develop this project with our Real Estate Equity Fund Partners who are eager to join a new exciting venture in Florida.

Our very strong relationships with Banks and Financial Institutions such as BB&T, Centennial Bank and many others are based on many years of close relationships and successful project completions.



FINANCING PLAN

PHASE I

Residential

Number of units	22
Unit average size (in SF)	1,200
Construction Project Size (in SF)	26,400
Construction cost per SF	\$120
Construction Cost for the Residential	\$3,168,000

Commercial

Number of Units	2
Construction Cost for the Commercial (3,000 sf)	\$600,000
Land Cost	\$0
Site works (Land Development, Site Preparation, Pavers, Boardwalk...)	\$1,100,000
Soft Costs (Architects, Engineers, Attorneys...)	\$450,000
Financial Carry	\$199,000
Marketing and General Expenses	\$260,000
City / FPRA Contribution (Impact Fees, Permit Fees....)	\$250,000
Project Management	\$233,000

TOTAL ESTIMATED COST FOR THE PROJECT BEFORE OVERHEAD

\$6,260,000

Each Duplex unit will rent for an average of \$1,700/month

Phase II will have an estimated cost between 9 and 10M\$ to develop.





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.

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 residences or more commercial space to this project to increase profits, but it was decided that more green space and public area with a fountain would be more important to the well being of the community.





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 17, 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 \$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,



Bruce J. Smoler

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Azur Equities plans to buy land from the Town of Davie and build a commercial project with entertainment, restaurants and a hotel.

On Sept. 11, the town's Planning & Zoning Board will consider approval for the 4.03-acre site at the northwest corner of Davie Road and Orange Drive.

It would permit 150,000 square feet of commercial space plus a four-story, 60-room hotel. The 14,138-square-foot commercial building there would remain.

Davie's Town Council approved selling the property for \$2.5 million to an affiliate of Aventura-based Azur Equities, led by **Sacha Touret**. The firm was **selected by the town in 2017** to redevelop a portion of its downtown area along Davie Road.

The new project, Frontier Square, will be focused on entertainment, food and beverage to cater to college residents in Davie and the new homes being built in the area, he said. Tenants of the project could include bowling or a cinema, he said. The hotel will be a boutique brand.

"All those new condo residents are waiting for retail and nice dining," Touret said. "They don't have to drive to University Drive or Fort Lauderdale or Plantation. We want them to stay in Davie."

In addition, the town has committed to spending \$5 million on improvements to Davie Road, Touret said.

Azur Equities is also building **several condos** and a commercial center called **Promenade** on Davie Road. Touret said he's working with Frank Costoya Architect, the same designer of those projects, on Frontier Square. He plans to submit a detailed site plan to the town in six to eight months.



4. ACQUISITION TERMS



MARINER VILLAGE 
FORT PIERCE



ACQUISITION TERMS

Azur Equities is excited at the opportunity to partner with the City of Fort Pierce to develop a mixed-use project that incorporates residential and commercial components.

It is Azur Equities' priority to ensure all parties benefit from this partnership. Our proposal includes both tangible and intangible sources of benefits for Fort Pierce, its residents and its visitors.

- The City of Fort Pierce and the FPRA will grant to Azur Equities, at no cost, the 3 parcels to develop Phase I of the project.

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

The boat ramp parcel will not be used as part the development, but will be part of the global site beautification.

- The Site Redevelopment project will include 11 Residential duplexes (22 units in total), 2 Commercial space units, Marine related rental, Water taxi, Public space including fountain, green spaces and parking.
- Real Estate Taxes: Revenues generated by the development of new residential and commercial projects should generate over \$4,500,000.00 in tax revenue in the 20 years following completion.
- Many jobs will be created to build and manage this new project. We will work to ensure that as many jobs as possible would go to the residents of the community.
- New tenants including a restaurant and a bar will revitalize Fisherman's Wharf and create a new center of attraction for the local residents and visitors.
- Construction: Priority will be given to Fort Pierce companies in the bidding process. We pledge to engage no less than 10% -15% local forces, minority owned businesses and service providers, subject to meeting qualification and bidding criteria.
- Team will work closely with the Fort Pierce community and will continue to work together during the recruitment process to ensure maximum local participation.
- Formation: Since we plan to be in Fort Pierce for the long haul, Azur Equities and its partners and sub-contractors will be helping to train and invest in continuing education to qualify local personnel for the required construction jobs.



5. PUBLIC BENEFITS



MARINER VILLAGE 
FORT PIERCE



PUBLIC BENEFITS

The primary benefits for the citizens and visitors of Fort Pierce:

- Enjoy Public Space/Waterfront/Fountain. Onsite walking, running and biking.
- Dock, Drink, Dine
- Enjoy Marine Related Rental Facilities (jet ski, kayak, paddle board)
- New quality design residential dwellings for the local workforce (nurse, fire fighter, Port and Derektor worker, teacher, single mom or retired empty-nester...)
- Public Transportation with Water Taxi
- Weekly Musical Entertainment and Monthly Community Events
- A Desired Destination for Residents and Tourists
- Accessible by Boat, Foot, Bike or Car
- Walkable, Mixed Use Neighborhood
- Ideally Located
- Revitalization of Fisherman's Wharf
- Increased Neighborhood Vitality
- Meets Market Demand for Affordable Accommodations





PUBLIC BENEFITS

The hallmarks of great working waterfronts reside in several components:

1. Accessible marine activities which preserve landside and waterside access points and facilitate blue economy functioning. We propose jet ski, paddleboard and kayak rental facilities, while bringing landscaping and beautification improvements to the area surrounding the existing public boat ramp site.
2. Successful development projects consider a number of different uses and users over time. By investing in a mixed-use development with family homes, food & beverages concepts and an entertainment venue, we maximize the uses of the site for the benefit of many in the community.
3. Planning environmental protection and economic development together is key to preserving the natural resources, wildlife and beauty of the waterfront, while creating an economically feasible project. We will respect the environmental standards of the community, as-well-as the regulations and codes of the City of Fort Pierce.
4. Good neighbors. By fostering an environment of spatial and operational quality and collaborating with the surrounding community we will create an attractive waterfront destination for visitors and residents of Fort Pierce.
5. Connect the Community to the project. By telling the story of the vision of the economic and societal value of this exceptional waterfront site and capitalizing on the exceptional work done by the City of Fort Pierce in the surrounding area, we will create support and excitement for the improvement of this amazing waterfront location.

We understand the importance of a quick site activation to create enthusiasm for this prime waterfront location.

As soon as the site is up and running, we plan to organize cultural events each month such as art and food festivals, fishing contests and kid's events.

These monthly events will be promoted through the City website, social media and local publications.

It is the goal for Fisherman's Wharf to become a destination for family fun and social gatherings to enjoy the waterfront lifestyle. In addition, Fisherman's Wharf will provide a prime living environment for Fort Pierce and Derektor shipyard workforces.



6. DEVELOPMENT TIMELINE



MARINER VILLAGE 
FORT PIERCE



DEVELOPMENT TIMELINE

Our timeline starts when the development agreement between all parties is completed and executed.

The phases of the project include:



PLATTING

Customary requires 9 to 12 months in Broward and Miami-Dade County, but we expect that this phase will go faster in St Lucie County.



SITE PLAN APPROVAL

With a great architectural and engineering this could be done at the same time as the platting, within 4 months after the signature of the development agreement.



DESIGN & CONSTRUCTION DOCUMENTS PREPARATION

Depending on the reactivity and relationship with the Planning & Zoning Board and Building Department, this phase could take up to 6 months.



CONSTRUCTION

Construction of the Duplex project and implementation of the food & beverage tiki spaces, green spaces and fountain.
10 to 12 months required for construction after permit is obtained.



PHASE II

Timing will depend on the progress made with the County, the private landowners and the economic situation at the time.
Construction of the L shaped mixed use building and the overflow parking.
18 to 26 months required for construction.



DEVELOPMENT TIMELINE





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