



**TOWN OF DAVIE  
JOINT WORKSHOP SESSION BETWEEN  
THE TOWN OF DAVIE TOWN COUNCIL AND THE  
TOWN OF DAVIE COMMUNITY REDEVELOPMENT AGENCY  
BOARD ON PUBLIC PRIVATE PARTNERSHIP (P3)  
WORKSHOP MEETING  
NOVEMBER 1, 2017, 4:30 P.M.**

**1. PLEDGE OF ALLEGIANCE**

The meeting was called to order at 4:31 p.m. and was followed by the Pledge of Allegiance.

**2. ROLL CALL**

Present at the meeting were Mayor Paul, Vice Mayor Luis and Councilmembers Caletka, Hattan and Starkey. Also present were Town Administrator Lemack, Deputy Town Administrator Lewis, Assistant Town Administrator Holste, Town Attorney Rayson, Giovanni Moss, Community Development Director and Town Clerk Roig recording the meeting.

**3. PUBLIC/PRIVATE PARTNERSHIP RFP FROM AZUR EQUITIES**

Mr. Moss introduced Kevin Crowder, Economic Development Direct, Redevelopment Management Associates (RMA).

Mr. Crowder said the development site was approximately 24 acres, between Davie Road and Orange Drive and centered on the rodeo ground property, Town Hall property, the Huck Liles property and three acres connecting the streets to the arena. After stakeholder meetings and public input, they determined the goals for the RFP: a Western-themed downtown center, with active uses both daytime and nighttime, and alternatives for a potential Town Hall.

Mr. Crowder said RMA had developed different models to understand how the downtown center would look to a potential developer. He said Azur Equities' proposal was responsive to the RFP elements they developed, addressed their goals and was consistent with the market and feasibility analysis RMA had done.

Bernie Freedman, attorney for Azur Equities, said their vision was a Western-themed village, a cultural and educational facility with museums, food and beverages storefronts, intended to attract residents, students and tourists both during the daytime and nighttime. Mr. Freedman displayed photos of some of Azur's projects and said they understood the importance of working with the community.

Mario Cartaya, architect, displayed renderings of the project, described activity areas and explained how he had developed the concept.

Mr. Freedman introduced Pascal Cohen, President and CEO, Azur Equities. Mr. Cohen said they loved the Town of Davie and this project was all about the Town's lifestyle. It was a link between the past and future and was a statement of what had been accomplished through the heritage of western culture.

Mayor Paul was impressed with the team because they each bring a lot of knowledge, experience and the ability to finance a project of this nature. Mayor Paul was also pleased with the teams' commitment to the Western theme culture for the downtown project. She asked if the construction would be Green and Mr. Freedman said the development team would be as Green-conscious as possible and would consider LEED certification. Mayor Paul suggested putting a roof on the parking garage with solar panels. Mr. Cartaya said they were currently building a parking garage at Port Everglades with solar panels.

Mayor Paul asked about an ice skating rink and Mr. Freedman agreed they needed more attractions other than the rodeo and they would explore ideas as they developed the financing and economic models.

Regarding a new Town Hall, Mayor Paul stated they needed much more than 30,000 square feet and there was another possible location. Mr. Freedman stated they could easily accommodate 80,000 square feet on the proposed site.

Councilmember Caletka had recently attended the National Association of Regional Councils Board in San Antonio and asked organizers how the conference sites were selected. They explained that they desired locations with activities that attendees could access easily after the conference was over for the day. Councilmember Caletka suggested a larger-capacity hotel to accommodate conferences and events. Councilmember Caletka stated he loved the architecture of Mr. Cartaya's hotel design.

Councilmember Starkey thanked the team for incorporating input from the public and Council in the concept and design. She suggested a taller parking garage and perhaps installing a small splash pad in the event grounds near the fountain. Councilmember Starkey liked the idea of a saloon, a hotel and sit-down restaurants.

Vice Mayor Luis stated he believed their downtown had tremendous potential and he really liked the concept.

Mr. Freedman confirmed for Councilmember Hattan that the ground floor of the parking garage could accommodate horse trailers. Mr. Cartaya said the parking garage was centrally located to serve all of downtown. Vice Mayor Luis said in the future, they needed to consider supplying electricity for horse trailers that stayed overnight.

#### 4. **ADJOURNMENT**

There being no further business to discuss and no objections, the meeting was adjourned at 5:33 p.m.

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor/Councilmember

\_\_\_\_\_  
Town Clerk