

CRA RESOLUTION NO. R 2020-025

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA COMMUNITY REDEVELOPMENT AGENCY, SELECTING THE PROPOSAL FROM AZUR EQUITIES FOR THE SURPLUS OF THE MITCHELL PROPERTY (6511 ORANGE DRIVE), AND AUTHORIZING STAFF TO ENTER INTO NEGOTIATIONS TO INCORPORATE THE MITCHELL PROPERTY INTO THE PREVIOUSLY APPROVED PURCHASE AND SALE AGREEMENT AND DEVELOPER'S AGREEMENT WITH FRONTIER VILLAGE, LLC, OWNED BY AZUR EQUITIES FOR THE FRONTIER SQUARE PROJECT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Davie Community Redevelopment Agency ("Davie CRA") has the property currently owned by William D. Mitchell (6511 Orange Drive) under contract for purchase;

WHEREAS, the property is adjacent to the Frontier Square project, a proposed commercial, office, and entertainment complex by Frontier Village, LLC, owned by Azur Equities;

WHEREAS, the Davie CRA conducted a public procurement for the surplus of 6511 Orange Drive pursuant to Florida Statutes related to the disposition of real property in a community redevelopment area;

WHEREAS, the Davie CRA published a public notice requesting proposals regarding the proposed sale of the Davie CRA property pursuant to Section 163.380(3)(a) of the Florida Statutes and received one response from Azur Equities;

WHEREAS, Azur Equities proposes to incorporate the subject property into the Frontier Square project and ensure unfettered access to SW 65 Way;

WHEREAS, the Board of the Davie CRA desires to accept the proposal from Azur Equities for the surplus of 6511 Orange Drive; and

WHEREAS, the Board of the Davie CRA hereby directs staff to enter into negotiations to incorporate 6511 Orange Drive into the previously approved purchase and sale agreement and developer's agreement with Frontier Village, LLC.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DAVIE COMMUNITY REDEVELOPMENT AGENCY.

Section 1. Legislative Findings/Recitals. The above recitals are hereby adopted by the Town of Davie Community Redevelopment Agency as its legislative findings relative to the subjects and matters set forth in this Resolution.

Section 2. The Board of the Davie CRA hereby selects the Azur Equities proposal for the surplus of 6511 Orange Drive.

Section 3. The Board of the Davie CRA hereby directs staff to enter into negotiations to incorporate 6511 Orange Drive into the previously approved purchase and sale and developer's agreements with Frontier Village, LLC.

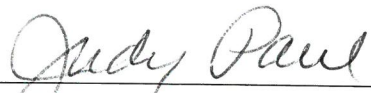
Section 4. Staff will submit the revised purchase and sale and developer's agreements with Frontier Village, LLC for Board consideration at a future Davie CRA meeting.

Section 5. Conflict. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.


Section 6. Severability. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, it is the intent of the Town of Davie Community Redevelopment Agency that such invalidity shall not affect other provisions or applications of the Resolution which can be given effect without the invalid provision or application and, to this end, the provisions of this Resolution are declared severable.

Section 7. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 2<sup>ND</sup> DAY OF DECEMBER, 2020.


  
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CRA Chair  
Davie Community Redevelopment Agency

ATTEST:

  
\_\_\_\_\_  
CRA Board Secretary

APPROVED THIS 2<sup>ND</sup> DAY OF DECEMBER, 2020.

APPROVED AS TO FORM & LEGALITY  
in compliance with Chapter 163, Part III, Florida Statutes  
and the CRA Redevelopment Plan for the use and reliance  
of the Davie Community Redevelopment Agency only

  
\_\_\_\_\_  
CRA Attorney



2875 NE 191 Street, Aventura, FL 33180  
954-765-6264 [www.azurequities.com](http://www.azurequities.com)

October 22, 2020

Town of Davie  
CRA  
Attention: Philip Holste  
6591 Orange Drive  
Davie, Florida 33314

Re: Azur Equities, LLC, a Florida limited liability company ("Azur") offer to Purchase Surplus Property Known As William D. Mitchell (Folio #504127010560) located at 6511 Orange Drive, Davie, FL 33314 ("Mitchell Property")

Dear Mr. Holste:

On behalf of Azur we would like to make an offer to purchase, via assignment of contract, the Mitchell Property for the purchase price of Six Hundred Fifty Thousand and 00/100 Dollars (\$650,000), which amount is currently being held in escrow by Bruce Smoler, Esq.

We are prepared to purchase the Mitchell Property from the Town for purposes of adding it to our Frontier project where we are developing new and exciting commercial space of mixed-use development consisting of office, retail, entertainment, and hotel uses as part of the Frontier Square project. The additional of the Mitchell Property to our current master plan of development of Frontier Square will allow us to optimize density in the development which in turn will deliver relevant long-term additional taxes to the Town.

We are experienced successful developers and have completed the following successful projects in South Florida over the last seventeen years:


1. Main Street Lofts - 4100 Davie Road, Davie FL 33314; a forty- nine (49) unit residential apartment complex with approximately 4,200 square feet of retail which project was completed in 2020.
2. Garden Alley - 420 SE 16th St, Fort Lauderdale, FL 33316; an eight (8) unit townhouse complex completed in 2015.
3. Doral Plaza - 10055 NW 41st St, Doral, FL 33178; a 396,000 square foot retail plaza, the last phase of which was completed in 2020.
4. Lakesquare Mall - 10401 US Highway 441, Leesburg FL 34788; a 620,000 square foot retail center which was purchased and refurbished in 2017.
5. Alliage Lofts - 1428 West Ave, Miami Beach, FL 33139; a twelve (12) unit residential project which was built in 2004.
6. Gateway Center - 2000 NE 36th St, Lighthouse Point, FL 33064; a 37,000 square foot retail complex built in 2003.

As to availability of funding to complete the development, we regularly work with BB&T Bank, now known as Truist Financial, Ocean Bank and Centennial Bank, each of which has shown an interest in working with us to fund the Frontier project which this Mitchell Property will be a part. Additionally, as you can see from the list of completed projects above, we have recently been able to successfully obtain funding for the Main Street Lofts project and Doral Plaza project, both of which were completed this year.

Our affiliated companies have invested heavily into the Davie Road corridor and look forward to the opportunity to add the Mitchell Property to our Frontier project master plan and develop this centerpiece for the revitalized Davie Road corridor.

Should you have any questions regarding our expression of interest, please do not hesitate to contact me.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Sacha Touret', with a long horizontal line extending to the right.

Sacha Touret



# LOCATION MAP - SURPLUS OF 6511 ORANGE DRIVE: UNDER CONTRACT TO DAVIE CRA



Davie Town  
Hall

Mitchell Property  
(Surplus)

Frontier Square  
Entertainment/Retail/Office/Hotel

Orange Drive

Davie Road



Legal Notice – Davie Community Redevelopment Agency

LEGAL NOTICE

NOTICE OF DISPOSAL OF PROPERTY LOCATED IN THE COMMUNITY REDEVELOPMENT AREA BY THE DAVIE COMMUNITY REDEVELOPMENT AGENCY

Notice is hereby given pursuant to Section 163.380(3)(a), Florida Statutes, which the Davie Community Redevelopment Agency (CRA), under contract to purchase real property owned by William D. Mitchell (Folio #504127010560) located at 6511 Orange Drive, Davie, FL 33314, intends to assign the purchase and sale agreement or sell the said property on or after December 1, 2020. A potential buyer has proposed developing commercial space (a combination of entertainment, retail and office uses) on the property as part of the Frontier Square project.

Pursuant to Section 163.380(3)(a), Florida Statutes, prior to disposition of any real property in a community redevelopment area, the community redevelopment agency shall give public notice of such proposed disposition by publication in a newspaper having a general circulation in the community, at least 30 days prior to the execution of any contract to sell, lease, or thereto. The advertisement must invite proposals from, and make all pertinent information available to, private redevelopers or any persons interested in undertaking to redevelop or rehabilitate the community redevelopment area or any part thereof. Such notice shall identify the properties and shall state that proposals must be made by those interested within 30 days after the date of publication of the notice, and that such further information as is available may be obtained at the location designated in the notice. The community redevelopment agency shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out. The community redevelopment agency may negotiate with any persons for proposals for the conveyance of any real property acquired by it in the community redevelopment area. The community redevelopment agency may accept such proposals as it deems to be in the public interest and in furtherance of Chapter 163, Part III, Florida Statutes.

Further, Section 163.380(2), Florida Statutes, requires that such real property be conveyed at a value determined to be in the public interest for uses in accordance with the community redevelopment plan and in accordance with such reasonable disposal procedures as the local government or the community redevelopment agency may prescribe. In determining that the sales price of the real property is in the public interest and that the proposed use is in compliance with the community redevelopment, the local government or the community redevelopment agency will take into account and give consideration to:

1. The long-term benefits to be achieved by the community redevelopment agency based on the proposed use when compared to any potential short-term losses or costs in the disposal of such real property; and

2. The appraised value; and
3. The uses provided for in the community redevelopment plan and any other pertinent redevelopment or land use plans; and
4. The restrictions upon the property, and any covenants, conditions, and obligations assumed by the purchaser of the property.

In the event the sales price of the real property is less than the appraised value, such disposition requires the approval of the governing body of the municipality which approval may only be given following a duly noticed public hearing. Further the community redevelopment agency may provide in any instrument of conveyance to a private purchaser that such purchaser is without power to sell, lease, or otherwise transfer the real property without the prior written consent of the community redevelopment agency until the purchaser has completed the construction of any or all improvements proposed in the response to this advertisement. The community redevelopment agency may require other covenants as part of the conveyance process.

Any party interested in having the purchase and sale agreement assigned or purchasing the property from the CRA listed below for the purposes of redevelopment is hereby notified that sealed proposals to acquire said property must be received on or before 10:00 a.m. on Tuesday, November 17, 2020, by the CRA, Davie Town Hall, 6591 Orange Drive, Davie, Florida, 33314. Proposals received after that date will not be considered. Any such offer must include a description of the proposed development that would be built on the properties, and documentation of the legal ability of the proposer, and availability of funding, to complete the development. Conditions of acceptance of any such proposals may include a right of repurchase of the property at the conveyance price. The CRA may further negotiate terms and conditions of the assignment or purchase of the property. The CRA may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of Chapter 163, Part III, Florida Statutes.

Further information as may be available regarding the foregoing may be reviewed at the Procurement Division, located at 6591 Orange Drive, Davie, Florida, 33314 or by e-mailing Brian O'Connor, Procurement Manager, at [Brian\\_OConnor@davie-fl.gov](mailto:Brian_OConnor@davie-fl.gov).

FOLIO NUMBER:

504127010560

The approximate value of this property is \$1,350,000. The approximate value of the real property, as determined by the Town or its agents, is available at Davie Town Hall, 6591 Orange Drive, Davie, Florida, 33314. Anyone for or against this purchase



and sale agreement assignment or property sale will be given the opportunity to speak at the public hearing.

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THIS BOARD OR COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETINGS OR HEARINGS WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSES MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

*Persons with disabilities requiring accommodations in order to participate should contact the Town Clerk at (954)797-1023 at least five business days prior to the meeting to request such accommodation. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 (voice) or 1-800-955-8771 (TDD).*

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