



TOWN OF DAVIE

Davie Town Hall: 6591 Orange Drive, Davie, Florida 33314 Phone: (954) 797-1000

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA

Town of Davie Council Chambers

6591 Orange Drive

Davie, FL 33314

July 25, 2018

6:00 PM

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. PRESENTATIONS

3.1 P3 UPDATE/TOWN HALL RELOCATION

4. APPROVAL OF CONSENT AGENDA

4.2 MINUTES - JUNE 13, 2018 MINUTES (CRA)

4.3 BID AWARD - A RESOLUTION OF THE TOWN OF DAVIE COMMUNITY REDEVELOPMENT AGENCY, AWARDED ITB #CS 18-79 DEMOLITION OF DAVIE MOOSE LODGE TO THUNDER DEMOLITION, INC. AT A COST OF \$26,000.00; AUTHORIZING THE CRA CHAIR TO EXECUTE THE RESOLUTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

5. DISCUSSION OF CONSENT AGENDA ITEMS

6. OLD BUSINESS

7. NEW BUSINESS

8. SCHEDULE OF NEXT MEETING

9.4 MOVING THE AUGUST 1, 2018 CRA MEETING TO AUGUST 15, 2018

9. CHAIR AND BOARDMEMBER COMMENTS

10. CRA DIRECTOR COMMENTS

11. CRA ATTORNEY COMMENTS

12. ADJOURNMENT

Pursuant to Florida Statute § 286.0105, if a person decides to appeal any decision made by this board, agency, committee, or council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings. For such purpose he or she will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

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 accommodations. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8700 (voice) or 1-800-955-8771 (TDD).

**TOWN OF DAVIE
COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES
LOCATION: TOWN COUNCIL CHAMBERS
6591 ORANGE DRIVE
DAVIE, FL 33328
JULY 25, 2018**

1. PLEDGE OF ALLEGIANCE

The meeting was called to order at 6:02 p.m.

2. ROLL CALL

Present at the meeting were Chair Paul, Vice Chair Luis, Board Members Caletka, Hattan and Starkey. Also present were CRA Executive Director Richard J. Lemack, CRA Interim Director Phillip R. Holste, Deputy Town Administrator Macciano Lewis, CRA Attorney John Rayson, CRA Program Manager Cheryl L. Ellett and Board Secretary, Gillian Esquenazi recording the minutes.

3. PRESENTATION

3.1 P3 UPDATE/TOWN HALL RELOCATION

Interim CRA Director, Phillip R. Holste provided a brief power point presentation and P3 update and Town Hall relocation. A copy of the power point presentation is attached hereto. At the end of the discussion, the CRA Board directed Mr. Holste to move forward with negotiations with Azur Equities to purchase the parcels instead of continuing the P3 process.

4. APPROVAL OF CONSENT AGENDA

Chair Paul asked for a motion to approve the Consent Agenda. Vice Chair Luis made a motion, seconded by Board Member Starkey to approve. In a voice vote, everyone voted in favor. (Motion carried 5-0)

Minutes

4.2 MINUTES – JUNE 13, 2018 - MEETING MINUTES (CRA)

Resolutions

4.3 BID AWARD – A RESOLUTION OF THE TOWN OF DAVIE COMMUNITY REDEVELOPMENT AGENCY, AWARDED ITB #CS-18-79 DEMOLITION OF DAVIE MOOSE LODGE TO THUNDER DEMOLITION, INC. AT A COST OF \$26,000; AUTHORIZING THE CRA CHAIR TO EXECUTE THE RESOLUTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

6. PUBLIC HEARING

7. OLD BUSINESS

8. NEW BUSINESS

9. SCHEDULE OF NEXT MEETING

10. CHAIR OR BOARD MEMBER COMMENTS

Board Member Caletka pointed out that the marquee on SW 43rd Street and Davie Road is damaged and needs to be repaired. He also wanted to commend Assistant Town Administrator/Interim CRA Director Phillip Holste with his great communications with the residents on the Eastside. He asked if Mr. Holste title could be changed from Interim to Director.

COMMUNITY REDEVELOPMENT AGENCY MINUTES
July 25, 2018

11. INTERIM CRA DIRECTOR COMMENTS

- Mr. Holste mentioned a copy of the CRA Community Policing Report and Code Enforcement Report was provided to each of the Board Member's prior to the meeting.

12. CRA ATTORNEY COMMENTS - NONE

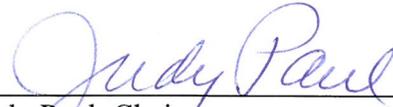
13. REPORT ITEMS - NONE

14. ADJOURNMENT

There being no further business to discuss and no objections, the meeting was adjourned at 6:16 p.m.

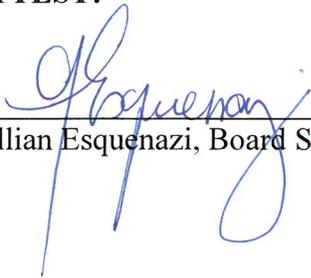
September 6, 2018

Date

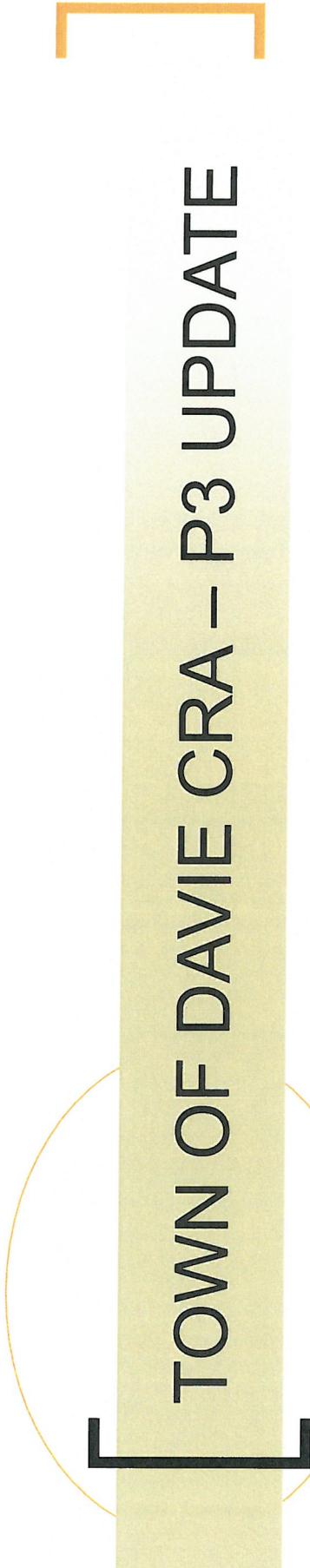


Judy Paul, Chair
Davie Community Redevelopment Agency

ATTEST:



Gillian Esquenazi, Board Secretary



TOWN OF DAVIE CRA – P3 UPDATE

Town of Davie CRA

July 25, 2018 – 6 PM

[P3 INITIAL GOALS]

- **Develop CRA owned property**
 - *Retail/Commercial Development*
- **Better Utilization of the Huck Liles properties**
 - *Maintain open space and event parking*
- **Rebuild/Relocate Town Hall**
 - *Expand Public Space*
 - *Enhance and Compliment Rodeo Ground Events*
- **Focus on our Cowboy/Western Roots – Davie Arena**



WESTERN VILLAGE - OPPORTUNITIES

- **Retail**
 - *Favorable Outlook*
- **Office**
 - *Favorable Outlook*
- **Entertainment**
 - *No existing destination besides Arena*
- **Davie Arena**
 - *Future Improvements*



WESTERN VILLAGE - CHALLENGES

- **Hotel Concept**
 - *STR Report/Condo Hotel Concept*
- **Town Hall**
 - *Different location more viable*
- **Parking Garage**
 - *CRA Contribution*
 - *Impact on Huck Liles*



AZUR EQUITIES PROJECTS

Main Street Lofts

- Residential//Commercial

Main Street Courts

- Residential//Commercial

Main Street Place

- Residential//Commercial

Promenade at Main Street

- Office//Commercial

MAIN STREET DAVIE



Main Street Lofts
4100 DAVIE RD



Main Street Courts
4224 DAVIE RD



Main Street Place
4260 DAVIE RD





Frank Costello Architects, P.A.
Architectural & Land Planning
10000 W. BAYVIEW BLVD., SUITE 100
DAVIE, FL 33314

TOWN OF DAVIE
MAIN STREET
LOFTS - COURTS - PLACE

DEVELOPER
400 DAVIE AVENUE, 11A
400 DAVIE AVENUE, 11A
1001 WEST - IRVING AVE. PROJECT - PHASE 1, 2 & 3
SARAH W. COOPER - IRVING AVE. PROJECT - PHASE 1, 2 & 3



PROMENADE AT MAIN STREET (CURRENT)



East view facing Davie Rd.



North-east view facing corner of Davie Rd. & SW 39th St.



East elevation (facing Davie Rd.)



View of the Plaza at Promenade



Northwest view facing SW 39th St.



Aerial view of corner at Davie Rd. & SW 39th St.

PROMENADE AT MAIN STREET (FUTURE)

[P3 GOALS]

- ✓ **Develop CRA owned property**
 - *Retail/Office Development*
- ✓ **Better Utilization of the Huck Liles properties**
 - *Maintain open space and event parking*
- ✓ **Rebuild/Relocate Town Hall**
 - *Expand Public Space*
 - *Enhance and Compliment Rodeo Ground Events*
- ✓ **Focus on our Cowboy/Western Roots – Davie Arena**



[QUESTION]

Does the CRA Board support negotiating and bringing back for consideration a purchase and sale agreement with Azur Equities for an office/retail concept similar to the Promenade project?

[NEXT STEPS

- Proceed with negotiating the purchase and sale agreement for the CRA property (3 acres).
- Continue discussions regarding the letter of intent for the Water Plant property on Davie Road.