

TOWN OF DAVIE COMMUNITY REDEVELOPMENT AGENCY

CRA RESOLUTION NO. R

A RESOLUTION OF THE TOWN OF DAVIE COMMUNITY REDEVELOPMENT AGENCY ACCEPTING THE LETTER OF INTENT FROM WHITE OAK DEVELOPMENT FOR THE SURPLUS OF CRA PROPERTIES (FOLIO NUMBERS 504127040670, 504127050050, 504127050060, 504127050070, 504127470010 AND 504127470011); AUTHORIZING THE CRA CHAIR TO EXECUTE THE LETTER OF INTENT WITH WHITE OAK DEVELOPMENT; AUTHORIZING CRA STAFF TO NEGOTIATE A PURCHASE AND SALE AGREEMENT AND DEVELOPER'S AGREEMENT WITH WHITE OAK DEVELOPMENT; IF NEGOTIATIONS WITH WHITE OAK DEVELOPMENT ARE UNSUCCESSFUL, AUTHORIZING THE CRA CHAIR TO EXECUTE THE LETTER OF INTENT WITH AFFILIATED DEVELOPMENT; AUTHORIZING CRA STAFF TO NEGOTIATE A PURCHASE AND SALE AGREEMENT OR LEASE AGREEMENT AND DEVELOPER'S AGREEMENT WITH AFFILIATED DEVELOPMENT; IF NEGOTIATIONS WITH AFFILIATED DEVELOPMENT ARE UNSUCCESSFUL, AUTHORIZING THE CRA CHAIR TO EXECUTE THE LETTER OF INTENT WITH SANKOFA AND DOMINION DEVELOPMENT PARTNERS; AUTHORIZING CRA STAFF TO NEGOTIATE A PURCHASE AND SALE AGREEMENT AND DEVELOPER'S AGREEMENT WITH SANKOFA AND DOMINION DEVELOPMENT PARTNERS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Davie Community Redevelopment Agency ("CRA") owns six parcels along Davie Road consisting of 5.6 acres that have been slated for redevelopment .

WHEREAS, on October 2, 2025, the CRA received an unsolicited Letter of Intent (LOI) from Affiliated Development ("Affiliated") to redevelop a portion of the aforementioned CRA property.

WHEREAS, On October 7, 2025, the CRA received an unsolicited Letter of Intent (LOI) from White Oak Development ("White Oak") to redevelop the six (6) parcels.

WHEREAS, as a result of these letters of intent, the Town and CRA conducted a public procurement for the surplus of the six parcels through a notice pursuant to Florida Statutes related to the disposition of CRA real property;

WHEREAS, the Town and CRA published a public notice requesting proposals regarding the proposed sale or lease of the six parcels pursuant to Section 163.380(3)(a) of the Florida Statutes and received one additional LOI from Sankofa and Dominion Development Partners ("Sankofa").

WHEREAS, CRA staff reviewed all three LOIs including the RFI responses and recommends that the CRA negotiate first with White Oak, Affiliated second if White Oak negotiations are unsuccessful and Sankofa third if White Oak and Affiliated negotiations are unsuccessful. Staff's recommendation is based on comparing Affiliated and White Oak's proposals based on 20% workforce housing. In this comparison, White Oak's project pays a higher price based on the net revenue, provides 30 additional public parking spaces and a slightly greater commercial space;

WHEREAS, the Board of the Davie CRA desires to accept the proposed LOI from White Oak for the surplus of CRA parcels (Folio Numbers 504127040670, 504127050050, 504127050060, 504127050070, 504127470010 and 504127470011), authorize the CRA Chair to execute the LOI and direct CRA staff to negotiate a purchase and sale agreement and developer's agreement with White Oak;

WHEREAS, if negotiations with White Oak are unsuccessful, the CRA Chair is authorized to execute the LOI with Affiliated and directs CRA staff to negotiate a purchase and sale agreement or lease agreement and developer's agreement, if necessary with Affiliated; and

WHEREAS, if negotiations with Affiliated are unsuccessful, the CRA Chair is authorized to execute the LOI with Sankofa and directs CRA staff to negotiate a purchase and sale agreement or lease agreement and developer's agreement, if necessary with Sankofa.

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

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 accepts the letter of intent from White Oak Development for surplus and development of the CRA properties (Folio Numbers 504127040670, 504127050050, 504127050060, 504127050070, 504127470010 and 504127470011).

Section 3. The CRA Chair is authorized to execute the letter of intent with White Oak Development.

Section 4. The Board of the Davie CRA hereby directs CRA staff to enter into negotiations on a purchase and sale agreement and developer's agreement with White Oak Development.

Section 5. If the negotiations with White Oak Development are unsuccessful, the CRA Chair is authorized to execute the letter of intent with Affiliated Development and CRA staff is authorized to enter into negotiations on a purchase and sale agreement or lease agreement and developer's agreement with Affiliated Development.

Section 6. If the negotiations with Affiliated Development are unsuccessful, the CRA Chair is authorized to execute the letter of intent with Sankofa and Dominion Development Partners and CRA staff is authorized to enter into negotiations on a purchase and sale agreement and developer's agreement with Sankofa and Dominion Development Partners.

Section 7. **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 Board 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 8. **Conflict.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

Section 9. Effective Date. This Resolution shall take effect on effect immediately upon its passage and adoption.

PASSED AND DULY ADOPTED by the Board of the Davie Community Redevelopment Agency on this _____ day of _____, 2026.



Judy Paul
CRA Chair

Authentication:

Gillian Brewster
Board Secretary

Motion:		
Second:		
Vote	Yea	Nay
Chair Paul		
Vice Chair Luis		
Board Member Whitman		
Board Member Hattan		
Board Member Starkey		

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.

Allan T. Weinthal