



Email Cover Sheet

TO: Phillip R. Holste / Assistant Town Administrator/CRA Director

FROM: Andy Burnham

DATE: 12/10/2025

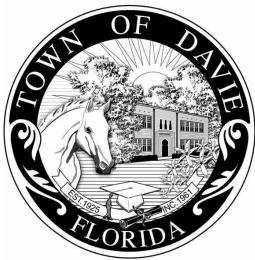
PAGES: 7 (including cover)

RE: **Proposal: Redevelopment of northwest corner of Davie Road and Orange Drive – Request for Information (RFI)**

Comments:

Please see my responses and comments to follow.

Thank you



ADMINISTRATION DEPARTMENT
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PHONE: 954.797.1030 • FAX: 954.797.2061 • WWW.DAVIE-FL.GOV

Sent via email to: aburnham@whiteoakfl.com

November 20, 2025

Andy Burnham
President and CEO
White Oak Development

Re: Proposal: Redevelopment of northwest corner of Davie Road and Orange Drive – Request for Information (RFI)

Dear Mr. Burnham,

On behalf of the Town of Davie (“Town”) and the Davie Community Redevelopment Agency (“CRA”), thank you for your proposal dated October 2, 2025 to redevelop CRA property at the northwest corner of Davie Road and Orange Drive. The Town and CRA advertised the surplus or disposal of CRA owned properties after receiving two letters of intent to redevelop these properties. Per Florida Statutes, the Town and CRA were required to offer other entities the opportunity to submit proposals for the redevelopment of these properties. The public notice for this disposal was published online October 8, 2025 and in the Sun-Sentinel October 11, 2025. The closing date for submittals was November 12, 2025 at which time the Town and CRA were in receipt of three (3) proposals. Therefore, the Town and CRA are contacting all parties through a Request for Information (“RFI”) to clarify the submittals.

This RFI is being sought strictly for the purpose of gaining knowledge of the proposed scope and corresponding costs and should not be construed as intent, commitment, or promise to award a contract.

Please provide a response to the following questions or comments:

1. How does White Oak propose to address the existing environmental conditions on the southeastern ¼ acre of the property? Potential options include leaving the property as open space (without habitable space) or installing environmental controls as directed by Broward County and the State of Florida.

Response: *We are currently planning to cap/cover the environmental conditions on the southeastern +/- 0.25 acre portion of the property as open space in the proposed public plaza. We will perform more detailed investigation into remediation options and will coordinate with the Town on an acceptable structure for both parties.*

2. Is White Oak seeking development incentives based on its current letter of intent? If so, please provide full details of said request including the timing of incentives payment.

Response: We are requesting a waiver of the Town's Parks & Recreation impact fee in consideration for the open space/public art area.

3. White Oak proposes 20% of the project to be affordable housing (120 or less AMI).
 - a. Would White Oak consider adding affordable units above the 20% figure and if so, what incentives would White Oak seek for each unit above 20%? **We propose to keep the affordable percentage at 20%**
 - b. Is there a maximum percentage of affordable units that White Oak would consider? **20%**
 - c. What would be the proposed timing of incentive payments relative to affordable housing above the proposed 20%? **Not applicable.**
 - d. For any affordable housing, what is the term that these units will be restricted to affordable? Current town code is 20 years. **We propose using the same Declaration of Restrictive Covenant as SaddleBridge with a 20-year term.**
4. What is the approximate size in square footage of the open space/public art area? What is White Oak's proposed ownership for this property, i.e., would White Oak, the CRA, or the Town be the owner?

Response: The open space/public art area in front of the residential building along Davie Rd. is approximately 9,000 sq. ft. The open space/public art area between the residential building and retail is approximately 16,000 sq. ft. Total amount of area proposed is approximately 25,000 sq. ft. (SEE ATTACHED SKETCH A.) We currently envision retaining ownership to the open space area but are open to discussing alternative structures with the Town.

Clarify the unit configuration in your proposed project as it was unclear the number of studio, 1-,2-, and 3-bed rooms proposed. In addition, please provide a key for the units referenced on the conceptual site plan. This is necessary to gain a better understanding of the necessary parking.

Response: The proposed residential building is comprised of 132-1BR units, 96-2BR units, and 12-3BR units for a total of 240 residential units. There are approximately 490 spaces in the parking garage (390 for the residential and 100 for the public) and 100 surface parking spaces for the retail.

These numbers may change slightly and will not be finalized until final site plan approval, but the intent is to maintain similar parking ratios to SaddleBridge.

5. For the proposed temporary parking agreement, is that agreement in reference to construction parking and if so, what is the proposed compensation for the construction parking?

Response: We would request a similar construction parking arrangement to SaddleBridge, south of the current parking area (SEE ATTACHED EXHIBIT B). We would suggest \$8,000/month rate with the first 3 months at no charge to account for not being able to utilize the garage parking area due to the acceleration of the garage construction.

6. Would White Oak consider accelerating the construction of the parking garage whereby it would be open by July 2027? We understand that certain guarantees may be necessary for this commitment and we are willing to discuss this concept during negotiations.

Response: We will work with the Town to develop a plan to expedite the parking garage once the construction starts. This will ultimately be dictated by the approval, plat, and construction timeline. We anticipate working with the Town staff to develop a plan to expedite the turnover.

7. Does this project propose access to SW 65 Avenue, which is not constructed south of SW 43 Street?

Response: We propose to use the existing SW 65 Ave. roadway between the new city hall location and the parking garage location for access and also use Orange Drive for entry into the parking garage.

8. Please share any commitments that you may have for tenant space including the restaurant(s).

Response: We have spoken with several restaurant groups that have shown interest in the location but do not have any formal commitments. Most groups need the development process to be further along before moving forward with meaningful discussions.

9. Are you willing to bond or make other financial commitments related to meeting the project timeline?

Response: No. We don't believe they are currently warranted.

10. For the public parking spaces, please address the following questions

- a. Will White Oak be charging a parking fee for the public parking spaces or is that the decision of the CRA/Town? **No, see below for more detail.**
- b. If the CRA/Town desire to charge parking in the future for its public parking, will White Oak permit this program? **Yes**
- c. Does White Oak anticipate the Town paying a maintenance fee, capital costs, etc. for the maintenance and any capital expenses related to the

parking garage after its construction? Yes, see below for more detail.

Response: We will provide the CRA/Town a license/access agreement for the proposed public parking spaces in the garage. As part of a Reciprocal Easement and Operating Agreement (“REA”) the CRA/TOWN will be responsible for their % of costs associated with the public parking garage spaces.

11. Is there any consideration for renewable energy or environmental elements i.e. solar, design features etc.?

Response: We will develop the residential project under the FGBC (Florida Green Building Council) or NGBS (National Green Building Standards) guidelines and achieve bronze/silver certification.

Please email your response to the questions and comments to pholste@davie-fl.gov by Wednesday, December 10 at 5:00 PM.

Should you have any questions, do not hesitate to contact me at 954-797-1041 (office), or 954-461-0123 (cell).

Sincerely,



Phillip R. Holste
Assistant Town Administrator/CRA Director

EXHIBIT A

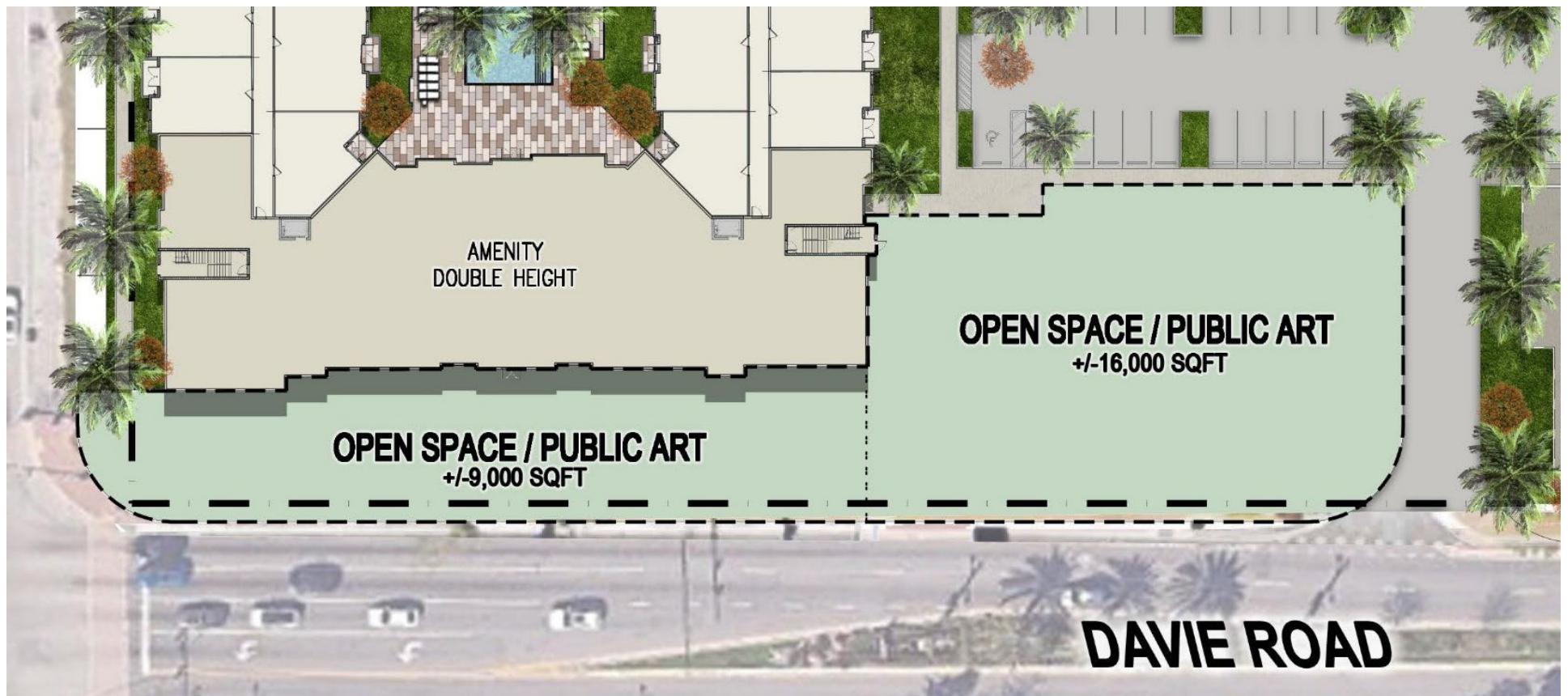


EXHIBIT B



WHITE OAK
DEVELOPMENT

DAVIE - PHASE 2



MSA
ARCHITECTS
ARCHITECTURE & PLANNING

CONCEPTUAL COLORED SITE PLAN

DATE : 12/03/2025

N.T.S.

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