

DAVIE, FLORIDA

RESOLUTION NO. R

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, RATIFYING AND APPROVING THE LETTER OF INTENT BETWEEN THE TOWN OF DAVIE COMMUNITY REDEVELOPMENT AGENCY AND WHITE OAK DEVELOPMENT FOR THE SURPLUS OF CRA PROPERTIES (FOLIO NUMBERS 504127040670, 504127050050, 504127050060, 504127050070, 504127470010 AND 504127470011); AUTHORIZING THE MAYOR TO EXECUTE THE LETTER OF INTENT WITH WHITE OAK DEVELOPMENT; AUTHORIZING TOWN 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 MAYOR TO EXECUTE THE LETTER OF INTENT WITH AFFILIATED DEVELOPMENT; AUTHORIZING TOWN 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 MAYOR TO EXECUTE THE LETTER OF INTENT WITH SANKOFA AND DOMINION DEVELOPMENT PARTNERS; AUTHORIZING TOWN STAFF TO NEGOTIATE A PURCHASE AND SALE AGREEMENT AND DEVELOPER'S AGREEMENT WITH SANKOFA AND DOMINION DEVELOPMENT PARTNERS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; 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 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 their 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 Town Council of the Town of Davie desires to ratify and approve the CRA's acceptance of the proposed LOI from White Oak for the surplus of CRA parcels (Folio Numbers 504127040670, 504127050050, 504127050060, 504127050070, 504127470010 and 504127470011), authorize the Mayor to execute the LOI and direct Town staff to negotiate a purchase and sale agreement and developer's agreement with White Oak;

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA THAT:

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

Section 2. The Town Council of the Town hereby ratifies and approves the letter of intent between the Town of Davie Community Redevelopment Agency and White Oak Development for the surplus and development of the CRA properties (Folio Numbers 504127040670, 504127050050, 504127050060, 504127050070, 504127470010 and 504127470011).

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

Section 4. The Town Council of the Town of Davie hereby directs Town 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 Mayor is authorized to execute the letter of intent with Affiliated Development and Town staff is authorized to enter into negotiations on a purchase and sale agreement or lease agreement and developer's agreement with Affiliated Development.

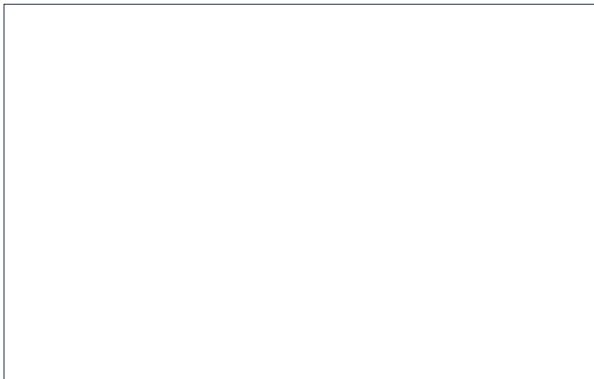
Section 6. If the negotiations with Affiliated Development are unsuccessful, the Mayor is authorized to execute the letter of intent with Sankofa and Dominion Development Partners and Town staff is authorized to enter into negotiations on a purchase and sale agreement and developer's agreement, if necessary, 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 Town Council 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 immediately upon adoption.

PASSED AND DULY ADOPTED by the Town of Davie Town Council on this _____ day of ___, 2026.



Mayor Judy Paul

Authentication:

Evelyn Roig
Town Clerk

Motion:		
Second:		
Vote	Yea	Nay
Mayor Paul		
Vice Mayor Whitman		
Councilmember Hattan		
Councilmember Starkey		
Councilmember Luis		

Approved by the Town Attorney
as to form and legal sufficiency:

Allan T. Weinthal