

Sale or Lease of Davie CRA Properties

Northwest Corner of Davie Road and Orange Drive



Sankofa
Group



D O M I N I O N

Prepared By :
**Sankofa Group LLC
& Dominion
Development
Partners**

Proposal For :
Town of Davie

1. Executive Summary

Sankofa Group, LLC and Dominion Development Partners submit this proposal to acquire approximately 5.69 acres within the Town of Davie for the creation of Frontier Village (“The Village”) — a purpose-built, mixed-use community designed exclusively for university professors, administrators, faculty, staff, and students affiliated with Nova Southeastern University (NSU) and Broward College. It seeks to be a next-generation, mixed-use academic village designed to embody Davie’s enduring frontier spirit while advancing its role as South Florida’s center of higher education and innovation.

Anchored by four major higher-education institutions, Davie occupies a unique position as an academic epicenter serving twenty thousand students, faculty, and staff. The Town’s 2023 and 2024 CRA Annual Reports emphasize the importance of redeveloping underutilized land, increasing housing options, and enhancing infrastructure within the CRA’s Western Theme District —precisely the area where Frontier Village will be located.

This proposal directly supports Davie’s economic and academic vision by addressing the documented shortage of university-level housing and creating a walkable, sustainable, and community-oriented environment. The overall goal is to develop attainable and workforce housing units for university faculty, staff, and students (both undergraduate and graduate) in a manner that provides affordable housing, pursues sustainability, all while paying homage to the unique architectural aesthetics of the Town of Davie.



The Village aligns with these goals by transforming a currently underused site (of the 6-parcel assemblage) into a vibrant, transit-accessible, and pedestrian-friendly village that complements the CRA's long-term goals. The project's inclusion of workforce and attainable housing directly supports the CRA's stated mission to "increase housing options, improve infrastructure, and foster partnerships that enhance quality of life."

The Village will introduce a walkable and sustainable community that celebrates Davie's Western heritage through thoughtful design, material authenticity, and public spaces. This development serves as both an economic catalyst and a community connector, transforming underutilized land into a thriving hub for education, collaboration, and quality living.

Sankofa Group and Dominion's partnership envisions a purpose-built environment for University and broader academic workforce, designed to address the documented shortage of attainable housing options and support the Town's vision for sustainable, mixed-use redevelopment that benefits residents, students, and the broader community alike.



2. Project Narrative

The Village represents a forward-thinking approach to academic and community living — where education, culture, and innovation converge. Designed for those who contribute to Davie's academic ecosystem, the development provides accessible housing and amenity-rich environments that promote engagement, well-being, and a strong sense of community.

The project reimagines the traditional university housing model into a community-integrated living-learning village, blending residential, retail, and collaborative spaces to support academic excellence and workforce stability.

The development will feature 197 residential units designed to accommodate the needs of university-level residents, complemented by 26,843 square feet of ground-floor retail, co-working, and learning spaces.



Conceptual Key Components:



Residential units with studio, one-, two-, and three-bedrooms designed for flexibility and affordability.



Pedestrian-focused design with open courtyards, shaded walkways, and outdoor gathering spaces.



Commercial/Retail Space with ground-floor activation, including cafés, study lounges, co-working studios, and small-format retail.



Sustainable building practices with energy-efficient systems.



Community Amenities: Rooftop lounge, wellness and fitness center, collaborative study areas



Architecture reflecting Davie's western heritage and natural materials palette.



Parking: 109 structured spaces integrated within the building footprint to maintain walkability and reduce visual impact.

Positioned near the educational core of Nova Southeastern University, Florida Atlantic University Davie Campus, Broward College, and UF's IFAS Research & Education Center, Frontier Village sits at the nexus of Davie's higher education corridor.

The project's location supports transit-oriented development principles — connecting seamlessly to the Davie Road Phase III improvements, local transit routes, and trail systems that serve pedestrians, cyclists, and equestrians.





3. Economic & Community Impact

With more than 13,000 NSU students living off-campus and no purpose-built student or faculty housing developments currently in the Town, Frontier Village will help relieve critical pressure on the local housing market. It provides attainable, workforce-oriented residences that strengthen Davie's academic retention and attract professional talent.

Job Creation and Fiscal Impact

Frontier Village will generate substantial fiscal and employment benefits, including construction and permanent jobs and expanded taxable value for the Town. Additional highlights include:

- **Permanent Employment:** New retail and property management positions.
- **Tax Base Expansion:** Increased ad valorem revenue through redevelopment of currently underutilized land.
- **Local Economic Stimulus:** Activation of Davie Road retail corridors and support for small business growth.

The Village is designed as a publicly engaging environment, not a gated enclave. The inclusion of ground-floor retail, open courtyards, and shaded public plazas ensures integration into the daily life of Davie residents, visitors, and students alike.

We envision the development will host community events, artisan markets, and wellness programs that foster collaboration between academic institutions and the local population.



4. Design & Development Plan

Designed by Modis Architects, Frontier Village channels Davie's Western vernacular through a contemporary lens. Great consideration was given to design elements to remain consist with Davie's theme with materials such as reclaimed timber and stone façades reflecting traditional craftsmanship. We included wide boardwalks and shaded colonnades to encourage pedestrian flow and warm, earth-toned colors that complement Davie's landscape. Finally, layered rooflines and metal accents inspired by historic barn and ranch structures provide a finishing touch.

Vehicle access is carefully integrated to reduce congestion and preserve the pedestrian experience. Internalized parking and controlled curb cuts minimize street impact while maintaining accessibility for residents and visitors.

5. Financial Offer & Capacity

Based on our comprehensive financial due diligence and underwriting of the proposed development program, we have identified and evaluated a diverse range of funding sources that can be effectively utilized to finance both the land acquisition and subsequent project development. These include traditional capital market instruments as well as alternative and innovative financing mechanisms which may encompass public or private bond financing, tokenization, and peer-to-peer investments.

Our team maintains established relationships with a network of financial institutions, private equity firms, and alternative asset managers, enabling us to structure capital strategies that optimize cost of funds and risk exposure. This flexibility allows us to tailor financing strategies to market conditions and project timelines. Furthermore, we have demonstrated proficiency funding strategies to ensure project feasibility. Notably, our project “The Contemporary”, a successful specialized living project undertaken and completed amid the Covid-19 pandemic, was achieved in large part due to our established relationships and specialized knowledge; key attributes which allowed us to adapt during one of the most challenging markets and development conditions in recent history.

This multifaceted approach not only speaks to our financial acumen but also reinforces our capacity to access and manage complex funding structures necessary for large-scale real estate developments. Through prudent financial management, robust underwriting, and capital sourcing, we are uniquely positioned to secure the necessary capital to acquire the subject property and bring the proposed development to successful realization.

Offer for 6 parcels: \$4,552,000

6. Team Qualifications & Experience

The principals of Sankofa and Dominion bring extensive experience in higher-education and workforce-oriented housing. Collectively, they have served as part of development and advisory teams responsible for obtaining approvals for over eight thousand student and workforce housing units across South Florida. Their work has led to the delivery of faculty and student residences that balance quality, affordability, and long-term community integration. Drawing on this depth of experience, the team has consistently advanced projects that create attainable housing opportunities for university faculty, administrators, and students while maintaining financial feasibility and architectural integrity aligned with each community's character.

Modis Architects is a Miami-based design firm with deep expertise in both residential and mixed-use housing. Their portfolio reflects decades of experience working across public and private sectors—in particular on workforce, affordable, and faculty/student housing communities. Modis brings the practical experience, design sensibility and delivery strength needed to realize a high-quality, university-oriented housing community in Davie that honors the Town's western aesthetic and academic ambitions.



D O M I N I O N



Copyright © | MODIS ARCHITECTS, LLC | All Rights Reserved

4955 SW 75th Avenue
Miami, Florida 33155
T. 786.879.8882
F. 786.350.1515

www.modisarchitects.com

7. Conclusion

Frontier Village is more than a development — *it's a partnership in progress.*

By aligning private-sector innovation with the Town of Davie's educational and cultural heritage, Sankofa and Dominion aim to create a timeless community that honors tradition, embraces sustainability, and champions education as a cornerstone of growth.

With its blend of attainable housing, academic connectivity, and authentic design, The Village will stand as a living legacy — a model for how thoughtful, character-driven development can enrich both people and place.

Prepared by:

Sankofa Group, LLC
Dominion Development Partners
info@sankofagroupfl.com
305.733.0230

Attachment A: Conceptual Rendering, Site Plan and Floor Plans

ATTACHMENT A



modis
architects

Copyright © 2025 Modis Architects, LLC. All Rights Reserved.

4801 West 75th Avenue
Miami, Florida 33150
T: 786.678.8800
F: 786.250.3333
www.modisarchitects.com

PROJECT #25137
11-03-2025

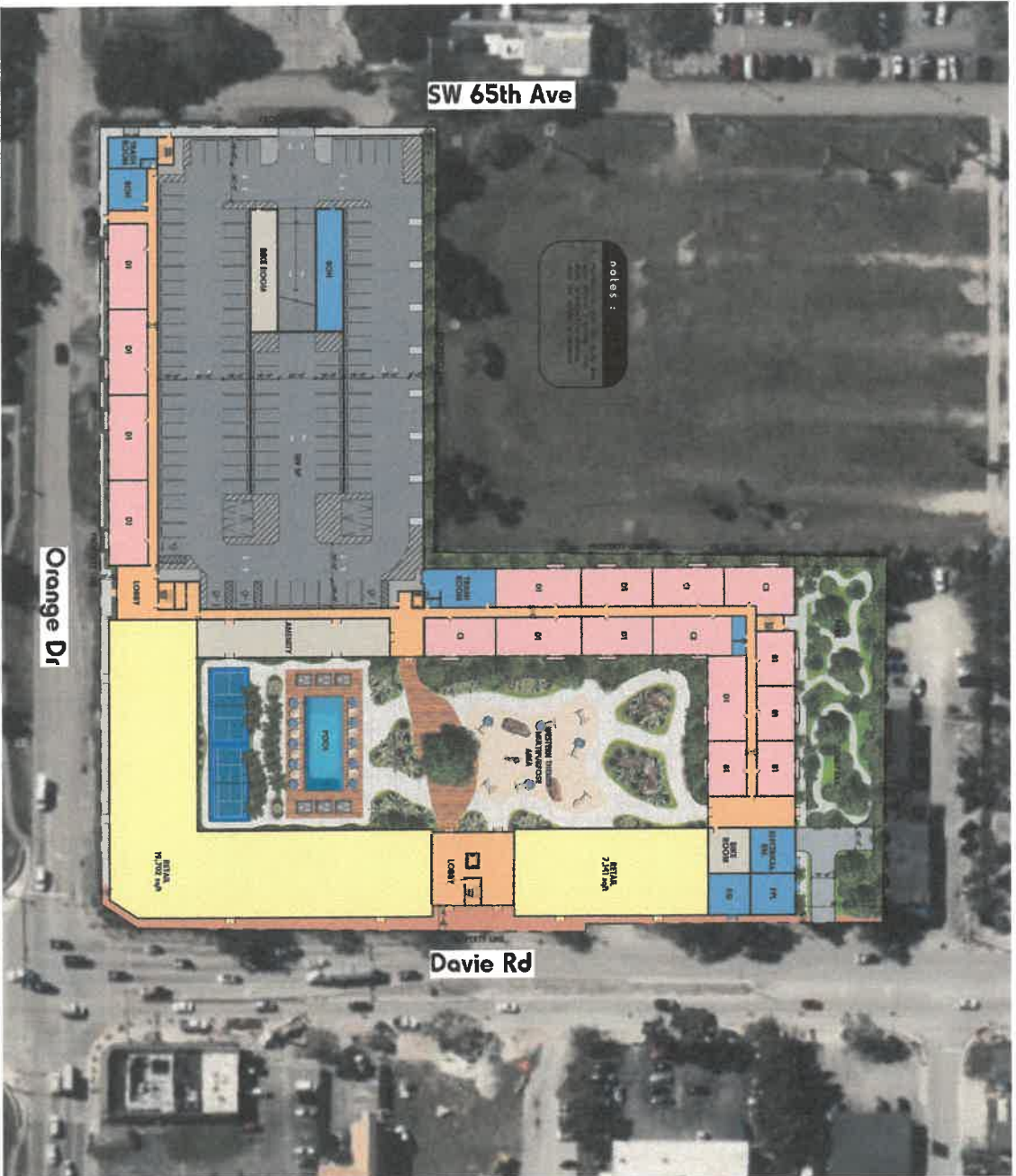


49101 507 7211 Avenue
Maple, Florida 33130
E-mail: info@moda
P: 781-558-1515
www.modaarchitects.com

COLORED SITE PLAN
TOWN OF DAVIE
DAVIE ROAD DAVIE, 33314, FL

PROJECT #25137
11-03-2025

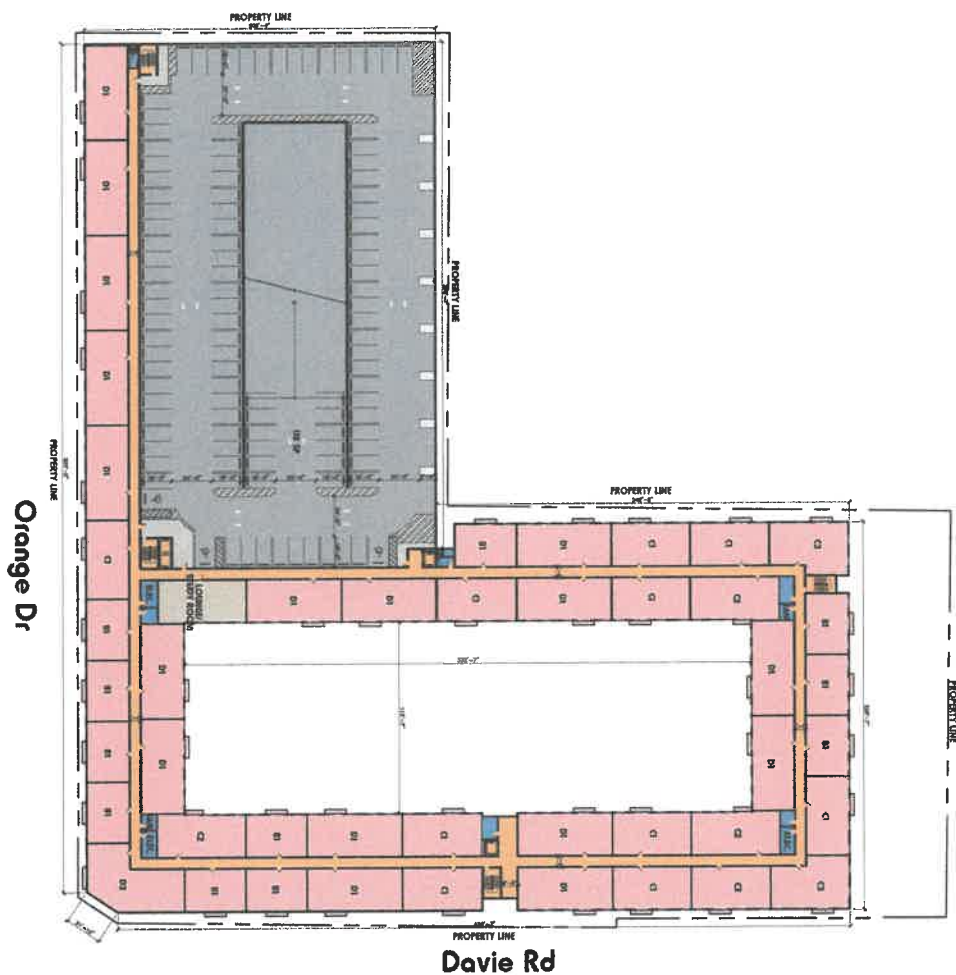
BACK OF HOUSE



[illegible]

[illegible]

SW 65th Ave





Copyright © 2025 Modis Architects, LLC. All Rights Reserved.

4006 SW 75th Avenue
Davie, Florida 33186
Tel: 954-944-1100
Fax: 954-944-1101

www.modisarchitects.com

RENDER 1

TOWN OF DAVIE

DAVIE ROAD DAVIE, 33314, FL

PROJECT #25137

11-03-2025



Copyright © 2025 modis architects, LLC. All rights reserved.

1850 9th Ave, Suite 200
Miami, Florida 33135
Tel: 305.455.1850
Fax: 305.455.1851
www.modisarchitect.com

RENDER 2
TOWN OF DAVIE
DAVIE ROAD DAVIE, 33314, FL

PROJECT #25137
11-03-2025



Copyright © 2025 modis architects, LLC. All Rights Reserved.

4445 5th Avenue
Davie, Florida 33314
P: 954.879.8807
F: 954.879.8551
www.modisarchitects.com

RENDER 3
TOWN OF DAVIE
DAVIE ROAD DAVIE, 33314, FL

PROJECT #25137
11-03-2025