

Sale or Lease of Davie CRA Properties

Northwest Corner of Davie Road and Orange Drive



**Sankofa
Group**

DOMINION



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

Proposal For:
Town of Davie

December 8, 2025

Phillip R. Holste via email at pholste@davie-fl.gov
Assistant Town Administrator/CRA Director
Town of Davie, FL
8800 SW 36th Street
Davie, FL

Re: Sankofa Group LLC and Dominion Development Partners Proposal for the Redevelopment of northwest corner of Davie Road and Orange Drive- Response to RFI.

Dear Mr. Holste:

Below are our responses to the RFI. Our responses are provided in bold.

1. There are existing environmental conditions on southeastern $\frac{1}{4}$ acre of the property. How does this proposal intend to address this? 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 anticipate implementing the appropriate environmental controls in direct coordination with Broward County and the State of Florida. Based on our preliminary due diligence, we believe this approach is the most efficient and responsible path to deliver the project as designed. Should any unexpected conditions emerge, we will address them proactively to ensure the site remains fully developable.

2. The proposal states the scope is limited to 197 residential units (studio, 1, 2, and 3-bedroom configurations) and 26,843 square feet of ground floor retail, co-working, and learning spaces. The site plan indicates these units are only student housing. Please clarify if the units are exclusively for student housing.

Response: Yes. The residential program is designed exclusively for students, faculty, and staff. Our intent is to support the academic ecosystem within the Town by providing high-quality housing that directly serves those who contribute to the educational institutions in Davie. Should the Town desire a different curation, we would want to better understand what the Town is looking for.

1. Does this proposal include collaborations with the South Florida Education Center (SFEC) consisting of UF, Broward College, FAU, NSU, and McFatter Tech for student housing contracts?

Response: Yes. This project is being structured to serve the full South Florida Education Center network. Our team is planning for direct coordination with UF, Broward College, FAU, NSU, McFatter Technical College, and other institutions within the Town's educational hub.

2. Please provide a clear proposed conceptual and site plan as the ones provided are blurry.

Response: Please see the updated conceptual and site plans attached for clarity.

3. The Town is seeking a public/private partnership to utilize at least 100 parking spaces for the use of the Town Hall site. Can this be included in the proposal?

Response: We are open to incorporating up to 100 parking spaces for Town Hall use within the structure. This would need to be mutually structured to ensure operational and financial feasibility for both parties. We welcome the opportunity to discuss terms that create a true public–private partnership benefit.

4. Does this project offer access to SW 65th Avenue, which is not constructed south of SW 43 Street?

Response: Yes. The project anticipates access from SW 65th Avenue. While the roadway is constructed but not yet dedicated, we are prepared to make the necessary improvements and coordinate dedication as required to properly serve the development.

5. The Cover sheet states, “sale or lease,” but the proposal only includes a purchase option. Is there an intent to lease?

Response: We are open to a long-term lease structure should that align with the Town's objectives — particularly if the Town wishes to integrate public parking or other municipal needs. We are flexible in structuring the transaction to produce the strongest overall outcome for the Town and the CRA.

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Response: Yes. The project anticipates access from SW 65th Avenue. While the roadway is constructed but not yet dedicated, we are prepared to make the necessary improvements and coordinate dedication as required to properly serve the development.

7. The Cover sheet states, "sale or lease," but the proposal only includes a purchase option. Is there an intent to lease?

Response: We are open to a long-term lease structure should that align with the Town's objectives — particularly if the Town wishes to integrate public parking or other municipal needs. We are flexible in structuring the transaction to produce the strongest overall outcome for the Town and the CRA.

8. Is Sankofa 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: Yes. Based on our current letter of intent, we anticipate seeking development incentives that are customarily available for catalytic mixed-use projects within redevelopment districts. These include a major construction grant for eligible hard costs, impact fee relief, and tax increment financing. We will follow the standard timing protocols (e.g., impact fees at permit issuance, TIF post-development, etc.) and can provide a detailed incentive schedule as the agreement progresses.

9. The Town of Davie has an inclusionary housing ordinance whereby projects with 100 units or more must provide 20% of the project units as affordable housing. Does Sankofa's proposal include affordable housing and if so, what are the details.

Response: Yes. The project will comply with the Town's inclusionary housing requirements by providing 20% of the units at or below 120% of AMI or by otherwise contributing the contribution in lieu for such units.

10. Clarify the unit configuration in your proposed project as it was unclear the number of studio, 1-2, and 3-bedrooms 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 residential program consists of 48 two-bedroom units, 70 three-bedroom units, and 79 four-bedroom units. We will have our architect provide an updated key and corresponding plan sheets to assist the Town in its parking and density review.

11. How does Sankofa propose to address construction parking? Will it seek parking from the Town and/or CRA and what compensation would be proposed?

Response: Given our phased development strategy, we do not currently anticipate using Town- or CRA-owned property for construction parking. Should site-logistics or sequencing evolve, we would be happy to discuss coordinated solutions and appropriate compensation to ensure minimal disruption.

12. Please provide a proposed timeline and schedule for the project.

Response: Please see the attached project timeline and schedule.

13. Please share any commitments that you may have for tenant space including restaurants.

Response: At this stage, we do not have executed tenant commitments. These discussions typically commence once the site is under contract and entitlement certainty is established.

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

Response: We are open to discussing reasonable financial commitments tied to project performance. That said, we note that project timelines are frequently influenced by permitting, review cycles, and other governmental processes outside the developer's control. Any performance structure should recognize that reality.

15. The Project is 5 stories which exceeds Davie Town Code (limited to 4 stories including code incentives). Would Sankofa be seeking a variance or can it reduce the project to 4 stories? If the Project is modified to 4 stories, how does it impact the residential units and/or commercial square footage.

Response: Our current program anticipates a code modification to allow a five-story structure, which enables the project to deliver the appropriate mix of housing and ground-floor commercial uses necessary for long-term economic viability. Reducing the project to four stories would materially diminish both the residential yield and the commercial program. Nonetheless, we are prepared to explore alternatives with Town staff if directed.

16. Can you provide examples of other mixed use projects completed in South Florida by Sankofa?

Response: Below is a sample of projects that the Principals of Dominion and Sankofa have been part of.

Lapis



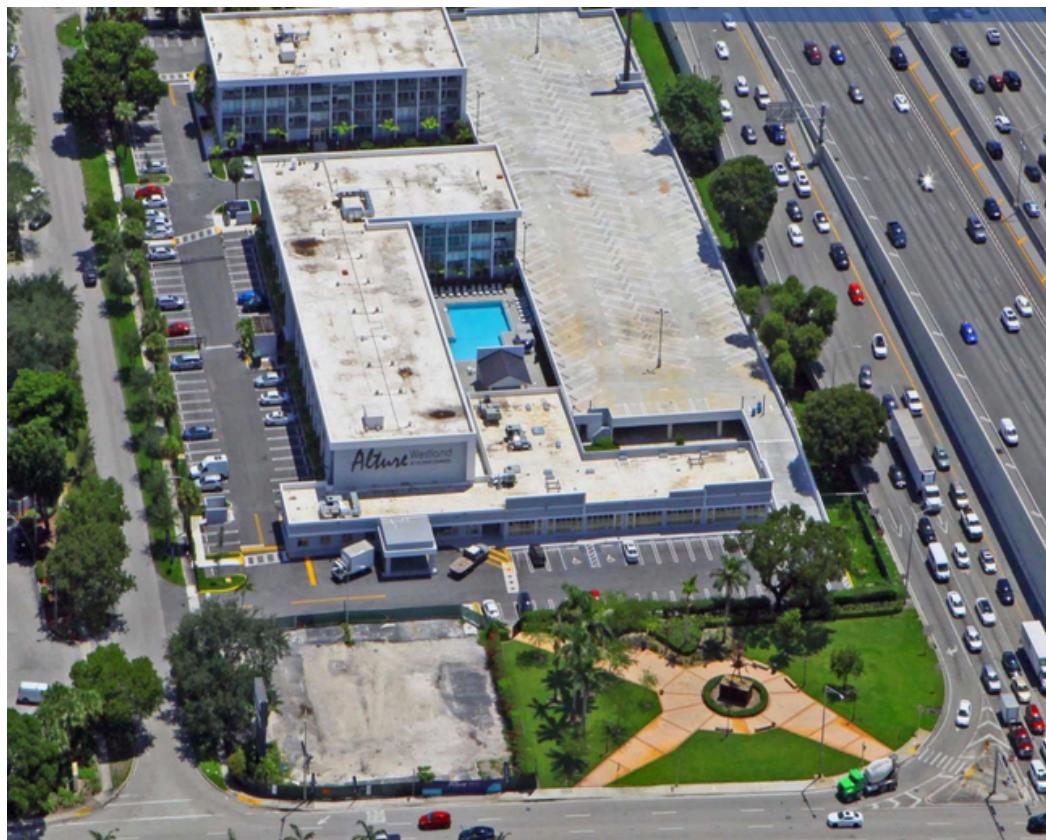
20 story - 868 Student Housing Beds
Florida International University
Sweetwater, Florida

The One at University City



20 story - 1,086 Student Housing Beds
Florida International University
Sweetwater, Florida

Altura Westland



251 Class-A Multifamily Units
5,500 sq. ft. Commercial
2,036 sq. ft. Commercial outparcel
Hialeah, Florida

Flamingo Village Hialeah Park



12.9 Acre Site
343 Multifamily Units
Hialeah, Florida

Proposed Timeline

Task	Type	Start Date	End Date
Entitlement Completion	Entitlements	2026-01-01	2026-11-30
Construction Documents (CDs)	CDs	2026-09-01	2027-03-31
Permitting	Permitting	2027-01-01	2027-08-31
Construction Start	Construction	2027-08-01	2027-08-01
Sitework & Foundations	Construction	2027-08-01	2027-12-31
Podium & Garage	Construction	2027-12-01	2028-05-31
Residential Vertical Construction	Construction	2028-05-01	2029-04-30
Retail + Amenities Buildout	Construction	2028-12-01	2029-06-30
MEP Commissioning & Inspections	Inspections	2029-04-01	2029-08-15
TCO	Inspections	2029-08-01	2029-08-01
Move-In / Opening	Leasing/Operations	2029-08-15	2029-08-15
Stabilization	Leasing/Operations	2029-08-15	2029-12-31

