



ADMINISTRATION DEPARTMENT

6591 ORANGE DRIVE • DAVIE, FLORIDA 33314

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

Sent via email to: nrojo@affiliateddevelopment.com

November 20, 2025

Nicholas Rojo
President
Affiliated Development LLC

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

Dear Mr. Rojo,

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 Affiliated 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.
2. Affiliated’s letter of intent states that it is seeking development incentives? If so, please provide full details of said request including the timing of incentives payment.

3. Affiliated proposes 50% of the project to be affordable housing (120% AMI or less).
 - a. Would Affiliated consider adding affordable units above the 50% figure and if so, what incentives would Affiliated seek for each unit above 50%?
 - b. Is there a maximum percentage of affordable units that Affiliated would consider?
 - c. If Affiliated reduced the amount of affordable units below the 50% figure, potentially to 20% (the minimum amount permitted by Town code), what would be the incentive reduction for each unit below 50%?
4. What is the approximate size in square footage of the plaza/art sculpture area? What is Affiliated's proposed ownership for this property, i.e., would Affiliated, the CRA, or the Town be the owner?
5. 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.
6. How does Affiliated propose to address construction parking? Will it seek parking from the Town and/or CRA and what compensation would be proposed?
7. Would Affiliated 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.
8. Please confirm that Affiliated would be responsible for constructing the 33-space retail parking on the north side of the project.
9. Does the concept plan include residential units on top of the ground floor retail and resident amenity/leasing lobby?
10. For Section 7. Lease Payments, what are the customary adjustments referenced in this section? Will Affiliated be responsible for all property taxes, including land and building, for this project?
11. Does this project propose access to SW 65 Avenue, which is not constructed south of SW 43 Street?
12. Item 15 of the LOI, "Financial Closing", states that after the required conditions are met, the financial closing can occur no later than 5 years after the approval date subject to Force Majeure. Can you clarify if this means a Force Majeure can delay the financial closing up to 5 years or that the closing can occur within 5 years and then can still be subject to a Force Majeure.
13. Please provide a proposed timeline and schedule for the project.
14. Would you consider purchasing the property in lieu of leasing the property and what would be the proposed purchase price?
15. Please share any commitments that you may have for tenant space including the restaurant(s).
16. Are you willing to bond or make other financial commitments related to meeting the project timeline?

17. For the public parking spaces, please address the following questions
 - a. Will Affiliated be charging a parking fee for the public parking spaces or is that the decision of the CRA/Town?
 - b. If the CRA/Town desire to charge parking in the future for its public parking, will Affiliated permit this program?
 - c. Does Affiliated 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?
18. Is there any consideration for renewable energy or environmental elements i.e. solar, design features etc.?

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