



**ADMINISTRATION DEPARTMENT**  
6591 ORANGE DRIVE • DAVIE, FLORIDA 33314  
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Sent via email to: [info@sankofagroupfl.com](mailto:info@sankofagroupfl.com)

November 20, 2025

Pedro Gassant  
Sankofa Group LLC  
Dominion Development Partners

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

Dear Mr. Gassant,

On behalf of the Town of Davie (“Town”) and the Davie Community Redevelopment Agency (“CRA”), thank you for your proposal received on November 12, 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. 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.
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.

3. 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?
4. Please provide a clear proposed conceptual and site plan as the ones provided are blurry.
5. 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?
6. Does this project offer access to SW 65 Avenue, which is not constructed south of SW 43 Street?
7. The cover sheet states, “sale or lease,” but the proposal only includes a purchase option. Is there an intent to lease?
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.
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 (120% AMI or less). Does Sankofa’s proposal include affordable housing and if so, what are the details?
10. 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.
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?
12. Please provide a proposed timeline and schedule for the project.
13. Please share any commitments that you may have for tenant space including restaurant(s).
14. Are you willing to bond or make other financial commitments related to meeting the project timeline?
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?
16. Can you provide examples of other mixed use projects completed in South Florida by Sankofa?

Please email your response to the questions and comments to [pholste@davie-fl.gov](mailto: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,

A handwritten signature in blue ink that reads "Phillip R. Holste".

Phillip R. Holste  
Assistant Town Administrator/CRA Director