



42-ACRE MIXED-USE REDEVELOPMENT OPPORTUNITY

REQUEST FOR PROPOSALS - RFP 25-18R

Long-Term Ground Lease of City-Owned
Property for New Tamarac Municipal Building
& Mixed-Use Development on N Pine Island
Road and Nob Hill Road



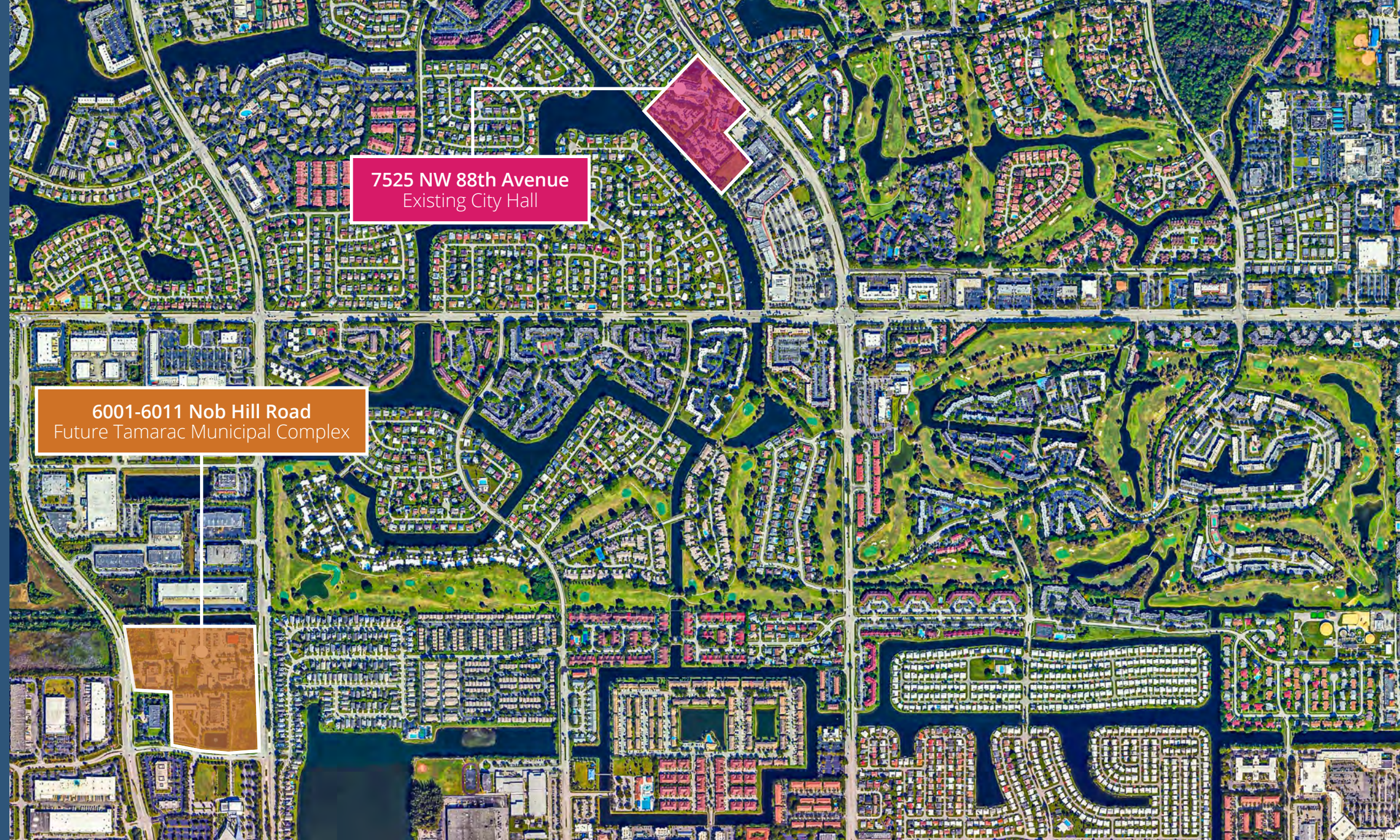
OFFERING MEMORANDUM

EXECUTIVE SUMMARY

Colliers, on behalf of the City of Tamarac, Florida (the “City”) is seeking qualified real estate developers and investors to enter into a long-term ground lease for two city-owned properties totaling approximately 42 acres of developable land for the construction of a mixed-use development that will include a future City Hall and Municipal Complex.

The successful developer will work with the city of Tamarac to jointly develop a plan that demonstrates an understanding of the city’s desired development. The city envisions a mixed-use development incorporating multifamily, hotel and retail components. The city’s ultimate goal is to incorporate into the development a new ±112,500 square foot city hall and Municipal Complex.

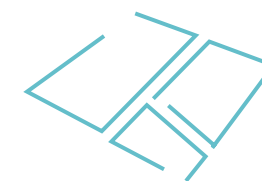
Proposals should demonstrate the financial ability, expertise and experience with design and construction of projects of similar size and scope. The process will require the ability to engage in meaningful public participation.



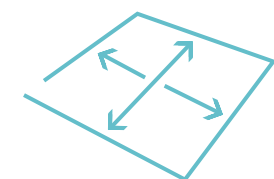
INVESTMENT HIGHLIGHTS



2 City Owned Properties



42 Acres of Developable Land



±112,500 SF City Hall & Municipal Complex

THE OFFERING

The city is seeking a visionary partner through a public-private partnership to undertake the comprehensive redevelopment and transformation of two strategically located municipal properties. The first property is the site of the existing City Hall, located at 7525 NW 88th Avenue comprising ±14.76 acres. The second property is the site of the proposed Municipal Complex located at 6001-6011 Nob Hill Road comprising ±27.36 acres. Although not currently zoned, the parcels feature the ability to rezone to flexible and appropriate zoning districts that would facilitate the development. Mixed-use zoning on large-scale, great visibility and frontage on Tamarac's central thoroughfares, and central Broward County location with close proximity to highways, employment centers and points of interest. The offering represents an opportunity to engage with the city and develop a mixed-use project on rarely available, large-scale parcels in Broward County.

The goal is to create a vibrant, pedestrian-friendly mixed-use destination, which will serve as a focal point for the community. This transformation will involve the integration of essential civic and public facilities with high-quality private development, including residential, commercial, and hospitality components, within a thoughtfully designed urban environment.

The city wishes to reserve space within the development for a future new City Hall and Municipal Complex, which will consolidate the services currently provided by the separate buildings located on the subject sites. The city requires 112,500 building square feet, a breakdown of which is detailed in this Offering Memorandum. A proposal for the construction of the new city hall complex is not required in this submittal, but creative solutions that provide for its inclusion are welcomed and would be favorably considered in the evaluation process.

A successful partnership will unlock the full potential of the property, generating long-term economic value, providing fiscal benefits to the municipality through mechanisms like ground rent and property taxes, creating jobs, and enhancing the overall quality of life for residents and visitors by delivering a dynamic, walkable, and well-programmed environment.



KEY OBJECTIVES

- Develop a master plan that blends integrated uses
- Engage in meaningful public participation
- Incorporate significant public spaces, including green areas, parks, and plazas, to provide community amenities and enhance the public realm.
- Plan and execute infrastructure improvements necessary to support the new development and improve site functionality
- Generate economic development that will offset the cost of the construction of a new City Hall and Municipal Complex

CITY OF TAMARAC PROPERTIES

PROPERTY NUMBER	PARCEL #	ADDRESS	LOT SIZE (ACRES)	CURRENT USE
1	494105250010	7515-7527 NW 88th Avenue, Tamarac, FL 33321	13.04	Tamarac City Hall & Police Department
2	484105010163	Access Road, Tamarac, FL 33321	1.72	Vacant Lot
3	494107030010	6001-6011 Nob Hill Road, Tamarac, FL 33321	17.36	Public Works, Building and Parks and Recreation Departments
4	494107100011	10101 State Street, Tamarac, FL 33321	10.00	Tamarac IT



6001-6011 NOB HILL ROAD - FUTURE TAMARAC MUNICIPAL COMPLEX

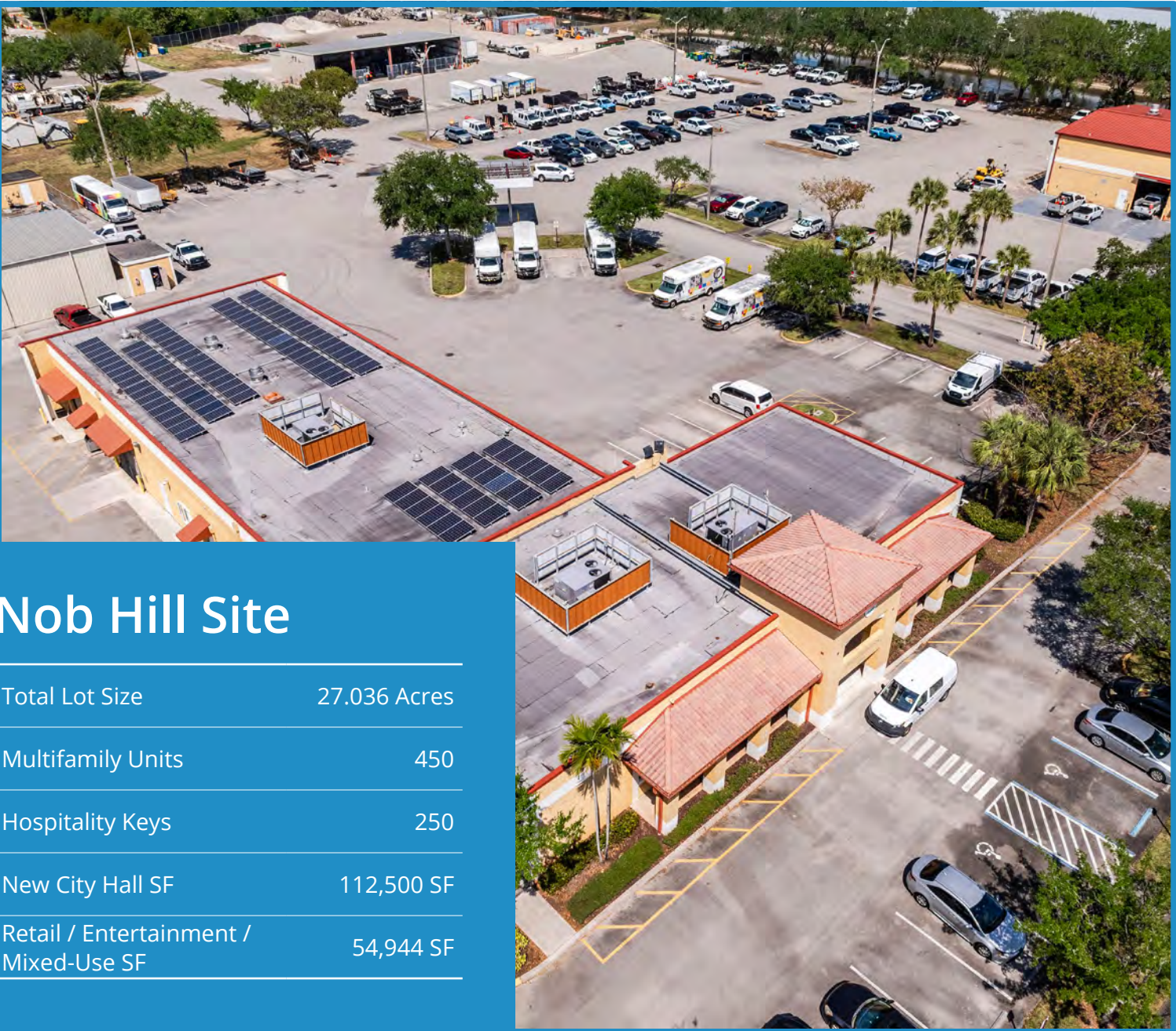


7525 NW 88TH AVE - EXISTING CITY HALL



DEVELOPMENT OVERVIEW

The city is open to all innovative proposals. A preliminary wishlist for each site is illustrated below. The developer will work with the city to finalize the specifics of the project.



Nob Hill Site

Total Lot Size	27.036 Acres
Multifamily Units	450
Hospitality Keys	250
New City Hall SF	112,500 SF
Retail / Entertainment / Mixed-Use SF	54,944 SF



88th Avenue Site

Total Lot Size	14.76 Acres
Multifamily Units	800
Retail / Entertainment / Mixed-Use SF	105,731 SF

VISION ELEMENTS

The city envisions developing a high-quality urban environment that attracts businesses, residents, and visitors, establishing a vibrant and identifiable district to enhance the city's quality of life and brand it as a desirable place to live, work, and shop. The community imagines a central gathering place or town square for community events and entertainment, anchored on 88th Avenue or Pine Island Road with open green space programmed by the city to draw residents and non-residents to the City Center. While the primary community goal is to create a place to gather, eat, and be entertained, additional uses such as residential, office, and potentially a hotel should be included. A plan incorporating a mix of leading local, regional, and national retailers and restaurants is encouraged.



- Mid-rise mix of uses in campus-like setting
- Open green space in a shaded, pedestrian friendly environment
- Shared structured parking
- Rental and possibly for-sale residential properties that would cater to households with a mix of incomes
- Restaurants, food hall, breweries and other entertainment options
- Hotel and/or office components
- Ground floor and roof top activation
- Waterfront activation on 88th Avenue site

CIVIC COMPONENTS

A new Tamarac City Hall Complex, would encompass the functions currently housed in five existing city facilities: the main City Hall building at 7525 NW 88th Avenue; the BSO Building at 7125 NW 88th Avenue; the Public Services Building (North) at 6011 Nob Hill Road; the Public Services South (IT) Building at 10101 State Street; and the Parks & Recreation building at 6001 Nob Hill Road.



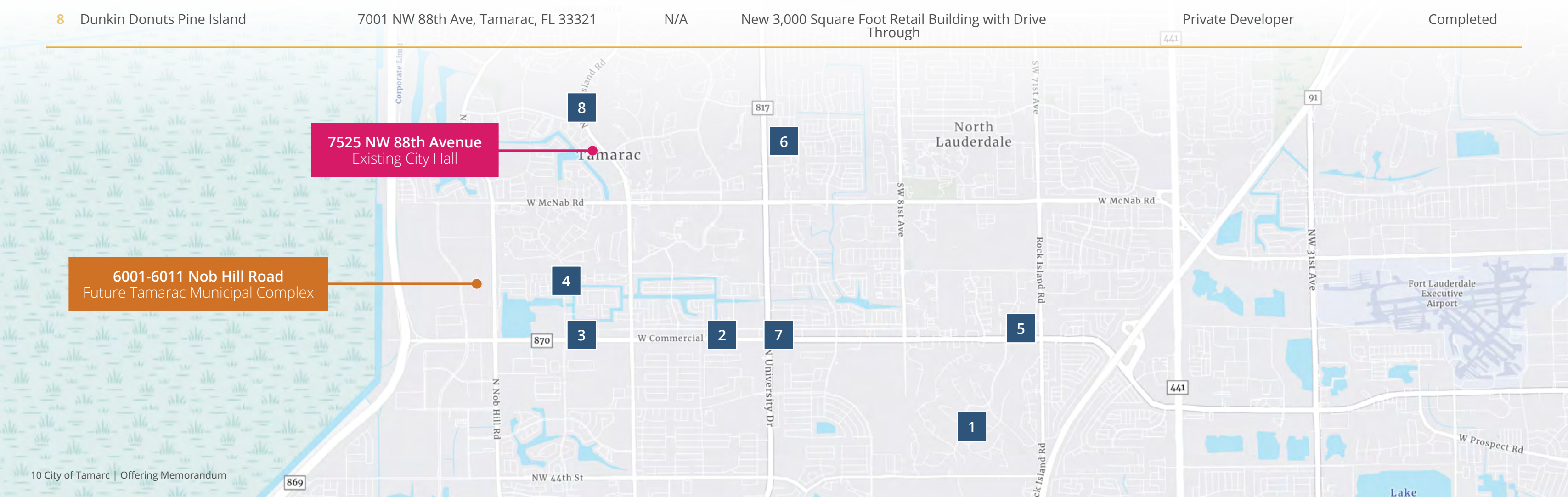
An initial program, developed through meetings with required departments, determined the total area requirement for this new facility to be 112,486 gross square feet (GSF). The components, categorized by department and function within the new building, are planned as follows, including their associated required space:

Mayor Commission	9,685 SF
City Manager	4,425 SF
City Clerk	3,067 SF
Community Development	4,363 SF
Human Resources	4,584 SF
Financial Services	5,377 SF
Public Service	13,631 SF
City Attorney	1,032 SF
BSO (Broward Sheriff's Office)	20,963 SF
Parks & Rec	4,702 SF
IT (Information Technology)	6,465 SF
Building Dept	4,390 SF
EOC (Emergency Operations Center)	16,416 SF
Common Areas	12,810 SF, which includes spaces like mechanical rooms, electrical rooms, IDF/MDF closets, training areas, elevators, stairs, lobby, arcade, and restrooms.

The concept for the New Municipal Campus includes several features and benefits, such as grouping departments according to function, citizen service, and security requirements. It aims to create a “One Stop Shop for Service Delivery” to improve the constituent experience. Other features include hybrid workspaces for increased efficiency and collaboration, consolidated spaces for cost savings and operational efficiencies, and public spaces within City Hall to improve community engagement. The new city hall is envisioned to be part of the larger mixed-use redevelopment on Nob Hill Road.

CITY OF TAMARAC NEW DEVELOPMENTS

#	PROPERTY NAME	ADDRESS	LOT SIZE	BUILDING SIZE (SF OR UNITS)	DEVELOPER	STATUS
1	Woodlands Country Club Redevelopment	4600 Woodlands Blvd, Tamarac, FL 33319	270 Acres	335 Single Family Homes	13th Floor Homes	Approved
2	Advantis Tamarac	7951 W Commercial Blvd, Tamarac, FL 33351	3.01 Acres	278 Multifamily Units & 3,246 Square Feet of Retail	Prospect Real Estate Group & Midtown Capital Partners	Approved
3	Tamarac Village	9141 W Commercial Blvd, Tamarac, FL 33321	12.7 Acres	401 Multifamily Units & 3,500 Square Feet of Retail	Lotis	Completed
4	Lake of Tamarac Townhomes	5980-5990 NW 94th Ave, Tamarac, FL 33321	0.57 Acres	6 Luxury Townhomes	Z&A Properties	Completed
5	Tamarac Circle Single Family Homes	5400-5440 NW 57th Ct, Tamarac, FL 33319	1.05 Acres	5 Luxury Single Family Homes	Gaddis Properties	Completed
6	Parkside Memory Care ALF	7501 NW 76 Street, Tamarac, FL 33321	2.33 Acres	96-bed Assisted Living Facility with 43,300 Square Feet	Serena Properties	Completed
7	Raising Cane's Tamarac	5600 N University Dr, Tamarac, FL 33319	1.27 Acres	New Raising Cane's Facility with Drive Through	Private Developer	Completed
8	Dunkin Donuts Pine Island	7001 NW 88th Ave, Tamarac, FL 33321	N/A	New 3,000 Square Foot Retail Building with Drive Through	Private Developer	Completed



SUBMITTAL REQUIREMENTS

Click here to view: [REQUEST FOR PROPOSALS - RFP 25-18R](#)
[Long-Term Ground Lease of City-Owned Property for New Tamarac Municipal Building and Mixed-Use Development on N Pine Island Road and Nob Hill Road](#)

Submittal Requirements

Sealed Proposals, shall be received through the City’s e-Procurement website bidsandtendersTM for the above referenced RFP before **3:00 PM EST local time, September 29, 2025**. Interested parties shall submit packages to: <https://www.tamarac.org/bids>. The proposal should be in Tab format, in the order listed below:

A. Company Profile & Background Information

- 01. Firm name, address, telephone and email.
- 02. Ownership/organization structure.
- 03. Parent company (if applicable).
- 04. Officers and principals.
- 05. Description of key personnel, including: principal in charge, project manager and all other key personnel who will be assigned to the project.
- 06. Corporate approval process.
- 07. Provide an organization chart and development team structure identifying all individuals and entities who the developer is proposing to have as participants in the proposed project, including any consultants for Master Planning, Engineering, Architects, etc.

B. Qualifications, Experience, References and Comparable Projects:

- 01. Indicate the firm’s number of years of experience in providing the professional services as it relates to the work contemplated.
- 02. Provide details of a minimum of three (3) past projects with summary descriptions. Descriptions should include at minimum: scope of work, contract period and duration, status of project, development program, project descriptions, and financing sources, if available.
- 03. Provide details of any other municipal projects or Public Private Partnerships. Descriptions should include at minimum: scope of work, contract period and duration, status of project, development program, project descriptions, and financing sources, if available.

- 04. Provide three (3) references (Name, company, contact information, description of work provided) preferable for at least one municipal/public entity reference.

C. Scope of Project and Development Timeline:

- 01. Proposer shall provide an overview on proposer’s vision, ideas, methodology, and overall approach for each parcel of the project.
- 02. Proposer shall provide descriptions of all intended developments, including the square footage breakdown of use type.
 - a. Government Uses- Proposer’s plan shall detail how government/ public facilities will be incorporated into development.
 - b. Residential Uses - provide the number of units, rooms per unit, andproposed square footage of units for each parcel.
 - c. Non-Residential Uses - Provide a breakdown by use types, such as retail (breakdown by category such as restaurant/dining, general retail, specialty, entertainment, etc.),office, public uses, hospitality (including conference meeting space, and/or # of keys). Each of the breakdown of uses should have a general square footage allocation assigned.
 - d. Activated Open/Green Space - provide detail on the approximate amount andhow it is incorporated into the development plan.
- 03. Proposer shall provide descriptions of any intended parking structures and if and how parking will be shared across all uses including public facilities.
- 04. Proposer shall provide descriptions of any streetscape improvements or mobility enhancements.
- 05. Proposals shall include details of total development costs.
- 06. Proposals must include detailed descriptions and should include renderings andconceptual plans showing how the New Municipal Complex will be integrated into the master development plan.
- 07. The proposer shall submit a comprehensive development timeline (subdivided intophases, if necessary), identifying the estimated length of time to reach milestones, including commencement and completion of construction.

SUBMITTAL REQUIREMENTS

08. Any contingencies that may affect this timeline should be identified.

D. Community/Public Benefit:

- 01. Provide a description of the community/public benefit that this project will bring (how project will benefit average Tamarac residents, number of jobs, quality of jobs, green space, etc).
- 02. Describe any sustainable or wellness elements of the project.

E. Deal Structure:

- 01. Proposing a minimum fixed or phased base lease rate (pre-development).
- 02. Proposing a minimum fixed or phased base lease rate (post-development).
- 03. Proposing any revenue share with the City.
- 04. Proposing rental payments from the City for any new city-related structures. (post development)
- 05. Deposits.
- 06. Summary of any credits or assistance requested from the City.
- 07. Provide a preliminary proforma for the project to include anticipated project costs and funding source as an excel spreadsheet with formulas included with an assumptions page.
- 08. Provide a summary of the development budget for the project.
- 09. Provide the expected increase in tax revenues generated by the project.

F. Financial Capability

All Developers shall submit information supporting their financial ability to develop the site in accordance with terms of this offering.

The Developer must demonstrate its ability to execute its proposed project by providing the following information to demonstrate the Developer’s financial capabilities:

- 01. Provide proof of funds and/or demonstrate ability of development firm to execute the proposed development plan.
- 02. Identify any additional or unique resources, capabilities or assets which the Developer would bring to this Project, if applicable.

Project Schedule

All Questions and Submissions for this Request for Proposals, RFP 25-18R, should be submitted through the City’s website below:

<https://www.tamarac.org/bids>

Non-Mandatory Virtual Pre-Bid Conference July 29, 2025 at 1:00 PM EST

Deadline for Written Questions August 5, 2025 at 5:00 PM EST

Deadline for Receipt of Proposals September 29, 2025 at 3:00 PM EST

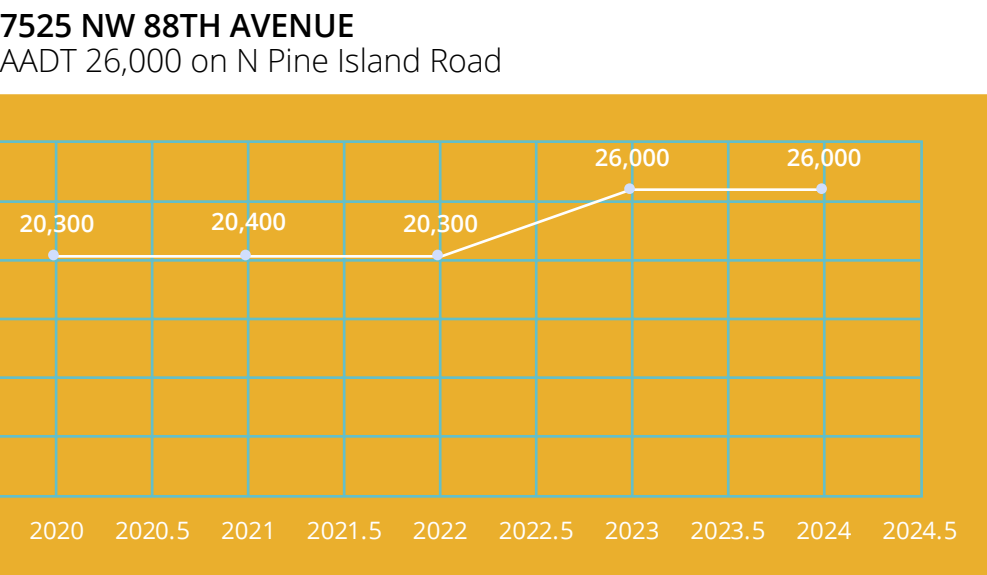
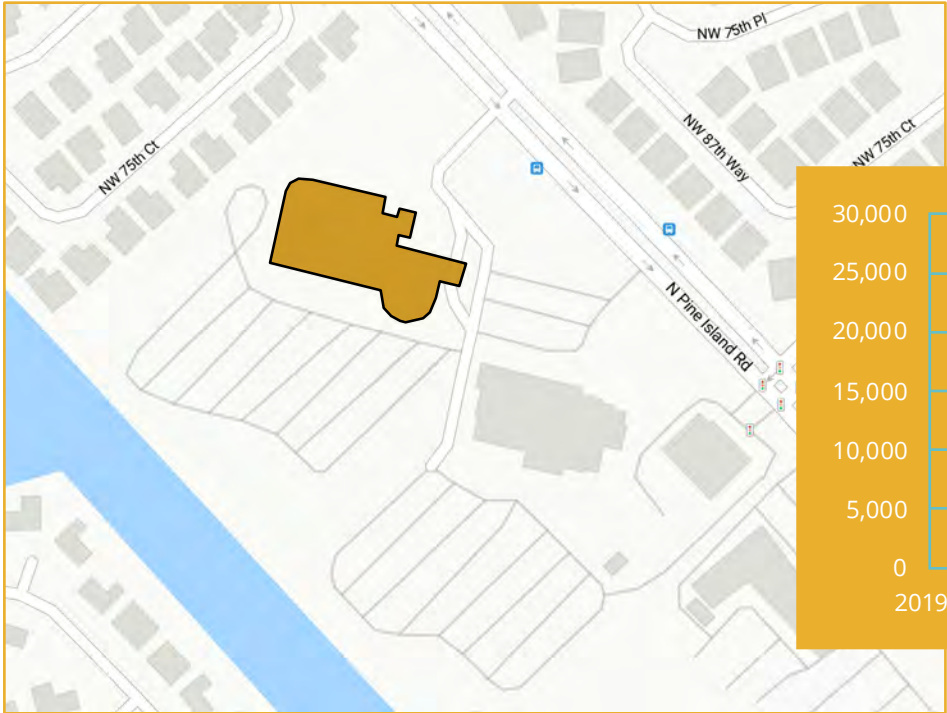
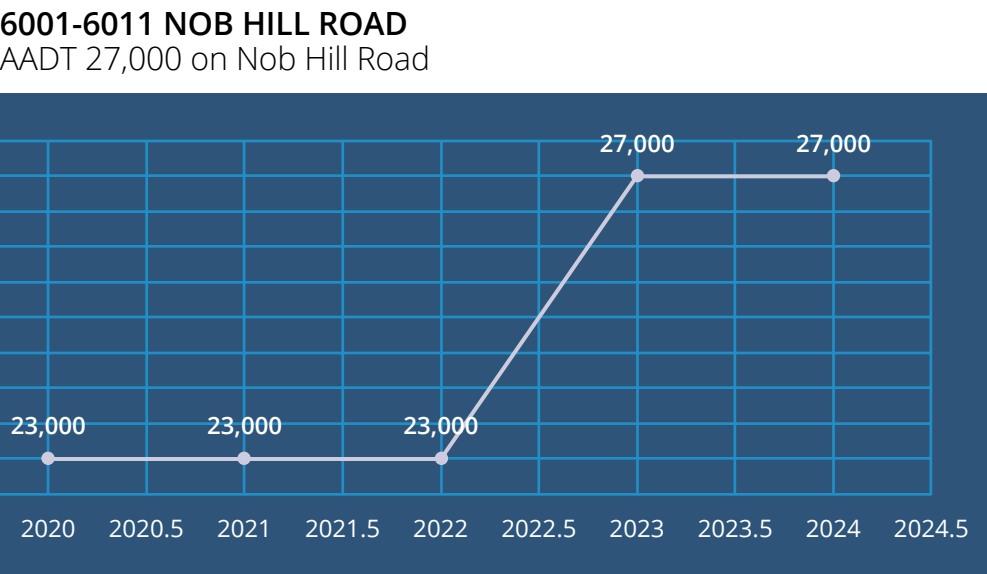
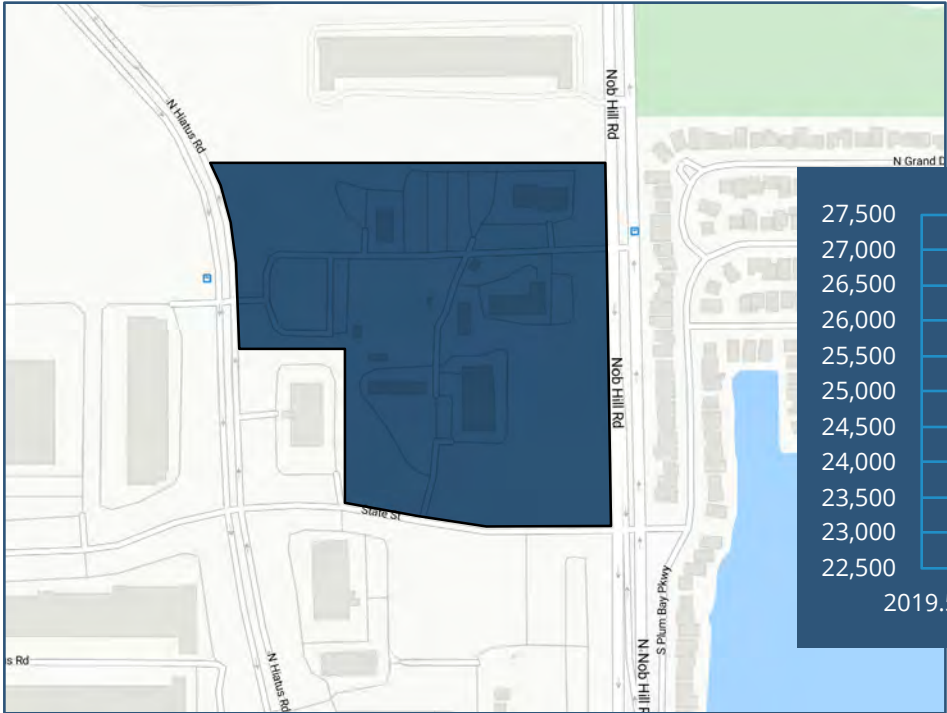
Forms & Documentation That Must Be Uploaded to The Document Upload Section of Bids and Tenders are listed below. Forms can be found on Bids and Tenders.

- Offer Narrative Response (Document Upload 1)
- Certified Resolution (Form available for upload on electronic platform). (Document Upload 2)
- Non-Collusive Affidavit and Acknowledgement (Form available for upload on electronic platform). (Document Upload 3)
- Foreign Entity Ownership Affidavit (Form available for upload on electronic platform). (Document Upload 4)
- Anti-Human Trafficking Affidavit (Form available for upload on electronic platform). (Document Upload 5)
- U.S. Internal Revenue Form W-9 (Document Upload 6)
- Proof of Insurance (Document Upload 7)
- Any additional information that Proposer feels would be relevant to the evaluation of your firm’s proposal (to be provided by Respondent). (Document Upload 8)
- Colliers Commission Agreement (Document Upload 9)

LOCATION OVERVIEW

The subject properties are located in a densely populated residential/commercial neighborhood of Tamarac, in close proximity to the Sawgrass Expressway and Florida’s Turnpike. Due to their strategic location, the properties benefit from being surrounded by a myriad of major retailers, amenities and transportation access. Major retailers in the vicinity include Walmart, CVS, Pollo Tropical, Sam’s Club, The Home Depot, and Whole Foods. Amenities in the area include Retro Fitness, Woodmont Country Club, HCA Florida Woodmont Hospital, and Fairfield Inn & Suites Fort Lauderdale. Nearby transportation access includes the Fort Lauderdale Brightline, Port Everglades and the Fort Lauderdale-Hollywood International Airport.

	DISTANCE	DRIVE TIME
Woodmont Country Club	1.7 Miles	5 Minutes
Amerant Bank Arena	6.7 Miles	14 Minutes
Sawgrass Mills	6.8 Miles	15 Minutes
Chase Stadium	8.2 Miles	20 Minutes
Harrah's Pompano Beach Casino	9.2 Miles	23 Minutes
Fort Lauderdale Brightline	14.7 Miles	33 Minutes
Seminole Hard Rock Hotel & Casino	16.2 Miles	25 Minutes
Port Everglades	18.6 Miles	30 Minutes
Fort Lauderdale-Hollywood International Airport	20.4 Miles	35 Minutes
Downtown Fort Lauderdale	20.4 Miles	38 Minutes
Hollywood Beach	28.5 Miles	45 Minutes



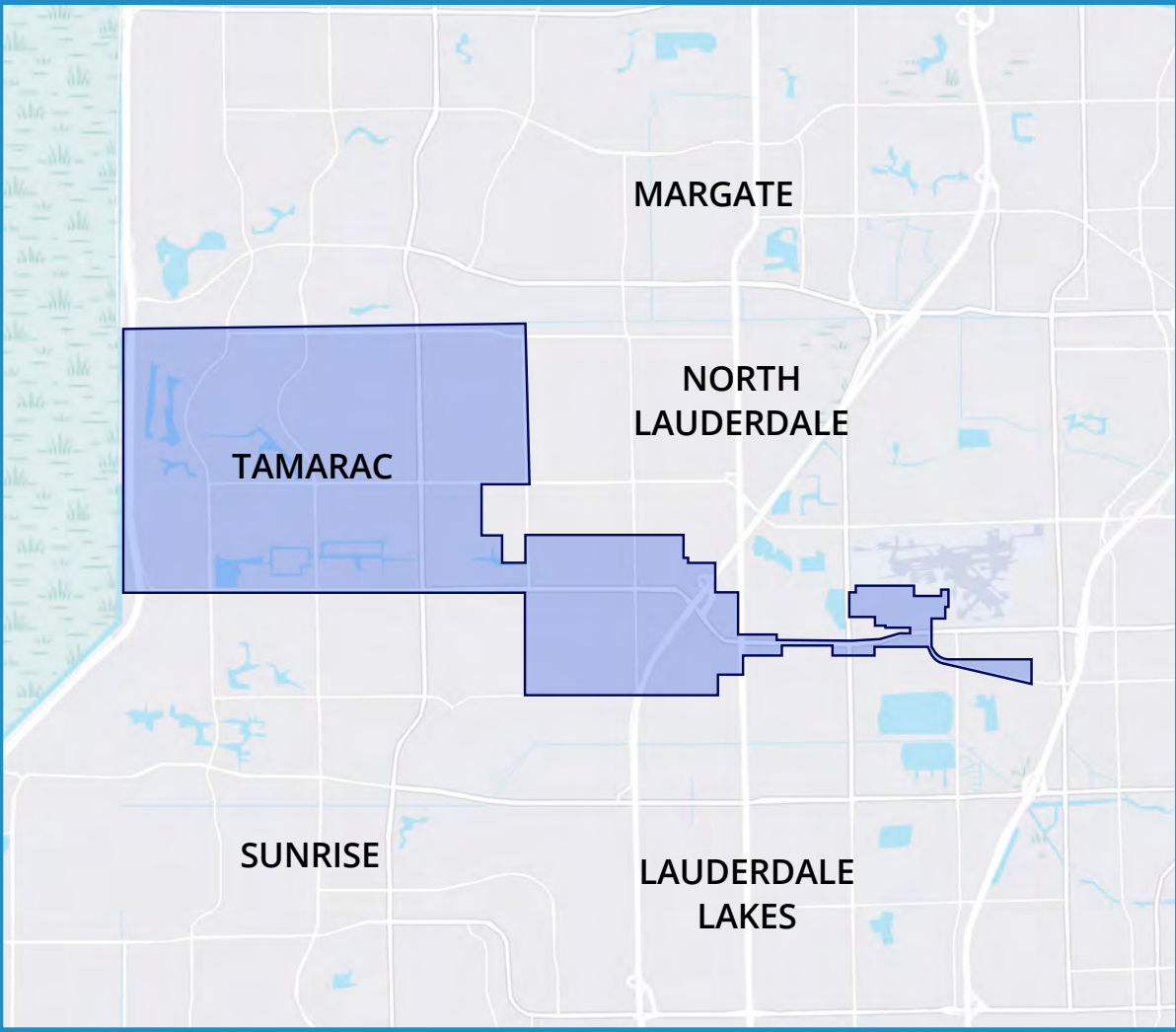
TAMARAC

Tamarac, Florida, is a dynamic city nestled in Broward County. Incorporated in 1963, Tamarac was originally envisioned as an active adult community by its founder, Ken Behring, who named the city after the nearby Tamarac Country Club. Over the decades, Tamarac has transformed into a diverse and flourishing community, offering a blend of residential, commercial, and recreational spaces. Covering approximately 12.08 square miles, the city had a population of around 74,400. Tamarac is renowned for its well-maintained parks, community centers, and a wide array of amenities that cater to residents of all ages. Its strategic location provides easy access to major highways, making it convenient for commuting to neighboring cities like Fort Lauderdale and Miami. The city’s dedication to maintaining a high quality of life is evident in its ongoing development projects and community initiatives, which aim to enhance the living experience for its residents. One notable community within Tamarac is Woodmont, a golfing neighborhood established in the 1980s. Initially, Woodmont featured fewer homes and a larger golf course. However, as development progressed and space for new housing became scarce, the community reduced its golf footprint to expand its residential offerings. Today, while golf remains a key attraction, the community is characterized by its large, contemporary homes. This residential renaissance is at the heart of the new Woodmont, providing an appealing slice of life in South Florida. Tamarac’s blend of suburban charm, modern amenities, and strategic location makes it a desirable place to live, work, and play. The city’s ongoing efforts to adapt and grow ensure that it remains a vibrant and welcoming community for all its residents.

DEMOGRAPHICS - 3 Mile Radius

The local community has witnessed remarkable population growth of 13.3% since 2010. Moreover, the area boasts a highly educated and skilled workforce, with 33.6% of its residents holding a bachelor’s degree or higher. Additionally, the majority of residents opt for owning rather than renting, with 61.5% of housing owner occupied and 33.3% renter occupied. This neighborhood is particularly well-suited for families and young professionals seeking an optimal location for commuting to Broward’s key employment centers, including Downtownn Fort Lauderdale, Hollywood, and Boca Raton.

	1 Mile	2 Miles	3 Miles
Population			
2024 Population	19,123	69,784	148,836
2029 Population	19,529	70,883	149,757
2024-2029 Annual Rate	0.42%	0.31%	0.12%
2024 Median Age	48.9	46.0	42.4
Households			
2024 Total Households	8,637	28,584	56,912
2029 Total Households	8,809	28,989	57,393
2024-2029 Annual Rate	0.40%	0.28%	0.17%
2024 Average Household Size	2.97	3.09	3.20
Median Household Income			
2024 Median Household Income	\$64,303	\$66,563	\$69,078
2029 Median Household Income	\$76,913	\$80,652	\$82,444
2024-2029 Annual Rate	4.48%	5.62%	7.28%
Average Household Income			
2024 Average Household Income	\$87,766	\$89,457	\$92,493
2029 Average Household Income	\$103,467	\$106,320	\$109,155



148,836
Total
Population 2024

56,912
Total
Households 2024

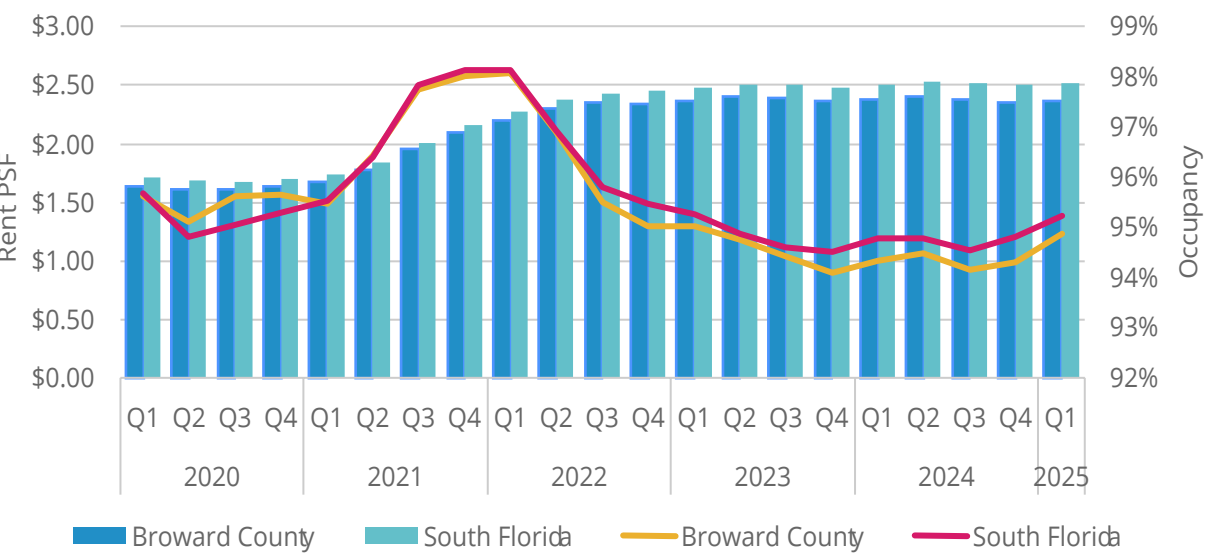
\$92,493
Average HH
Income 2024

MULTIFAMILY OVERVIEW

BROWARD COUNTY

Over the last five years, the Broward County (Fort Lauderdale-Pompano Beach-Deerfield Beach MSA) multifamily market demonstrated remarkable stability, with an occupancy rate that stayed between 94.0% and 98.0% amid a surge of new supply. Furthermore, according to RealPage Inc., effective rents are stabilizing, decreasing by no more than 1.0% annually over the last six quarters. Despite this slight adjustment, the annual rent growth is forecasted to be 3.3% by the Q1 2026 of 2026, which aligns with the broader South Florida rate of 3.6%.

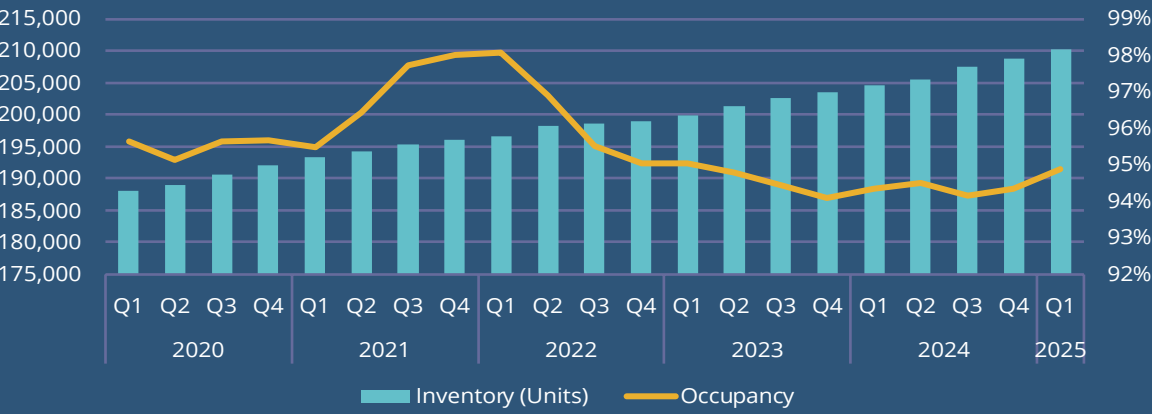
MULTIFAMILY MARKET FUNDAMENTALS



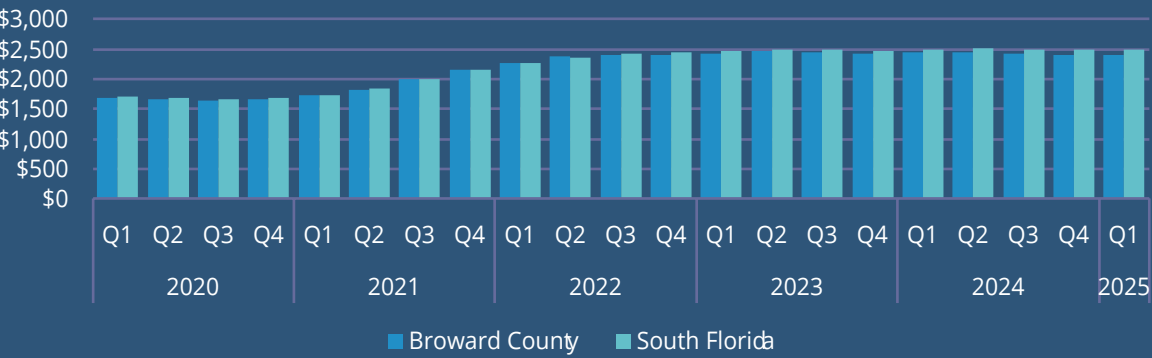
Occupancy rates in Broward County have remained generally high, averaging 95.5% over the past five years, a testament to the market’s resilience amidst a dynamic macroeconomic environment. As of Q1 2025, the occupancy rate was 94.9%, a 60 basis point increase quarter-over-quarter, indicating a tightening market. However, the Q1 2025 occupancy rate was slightly below the South Florida rate, which was 95.2%. Over the last 12 months, South Florida has delivered 21,125 units with Broward County accounting for 27.2% of those, delivering a total of 5,750 new units. New supply was concentrated in the Fort Lauderdale and Pembroke Pines/Miramar submarkets. In terms of new supply in the pipeline, based on RealPage’s identified supply of properties under construction, Broward County is expected to receive an additional 8,631 new units by the end of 2027, with a total of 4,417 of those units scheduled to complete by the end of 2025, and another 2,616 units coming online in 2026, highlighting a strong pipeline of future development.

These trends are occurring within the broader context of rising inflation, higher interest rates, and the increasing difficulty of obtaining mortgages, which collectively contribute to a higher cost of living. Additionally, inflated housing prices have led many potential homebuyers to remain renters longer, supporting sustained demand in the multifamily sector.

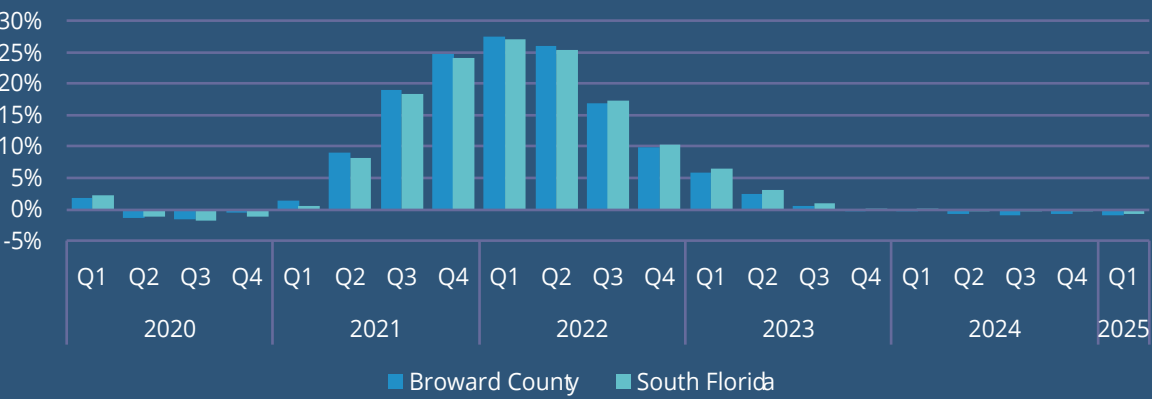
BROWARD COUNTY SUPPLY & DEMAND



MONTHLY RENTAL RATES



ANNUAL RENT CHANGE



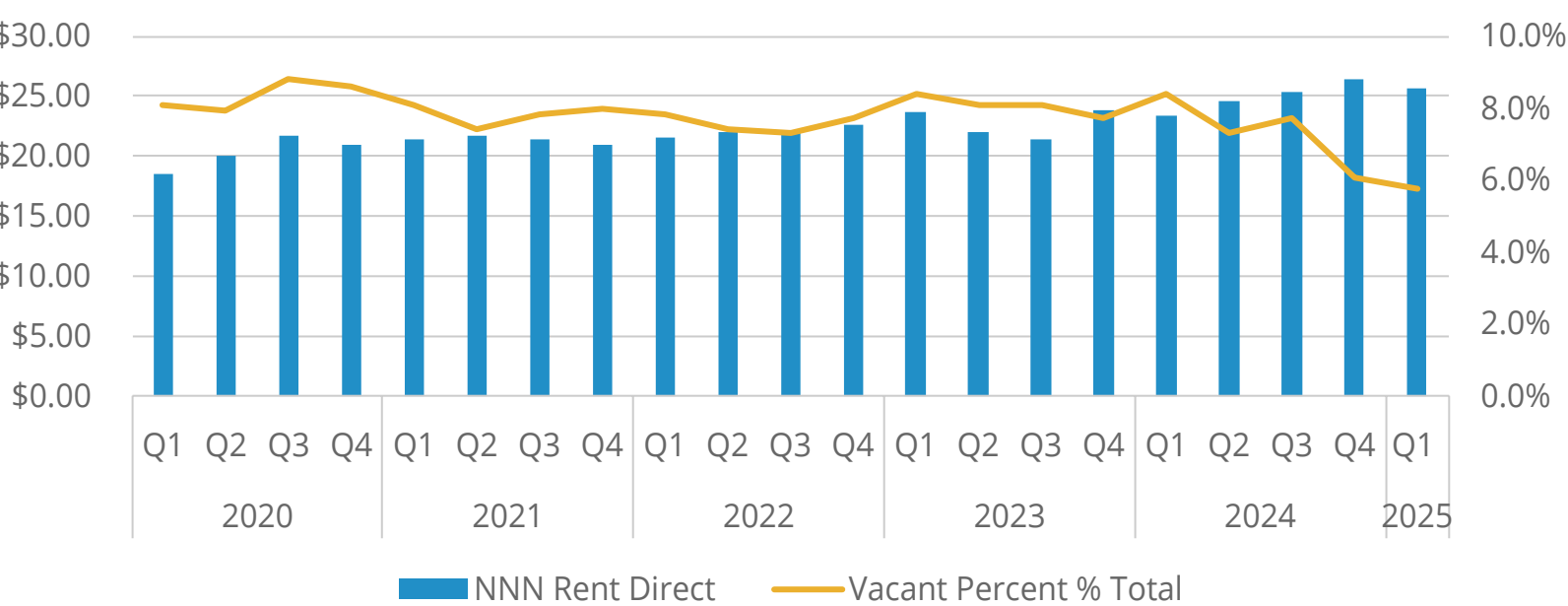
TAMARAC

RETAIL MARKET FUNDAMENTALS

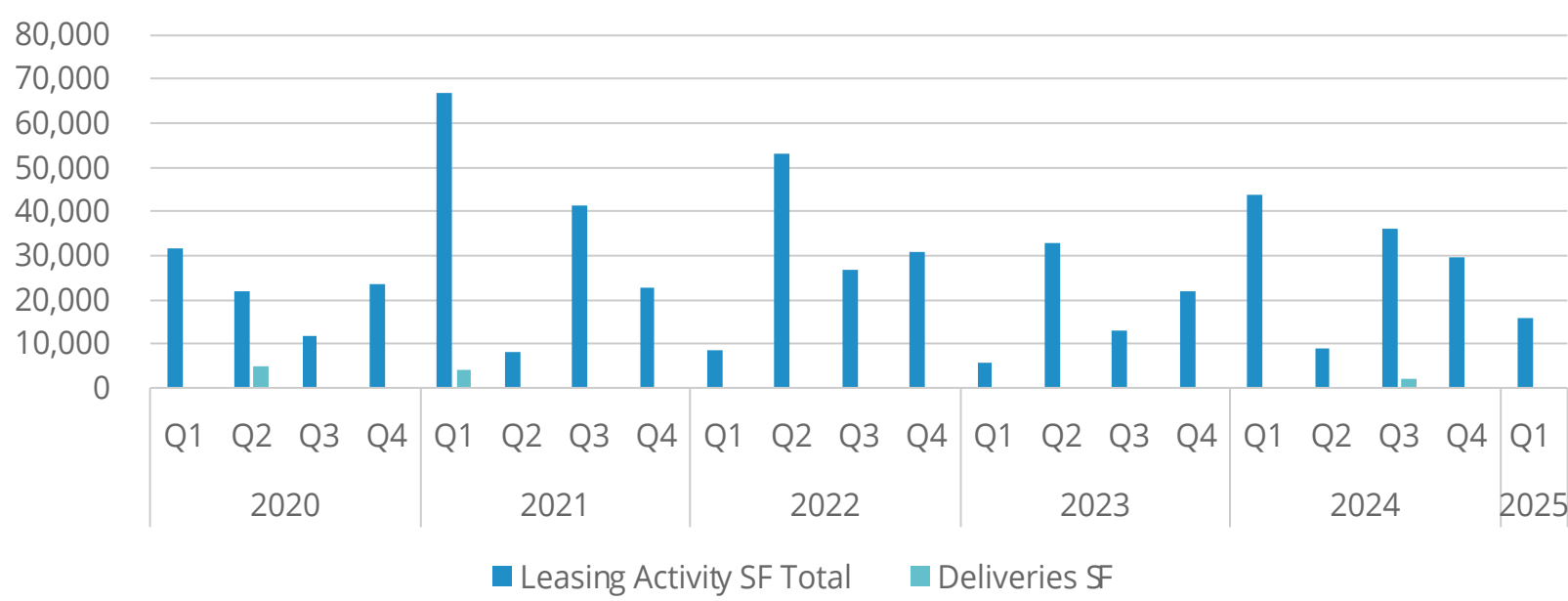
The retail market in Tamarac, Florida, is characterized by a diverse array of shopping centers and strip malls, which cater to the needs of its residents and visitors. Tamarac Town Center, a prominent 124,500-square-foot shopping center, serves as a neighborhood hub anchored by Publix, with other tenants including Humana and Retro Fitness. Another notable retail location is the Marketplace at Tamarac, a 67,202-square-foot strip center situated on West Commercial Boulevard, offering excellent visibility and accessibility to major highways like Florida’s Turnpike and the Sawgrass Expressway. The city’s retail sector benefits from its strategic location between Miami and West Palm Beach, attracting a steady flow of shoppers and businesses. Tamarac’s retail spaces are designed to provide convenience and variety, with a mix of grocery stores, fitness centers, and specialty shops that enhance the local shopping experience. As Tamarac continues to grow, its retail market remains a vital component of the city’s economy, contributing to its vibrant community atmosphere.

In Q1 2025, the retail vacancy in Tamarac dropped to 5.8%, a 30 basis-point decrease quarter-over-quarter and a 260 basis-point decrease year-over-year. This is indicative of the health of the market, and the growing demand for retail space in the market. Additionally, rents have surged over the past five years, growing by a significant 38.6% up to \$25.60 per square foot triple net in the first quarter. Rents have begun to stabilize, with a 9.6% increase year-over-year, and a 2.9% decrease quarter-over-quarter. This is in response to macroeconomic factors, coupled with market stabilization. Furthermore, over the past five years, demand has far outpaced supply, which shows the growing need for new construction in the market, as there is a growing need for further space options in a tightening market.

TAMARAC RETAIL MARKET FUNDAMENTALS



TAMARAC RETAIL MARKET SUPPLY & DEMAND





TAMARAC
The City For Your Life

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