



Margate City Center

Overview of Submitted Developer Responses



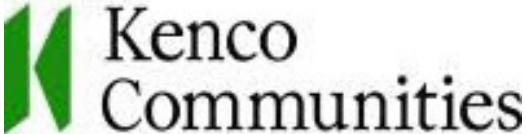





September 30, 2024

Prepared by: Colliers



Developer Profile Submissions

LOGO	DEVELOPER	ADDRESS	WEBSITE
	BROOKFIELD PROPERTIES	250 Vesey Street, 15th Floor New York, NY 10281 (212) 417-7000	brookfieldproperties.com
	D. R. HORTON	SE Florida Division, 6123 Lyons Rd Coconut Creek, FL 33073 (954) 637-6776	drhorton.com
	KENCO COMMUNITIES	1555 Palm Beach Lakes Blvd #1500 West Palm Beach, FL 33401 (561) 997-5760	gokenco.com
	MICHAELS ORGANIZATION	2 Cooper Street Camden, NJ 08102 (856) 596-0500	tmo.com
	RELATED GROUP	2850 Tigertail Avenue, Suite 800 Miami, FL 33133 (305) 460-9900	relatedgroup.com
	SONNENBLICK DEVELOPMENT, LLC	1422 Cuesta Linda Drive Pacific Palisades, CA 90272 (310) 230-1263	sonndev.com



Overview of Submissions



COMPANY PROFILE

Brookfield is a fully-integrated, global real estate services company that provides industry-leading portfolio management and development capabilities.

Brookfield Properties takes pride in stewarding the premier portfolio of buildings across North America. They leverage global scale and local market expertise. They take a data-driven approach to maximize investor returns and deliver world-class workplace experiences.

- **Public-Private Expertise** - more than 50M SF
- **Placemaking experience**
- **Commitment to community**
- **Focus on sustainable real estate**

PROJECT TEAM

CBA Architects

Concentrate on assisting both private and municipal clients. Has experience in affordable multifamily housing, luxury apartments, mixed-use town centers and 23-story high rise.

930 Central Flats, St Petersburg, FL

PROJECT EXPERIENCE

The Yards, Washington D.C.

2.3M SF including 3,400 resi units, office, and retail

Marlon at Central Park, Denver, CO

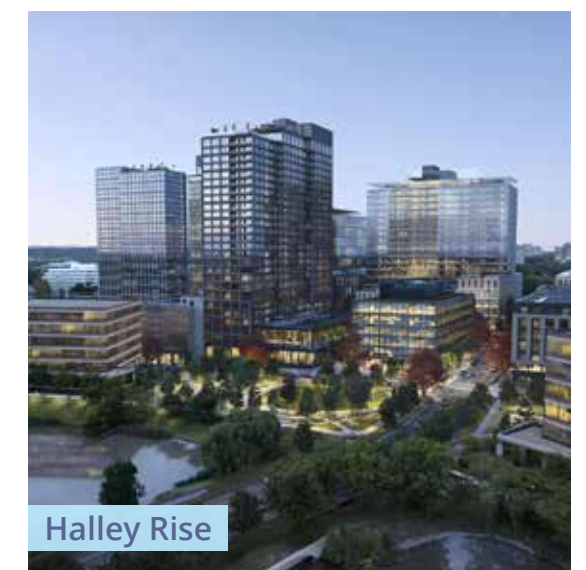
8.5M SF office plus retail and event space

Halley Rise, Reston, VA

1.9M SF office, 1,600 units, 5+ acres green space

AREAS OF CONCERN / FOLLOW UP

- Proposal did not include building new government facilities.
- Additional conceptual plans would be helpful.
- No South Florida experience referenced in proposal.



PROJECT VISION

Vision is in alignment with goals of the City. Brookfield's vision is anchored by a vibrant civic space in the heart of the largest parcel, at the south terminus of a revitalized Margate Boulevard, consisting of green space, walkable streets, outdoor dining terraces, and recreational features. This central element will be flanked by activated destination retail and new marquee residences, with prominent sightlines from Margate Boulevard and State Road 7 to draw in visitors.



CONCEPTUAL PLAN

Brookfield's conceptual plan captures City's goals of commercial on 2 corners of Margate Blvd and SR 7 and central public plaza. Included breakdown of use/size in proforma.



COMPANY PROFILE

D.R. Horton has operated for 45 years in over 90 markets and was ranked the largest home builder by volume since 2002. The company went public in 1992 and has multiple subsidiaries. The Southeast Florida Division has been operating in Miami Dade, Broward, Martin and Palm Beach County for over 30 years, bringing new homes to homebuyers.

PROJECT EXPERIENCE

Sandero Landing, Homestead, FL
694 Townhomes, 410 Mixed-Use/Apartments, 66 Live/Work

Reflection Bay, West Palm Beach, FL
621 townhomes

Merrick Square, Pembroke Pines, FL
211 townhome units

AREAS OF CONCERN / FOLLOW UP

- Proposal did not include building new government facilities.
- Fee simple purchase of property only.
- **Project Vision** - The project did not capture the vision/goals of the City. The project contemplated is 22.55 acres consisting of 110 townhomes for sale and 61,651 SF of commercial space
- Proposal did not contemplate any central gathering place for community.

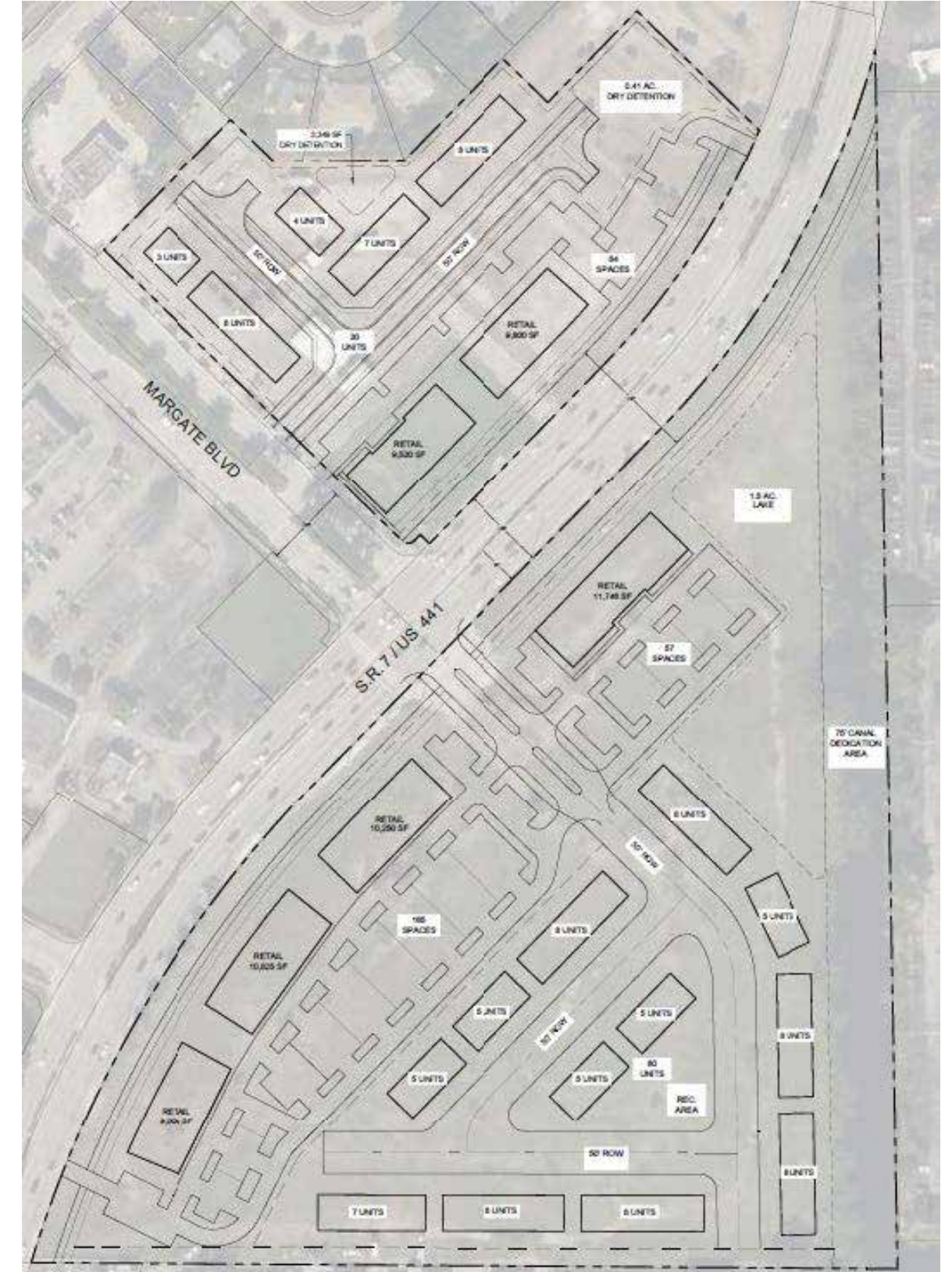


Sandero Landing



Reflection Bay

CONCEPTUAL RENDERING / PLAN



COMPANY PROFILE

Kenco Communities

Private developer and home builder with over 30 years of experience in South Florida, specializing in crafting custom boutique modern luxury homes and developing mixed-use town center projects.

UM Development Company

Founded to develop multifamily rental, condo and master-planned community projects. They work closely with local residents, city staff and elected officials to deliver projects that have dramatic positive results for investors and also exceed expectations for local stakeholders.

Urban Design Studio

Offer a full range of services for clients seeking govt approvals, site design, and ability to coordinate all applications, plans and overall project team. Award winning team of Urban Designers, Planners, Landscape Architects and Graphic Designers.

Strong Florida Experience

PROJECT EXPERIENCE

Water Tower Commons, Lantana, FL

36 acre mixed use community

Avenir, Palm Beach Gardens, FL

107 home master planned community

Stone Creek Ranch

187 acre community

Wycliff Golf and Country Club

700 acre golf and country club community

AREAS OF CONCERN / FOLLOW UP

- May not have the global reach that some competitors have.
- Proposal did not include building new government facilities.
- Very preliminary hand drawn Conceptual Plans.
- Timeline did not include any phasing for project.



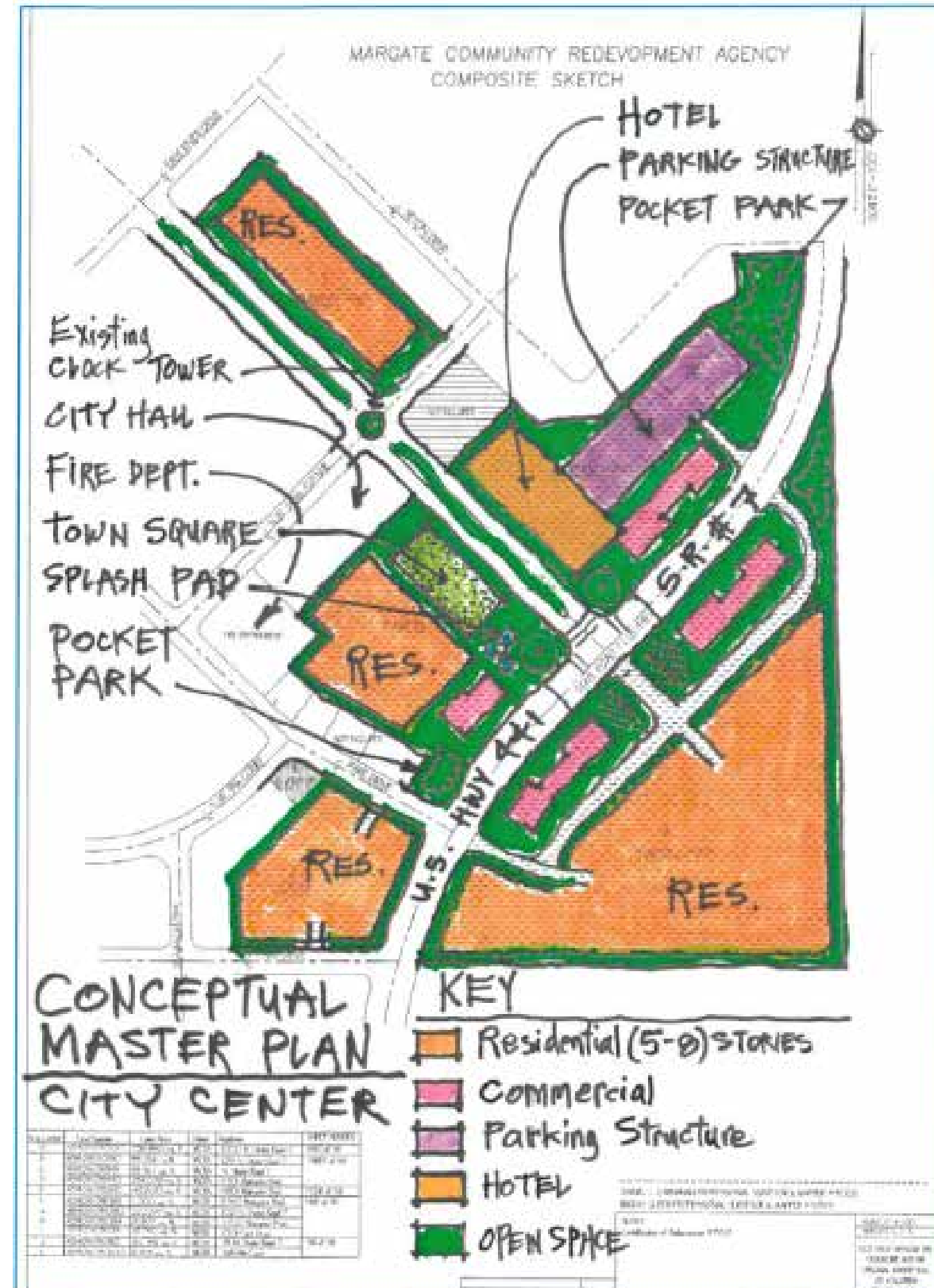
PROJECT VISION

The vision for this project is to create a vibrant and multi-faceted urban environment that enhances the city's character and fosters a strong sense of community. The development will feature a diverse range of residential styles, providing a unique living experience and contributing to a distinctive sense of place. With the City's Land Development regulations permitting building heights up to eight stories, our residential buildings will offer both variety and scale. Retail elements will include an array of restaurants, a dynamic food hall, and a craft brewery, ensuring a lively and engaging shopping and dining experience. In addition, the project will incorporate entertainment options and a blend of hotel and office spaces to create a well-rounded urban experience.

CONCEPTUAL PLAN

Conceptual plan captures City's goals of commercial on 2 corners of Margate Blvd and SR 7, waterfront park, central public plaza.

- **Sustainability** - ecofriendly building materials and energy efficient systems. Extensive pedestrian pathways and bike-friendly infrastructure, reducing reliance on cars.



COMPANY PROFILE

National Strength, Local Expertise-Michaels' deep experience in all facets of community development from affordable, student, military and market rate multi-family living, has made us a trusted partner for 50 years. Michaels currently serves more than 200,000 residents in over 600 communities in 39 states. Michaels is the premier owner, operator and developer of multifamily housing in the country.

PROJECT EXPERIENCE

The Dean at Chase Creek, Huntsville, AL
17.55 ac, 336 apts, 10 three story apt buildings, \$73M

Mason, Charlotte, NC
278 apts & 24 townhomes, TOD, \$67M

Atlanta Civic Center, Atlanta, GA- redevelop the 19-acre Atlanta Performing Arts Center. Owned by the Atlanta Housing Authority, vibrant mixed-use development consisting of ~1,500 apts, high school, a hotel, a grocery store, commercial/office space, and outdoor plaza areas., \$1.5B

Belmont Heights, Tampa, FL
Partnership with the Tampa Housing Authority, mixed-income community . 785 units. \$78.2M

PROJECT TEAM

WDG Architecture | Master Planner & Architect National leader in designing multifamily communities. WDG's mission is to create buildings that reflect each client's unique identity and aspirations. By balancing the art and science of architecture, challenges like market economics and zoning limitations become a chance to pioneer design solutions that can create truly inspiring spaces. *Florida Experience- Novel Midtown Tampa, Modera Creative Village-Orlando, Moderna Tampa*

Botek Thurlow | Civil Engineer
A full service civil engineering firm founded in 2005, located in Oakland Park, FL. Specializing in land development projects and water, sanitary sewer and storm drainage design for private and public sector Clients throughout the tri-county area. Vast experience includes residential and mixed-use projects of all types and sizes. *The Manor @ Flagler Village, One20Fourth, Fort Lauderdale*

Rhett Roy | Landscape Architecture
RRLA incorporates innovative design techniques such as the principles of Xeriscape to provide unique and effective solutions that are compatible with the project environment. RRLA offers a full range of landscape architectural, planning and admin services for public developments. *The Gallery at Flagler Village, Sunrise Harbor - Fort Lauderdale*

Provident Resource Group | Non-Profit Partner
National non-profit organization committed to making a positive impact in communities across the country through the development, ownership and operation of state-of-the-art educational, healthcare, senior living, and multi-family housing facilities and services. In addition, Provident endeavors to assist state and local governments in lessening the burdens they face in providing necessary facilities and services to their citizens. *Adam Eli Feibelman | Curated Art Consultant*



AREAS OF CONCERN / FOLLOW UP

- Developer does not have South Florida experience although Market Leader and Architects do.

Michaels Organization



PROJECT VISION

Proposal included multiple vision board pictures for the project. Vision captures the goals of the city with open space and includes a new City Hall.

Vision for downtown Margate is to reimagine and transform Margate Boulevard into a vibrant mixed-use avenue that includes a grand community Village Green to the west and a shaded public waterfront park to the east. The transformation of Margate Boulevard includes tree lined one-way drive lanes divided by 30-foot-wide landscaped islands, paved sidewalks, enhanced lighting, new way-finding signage, space defining elements at the intersection of Margate Boulevard and State Road 7, and a new roundabout on the eastern extension of the Boulevard, orienting residents and visitors toward the new park access to the lake. The intersection will also be punctuated with a new, iconic, three-story Margate City Hall, that includes a 70-foot-tall Bell Tower with a formal entrance facing State Road 7. The New City Hall not only announces your arrival to Downtown Margate, but also becomes a gateway to the new Margate Village Green and serves as a sound buffer to the faster-moving traffic along State Road 7.

CONCEPTUAL PLAN

Proposal included a well thought out conceptual plan with multiple views, broken down into multiple phases with breakdown of sizes and uses in each phase. The plan captures City's goals of new city hall and central public plaza.

- **Sustainability** - The team will explore and employ the latest technologies to enhance energy efficiency, water reduction, and stormwater management.

FINANCING

Partnership with Provident Resources Group ("Provident") to provide Bonds for the Civic, Infrastructure and Attainable Housing portions of the project. They can provide lower cost financing through Tax-Exempt market rate bonds, where surplus revenues are transferred to the Partner through Ground Lease Payments.



COMPANY PROFILE

Related has years of experience developing over 100,000 multifamily units throughout the United States, including over 10,000 iconic mixed-use units. From luxury high-rise condominiums to trendsetting residential developments to affordable and workforce housing, The Related Group's distinctive brand of culture, design and lifestyle-infused properties continues to revitalize urban neighborhoods.

Through groundbreaking partnerships with world-renowned architects, designers, and artists, Related has redefined urban environments on a global scale, fostering distinctive, dynamic communities and symbolic landmarks that have become sources of local pride. Related doesn't just create neighborhoods...it builds legacies.

- 100,000 residences built & managed
- 40+ years of commitment
- 17M SF developed
- over \$50B sold

PROJECT TEAM

Related Group

PRH Investments, LLC- Jorge Perez- Chairman/CEO

Proposer

RD Investment Properties- Related Development

PROJECT EXPERIENCE

Manor Miramar

393 units, 24,703sf retail, owned by City of Miramar

City Place Doral

303 units, 245K SF Retail space

Manor Biscayne

382 Units, 9335SF Retail space

Manor Broken Sound, Boca Raton, FL

297 units

Manor at Flagler Village, Ft. Lauderdale

382 units, 23,012 SF Retail space

AREAS OF CONCERN / FOLLOW UP

- Proposal only provided details on first phase, 17 acres, with a mention of future phases of mixed-use and grocer in other phases but no detail on timing and commitment to future phases.
- Proposal did not include building new government facilities.



Manor Flagler Village



Manor Miramar



City Place Doral

PROJECT VISION

Proposal for the site creates a dense mixed-use project built in multiple phases. At the intersection of Margate Boulevard and State Road 7, our team, together with MSA Architects, envision a corner concentrated with retail, and a grand entrance extending Margate Boulevard east. The first phase site plan, shown on the following page, conceptualizes the extension of Margate Boulevard eastward with ground floor retail, plazas and a large public park. We intend for Margate Boulevard to become a top-notch pedestrian-friendly place of gathering and host to numerous events such as farmer's markets, local artist exhibitions, holiday events, big screen events, and much more. To that end, we placed an expansive public park to allow all who visit to enjoy the open and green space with friends, families, pets, and to become the location of health and fitness-oriented events as well as concerts and other larger outdoor events.

CONCEPTUAL PLAN

Provided a conceptual plan. The plan captures City's goals of commercial on 2 corners of Margate Blvd and SR 7 and central public plaza. Included breakdown of use/size in proforma.



Sonnenblick Development, LLC

COMPANY PROFILE

Sonnenblick Development LLC and Mr. Robert Sonnenblick have been in the real estate development and construction business for many decades. Bob has a deep appreciation and long-term history of designing, building and financing very large complicated projects nationally. In addition to Sonnenblick's track record and long-standing position in the community, they are a major landlord of government tenants including 500k sf for Homeland Security in Los Angeles. The principals of Sonnenblick Development have a combined 30 years experience in real estate construction, finance and development in excess of \$2.5B in closed transactions.

PROJECT TEAM

Kobi Karp Architecture & Interior Design | Architect

To date, KKAID has designed over 36B in mixed-use Commercial, Residential and Multifamily properties worldwide from the Caribbean, to the Far East, to the Black Sea region, throughout the Gulf and the Middle East.

CBRE | Property Management

Global property management team of 17,000 professionals manages 2.7B SF across 40 countries.

AB Capital | Financing

Partnership of Assouline and Anheuser-Busch families. \$400M under management in hospitality, multifamily and other assets

PROJECT EXPERIENCE

Margaritaville Marina Village, Riviera Beach, FL
Proposed project, Marina - 150 room hotel w/150 parking spaces

The Lowes Santa Monica Hotel
360 rooms, \$90M project cost

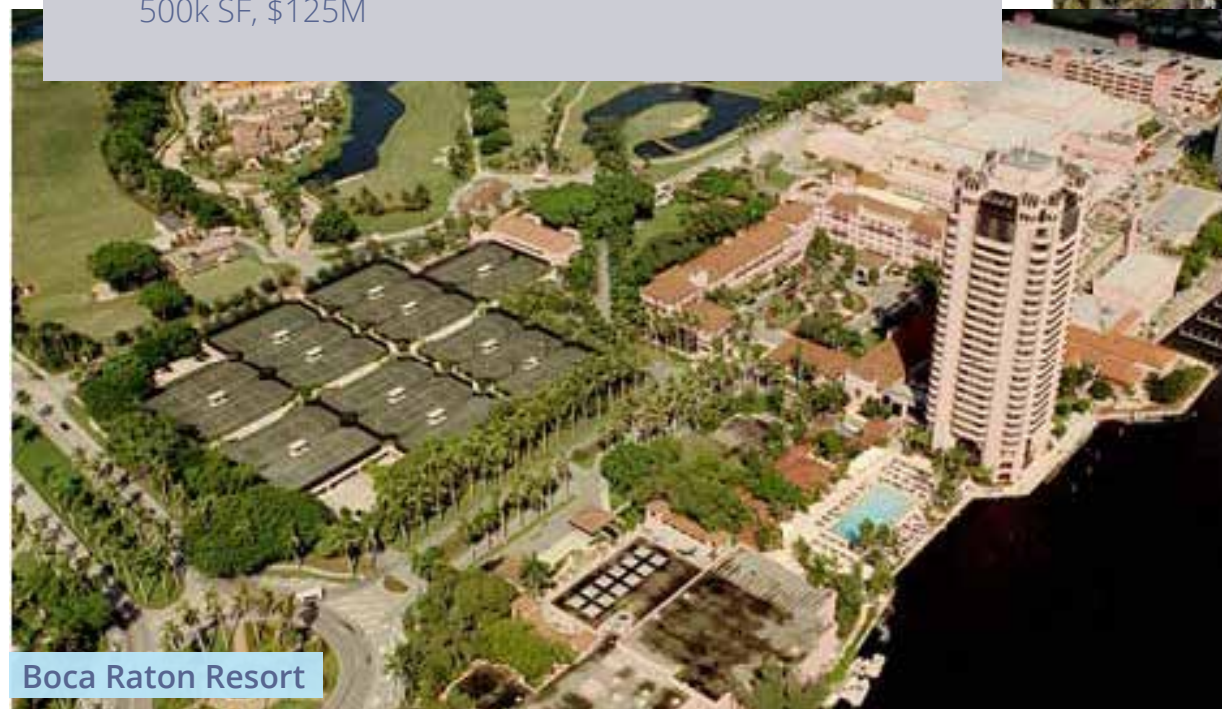
Boca Raton Resort
1000 Hotel Rooms- equity investor

The Mills at Jersey Gardens
2 level indoor outlet mall, opened 1999, built on former landfill

LA County Building 1& 2, El Monte CA
2- 132K SF Office, \$39M/\$59M

Ranco Park Bldg, LA County
80K Sf office, \$43M

Norwalk Government Center, CA
500k SF, \$125M



Boca Raton Resort

AREAS OF CONCERN / FOLLOW UP

- Scale, scope, vision of project may not be supported by the market or consistent with City's goals.
- **Cohesiveness of proposal** - items pulled from other submittals, very generic submission/ timeline.
- Developer does not have South Florida experience although Architect does.



The Lowes Santa Monica Hotel



Norwalk Government Center

Sonnenblick Development, LLC

PROJECT VISION

The proposed master plan embodies a harmonious blend of modern architecture and innovative urban design, creating vibrant and sustainable community hub. The concept is centered around integrating crystalline structures, lush green landscapes, active rooftops and pedestrian-friendly environments to foster a dynamic and engaging urban experience.



CONCEPTUAL PLAN

Conceptual plan broken down into multiple phases with breakdown of sizes and uses in each phase. Captures City's goals of commercial on 2 corners of Margate Blvd and SR 7, central public plaza, new City Hall.

- **Sustainability** - Development is designed to provide a secure, resilient, and sustainable environment. Integrates advanced security systems, energy efficient technologies. And sustainable landscaping practices.



Sonnenblick Development, LLC

SITE PLAN



CRA MARGATE CITY CENTER						
ZONE-1						
BUILDING NO.	TYPE	UNITS	SQUARE FOOTAGE	STORIES	PARKING	LEVELS
1	OFFICE/RETAIL		28,804 sq. ft.	4	11,200 sq. ft.	3
2	RETAIL/COMM		70,000 sq. ft.	4	2,000 sq. ft.	3
3	RETAIL/COMM		10,000 sq. ft.	3		
4	SPECIALTY OFFICE		4,000 sq. ft.	1		
5	EVENTS AREA		15,000 sq. ft.			
6	OFFICE	500	145,000 sq. ft.	3	10,000 sq. ft.	3
7	MULTIFAMILY		14,000 sq. ft.			
ZONE-2						
1	OFFICE		4,000 sq. ft.	2		
2	OFFICE	75	85,000 sq. ft.	5	10,000 sq. ft.	2
3	OFFICE	100	90,000 sq. ft.	5	10,000 sq. ft.	3
4	RETAIL SPACE		20,000 sq. ft.	1		
5	OFFICE	20	15,000 sq. ft.	3		
6	OFFICE	20	15,000 sq. ft.	3		
7	WAREHOUSE	9	17,140 sq. ft.	2		
ZONE-3						
1	OFFICE	20	15,000 sq. ft.	3		
2	OFFICE	20	15,000 sq. ft.	3		
3	OFFICE	20	15,000 sq. ft.	3		
4	OFFICE	20	15,000 sq. ft.	3		
ZONE-4						
1	OFFICE	80	111,000 sq. ft.	4		
2	RETAIL SPACE		27,750 sq. ft.	3		
3	OFFICE	88	75,710 sq. ft.	3		
4	OFFICE	166	107,775 sq. ft.	3		
5	RETAIL SPACE		88,750 sq. ft.	1		
6	OFFICE	160	105,000 sq. ft.	3		
7	RETAIL SPACE		22,170 sq. ft.	1		
8	OFFICE				2,000 sq. ft.	4
9	RETAIL SPACE		15,000 sq. ft.			
10	WAREHOUSE		15,000 sq. ft.	1		
ZONE-5						
1	OFFICE	74	114,000 sq. ft.	3		
2	OFFICE	30	55,100 sq. ft.	3		
3	OFFICE	30	55,100 sq. ft.	3		
4	OFFICE	30	55,100 sq. ft.	3		
5	OFFICE	30	55,100 sq. ft.	3		
6	OFFICE	30	55,100 sq. ft.	3		
7	WAREHOUSE		20,000 sq. ft.	2		
8	WAREHOUSE		20,000 sq. ft.	2		
9	WAREHOUSE		20,000 sq. ft.	2		

MARGATE CITY CENTER - MARGATE, FLORIDA

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Margate City Center Next Steps

1

SHORT LIST PROPOSERS
Today.

2

BEST AND FINAL OFFERS

3

PRESENTATIONS AND COUNCIL MEETING
Schedule presentations and Q&A. Council
will discuss all presentations.

4

DEVELOPER AGREEMENT
City Staff will bring back a Developer
Agreement for Council review/
recommendation.

Thank you. Questions?



Colliers | 200 E Broward Boulevard, Suite 120, Fort Lauderdale, FL 33301