

Current Development Activity



UPDATED DECEMBER 2016

The City of Hallandale Beach is a vibrant coastal as a prime location for investment opportunities. have recently been completed, are under The following is a list of active major construction

Hallandale Beach
PROGRESS. INNOVATION. OPPORTUNITY.

community, which many developers are seeing Numerous residential and commercial projects construction, planned or approved by the City. activities in the City.

CURRENT DEVELOPMENT LIST

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Major Development Projects with Approved Site Plans

Major Development Projects with Approved Site Plans

2000 S. OCEAN DRIVE

2000 S. Ocean Drive



OWNER/ DEVELOPER- B and H Fort Lauderdale Beach, LLC

18851 NE 29th Avenue, Suite 1011, Aventura, FL 33180 *

DESCRIPTION- 38 story, 64-unit luxury condominium.

VALUATION- The market value of the project is valued at \$140 million. The cost of construction is approximately \$90 million.

STATUS-The Plat application was approved by City Commission on November 20, 2013. The Major Development application was approved by City Commission on April 16, 2014. The Site Plan approvals have been extended to April 29, 2018. *(A solar reflectivity analysis is pending. Resubmittal of permit plans are anticipated. Prototype design of the public beach access adjacent to the project is pending.)*

***Note: Property owner has changed.**

New Owner: 2000 OCEAN DRIVE LLC/ KAR Properties

Owner Address: 232 MADISON AVE STE 200 NEW YORK NY 10016

Sold on 10/24/2014

| Development Agreement Commitment Highlights | |
|---------------------------------------------|----------------|
| Beach Nourishment | \$1,075,000.00 |
| Affordable Housing | \$ 100,000.00 |
| Bus Shelter | \$ 40,000.00 |
| Bidirectional Amplifier Antenna | \$ 50,000.00 |

Major Development Projects with Approved Site Plans

ACCESSO OFFICE BUILDING

100 N Federal Highway



OWNER/DEVELOPER – Accesso One, LLC 1140 E Hallandale Beach Blvd, Hallandale, FL 33009

DESCRIPTION – Project consists of a five-story 27,744 square feet office building. This project is to be constructed on a vacant parcel of 0.969 acres in size. Project did not go to City Commission based on the new RAC Regulations.

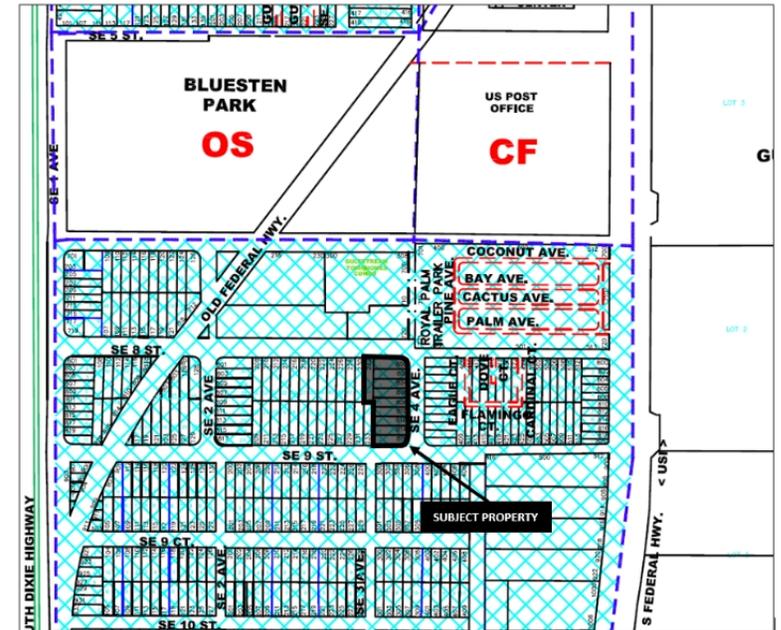
VALUATION - The estimated construction cost is \$4,000,000

STATUS – The project was administratively approved on June 23, 2015. The building is under construction.

Major Development Projects with Approved Site Plans

BEACON OFFICE BUILDING

800 SE 4 Street



OWNER/DEVELOPER- H&M Development

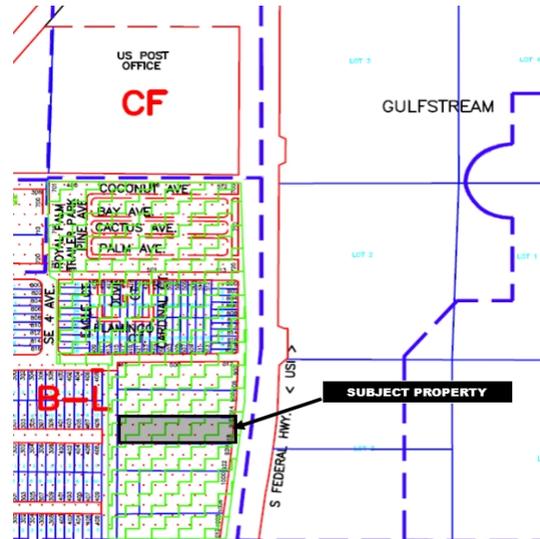
DESCRIPTION- An eight- story office building with 75,860 square feet of office and retail space.

VALUATION - The cost of construction is approximately \$14 million.

STATUS- The project was Administratively Approved on May 18, 2016. Site work begun. Approval of building permits is pending. Currently seeking approval for closure of SE 4 Avenue during construction.

Major Development Projects with Approved Site Plans

GULFSTREAM POINT 918 South Federal Highway



OWNER/DEVELOPER - Hallandale First, LLC, 100 S. Biscayne Blvd Suite 900 Miami, FL 33131

DESCRIPTION - A 24- story building inclusive of 297 residential units and a 2,572 square feet restaurant with a 757 square feet outdoor patio area.

VALUATION - The estimated construction cost is \$51 million.

STATUS - The major development/ site plan application was approved by the City Commission on December 15, 2014. The building permit application has been submitted and is under review.

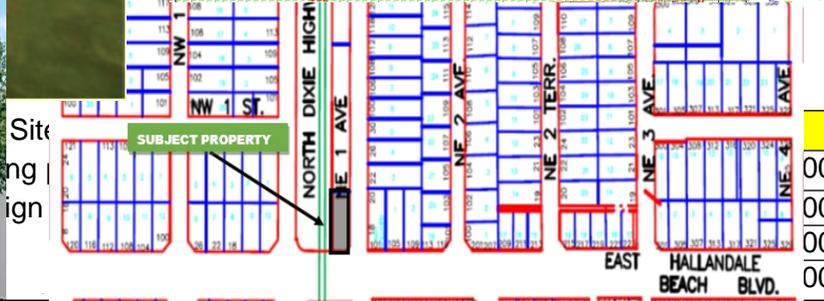
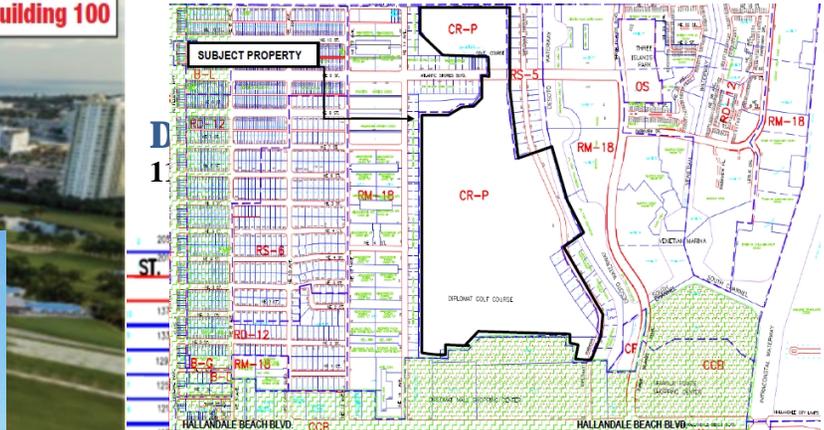
Development Agreement Commitment Highlights

| | |
|----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| City Park Improvements | \$700,000.00 |
| Coordinate hiring program w/ HOP. If unable meet 15% goal of HB residents, fund training program \$1,000 per position. (In-Kind) | \$1,000 per position not filled to meet 15% goal |

Major Development Projects with Approved Site Plans

DIPLOMAT GOLF COURSE

500-501 Diplomat Parkway



| | |
|---------------------------------------------------|--------------|
| Site | 00 |
| ing | 00 |
| ign | 00 |
| | 00 |
| | 00 |
| alator | \$400,000.00 |
| Parkway | \$350,000.00 |
| e Housing | \$331,250.00 |
| ark | \$700,000.00 |
| Scholarships (\$15,000/year/8yrs) | \$120,000.00 |
| Mobility Study | \$40,000.00 |
| Historic Commission | \$25,000.00 |
| Community Benefit Training/Construction/Permanent | \$70,000.00 |
| Construct turn lanes HBB & Diplomat Pkwy. | \$475,000.00 |
| *pursuant to 7/16 amendment | |

VALUATION- The estimated construction cost is \$650 million.

STATUS- This project was approved by City Commission on March 2, 2016. Submittal of building permit is pending. The site plan approval expires on April 13, 2019

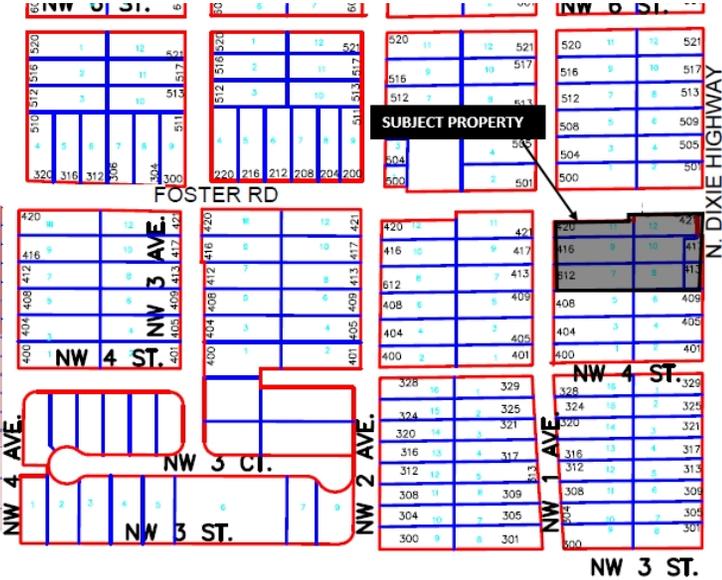
Major Development Projects with Approved Site Plans

HBC MEDICAL CENTER

411 N. Dixie Highway



Major Development Projects with Approved Site Plans



OWNER/DEVELOPER- HBC Medical Holding LLC
DESCRIPTION- Project consists of a 3-story commercial building with 25,089 square feet of medical office space.
VALUATION The cost of construction is approximately \$6.5 million.
STATUS – The project was approved by City Commission on October 19, 2016. Submittal of building permits is pending.

Major Development Projects with Approved Site Plans

HALLANDALE ARTSQUARE

301-409 N. Federal Highway

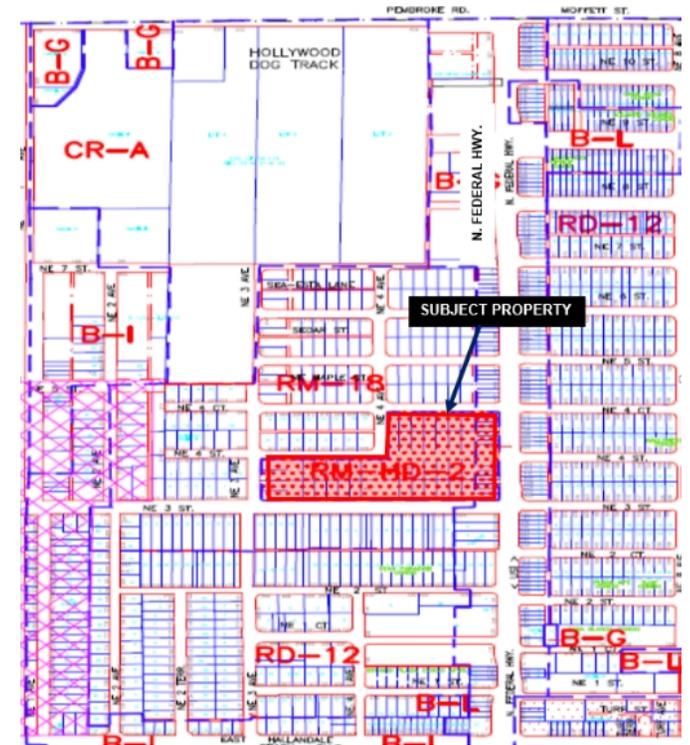


OWNER/DEVELOPER- Hallandale Land Ventures, LLLP 150 SE 2 AVE #800 Miami FL 33131

DESCRIPTION- Mixed use Project consisting of 268 multifamily mid-rise units including 8 live/work units in 6-7 story buildings, 90 garden apartments in 3 story buildings, a 2-level parking structure with surface parking, residential amenities, and 12,755 square feet of commercial space.

VALUATION- The estimated construction cost is approximately \$50 million, and projected market value is \$80 million.

STATUS – The major development/ site plan application was approved by the City Commission on March 18, 2015. Site work permit has been issued and full permit issuance is pending.



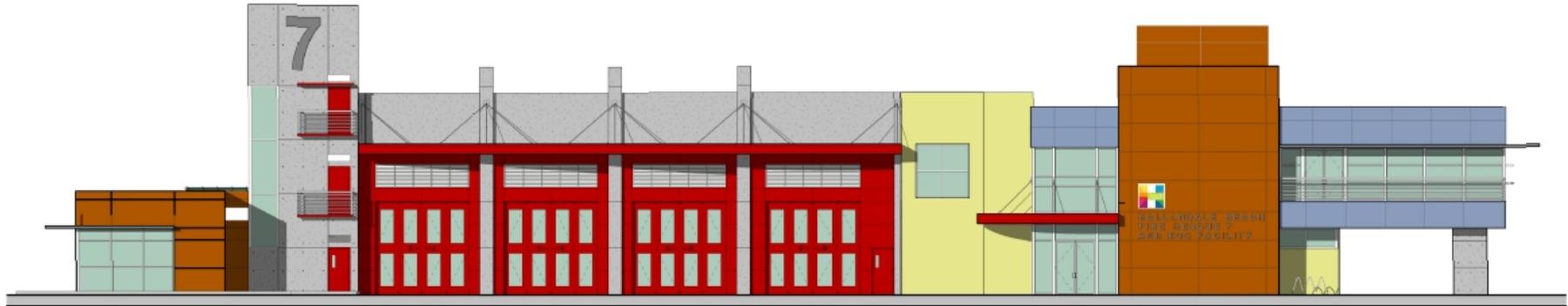
Development Agreement Commitment Highlights

| | |
|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| Coordinate hiring program with HOP. If unable to meet 15% goal of HBB residents, fund training program. \$1000 per position (In-Kind) | \$1,000 per position not filled to meet 15% goal |
| Install a bus shelter or pay up to \$50,000 (In-Kind) | Install shelter or pay \$50,000 |
| Reconstruction of NE 3 rd Street in partnership with CRA. | |

Major Development Projects with Approved Site Plans

HALLANDALE FIRE STATION No. 7

111 Foster Road



OWNER/DEVELOPER – City of Hallandale Beach, 400 South Federal Highway, Hallandale Beach, FL 33009

DESCRIPTION – Construction of a new Fire Station, Emergency Operation Center and Administration Offices for a total of 25,197 sq. ft. to replace and relocate the existing Fire Station No. 7.

VALUATION - The total project cost is approximately \$7.7 million

STATUS – Site plan was approved by the City Commission on January 28, 2015 and the building is under construction.

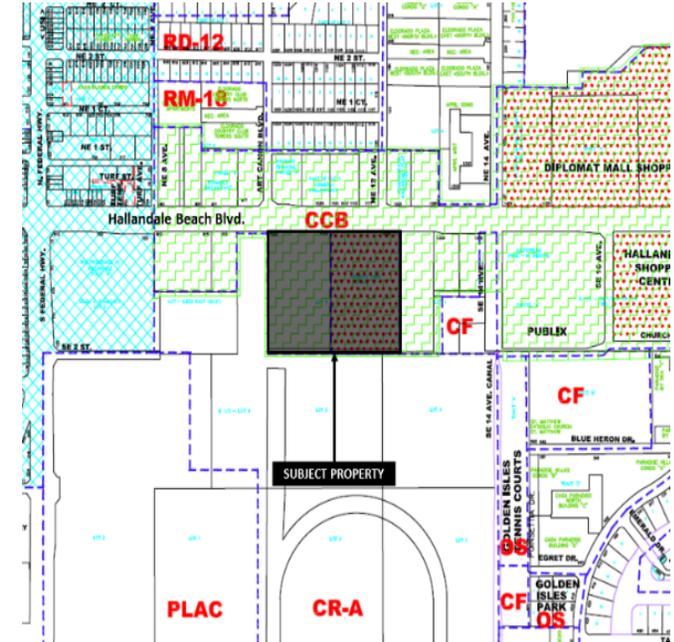
OWNER/DEVELOPER



Major Development Projects with Approved Site Plans

HALLANDALE OASIS PHASE II

1000 E. Hallandale Beach Boulevard



OWNER/DEVELOPER - Romagnole Investment Properties, LLC, 407 Lincoln Road # 11C Miami Beach, FL 33139

DESCRIPTION – Project consists of two sites: The applicant requests to amend the approved plans by adding a 200 room hotel and 11,930 square feet of additional commercial use in a 10 and 20 story building to the 1100 EHBB parcel. The 1000 EHBB site will be redeveloped with another 26 story building with 250 residential units and 7,340 square feet of commercial area. The combined properties have a total of 10.08 acres.

VALUATION – The construction cost is approximately \$115 million with a projected market value of \$160 million.

STATUS – The project was approved by City Commission on May 4, 2016.

| Development Agreement Commitment Highlights | |
|---------------------------------------------------------------------------|----------------|
| Community Benefit Construction/Permanent Workforce | \$70,000.00 |
| Public Safety Improvements | \$376,401.00 |
| Improvements Hibiscus Road & US1 to 14 th Ave. | \$1,000,000.00 |
| City Circulator | \$300,000.00 |
| Upgrade to wastewater lift station, force main system and gravity main. | \$1,829,000.00 |
| Feasibility Study- Construct R/W between US1 & S.E. 14 th Ave. | \$60,000.00 |

Major Development Projects with Approved Site Plans

ICEBOX CULINARY CENTER

219 N.E. 3rd Street



OWNER/DEVELOPER- Icebox Café RE, LLC

DESCRIPTION- Project consist of 9,300 square feet commercial kitchen/commissary, a 2,100 square feet green house and a 2,700 square feet café dining area.

VALUATION The cost of construction is approximately \$1,750,000.00.

STATUS – The project was approved by City Commission on October 19, 2016. Submittal of building permits is pending.



Major Development Projects with Approved Site Plans

NINE HUNDRED

900 S. Federal Highway



OWNER/DEVELOPER– Hallandale Office Towers, LLC, 6001 N.W. 153rd Street, Suite 110 Hallandale Beach, FL 33009

DESCRIPTION – Project consist of a 23- story high rise building with 320 residential units, including s request for assignment of 320 RAC (Regional Activity Center) units to allow the residential use, 5,871 square feet of commercial space, 150 room hotel and associated parking garage.

VALUATION – The total project cost is approximately \$ 51 Million.

STATUS – The project was approved by City Commission on June 1, 2016. Submittal of building permit applications is pending.



Development Agreement Commitment Highlights

| | |
|---------------------------------------------------------------------------|----------------|
| Community Benefit Construction/Permanent Workforce | \$70,000.00 |
| Public Safety Improvements | \$244,770.00 |
| Improvements S.E 9 th St. from US1 to S.E. 2 nd St. | \$1,000,000.00 |
| Historic Contribution | \$25,000.00 |
| Scholarship | \$25,000.00 |
| Affordable Housing | \$424,000.00 |

Major Development Projects with Approved Site Plans

O.B. JOHNSON PARK 900 NW 8th Avenue



OWNER/DEVELOPER – City of Hallandale Beach, 400 South Federal Highway, Hallandale Beach, FL 33009

DESCRIPTION – Redevelopment of OB Johnson Park and the Hepburn Center with 41,984 square feet intergenerational facility to optimize the recreational land use and services for the City of Hallandale Beach Community.

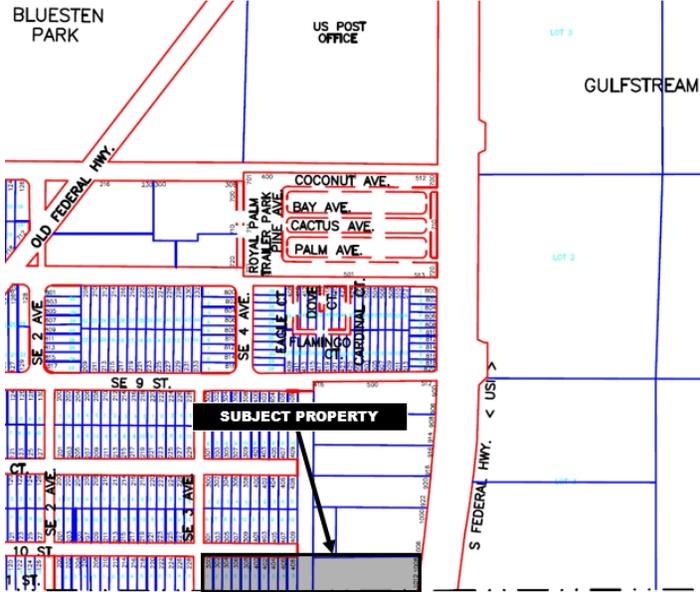
VALUATION – The total project cost is approximately \$14.6 million.

STATUS – The major development/ site plan application was approved by the City Commission on April 15, 2015. Building has been constructed. Additional site improvements forthcoming.



Major Development Projects with Approved Site Plans

OPTIMA OFFICE NORTH
1010 S. Federal Highway



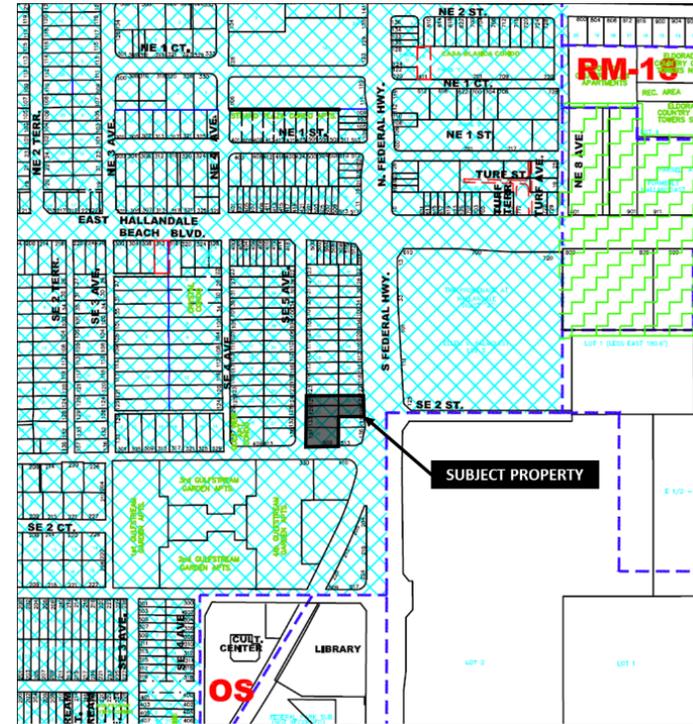
OWNER/DEVELOPER- I & A Miami, LLC and Star Holding Management,
DESCRIPTION- Project consist of 269,566 square feet of office use and, 5,689 square feet of bank space. Class “A” Office, LEED Platinum
VALUATION - The cost of construction is approximately \$65 million.
STATUS- The project was approved by City Commission on May 18, 2016. Submittal of building permits is pending.

DESCRIPTION/DEVELOPER-

| Development Agreement Commitment Highlights | |
|---------------------------------------------|-------------------------|
| Community Benefit- Construction Workforce | \$5,000.00 per position |
| Public Safety Improvements | \$215,651.00 |

Major Development Projects with Approved Site Plans

PENINSULA TOWER 124 S. Federal Highway



OWNER/DEVELOPER- 18590 Development, LLC/ Joseph Dum and Josef Preschel

DESCRIPTION- Project consist of a fifteen-story office building with 144,414 square feet of office and retail space.

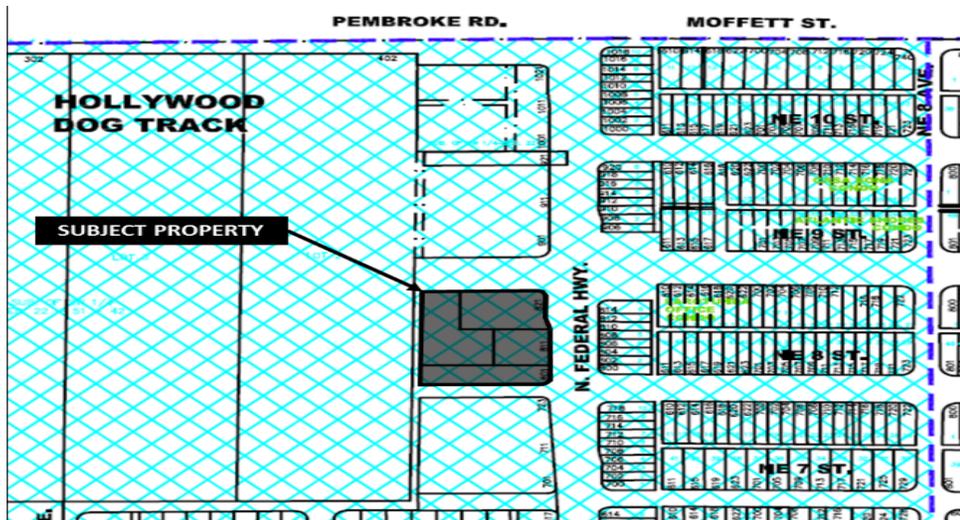
VALUATION- The cost of construction is approximately \$26 million.

STATUS- The project is was administratively approved in July, 2016. Submittal of Building permits pending.

Major Development Projects with Approved Site Plans

VILLAGE AT ATLANTIC SHORES

801 N. Federal Highway



OWNER/DEVELOPER- Atlantic Village 1, LLC

DESCRIPTION- Project consist of a two- story commercial center. The project includes 31,144 square feet of retail and office space.

VALUATION- The cost of construction is approximately \$5 million.

STATUS- The project was Administratively Approved on May 18,

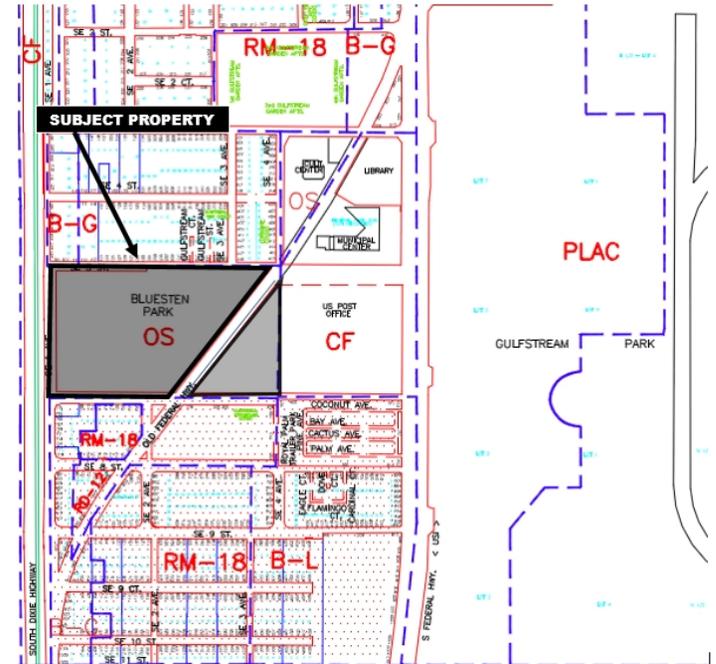


Major Development Projects Currently Under Planning and Zoning Review

Major Development Projects Currently Under Planning and Zoning Review

BLUESTEN PARK

501 S.E. 1st Avenue



OWNER/DEVELOPER- The City of Hallandale Beach, 400 S. Federal Highway Hallandale Beach Blvd, Hallandale Beach, FL 33009

DESCRIPTION- Project consist of the redevelopment for Bluesten Park to include replacing the Community Centers and swimming pool facility per the City Wide Park Master Plan.

VALUATION- The cost of construction is approximately \$21 million.

STATUS- The project is presently under review.

MEETING DATES:

Community Meeting- September 14, 2016

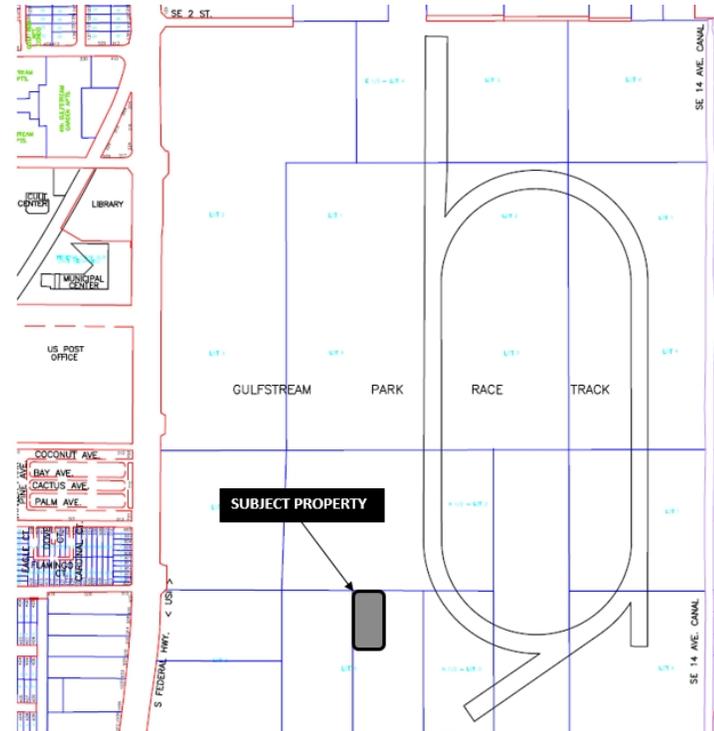
Planning & Zoning Board Hearing: November 30, 2016

City Commission: January 25, 2017

Major Development Projects Currently Under Planning and Zoning Review

CINEMEX MOVIE THEATER

901 S. Federal Highway



OWNER/DEVELOPER - Gulfstream Park Racing Association, Inc.

901 S Federal Hwy, Hallandale, FL 33009

DESCRIPTION – Project consists of a 47,200 square feet Cinemex Movie Theater with 996 seats.

VALUATION – N/A

STATUS – The project is presently under review.

MEETING DATES:
Community Meeting- N/A
Planning & Zoning Board Hearing: TBA
City Commission: TBA

Major Development Projects Currently Under Planning and Zoning Review

MG100 TOWER

100 S Federal Highway



OWNER/DEVELOPER- MG 100 Federal, LLC

DESCRIPTION- Project consist of 30 story mixed-use tower. The project includes 294 rental apartment residence, 4,116 restaurant space and approximately 5,487 square feet of retail space. Conditional Use permit is also requested to allow the residential use on commercial zoned land and allocation of flex and RAC units. Assigning PDD Overlay District to the property is also requested.

VALUATION The cost of construction is approximately \$80 million.

STATUS – Vested rights were extend by vote of the Commission until February 18, 2017. This project will need to be considered by the Commission.

| Development Agreement Commitment Highlights | | |
|---------------------------------------------|----------------------------|-------------|
| 1 | Public Safety Improvements | \$130,573 |
| 2 | Sewer System Improvement | \$1.82 mil |
| 3 | Water & Sewer Impact Fees | \$750K est. |
| 4 | Transportation Mitigation | In-kind |
| 5 | Conveyance Fee | \$566,666 |

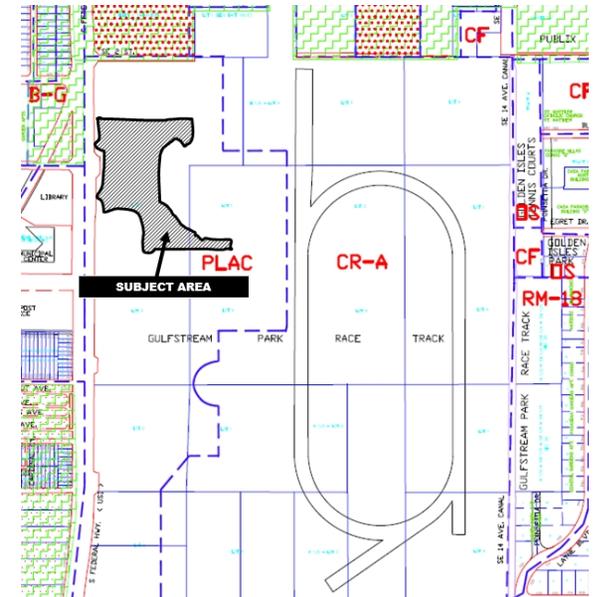
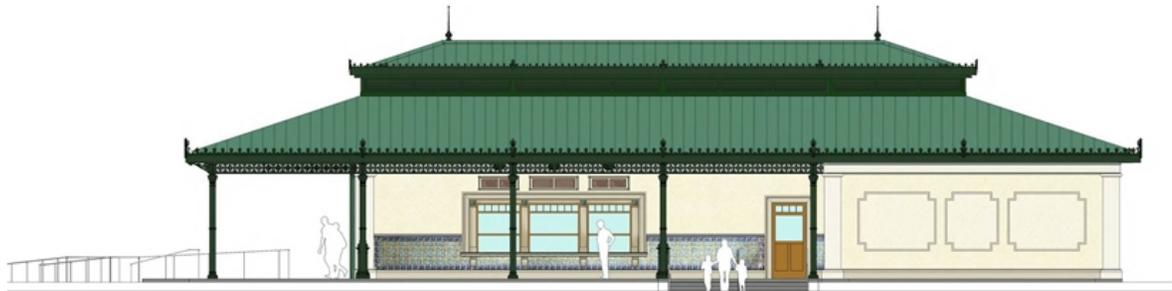
Major Development Projects Currently Under Planning and Zoning Review

| | | |
|---|--------------------------|--------------------|
| 6 | Affordable Housing | \$2.6 mil |
| 7 | High School Scholarships | \$25,000 |
| | Total | \$6 Million |

MEETING DATES:
 Community Meeting- May 19, 2016
 Planning & Zoning Board Hearing: June 8, 2016
 First Reading City Commission: January 25, 2017
 Second Reading City Commission: February 15, 2017

PEGASUS PARK PAVILION- MINOR DEVELOPMENT

901 S. Federal Highway

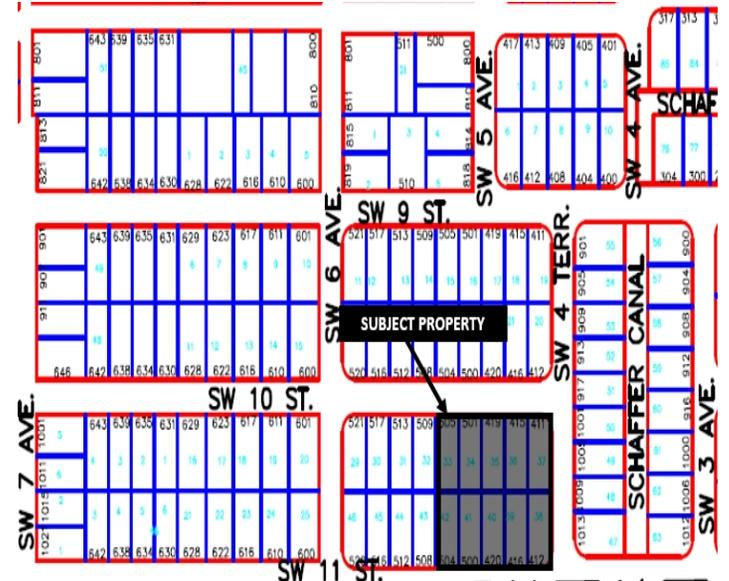


OWNER/DEVELOPER - Gulfstream Park Inc. 901 S Federal Hwy, Hallandale, FL 33009
DESCRIPTION – Project consist of a single-story 2,763 square feet pavilion containing food concession, restroom facilities, and a canopied outdoor dining area within Pegasus Park Pavilion containing concession and restroom facilities, and a canopied outdoor dining area within Pegasus Park.
VALUATION – N/A
STATUS – Plans submitted on June 21, 2016 and are currently under review for minor development approval. Building permits have been approved.

Major Development Projects Currently Under Planning and Zoning Review

SW 11th STREET SCHOOL

412 SW 11th Street



OWNER/DEVELOPER - Pedro Camejo 7190 SW 87th Ave., Suite 402, Miami, FL 33173

DESCRIPTION – Project consist of a 25,022 square feet school (pre-k thru 5th grade) with classrooms, administration, office, cafeteria and open play area.

VALUATION – The cost of construction is approximately \$3 million.

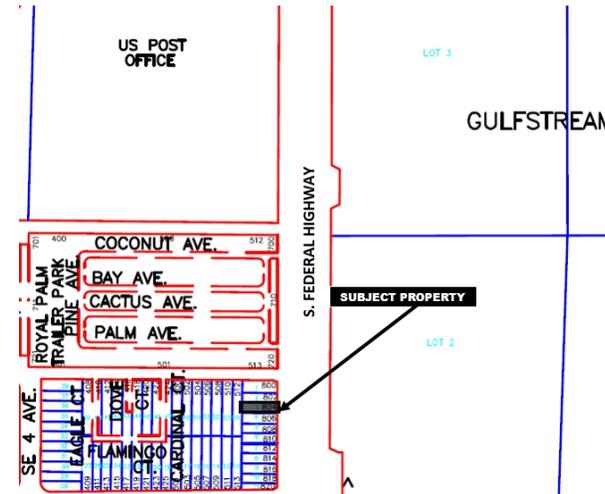
STATUS – The project is presently under review.

Major Development Projects Currently Under Planning and Zoning Review

MEETING DATES:

Planning & Zoning Board Hearing: February 22, 2017
City Commission: March 15, 2017

THE ELEMENT (PREVIOUSLY KNOWN AS DOMUS OFFICE CENTER)
804 S. Federal Highway



Major Development Projects Currently Under Planning and Zoning Review



OWNER/DEVELOPER – SMIR 3001 LLC 3598 Yacht Club Drive #1403 Miami FL 33180

DESCRIPTION – Demolition of existing abandoned motel and redevelopment of the site with a 19-story class “A” building with 13,021 square feet of retail on the first floor and 160,854 square feet of office space.

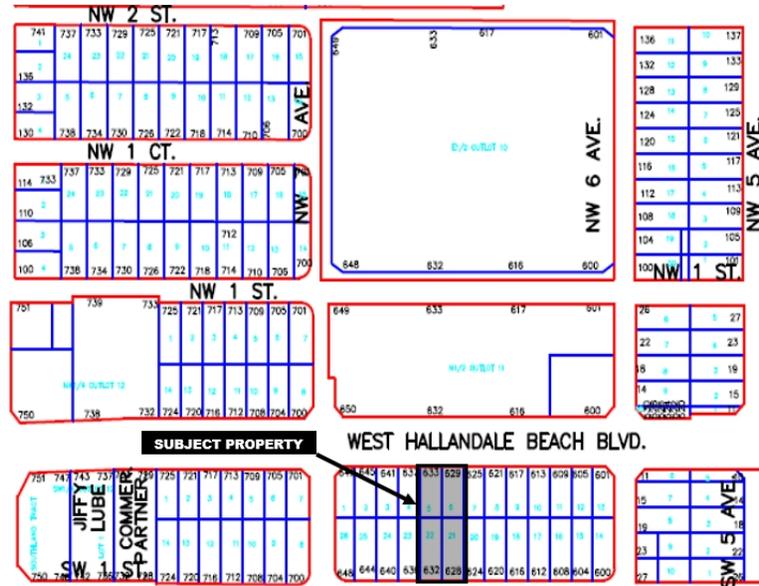
VALUATION – The estimated construction cost is not available at this time. The estimated market value at build-out is \$65 million.

STATUS – The Site Plan was approved by City Commission on September, 2007. The site plan approval expires on March 10, 2018. Building permit application has not been submitted at this time. The owner has filed an application for Minor Amendments to the PDO approved plan and is presently being processed. The request includes reduction of retail space from 13,021 to 5,796 square feet and increase office space from 160,446 square feet to 166,941 and modifications to the building façade.

Major Development Projects Currently Under Planning and Zoning Review

V TOWER

633 W. Hallandale Beach Blvd.



OWNER/DEVELOPER- HL Hallandale, LLC,

DESCRIPTION- Project consist of a twenty-three story, office building with 119,750 square feet of gross floor area.

VALUATION - The cost of construction is approximately \$25 million.

STATUS- The project is presently awaiting applicant direction to schedule Planning and Zoning.

MEETING DATES:

Community Meeting- September 8, 2016

Planning & Zoning Board Hearing: TBA

City Commission: TBA