



November 16, 2020

Christy Dominguez  
Principal Planner – Planning and Zoning Division  
City of Hallandale Beach  
400 South Federal Highway  
Hallandale Beach, Florida 33009

RE: NOTE PLAT AMENDMENT  
Developer: Hallandale Oasis 2019 LLC  
Project: Hallandale Oasis Mixed-Use Project  
Address: 1000 East Hallandale Beach Boulevard, Hallandale Florida

Dear Christy:

Please accept this letter as a supplement to the application for an amendment to the note plat. The reason for the note plat amendment is that since the Hallandale Oasis project is being constructed in phases, the plat needs to have additional office and commercial square feet for construction than what is currently prescribed in the plat note.

Currently, Hallandale Oasis 2019 LLC (the "Developer") is constructing Phase 1 of the Hallandale Oasis project. The total square footage being built in Phase 1 is 51,440 square feet of commercial space. The old structure is also located on the site. The old structure is comprised of 50,645 square feet of commercial and office space. (Out of the 50,645 square feet, about 6,250 are commercial space; the remaining space is used as office space.) Phase 2 of the project calls for constructing 27,732 square feet of commercial space and 20,781 square feet of office space.

The Developer is preparing to submit construction plans for Phase 2 to Broward County for permitting. However, Broward County will not issue the permits under the current plat. The county will not issue the permits because if you add the square feet constructed in Phase 1 to the currently constructed square feet in the property (and what will be built in Phase 2), then the total amount exceeds the commercial and office square footage allowed under the plat. Furthermore, the current structure cannot be demolished since it contains the sales office. It will be demolished once Phase 1 is constructed, and the sale office can be transferred to Phase 1.

Please note that the Developer does not intend to construct more than what is allowed to be developed under the approved site plan. Under the approved site plan, the Developer is permitted to build 34,691 square feet of office space and 59,219 square feet of commercial space. However, please note that the Developer plans to submit a request for a minor change, which will increase the total commercial and office square footage of the project. The plat note amendment also takes into account this minor increase in the square footage. Nevertheless, the Developer understands that it cannot construct more than what is currently allowed in the approved site plan unless the City of Hallandale Beach approves the minor change request. The Developer is adding the increase in square footage for efficiency.

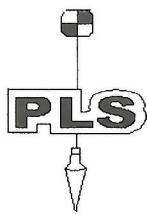
November 16, 2020  
Ltr to Christy Dominguez

The note plat amendment is solely for the purpose of continuing to develop the Hallandale Oasis project in phases as agreed in the Amended and Restated Developer Agreement the Developer entered into with the City of Hallandale Beach while complying with the permitting process of Broward County.

Sincerely,  
Moncarz Law Firm P.L.

A handwritten signature in black ink that reads "Claudia Moncarz". The script is cursive and fluid, with the first name and last name clearly legible.

Claudia Moncarz  
Attorney at Law



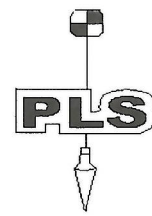
# PULICE LAND SURVEYORS, INC.

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November 10, 2020

Ms. Christy Dominguez  
Principal Planner, City of Hallandale Beach  
400 South Federal Highway  
Hallandale Beach, FL 33009

**RE: "HALLANDALE OASIS" PLAT - 1100 EAST HALLANDALE BEACH BLVD. CITY  
REQUEST FOR PLAT NOTE AMENDMENT-LETTER OF INTENT**

Dear Ms. Dominguez,

We represent the Hallandale Oasis 2019 LLC the owners on the above-referenced project, located at 1000-1100 East Hallandale Beach Boulevard. The original plat was approved by City Commission in May 2016 in Resolution 2016-70. Subsequently, an amended site plan was submitted and was approved in May 2018. In November 2017, we started the process of amending the recorded plat to match the amended site plan. We sought to amend both the restrictive plat note and the non-vehicular access line (NVAL).

The note amendment sought to remove the hotel use and change the amount of office and commercial use while keeping the residential use the same. The Plat Note Amendment was approved by the City in Resolution 2018-99 in September 2018. That same note amendment was approved by County Commission May 19, 2020.

The property is being developed in phases. The Phase I property has an existing building that will remain for the immediate future because it houses the sales office. Since the existing structure is remaining and we still intend to build the 42,000 square feet of office and the 60,000 square feet of commercial the current plat note does not meet our needs. We are therefore requesting to amend the plat note to account for both the existing structure and the previously approved proposed amount.

Specifically, the current Plat Note reads as follows:

*This plat is restricted to 42,000 square feet of office use, 60,000 square feet of commercial use, and 500 high rise units.*

The proposed Plat Note reads as follows:

*This plat is restricted to 51,000 square feet of office use, 95,000 square feet of commercial use, and 500 high rise units.*

Ms. Christy Dominguez  
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We appreciate your time and effort and look forward to be scheduled for the December City Council meeting.

Should you have any questions or need additional material or information, please do not hesitate to contact us.

Thank you,  
**PULICE LAND SURVEYORS, INC.**

A handwritten signature in blue ink, appearing to read 'Rachel Ross', with a stylized, flowing script.

Rachel Ross  
Platting Assistant

Encl.