

— *The Chelsea* —

Thank you for your correspondence and continued guidance regarding The Chelsea Food Hall project located at 139 NE 1 Avenue, Hallandale Beach. We appreciate the opportunity to provide an update following our meeting held on December 8, 2025. Due to constructability concerns, and coordination with consultants, the development team is evaluating the potential to transition from the originally approved shipping container food hall concept to a conventional build that retains the project's artsy aesthetic. This revised concept maintains the original vision of activating the District 8 corridor with an arts-focused, community-oriented dining destination while improving long-term structural durability, operational efficiency, and code compliance.

The updated design consists of seven fully enclosed commercial kitchen vendor spaces with individual service areas, integrated ADA-compliant facilities, and a shared outdoor seating area covered by an architectural pergola intended to preserve the creative and pedestrian-friendly atmosphere originally proposed. The redesign is intended to enhance the project's longevity and overall functionality while remaining aligned with the placemaking goals of the CRA and District 8 revitalization efforts.

We understand that this change in scope may require rescinding the previously awarded grants and submitting a new application through the HBCRA Commercial Programs. We remain very interested in continuing participation in the program and intend to discuss the opportunity to pursue a new formal grant application. Based on our review of the Commercial Programs and District 8 incentives, we intend to pursue participation in both the Commercial Kitchen Grant (CKG) program and the Tenant Lease Surety (TLS) program, as applicable to future tenant operators within the project. Given that the revised project will include multiple individual commercial kitchen spaces designed for separate tenant operations, we would appreciate preliminary guidance regarding whether each tenant kitchen space may be considered independently eligible for Commercial Kitchen Grant participation, subject to joint owner/tenant application requirements.

Prior to formally submitting new applications, we respectfully request the opportunity for HBCRA staff to review the conceptual design and provide preliminary feedback regarding program alignment and potential eligibility. This feedback will assist us in determining how to best structure tenant leasing and grant applications moving forward. Thank you very much.

Symbols

SYMBOLS

	BUILDING SECTIONS SECTION LETTERS SHEET NUMBER (WHERE SECTION IS DRAWN)		KEYNOTE DRAWING NOTE (NUMBER)
	DETAIL DETAIL NUMBER SHEET NUMBER		STEP DOWN CHANGE IN FLOOR HEIGHT
	INTERIOR ELEVATION(S) (UNFOLD) ARROWS INDICATE ELEVATIONS SHEET NUMBER		CONTROL OR DATUM POINT DESCRIPTION OF POINT (FIN.FL., TOP OF PLATE, TOP OF T.B.) ELEVATION OR POINT
	DOOR TYPE DOOR MARK (NUMBER)		REVISION REFERENCE NUMBER OF REVISION CORRESP. TO DESIGN SECTION OF TITLE BLOCK
	WINDOW TYPE WINDOW MARK (LETTER)		WALL SECTIONS SECTION NUMBERS SHEET NUMBER (WHERE SECTION IS DRAWN)
	WALL TYPE FEATURE MARK (LETTER)		

Legend of Material

	EXISTING (CMU) WALL TO REMAIN		BATT INSULATION
	CONCRETE MASONRY		PLYWOOD
	CONCRETE IN SECTION		WOOD BLOCKING
	DRYWALL / STUD PARTITION		WOOD
	RIGID INSULATION INDICATED IN ENLARGED DETAILS/SECTIONS		METAL
	EARTH		METAL LATH



2200 N. COMMERCE PARKWAY, SUITE 4611
WESTON, FL 33326 (954)228-2400 (T) (954)903-7503 (F)

HALLANDALE FOOD
PROJECT TYPE
PROJECT ADDRESS

REVISIONS
REMARKS

NO. DATE

TITLE OF SHEET

SITE PLAN

ISSUE DATE PROJECT NO.

01/13/26

XXXXX

SEAL

SHEET NUMBER

A-101

OF SHEET

ADOLFO LOPEZ, AIA
SIMJA DESIGNERS
LIC#0016093

1 SITE PLAN
A-101 1/4" = 1'-0"

LIMITATION OF LIABILITY CLAUSE: To the fullest extent permitted by law, the total liability, in the aggregate, of Consultant, Consultant's officers, directors, partners, employees, agents, and subcontractors, to Client, and anyone claiming by, through, or under Client for any claims, losses, costs, or damages whatsoever arising out of, resulting from, or in any way related to this Project or Agreement from any cause or causes, including but not limited to negligence, professional errors and omissions, strict liability, breach of contract, or breach of warranty, shall not exceed the total compensation received by Consultant or \$10,000 whichever is greater.

Symbols

SYMBOLS

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|--|---|--|---|
| | BUILDING SECTIONS
SECTION LETTERS
SHEET NUMBER (WHERE SECTION IS DRAWN) | | KEYNOTE
DRAWING NOTE (NUMBER) |
| | DETAIL
DETAIL NUMBER
SHEET NUMBER | | STEP DOWN
CHANGE IN FLOOR HEIGHT |
| | INTERIOR ELEVATIONS (UNFOLD)
ARROWS INDICATE ELEVATIONS
SHEET NUMBER | | CONTROL OR DATUM POINT
DESCRIPTION OF POINT
(FIN.F.L., TOP OF PLATE, TOP OF T.B.)
ELEVATION OR POINT |
| | DOOR TYPE
DOOR MARK (NUMBER) | | REVISION REFERENCE
NUMBER OF REVISION CORRESP. TO
DESIGN SECTION OF TITLE BLOCK |
| | WINDOW TYPE
WINDOW MARK (LETTER) | | WALL SECTIONS
SECTION NUMBERS
SHEET NUMBER (WHERE SECTION IS DRAWN) |
| | WALL TYPE
FEATURE MARK (LETTER) | | |

Legend of Material

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|--|--|--|-----------------|
| | EXISTING (CMU) WALL TO REMAIN | | BATT INSULATION |
| | CONCRETE MASONRY | | PLYWOOD |
| | CONCRETE IN SECTION | | WOOD BLOCKING |
| | DRYWALL / STUD PARTITION | | WOOD |
| | RIGID INSULATION INDICATED
IN ENLARGED DETAILS / SECTIONS | | METAL |
| | EARTH | | METAL LATH |



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HALLANDALE FOOD
PROJECT TYPE
PROJECT ADDRESS

REVISIONS
REMARKS

NO. DATE

TITLE OF SHEET

FIRST FLOOR PLAN

ISSUE DATE	PROJECT NO.
01/13/26	XXXXX

SEAL	SHEET NUMBER
	A-201

OF SHEET

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LIC#0016093

1 Nivel 1
A-201 1/4" = 1'-0"

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Symbols

SYMBOLS

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 DOOR TYPE DOOR MARK (NUMBER)	 ELEVATION OR POINT
 WINDOW TYPE WINDOW MARK (LETTER)	 REVISION REFERENCE NUMBER OF REVISION CORRESP. TO DESIGN SECTION OF TITLE BLOCK
 WALL TYPE WALL MARK (LETTER)	 WALL SECTIONS SECTION NUMBERS SHEET NUMBER (WHERE SECTION IS DRAWN)

Legend of Material

 EXISTING (CMU) WALL TO REMAIN	 BATT INSULATION
 CONCRETE MASONRY	 PLYWOOD
 CONCRETE IN SECTION	 WOOD BLOCKING
 DRYWALL / STUD PARTITION	 WOOD
 RIGID INSULATION INDICATED IN ENLARGED DETAILS/ SECTIONS	 METAL
 EARTH	 METAL LATH



1 ELEVATION
A-401 1/4" = 1'-0"



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HALLANDALE FOOD
PROJECT TYPE
PROJECT ADDRESS

REVISIONS
REMARKS

NO. DATE

TITLE OF SHEET

ELEVATION

ISSUE DATE	PROJECT NO.
01/12/26	XXXXX
SEAL	SHEET NUMBER

A-401

OF SHEET

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HALLANDALE FOOD
PROJECT TYPE
PROJECT ADDRESS

REVISIONS

NO. | DATE | REMARKS

TITLE OF SHEET

RENDERS

ISSUE	DATE	PROJECT NO.
	01/13/26	XXXXX
SEAL	SHEET NUMBER	

A- 501

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HALLANDALE FOOD
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REVISIONS

NO. DATE REMARKS

TITLE OF SHEET

RENDERS

ISSUE DATE	PROJECT NO.
01/13/26	XXXXX
SEAL	SHEET NUMBER

A- 503

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REVISIONS

NO. DATE REMARKS

TITLE OF SHEET

RENDERS

ISSUE DATE	PROJECT NO.
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A- 504

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