

Supplemental Meeting Materials for 5/7/2026

Item

4. Presentation by 831 Federal Highway Acquisition, LLC d/b/a The Big Easy Casino

Hallandale Casino

Hallandale Beach, FL

May 07, 2026



- 1. Project Site**
- 2. Existing Site Imagery**
- 3. Current Architecture**
- 4. Interior Design**

The background of the image is a soft, out-of-focus photograph of green plants, likely palm leaves, creating a natural and serene atmosphere. The colors range from light mint green to a slightly darker, muted green, with some darker shadows and highlights on the leaves.

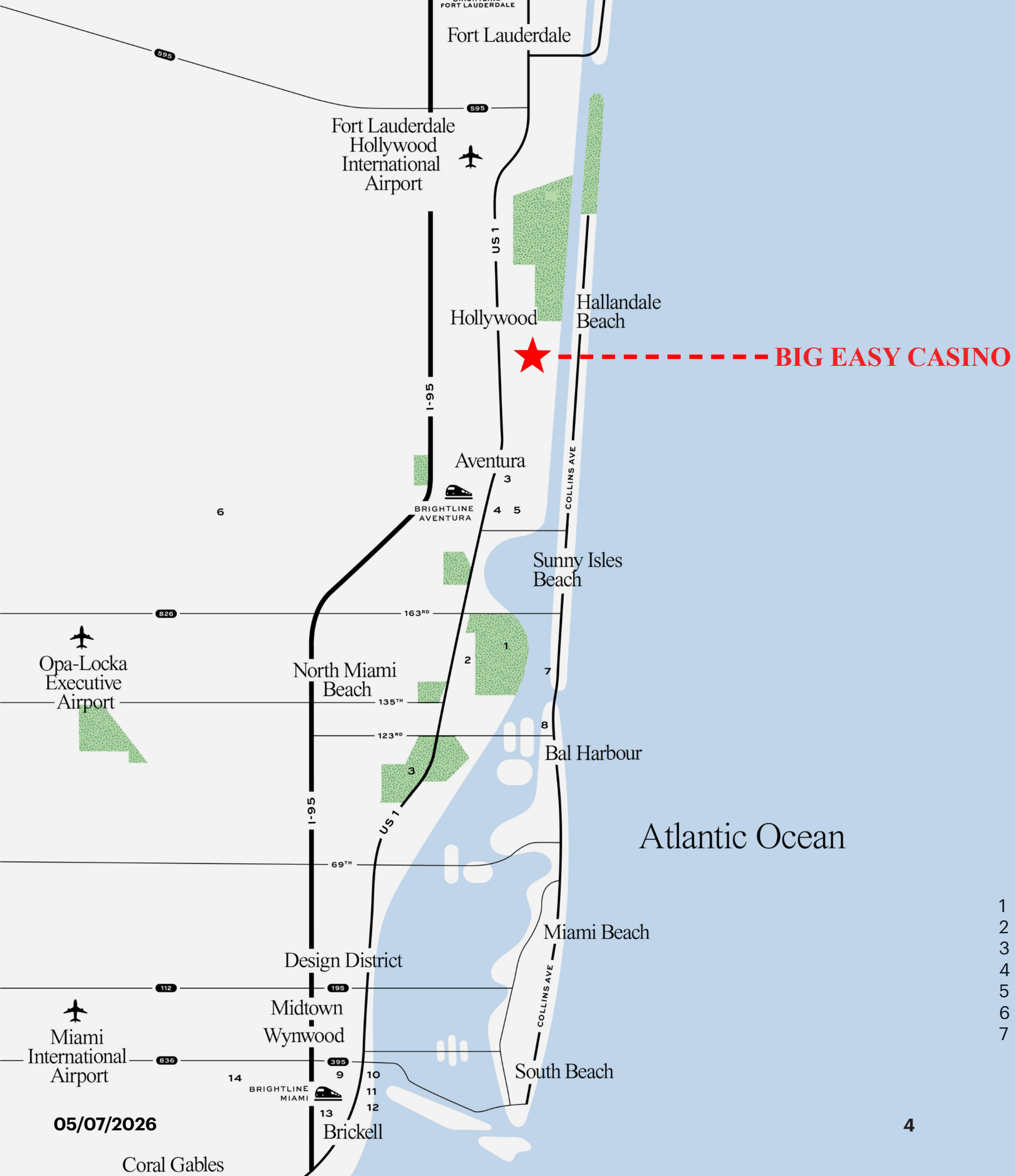
Project Site

HALLANDALE BEACH

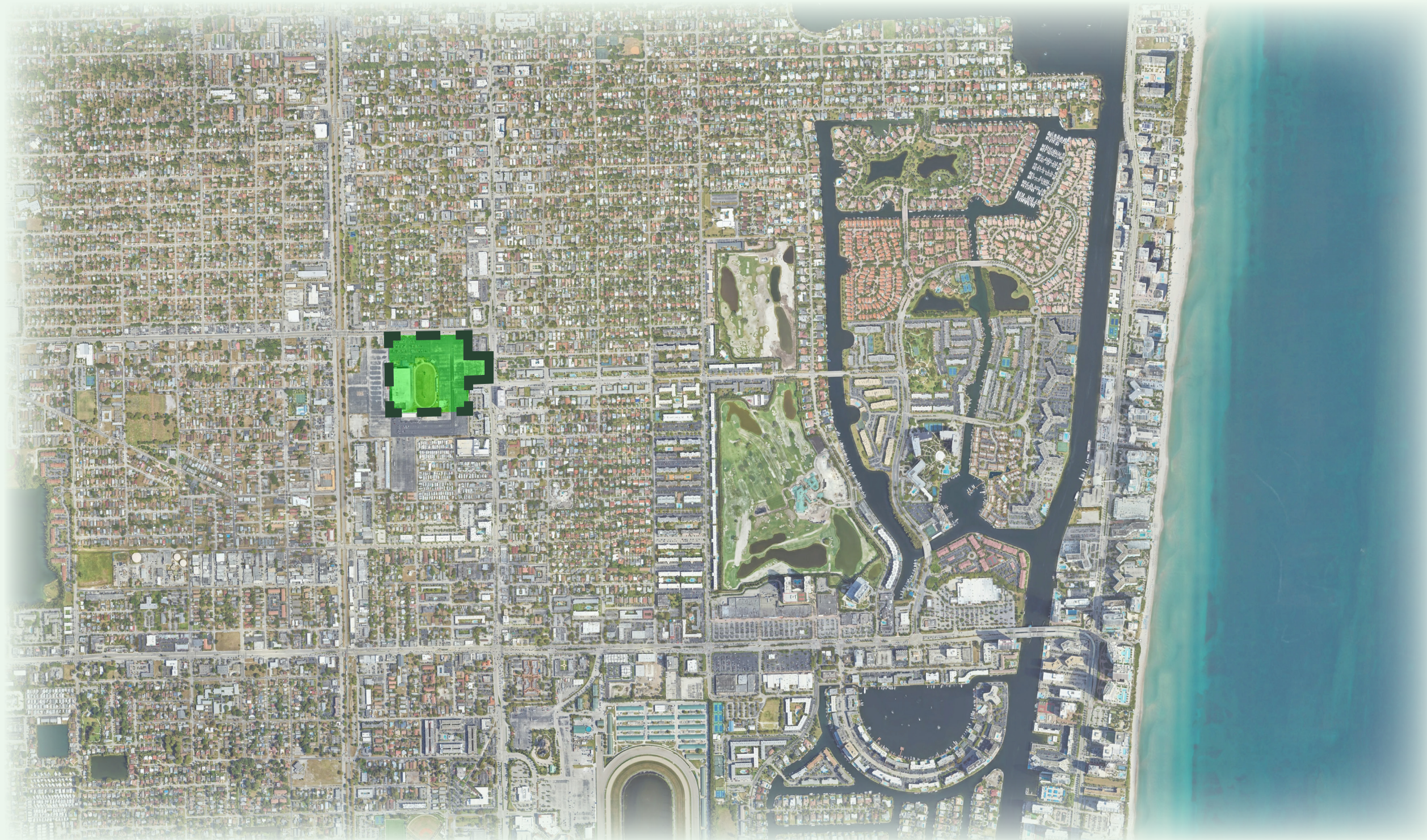
A GROWING GEM IN SOUTH FLORIDA

Hallandale Beach, Florida is a fast-growing coastal city ideally positioned between Miami and Fort Lauderdale, offering easy access to both international airports and major highways. Known for its vibrant entertainment anchors like Gulfstream Park and the Big Easy Casino, the city is experiencing a wave of new luxury and mixed-use developments that blend residential, retail, and dining.

30%
Population growth projection by 2027



- | | | | |
|---|--------------------------|----|-------------------------|
| 1 | OLETTA RIVER STATE PARK | 8 | BAL HARBOUR SHOPS |
| 2 | SOLE MIA | 9 | ADRIENNE ARSHT CENTER |
| 3 | WHOLEFOODS | 10 | FROST MUSEUM OF SCIENCE |
| 4 | AVENTURA MALL | 11 | PEREZ ART MUSEUM |
| 5 | TURNBERRY GOLF CLUB | 12 | KASEYA CENTER |
| 6 | HARD ROCK STADIUM | 13 | BRICKELL CITY CENTER |
| 7 | HAULOVER PARK AND MARINA | 14 | MARLINS PARK |



 Project Site



I-95

Pembroke Road

Federal Highway 1

BEACHES

The background of the slide is a soft, out-of-focus photograph of green tropical plants, likely palm leaves, creating a natural and serene atmosphere. The colors range from light lime green to a muted sage green.

Existing Site Imagery



Aerial Viewing Southeast of Existing Big Easy Casino



Aerial Viewing East of Existing Big Easy Casino



Aerial Viewing North of Existing Big Easy Casino



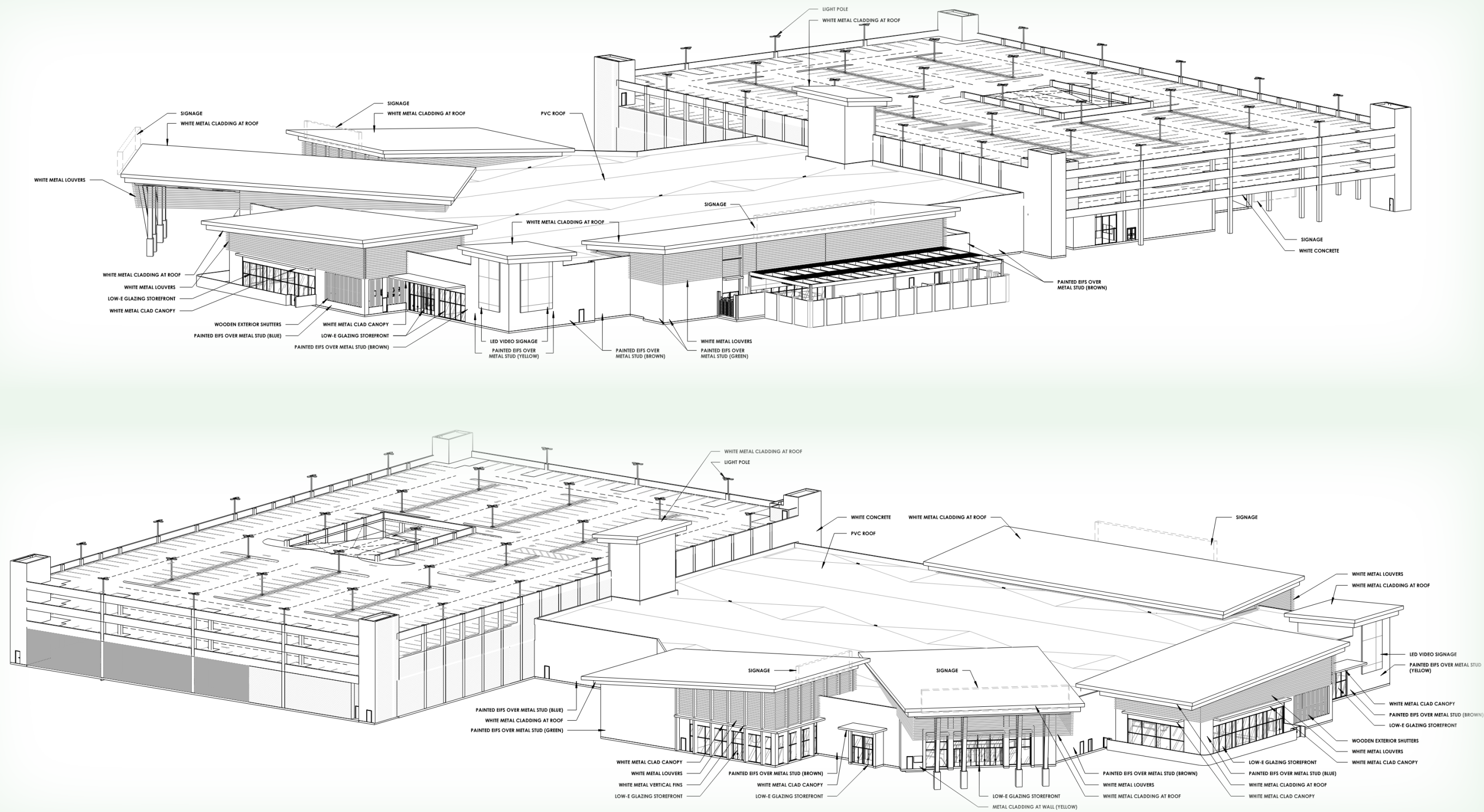
Aerial Viewing West of Existing Big Easy Casino

The background of the image is a soft, out-of-focus photograph of green palm fronds. The leaves are layered, creating a sense of depth and texture. The overall color palette is a range of greens, from light, airy tones to deeper, more saturated hues. The lighting is even, highlighting the natural patterns of the palm leaves.

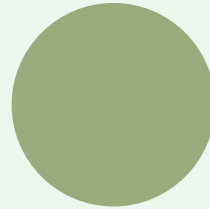
Current Architecture



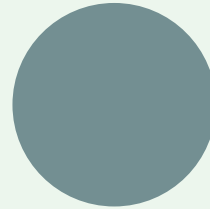
Proposed Site Plan



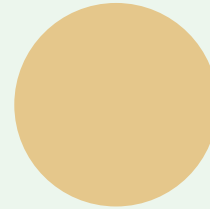
Architectural 3D Views



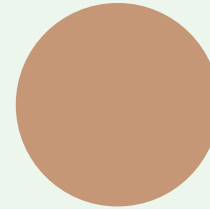
WASHED
PALM



SEAFOAM
BLUE



SUNSHINE
GOLD



HARBOR
MORNING















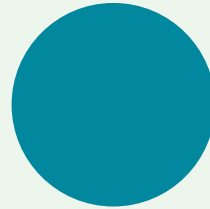




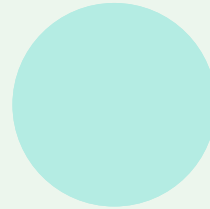


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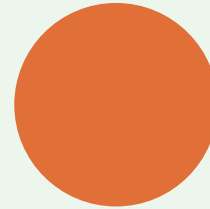
Interior Design



OCEAN
TEAL



SEAFOAM
BLUE

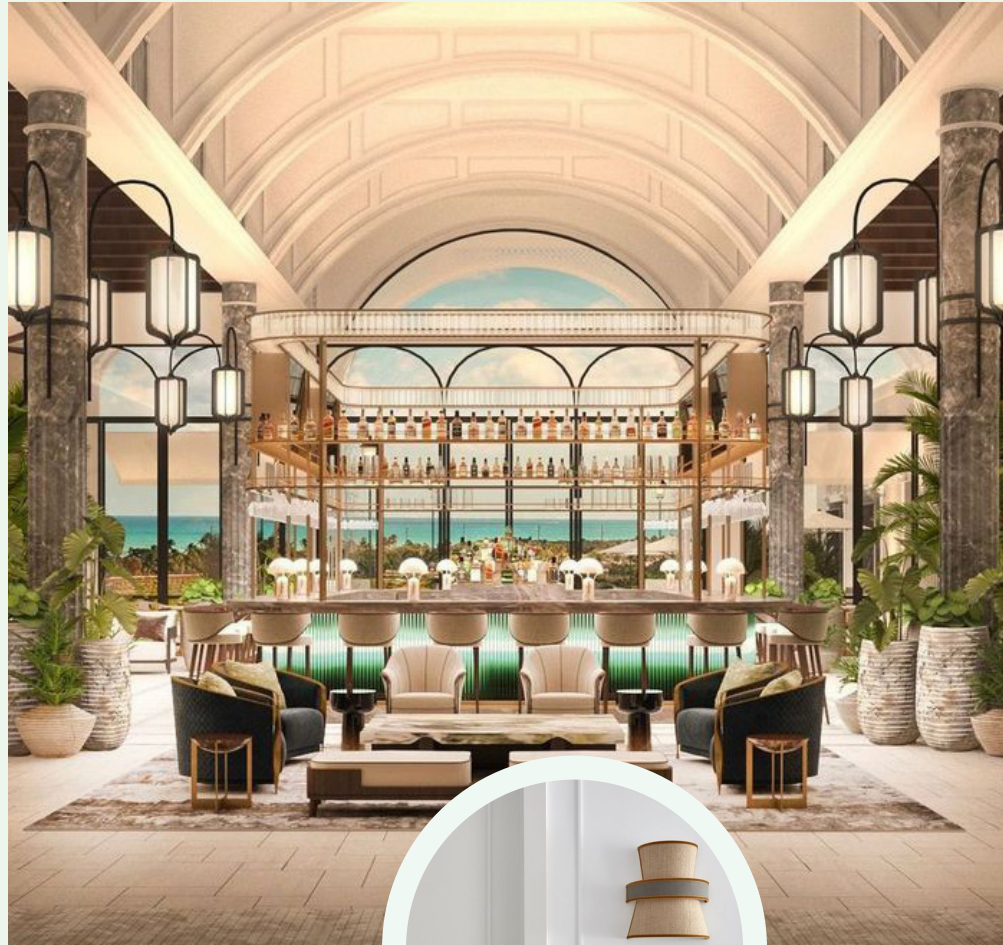


SUNSET
ORANGE

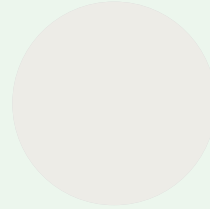


LIVING
WHITE

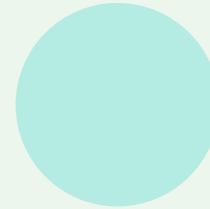




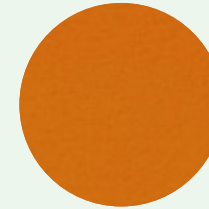
DRIFT WOOD



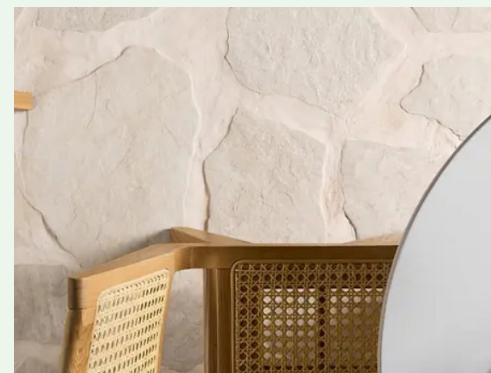
PURE WHITE



SEAFOAM BLUE

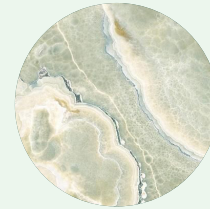


SPECTRA ORANGE

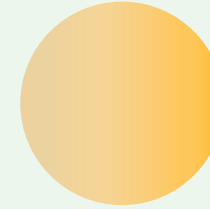




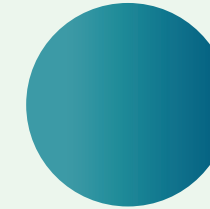
CLASSIC NATURAL



SEASCAPE OASIS



BRIGHTEN MY DAY

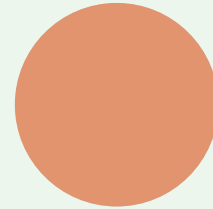


AQUAMARINE DEPTH

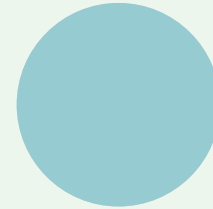




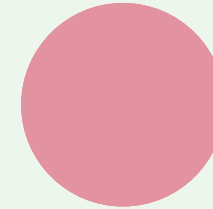
BEACH WOOD



GOLDEN SUNSET



GENTLE AQUAMARINE



JAIPUR PINK



Interior Design

Casino Floor













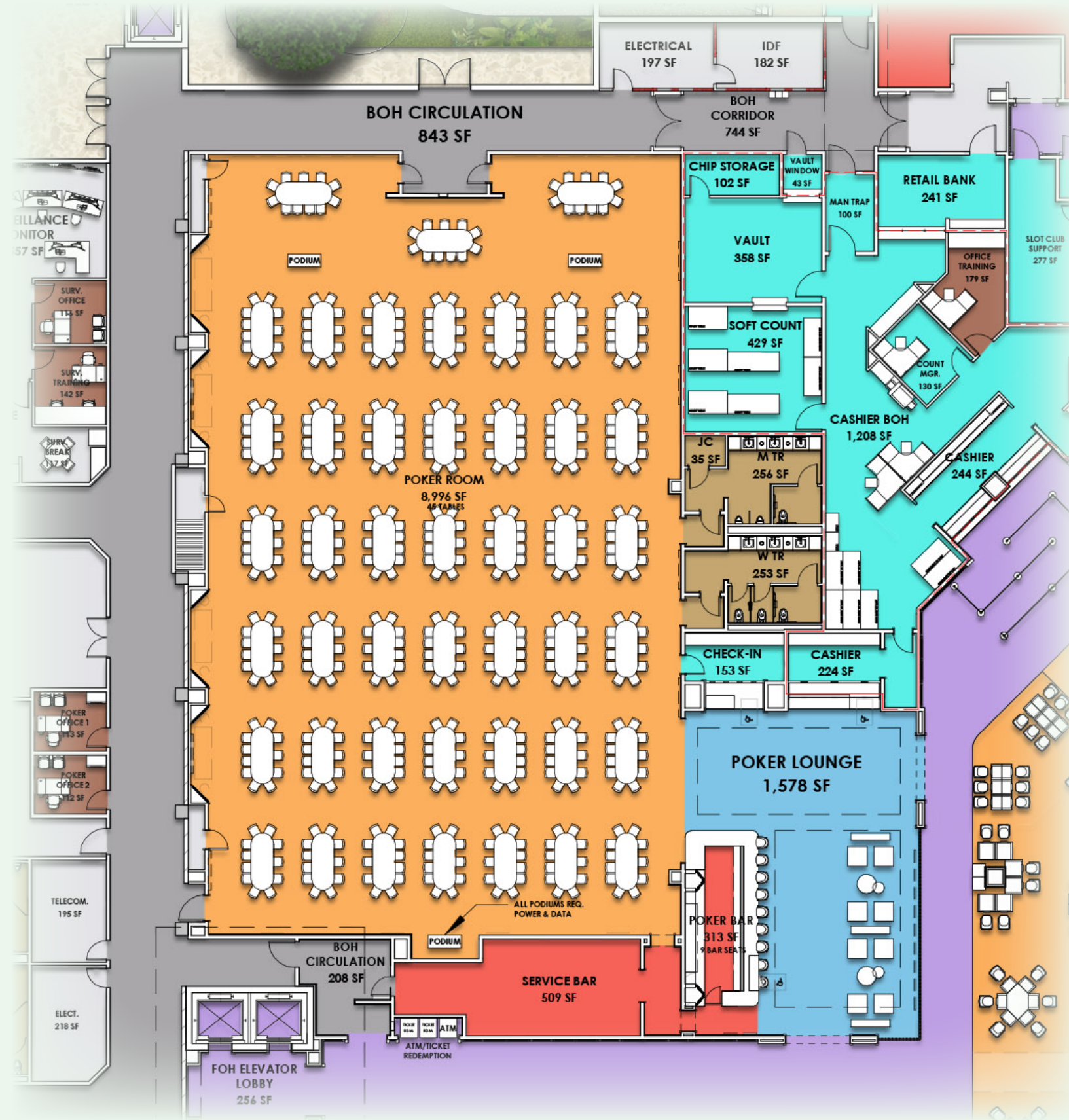






Interior Design

Poker





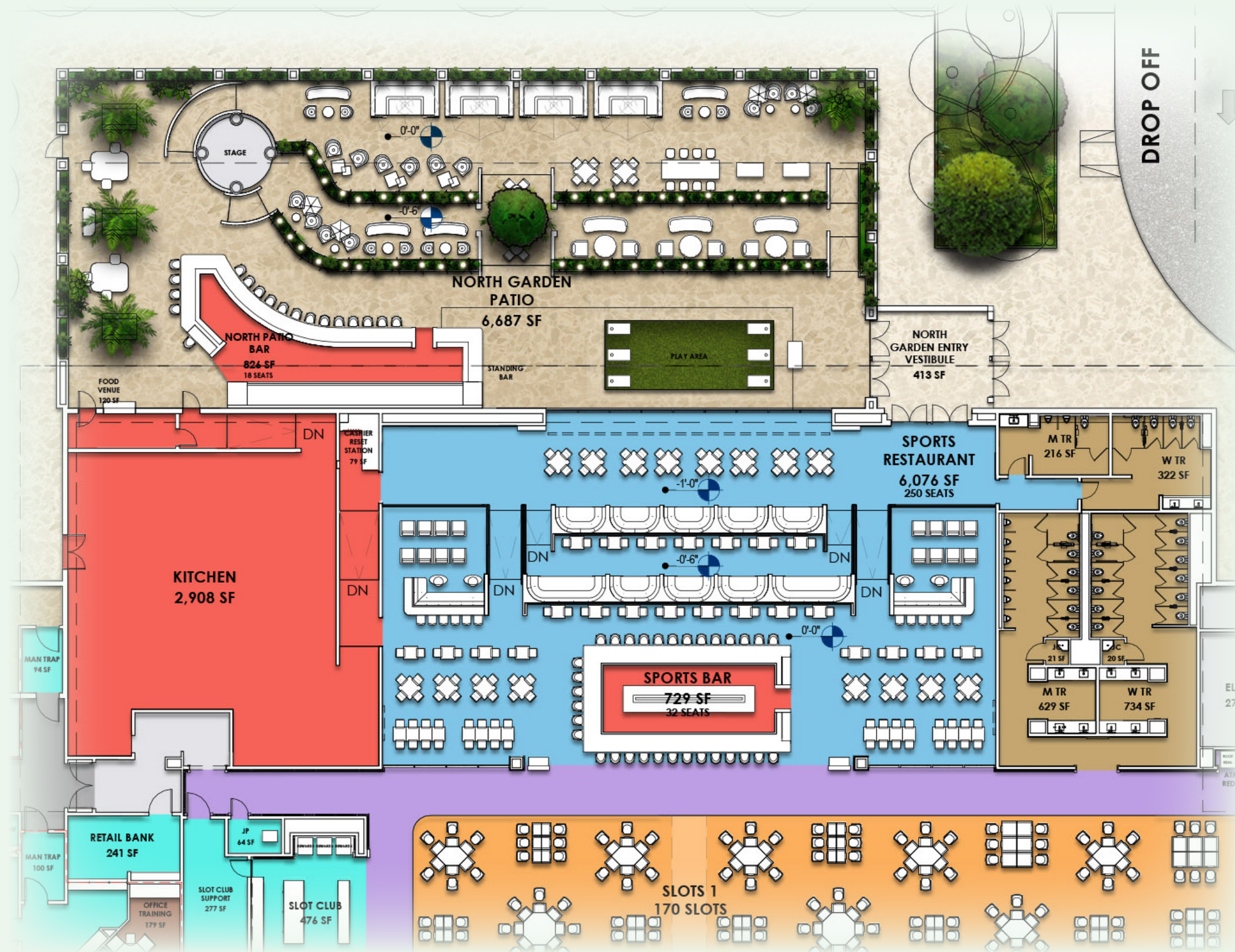






Interior Design

Sports Restaurant + Bar & Outdoor Patio

















Interior Design

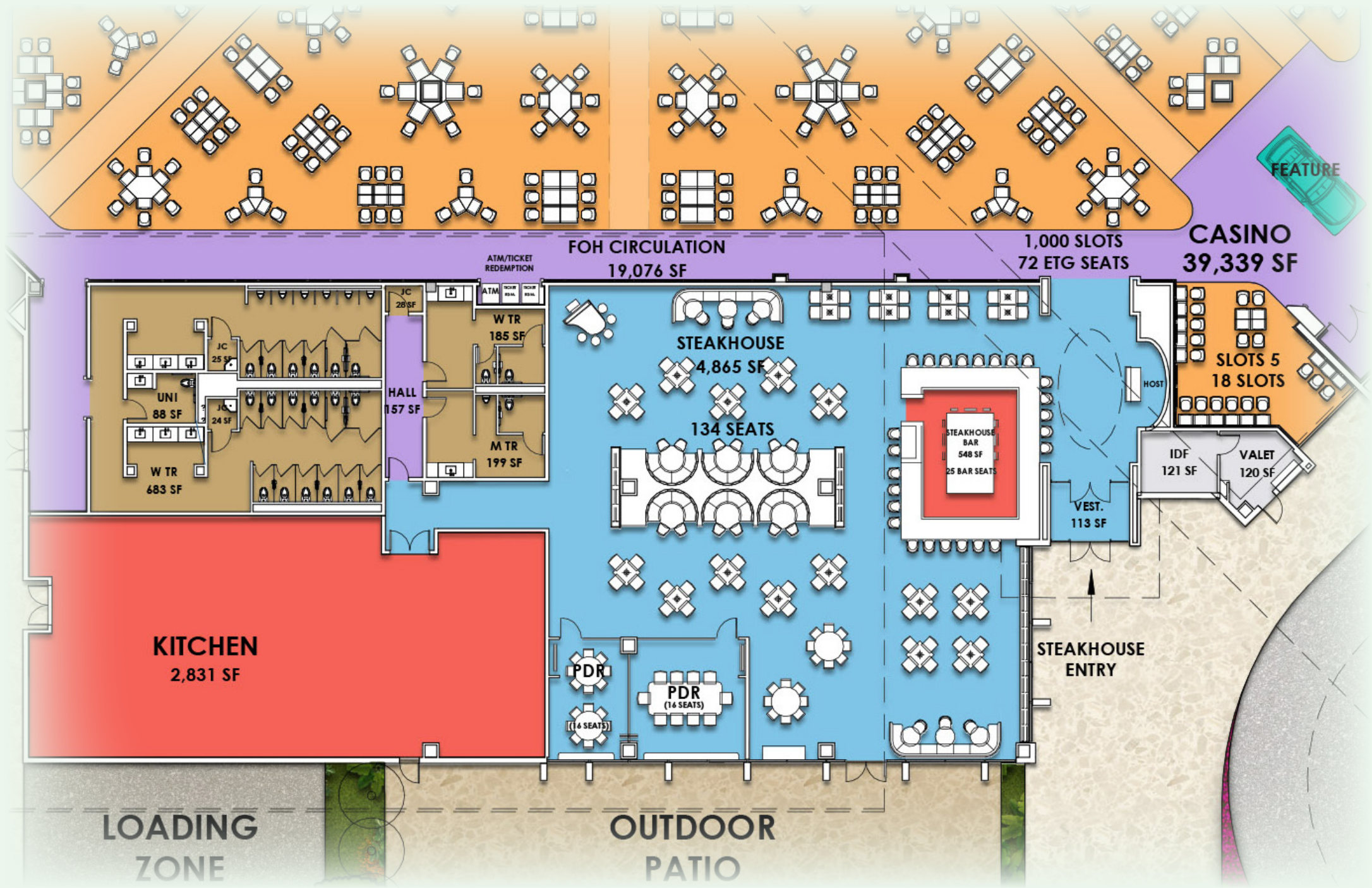
Food Hall











Thank you