

Quarterly Report - Period Ending September 2022

Date of report: 9/18/2022

MONITORING WITHIN THE HALLANDALE BEACH RAC - COUNTY PLAN

Category	Land Acres (Gross)	Built Acres	Vacant Acres (1)
Commercial	234.86	205.06	30.69
Commercial Recreation	49.03	49.03	0.00
Community Facilities	22.47	22.34	0.13
Industrial	13.31	12.72	0.59
Employment Center	4.42	4.42	0.00
Recreation & Open Space	19.56	19.39	0.17

(1) Per BCPA use codes extrapolated on 11/4/09. BCPA parcels converted to gross acreage for purposes of monitoring.

Permitted Units*	Residential Built Units**	Residential Units Built Since RAC Adoption	Remaining RAC Units
4,241	3,295	682	264

* Consisting of 550 single-family units, 491 duplexes, 1,200 townhomes, 1,000 garden apartments, and 1,000 mid-rise apartments. Dwelling units from any given category (ex: single-family, townhomes, etc.) may be substituted for dwelling units of another category provided that the substitution results in the same or lesser student generation using the County's adopted student generation rates. Within the RAC, residential development east of U.S. 1 shall be limited to the number of units permitted by the Broward County Land Use Plan prior to RAC adoption (22.06 acres of Commercial and 28.37 acres of Medium (16) Residential).

** As of RAC Adoption

Acreage for non-residential land uses will be assigned on a gross acreage basis to all lands included within the development parcel needed to comply with on-site land development requirements, such as, but not limited to, building footprint, setbacks, parking, outdoor pedestrian circulation, landscaping, drainage, etc. Within mixed use projects, acreage shall be assigned according to the portion of floor area associated with each use (e.g. if 50 percent of the floor area is used for A, then 50 percent of the gross acreage of the development parcel will be assigned to A).

Example: A 3 acre parcel that was designated commercial prior to the adoption of the RAC is redeveloped as a mixed use project with retail on the first floor and 4 stories residential use. For monitoring purposes, 20% of the site is commercial use and 80% is now residential. Therefore .6 acres continues to be commercial but 2.4 acres of commercial use can be utilized elsewhere within the RAC.

NON-RESIDENTIAL PROJECTS

This report includes the following non-residential projects (New entries are in **Bold):**

.889 acre Commercial to Gulfstream Point Plat (Application #26-09-P) Project expired. See residential

.59 Acre Commercial to Dixie Group Properties Plat (Application #145-13-P)

.10 Acre Commercial to Dream Team, NE 1st Ave Plat (Application #41-15-P)

.97 Acre Commercial to Accesso Office Building Plat (Application #71-15-P)

.13 Acre, Family Dollar, 633 Pembroke Rd. (Use changed from Residential to Commercial; acreage not added to table)(Application #13-82-DB)

.79 Acre, Nana's Pride Plat, 512 NE 1st Ct. (Application # 150-15-P) Use change from existing (built) commercial to proposed commercial/daycare. No change in acreage.

.76 Acre, Optima Office Building, 1010 S. Federal Hwy (Applications #s: DB-2016-0007 and P-2016-0175). Of the 1.7325 total site area, 0.9725 acre is built commercial land and 0.76 acre is vacant land to be developed, which is added to the built commercial acreage.

The total 1.48 site area was built commercial land and was demolished for construction of the Nine Hundred Wasserstein mixed-use building. 21.7% (0.068 acre) of the development is non-residential. 1.41 acre is residential which is added to the built commercial acreage.

RESIDENTIAL PROJECTS

This report includes the following residential projects (New entries are in Bold):

City application #	Type	Applicant/owner/ name	Address	Number of Units	Date Added
74-13-DR	Townhomes (TH)	Habitat for Humanity	133 N.W. 1st Avenue	7	
14-105-DR	Garden Apts. (GA)	Mega Developers	106 SE 9TH Ct	4	
14-41-DR	Single-Family (SF)	CRA	505 NW 6TH ST	1	
14-40-DR	Single-Family (SF)	CRA	1012 FOSTER RD	1	
14-39-DR	Single-Family (SF)	CRA	600 NW 5TH AVE	1	
14-32-DR	Single-Family (SF)	CRA	22 NW 10TH ST	1	
14-31-DR	Single-Family (SF)	CRA	400 NW 6TH ST	1	
14-30-DR	Single-Family (SF)	CRA	1018 FOSTER RD	1	
14-29-DR	Single-Family (SF)	CRA	1016 FOSTER RD	1	
14-28-DR	Single-Family (SF)	CRA	605 NW 5TH CT	1	
13-82-DB*	Single-Family (SF)	Family Dollar	633 Pembroke Rd	(2)	
13-139-DB***	High-rise (MU)	Gulfstream Point	918 S. Federal Hwy	(253)	
15-120-DB	High-rise (MU)	Nine Hundred Wasserstein	900 S. Federal Hwy	320	
DR-16-01347	Garden Apts. (GA)	CRA/CBV	510 Foster Rd.	3	
DR-16-01351	Garden Apts. (GA)	CRA/CBV	520 Foster Rd.	4	
DR-16-03115	Garden Apts. (GA)	Mega Developers	414 Foster Rd.	4	
DB-17-00868	Townhomes (TH)	Hallandale Commons	301 Foster Rd.	10	
DR-17-1196		Village at Bluesten Park		45	5/22/2018
DR-17-00454	Single-Family (SF)	Julio Berrio	220 SW 4 AVE	1	2/15/2017
DR-17-00912	Duplex	Mark Godovich	116 NW 4 Ave	2	3/23/2017
DR-17-01019	Duplex	Olive Tree PM	740 NW 6 ST	2	3/31/2017
DR-17-01261	Townhomes (TH)	New Adventure Group	600 NW 2 AVE	4	5/8/2019
DR-17-02813	Townhomes (TH)	Wilferz Leasing	Multiple Parcels	9	10/10/2017
DR-17-02924	Single-Family (SF)	Vincent Licata	448 Holiday Dr.	1	10/19/2017

DR-17-03534	Single-Family (SF)	Mega Developers	219 NW 10 ST	1	12/13/2017
DR-18-00174	Single-Family (SF)	CRA	802 NW 5 TER	1	1/18/2018
DR-18-00763	Duplex	Ben-Saadon	605 NW 3 AVE	2	3/7/2018
DR-18-01054	Single-Family (SF)	Barbara Ferguson	620 NW 4 AVE	1	4/5/2018
DR-18-01313	Single-Family (SF)	Dacinco Homes	1651 Diplomat PKWY	1	4/27/2018
DR-18-02255	Single-Family (SF)	West Park Homes	729 NW 7 ST	1	7/19/2018
DR-18-03319	Single-Family (SF)	Wilfrez Builders	521 SW 5 AVE	1	10/24/2018
DR-18-03533	Single-Family (SF)	James Alexander	313 NW 10 ST	1	11/14/2018
DR-18-03879	Single-Family (SF)	Freedom Home	645 NW 4 CT	1	12/19/2018
DR-19-00105	Single-Family (SF)	GMAX FL	806 NW 5 AVE	1	1/14/2019
DR-19-00382	Single-Family (SF)	All Natural Environment Inc.	811 NW 7 ST	1	2/6/2019
DR-19-00669	Garden Apts. (GA)	Maxam Group of Miami (Margo)	401-405 Pembroke RD	6	3/7/2019
DR-19-01200	Duplex	Anthony Nelson	508 NW 10 ST	2	4/23/2019
DR-19-01204	Single-Family (SF)	Mariano Barreto	391 Holiday DR	1	4/23/2019
DR-19-01218	Single-Family (SF)	GMAX FL	749 NW 4 ST	1	4/24/2019
DR-19-01526	Duplex	Freddy Perez	785 SW 7 AVE	2	5/20/2019
DR-19-01538	Duplex	New Miami Pre- construction	NW 10 ST	2	5/20/2019
DR-19-01759	Townhomes (TH)	Leisure Townhomes	211 SE 4 ST	5	6/7/2019
DR-19-01761	Single-Family (SF)	Palm 641	637 Palm DR	1	6/7/2019
DR-19-01843	Duplex	GMAX FL	211 NW 7 CT	2	6/14/2019
DR-19-02059	Single-Family (SF)	VABY 220	224 SW 4 AVE	1	7/5/2019
DR-19-02330	Single-Family (SF)	Edgar Wiggins	745 NW 6 ST	1	7/30/2019
DR-19-02549	Townhomes (TH)	Wilferz Leasing	928 SW 10 ST	3	8/19/2019
DR-19-02797	Single-Family (SF)	Mega Developers	304 NW 2 AVE	1	9/12/2019
DR-19-02885	Single-Family (SF)	St. Rita Investments	508 NW 7 CT	1	9/20/2019
DR-19-02936	Single-Family (SF)	Aztor of India Corp	235 SW 4 ST	1	9/25/2019

DR-20-00544	Single-Family (SF)	West Park Homes	823 NW 3 AVE	1	2/19/2020
DB-18-03486	Garden Apts. (GA)	Hallandale City Center	605 N Dixie, 110 Foster Rd, 608 NW 1 Ave	89	2/19/2020
DR-20-00881	Townhomes (TH)	HB Holdings Group	777 SW 7 AVE	3	3/23/2020
DR-20-00883	Single-Family (SF)	H H DEVELOPER 12	628 NW 5 AVE	1	3/24/2020
DR-20-01063	Single-Family (SF)	West Park Homes	231 SW 10 TER	1	5/11/2020
DR-20-01131	Single-Family (SF)	Eulogio Mesias	217 NE 4 ST	1	5/18/2020
DR-20-01307	Single-Family (SF)	Christian Artman	601 Layne Blvd	1	6/8/2020
DR-20-01360	Single-Family (SF)	Daniel Sorogon R.A.	518 Oleander DR	1	6/11/2020
DR-20-02198	Single-Family (SF)	Big Ben Group	655 Layne Blvd	1	9/14/2020
DR-20-02212	Townhomes (TH)	GMAX FL	1000 NW 2 AVE	4	9/15/2020
DR-20-02691	Townhomes (TH)	Diwi Developments	309 NW 7 CT	3	11/3/2020
DR-20-02795	Duplex	Damar 26	409 NW 4 AVE	2	11/18/2020
DR-20-02872	Single-Family (SF)	A BRILLIANT MIND	916 NW 2 AVE	1	11/30/2020
DR-20-02991	Single-Family (SF)	NEW STAGE MIAMI	485 Sunset DR	1	12/10/2020
DR-20-03165	Single-Family (SF)	Edgard Melo	621 NW 10 ST	1	1/25/2021
DR-21-00168	Single-Family (SF)	Jose Cedeno	819 NW 3 TER	1	1/26/2020
DR-21-00528	Single-Family (SF)	Mega Developers	221 SW 3 AVE	1	3/3/2021
DR-21-0777		Jaime Shapiro R.A.	436 Sunset DR	1	3/24/2021
DB-20-00976	Garden Apts. (GA)	Leisure Apartments	215 SE 4 ST	24	5/19/2021
DB-20-2058	High-rise (MU)	Solaris Apartments	117 SE 7 ST	78	9/1/2021

* 2 Single Family properties demolished for construction of Family Dollar. Credit for 2 SF units returned to residential pool.

** In Progress - not included in unit calculations

***Gulfstream Point - 253 Units returned to residential pool (expired). Building permit expired 2/2/2018 - no further activity. Therefore, site plan approval is expired. 13-139-DB