

Residential Flexibility Units Utilization Report
City of Hallandale Beach
October 2018

EXHIBIT "3"

	Original # of Residential Flex Units	Available Residential Flex Units thru 10/18	Flex Units Allocated thru 10/18	Flex Units Remaining as of 10/18	Original # of Affordable Flex Units (AFUs)	Available AFUs thru 10/18	AFUs Allocated thru 10/18	AFUs Remaining as of 10/18
FLEX ZONE 93:	2,524 (291 AFUs)	904	500	420	291	259	0	259
FLEX ZONE 94:	0	0	0	0	0	0	0	0
TOTAL:	2,524 (291 AFUs)	904	500	420	291	259	0	259

Note. Affordable Flex Units (AFUs) are part of the total flex units available.

- + 74 flexibility units allocated to Phillip Pearlman (Application 54-98-PA) (3.1 Acres)
(74 flexibility units were credited back to Flex Zone 93 as this project expired)
- + 21 flexibility units allocated to Frank Glusman (Application 4-99-PA) (1.31 Acres)
- + 143 flexibility units allocated to Ocean Marine property (Application 34-99-PA) (5.75 acres)
- + 131 flexibility units allocated to Riviera Club, Ltd. (Application 56-98-PA) (5.26 Acres)
- + 212 affordable flexibility units allocated to Harbour Cove Associates from flex zone 93 to flex zone 94 (application 71-02-PA)(7.07 acres)
(180 of allocated 212 AFUs were credited back to flexibility zone 93 per Broward County Land Use Plan Amendment PC-03-4)
Note. 32 AFUs remain assigned to Harbour Cove in flexibility zone 94 per application 71-02-PA
- + 73 flexibility units allocated to Aquamarina (98-02-PA) (2.94 Acres)
(73 flexibility units were credited back to Flex Zone 93 as this project expired)
- + 33 flexibility units allocated to Bosta Corp. - Regency Spa (Application # 10-03-PA)
(33 flexibility units credited back to Flex Zone 93 as this project expired)
- + 32 flexibility units allocated to 2000 S. Ocean Drive (Application # 88-13-DB) aka Regency Spa
- + 398 flexibility units allocated to RK Associates (Application 23-04-CU / 92-02-DB)
- + 118 flexibility units allocated to V-Strategic Group LLC – European Club (applications 52-05-Z; 54-05-DB)
(118 flexibility units were credited back to Flex Zone 93 as this project expired)
- + 7 flexibility units allocated to Hallandale Crossings LLC (application 13-06-PA / 12-06-Z) (1.72 Acres)
(7 flexibility units were credited back to Flex Zone 93 as this Project expired.)
- + 179 flexibility units allocated to Millennium Group (Application 06-06-DB) (3.58 Acres)
(179 flexibility units were credited back to the Flex Zone 93 as this project expired.)
- + 250 flexibility units allocated to Hallandale Oasis Limited, LLC (Application 24-06-DB) (5.28 Acres)
- + **250 flexibility units allocated to Romanole Investment Properties, LLC for Hallandale Oasis Phase 2 (Application #141-15-DB (4.8 acres))**
- + 207 flexibility units allocated to Hallandale Park Central, LLC (35-07-PA) (6.44 Acres-Residential)
- + 50 flexibility units allocated to Hallandale Park Central, LLC (32-07-DB) (1.0 Acres-Commercial)
(257 flexibility units were credited back to Flex Zone 93 as Park Central project was redesigned and renamed Artsquare.)
- + 243 flexibility units allocated to Hallandale Land Venture LLC for ArtSquare, formerly known as, formally known as Park Central (Application 150-14-DB)
- + 9 flexibility units allocated to RK Diplomat Townhomes (Application 02-08-DR)(.64 acre)
(9 flexibility units were credited back to Flex Zone 93 as this Project expired.)
- + 84 flexibility units were allocated to PRH 2600 Hallandale Beach LLC for Beachwalk [Application # 47-11-DB (1.68 acres)]
- + 44 flexibility units were allocated to Hallandale First LLC for Gulfstream Point (Application # 139-13-DB)
- + **250 Flexibility units were allocated to Diplomat Golf Course Venture**

Legend:	+ Units Allocated	() Units Credited	New Allocation	New Credit
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Updated: 10/30/18

**Residential Reserve Units by Flexibility Zone
City of Hallandale Beach
October 2018**

	Original # of Reserve Units	Residential Reserve Units thru 10/18	Reserve Units Allocated thru 10/18	Total Reserve Units Allocated	Reserve Units Remaining thru 10/18
Flex Zone 93:	289	289	0	0	*289
Flex Zone 94:	102	94	0	8	**94
TOTAL:	391	383	0	8	383

- 1 reserve unit allocated from flex zone 94 to Says A. Sadat-106-108 SW 7th Terr. (Res.93-07)
- *2 reserve units allocated from flex zone 93 to Claud Leinbach-106 se 9th Court (Res.93-25)
(2 reserve units were credited back to the flex zone 93 once project expired in 1994)
- 7 reserve units allocated from flex zone 94 to Richard Shan– 324 SW 2nd Ave (Ord. 2004-16)
- **17 reserve units allocated from flex zone 94 to Dixie Foster– 25 Foster Rd (Res. 2006-48)
(17 reserve units were credited back to the flex zone 94 once project expired on 06/20/09)
- **23 reserve units allocated from flex zone 94 to Highland Park-112 NW 3rd Ave (Ord.2008-16)
(23 reserve units were credited back to flex zone 94 by BCLUPA PC 10-7)

Update: 10/30/18

**Commercial Flexibility Utilization Report
City of Hallandale Beach
2018**

5% Residential to Commercial Rule					
	Residential Acreage	5% Flexibility Acreage	5% Flexibility Acreage Allocated thru 10/18	Total Allocated	5% Flexibility Acreage Remaining as of 10/18
FLEX ZONE 93:	596.59	29.83	0	0	29.83
FLEX ZONE 94:	458.88	22.94	0	0.25	22.69
TOTAL:	1,055.45	52.77	0	0.25	52.52

20% Commercial to Residential Rule					
	Commercial Acreage	20% Flexibility Acreage	20% Flexibility Acreage Allocated thru 10/18	Total Allocated	20% Flexibility Acreage Remaining as of 10/18
FLEX ZONE 93:	360.61	72.12	0	14.23	57.89
FLEX ZONE 94:	79.84	15.97	0	7.07	8.90
TOTAL:	440.45	88.09	0	21.3	66.79

20% Industrial Rule					
	Industrial Acreage	20% Flexibility Acreage	20% Flexibility Acreage Allocated thru 10/18	Total Allocated	20% Flexibility Acreage Remaining as of 10/18
FLEX ZONE 93:	0	0	0	0	0
FLEX ZONE 94:	57.06	11.41	0	0	11.41
TOTAL:	57.06	11.41	0	0	11.41

20% Employment Center Rule					
	Employment Center Acreage	20% Flexibility Acreage	20% Flexibility Acreage Allocated thru 10/18	Total Allocated	20% Flexibility Acreage Remaining as of 10/18
FLEX ZONE 93:	0	0	0	0	0
FLEX ZONE 94:	0	0	0	0	0
TOTAL:	0	0	0	0	0

Update: 10/31/18