

**APPRAISAL REPORT
A VACANT MIXED-USE LOT
UNDER OWNERSHIP OF TARPON IV, LLC
LOCATED ON THE
NORTH SIDE OF FOSTER ROAD,
50 FEET EAST OF N.W. 7TH TERRACE
WITHIN THE CITY OF HALLANDALE BEACH, FLORIDA 33009**

FOR

**CITY OF HALLANDALE BEACH – CRA
400 S. FEDERAL HIGHWAY, SUITE 241
HALLANDALE BEACH, FL 33009**

SUBMITTED JUNE 2019

By

**S. JAMES AKERS, MAI
CERT.GEN. RZ 2481**

NEW RIVER APPRAISAL, P.A.

Hallandale Beach, Florida

June 7, 2019

Lovern Parks, FRA-RP
CRA Program Manager
Hallandale Beach Community Redevelopment Agency
400 S. Federal Highway, Suite 241
Hallandale Beach, FL 33009
954-457-1422
lparks@hallandalebeachfl.gov

RE: Appraisal of the Vacant Mixed-Use Lot under ownership of Tarpon IV, LLC located on the north side of Foster Road, 50 feet east of N.W. 7th Terrace, Hallandale Beach, Florida

Dear Ms. Parks:

Attached is my appraisal report in a summary format of the vacant mixed-use lot under ownership of Tarpon IV, LLC and located on the north side of Foster Road, 50 feet east of N.W. 7th Terrace, within the City of Hallandale Beach, Florida. The subject lot has a Broward County Property Appraiser's Tax Identification No. of 5142-21-27-0170 and a reported site size of 6,917 SF. As of the date of inspection, the subject was vacant and cleared with ground cover, but no other substantial landscaping. The subject property is zoned West RAC District, Foster Road sub-district. This zoning district and sub-district allows for residential, limited commercial and mixed-use development that is compatible with neighborhood oriented service uses. The scope of the appraisal assignment is to estimate the market value of the fee simple ownership of the property as of June 7, 2019 for the purpose of assisting in internal management decisions. The Hallandale Beach Community Redevelopment Agency (CRA) is the client and intended user of this appraisal report.

The report is presented in a summary format, which includes property descriptions, and development of the applicable approaches to value and exhibits. The appraisal has been prepared in accordance with, and subject to, the Uniform Standards of Professional Appraisal Practice (USPAP). Since this appraisal report is made subject to the Qualifying and Limiting Conditions, which are contained within the report, it is imperative that any concerned parties in possession of this report are thoroughly familiar with each of these qualifying and limiting conditions. This letter of transmittal must remain attached to the appraisal report to be considered a complete report. Neither all nor any part of the contents of this report or copies thereof shall be used for any purpose by anyone but the client specified in this report.

Subject to the certificate of valuation and the assumptions and limiting conditions following, my opinion of market value of the "fee simple interest" expressed in terms of cash as of June 7, 2019 is:

SEVENTY THOUSAND DOLLARS
\$70,000

Thank you for the opportunity to provide this appraisal service.

Very truly yours,



S. James Akers, MAI
Cert. Gen. RZ 2481

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report is subject to the following applicable assumptions, conditions, and limitations:

1. The legal description furnished to the appraiser is correct.
2. The appraiser believes that all statements of fact contained in this report, from which analysis, opinion, or conclusion is drawn, are reliable, true, and correct; however, reliability, truth, and correctness are in no sense guaranteed.
3. No responsibility is assumed by the appraiser for matters which are legal in nature; nor is this report to be construed as rendering an opinion of title, which is assumed to be good and marketable.
4. All existing liens and encumbrances have been disregarded; the property appraised as though free and unencumbered, unless otherwise stated.
5. No survey was made of the subject property and no responsibility is assumed for such matters. Any sketches in the report are included to assist the reader in visualizing the property.
6. Unless otherwise stated, the land, and particularly the soil of the area, appears firm and solid, but the appraiser does not warrant this to be so, nor does the appraiser assume responsibility for unusual soil or subsurface conditions.
7. Unless otherwise stated in this report, the appraiser did not observe the existence of hazardous material, which may or may not be present on the property. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
8. The Americans with Disabilities Act (ADA) became effective January 26, 1992. It is the intent of a portion of this Federal legislation to eliminate discrimination against the physically challenged in access to public and commercial facilities. The Act primarily affects new construction. However, if an existing facility is altered, the alteration must make the facility accessible to the maximum extent feasible. The Act's requirements are complex. It is beyond the appraiser's expertise to evaluate the Act's effect, if any, on the property being appraised. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect on the value of the property.

9. If no structural engineering report was furnished, it is assumed that there are no structural deficiencies.
10. Any value allocation between land and improvements made in the report is applicable only under the existing uses as outlined in the report. This value allocation is invalid if used in conjunction with any other appraisal or outside the confines of this report.
11. Possession of this report, or a copy thereof, gives no right of publication. Neither all nor part of this report shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent of the author; this prohibition pertains particularly to any valuation contained in the appraisal report, the name of the appraiser or the firm with which the appraiser is connected.

SPECIAL ASSUMPTIONS AND LIMITING CONDITIONS

1. The appraisal is completed based on the extraordinary assumption that no contamination exists on the subject parcel.

CERTIFICATION OF VALUE

The undersigned hereby certifies that, to the best of my knowledge and belief:

The statements of fact contained in the report are true and correct.

The reported analyses, opinions and conclusions are limited only by the assumptions and limiting conditions set forth, and are my personal, unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

I have not appraised the subject property, nor provided any other professional services within the preceding three years.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

The appraisers' compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. Furthermore, the appraisal assignment was not based on a requested minimum valuation, a specific valuation or the approval of a loan.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice.

Use of this report is subject to the requirements of the State of Florida relating to review by the Real Estate Appraisal Subcommittee of the Florida Real Estate Commission.

The use of this report is subject to the requirements of the Appraisal Institute and to review by its duly authorized representative.

S. James Akers, MAI, Cert. Gen. RZ 2481 has made a personal inspection of the subject property.

No professional assistance was provided in this appraisal assignment.

Subject to the certificate of valuation and the assumptions and limiting conditions following, my opinion of market value of the "fee simple interest" expressed in terms of cash as of June 7, 2019 is:

SEVENTY THOUSAND DOLLARS
\$70,000

June 7, 2019

Date



S. James Akers, MAI
Cert. Gen. RZ 2481

TABLE OF CONTENTS

SUMMARY OF SALIENT FACTS AND CONCLUSIONS.....	2
TYPE OF REPORT	3
LOCATION OF PROPERTY	3
OWNER’S NAME.....	3
LEGAL DESCRIPTION:.....	3
DATES(S) OF PROPERTY INSPECTION	3
EXTENT OF INSPECTION.....	3
TYPE OF PROPERTY.....	3
HISTORY OF PROPERTY (LAST FIVE YEARS).....	3
MARKETING TIME/EXPOSURE TIME.....	3
PROPERTY DESCRIPTION.....	4
<i>Site Description.....</i>	<i>4</i>
JUST VALUE AND TAXES – 2018	13
PUBLIC AND PRIVATE RESTRICTIONS	13
EFFECTIVE DATE OF APPRAISAL AND DATE OF REPORT	13
PROPERTY INTEREST APPRAISED.....	13
APPRAISAL PURPOSE, INTENDED USE/USER, AND PROBLEM.....	13
SCOPE OF THE APPRAISAL	14
MARKET VALUE DEFINED	14
HIGHEST AND BEST USE	16
<i>As Vacant</i>	<i>16</i>
<i>Conclusion.....</i>	<i>17</i>
APPROACHES TO VALUE OMITTED	18
SALES COMPARISON APPROACH – VACANT LAND	18
DISCUSSION OF SALES	20
<i>Adjustments</i>	<i>20</i>
<i>Discussion of Sales</i>	<i>20</i>
<i>Correlation and Conclusion.....</i>	<i>21</i>
RECONCILIATION OF VALUE INDICATIONS AND FINAL VALUE ESTIMATE	22
A D D E N D A.....	23

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Owner's Name:	Tarpon IV, LLC, a Delaware limited liability company 18305 Biscayne Boulevard, #400 Aventura, Florida 33160
Intended Use:	The intended use of this appraisal is for internal property management decisions
Intended Client/User:	The client and intended user of this report is the City of Hallandale Beach CRA.
Property Location:	Located on the north side of Foster Road, 50 feet east of N.W. 7th Terrace, within the City of Hallandale Beach, Florida
Size: Site:	6,917 SF (per plat and BCPA)(47.48' x 157.37' x 52.93' x 134.00')
Present Use:	Vacant land
Zoning:	West RAC – West Regional Activity Center District – Foster Road Sub-district
Future Land Use:	Regional Activity Center
By:	City of Hallandale Beach
Date of Report:	June 7, 2019
Date of Value:	June 7, 2019
Improvements:	None reported or observed
Estimate of Market Value "Fee Simple":	\$70,000

TYPE OF REPORT

This is an appraisal report in a summary format.

LOCATION OF PROPERTY

Located on the north side of Foster Road, 50 feet east of N.W. 7th Terrace, within the City of Hallandale Beach, Florida.

OWNER'S NAME

Tarpon IV, LLC, a Delaware limited liability company
18305 Biscayne Boulevard, #400
Aventura, Florida 33160

LEGAL DESCRIPTION:

Lot 14, GIBSON'S ADDITION, as recorded in OR Book 25, at Page 7 of the Public Records of Broward County, Florida. Please refer to the acquiring deed within the addendum.

DATES(S) OF PROPERTY INSPECTION

Last date of inspection June 7, 2019

EXTENT OF INSPECTION

The appraiser inspected the vacant lot from the perimeter of the site along the Foster Road frontage.

TYPE OF PROPERTY

The subject property consists of a single, platted lot with mixed-use zoning and future land use by the City of Hallandale Beach.

HISTORY OF PROPERTY (LAST FIVE YEARS)

The subject property has had no recorded sales in the preceding five years. According to the local MLS and Loopnet, the subject has not been listed in the preceding 12 months. The subject was purchased by the current owner, Tarpon IV, LLC, a Florida limited liability company, on April 2, 2012 via Tax Deed for recorded consideration of \$8,629.34. A copy of this deed instrument is included within the addenda.

MARKETING TIME/EXPOSURE TIME

EXPOSURE TIME is always presumed to precede the effective date of the appraisal. It is the estimated time that the property would have been offered on the market prior to the hypothetical consummation of a sale on the effective appraisal date at market value.

MARKETING TIME is that period immediately following the effective date of appraisal during which the subject property could sell at the appraised value. This assumes professional and competent marketing. (It involves careful analysis of anticipated market conditions, supply/demand, competing listings, alternative investments and availability of financing.)

Market conditions impacting residential and commercial real estate throughout Broward County and the City of Hallandale Beach were generally increasing from 2012 through 2016 after finding stability from the downturn between 2007 and 2009, however it should be noted that there was no indication of increasing market conditions between 2016 and 2019 for the subject property type and sub-market. Sales of vacant residential and commercial properties have shown increased activity in the downtown Hallandale Beach core to the east of the subject, with adequate activity in the immediate subject area. Based on discussions with owners, brokers, and fellow appraisers, I believe that an exposure time of 6-8 months or less at the appraised value of the subject property would bring forth a sale, assuming competent and adequate marketing efforts. The estimated marketing period for the subject property is 6-8 months.

NEIGHBORHOOD DATA

Please refer to the addenda.

AREA DATA

Please refer to addenda

PROPERTY DESCRIPTION

The subject property consists of a single, platted lot with mixed-use zoning and future land use by the City of Hallandale Beach.

Site Description

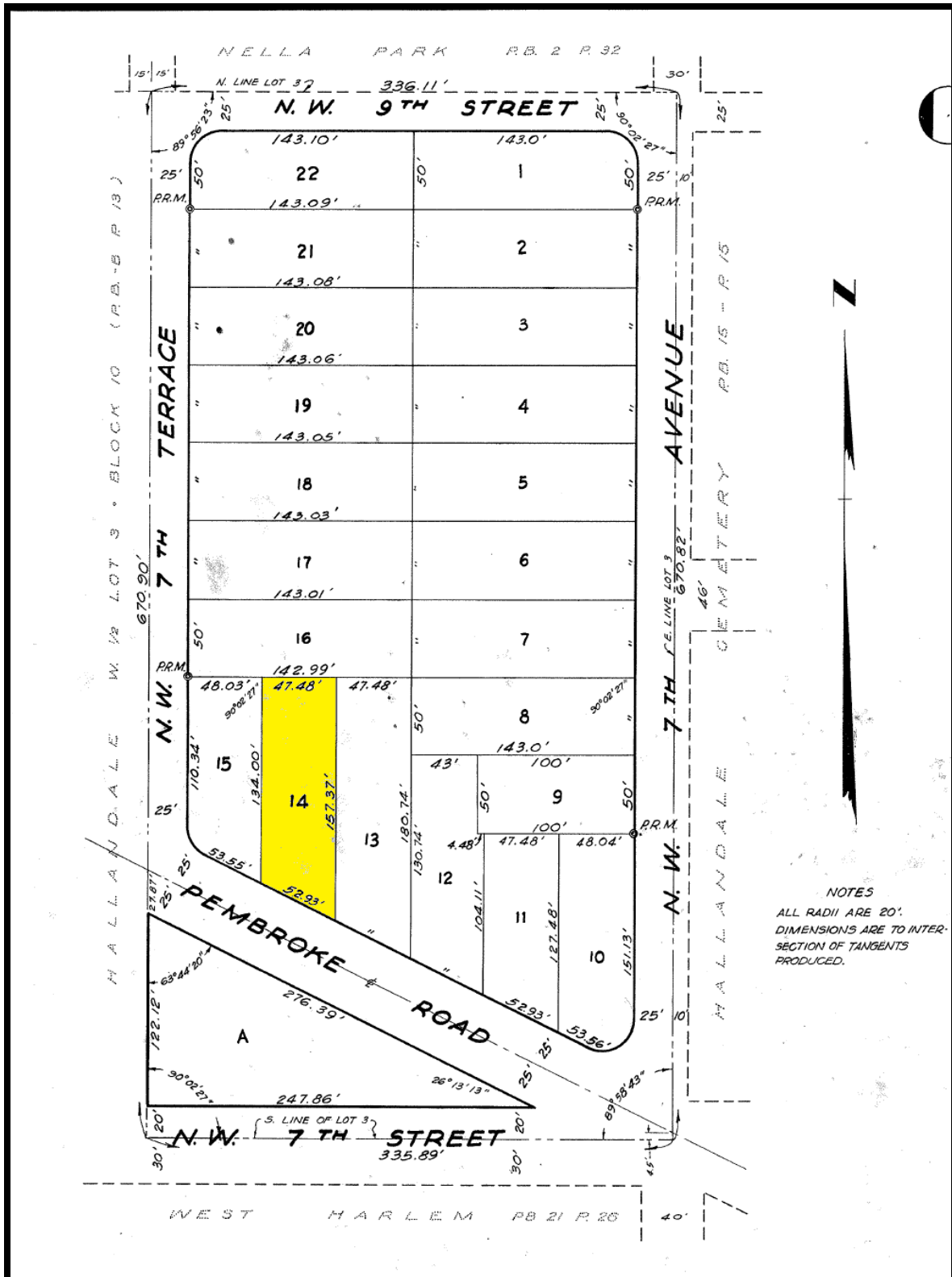
- Area – 6,917 square feet
- Shape – Irregular; trapezoid with angled frontage on north side of Foster Road.
- Dimensions – 47.48' x 157.37' x 52.93' x 134.00'
- Ingress/Egress – the site has frontage on the north side of Foster Road, a two-lane neighborhood collector in the subject area.
- Topography – the property is a level site having a predominate elevation more or less at or slightly above grade with abutting roadways.
- The subject is located within Zone X, FEMA Community Panel No. 12011C-0731H (8-18-2014). Zone X does not require flood insurance; please refer to a professional survey and elevation certificate.
- The subject is located within US Census Tract 1004.
- Utilities Available to the Site - electricity, sewer, telephone and water services are available to the site.
- Utilities Connected to the Site – None known or reported.
- Site Improvements – None observed other than ground cover.

- Easements – Of record; none unusual noted.
- Encroachments – No current improvements
- Environmental – Provision for an environmental site assessment was not within the scope of this assignment. The appraiser is unaware of any environmental concerns that would impact the market value of the subject property, and the property is appraised under the extraordinary assumption that the subject has no contamination.

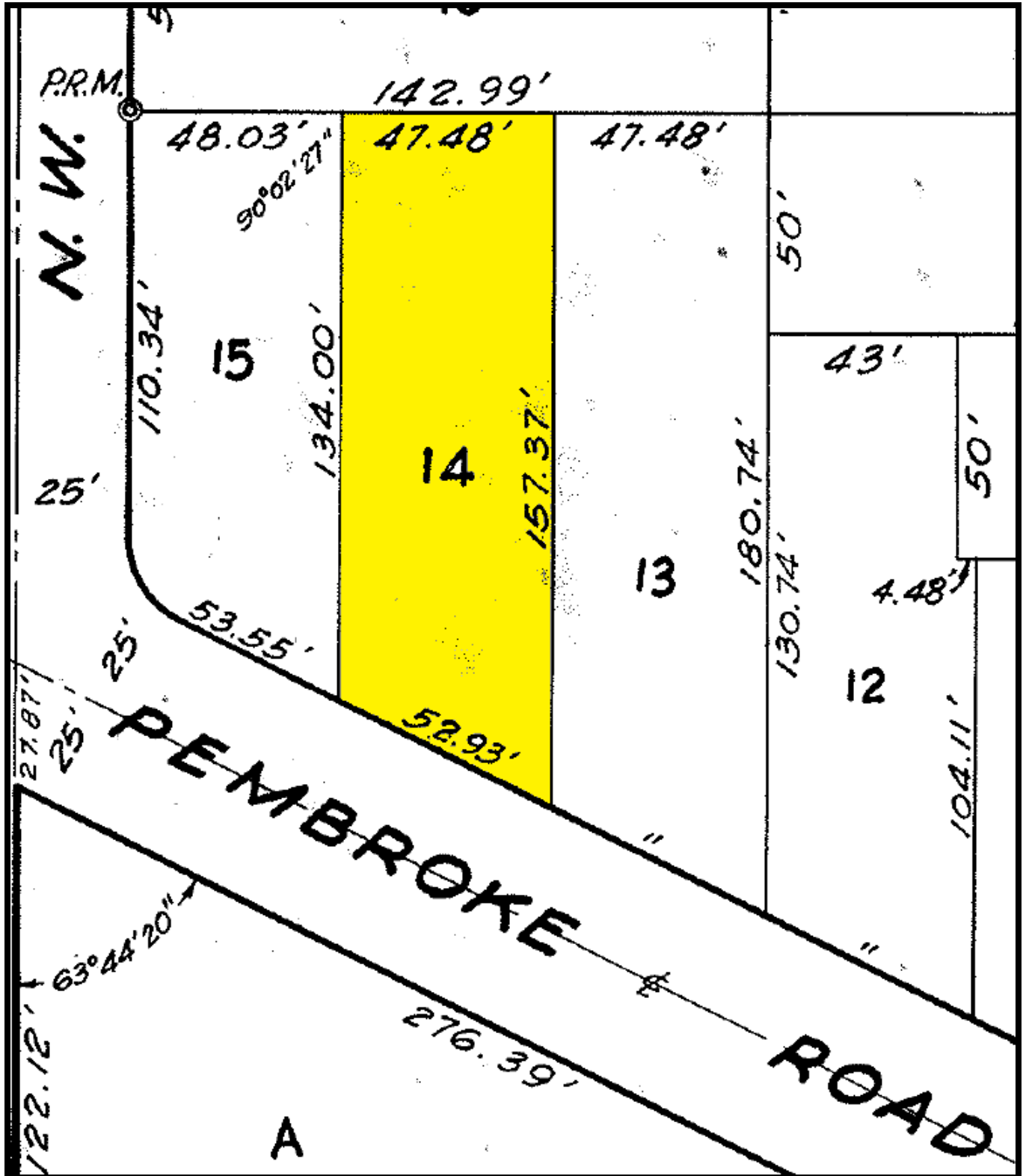
SUBJECT AERIAL PHOTO



SUBJECT PLAT
 (PLEASE NOTE "PEMBROKE ROAD" IS NOW FOSTER ROAD)



SUBJECT LOT



SUBJECT PHOTOS

Taken by S. James Akers, MAI
June 7, 2019



View of subject facing north from Foster Road; subject is the middle of three platted lots and is approximately between the left two palm trees in the foreground

SUBJECT PHOTOS

Taken by S. James Akers, MAI
June 7, 2019



View of Foster Road on the south side of the subject property facing southeasterly

SUBJECT PHOTOS

Taken by S. James Akers, MAI
June 7, 2019



View of Foster Road on the south side of the subject property facing northwesterly

SUBJECT PHOTOS

Taken by S. James Akers, MAI
June 7, 2019



Alternate view of subject lot (middle of three platted lots) facing northeasterly from southwest side of Foster Road

ZONING, LAND USE, AND CONCURRENCY

The site is zoned West – RAC District – Foster Road Sub-district, with a future land use of RAC, Regional Activity Center, both by the City of Hallandale Beach. The West – RAC District, Foster Road Sun-district is designed to promote multi-family, neighborhood commercial uses and mixed-use development in the area immediately west Dixie Highway and south of Pembroke Road near downtown Hallandale Beach. The zoning district allows for multi-family development at a density not to exceed 18 dwelling units per acre, and also permits light commercial uses as well as mixed-use developments. The subject is an existing lot in an older plat with a rear lot line dimension less than 50 feet and an angular frontage on Foster Road which is just greater than 50 feet. Commercial and multi-family uses require a 50 foot minimum lot width, while mixed-use requires 75 feet. It is assumed that the subject lot would be permitted for either commercial or residential either by right or with a minor variance for this slightly sub-standard lot width. The minimum lot size for development of multi-family and commercial is 5,000 SF while the minimum for mixed-use is 10,000 SF. Height is restricted to 3 stories or 40 feet and the minimum landscape area is 15%. The subject's zoning is compatible with the future land use designation and allows the aforementioned uses. There are no known concurrency requirements which would adversely impact the subject site for development purposes as the property is located east of Interstate 95. A copy of the relevant zoning code is included within the addenda.

JUST VALUE AND TAXES – 2018

Folio Number:	5142-21-27-0170
Market Value	\$ 46,690
Land	\$ 46,690
Improvements	\$ 0
Extra Features	\$ 0
Taxes	\$ 1,348.70

PUBLIC AND PRIVATE RESTRICTIONS

There are no known private restrictions placed on the subject property. With regard to public restrictions, the only restrictions known are those mentioned in zoning, land use, concurrency and permitting.

EFFECTIVE DATE OF APPRAISAL AND DATE OF REPORT

The inspection date and date of value of the property is June 7, 2019. The date of the report is June 7, 2019.

PROPERTY INTEREST APPRAISED

The fee simple title estate will be appraised.

APPRAISAL PURPOSE, INTENDED USE/USER, AND PROBLEM

The purpose of the appraisal is to estimate the market value of the fee simple interest of the subject property.

The intended use of the appraisal is to serve as an aid for internal property management decisions for the intended user and client, the City of Hallandale Beach – CRA.

The appraisal problem is to value the subject property as vacant.

SCOPE OF THE APPRAISAL

The following steps were taken in rendering this appraisal:

The physical characteristics of the subject property have been considered;

Various laws and governmental policies regulating the use of the subject property have been considered;

Opinions of the subject property's Highest and Best Use were formulated;

A market survey for comparable sales, as they applied to the subject property, was conducted;

The terms and conditions of the market data discovered were verified;

Market data was analyzed with respect to market trends and market values;

Appraisal approaches to value were developed, as applicable;

The market value of the subject property was estimated;

The value conclusion is reported in keeping with accepted professional appraisal standards.

MARKET VALUE DEFINED

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: Uniform Standards of Professional Appraisal Practice, 2014-2015 Edition. The Appraisal Standards Board of the Appraisal Foundation, Advisory Opinion 22, p. A75. This example definition is from regulations published by federal regulatory agencies pursuant to Title 72 XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between 73 July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union 74 Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), and the Office of Comptroller 75 of the

Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, 76 FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, as revised 77 and updated December 2010.

HIGHEST AND BEST USE

Highest and Best Use is the same as [], different from [X] present use.

The Highest and Best Use for the subject site as vacant is for multi-family residential development consistent with its zoning and land use designations.

As Vacant

Physically Possible:

The subject is a 6,917 SF site with an interior location on the north side of Foster Road, 50 feet east of N.W. 7th Terrace, in the City of Hallandale Beach. Foster Road is an older neighborhood collector which travels in a southeast to northwest route in front of the subject property. Traffic counts for Foster Road were unavailable, however it was observed to be relatively busy during rush hours and provides an alternative to other arterials in the area due to its atypical layout. The subject site is considered to have an adequate site area and dimensions to permit small-scale residential, light industrial, or commercial/office development, however the subject site is at the smaller end of sites considered viable for independent development.

Legally Permissible:

The site is zoned West – RAC District – Foster Road Sub-district, with a future land use of RAC, Regional Activity Center, both by the City of Hallandale Beach. The West – RAC District, Foster Road Sun-district is designed to promote multi-family, neighborhood commercial uses and mixed-use development in the area immediately west Dixie Highway and south of Pembroke Road near downtown Hallandale Beach. The zoning district allows for multi-family development at a density not to exceed 18 dwelling units per acre, and also permits light commercial uses as well as mixed-use developments. The subject is an existing lot in an older plat with a rear lot line dimension less than 50 feet and an angular frontage on Foster Road which is just greater than 50 feet. Commercial and multi-family uses require a 50 foot minimum lot width, while mixed-use requires 75 feet. It is assumed that the subject lot would be permitted for either commercial or residential either by right or with a minor variance for this slightly sub-standard lot width. The minimum lot size for development of multi-family and commercial is 5,000 SF while the minimum for mixed-use is 10,000 SF. Height is restricted to 3 stories or 40 feet and the minimum landscape area is 15%. The subject's zoning is compatible with the future land use designation and allows the aforementioned uses. There are no known concurrency requirements which would adversely impact the subject site for development purposes as the property is located east of Interstate 95. The subject has a suitable frontage for small scale multi-family or commercial development, but would more likely be assembled to create a larger site with increased development potential consistent with the current zoning and land use if developed with a commercial use.

Financially Feasible:

The Foster Road corridor and surrounding areas with the CRA have shown an increased amount of development, most of which is multi-family residential in nature. There were no new pure commercial developments observed along Foster Road where the subject's zoning allows for commercial uses. As a result, due to the subject's smaller site size and demand for multi-family housing based on on-going development, it appears to be financially feasible to develop the subject with a multi-family residential use.

Maximally Productive:

Based on the above three (3) elements of Highest and Best Use, the maximally productive use of the subject site is considered to be for development with a multi-family residential use.

Conclusion

Based on the above, the Highest and Best Use of the subject site, as vacant, is for development with a multi-family residential use.

APPROACHES TO VALUE OMITTED

[] Market [X] Cost [X] Income

The subject property is vacant land with no site or building improvements. The Cost Approach will not be developed as there are no improvements. The Income Approach would typically not be developed as land leases are not common in the subject market. Typically, the Market or Sales Comparison Approach is considered to be the most pertinent method for valuing vacant land. Therefore, the Market or Sales Comparison Approach will be the only approach developed.

SALES COMPARISON APPROACH – VACANT LAND

The following five sales are being used to estimate the value of the subject lot by direct comparison. Each of the five sale properties is located in the subject's immediate market and offers comparable utility.

New River Appraisal
Tarpon IV, LLC Lot – N. Side Foster Road
Hallandale Beach CRA

VACANT LAND SALES COMPARISON

	SUBJECT	SALE 3417	SALE 9602	SALE 8071	SALE 7776	SALE 9002
ADDRESS	N. SIDE OF FOSTER ROAD 50 FEET E. OF N.W. 7TH TERR HALLANDALE BEACH TARPON IV, LLC	211 N.W. 7TH COURT HALLANDALE BEACH GMAX FL, LLC 115603417	819 N.W. 7TH AVENUE HALLANDALE BEACH CDH MGMT, LLC 115529602	SWC PEMBROKE ROAD & N.W. 4TH AVENUE HALLANDALE BEACH SAMUEL SWERDLOW 115028071	740 N.W. 6TH STREET HALLANDALE BEACH GMAX FL, LLC 114717776	100 N.W. 6TH AVENUE HALLANDALE BEACH NEW ADVENTURE GRP 114129002
GRANTEE						
CLERK'S FILE NO.						
SALE DATE		Feb-19	Dec-18	Apr-18	Nov-17	Dec-16
SALE PRICE		\$50,000	\$60,000	\$225,000	\$80,000	\$140,000
SITE SIZE (SF)	6,917	5,814	7,150	11,641	8,800	13,927
INTEREST	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE
ZONING	WEST RAC (FOSTER RD SUB-DISTRICT)	RD-12	WEST RAC (PALMS GATEWAY SUB-DISTRICT)	WEST RAC (PEMBROKE RD SUB-DISTRICT)	RD-12	RD-12
FUTURE LAND USE	RAC	RESIDENTIAL LOW-MED DENSITY	RAC	RAC	RESIDENTIAL LOW-MED DENSITY	RESIDENTIAL LOW-MED DENSITY
\$ PER SF/SITE AREA		\$8.60	\$8.39	\$19.33	\$9.09	\$10.05
ADJUSTMENTS						
CONDITIONS OF SALE		0	0	0	0	0
MARKET CONDITIONS		0	0	0	0	0
FINANCING		0	0	0	0	0
SUBTOTAL		\$8.60	\$8.39	\$19.33	\$9.09	\$10.05
LOCATION/FRONTAGE		0	0	-\$5.80	0	0
SIZE		0	0	0	0	0
ZONING/LAND USE		0	0	-\$1.93	0	0
TOTAL		\$8.60	\$8.39	\$11.60	\$9.09	\$10.05

DISCUSSION OF SALES

Adjustments

Condition of Sale

All sales were reported to be arm's length with no condition of sale adjustments required.

Market Conditions

All sales occurred in the preceding 30 months, with two sales occurring within the preceding 7 months. No change in market conditions was indicated for the subject property type over the preceding three years and the comparables are all considered to be within the same business cycle.

Financing

All sales were cash or its equivalent with financing at market rates and terms.

Location/Frontage/Visibility

The subject is located in Foster Road, a neighborhood collector with unreported traffic counts. All of the sales, with the exception of Sale 8071 are located on residential streets with traffic counts which are estimated to be much lower than those on Foster Road. It is important to note, however, that the highest and best use conclusion for the subject property is for small-scale multi-family development which does not typically benefit from busier road frontage. As a result, the sales with residential street frontages were not adjusted. Sale 8071 is a more commercially oriented sale and has superior traffic counts of 36,000 AADT on the south side of Pembroke Road, a major east-west arterial in the area. In addition, the sale property has a corner location. Sale 8071 was adjusted downward -30% for superior visibility, corner location and traffic counts on Pembroke Road.

Size

The subject is a 6,917 SF vacant lot. The sales ranged in lot size from 5,814 SF to 13,927 SF which bracket the subject size. All sales were considered similar with regard to size and no adjustments were warranted.

Zoning/Land Use

The subject has West – RAC zoning (Foster Road Sub-district) which allows for multi-family or commercial use based on the subject lot size. Mixed-use development is also available through assemblage to increase road frontage to 75 feet + and site size to 10,000 SF +. As previously discussed, the subject has a highest and best use of multi-family development. As such, all sales with the exception of Sale 8071 are unadjusted. Sale 8071 has West – RAC zoning (Pembroke Road Sub-district) which allows for more intense development of 4 stories as compared to the subject zoning which permits 3 stories. As a result, Sale 8071 was adjusted downward -10% for superior zoning.

Discussion of Sales

Sale 3417 is the February 2019 sale of a 5,814 SF vacant lot at 211 N.W. 7th Court, Hallandale Beach, Florida. The price paid was \$50,000 or \$8.60 per square foot of site area. Adjustments were considered, but none applied based on similar highest and best use. After consideration for

adjustments the sale indicated a unit value of \$8.60 per square foot.

Sale 9602 is the December 2018 sale of a 7,150 SF vacant lot at 819 N.W. 7th Avenue, Hallandale Beach, Florida. The price paid was \$60,000 or \$8.39 per square foot of site area. Adjustments were considered, but none applied based on similar highest and best use. After consideration for adjustments the sale indicated a unit value of \$8.39 per square foot.

Sale 8071 is the April 2018 sale of an 11,641 SF vacant tract at the southwest corner of the intersection of Pembroke Road and N.W. 4th Avenue, Hallandale Beach, Florida. The price paid was \$225,000 or \$19.33 per square foot of site area. The sale property was adjusted for superior traffic counts and more intense zoning. After consideration for adjustments the sale indicated a unit value of \$11.60 per square foot.

Sale 7776 is the November 2017 sale of an 8,800 SF vacant tract at 740 N.W. 6th Street, Hallandale Beach, Florida. The price paid was \$80,000 or \$9.09 per square foot of site area. Adjustments were considered, but none applied based on similar highest and best use. After consideration for adjustments the sale indicated a unit value of \$9.09 per square foot.

Sale 9002 is the December 2016 sale of a 13,927 SF vacant tract at 100 N.W. 6th Street, Hallandale Beach, Florida. The price paid was \$140,000 or \$10.05 per square foot of site area. Adjustments were considered, but none applied based on similar highest and best use. After consideration for adjustments the sale indicated a unit value of \$10.05 per square foot.

Correlation and Conclusion

All the sales are located in the same market in the City of Hallandale Beach. The adjusted price per square foot for the five sales analyzed ranged from \$8.39 to \$11.60. The average sale price is \$9.55/SF and the median sale price is \$9.09/SF. Considering all the data, a price of toward the top of the data profile of \$10.00 per square foot appears reasonable. Applying \$10.00/SF to the subject's site size of 6,917 SF indicates a value of \$69,170, rounded to \$70,000.

RECONCILIATION OF VALUE INDICATIONS AND FINAL VALUE ESTIMATE

Cost Approach	N/A
Sales Comparison Approach	\$70,000
Income Approach	N/A

The Cost Approach was not developed as the subject is vacant land with no improvements.

The Sales Comparison Approach was developed for the subject property which is a vacant with mixed-use zoning. The quantity and quality of data in the Sales Comparison Approach for the vacant property was considered to be adequate.

The Income Approach was not developed as land leases are not typical in the subject market.

Placing primary reliance on the Sales Comparison Approach, the subject is estimated to have a market value of \$70,000 for the “as is” fee simple estate.

A D D E N D A

Subject Deed Instrument
Area Data
Zoning Information
Comparable Vacant Land Sales Location Map
Vacant Land Sales Data Sheets
Appraiser's Qualifications

SUBJECT DEED INSTRUMENT

CFN # 110661945, OR BK 48633 Page 397, Page 1 of 3, Recorded 04/03/2012 at
09:49 AM, Broward County Commission, Doc. D \$60.90 Deputy Clerk 1924

Tax Deed File No. 22749

DR-506
R.01/95

Property

Identification No. 514221-27-0170

Tax Deed

State of Florida

County of Broward

The following Tax Sale Certificate Numbered **13296** issued on **6/01/2007** was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the **15TH** day of **FEBRUARY, 2012**, offered for sale as required by law for cash to the highest bidder and was sold to **TARPON IV LLC** whose address is: **P O BOX 100736 ATLANTA, GA 30384-0736**, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this **15TH** day of **FEBRUARY, 2012** in the County of Broward, State of Florida, in consideration of the sum of (**\$ EIGHT THOUSAND SIX HUNDRED TWENTY-NINE DOLLARS and 34 CENTS**) (**\$ 8,629.34**), being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

THIS TAX DEED IS SUBJECT TO ALL EXISTING PUBLIC PURPOSE UTILITY & GOVERNMENT EASEMENTS

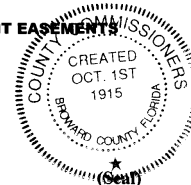
GIBSONS ADDITION 25-7 B LOT 14

Witness:

[Signature]
Cassandra Williams

State of Florida

County of Broward



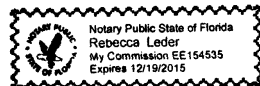
[Signature]
Clerk of Circuit Court or County Comptroller
Deputy County Administrator

Broward County, Florida

On this **2ND** day of **APRIL, 2012**, before me **Rebecca Leder** personally appeared Bertha Henry, County Administrator, by **Linda Walker**, Deputy in and for the State and this County known to me to be the person described in, and who executed the forgoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

[Signature]
Rebecca Leder



3

**Board of County Commissioners, Broward County, Florida
Finance and Administrative Services Department
RECORDS, TAXES & TREASURY**

NOTICE OF APPLICATION FOR TAX DEED NUMBER 22749

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 514221-27-0170
Certificate Number: 13296
Date of Issuance: 06/01/2007
Certificate Holder: TARPON IV LLC
GIBSONS ADDITION 25-7 B
Description of Property: LOT 14

Name in which assessed: SINGLETON, W & GWENDOLYN T
Legal Titleholders: SINGLETON, W & GWENDOLYN T
621 NW 10TH ST
HALLANDALE BEACH, FL 33009-2235

All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of February, 2012 at 10:00 AM at:

The Governmental Center
115 S. Andrews Avenue, Room 422
Fort Lauderdale, Florida

Dated this 12th day of January, 2012.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION

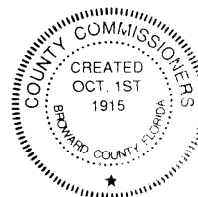
By: _____

Claudio Manicone
Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW
Issues: 01/12/2012, 01/19/2012, 01/26/2012 & 02/02/2012
Minimum Bid: ~~XXXX~~ **8,629.34**

401-314



Board of County Commissioners, Broward County, Florida
Records, Taxes, & Treasury

CERTIFICATE OF MAILING NOTICES

Tax Deed No 22749 FINAL

STATE OF FLORIDA

SS.

COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 13TH day of JANUARY, 2012, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

GWENDOLYN T SINGLETON
621 NW 10TH ST
HALLANDALE BEACH FL 33009-2235

SOUTH BROWARD HOSPITAL DISTRICT
D/B/A MEMORIAL HOSPITAL
3501 JOHNSON STREET
HOLLYWOOD, FLORIDA 33021

LVNV FUNDING, LLC
15 SOUTH MAIN STREET
GREENVILLE, SC 29601

CITY OF WEST PARK
CITY HALL
P.O. BOX. 5710
WEST PARK, FLORIDA 33083

JEROME R. SCHECHTER, P.A.
315 SE 7TH STREET, FIRST FLOOR
FORT LAUDERDALE, FL 33301

BORACK & ASSOCIATES, P.A.
2300 MAITLAND CENTER PARKWAY, SUITE 200
MAITLAND, FL 32751

WIPER CORP KISLAK NTL BANK
C/O BANCO POPULAR N.A.
7900 MIAMI LAKES DR WEST
MIAMI LAKES, FL 33016-5816

CIRCUIT COUNTY COURT OF THE SEVENTEENTH JUDICIAL
COURT
201 SE 6TH ST
FT LAUDERDALE, FL 33301

WILLIAM SINGLETON
621 NW 10TH ST
HALLANDALE, FL 33009

CITY OF HALLANDALE BEACH
CITY HALL
400 S. FEDERAL HIGHWAY
HALLANDALE BEACH, FLORIDA 33009

THE FOLLOWING AGENCIES WERE NOTIFIED BY INTEROFFICE

BROWARD COUNTY CODE ENFORCEMENT,
PERMITTING LICENSING & PROTECTION DIVISION
ATTN: DIANE JOHNSON
GCE-1 NORTH UNIVERSITY DR
PLANTATION, FL 33324

BROWARD COUNTY COMMUNITY
CODE COMPLIANCE PERMITTING LICENSING
& PROTECTION DIVISION
GCE - 1 NORTH UNIVERSITY DR
PLANTATION, FL 33324

BROWARD COUNTY HIGHWAY CONSTRUCTION &
ENGINEERING DIVISION;
RIGHT OF WAY SECTION, ATTN: FRANK J GUILIANO
ONE N. UNIVERSITY DR., STE 300-8
PLANTATION, FL 33324

BROWARD COUNTY WATER & WASTEWATER;
ATTN: JEAN MANESS
2555 W. COPANS RD., POMPAN0 BEACH, FL

PUBLIC WORKS DEPT.; REAL PROPERTY
ATTN: DALE C. WILSON
GOVERNMENTAL CENTER, RM. 326,
115 S. ANDREWS AVE., FT. LAUDERDALE, FL 33301

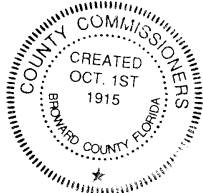
BROWARD COUNTY SHERIFF'S DEPT.
ATTN: - CIVIL DIVISION
FT. LAUDERDALE, FL 33315

I certify that notice was provided pursuant to Florida Statutes, Section 197.02(4)

I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 13TH day of JANUARY, 2012, in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL



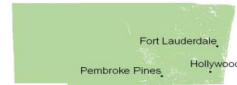
BERTHA HENRY
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By  Deputy LINDA WALKER

AREA DATA

Broward County

Florida's 2nd most populous county
with 9.1% of Florida's population



Population

Census Population	Broward County	Florida
1980 Census	1,018,257	9,746,961
1990 Census	1,255,531	12,938,071
% change 1980-90	23.3%	32.7%
2000 Census	1,823,018	15,982,824
% change 1990-00	29.3%	23.5%
2010 Census	1,748,068	18,801,332
% change 2000-10	7.7%	17.6%
Age		
% Under 18 years of age	22.4%	21.3%
% 65 years of age and over	14.3%	17.3%
Race & Ethnicity		
% White alone	63.1%	75.0%
% Black or African American alone	26.7%	16.0%
% Hispanic or Latino (of any race)	25.1%	22.5%
Estimates and Projections		
2018 Estimate	1,897,976	20,840,568
% change 2010-17	8.6%	10.8%
2020 Projection based on 2017 estimate	1,943,759	21,526,547
% change 2017-20	2.4%	3.3%
2025 Projection based on 2017 estimate	2,045,772	23,061,892
% change 2020-25	5.2%	7.1%
2017 Median Age	40.3	41.6

Housing

Housing Counts	Broward County	Florida
Housing units, 2000 Census	741,043	7,302,947
Occupied	654,445	6,337,829
Owner-occupied	454,750	4,441,799
Renter-occupied	199,695	1,896,130
Vacant	86,598	865,018
Housing units, 2010 Census	810,388	8,989,580
Occupied	698,047	7,420,802
Owner-occupied	458,732	4,890,979
Renter-occupied	239,315	2,421,823
Vacant	124,341	1,568,778
Units Permitted		
1990	10,749	126,394
2000	11,970	155,269
2010	1,188	38,678
2011	2,444	42,360
2012	3,556	64,810
2013	4,470	86,752
2014	2,462	94,075
2015	5,452	109,924
2016	4,105	116,240
2017	5,034	122,719

Density

Persons per square mile		
2000	1,346.5	296.4
2010	1,444.9	350.6
2018	1,577.6	392.7

Population Characteristics

Language spoken at home other than English	Broward County	Florida
Persons aged 5 and over	40.0%	28.7%
Place of birth		
Foreign born	33.1%	20.2%
Veteran status		
Civilian population 18 and over	5.3%	9.0%

Households and Family Households

Households	Broward County	Florida
Total households, 2000 Census	654,445	6,338,075
Family households, 2000 Census	411,403	4,210,760
% with own children under 18	46.8%	42.3%
Total households, 2010 Census	698,047	7,420,802
Family households, 2010 Census	434,488	4,835,475
% with own children under 18	45.2%	40.0%
Average Household Size, 2010 Census	2.52	2.48
Average Family Size, 2010 Census	3.14	3.01

Residence 1 Year Ago	Broward County	Florida
Persons aged 1 and over		
Same house	83.8%	84.1%
Different house in the U.S.	14.5%	14.8%
Same county in Florida	10.2%	9.9%
Different county in Florida	2.4%	3.1%
Different county in another state	1.9%	2.8%
Abroad	1.7%	1.1%

According to census definitions, a household includes all of the people who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters. A family includes a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Census counts may be corrected for census count/question resolution (QCR).

Employment by Industry

Number of Establishments 2017	Broward County	Florida	Percent of All Establishments 2017	Broward County	Florida
All industries	69,176	679,976	All industries	69,176	679,976
Natural Resource & Mining	143	5,274	Natural Resource & Mining	0.2%	0.8%
Construction	5,679	68,218	Construction	8.2%	10.0%
Manufacturing	1,965	20,585	Manufacturing	2.9%	3.0%
Trade, Transportation and Utilities	14,535	139,467	Trade, Transportation and Utilities	21.0%	20.5%
Information	1,068	10,969	Information	1.5%	1.6%
Financial Activities	7,324	72,393	Financial Activities	10.6%	10.6%
Professional & Business Services	17,727	159,259	Professional & Business Services	25.6%	23.4%
Education & Health Services	7,859	72,778	Education & Health Services	11.4%	10.7%
Leisure and Hospitality	5,413	55,767	Leisure and Hospitality	7.8%	8.2%
Other Services	5,939	55,357	Other Services	8.6%	8.1%
Government	303	6,037	Government	0.4%	0.9%

Industries may not add to the total due to confidentiality and unclassified.

Broward County

Page 2

Employment by Industry

Average Annual Employment, % of All Industries, 2017	Broward County	Florida	Average Annual Wage 2017	Broward County	Florida
All industries	797,494	8,495,250	All industries	\$51,259	\$48,452
Natural Resource & Mining	0.1%	0.9%	Natural Resource & Mining	\$33,571	\$32,773
Construction	5.7%	5.9%	Construction	\$54,212	\$49,255
Manufacturing	3.4%	4.3%	Manufacturing	\$55,381	\$59,389
Trade, Transportation and Utilities	22.4%	20.5%	Trade, Transportation and Utilities	\$46,049	\$43,218
Information	2.3%	1.6%	Information	\$99,734	\$80,303
Financial Activities	6.8%	6.6%	Financial Activities	\$72,193	\$72,712
Professional & Business Services	17.2%	15.6%	Professional & Business Services	\$58,613	\$58,701
Education & Health Services	13.4%	14.8%	Education & Health Services	\$50,807	\$49,450
Leisure and Hospitality	11.7%	14.1%	Leisure and Hospitality	\$23,955	\$24,901
Other Services	3.8%	3.2%	Other Services	\$34,551	\$35,320
Government	12.8%	12.4%	Government	\$57,338	\$53,214

Industries may not add to the total due to confidentiality and unclassified.

Labor Force

Labor Force as Percent of Population Aged 18 and Older	Broward County	Florida	Unemployment Rate	Broward County	Florida
1990	87.0%	84.3%	1990	5.8%	6.1%
2000	89.9%	83.7%	2000	3.6%	3.7%
2010	89.0%	82.2%	2010	10.2%	11.1%
2017	89.4%	82.0%	2017	3.9%	4.2%

Income and Financial Health

Personal Income (\$000s)	Broward County	Florida	Per Capita Personal Income	Broward County	Florida
1990	\$29,721,009	\$260,093,568	1990	\$23,526	\$19,956
2000	\$51,372,655	\$477,315,998	2000	\$31,505	\$29,744
% change 1990-2000	72.8%	83.5%	% change 1990-00	33.9%	49.0%
2010	\$71,516,929	\$725,801,140	2010	\$40,799	\$38,511
% change 2000-10	39.2%	52.1%	% change 2000-10	29.5%	29.5%
2011	\$74,286,685	\$766,185,838	2011	\$41,555	\$40,120
% change 2010-11	3.9%	5.6%	% change 2010-11	1.9%	4.2%
2012	\$76,058,237	\$781,918,553	2012	\$41,863	\$40,944
% change 2011-12	2.4%	3.4%	% change 2011-12	0.7%	2.1%
2013	\$75,124,572	\$794,796,980	2013	\$40,816	\$40,582
% change 2012-13	-1.2%	0.4%	% change 2012-13	-2.5%	-0.9%
2014	\$80,769,503	\$859,498,660	2014	\$43,265	\$43,146
% change 2013-14	7.5%	8.0%	% change 2013-14	6.0%	6.3%
2015	\$87,217,011	\$919,226,924	2015	\$46,105	\$45,352
% change 2014-15	8.0%	7.1%	% change 2014-15	6.6%	5.1%
2016	\$89,621,804	\$953,260,614	2016	\$46,748	\$46,148
% change 2015-16	2.8%	3.7%	% change 2015-16	1.4%	1.8%
2017	\$94,239,378	\$1,000,624,065	2017	\$48,880	\$47,684
% change 2016-17	5.2%	5.0%	% change 2016-17	4.1%	3.3%

Earnings by Place of Work (\$000s)	Broward County	Florida	Median Income	Broward County	Florida
1990	\$15,519,764	\$181,317,329	Median Household Income	\$54,895	\$50,883
2000	\$31,279,261	\$313,054,047	Median Family Income	\$65,586	\$61,442
% change 1990-2000	101.5%	94.1%			
2010	\$46,305,890	\$438,991,235			
% change 2000-10	48.0%	40.2%			
2011	\$46,968,596	\$450,502,115			
% change 2010-11	1.4%	2.6%			
2012	\$48,187,022	\$468,412,894			
% change 2011-12	2.6%	4.0%			
2013	\$48,815,836	\$482,900,406			
% change 2012-13	1.3%	3.1%			
2014	\$52,241,816	\$512,331,048			
% change 2013-14	7.0%	6.1%			
2015	\$55,657,329	\$545,122,402			
% change 2014-15	14.0%	12.8%			
2016	\$57,489,863	\$567,712,460			
% change 2015-16	10.0%	10.8%			
2017	\$60,648,303	\$596,159,864			
% change 2016-17	9.0%	9.4%			

Personal Bankruptcy Filing Rate (per 1,000 population)	Broward County	Florida	Educational attainment Persons aged 25 and older	Broward County	Florida
12-Month Period Ending Sept. 30, 2017	2.31	2.04	% HS graduate or higher	88.6%	87.6%
12-Month Period Ending Sept. 30, 2018	2.22	1.95	% bachelor's degree or higher	31.5%	28.5%
State Rank	7	NA			

Chapter 7 & Chapter 13

Education

Public Education Schools Traditional Setting (2017-18)	Broward County School District	Florida
Total (state total includes special districts)	322	3,206
Elementary	170	1,906
Middle	49	566
Senior High	56	714
Combination	47	507

Quality of Life

Crime	Broward County	Florida	Workers Aged 16 and Over	Broward County	Florida
Crime rate, 2017 (index crimes per 100,000 population)	3,485.1	2,989.5	Place of Work in Florida		
Admissions to prison FY 2017-18	1,307	27,817	Worked outside county of residence	22.6%	17.6%
Admissions to prison per 100,000 population FY 2017-18	68.9	134.0	Travel Time to Work		
			Mean travel time to work (minutes)	28.2	27.0

Broward County

Page 3

Reported County Government Revenues and Expenditures

Revenue 2015-16	Broward County	Florida*	Expenditures 2015-16	Broward County	Florida*
Total - All Revenue Account Codes (\$000s)	\$2,953,292.0	\$40,323,812.7	Total - All Expenditure Account Codes (\$000s)	\$2,782,796.00	\$38,724,729.82
Per Capita \$	\$1,592.49	\$2,087.46	Per Capita \$	\$1,500.55	\$2,014.29
% of Total	100.0%	100.0%	% of Total	94.2%	96.0%
Taxes (\$000s)	\$964,190.0	\$12,835,034.6	General Government Services** (\$000s)	\$443,126.00	\$7,520,342.77
Per Capita \$	\$519.92	\$667.62	Per Capita \$	\$238.94	\$391.18
% of Total	32.6%	31.8%	% of Total	15.0%	18.6%
Permits, Fee, and Special Assessments (\$000s)	\$37,741.0	\$1,732,457.6	Public Safety (\$000s)	\$824,210.00	\$9,077,106.65
Per Capita \$	\$20.35	\$90.11	Per Capita \$	\$444.43	\$472.15
% of Total	1.3%	4.3%	% of Total	27.9%	22.5%
Intergovernmental Revenues (\$000s)	\$287,529.0	\$4,079,466.6	Physical Environment (\$000s)	\$179,145.00	\$4,450,581.04
Per Capita \$	\$155.04	\$212.20	Per Capita \$	\$96.60	\$231.50
% of Total	9.7%	10.1%	% of Total	6.1%	11.0%
Charges for Services (\$000s)	\$1,132,119.0	\$12,526,050.9	Transportation (\$000s)	\$562,931.00	\$4,573,528.57
Per Capita \$	\$610.47	\$651.55	Per Capita \$	\$303.55	\$237.99
% of Total	38.3%	31.1%	% of Total	19.1%	11.3%
Judgments, Fines, and Forfeits (\$000s)	\$23,988.0	\$202,607.1	Economic Environment (\$000s)	\$13,664.00	\$1,451,926.79
Per Capita \$	\$12.94	\$10.54	Per Capita \$	\$7.37	\$75.52
% of Total	0.8%	0.5%	% of Total	0.5%	3.6%
Miscellaneous Revenues (\$000s)	\$49,104.0	\$908,143.1	Human Services (\$000s)	\$150,872.00	\$3,212,181.83
Per Capita \$	\$26.48	\$47.24	Per Capita \$	\$81.35	\$167.08
% of Total	1.7%	2.3%	% of Total	5.1%	8.0%
Other Sources (\$000s)	\$458,820.0	\$8,038,852.7	Culture / Recreation (\$000s)	\$167,784.00	\$1,498,681.81
Per Capita \$	\$247.30	\$418.20	Per Capita \$	\$90.47	\$77.85
% of Total	15.5%	19.9%	% of Total	5.7%	3.7%
			Other Uses and Non-Operating (\$000s)	\$370,503.00	\$6,041,987.10
			Per Capita \$	\$199.78	\$314.28
			% of Total	12.5%	15.0%
			Court-Related Expenditures (\$000s)	\$70,561.00	\$800,372.95
			Per Capita \$	\$38.05	\$46.83
			% of Total	2.4%	2.2%

* All County Governments Except Duval - The consolidated City of Jacksonville / Duval County figures are included in municipal totals rather than county government totals.

** (Not Court-Related)

State Infrastructure

	Broward County	Florida
Transportation		
State Highway		
Centerline Miles	451.4	12,106.8
Lane Miles	2,483.4	44,204.6
State Bridges		
Number	455	6,929
State Facilities		
Buildings/Facilities (min. 300 Square Feet)		
Number	216	9,498
Square Footage	1,904,273	64,170,217
State Owned Lands		
State Lands		
Conservation Lands		
Parcels	446	38,326
Acreage	249,892.9	3,140,422.9
Non-Conservation Lands		
Parcels	218	5,880
Acreage	24,262.4	160,353.7

State and Local Taxation

2017 Ad Valorem Millage Rates	Broward County	
	County-Wide	Not County-Wide*
County	5.8690	0.0220
School	6.5394	
Municipal		5.6986
Special Districts	0.8302	0.9565

* MSTU included in Not County-Wide "County" category

Prepared by:
Florida Legislature
Office of Economic and Demographic Research
111 W. Madison Street, Suite 574
Tallahassee, FL 32399-6588
(850) 487-1402 <http://edr.state.fl.us>



December 2016

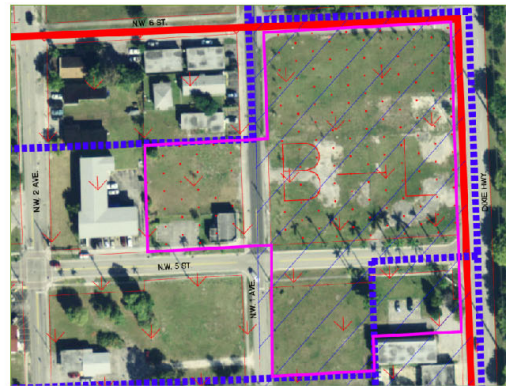
Background: The Hallandale Beach Community Redevelopment Agency and TAP Focus Area

The site (top image to the right) that the TAP focused on is located in the Foster Road neighborhood, a part of the Hallandale Beach (HB) CRA area (lower image to the right). The timing of the TAP, its members learned, was important. “Issuing an RFP/RFQ is the next step in moving a pivotal economic development site from the bookshelf to implementation,” HBCRA Executive Director Dr. Alvin B. Jackson, Jr., observed in his opening comments to the TAP.

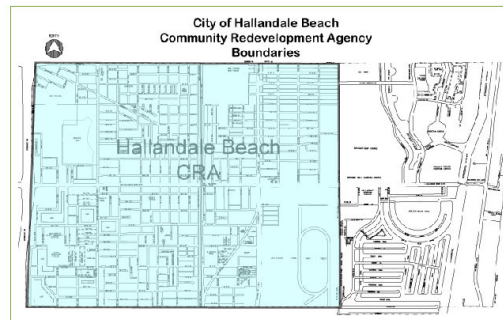
The Hallandale Beach CRA

Since its creation in 1996 the HBCRA has led numerous initiatives that include road and infrastructure improvements, street beautification, and new residential and park development, all important to improving neighborhood appearance and the overall quality of life for residents. It also:

- Restored Hallandale Beach’s historical village center.
- Sponsors a Neighborhood Improvement Program that provides incentives to property owners who want to improve the exterior of their building or address interior life-safety issues.
- Assists homebuyers with the cost of construction of a new single-family home or the purchase of an existing home, condominium, or townhouse (see two examples on the next page).
- Acquires and facilitates redevelopment of vacant properties.
- Is responsible for economic development opportunities and initiatives and the city’s real estate portfolio. To help stimulate the economy, it offers a Business Incentive/Enticement Program and a Facade Exterior Program for commercial businesses.



The TAP focused its work on a 2.5-acre site (illustrated above) that is composed of a larger parcel bound by Dixie Highway to the east, NW 1st Avenue to the west, Foster Road/NW 5th Avenue to the south, and NW 6th Avenue to the north, and two contiguous parcels, one south of Foster Road between Dixie Highway and NW 1st Avenue, and one just west of the main parcel and north of Foster Road.



The TAP study site is located in the Hallandale Beach CRA area with boundaries to the north (Pembroke Road), south (the Miami Dade-Broward County line), and west (I 95) that are the same as those of the city. The HBCRA extends east to NE 14th Avenue and the 14th Avenue canal to the east.

The opening of the Foster Park Community Center (image to the right) is another HBCRA and City of Hallandale Beach successful project. Located in the northwest section of the city, the center serves the

Foster Park neighborhood and provides a focal point for community activities. That northwest section is also targeted by the HBCRA with \$3 million earmarked for the development of the site that will be the subject of the RFP that the TAP focused on: the Foster Road and Dixie Highway project on the east edge of the Foster Park neighborhood.

The Foster Road Neighborhood

The Foster Road neighborhood offers something unique in a rapidly changing region: Its residents have a strong sense of community and place and a collective heritage that binds residents together wherever they now live.

The neighborhood's past is important to understanding where it is today and its potential for the future. Traditionally Foster Road was the commercial heart of the city's African-American community. Pre-integration, it was where they shopped, provided for daily service needs, dined, and gathered for evening entertainment. With the end of segregation, that role diminished.

Over time, the population dwindled and many buildings became blighted through disinvestment. And with its Business Limited (B-L) District zoning (see Appendix C), a range of uses have been allowed that led to what residents today call hodge-podge development where uses are not compatible. Even as late as 1996 when the HBCRA was created, areas still had dirt roads, something that the HBCRA addressed. Thanks to additional investments, the area is also well served by infrastructure, including water and sewer.



Carver Heights Townhomes and Highland Park Village (depicted above) represent important new investments in the Northwest HBCRA area. The recently opened Foster Park Community Center (image below) is a valued community gathering place. It was also where the TAP met and served as a base for getting to know the neighborhood.



Currently, the city is in the process of drafting Regional Activity Center (RAC) zoning regulations for the Palms Gateway Overlay District (for the Foster Road corridor). The planning process, which will include extensive community outreach as the regulations are developed, is expected to be completed in the summer of 2013 with approval hearings that fall. The goal is a predictable, less complicated process that achieves the intent of the RAC land use designation in the city's comprehensive plan. At present the overlay for the corridor permits residential/mixed-use development with a conditional use permit at a maximum density of 25 dwelling units per acre and with Planning and Zoning Board and City Commission approval. The minimum lot size for mixed-use residential in commercial zoning is a 10,000 square feet.

However, an empirical physical description of the neighborhood does not tell the whole story. That is best told through the words of its residents (current and former who still come back to visit). When neighborhood participants in the TAP public sessions were asked to describe the place they call home, they offered the following observations. The Foster Road neighborhood:

- Is rapidly changing.
- Presents numerous opportunities.
- Has been ignored and neglected as people and investments have moved to other areas of the city. The result: the neighborhood has lost direction. "The east-west divide in the city should be corrected," a resident stressed. "The Foster Road neighborhood needs to be economically integrated with the rest of the city," another resident observed.
- Has a history of hodge-podge development due to inappropriate zoning (something that needs to change).

Residents also offered the following observations about what the neighborhood needs:

- More action and not more plans, and more planning with, not for, the neighborhood.
- More homeownership (versus rental).



Once a lively, vital commercial center that was the economic, social, and culture core of the city's African-American community, the Foster Road Corridor of today shows the effects of years of disinvestment, something that the HBCRA is addressing.

- More neighborhood businesses (with Foster Road being a vital place for businesses like it was when it was known as the Palms of Hallandale Beach and had restaurants, shoe and barber shops, a movie theater, and other services). With such businesses, residents once again would not have to leave the neighborhood for basic services like they do now. For that to happen, more private investment, parking, and HBCRA-backed business start-up loans and incentives such as rent subsidies are needed. Business and arts incubators are also important as is the idea of a business cooperative. Such places could help small home-based businesses move into more visible locations where they can grow.
- More good things happening like the Foster Park Community Center that make people feel proud of where they live. “The feeling of the place is important” was one comment. The community center, another resident noted, “is the best thing that has happened in our area for 30 years.”
- More neighborhood talent remaining in the area instead of the current brain drain. That should include bringing businesses to the area that could hire the area’s youth when they return from college. “We want our children to come back and feel they can live in a safe, family-oriented community,” a resident stressed. That should include more things for youth to do.
- More code enforcement and steps to improve appearances. A resident commented that it is hard to take pride in a neighborhood when one of the first things you see are broken down fences and boarded up buildings.
- More sidewalks (many are incomplete) and improvements to Dixie Highway (making it two-way and narrowing the amount of pavement were mentioned).
- More reasons for people driving by to stop and visit the area. That means making it more visible and helping businesses come back.
- More celebration of the neighborhood’s best product: its African-American culture and heritage. Its tradition as place for good jazz is a good example of an activity that, if properly nurtured, could be the spark for new economic investment and bring people (from Port Everglades, for example) to the neighborhood.
- More listening to those who live in the neighborhood, an observation more than once.



The 2.5-acre site that the TAP was asked to focus on (top two images above) offers several advantages, including ownership by the HBCRA, adjacency to Dixie Highway, and potential as a gateway to the Foster Road corridor. It also has the potential to be packaged with adjacent apartments (bottom image above).

CITY OF HALLANDALE BEACH
“WEST RAC” - WEST REGIONAL ACTIVITY CENTER ZONING DISTRICT
(INCLUDES SUBJECT’S “FOSTER ROAD SUB-DISTRICT”)

Sec. 32-160. - West RAC district.

- (a) *Purpose and intent.* The purpose of the West RAC district is to provide single-family, duplex, and multi-family dwellings in the established neighborhoods along the Foster Road corridor, while also providing a mix of compatible, neighborhood scale commercial uses, such as small convenience stores, barber shops, and ice cream shops. Such neighborhood scale uses can occur without sacrificing the existing image and character of the surrounding neighborhood. The purpose of West RAC district is also to encourage and promote well planned, suitable and appropriate mixed use developments along the Pembroke Road corridor.

(Ord. No. 2014-31, § 14(Exh. A), 11-5-2014)

Sec. 32-160.a. - Regulating plan showing West RAC subdistricts.

- (a) *Purpose and intent.* The overall intent of the West RAC subdistricts is to encourage developments that offer a balanced mix of uses, provide for the diverse needs of the residents of the city, and allow development flexibility. To facilitate the development of projects that are designed with a blend of compatible uses within the West RAC area, three subdistricts are hereby created and assigned to land as shown on both a map entitled, "Hallandale Beach Zoning Map" and a map entitled "Hallandale Beach West RAC Regulating Plan":
- (1) Palms Gateway.
 - (2) Pembroke Road.
 - (3) Foster Road.
- (b) The Hallandale Beach West RAC Regulating Plan, depicted in Figure 32-160.a, identifies the subdistricts contained in this division and is hereby officially adopted as an integral part of these regulations.

(Ord. No. 2014-31, § 14(Exh. A), 11-5-2014)

Sec. 32-160.b. - Allowable uses.

Table 32-160.a identifies uses that are allowed as permitted or conditional uses in each West RAC subdistrict as well as uses that are not permitted in each subdistrict. Uses identified with a "P" are permitted by right. Uses identified with a "C" are permitted subject to the standards in section 32-964 and additional standards in each subdistrict. Uses identified with a "-" are not permitted in the subdistrict.

(a) *Compatibility of uses.*

- (1) Mixed-uses. The West RAC permits mixed use development (Table 32-160.a).
 - a. Mixed use development blends a combination of compatible uses in an environment where such uses are physically and functionally integrated.
 - b. Permitted uses cannot be mixed with prohibited uses.
- (2) Mixed uses in the West RAC zoning district shall provide pedestrian connections and combine compatible uses that function in concert with all other uses in the development.
 - a. Proposed mixed use developments, at the discretion of the development services director, must provide a supplemental report that outlines the following:
 - i. Special provisions made to ensure compatibility of the uses; and,
 - ii. Design features that enhance physical and functional integration (including parking, loading, sanitation storage, crime prevention, noise reduction, on-site circulation, etc.).

Figure 32-160.a



Table 32-160.a West RAC Permitted Uses by Sub district

	Palms Gateway	Pembroke Road	Foster Road
RESIDENTIAL USES			
Single-family residential dwelling	P	-	-
Two-family (duplex) residential dwellings	P	-	-
Townhouse residential dwellings	P	-	P
Multi-family residential dwellings	P	-	P
Mobile home	-	-	-
Residential accessory uses	P	P	P
Live/work units	-	P	P
Mixed use	-	P	P
Home occupations	P	P	P
Rooming houses	-	-	-
Assisted living facilities	See section 32-524		
Other residential care facilities			
COMMERCIAL USES			
Adult entertainment business (section 32-263)	-	-	-
Alcoholic beverage establishments	-	P	-
Antique shops	-	P	P
Apparel products	-	P	P

Appliance stores	-	P	P
Art and graphic supplies	-	P	P
Art galleries	-	P	P
Auction galleries	-	P	P
Automobile paint and body shops	-	-	-
Automobile parts and accessory sales	-	P	C
Automobile rental agencies	-	P	-
Automobile repair shops	-	-	-
Automobile sales and display (new or used)	-	-	-
Bakeries	-	P	P
Banks and financial institutions	-	P	P
Barber, beauty and skin care services	-	P	P
Bed-and-breakfast inns	-	-	-
Bicycle shops	-	P	P
Billiard and pool rooms	-	P	-
Boat and marine products	-	-	-
Boat sales and display	-	-	-
Bonding companies	-	-	-
Book and stationary stores	-	P	P
Bowling alleys	-	P	-

Broadcasting studios	-	P	P
Brokerage offices: stocks, commodities, real estate, yachts and like services	-	P	P
Bus terminals	-	-	-
Camera shops	-	P	P
Candy and ice cream stores	-	P	P
Car washes (indoor only)	-	P	-
Check cashing	-	P	P
Communication facilities	-	-	-
Convenience stores	-	P	-
Convenience stores with fuel (<i>minimum of 2,000 square feet of G.F.A. required</i>)	-	C	-
Copying services	-	P	P
Delicatessens	-	P	P
Doctors, dentists, optometrists, and other similar licensed medical practitioners	-	P	P
Dog racing tracks	-	-	-
Drapery stores	-	P	P
Drive-through windows serving financial institutions or offices	-	P	-
Dry cleaners and laundry services (<i>maximum of 2,000 square feet of G.F.A.</i>)	-	P	-
Dry-cleaning, on-premises retail operations (<i>max. of 2,000 square feet of G.F.A.</i>)	-	P	P

Dry goods stores	-	P	P
Equipment rental (No heavy equipment, such as backhoes and bull dozers)	-	C	-
Establishments dealing with sale or repair of major appliances	-	-	-
Exhibition halls	-	-	-
Express companies	-	P	-
Exterminating companies	-	P	-
Fence companies (No outdoor storage)	-	P	-
Filming studio	-	P	-
Flea market	-	-	-
Florists	-	P	P
Food processing plants	-	-	-
Food stores	-	P	P
Fortunetellers (Minimum 1,000 ft. separation between like uses)	-	P	-
Fruit packers	-	P	-
Fruit stores	-	P	P
Funeral supply and display stores	-	-	-
Furniture and bedding products	-	P	-
Furniture stores	-	P	P
Garden supplies and plant nurseries	-	-	-
Garden shops (only as an accessory use to retail)	-	C	-

Gift shops	-	P	P
Gold buyers	-	-	-
Golf courses	-	-	-
Golf driving ranges	-	-	-
Gymnasiums	-	-	-
Hardware stores	-	P	P
Health and exercise studios	-	P	P
Hobby and handicraft shops	-	P	P
Home improvement centers	-	-	-
Horseracing tracks	-	-	-
Hotels, motels, and similar lodging	-	P	-
Indoor sport courts <i>(minimum of 5,000 square feet of recreational G.F.A. required)</i>	-	P	-
Initial care units	-	P	-
Insurance agencies	-	P	P
Interior decorators	-	P	P
Investment counselors	-	P	P
Jewelry stores	-	P	P
Kennel	-	-	-
Laundromats	-	C	C
Laundry and dry cleaning pickup substations	-	P	P

Lawn maintenance services	-	-	-
Leather good shops	-	P	P
Liquor package stores	-	P	-
Locksmith	-	P	P
Luggage shops	-	P	P
Machine shops	-	-	-
(Accessory) manufacturing	-	-	-
Marinas	-	-	-
Marine supply services	-	P	-
Medical and surgical equipment products	-	-	-
Medical marijuana treatment center dispensing facility	-	P	P
Messenger and delivery services	-	P	P
Miniature golf courses	-	-	-
Mixed use (<i>minimum of 2,000 square feet</i>)	-	C	-
Motorcycle sales and services	-	-	-
Movie theaters (indoor)	-	P	P
Moving and transfer companies	-	-	-
Museums and art galleries	-	P	P
Music and record shops	-	P	P
Newsstands	-	P	P

Nightclubs, dancehalls, discotheques, private clubs, and cocktail lounges	-	C	-
Nonresidential agricultural research	-	-	-
Office	-	P	P
Office supply stores	-	P	P
Optical stores	-	P	P
Paint stores	-	P	P
Parking lots and parking garages (commercial or noncommercial)	-	C	-
Performing arts theaters	-	C	C
Pet shops	-	P	P
Petting zoos	-	-	-
Pharmacies	-	P	P
Photographic studios	-	P	P
Plumbing supply stores	-	-	-
Precision instruments products	-	-	-
Printers and book binders	-	P	-
Professional services including accountants, architects, engineers, lawyers, and other similar professions	-	P	P
Recording studios	-	P	-
Recreational vehicle sales and service	-	-	-
Research facilities	-	P	-

Restaurant equipment and supply service	-	P	-
Restaurants (<i>minimum of 1,000 square feet of G.F.A. required</i>)	-	P	P
Restaurant (fast food) (<i>minimum of 2,000 square feet of G.F.A. required</i>)	-	C	-
Secondhand merchandise stores	-	-	-
Secretarial and stenographic services	-	P	P
Service stations	-	-	-
Service stations (with accessory gas sales) ¹	-	P	-
Self-Storage	-	P	-
Shoe repair shops	-	P	P
Sign shops	-	-	-
Skating rinks (roller and ice)	-	P	-
Souvenir and novelty shops	-	P	P
Sporting goods store	-	P	C
Studio schools; art, sculpture, dance, drama and like instruction	-	P	P
Tailors and seamstresses	-	P	P
Taxi and limousine services	-	P	-
Taxidermist	-	-	-
Telecommunication Towers	P	P	P
Title services	-	P	P
Tobacco shops	-	P	P

Towing services storage facility	-	C	-
Trade schools	-	P	-
Transportation facilities	-	-	-
Transportation and utilities	-	-	-
Travel agencies	-	P	P
Truck and trailer sales and service	-	-	-
Utility substations, transformers and transmission lines	-	-	-
Vending machine sales and service	-	-	-
Warehouse and distribution (dry and cold storage)	-	C	-
Wholesale sales	-	C	-
Wholesale distributor's showrooms	-	C	-
CIVIC USES			
Animal hospitals/veterinary clinics	-	P	-
Auditoriums	-	-	-
Churches, synagogues and similar houses of worship (<i>minimum of 2,000 square feet of G.F.A. required</i>)	C	-	P
Circuses, carnivals, fairs, and festivals	-	-	-
Clubs organized for either religious, social, educational, charitable, or cultural purposes (<i>minimum of 2,000 square feet of G.F.A. required</i>)	C	-	P
Cultural centers (<i>minimum of 2,000 square feet of G.F.A. required</i>)	C	-	P

Day care centers and nurseries	C	P	P
Educational institutions & vocational centers (not including work release programs or half way houses)	-	P	P
Employment services	-	P	P
Equestrian courses	-	-	-
Funeral homes (including operator's residence)	-	P	-
Hospitals, provided that there are no facilities for residential psychiatric care	-	-	-
Jai-alai frontons	-	-	-
Lodges and fraternal organizations (<i>minimum of 2,000 square feet of G.F.A. required</i>)	C	-	P
Nursing and convalescent homes	-	C	C
Public facilities and utilities	C	P	P
Public parks, play grounds, and other recreation areas	P	P	P
Public and private schools	C	P	P
Public utility substations	-	-	-
Swimming pools (outdoor and indoor)	-	-	-
Tennis, handball and racquetball courts (outdoor and indoor)	-	-	-

¹ Subject to 1,500 feet distance separation between like uses.

- b. Live-work units within the West RAC district are administered pursuant to section 32-370 of the zoning and land development code.
- c. Accessory uses within the West RAC district are administered pursuant to article IV, division 2 of the zoning and land development code (section 32-242).

- d. Home occupations within the West RAC district are administered pursuant to section 32-370 of the zoning and land development code.
- (b) *Nonconforming uses.* Nonconforming lots, structures or uses located within this district shall be subject to the provisions of article VII of the zoning and land development code.
- (c) *Landscaping.* Minimum landscaping requirements for new or existing development proposals are contained in section 32-383 the zoning and land development code. Pembroke Road subdistrict shall be subject to additional landscape requirements to include street trees, as described below.
 - (1) Additional landscaping requirements, Pembroke Road subdistrict.
 - a. *Provisions for street trees:* The planting of street trees is required within the Pembroke Road overlay district. Development proposals must provide for the installation of street trees in conformance with the following criteria:
 - b. Street trees are not counted for credit towards the minimum number of on-site trees required by section 32-384.
 - c. Street trees must be a minimum of 20 feet in height with a minimum diameter of three inches at a point four feet above ground level at the time of planting and have trunks which can be maintained in a clean condition for over six feet of clear wood measured from ground level.
 - d. Street trees must be spaced center to center and must be planted and maintained so that there is at least one tree per 30 linear feet of street frontage, exclusive of accessways.
 - e. The minimum height and specified street trees for major transportation corridor standards contained herein for street trees may be modified by the city manager, without penalty, where the installation of the trees would interfere with overhead utilities, so long as the minimum number and spacing of trees is maintained.
 - f. Street trees must be of noninvasive root species and must be designated as street or shade trees on the city's approved plant materials list. The designated street tree for Pembroke Road is the Royal Palm. The designation for all other local trees is Mahogany trees.
- (d) *Parking.* Minimum parking space requirements for new or existing development proposals are contained in section 32-203 the zoning and land development code.
- (e) *Awnings.*
 - (1) Projecting canvas, fabric or metal awnings may be placed over doors or windows but shall not project closer than two feet to property lines provided however, that commercial uses fronting on Foster Road may project up to three feet over existing sidewalks into public rights-of-way. Such structure shall not be less than seven and one-half feet from grade. All awnings encroaching into a public right-of-way are subject to the city manager's approval as to location and structure.
 - (2) Awnings projecting over a public right-of-way are erected at the risk of the property owner. If the city or other governmental entity determines that the awning must be removed or modified, it shall be the duty of the property owner to remove or modify same, and bear all costs associated therewith.
 - (3) Awning signage shall be maintained in good condition, free from fading, peeling, or any other condition which renders the signage unreadable, either partially or totally. Additionally, all awnings installed in storefronts shall be maintained in good condition, free from tears, holes, fading or peeling, inclusive of all supporting structures. Repairs of awnings or awning signage shall be with the same or comparable materials. Internally illuminated or plastic awnings are prohibited.

- (4) Any awning which will abut into the public right-of-way may be constructed only after a permit from the city has been obtained for such encroachment into the public right-of-way.
- (f) *Signage*. Sign regulations for new or existing development proposals are contained in section 32, division 17 of the zoning and land development code. Pembroke Road subdistrict shall be subject to additional sign requirements, as described below.
 - (1) Additional signage requirements, Pembroke Road subdistrict.
 - a. Signs are prohibited along NW 10 Street within the subdistrict, except for traffic control, address signs and dedication plaques not exceeding three square feet in sign area.
 - b. Uniform signage. Signage on buildings with multiple storefronts must be of the same type (such as box sign channel lettering, molded lettering). Painted wood wall signs are prohibited within the Pembroke Road subdistrict.
- (g) *Sidewalks, fences, and walls*. Minimum sidewalk, wall and fence requirements for new or existing development proposals are contained in section 32-331 the zoning and land development code, and the following provisions.
 - (1) Additional requirements for walls - Pembroke Road subdistrict.
 - a. When abutting residential zoning district, an eight-foot masonry wall must be provided with the required landscape buffer strip. Such walls must be painted to blend with the overall architectural design scheme of the development proposal.
 - b. All masonry walls must be finished on both sides so that no CBS courses are visible.
 - (2) Additional requirements for fencing - West RAC district.
 - a. Galvanized chain link and privacy wood fences are prohibited along the Foster Road and Pembroke Road Corridors.
 - (3) Additional requirements for fencing - Foster Road subdistrict.
 - a. Permitted fencing along Foster Road shall be setback a minimum of two feet to be finished as landscaping or as a sidewalk extension to existing sidewalk in the public right-of-way.
 - b. No barbed wire extensions shall be permitted on any fence within the West RAC zoning district.
 - c. Galvanized chain link and privacy wood fences are prohibited in the West RAC district.
- (h) *Dumpster enclosures*. Dumpster enclosures shall be of masonry. All exterior walls shall be finished in stucco and/or painted to present a finished appearance.
- (i) *Development review procedures*. Development applications may follow two different review and approval processes:
 - (1) Major development applications in the West RAC zoning district may be approved administratively if the application:
 - a. Meets all requirements of this code; and
 - b. Does not exceed the permitted or base density specified for its RAC subdistrict; and
 - c. Does not require any conditional uses; and,
 - d. Does not require non-administrative: variances, or redevelopment area modifications.
 - (2) Development applications in the West RAC zoning district may be approved only by the city commission using the major development review process if the application:
 - a. Meets all requirements of this code only upon approval of simultaneously requested conditional uses; and/or

- b. Meets all requirements of this code only upon approval of simultaneously requested non-administrative variances, or redevelopment area modifications; and/or
 - c. Is requesting more than the allowable base or permitted density in any West RAC subdistrict.
- (j) *Redevelopment area modifications.* The provisions of section 32-135 of the zoning and land development code shall apply within the West RAC district, except as may be modified by the following:
 - (1) *Criteria.* The city commission may modify any land development code standard through the redevelopment area modification process if all the criteria specified in article III, section 32-135 of the chapter are met.
 - (2) *Review.* The transmittal of a redevelopment area modification waiver request for properties within the West RAC district shall coincide with transmittal of the corresponding major development review application to the city commission, if applicable.
 - (3) *Administrative waivers.* Within the West RAC district, the city manager shall be allowed to approve administrative waivers for redevelopment area modifications up to 20 percent of minimum required for landscaping and setback requirements, and any measureable standard, with the exception of parking, building height, and density.
- (k) *Nonconformities.* Any previously lawful lot, structure, use, or characteristic of use made non-conforming by these provisions shall be subject to provisions of article VII of this Code,

(Ord. No. 2014-31, § 14(Exh. A), 11-5-2014; Ord. No. 2015-13, § 1, 10-7-2015; Ord. No. 2018-024, § 3, 9-17-2018)

Sec. 32-160.e. - Foster Road subdistrict standards.

- (a) *Purpose and intent.* The Foster Road subdistrict is designed to create opportunities for both vertical and horizontal mixed use (residential and commercial) along the Foster Road corridor, while also enhancing the historical and cultural identity of the area.
- (b) *Permitted uses.*
 - (1) *Specific uses.* Specific uses in the Palms Gateway subdistrict shall conform to the regulations in Table 32-160.a.
 - (2) *Conditional use standards.* Conditional uses are noted in Table 32-160.a and must be approved pursuant to the provisions in section 32-964.
 - (3) *Permitted density.* The permitted density in Table 32-160.e is the number of dwelling units allowed per acre.
- (c) *Residential unit size.* Table 32-160.e provides the minimum residential unit sizes for live-work and multifamily dwellings within the Foster Road subdistrict.
- (d) *Commercial structure size.* Table 32-160.e provides the minimum non-residential unit sizes for commercial structures within the Foster Road subdistrict, where applicable.

Table 32-160.e Foster Road Subdistrict Dimensional Requirements

Lot Size	Commercial	Residential Mixed Use	Townhomes ¹	Multifamily	Live-Work Units
Lot Width (min.)					
1. Interior	50 ft.	75 ft.	-	50 ft.	50 ft.
2. Corner	50 ft.	75 ft.	-	50 ft.	60 ft.
Lot Area (min.)					
1. Interior Lot	5,000 sf.	10,000 sf.	10,000 sf.	5,000 sf.	5,000 sf.
2. Corner Lot	5,000 sf.	10,000 sf.	10,000 sf.	5,000 sf.	6,000 sf.
Building Placement					
A Front Setback (min./max)	Min. 2 ft. Max. 10 ft.	Min. 2 ft. Max. 10 ft.	Min. 2 ft. Max. 10 ft.	Min. 2 ft. Max. 10 ft.	Min. 2 ft. Max. 10 ft.
B Side Setbacks					

1. Interior	0 ft.	0 ft.	End unit: 15 ft. Between Units: 20 ft.	7.5 ft.	0 ft.
2. Corner	10 ft.	10 ft.		15 ft.	10 ft.
C Rear Setback (min.)	10 ft. 20 ft. adjacent to residential	10 ft. 20 ft. adjacent to residential	20 ft.	25 ft.	10 ft.
D Accessory Structure	10 ft.	10 ft.	- ¹	5 ft.	10 ft.
E Building Frontage	50%	50%	-	-	50%
F Min. Landscape Area	15%	15%	40%	40%	15%
Building Height					
Max. Building Height	2 Stories or 30 ft.	3 Stories or 40 ft.	2 Stories or 30 ft.	3 stories or 40 ft.	2 Stories or 30 ft.
Density					
Permitted Density	-	25 du/ac	18 du/ac	18 du/ac	14 du/ac
Min. Floor Area					
Non-residential	Where applicable, see Table 32-160.a	Where applicable, see Table 32-160.a	-	-	1000 sf. - detached 850 sf. - MF or mixed use
Efficiency	-	500 sf. (per unit)	N/A	500 sf. (per unit)	-
1 bedroom	-	700 sf. (per unit)	850 sf. (per unit)	700 sf. (per unit)	-

New River Appraisal

2 bedrooms	-	850 sf. (per unit)	1,000 sf. (per unit)	850 sf. (per unit)	-
3 bedrooms or more	-	1,050 sf. (per unit)	1,150 sf. (per unit)	1,050 sf. (per unit)	-

¹ Subject to the provisions of article IV, division 21, townhouse, residential development.

(Ord. No. 2014-31, § 14(Exh. A), 11-5-2014)

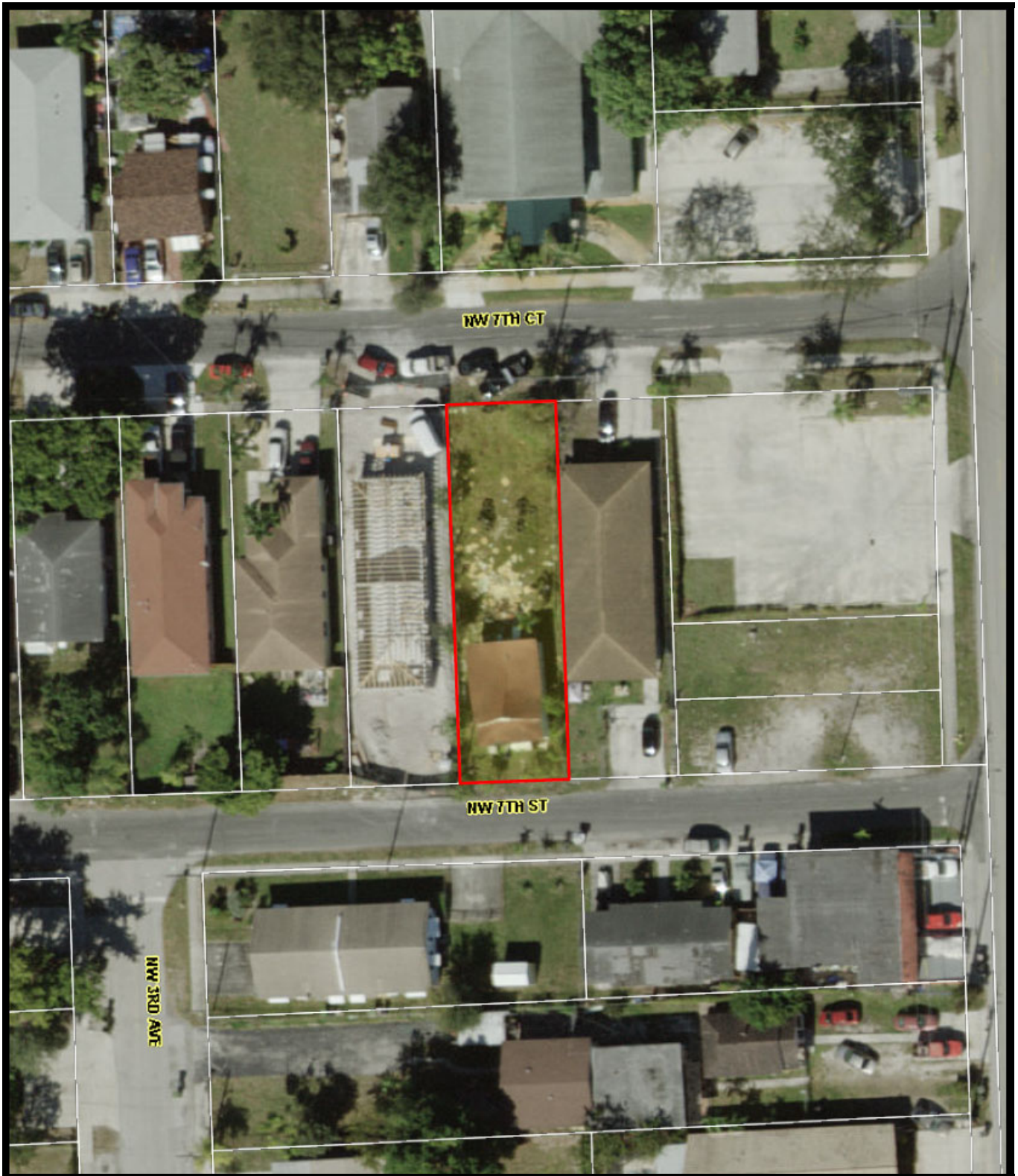
VACANT LAND COMPARABLE SALES MAP



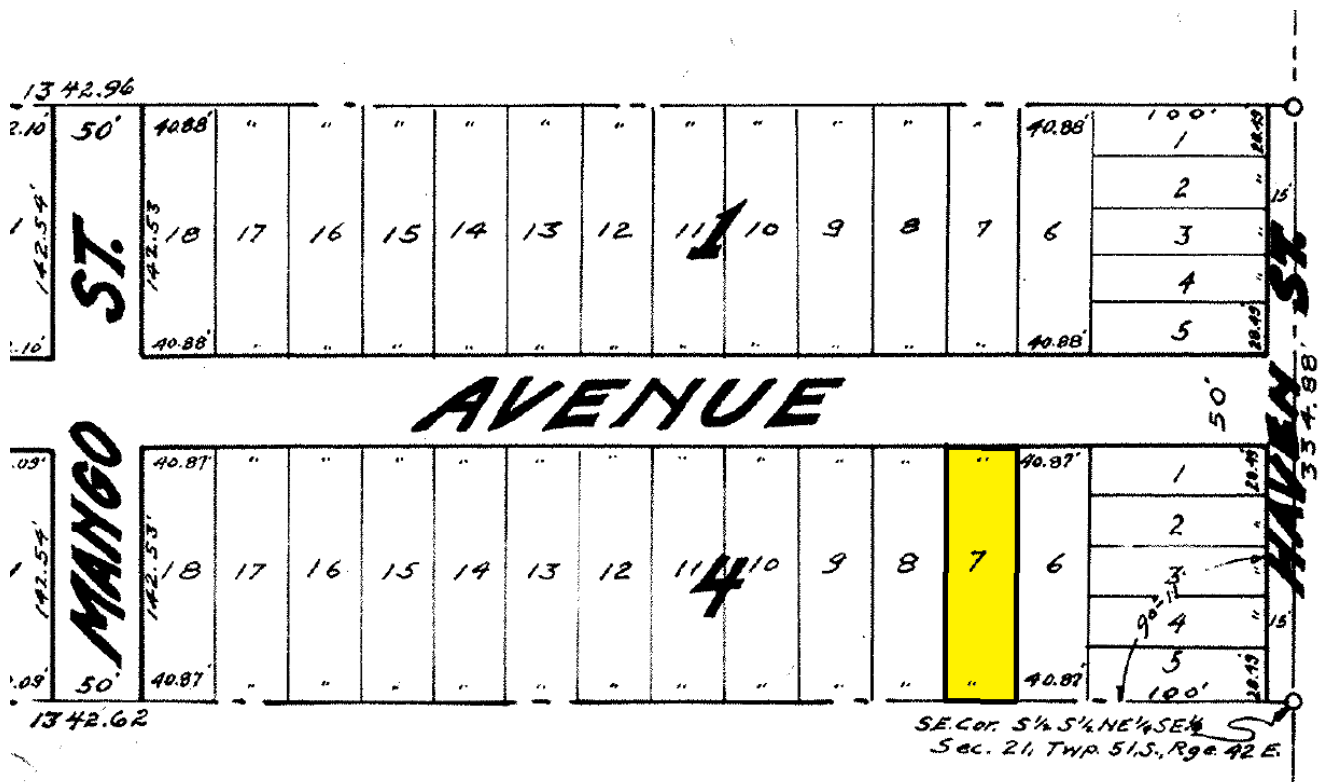
Comparable Sale:	3417
Property Type:	Vacant Multi-family Residential Lot
Clerk's File No:	115603417
County:	Broward
Grantor(s):	Yakut Properties, LLC, a Florida limited liability company
Grantee(s):	GMAX FL, LLC, a Florida limited liability company
Date of Sale:	February 7, 2019
Inspection Date:	June 7, 2019
Site Area:	5,814 SF +/- (per BCPA)
Building Size:	N/A
Land to Building Ratio:	N/A
Consideration:	\$50,000
Unit Price:	\$8.60/SF site area
Instrument:	Warranty Deed
Location:	211 N.W. 7th Court, Hallandale Beach, Florida
Legal Description:	Refer to deed instrument.
Folio Number:	5142-21-07-0390
Land:	\$29,070
Extra Features:	\$0
Improvements:	<u>\$81,910</u>
Total:	\$110,980
Taxes (Gross):	\$2,444.33 (2018)
Zoning:	RD-12, Residential Two-Family Duplex District
By:	City of Hallandale Beach
Land Use:	Residential – Low-Medium Density (<14 DU/AC)
Concurrency:	Sale property lies east of Interstate 95; no known concurrency requirements
Present Use:	Vacant Lot
Highest and Best Use:	Multi-family residential development

Comparable Sale (Continued)	3417
Condition of Sale:	Arm's Length; listed with an area broker
Financing:	Cash to seller; no effect on sale price.
Encumbrances:	None known that would affect value
Description of Improvements:	N/A (older non-contributing residence was demolished prior to closing).
Utilities Available:	Electric, telephone, water and sewer
Verified with: Verified by:	Salvador Hidalgo, listing broker/owner, 786.537.5873 S. James Akers, MAI
Motivation:	Seller was disposing of an asset Buyer purchased for construction of a multi-family residential property
Access:	Frontage on the south side of N.W. 7th Court.
Topography:	Level at road grade
Additional Comments:	The property had an older c.1947 wood frame residence that was demolished by the seller prior to closing. The sale property was offered for \$50,000 and sold through an area broker with a market time of 6 days. The purchaser is an active infill developer in various Broward sub-markets.
Income Analysis:	N/A

**AERIAL PHOTO
(OLDER IMPROVEMENTS DEMOLISHED PRIOR TO SALE CLOSING)**



SUBJECT PLAT



PARK

**DIVISION OF
SEC. 21-TWP. 51 S.-R. 42 E.**

SALE PHOTO



Instr# 115603417 , Page 1 of 1, Recorded 02/07/2019 at 03:43 PM
 Broward County Commission
 Deed Doc Stamps: \$350.00

This Instrument Prepared by and Return to:

Jennifer Burke

Couture Title and Escrow LLC

1700 Banks Road, Suite 50 G & H

Margate FL 33063

Our File No.: 1789

Property Appraisers Parcel Identification (Folio) Number: 514221070390

Florida Documentary Stamps in the amount of \$350.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 7th day of February, 2019 by Yakut Properties LLC, a Florida Limited Liability Company, whose post office address is Po Box 447, Dania Beach FL 33004 herein called the Grantor, to Gmax FL LLC, a Florida Limited Liability Company whose post office address is 2701 Griffin Road, Ft Lauderdale FL 33312, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Broward County, State of Florida, viz.:

Lot 7, Block 4, Ocean Park, a Subdivision, according to the Plat thereof as recorded in Plat Book 5, page(s) 6, of the Public Records of Broward County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2019 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

A. Lantigua
 Witness #1 Signature
Alissa Lantigua
 Witness #1 Printed Name
Salvador Ardalgo
 Witness #2 Signature
Salvador Ardalgo
 Witness #2 Printed Name

Yakut Properties LLC, a Florida Limited Liability Company

Ronen Hazan (Seal)
 Ronen Hazan, Manager

**State of Florida
 County of Broward**

The foregoing instrument was acknowledged before me this 7th day of February, 2019, by Ronen Hazan, Manager of Yakut Properties LLC who is personally known to me or has produced _____ as identification and ☒ did ☐ did not take an oath.

SEAL



ALISSA LANTIGUA
 Commission # GG 160801
 Expires November 15, 2021
 Bonded Thru Budget Notary Services

A. Lantigua
 Notary Public

Comparable Sale:	9602
Property Type:	Vacant Mixed-use Lot
Clerk's File No:	115529602
County:	Broward
Grantor(s):	Res Elite Rentals, Inc, Florida corporation
Grantee(s):	CDH Management, LLC, a Florida limited liability company
Date of Sale:	December 14, 2018
Inspection Date:	June 7, 2019
Site Area:	7,150 SF +/- (per BCPA)
Building Size:	N/A
Land to Building Ratio:	N/A
Consideration:	\$60,000
Unit Price:	\$8.39/SF site area
Instrument:	Warranty Deed
Location:	819 N.W. 7 th Avenue, Hallandale Beach, Florida
Legal Description:	Refer to deed instrument.
Folio Number:	5142-21-27-0050
Land:	\$35,750
Extra Features:	\$0
Improvements:	<u>\$0</u>
Total:	\$35,750
Taxes (Gross):	\$1.649.31 (2018)
Zoning:	West – RAC, West Regional Activity Center District, Palms Gateway Sub-district
By:	City of Hallandale Beach
Land Use:	RAC
Concurrency:	Sale property lies east of Interstate 95; no known concurrency requirements
Present Use:	Vacant Lot
Highest and Best Use:	Multi-family residential development

Comparable Sale (Continued)	9602
Condition of Sale:	Arm's Length; listed with an area broker
Financing:	Cash to seller; no effect on sale price.
Encumbrances:	None known that would affect value
Description of Improvements:	N/A
Utilities Available:	Electric, telephone, water and sewer
Verified with: Verified by:	Justin Singer, listing broker, 954.288.1986 S. James Akers, MAI
Motivation:	Seller was disposing of an asset Buyer purchased for construction of a multi-family residential property
Access:	Frontage on the west side of N.W. 7th Avenue.
Topography:	Level at road grade
Additional Comments:	The sale property was offered for \$59,900 and sold through an area broker with a marketing time of 44 days. The grantee ultimately purchased an additional vacant property from the same grantor in NW Fort Lauderdale; both properties were included on the same deed for a total price of \$105,000.
Income Analysis:	N/A

AERIAL PHOTO



[illegible]

NOTES
ALL RADII ARE 20'.
DIMENSIONS ARE TO INTER-
SECTION OF TANGENTS
PRODUCED.

SALE PHOTO



Instr# 115529602 , Page 1 of 2, Recorded 12/31/2018 at 08:47 AM
Broward County Commission
Deed Doc Stamps: \$735.00

Prepared by:
BRENT A.B. BODZIN, ESQ.
18205 BISCAYNE BOULEVARD, SUITE 2201
AVENTURA, FLORIDA 33160

Return to:
APPLETOWER TITLE & ESCROW-LUXUR, LLC
2893 EXECUTIVE PARK DRIVE, SUITE 303
WESTON, FLORIDA 33331

Parcel 1 Folio Number: 504204 11 1020
Parcel 2 Folio Number: 514221 27 0050

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

This Indenture made this 14th day of December, 2018, BETWEEN **RES ELITE RENTALS INC., a Florida corporation**, whose post office address is 3389 Sheridan Street, Suite 513, Hollywood, Florida 33021, "Grantor," and **CDH MANAGEMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose post office address is 95 Merrick Way, Suite 480, Coral Gables, Florida 33134, "Grantee."

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, conveyed, transferred, bargained and sold to the grantee and grantee's heirs and assigns forever the following described land situate, lying and being in BROWARD County, Florida, to-wit:

PARCEL 1

Lots 39, 40, and 41, Block 4, LINCOLN PARK CORRECTED PLAT, according to the Plat thereof, as recorded in Plat Book 5, Page 2, of the Public Records of Broward County, Florida.

PARCEL 2

Lot 2, GIBSONS ADDITION, according to the Plat thereof, as recorded in Plat Book 25, page 7, of the Public Records of Broward County, Florida

Subject to real estate taxes for the year 2018 and thereafter, and subject to dedications, limitations, restrictions, easements and covenants of record (without re-imposing the same).

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

Instr# 115529602 , Page 2 of 2, End of Document

Warranty Deed
Page Two

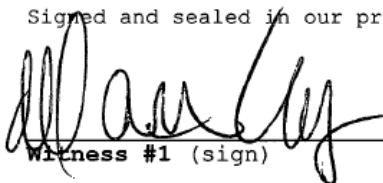
AND, the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Note: "Grantor" and "Grantee" are used herein for singular, plural or neuter, as the context may require.


IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed and sealed in our presence:

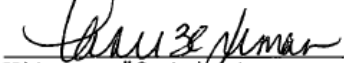
**RES ELITE RENTALS INC., a
Florida corporation**



Witness #1 (sign)

By:  L.S.
JUSTIN SINGER, President

MARTIN I. BODZIN
Printed name of Witness #1

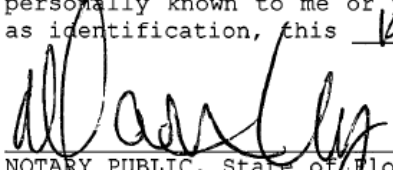


Witness #2 (sign)

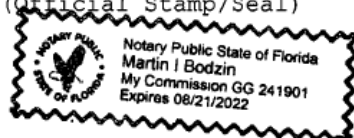
FAREZA SUMM
Printed name of Witness #2

STATE OF FLORIDA]
 : ss.
COUNTY OF MIAMI-DADE]

THE FOREGOING DEED was acknowledged before me by **JUSTIN SINGER, President of RES ELITE RENTALS INC., a Florida corporation**, who executed the same with proper corporate authority, and who is personally known to me or produced FL DRIVER'S LICENSE as identification, this 14th day of December, 2018.



NOTARY PUBLIC, State of Florida at Large
My Commission Expires:
(Official Stamp/Seal)



Comparable Sale:	8071
Property Type:	Vacant Mixed-use Lot
Clerk's File No:	115028071
County:	Broward
Grantor(s):	Sims Family Holdings, LLLP, a Florida limited liability limited partnership
Grantee(s):	Samuel Swerdlow, a single man
Date of Sale:	April 17, 2018
Inspection Date:	June 7, 2019
Site Area:	11,641 SF +/- (per BCPA)
Building Size:	N/A
Land to Building Ratio:	N/A
Consideration:	\$225,000
Unit Price:	\$19.33/SF site area
Instrument:	Warranty Deed
Location:	SWC of the intersection of Pembroke Road and N.W. 4 th Avenue, Hallandale Beach, Florida
Legal Description:	Refer to deed instrument.
Folio Number:	5142-21-16-0010, 0020
Land:	\$106,200
Extra Features:	\$0
Improvements:	<u>\$0</u>
Total:	\$106,200
Taxes (Gross):	\$2,098.76 (2018)
Zoning:	West – RAC, West Regional Activity Center District, Pembroke Road Sub-district
By:	City of Hallandale Beach
Land Use:	RAC
Concurrency:	Sale property lies east of Interstate 95; no known concurrency requirements
Present Use:	Vacant Lots
Highest and Best Use:	Mixed-Use or Commercial development

Comparable Sale (Continued)	8071
Condition of Sale:	Arm's Length; listed with an area broker
Financing:	Cash to seller; no effect on sale price.
Encumbrances:	None known that would affect value
Description of Improvements:	N/A
Utilities Available:	Electric, telephone, water and sewer
Verified with: Verified by:	Rachel Sims, listing broker, 305.799.8988 S. James Akers, MAI
Motivation:	Seller was disposing of an asset Buyer purchased for undisclosed development
Access:	Frontage on the south side of Pembroke Road as well as the west side of N.W. 4th Avenue.
Topography:	Level at road grade
Additional Comments:	The sale property was offered for \$237,999 and sold through an area broker with a marketing time of 85 days. The purchasers had previously acquired the sale property in December 2017 for \$175,000 through a brokered transaction after 593 days on the market.
Income Analysis:	N/A

AERIAL PHOTO

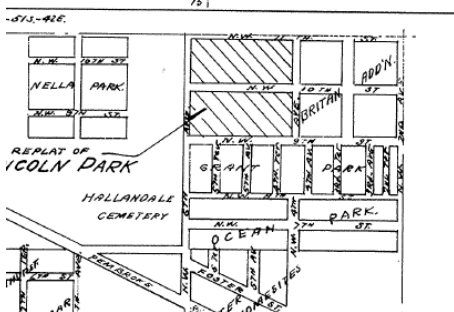


NO 7 SUBDIVIDED

$\frac{1}{4}$, N.E. $\frac{1}{4}$, S.E. $\frac{1}{4}$, Sect. 21, Twp. 51 S., Rge. 42 E.



N.E. $\frac{1}{4}$, S.E. $\frac{1}{4}$ Sec. 21,
Twp. 61 S. R9E. 42E. —



GRANT Alaska

REPLAT OF LINCOLN PARK

A SUBDIVISION OF THE N.W. 1/4, N.E. 1/4,
S.E. 1/4 OF SECTION 21, TWP. 51 S., RGE. 42 E.

SALE PHOTO



Instr# 115028071 , Page 1 of 2, Recorded 04/23/2018 at 10:01 AM
Broward County Commission
Deed Doc Stamps: \$1575.00

Prepared by
Michael A. Halberg, Esq.
Attorney at Law
Return to:
Serber & Associates, P.A.
2875 NE 191st Street, Suite 801
Aventura, FL 33180
Parcel Identification No. 514221-16-0010 / 514221-16-0020

[Space Above This Line For Recording Data]

Warranty Deed

This Indenture made this 17th day April, 2018 between Sims Holdings Family Limited Liability Limited Partnership, a Florida limited partnership, whose post office address is 21200 NE 38 Avenue, #1603, Aventura, FL 33180 in the County of Miami Dade, State of Florida, grantor*, and Samuel Swerdlow, a single man whose post office address is 20335 W Country Club #1110 in the County of Broward County, State of Florida, grantee*, Aventura - FL 33180

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Lot 1, less the North 10 feet for road and Lot 2, less the North 10 feet for road, both in Block 1, LINCOLN PARK REPLAT, according to the Plat thereof, as recorded in Plat Book 15, Page 58, of the Public Records of Broward County, Florida.

SUBJECT TO:

1. Taxes for the current and subsequent years which are not due and payable.
2. Conditions, restrictions, easements and limitations and zoning ordinances, if any, but not to reimpose same.

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.


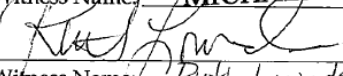
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

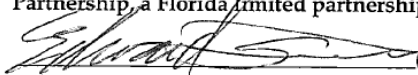
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

Instr# 115028071 , Page 2 of 2, End of Document

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

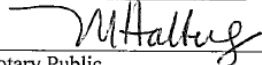

Witness Name: MICHAEL HALBERG

Witness Name: Ruth Lowndes

Sims Holdings Family Limited Liability Limited
Partnership, a Florida limited partnership
 (Seal)
Edward Sims, as the general partner

State of Florida
County of Miami Dade

The foregoing instrument was acknowledged before me this 17 day of April, 2018 by Edward Sims,
general partner for Sims Holdings Family Limited Liability Limited Partnership, a Florida limited
partnership, who ☒ is personally known or ☐ has produced a _____ as identification.

[Notary Seal]


Notary Public
Printed Name: MICHAEL HALBERG
My Commission Expires: _____

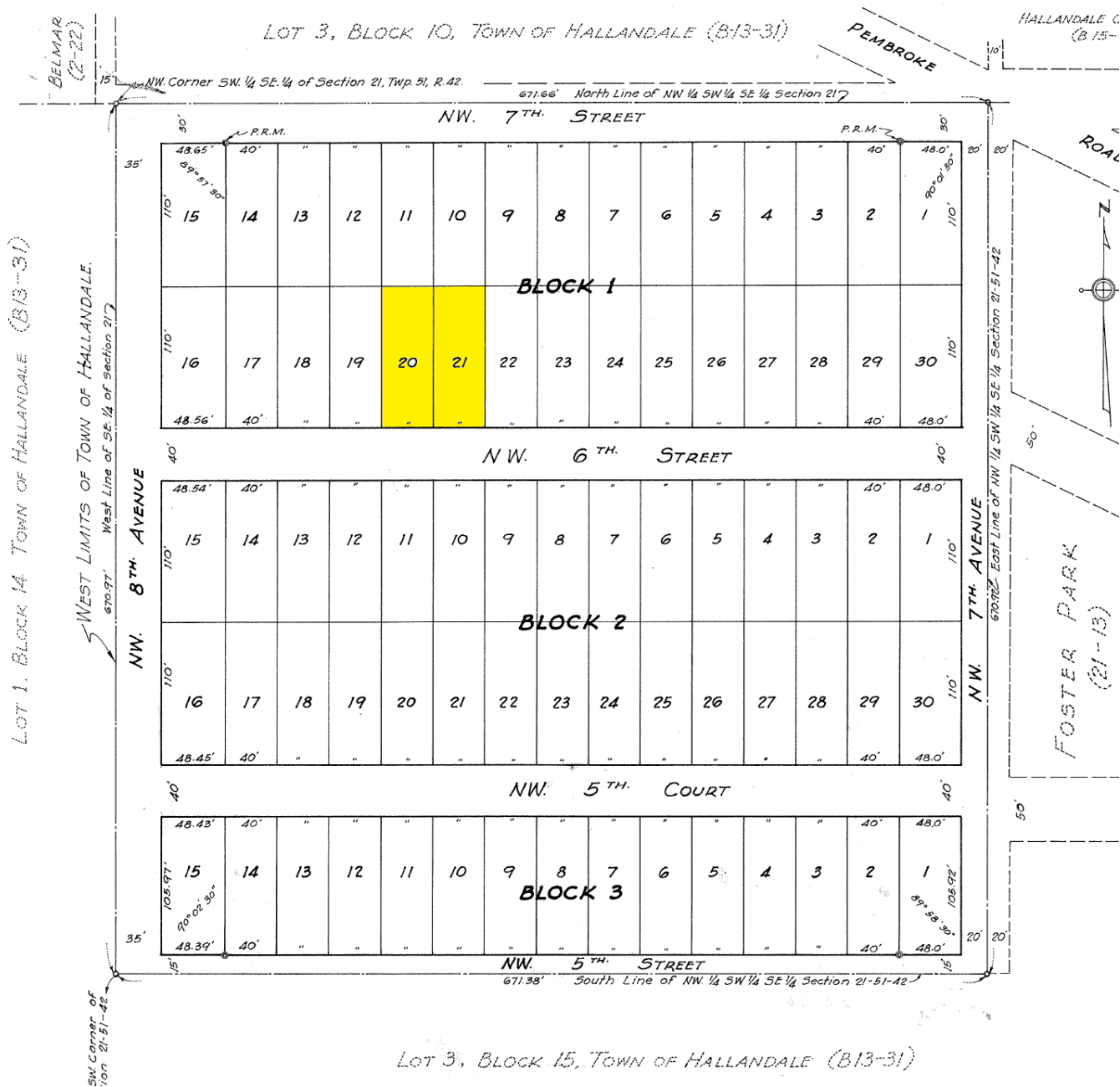


Comparable Sale:	7776
Property Type:	Vacant Multi-family Residential Lot
Clerk's File No:	114717776
County:	Broward
Grantor(s):	Olive Tree PM, LLC, a Florida limited liability company
Grantee(s):	GMAX FL, LLC, a Florida limited liability company
Date of Sale:	November 8, 2017
Inspection Date:	June 7, 2019
Site Area:	8,800 SF +/- (per BCPA)
Building Size:	N/A
Land to Building Ratio:	N/A
Consideration:	\$80,000
Unit Price:	\$9.09/SF site area
Instrument:	Warranty Deed
Location:	740 N.W. 6 th Street, Hallandale Beach, Florida
Legal Description:	Refer to deed instrument.
Folio Number:	5142-21-19-0160
Land:	\$70,400
Extra Features:	\$0
Improvements:	<u>\$0</u>
Total:	\$70,400
Taxes (Gross):	\$1,958.07 (2018)
Zoning:	RD-12, Residential Two-Family Duplex District
By:	City of Hallandale Beach
Land Use:	Residential – Low-Medium Density (<14 DU/AC)
Concurrency:	Sale property lies east of Interstate 95; no known concurrency requirements
Present Use:	Recently developed with a new duplex
Highest and Best Use:	Multi-family residential development

Comparable Sale (Continued)	7776
Condition of Sale:	Arm's Length; listed with an area broker
Financing:	Cash to seller; no effect on sale price.
Encumbrances:	None known that would affect value
Description of Improvements:	N/A
Utilities Available:	Electric, telephone, water and sewer
Verified with: Verified by:	Moshe Biton, listing broker, 954.228.4928 S. James Akers, MAI
Motivation:	Seller was disposing of an asset Buyer purchased for construction of a multi-family residential property
Access:	Frontage on the north side of N.W. 6th Street.
Topography:	Level at road grade
Additional Comments:	The subject property was developed with a new, large duplex property since purchase. This improved property sold in April 2019 for a recorded sale price of \$470,000. The sale property was offered for \$80,000 and sold through an area broker with a market time of 44 days. The sale property was acquired by the grantor through two transactions after a tax deed sale in 2016 for total consideration of \$45,100.
Income Analysis:	N/A

**AERIAL PHOTO
(IMPROVEMENTS CONSTRUCTED SINCE PURCHASE OF VACANT LOTS)**





SALE PHOTO
(IMPROVEMENTS CONSTRUCTED SINCE PURCHASE OF VACANT LOTS)



Instr# 114717776 , Page 1 of 2, Recorded 11/13/2017 at 04:16 PM
Broward County Commission
Deed Doc Stamps: \$560.00

Prepared by and return to:

Michael Kadoch
President
Michael R. Kadoch, P.A.
7501 NW 4th Street Suite 204
Plantation, FL 33317
954-713-9423
File Number: MKT 17-2570
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 8th day of November, 2017 between **Olive Tree PM LLC, a Florida Limited Liability Company**, whose post office address is **10097 CLEARY BLVD, SUITE 400, Plantation, FL 33332**, grantor, and **Gmax FL LLC, a Florida Limited Liability Company**, whose post office address is **PO BOX 1720, Dania, FL 33004**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

Lots 20 and 21, Block 1, West Harlem, according to the map or plat thereof as recorded in Plat Book 21, Page 26, Public Records of Broward County, Florida.

a/k/a NW 6 Street, Hallandale Beach, FL. 33009

Parcel Identification Number: 514221-19-0160

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

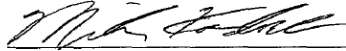
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Instr# 114717776 , Page 2 of 2, End of Document

Signed, sealed and delivered in our presence:



Witness Name: Moran Kadoch



Witness Name: Michael Kadoch

Olive Tree PM LLC

By: 

Hanan Bouskila, Managing Member

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 8th day of November, 2017 by Hanan Bouskila, Managing Member of Olive Tree PM LLC, on behalf of the limited liability company. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



MICHAEL KADOCH
MY COMMISSION # FF 087191
EXPIRES: June 7, 2018
Bonded Thru Budget Notary Services



Notary Public

Printed Name: _____

My Commission Expires: _____

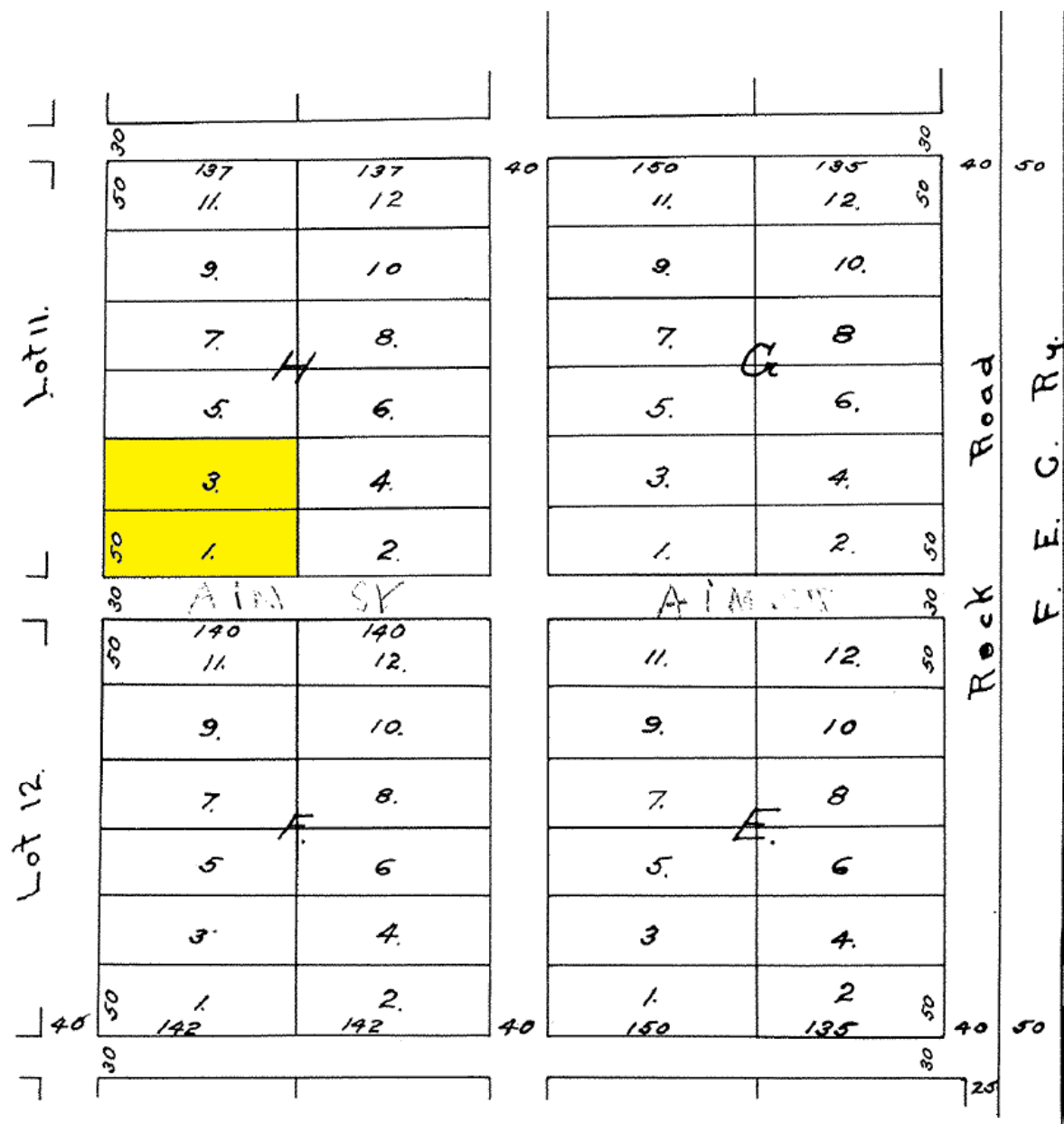
Comparable Sale:	9002
Property Type:	Vacant Multi-family Residential Lot
Clerk's File No:	114129002
County:	Broward
Grantor(s):	Elisha Moss, Jr., a single man
Grantee(s):	New Adventure Group, LLC, a Florida limited liability company
Date of Sale:	December 21, 2016
Inspection Date:	June 7, 2019
Site Area:	13,927 SF +/- (per BCPA)
Building Size:	N/A
Land to Building Ratio:	N/A
Consideration:	\$140,000
Unit Price:	\$10.05/SF site area
Instrument:	Warranty Deed
Location:	100 N.W. 6th Avenue, Hallandale Beach, Florida
Legal Description:	Refer to deed instrument.
Folio Number:	5142-22-07-0300
Land:	\$69,640
Extra Features:	\$0
Improvements:	<u>\$0</u>
Total:	\$69,640
Taxes (Gross):	\$1,264.57 (2018)
Zoning:	RD-12, Residential Two-Family Duplex District
By:	City of Hallandale Beach
Land Use:	Residential – Low-Medium Density (<14 DU/AC)
Concurrency:	Sale property lies east of Interstate 95; no known concurrency requirements
Present Use:	Vacant Lots
Highest and Best Use:	Multi-family residential development

Comparable Sale (Continued)	9002
Condition of Sale:	Arm's Length; listed with an area broker
Financing:	Cash to seller; no effect on sale price.
Encumbrances:	None known that would affect value
Description of Improvements:	N/A
Utilities Available:	Electric, telephone, water and sewer
Verified with: Verified by:	Soraya Elie, listing broker, 954.256.4669 S. James Akers, MAI
Motivation:	Seller was disposing of an asset Buyer purchased for construction of a multi-family residential property
Access:	Frontage on the east side of N.W. 2nd Avenue and the north side of N.W. 6th Street
Topography:	Level at road grade
Additional Comments:	The sale property is a double platted lot; each lot was offered by the same broker individually for respective list prices of \$85,000 each or \$170,000 for the double lot. The sale property had a marketing time of 112 days and is currently being improved with multi-family construction.
Income Analysis:	N/A

AERIAL PHOTO



SUBJECT PLAT



Geo M. Phippen's Subdivision
Lots 11 & 12, Fredericks Survey in SW 1/4
Sec 22, T 51 S, R 42 E
Hallandale, Fla. May & June 1910
Scale 1" = 100ft
Chas Pratt C.E.

SALE PHOTO



INSTR # 114129002 Page 1 of 2, Recorded 01/03/2017 at 11:17 AM
Broward County Commission, Doc. D \$980.00 Deputy Clerk 4015

Prepared by and return to:
Thomas T. Coon, Jr.

Capstone Title Partners, LLC
888 S. Andrews Avenue Suite 204
Fort Lauderdale, FL 33316
954-467-9899
File Number: 16-266
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 21st day of December, 2016 between Elisha Moss, Jr., a single man whose post office address is 5014 SW 23rd Street, West Park, FL 33023, grantor, and New Adventure Group LLC, a Florida limited liability company whose post office address is 2401 SW 56 Terr, West Park, FL 33023, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

Lot 1 and 3, Block H, George M. Phippen's Subdivision, according to the plat thereof as recorded in Plat Book 1, Page 71, Public Records of Miami-Dade County Florida; said lands situate, lying and being in Broward County, Florida.


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

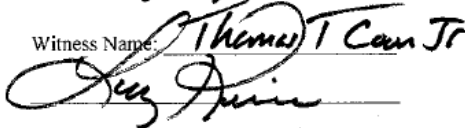
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

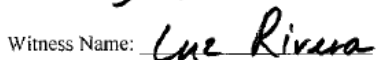
Signed, sealed and delivered in our presence:

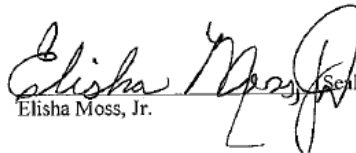


Witness Name:



Witness Name:




Elisha Moss, Jr.

INSTR # 114129002 Page 2 of 2, End of Document

State of Florida
County of Broward

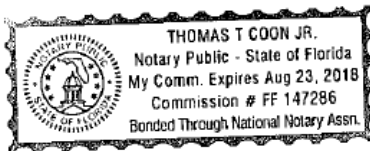
The foregoing instrument was acknowledged before me this 21st day of December, 2016 by Elisha Moss, Jr., who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____



QUALIFICATIONS OF S. JAMES AKERS, MAI

CERTIFICATIONS & PROFESSIONAL MEMBERSHIPS

Florida State Certified General Real Estate Appraiser # RZ-2481
Texas State Certified General Real Estate Appraiser #TX 1330963-G
Florida Real Estate Sales Associate, #SL-3114041
Member of the Appraisal Institute with MAI Designation
Member, Association of Eminent Domain Professionals (AEDP)

EDUCATION AND PROFESSIONAL COURSES

Virginia Military Institute, Lexington, Virginia
Bachelor of Science – Biology/Mathematics

Gold Coast School of Real Estate, Fort Lauderdale, Florida

Course AB1 – FREAB Licensed Residential Appraisal Course 1
Course AB2 – FREAB Certified Residential Appraisal Course 2
Course AB2b – FREAB Certified Residential Appraisal Course 2b
Course AB3 – FREAB Certified General Appraisal Course 3

Appraisal Institute Continuing & Designation Education

Eminent Domain and Condemnation Appraising	Partial Interest Valuation – Divided
Residential Design and Functional Utility	Analyzing Operating Expenses
Marshall & Swift Commercial Cost Training	Small Hotel/Motel Valuation
Appraising from Blueprints and Specifications	Appraisal of Nursing Facilities
Introduction to GIS Applications for Real Estate Appraisal	Analyzing Distressed Real Estate
Feasibility, Market Value, Investment Timing; Option Value	Condominiums, Co-ops, and PUD's
Advanced Income Capitalization	Advanced Concepts & Case Studies
Advanced Market Analysis & Highest and Best Use	

Florida International University, Miami, Florida

BCN 5406 – Principles of Building Structures
BCN 5618 – Construction Estimating
BCN 5746 – Codes and Regulations

PROFESSIONAL EXPERIENCE

2002 – Present	New River Appraisal, P.A., Fort Lauderdale, Florida - Senior Appraiser
2000 – 2002	McCollum Realty Consultants Inc., Austin, Texas Staff Appraiser
1996 – 2000	Real Estate Analysts Inc., Fort Lauderdale, Florida Staff/Condemnation Appraiser
Special Magistrate	Martin County & Palm Beach County, Florida

PARTIAL LIST OF TYPES OF APPRAISALS COMPLETED

Apartment Buildings	Service Stations	Agricultural Lands
Auto Repair Facilities	Single-Family Homes	Vacant Residential
Aircraft Executive Terminals	Supermarkets	Office Buildings
Condemnation/Eminent Domain	Hotels/Motels	Restaurants
Leasehold Interests	Vacant Commercial Land	Warehouses
Medical Office Buildings	Vacant Industrial Land	Easements
Cellular Sites	Pipeline Corridors	

COUNTIES OF APPRAISAL ASSIGNMENTS (FLORIDA)

Broward	Martin	Citrus	Collier	Brevard
Miami-Dade	Palm Beach	Walton	Lee	Monroe
Wakulla	Okeechobee	Charlotte	St. Lucie	Polk
Indian River	Highlands	Hendry	Clay	Volusia
Glades	Manatee	Flagler	Putnam	St. Johns
Sarasota	Hillsborough	Manatee	Seminole Tribal Lands	

COUNTIES OF APPRAISAL ASSIGNMENTS (TEXAS)

Travis	Williamson	Caldwell	Lee	Llano	Burnet
Hays	Blanco	Comal	Milam	Bastrop	Bexar

MAJOR ASSIGNMENTS

Florida Department of Transportation – Okeechobee Road (U.S. 27) widening project in Hialeah, Florida. Appraised numerous property types including residential, commercial, service-stations, and mixed-use improvements.

GATX – Prepared pipeline influence study for Broward and Miami-Dade Counties to determine effects of proximity of petroleum pipeline corridors to various property types.

Collier County Government – Golden Gate Parkway widening project in Collier County. Appraised over 70 properties for county widening project in coordination with state acquisitions for proposed Interstate 75 interchange. Property types included vacant land, single family homes, churches and commercial properties.

Florida Power & Light – Appraised over 50 single-family homes for “before and after” eminent domain appraisals related to acquisition of parcels for location of a re-routed transmission line corridor on Sheridan Street and N.E. 151st Street in Broward & Miami-Dade Counties.

CONTACT INFORMATION

S. James Akers, MAI
New River Appraisal, P.A.
1932 N.E. 31st Avenue
Fort Lauderdale, FL 33305
954.566.2641 - Office 954.540.3960 – Cellular sja@newriverfl.com - E-Mail

PARTIAL LIST OF TYPES OF APPRAISALS COMPLETED

Apartment Buildings	Service Stations	Agricultural Lands
Auto Repair Facilities	Single-Family Homes	Vacant Residential
Aircraft Executive Terminals	Supermarkets	Office Buildings
Condemnation/Eminent Domain	Hotels/Motels	Restaurants
Leasehold Interests	Vacant Commercial Land	Warehouses
Medical Office Buildings	Vacant Industrial Land	Easements
Cellular Sites	Pipeline Corridors	

COUNTIES OF APPRAISAL ASSIGNMENTS (FLORIDA)

Broward	Martin	Citrus	Collier	Brevard
Miami-Dade	Palm Beach	Walton	Lee	Monroe
Wakulla	Okeechobee	Charlotte	St. Lucie	Polk
Indian River	Highlands	Hendry	Clay	Volusia
Glades	Manatee	Flagler	Putnam	St. Johns
Seminole Tribal Lands				

COUNTIES OF APPRAISAL ASSIGNMENTS (TEXAS)

Travis	Williamson	Caldwell	Lee	Llano	Burnet
Hays	Blanco	Comal	Milam	Bastrop	Bexar

MAJOR ASSIGNMENTS

Florida Department of Transportation – Okeechobee Road (U.S. 27) widening project in Hialeah, Florida. Appraised numerous property types including residential, commercial, service-stations, and mixed-use improvements.

GATX – Prepared pipeline influence study for Broward and Miami-Dade Counties to determine effects of proximity of petroleum pipeline corridors to various property types.

Collier County Government – Golden Gate Parkway widening project in Collier County. Appraised over 70 properties for county widening project in coordination with state acquisitions for proposed Interstate 75 interchange. Property types included vacant land, single family homes, churches and commercial properties.

Florida Power & Light – Appraised over 50 single-family homes for “before and after” eminent domain appraisals related to acquisition of parcels for location of a re-routed transmission line corridor on Sheridan Street and N.E. 151st Street in Broward & Miami-Dade Counties.

CONTACT INFORMATION

S. James Akers
New River Appraisal, P.A.
1932 N.E. 31st Avenue
Fort Lauderdale, FL 33305
954.566.2641 - Office 954.540.3960 – Cellular sja@newriverfl.com - E-Mail