

Exhibit 2

MONITORING WITHIN THE HALLANDALE BEACH RAC - COUNTY PLAN

Quarterly Report-Period Ending June 2021				
Category	Land Acres (Gross)	Built Acres	Vacant Acres (1)	Proposed Revisions
Commercial	234.86	205.06	29.80	No change
Commercial Recreation	49.03	49.03	0.00	No change
Community Facilities	22.47	22.34	0.13	No change
Industrial	13.31	12.72	0.59	No change
Employment Center	4.42	4.42	0.00	No change
Recreation & Open Space	19.56	19.39	0.17	No change
(1) Per BCPA use codes extrapolated on 11/4/09. BCPA parcels converted to gross acreage for purposes of monitoring.				
Permitted Units*	Residential Built Units**	Residential Units Built Since RAC Adoption	Remaining RAC Units	Proposed Permitted RAC Units
4,241	3,295	<b>766</b>	<b>180</b>	<b>4,741</b>
<p>* Consisting of 550 single-family units, 491 duplexes, 1,200 townhomes, 1,000 garden apartments, and 1,000 mid-rise apartments. Dwelling units from any given category (ex: single-family, townhomes, etc.) may be substituted for dwelling units of another category provided that the substitution results in the same or lesser student generation using the County's adopted student generation rates. Within the RAC, residential development east of U.S. 1 shall be limited to the number of units permitted by the Broward County Land Use Plan prior to RAC adoption (22.06 acres of Commercial and 28.37 acres of Medium (16) Residential).</p>				
<p>** As of RAC Adoption</p>				

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

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