

Quarterly Report - Period Ending March 7, 2024

Date of report: 3/7/2024

MONITORING WITHIN THE HALLANDALE BEACH RAC - COUNTY PLAN

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

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

Permitted Units*	Residential Built Units**	Residential Units Built Since RAC Adoption	Remaining RAC Units
4,741	3,295	821	625

* 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). (Note: Includes 500 units per City Comp Plan Amendment Application #2021-01743/Ord.2022-032)

** As of RAC Adoption

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

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

NON-RESIDENTIAL PROJECTS

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

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

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

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

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

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

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

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

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

RESIDENTIAL PROJECTS

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

City application #	Type	Applicant/owner/ name	Address	Number of Units	Date Added
74-13-DR	Townhomes (TH)	Habitat for Humanity	133 N.W. 1st Avenue	7	
14-105-DR	Garden Apts. (GA)	Mega Developers	106 SE 9TH Ct	4	
14-41-DR	Single-Family (SF)	CRA	505 NW 6TH ST	1	
14-40-DR	Single-Family (SF)	CRA	1012 FOSTER RD	1	
14-39-DR	Single-Family (SF)	CRA	600 NW 5TH AVE	1	
14-32-DR	Single-Family (SF)	CRA	22 NW 10TH ST	1	
14-31-DR	Single-Family (SF)	CRA	400 NW 6TH ST	1	
14-30-DR	Single-Family (SF)	CRA	1018 FOSTER RD	1	
14-29-DR	Single-Family (SF)	CRA	1016 FOSTER RD	1	
13-82-DB*	Single-Family (SF)	Family Dollar	633 Pembroke Rd	(2)	
13-139-DB***	Mixed-Use (MU)	Gulfstream Point	918 S. Federal Hwy	(253)	
15-120-DB	Mixed-Use (MU)	Nine Hundred Wasserstein	900 S. Federal Hwy	320	
DR-16-01347	Garden Apts. (GA)	CRA/CBV	510 Foster Rd.	3	
DR-16-01351	Garden Apts. (GA)	CRA/CBV	520 Foster Rd.	4	
DR-16-03115	Garden Apts. (GA)	Mega Developers	414 Foster Rd.	4	
DB-17-00868	Townhomes (TH)	Hallandale Commons	301 Foster Rd.	10	
DR-17-1196		Village at Bluesten Park		45	5/22/2018
DR-17-02813	Townhomes (TH)	Wilferz Leasing	106 SW 10 ST	9	10/10/2017
DR-19-00669	Garden Apts. (GA)	Maxam Group of Miami (Margo)	401-405 Pembroke RD	6	3/7/2019
DR-19-01759	Townhomes (TH)	Leisure Townhomes	211 SE 4 ST	5	6/7/2019
DR-19-02797	Single-Family (SF)	Mega Developers	304 NW 2 AVE	1	9/12/2019
DB-18-03486	Garden Apts. (GA)	Hallandale City Center	605 N Dixie, 110 Foster Rd, 608 NW 1 Ave	89	2/19/2020
DR-20-01131	Single-Family (SF)	Eulogio Mesias	217 NE 4 ST	1	5/18/2020

DB-20-00976	Garden Apts. (GA)	Leisure Apartments	215 SE 4 ST	24	5/19/2021
DB-20-2058	Mid-rise (MU)	Solaris Apartments	117 SE 7 ST	78	9/1/2021
DB-21-3749	Mid-rise (MU)	Blue South Apartments	218 SE 7 ST	46	9/20/2023
DR-22-05651	Garden Apts. (GA)	William Delgado	115 SE 140 ST	3	9/20/2022
DR-23-06405	Garden Apts. (GA)	CDH Management	614 NE 3 ST	3	10/2/2023
DR-21-00770	Garden Apts. (GA)	Herpol	210 SE 10 ST	4	3/24/2021
DB-23-4193	Mid-rise (MU)	Ashworth Apartments	multiple addresses incl. 100 Pembroke RD	398	1/22/2024
DR-23-06260	Duplex	CDH Management	817 NW 7 AVE	2	10/12/2023
DR-22-06566	Single-Family (SF)	Wilferz Company LLC	1031 NW 8 ST	1	12/13/2022
DR-22-06671	Single-Family (SF)	Wilferz Company LLC	1034 FOSTER RD	1	12/13/2022
DR-22-01461	Single-Family (SF)	INVESTMENT GROUP	108 NW 1 AVE	1	5/3/2022

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

** In Progress - not included in unit calculations

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