

# Hallandale Beach CRA

## In-Fill Housing Project Phase II – Revised Map



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|  | RESIDENTIAL ZONING   |                                 |   |        | Required Lot Dimensions for SFR |    | Actual Lot Dimensions |    |   |      | Required Yard Setback for SFR |      |      |        | Landscaping for SFR |        | Sidewalks exist? | Buildable Area |
|--|----------------------|---------------------------------|---|--------|---------------------------------|----|-----------------------|----|---|------|-------------------------------|------|------|--------|---------------------|--------|------------------|----------------|
|  | Street Address       | Parcel ID                       | Legal Description                                 | Zoning | Total Lot Size                  | W  | Total Lot Size        | W  | x | L    | Front                         | Rear | Side | Corner | Total %             | Rear % |                  |                |
| A  | 745 NW 5 Court       | <a href="#">5142-21-19-0620</a> | WEST HARLEM 21-26 B LOT 12 BLK 3                  | RS-7   | 5,000                           | 50 | 4,240                 | 40 | x | 106  | 20                            | 20   | 5    | 10     | 50                  | 15     | No               | 1980           |
| B  | *509 NW 6 Street     | <a href="#">5142-21-15-0370</a> | FOSTER HOMESITES 15-48 B & DB 334/84 LOT 10 BLK 4 | RD-12  | 5,000                           | 50 | 4,000                 | 40 | x | 99   | 20                            | 20   | 5    | 10     | 50                  | 15     | Yes              | 1770           |
| C  | *513 NW 6 Street     | <a href="#">5142-21-15-0380</a> | FOSTER HOMESITES 15-48 B & DB 334/84 LOT 11 BLK 4 | RD-12  | 5,000                           | 50 | 4,000                 | 40 | x | 99   | 20                            | 20   | 5    | 10     | 50                  | 15     | Yes              | 1770           |
| D  | 300 NW 7 Court       | <a href="#">5142-21-07-0060</a> | OCEAN PARK 5-6 B LOT 11 BLK 1                     | RS-7   | 5,000                           | 50 | 5,847                 | 40 | x | 140  | 20                            | 20   | 5    | 10     | 50                  | 15     | Yes              | 3000           |
| E  | **NW 4 Avenue        | <a href="#">5142-21-09-0620</a> | GRANT PARK 6-11 B LOT 7 BLK 5                     | RS-7   | 5,000                           | 50 | 1,970                 | 25 | x | 79   | 20                            | 20   | 5    | 10     | 50                  | 15     | No               | 585            |
| F  | **NW 4 Avenue        | <a href="#">5142-21-09-0630</a> | GRANT PARK 6-11 B LOT 8,9 BLK 5                   | RS-7   | 5,000                           | 50 | 3,941                 | 50 | x | 78.8 | 20                            | 20   | 5    | 10     | 50                  | 15     | No               | 1552           |
| G  | ***NW 3 Terrace      | <a href="#">5142-21-09-0430</a> | GRANT PARK 6-11 B LOT 7 BLK 4                     | RS-7   | 5,000                           | 50 | 1,970                 | 25 | x | 79   | 20                            | 20   | 5    | 10     | 50                  | 15     | No               | 585            |
| H  | ***813 NW 3 Terrace  | <a href="#">5142-21-09-0440</a> | GRANT PARK 6-11 B LOT 8 BLK 4                     | RS-7   | 5,000                           | 50 | 1,970                 | 25 | x | 79   | 20                            | 20   | 5    | 10     | 50                  | 15     | No               | 585            |
| I  | ***NW 3 Terrace      | <a href="#">5142-21-09-0450</a> | GRANT PARK 6-11 B LOT 9 BLK 4                     | RS-7   | 5,000                           | 50 | 1,970                 | 25 | x | 79   | 20                            | 20   | 5    | 10     | 50                  | 15     | No               | 585            |
| J  | 822 NW 3 TERRACE     | <a href="#">5142-21-09-0370</a> | GRANT PARK 6-11 B LOT 23,24 BLK 3                 | RS-7   | 5,000                           | 50 | 4,020                 | 52 | x | 78   | 20                            | 20   | 5    | 10     | 50                  | 15     | No               | 2010           |
| K  | 804-806 NW 4 TERRACE | <a href="#">5142-21-09-0680</a> | GRANT PARK 6-11 B LOT 15, 16 BLK 5                | RS-7   | 5,000                           | 50 | 3,942                 | 50 | x | 78   | 20                            | 20   | 5    | 10     | 50                  | 15     | Yes              | 1971           |
| L  | 817 NW 4 TERRACE     | <a href="#">5142-21-09-0770</a> | GRANT PARK 6-11 B LOTS 4, 5 & 6 BLK 6             | RS-7   | 5,000                           | 50 | 5,911                 | 75 | x | 78   | 20                            | 20   | 5    | 10     | 50                  | 15     | No               | 2956           |
| M  | 803-805 NW 5 AVENUE  | <a href="#">5142-21-09-0950</a> | GRANT PARK 6-11 B LOT 9 TO 11 BLK 7               | RS-7   | 5,000                           | 50 | 5,903                 | 75 | x | 78   | 20                            | 20   | 5    | 10     | 50                  | 15     | No               | 2952           |
| <p>*Property undersized but platted before 1978; however, adjacent property, C, folio # 1221-15-0380, was under the same ownership, Oscar &amp; Mary Sever, by 1978. Pursuant to Section 32-924(b), B and C must be considered as one undivided parcel. If two or more lots, or combinations of lots, or portions of lots with continuous frontage and single ownership are of record on November 21, 1978, and if all or part of the lots do not meet the requirements established for lot area, width or depth, the lands involved shall be considered to be an undivided parcel</p> |                      |                                 |   |        |                                 |    |                       |    |   |      |                               |      |      |        |                     |        |                  |                |
| <p>** To join two folios for one single family dwelling unit on a 75 feet wide lot. Estimated values are taken from Broward County Property Appraiser. Keep in mind, the minimum floor area for single family dwellings, with respect to RS-7 regulations, is 1,000 square feet (all floors).</p>  |                      |                                 |   |        |                                 |    |                       |    |   |      |                               |      |      |        |                     |        |                  |                |
| <p>***Lots will be re-platted into two lots to develop two new single family homes.</p>  |                      |                                 |   |        |                                 |    |                       |    |   |      |                               |      |      |        |                     |        |                  |                |