



**ADDENDUM # 4
RFP # FY 2013-2014-CRA001
IN-FILL HOUSING PROJECT
PHASE II**

Please note release of Addendum # 4. Information being provided through Addendum # 4 must be used and submitted with your firm's responses.

Proposers are required to acknowledge receipt of this Addendum # 4 by completing page below, signing and returning with the proposal submittal. Failure to do so may cause the firm's response to be considered irregular and subject to rejection.

I ACKNOWLEDGE RECEIPT OF ADDENDUM # 4:

Company	
Name	
Title	
Signature	
Date	

Sincerely,

Andrea Lues, Director
Procurement Department

**CITY OF HALLANDALE BEACH
COMMUNITY REDEVELOPMENT AGENCY
RFP # FY 2013-2014-CRA001
IN-FILL HOUSING PROJECT PHASE II
ADDENDUM # 4**

Question # 1

Will Lot E and Lot F will be combined to make one lot of 75 x 79.
Will Lot G, H, I will be combined to split into two lots each of 37.5 x 79

Answer # 1:

Yes.

The table below indicates the approximate size for each lot.

RESIDENTIAL ZONING				
	Street Address	Parcel ID	Legal Description	Lot Size
A	745 NW 5 Court	5142-21-19-0620	WEST HARLEM 21-26 B LOT 12 BLK 3	40 x 106
B	*509 NW 6 Street	5142-21-15-0370	FOSTER HOMESITES 15-48 B & DB 334/84 LOT 10 BLK 4	40 x 99
C	*513 NW 6 Street	5142-21-15-0380	FOSTER HOMESITES 15-48 B & DB 334/84 LOT 11 BLK 4	40 x 99
D	300 NW 7 Court	5142-21-07-0060	OCEAN PARK 5-6 B LOT 11 BLK 1	40 x 142
E	**NW 4 Avenue	5142-21-09-0620	GRANT PARK 6-11 B LOT 7 BLK 5	25 x 78
F	**NW 4 Avenue	5142-21-09-0630	GRANT PARK 6-11 B LOT 8,9 BLK 5	50 x 78
G	***NW 3 Terrace	5142-21-09-0430	GRANT PARK 6-11 B LOT 7 BLK 4	25 x 79
H	***813 NW 3 Terrace	5142-21-09-0440	GRANT PARK 6-11 B LOT 8 BLK 4	25 x 79
I	***NW 3 Terrace	5142-21-09-0450	GRANT PARK 6-11 B LOT 9 BLK 4	25 x 79
J	822 NW 3 TERRACE	5142-21-09-0370	GRANT PARK 6-11 B LOT 23,24 BLK 3	52 x 78
K	804-806 NW 4 TERRACE	5142-21-09-0680	GRANT PARK 6-11 B LOT 15, 16 BLK 5	50 x 78
L	817 NW 4 TERRACE	5142-21-09-0770	GRANT PARK 6-11 B LOTS 4, 5 & 6 BLK 6	75 x 78
M	803-805 NW 5 AVENUE	5142-21-09-0950	GRANT PARK 6-11 B LOT 9 TO 11 BLK 7	75 x 78
	*Property undersized but platted before 1978; however, adjacent property, C, folio # 1221-15-0380, was under the same ownership, Oscar & 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			
	** To join two folios for one single family dwelling unit on a 75 feet wide lot. Total lot size 75 x 79.			
	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).			
	***Lots to Be Replated: Lots will be re-platted into two lots (37.5 x 79 each) to develop two new single family homes.			

**CITY OF HALLANDALE BEACH
COMMUNITY REDEVELOPMENT AGENCY
RFP # FY 2013-2014-CRA001
IN-FILL HOUSING PROJECT PHASE II
ADDENDUM # 4**

Question # 2:

Will Lots G, H and I will be combined to split into two lots. How should this be labeled in the proposal?

Answer # 2:

Lots to be re-plated – Lot G and Lot I

Question # 3:

Is the due date for responses extended?

Answer # 3:

Yes, see Addendum # 3.

Question # 4:

Please provide the revised estimated value for this project.

Answer # 4:

\$1,650,000.00

Question # 5:

Will the City of Hallandale waive platting process for lots that require re-platting? If not we need enough time to research if there are any subdivision restrictions or covenants that could impact the models proposed for this project.

Answer # 5:

If platting is required it will need to be done. Should this be the case, the CRA will work with the successful proposer(s) on delivery schedule.

**CITY OF HALLANDALE BEACH
COMMUNITY REDEVELOPMENT AGENCY
RFP # FY 2013-2014-CRA001
IN-FILL HOUSING PROJECT PHASE II
ADDENDUM # 4**

Question # 6:

Please clarify the following, ***Lots (items G, H, I) will be re-plated into two lots to develop two new single family homes. Will these be divide into two equal lots 37'-6" in width?

Answer # 6:

Yes, that is the intent currently, but, it may change based on variances required.

Question # 7:

Is it the intent for lots designated "RD-12" to become a single family home on an undivided lot?

Answer # 7:

Yes.

Question # 8:

Will the pre-proposal question period be extended?

Answer # 8:

Yes, see Addendum # 3.