

March 26, 2025

Planning and Zoning
City of Hallandale Beach
400 South Federal Highway
Hallandale Beach, FL 33009

RE: Rezoning Application.
424 N. Federal Hwy. Hallandale Beach, FL 33009.

As the Architect of Record representing the Applicant, El Rancho LLC, we are proposing Rezoning of the subject property from Central RAC - Transitional Mixed Use Sub-District to Central RAC - RAC Corridor Sub-District.

Please find the following stamen of reasons for requested Rezoning per City of Hallandale Beach code:

Sec. 32-963. - Land use plan amendments and rezonings.

(1) The relationship of the proposed amendment to the purposes and objectives of the city's comprehensive land use plan, when adopted, with appropriate consideration as to whether or not the proposed changes will further the purpose of this chapter and other codes, regulations and actions designed to implement the plan.

The proposed rezoning is consistent with the City of Hallandale Beach's Comprehensive Land Use Plan, which encourages sustainable growth, mixed-use development, and increased walkability along key corridors. The Central RAC – RAC Corridor subdistrict is specifically intended to foster higher-intensity, mixed-use development along major transportation routes, aligning with the City's objectives for urban revitalization and enhanced economic activity.

By allowing for a broader range of commercial, residential, and mixed-use developments, the rezoning will promote transit-oriented development principles, encouraging pedestrian activity, reducing vehicle dependency, and enhancing access to public transportation. This change supports the City's long-term vision for smart growth and urban density along strategic corridors.

(2) The proposed change would or would not be contrary to the established land use pattern.

The proposed rezoning is consistent with the surrounding land use patterns. The Central RAC – RAC Corridor subdistrict designation is appropriate for properties along major roadways and commercial corridors, where increased density and mixed-use projects are encouraged. Rezoning the property will create a seamless transition between adjacent districts, preventing fragmentation and promoting a cohesive land use pattern.

The request does not introduce an incompatible use or disrupt the existing neighborhood character. Instead, it complements the area's commercial and mixed-use nature, supporting the City's goal of creating vibrant, walkable, and economically viable corridors.

(3) The proposed change would or would not create an isolated district unrelated to adjacent and nearby districts.

The proposed rezoning will not create an isolated district. The Central RAC – RAC Corridor subdistrict is designed to encompass properties along primary thoroughfares, fostering consistent development patterns. This rezoning aligns the subject property with adjacent and nearby parcels that are already designated as RAC Corridor, ensuring a logical and unified zoning pattern.

(4) The proposed change would or would not alter the population density pattern and thereby have an adverse impact upon public facilities such as schools, utilities and streets.

The rezoning will promote moderate density increases in accordance with the City's growth objectives, but it will not create an undue burden on public facilities. The site is well-positioned to accommodate higher-density mixed-use development due to its proximity to major roadways and public transportation options.

Additionally, the City's infrastructure, including schools, utilities, and transportation networks, has the capacity to support the anticipated growth. Any future development will be subject to concurrency review to ensure public facilities and services remain adequate.

(5) Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

The current Central RAC Transitional Mixed Use subdistrict zoning designation is less suited for the property given its location along a key corridor. The existing zoning boundary creates an artificial distinction that does not reflect the current development trends and the area's evolving character. Rezoning the property to the Central RAC – RAC Corridor subdistrict will establish a more logical and appropriate zoning boundary, consistent with the City's intent to promote higher-intensity development along major corridors.

(6) Changed or changing conditions make the passage of the proposed amendment necessary.

Significant changes in the area support the need for this rezoning. The City of Hallandale Beach has experienced ongoing growth and redevelopment, particularly along major corridors. The proposed rezoning responds to this evolution by allowing for higher-density, mixed-use projects that align with market demands and the City's comprehensive plan objectives.

As the area continues to attract new commercial and residential projects, the rezoning will position the property to contribute to the area's economic vitality and urban transformation.

(7) Substantial reasons exist why the property cannot be used in accordance with the adopted land use plan and/or the existing zoning.

The existing Central RAC Transitional Mixed Use subdistrict zoning restricts the property's development potential by imposing lower density and intensity limitations. These restrictions hinder the site's ability to accommodate larger-scale, mixed-use projects that are better suited for the area's corridor designation.

Rezoning to the Central RAC – RAC Corridor subdistrict will enable the property to be developed in accordance with its highest and best use, maximizing its value and contributing to the area's growth objectives.

(8) Whether or not the change is out of scale with the needs of the neighborhood.

The proposed rezoning is in scale with the neighborhood's evolving needs. The area is characterized by increasing commercial and mixed-use activity, making the Central RAC – RAC Corridor subdistrict a more appropriate designation. The rezoning will support compatible development that enhances the neighborhood's vibrancy, creates employment opportunities, and contributes to the City's tax base.

Furthermore, the change will encourage active street-level uses, improved public spaces, and increased pedestrian connectivity, benefitting the broader community.

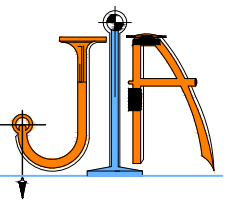
In conclusion, the requested rezoning from Central RAC Transitional Mixed Use subdistrict to Central RAC – RAC Corridor subdistrict is justified based on the property's location, the evolving land use patterns, and the City's comprehensive plan goals. The change will promote logical growth, support higher-density mixed-use development, and contribute to the City's long-term objectives for economic vitality, walkability, and urban transformation. It will accommodate continued efforts to enhance and revitalize the City of Hallandale Beach consistent with the City's Comprehensive Plan, Housing Element and Future Land Use Element and will improve the overall quality of life for citizens within the City of Hallandale Beach. The changes also support affordable housing efforts while maximizing the use of property.

Should you have any questions regarding the above, do not hesitate to contact me.

Respectfully,



Jose Saye.
Manager/ Vice-President.



JOHN IBARRA & ASSOC., INC.

Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE

SUITE 3025

MIAMI, FLORIDA 33126

PH: (305) 262-0400

3725 DEL PRADO BLVD. S.

SUITE 823

CAPE CORAL, FL 33904

PH: (239) 540-2660

ABBREVIATIONS

A/C

AIR CONDITIONER PAD

A.E.

ANCHOR EASEMENT

A/R

ALUMINUM ROOF

A/S

ALUMINUM SHED

ASPH.

ASPHALT

B.C.

BLOCK CORNER

B.M.

BENCHMARK

B.O.B.

BASIS OF BEARINGS

B.S.L.

BUILDING SETBACK LINE

(C)

CALCULATED

C.B.

CATCH BASIN

C.B.S

CONCRETE BLOCK STRUCTURE

CBW

CONCRETE BLOCK WALL

CH.

CHORD

CHB

CHORD BEARING

CL

CLEAR

C.L.F.

CHAIN LINK FENCE

C.M.E.

CANAL MAINTENANCE EASEMENTS

CONC.

CONCRETE

C.P.

CONCRETE PORCH

C.B.

CONCRETE SLAB

C.U.P.

CONCRETE UTILITY POLE

C.W.

CONCRETE WALK

D.E.

DRAINAGE EASEMENT

D.M.E.

DRAINAGE MAINTENANCE EASEMENTS

D.M.H.

DRAINAGE MANHOLE

E

EAST

EB

ELECTRIC BOX

E.T.P.

ELECTRIC TRANSFORMER PAD

ELEV.

ELEVATION

ENC.

ENCROACHMENT

F.D.H.

FOUND DRILL HOLE

F.H.

FIRE HYDRANT

F.I.P.

FOUND IRON PIPE

F.I.R.

FOUND IRON ROD

F.F.E.

FINISHED FLOOR ELEVATION

F.N.D.

FOUND NAIL & DISK

F.N.

FOUND NAIL

I.C.V.

IRRIGATION CONTROL VALVE

I.F.

IRON FENCE

L

LENGTH OF CURVE

LB

LICENSE BUSINESS

L.P.

LIGHT POLE

L.F.E.

LOWEST FLOOR ELEVATION

L.M.E.

LAKE MAINTENANCE EASEMENT

(M)

MEASURED DISTANCE

MB

MAIL BOX

MH

MANHOLE

M.F.

METAL FENCE

N.A.P.

NOT A PART OF

NGVD

NATIONAL GEODETIC VERTICAL DATUM

NAVD

NORTH AMERICAN VERTICAL DATUM

N.T.S.

NOT TO SCALE

O.H.L.

OVERHEAD UTILITY LINES

O.R.B.

OFFICIAL RECORDS BOOK

O.V.H.

OVERHANG

P.V.M.T.

PAVEMENT

PL

PLANTER

P/L

PROPERTY LINE

P.C.

POINT OF CURVE

P.T.

POINT OF TANGENCY

P.O.C.

POINT OF COMMENCEMENT

P.O.B.

POINT OF BEGINNING

P.B.

PLAT BOOK

P.G.

PAGE

P.W.Y.

PARKWAY

PRM

PERMANENT REFERENCE MONUMENT

PLS

PROFESSIONAL LAND SURVEYOR

(R)

RECORDED DISTANCE

R.R.

RAIL ROAD

RES.

RESIDENCE

R.W.

RIGHT-OF-WAY

RGE.

RANGE

SEC.

SECTION

STY.

STORY

SWK.

SIDEWALK

S.I.R.

SET IRON REBAR

S.P.

SCREENED PORCH

T

TANGENT

T.B.

TELEPHONE BOOTH

T.S.B.

TRAFFIC SIGNAL BOX

T.S.P.

TRAFFIC SIGNAL POLE

TWP.

TOWNSHIP

UTIL.

UTILITY

U.P.

UTILITY POLE

W.M.

WATER METER

W.V.

WATER VALVE

W.F.

WOOD FENCE

Δ

DELTA

—C—

CENTERLINE

—M—

MONUMENT LINE

—O—

OVERHEAD UTILITY LINES

—X—

CHAIN LINK FENCE

—F—

IRON FENCE

—W—

WOOD FENCE

—B—

BUILDING SETBACK LINE

—A—

LIMITED ACCESS RW

—N—

NON-VEHICULAR ACCESS RW

—E—

EXISTING ELEVATION

⊙

DRAINAGE MANHOLE

⊙

SANITARY MANHOLE

⊙

FIRE HYDRANT

⊙

ELECTRIC BOX

⊙

TRAFFIC SIGNAL BOX

⊙

LIGHT POLE

⊙

SIGN

⊙

CURB INLET

⊙

CURB INLET

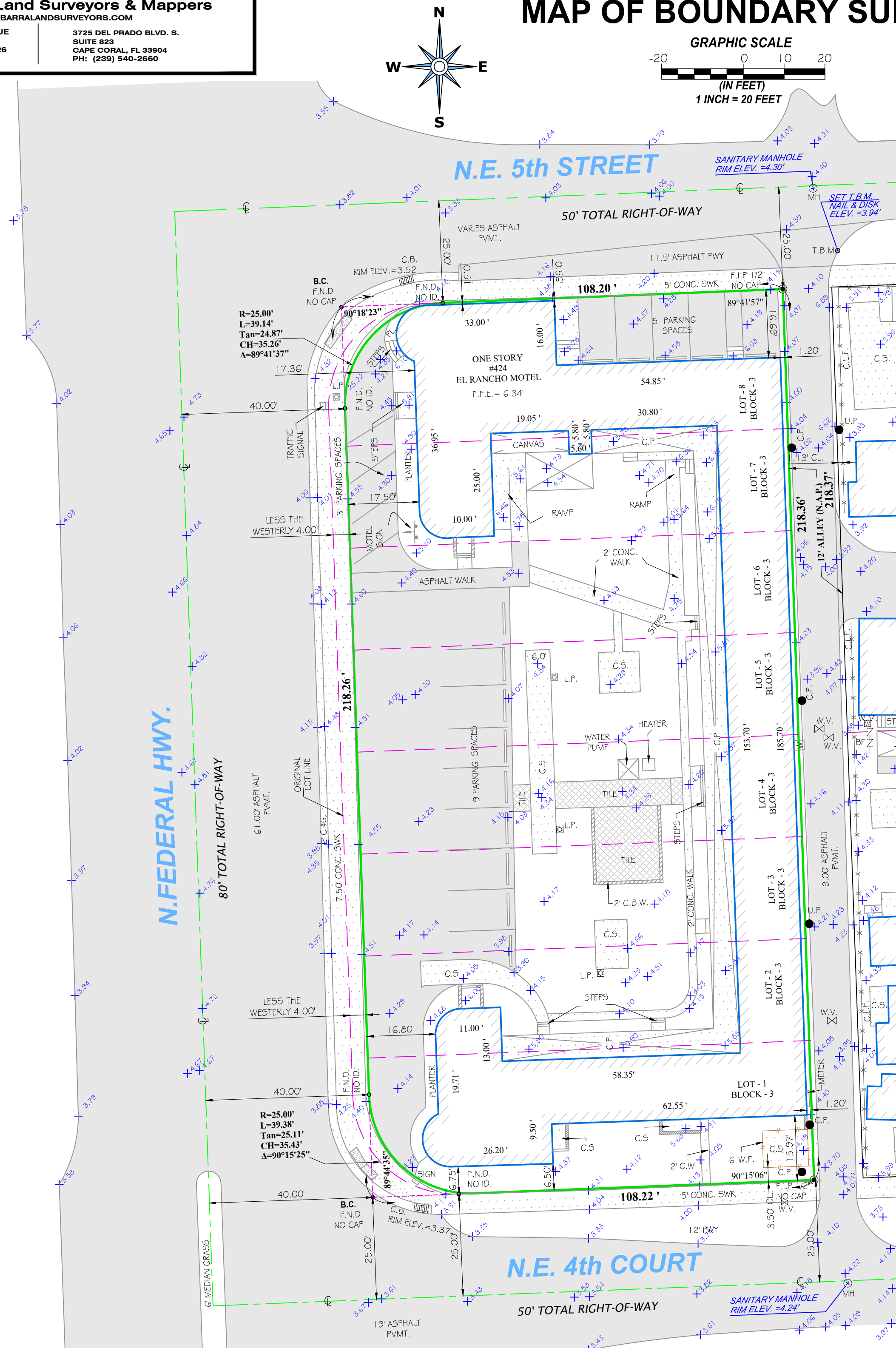
⊙

GATE VALVE

⊙

SEWER VALVE

MAP OF BOUNDARY SURVEY



LEGAL DESCRIPTION:
LOTS 1 THROUGH 8, INCLUSIVE, LESS THE WESTERLY 4 FEET THEREOF, IN BLOCK 3 OF ATLANTIC SHORES, DIXIE HIGHWAY SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 34, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (THE "PROPERTY").

PROPERTY ID. NO. 514222-13-0360

PROPERTY ADDRESS:
424 N FEDERAL HWY, HALLANDALE BEACH, FL. 33009

- LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:**
- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
 - EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
 - THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
 - LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
 - BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
 - EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
 - THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
 - ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING LOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
 - UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
 - FENCE OWNERSHIP NOT DETERMINED.
 - THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 7 FT
COMMUNITY: 125110
PANEL: 0732
SUFFIX: J
DATE OF FIRM: 07/31/2024

- SURVEYOR'S NOTES:**
1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
 2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
 3. CERTIFICATE OF AUTHORIZATION LB # 7806.
 4. ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM OF 1988; BROWARD COUNTY BENCHMARK # BM 1080, @ IN FRONT OF RESIDENCE #405 NORTHWEST DIXIE HIGHWAY, HALLANDALE, FL. ELEVATION IS 9.13 FEET OF N.G.V.D. OF 1929, CONVERTED TO NAVD (88) USING CORPSCON (9.13 - 1.59 = 7.54) ELEVATION IS 7.54 FEET FEET OF N.A.V.D. OF 1988.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: 04/22/2025
CARLOS IBARRA (DATE)

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: _____
REVISED ON: _____

DRAWN BY:	KLP	SEAL
SURVEY DATE:	04/22/2025	
SURVEY NO:	25-000577-1	
SHEET:	1 OF 1	

L.B.# 7806