



EDWIN J. STACKER
PARTNER
Shutts & Bowen LLP
201 East Las Olas Boulevard
Suite 2200
Fort Lauderdale, FL 33301
DIRECT (954) 847-3839
EMAIL EStacker@shutts.com

February 12, 2026

Vanessa J. Leroy | Director
City of Hallandale Beach
Department of Sustainable Development (DSD)
400 South Federal Highway
Hallandale Beach, FL 33009

RE: V DIXIE, LLC and V DIXIE 2, LLC (“APPLICANT”) – Rezoning Application relating to the property located at 112-118 SE 9th Street and 113 SE 9th Court (“Property”), from Central RAC – Neighborhood District to Central RAC – Transition Mixed Use District

Dear Ms. Leroy,

On behalf of our clients, V Dixie, LLC and V Dixie 2, LLC, the Owners of the above-described properties, please accept this letter as a formal request to rezone the Property, from Central RAC – Neighborhood District to Central RAC – Transition Mixed Use District. The Statement of Compliance with Section 32-963 Rezoning is incorporated into this letter as justification for the request.

The Application, together with the check for the appropriate filing fee and related documents required for the rezoning also accompany this letter.

We appreciate your cooperation, in advance, and look forward to working with you and your Staff and appearing before both the Planning & Zoning Board and the City Commission.

Sincerely,

Shutts & Bowen LLP

A handwritten signature in blue ink, appearing to read "E. Stacker", written over a light blue circular stamp.

Edwin J. Stacker

EJS/dlo

Statement of Compliance with Sec. 32-963 Rezoning

Sec. 32-963. – Rezoning

Decisions or recommendations relating to any change to the official zoning map or the land use element of the comprehensive plan shall address but is not limited to the effect of the proposed amendment as it relates to the following:

- (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 of the subject property to RAC Transition Mixed Use is consistent with, and furthers, the goals, policies and objectives of the City's Comprehensive Plan, specifically, the Future Land Use Element, and the Regional Activity Center category. The Plan provides for a coordinated and compatible mix of land uses which encourage a high quality of life in order to meet the needs of the City's residents. Such developments are intended to ensure efficient provision of services in a compact area.**
- (2) The proposed change would or would not be contrary to the established land use pattern.
 - **The proposed rezoning is not contrary to the established land use patterns, but, rather, provides for a more-uniform RAC Transition Mixed Use parcel between SE 9th Street and SE 9th Court, contiguous to, and east of, South Dixie Highway, in order to better-facilitate mixed use development.**
- (3) The proposed change would or would not create an isolated district unrelated to adjacent and nearby districts.
 - **Due to the property being adjacent to existing property under the same ownership already zoned RAC-TMU, this rezoning will result in a uniformly-zoned redevelopment compatible with the surrounding properties.**
- (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.

- **This proposed rezoning will not alter future population density patterns, as the existing property will continue to be an integral part of the overall RAC. Impacts on schools, utilities and streets were all addressed at the time of the adoption of the RAC in the City Plan.**
- (5) Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
- **The Applicant owns contiguous property which is currently zoned RAC-TMU, thus the existing district boundaries will be more logically drawn with the approval of this rezoning. The rezoning will allow for uniformity of the overall parcel under the same ownership.**
- (6) Changed or changing conditions make the passage of the proposed amendment necessary.
- **Now that the RAC has been established, the Applicant believes that in order to recognize and facilitate the changing conditions in the surrounding area, this rezoning is, in fact, necessary and appropriate.**
- (7) Substantial reasons exist why the property cannot be used in accordance with the adopted land use plan and/or the existing zoning.
- **Due to the fact that there are two separate existing zoning districts on the Applicant's contiguous properties, this rezoning will create an enhanced redevelopment of the overall site.**
- (8) Whether or not the change is out of scale with the needs of the neighborhood. (Code 1980, app. A, art. VI, § 1.01)
- **The proposed rezoning is not out of scale with the needs of the neighborhood. In fact, the rezoning will positively impact the property, and enable the Applicant to combine its contiguous parcel and redevelop consistently with the City's desire to shift toward higher density and foster compact mixed use development within the Central Core Planning District.**

LEGAL DESCRIPTION

THAT PART OF LOT 11, IN BLOCK 1, LYING EAST OF OLD FEDERAL HIGHWAY RIGHT OF WAY, AND LOTS 1, 2, 3, 4, 5, 8, 9 AND 10, IN BLOCK 2, AND LOTS 1 AND 6, IN BLOCK 3 OF HALLANDALE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 20, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:
V DIXIE LLC

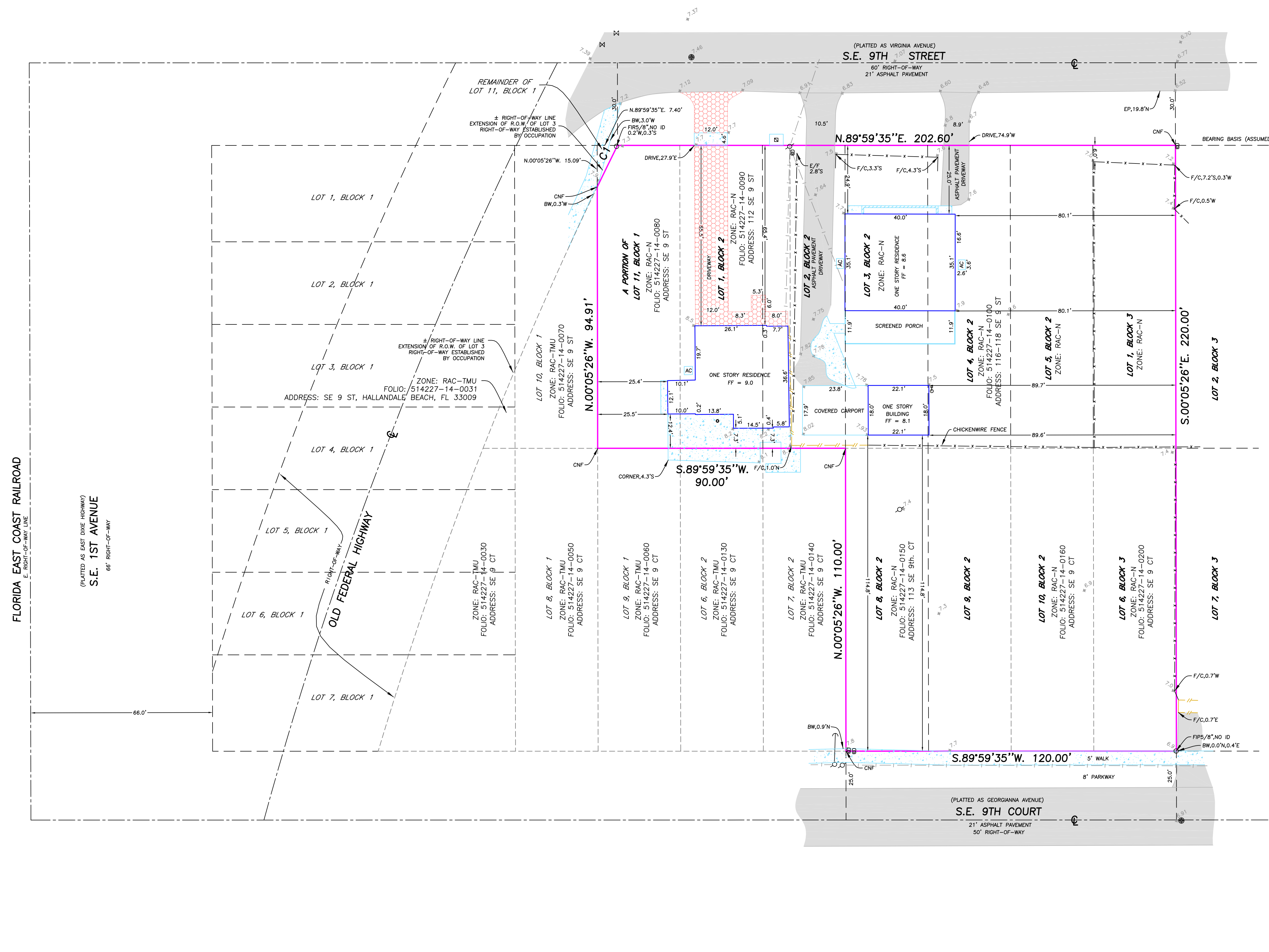
PROPERTY ADDRESS
112 - 118 SE 9TH STREET
& 113 SE 9TH COURT
HALLANDALE BEACH, FL 33009

BOUNDARY SURVEY
INVOICE # 45261A
SURVEY DATE 10/14/25

FLOOD ZONE X/X0.2%
MAP DATE 07/31/24
MAP NUMBER 125110 0732J

SURVEYOR'S NOTE:

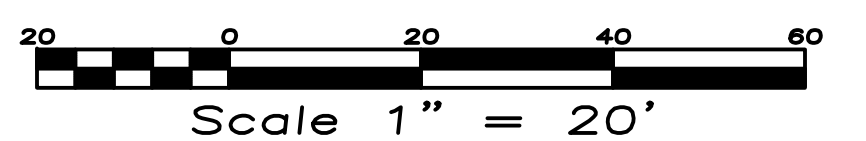
1. AREA OF LEGAL DESCRIPTION = 36,244 SQUARE FEET MORE OR LESS (0.83 ACRES MORE OR LESS)
AREA DOES NOT INCLUDE LESSED OUT AREAS WEST OF RIGHT OF WAY
2. ZONING INFORMATION PROVIDED BY CLIENT, NOT CONFIRMED BY SURVEYOR



FLORIDA EAST COAST RAILROAD
E. RIGHT-OF-WAY LINE
S.E. 1ST AVENUE
66' RIGHT-OF-WAY

CURVE TABLE

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC	LC
C1	00°41'13"	N.26°03'39"E	1400.78	16.79	16.79



LEGEND

- CLAY ANCHOR
- WATER METER
- FIRE HYDRANT
- CABLE BOX
- ELECTRIC SERVICE
- POUL EQUIPMENT
- POWER/LIGHT POLE
- SPRINKLER SYSTEM
- CONTROL VALVE
- CONCRETE/CHAT
- ASPHALT PAVEMENT
- BRICK/TILE PAVERS
- WOOD DECK/DOCK
- PROPERTY LINE
- CENTERLINE
- CONCRETE WALL
- METAL FENCE
- WOOD/PVC FENCE
- OVERHEAD WIRES
- ELEVATION
- FOLD LINES
- FP&L BOX
- CATCH BASIN
- CLEAN OUT
- MANHOLE
- WATER VALVE
- WATER VALVE

ABBREVIATIONS

- AC AIR CONDITIONER
- AE ANCHOR EASEMENT
- BC BUILDING CORNER
- BM BENCHMARK
- BW BACK OF WALK
- C CALCULATED
- CNF CORNER NOT FOUND
- DE DRAINAGE EASEMENT
- E/F END/FENCE
- EW EDGE OF PAVEMENT
- EN FINISH FLOOR
- F/C FENCE/CORNER
- FF FINISH FLOOR
- F/L FENCE/LINE
- FP FOUND IRON PIPE
- FIR FOUND IRON ROD
- FN FOUND NAIL
- FN&D FOUND NAIL & DISC
- FN&T FOUND NAIL & TAB
- FP&L FOUND POWER & LIGHT
- GAR GARAGE
- GEN GENERATOR
- INSTR INSTRUMENT
- OP OPEN PORCH
- ORB OFFICIAL RECORD BOOK
- M MEASURED
- NTS NOT TO SCALE
- PB PLAT BOOK
- PC POINT OF CURVATURE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PG PAGE
- PRC POINT OF REVERSE CURVE
- PRM PERMANENT REFERENCE MONUMENT
- PT POINT OF TANGENCY
- R RECORD
- RAD RADIAL
- RW RIGHT-OF-WAY
- SN&D SET NAIL & DISC 5495
- SP SCREENED PORCH
- U&L UTILITY EASEMENT

SURVEYOR'S NOTES

1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE INDICATED ON SKETCH.
6. FLOOR ELEVATION OBTAINED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS OTHERWISE INDICATED ON SKETCH.
7. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
9. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
10. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7" WIDE UNLESS OTHERWISE NOTED.
11. EXISTING CORNERS FOUND, OFFSETS WITNESS PROPERTY CORNERS.
12. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
13. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.

ATLANTIC COAST SURVEYING

PAUL J. STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
13798 NW 4th Street, Suite 306
Surfside, FL 33325
P: 954.587.2100 E: info@accsweb.net