



City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant:	V Dixie, LLC and V Dixie 2, LLC	Meeting Date:	May 12, 2026
Project Name:	V Dixie Rezoning		
Property Address:	112 SE 9th Street, 116–118 SE 9th Street, and 113 SE 9th Court		
Application No.:	Z-26-00641	Application Type:	Rezoning
Parcel Size:	0.83 acres (net)	Quasi-Judicial:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Planning District:	Gulfstream	Public Hearing:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Existing Use:	Single Family, Duplex, Vacant	After the Fact:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Existing Zoning:	Central RAC – Neighborhood		
Future Land Use Designation:	Regional Activity Center (RAC)		
Proposed Zoning:	Central RAC – Transitional Mixed Use		
Surrounding Zoning:		Surrounding Land Use:	
North: Central RAC – RAC Neighborhood; Transitional Mixed -Use South: Central RAC – RAC Neighborhood, Transitional Mixed Use East: Central RAC – RAC Neighborhood West: Central RAC – Transitional Mixed Use		North: Multi-family Residential South: Multi-family Residential East: Multi-family Residential West: Commercial	
Business Impact Estimate:	Exempt as per Florida Statute 166.041(4)(c)		
Staff Recommendation:	Sponsor Name:		
<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve with Conditions <input type="checkbox"/> Deny	Vanessa Leroy, Department of Sustainable Development Director		
	Prepared By:		
	Christy Dominguez, Principal Planner		

Staff Summary

Summary

V Dixie LLC and V Dixie 2, LLC have submitted Application No. Z-26-00641 requesting to rezone the properties located at 112 SE 9th Street, 116 –118 SE 9th Street, and 113 SE 9th Court from Central RAC/ RAC Neighborhood Subdistrict to Central RAC/Transitional Mixed-Use Subdistrict.

Staff recommends that the Planning and Zoning Board consider the request and forward a recommendation to the City Commission.

Current Situation

The subject properties comprise approximately 0.83 acres and are currently developed with a single-family residence and a duplex, with the remaining land largely vacant. The properties are located within the Central RAC/ RAC Neighborhood (RAC-N) Subdistrict.

The RAC Neighborhood subdistrict provides for a wide range of residential building types to meet the demands of a diverse community. Areas zoned RAC Neighborhood are largely and primarily located alongside commercial and mixed-use RAC subdistricts along the City’s major roadways, providing a buffer between them and conventional zoning districts.

The RAC Transitional Mixed Use (RAC-TMU) Subdistrict is intended to accommodate single-story or multi-story development along commercial corridors while providing an appropriate transition in scale to adjoining low-rise residential areas. This subdistrict allows a wide range of commercial uses and provides opportunities to incorporate residential uses as part of mixed-use development.

While no formal plans have been submitted to the City for development review, the Applicant has indicated that future redevelopment of the subject property is intended to be a mixed-use development.

RAC Neighborhood is predominantly residential, whereas the Transitional Mixed-Use subdistrict allows for a mix of residential and commercial uses. Provided below is a summarized comparison as it relates to height, density, and setbacks:

	RAC Neighborhood Subdistrict (Existing Zoning)	Transitional Mixed-Use Subdistrict (Proposed Zoning)
Height	Base Height – 3 stories Maximum Height – 5 stories subject to the inclusion of affordable housing	Base Height – 3 stories Maximum Height – 5 stories subject to the inclusion of affordable housing
Density	Base Density – 18 du/ac Maximum Density – 50 du/ac subject to the inclusion of affordable housing	Base Density – 18 du/ac Maximum Density – 50 du/ac subject to the inclusion of affordable housing
Setbacks	Front: 12-25 ft. Side: 5-15 ft. Rear: 10 ft.	Street: 10-15 ft. Interior side: 0 ft. (10 feet to existing buildings with windows) Rear: 10 ft.

Evolving development patterns along Old Federal Highway indicate that the Transitional Mixed-Use zoning subdistrict is appropriate along both sides of the corridor. Currently, parcels along Old Federal Highway are zoned Transitional Mixed-Use, Transit Core (which also permits business uses) or RAC Neighborhood, with Transitional Mixed-Use or Transit Core areas frequently abutting RAC Neighborhood parcels.

The subject site abuts vacant land to the west zoned Transitional Mixed-Use fronting on Old Federal Highway and on the east fronts on SE 9th Street, a designated Primary Street where multiple parcels are zoned Transit Core. Additionally, the nearby property located at 216–220 SE 9th Street was recently rezoned from RAC Neighborhood to Transit Core, allowing for business uses and greater building

heights, and received unanimous approval from both the Planning and Zoning Board and the City Commission.

Given the subject site's proximity to existing Transitional Mixed-Use and Transit Core areas, the proposed rezoning is compatible with the surrounding development pattern.

The City's Engineering Division and the Transportation and Mobility (TAM) Department reviewed the proposed rezoning. As no formal development proposal has been submitted, the analysis is based on the theoretical maximum development potential permitted under the proposed Transitional Mixed-Use zoning designation.

The maximum residential density permitted by both the existing zoning and proposed zoning is 50 dwelling units per acre, therefore, the rezoning would not increase residential intensity or associated vehicular demand. However, the proposed zoning would allow commercial uses, which would result in minor increase in vehicle trips, approximately 57 PM peak hour trips. The Engineering Division raised no objections and indicated that comments would be addressed during future site development. Any future development of the site will be subject to a detailed impact evaluation statement and analysis based on the specific uses and residential density proposed at that time.

Comprehensive Plan Considerations

The property is designated Regional Activity Center on the City's Future Land Use Map. The RAC allows mixed uses at a mix of intensities and densities as determined by the applicable zoning district. The proposed rezoning will assist in furthering the goals, objectives, and policies of the City's Comprehensive Plan as discussed below under Rezoning Review Criteria.

Rezoning/ Zoning Map Text Amendment Review Criteria

According to Section 32-205 (2) of the Zoning and Land Development Code, the boundaries of the Central RAC zoning district and its subdistricts may be modified by the City Commission through an amendment to the regulating plan in Section 32-192. Such changes are made as an amendment to the code rather than through traditional rezoning.

The following analysis utilizes the rezoning criteria of Section 32-963 to evaluate the proposed amendment's consistency with the Comprehensive Plan and the intent of the RAC district:

- 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 and other codes, regulations, and actions designed to implement said plan.**

The applicant proposes to change the zoning designation of the subject site from Central RAC/RAC Neighborhood to Central RAC/Transitional Mixed-Use Subdistrict.

The proposed amendment is consistent with and furthers the following Comprehensive Plan provisions:

Future Land Use Element

GOAL 1: To provide a coordinated and compatible mix of land uses which encourages a high quality of life, meeting the social, economic, and physical needs of the present and future population of Hallandale Beach while ensuring reasonable environmental protection and timely and efficient provision of services.

POLICY 1.3.7: The City shall focus on compatible infill residential development.

OBJECTIVE 1.9: Regional Activity Center Land Use: Consider a Regional Activity Center (RAC) land use category within the city to encourage attractive and functional mixed living, working, shopping, educational and recreational activities.

POLICY 1.9.5: Redevelopment activities should be encouraged within a Regional Activity Center.

POLICY 1.9.6: A Regional Activity Center should provide for substantial housing opportunities to allow people to both live and work within the Regional Activity Center.

POLICY 1.9.7: A Regional Activity Center shall include opportunities to address the affordable/workforce housing needs of the city.

POLICY 1.12.4: The City shall maintain innovative land development regulations that encourage mixed-use developments and incorporate site design planning techniques that will enhance the quality of large-scale developments or redevelopment areas.

POLICY 1.20.7: The City shall continue to foster its “sustainable” community character with a variety of housing opportunities at varying price ranges, employment and retail uses, educational, community facilities, parks and recreational uses, etc. to the extent possible.

POLICY 4-1.5.5: The City shall continue to encourage mixed-use development and concentrations of higher residential densities along major transportation corridors. The City shall continue to foster a variety of housing opportunities at varying price ranges to the extent possible.

The proposed amendment is consistent with the Comprehensive Plan and advances its objectives related to mixed-use development, redevelopment, and urban infill.

1. The proposed change would or would not be contrary to the established land use pattern.

Existing land use patterns in this area are a mix of uses, including multi-family residential and commercial uses. The proposed rezoning is consistent with adjacent zoning, Transitional Mixed-Use to the west and surrounding area, including Transit Core zoning to the north and east.

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

The subject property is located adjacent to and in proximity to existing Transitional Mixed-Use and Transit Core subdistricts. The amendment will integrate with surrounding zoning districts and will not create an isolated or unrelated district.

3. 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 Regional Activity Center Future Land Use designation was meant to promote more urban development within its boundaries. The proposed amendment does not change the underlying RAC Future Land Use designation. While it allows flexibility in use, the permitted density remains consistent with existing standards.

Any future development will be subject to concurrency and detailed review of impacts on public facilities, including schools, utilities, and transportation.

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

The existing RAC Neighborhood subdistrict boundaries do not fully reflect current development patterns along SE 9th Street and the surrounding corridor, where Transitional Mixed-Use and Transit Core designations are prevalent.

The proposed amendment establishes a more logical and consistent zoning boundary that aligns with existing conditions and the evolving mixed-use character of the corridor and area.

5. Changed or changing conditions make the passage of the proposed amendment necessary.

The existing zoning has not facilitated redevelopment of the subject property. The surrounding area is experiencing a transition toward mixed-use and higher-intensity development, as evidenced by nearby projects such as Beacon Tower and the approved Blue Park development.

Additionally, recent amendments to the Transitional Mixed-Use subdistrict, along with development trends along Old Federal Highway and SE 9th Street, reflect changing conditions in the area. The site's proximity to South Federal Highway further supports redevelopment at a greater intensity. Changing conditions in the area support passage of the proposed amendment.

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

The property can be developed under the existing RAC Neighborhood zoning. However, that designation primarily supports residential uses and limits flexibility. While development is feasible under the existing zoning, the proposed Transitional Mixed-Use designation provides greater flexibility and better aligns with the RAC's redevelopment goals.

7. Whether or not the change is out of scale with the needs of the neighborhood.

The southeast sector of the City has evolved over time to support redevelopment and a more urban, mixed-use character. The amendment is consistent with the scale and character of the surrounding area, which is transitioning toward higher-intensity, mixed-use development.

The Transitional Mixed-Use subdistrict is specifically intended to provide an appropriate transition in scale between higher-intensity corridors and adjacent residential areas.

The proposed amendment will facilitate compatible urban infill redevelopment and is consistent with the City's vision for the Regional Activity Center.

Why Action Is Necessary:

Pursuant to Section 2-102, the Planning and Zoning Board shall review and make advisory recommendations to the City Commission for rezoning applications.

Cost Benefit

The proposed rezoning will accommodate continued efforts to revitalize the City of Hallandale Beach and specifically the Regional Activity Center encouraging redevelopment consistent with the City's Comprehensive Plan.

Staff Recommendation:

Staff recommends that the Planning and Zoning Board consider the request and forward a recommendation of approval to the City Commission.

Attachment(s):

- Exhibit 1 – Location & Aerial Map
- Exhibit 2 – Applicant's Letter and Backup

Reviewed by: Steven Williams, AICP
Steven Williams, DSD Assistant Director