



## City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:	1 <sup>st</sup> Reading	2 <sup>nd</sup> Reading
<b>8/20/2025</b>	<b>25-321</b>	<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	<b>8/20/2025</b>
			Public Hearing	<input checked="" type="checkbox"/>
			Advertising Required	<input checked="" type="checkbox"/>
			Quasi-Judicial:	<input checked="" type="checkbox"/>
Fiscal Impact (\$):	Account Balance (\$):	Funding Source:	Project Number:	
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
Contract/P.O. Required	RFP/RFQ/Bid Number:	Sponsor Name:	Department:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>N/A</b>	<b>Vanessa Leroy</b>	<b>Sustainable Development</b>	
Strategic Plan Focus Areas:				
<input type="checkbox"/> Fiscal Stability	<input type="checkbox"/> Resident Services	<input type="checkbox"/> Public Safety	<input type="checkbox"/> Infrastructure & Mobility	<input checked="" type="checkbox"/> Economic Development & Affordable Housing
Implementation Timeline:				
Estimated Start Date: 8/20/2025			Estimated End Date: Upon Adoption	

### SHORT TITLE:

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ZONING AND LAND DEVELOPMENT CODE, ARTICLE III. "ZONING", SECTION 32-143 "RS-7 RESIDENTIAL SINGLE FAMILY DISTRICT" TO ALLOW MARINAS ACCESSORY TO A PRIMARY OUTDOOR COMMERCIAL RECREATIONAL USE AS CONDITIONAL WITHIN A PLANNED DEVELOPMENT OVERLAY; AMENDING SECTION 32-153 "CR-P COMMERCIAL RECREATION (PASSIVE) DISTRICT" TO MODIFY DIMENSIONAL REGULATIONS FOR MARINAS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

### STAFF SUMMARY:

#### Summary:

The Applicant, Maltese Diplomat Owner, LLC, has filed Application No. LDC-25-02725, requesting a code amendment to the Zoning and Land Development Code (ZLDC) to allow marinas in the RS-7 zoning district as a conditional use and to amend the dimensional requirements for marinas.

Staff recommends that the City Commission consider the proposed Ordinance.

**Background:**

On July 15, 2025, the Planning and Zoning Board recommended the approval of the proposed request by vote of 4-0. The Planning and Zoning Board Agenda Cover Memo and Meeting Minutes are attached as Exhibits 2 and 3.

**Current Situation:**

Currently, the ZLDC does not permit marinas in any single-family zoning district, including RS-7. Marinas are only permitted within the CR-P Commercial Recreation (passive) and CR-A Commercial Recreation (active) zoning districts and are subject to several development standards, including dimensional requirements as they relate to dock projections and setbacks.

As such, the applicant is proposing the following amendment to permit marinas as a conditional use in the RS-7 subject to certain requirements, to increase the permitted projection for such use, and to exempt certain setbacks for properties under common ownership.

The proposed code amendment is not presently consistent with the Comprehensive Plan as it relates to the Future Land Use Element requirement, which states that for lands with a Low-Density Future Land Use Designation, such properties shall be zoned low density residential, which includes RS-7. Currently, the Low-Density Future Land Use Designation does not permit marinas or similar public or private outdoor recreation facilities. However, the Applicant has filed Application No. PA-25-02724 as a companion item to the subject application, to amend the Comprehensive Plan in order to eliminate this conflict. The Planning and Zoning Board acting as the Local Planning Agency, will review such requests and forward a recommendation to the City Commission.

**Analysis**

The attached proposed ordinance (Exhibit 1) would amend the Zoning and Land Development Code summarized below:

1. Amends Section 32-143 (c) as it relates to conditional uses within the RS-7 zoning district, to permit marinas as a conditional use in the RS-7 zoning district when accessory to primary outdoor recreation or commercial recreation uses within a Planned Development Overlay (PDO).
2. Amends Section 32-153 (g), Commercial Recreation, Passive (CR-P) District, as it relates to site development standards for marinas in the CR-P zoning district to:
  - a. Clarify that when there are conflicts between Section 32-153 (g) and Section 32-291 – Boats, Docks, and Piers, the regulations within 32-153 (g) shall apply.
  - b. Increase the allowable boat slip/dock projection into the waterway from 15 percent, no more than 30 feet, to 25 percent, no more than 50 feet.
  - c. Increase the allowable dolphin piling projection into the waterway from 30 feet to 50 feet.
  - d. Clarify that boat slips/docks may be perpendicular to the seawall.

- e. Exempt the setback requirements between adjacent properties for boat slips/docks and dolphin pilings when such adjacent properties are under common ownership.

Staff has no objections to approval of the amendment to the Zoning and Land Development Code, subject to the approval of the Comprehensive Plan Amendment companion item, as only the vacant properties immediately east of the Diplomat Golf Resort and Spa are zoned RS-7 and within a PDO. Such properties are a part of the Diplomat PDO and currently operate as a marina. The Applicant states that this request comes from the fact that such properties inadvertently became legal nonconforming when the zoning was changed from CR-P to RS-7 in 2016. The owner/developer wishes to retain the RS-7 zoning of the north portion of the marina.

**Why Action is Necessary:**

Pursuant to Article V, Division I, Section 5.01 of the City of Hallandale Beach Charter, a City Ordinance is required to amend an existing Ordinance.

**Cost Benefit:**

There is no cost associated with this request.

**STAFF RECOMMENDATIONS:**

Staff recommends that the City Commission consider the proposed Ordinance.

**ATTACHMENT(S):**

Exhibit 1 – Ordinance  
Exhibit 2 – July 15, 2025, Planning and Zoning Board Cover Memo  
Exhibit 3 – July 15, 2025, Planning and Zoning Board Minutes  
Exhibit 4 – Applicant's Letter and Backup  
Exhibit 5 – Presentation

Prepared By: Deandrea Moise  
Deandrea Moise, AICP  
Principal Planner

Reviewed By: Christy Dominguez  
Christy Dominguez  
Planning and Zoning Manager

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

Reviewed By: Vanessa Leroy  
Vanessa Leroy  
DSD Director

Reviewed By:           *Noemy Sandoval*            
                            Noemy Sandoval  
                            Assistant City Manager