



Hallandale Beach
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City of Hallandale Beach Planning and Zoning Board Agenda Cover Memo

Applicant:	Maltese Diplomat Owner, LLC	Meeting Date:	July 15, 2025
General Title:	Recreation Facilities in Low Density Category	Application No.:	PA-25-02724
Primary Application Type:	Zoning and Land Development Code Amendment	Additional Applications:	Not Applicable
Quasi-Judicial:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Advertisement Type Required:	<input checked="" type="checkbox"/> Display <input type="checkbox"/> Regular <input type="checkbox"/> Not Applicable
Public Hearing:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Workshop:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Request:	Comprehensive Plan Amendment to the Future Land Use Element to allow Recreation Facilities within the Low Density Category.		
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 J. Leroy, Department of Sustainable Development Director		
	Prepared By:		
	Deandrea Moise, AICP, Principal Planner		

Short Title:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY OF HALLANDALE BEACH ADOPTED COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENTS; PART 2.3, PERMITTED USES IN FUTURE LAND USE CATEGORIES; SUBPART A., RESIDENTIAL USE, TO ALLOW ADDITIONAL OUTDOOR RECREATION FACILITIES AS ACCESSORY USES IN THE LOW DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY; PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO CHAPTER 163 PART II, FLORIDA STATUTES; PROVIDING FOR RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

Summary

The Applicant, Maltese Diplomat Owner, LLC, has filed Application No. PA-25-02724, requesting Comprehensive Plan Amendment to the Future Land Use Element to allow Recreation Facilities within the Low Density Land Use Category.

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

Current Situation

Within the Future Land Use Element (FLUE) of the Comprehensive Plan, recreation facilities such as public parks and playgrounds are explicitly listed as a permitted use within the Low Density Category. As such other recreation facilities would not be permitted in this category if they are not considered public parks or playgrounds. The Applicant proposes to amend the permitted uses within the Low Density category to provide language which would permit other recreational facilities, public or private, as an accessory use to primary outdoor recreation or commercial recreation uses within a Planned Development Overlay (PDO).

The Applicant states that this request comes from the fact that a portion of the Marina at the Diplomat Golf Resort property the Diplomat PDO inadvertently became legal nonconforming when the zoning of a portion of the marina was changed from CR-P to RS-7 in 2016. As such, in addition to the application for a Comprehensive Plan Amendment, the Applicant has filed Application No. LDC-25-02725 as a companion item requesting a code amendment to allow marinas in the RS-7 Zoning district.

Analysis

The attached proposed ordinance (Exhibit 1) would amend the Comprehensive Plan Future Land Use element to explicitly allow public or private recreation facilities other than public parks and playgrounds within the Low Density Future Land Use Category, so long as such use is ancillary to primary outdoor recreation or commercial recreation uses within a Planned Development Overlay PDO.

Staff has no objections to the request. Furthermore, such request remains consistent with the Broward County Land Use Plan as the "Residential" land use category currently permits parks, golf courses and other outdoor recreational facilities, and recreational, civic, or other cultural buildings ancillary to the primary outdoor recreational use of this site.

Applicable Codes and Hallandale Beach Comprehensive Plan:

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 amendment furthers the purpose of the City Comprehensive Plan goals, objectives, and policies as well as the Land Development Regulations and is consistent with the following:

- **OBJECTIVE 1.2:** Land Use Compatibility: Continuously review and reevaluate existing and potential land use conflicts and recommend solutions, in order to enhance land use compatibility and quality of life.
- **OBJECTIVE 1.18:** Urban Infill and Redevelopment: Establish criteria which encourage development of urban infill and urban redevelopment area(s) to promote economic

development, increase housing opportunities, and maximize the use of existing public facilities and services.

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

The proposed change would not be contrary to the established land use pattern as the area in which the specific conditions exist is currently developed as proposed in the amendment.

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

Not applicable as the proposed amendment does not propose to change any existing designations on the Future Land use Map. All designations will remain as currently designated.

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 proposed amendment does not have an effect on population as the amendment is not related to residential uses.

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

Not applicable as no boundary changes are proposed.

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

In the area where such conditions exist as proposed in the amendment, the property is already an existing recreational facility. The proposed amendment would bring the property into compliance.

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

The proposed amendment is not to change an existing Future Land Use Designation of an individual property. The proposed amendment affects the permitted uses for any property within the Low Density Future Land Use Designation. Furthermore, in the area where such conditions exist as proposed in the amendment, the property is already an existing recreational facility.

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

The proposed change is not out of scale with the needs of the neighborhood as in the area where such conditions exist as proposed in the amendment, the property is already an existing recreational facility.

Why Action is Necessary

Pursuant to Section 2 of the City of Hallandale Beach Code of Ordinances, Planning and Zoning Board/Local Planning Agency shall review and make advisory recommendations to the City Commission on applications for amendments to the City of Hallandale Beach Comprehensive Plan.

Business Impact Estimate

As per 166.041(4)(c), this item is exempt from providing a business impact estimate as it is an ordinance enacted to implement Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits.

Staff Recommendation:

Staff recommends the Planning and Zoning Board acting as the Local Planning Agency consider the request and forward a recommendation of approval to the City Commission.

Attachment(s):

Exhibit 1- Proposed Draft Ordinance
Exhibit 2- Applicant's Letter and Backup

Reviewed by: Christy Dominguez
Planning and Zoning Manager