

Diplomat Hotel and Country - Marina

500-501 Diplomat Parkway

Variance

Application No. V-24-06451



City Commission
February 5, 2025

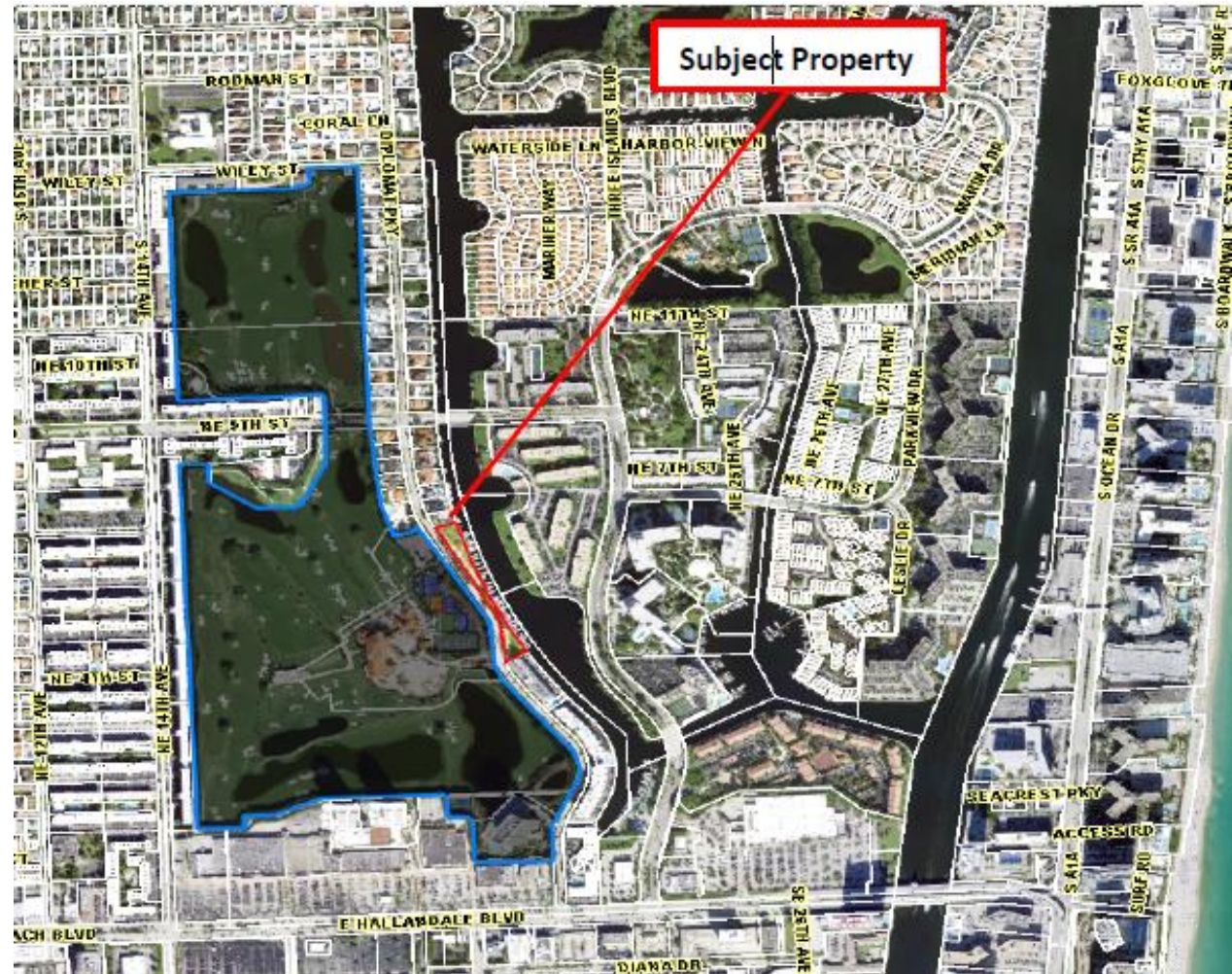
Department of Sustainable Development (DSD)

Aerial View

Applicant:
Maltese Diplomat Owner, LLC

Project:
**Shell Bay Resort/ Diplomat Hotel and
Country Club – Marina**

Location:
500-501 Diplomat Parkway



N↑

Zoning Map

Applicant:
Maltese Diplomat Owner LLC

Project:
Diplomat Hotel and Country Club - Marina

Location:
500-501 Diplomat Parkway

Zoning:
**CR-P, Commercial Recreation-Passive,
District/RS-7, Residential District/Hallandale
Beach Blvd-East subdistrict/ Planned
Development Overlay (PDO) District**



N↑

Request



Maltese Diplomat Owner, LLC, is requesting a variance from Section 32-153(g)(2) of the Hallandale Beach Code of Ordinances, CR-P, Commercial Recreation-Passive, District in order to expand the docks at the accessory marina located at the Shell Bay Resort a/k/a Diplomat Hotel and Country Club.

Background



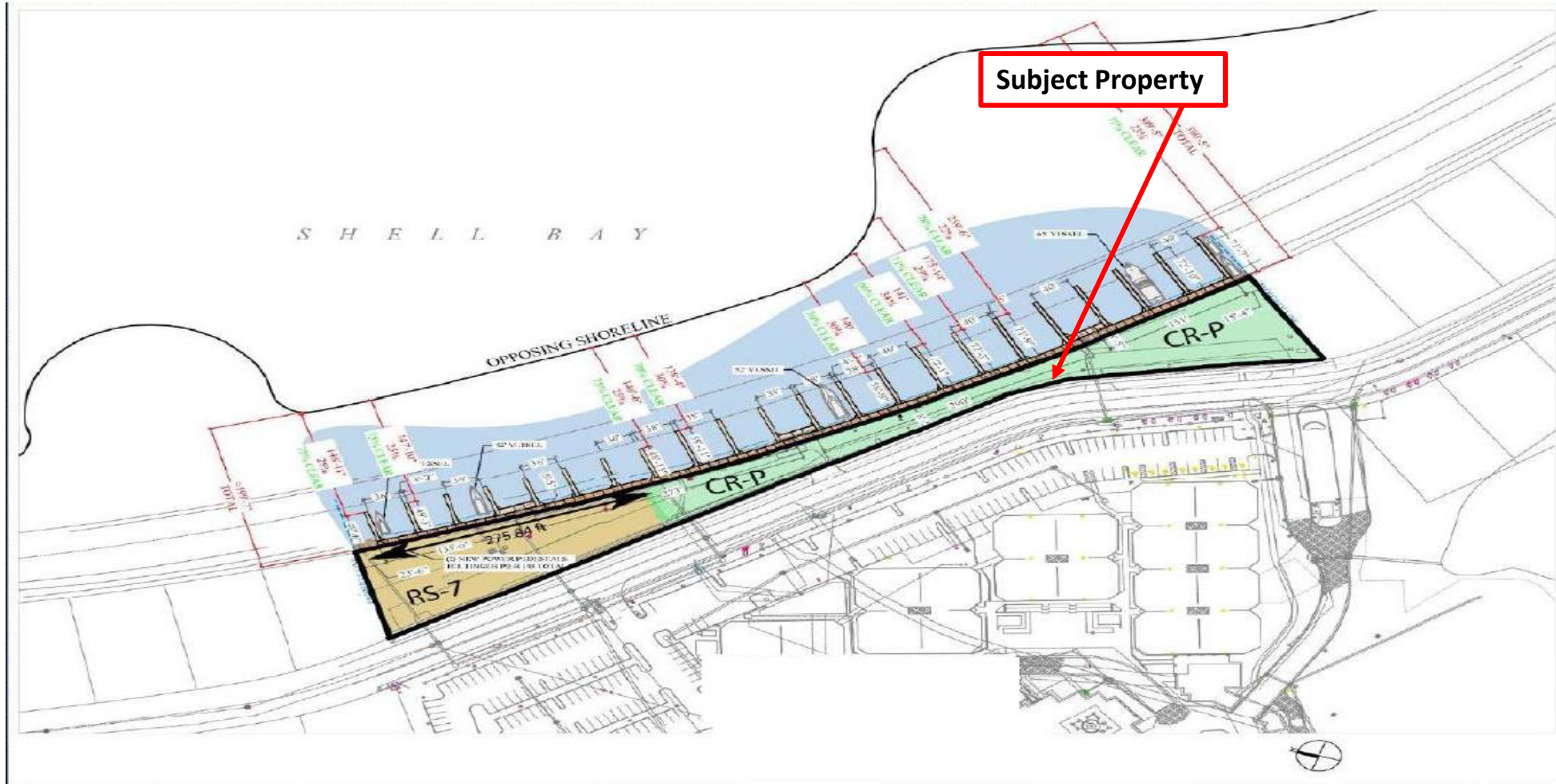
October 18, 1994 - the City Commission approved Application #60-94-CU by Diplomat Yacht Club Inc. for Conditional Use approval to construct a marina at that portion of the Diplomat Property lying east of Diplomat Parkway at 500 Diplomat Parkway. The approval was subject to the applicant executing a restrictive covenant with conditions. Any amendments to the Covenant requires City Commission approval.

October 21, 1997- the City Commission approved Application # 57-97-V by Diplomat Yacht Club Inc. for variances to allow:

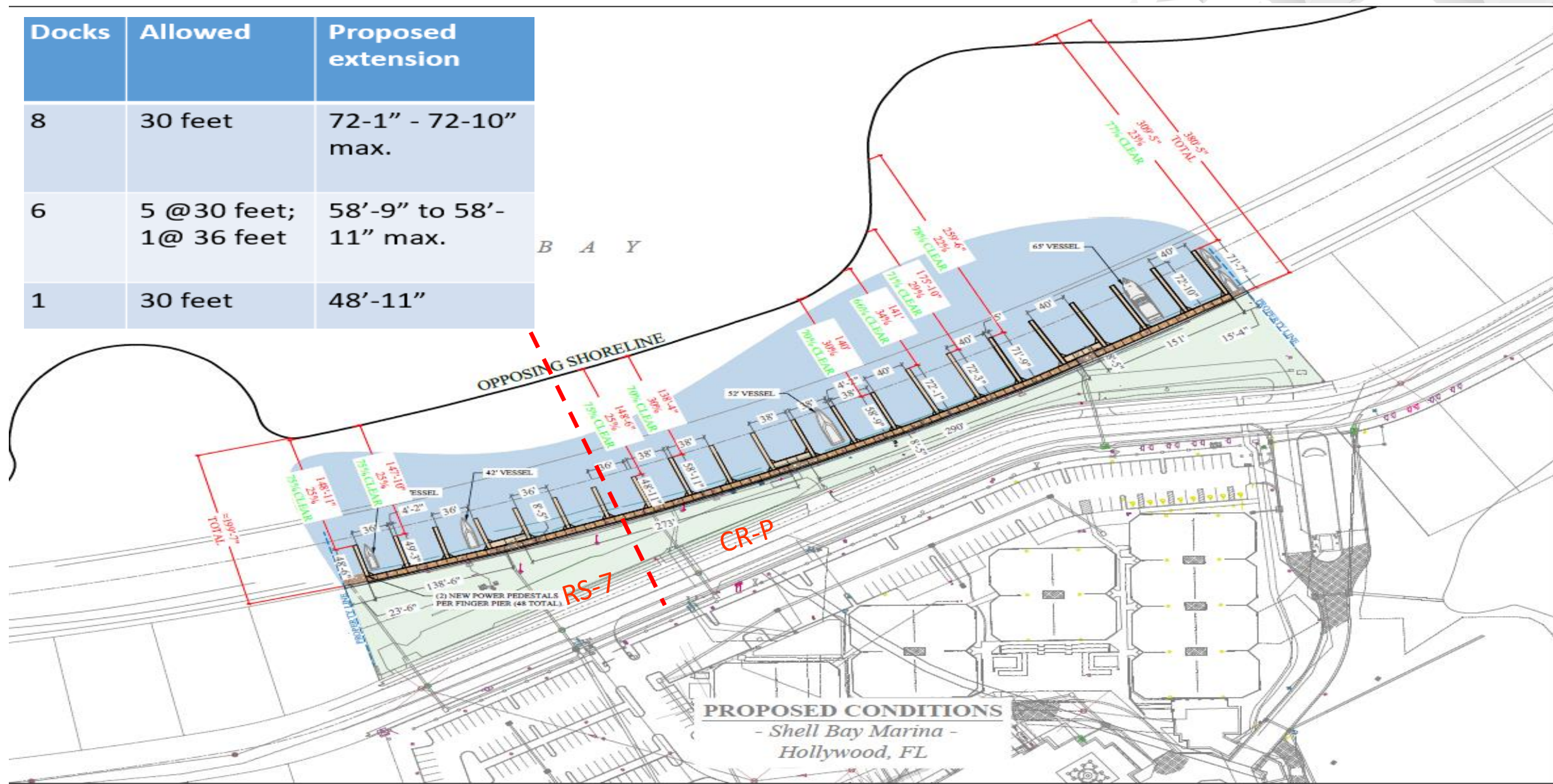
- an extension of the existing water taxi dock by 10.5 feet to 36 feet;
- the mooring piles to extend to a maximum of 33 feet;
- a security guard to occupy one vessel in one slip for overnight performance of security service; and
- a Diplomat Yacht Club burgee to be displayed on a flagpole.

December 30, 2024 - The Planning and Zoning Board recommended approval with staff's conditions.

Existing Zoning – Marina Parcel



Docks	Allowed	Proposed extension
8	30 feet	72'-1" - 72'-10" max.
6	5 @30 feet; 1@ 36 feet	58'-9" to 58'-11" max.
1	30 feet	48'-11"



Criteria



In reviewing applications for variances, the following standards are required to be adhered to in making any decisions or recommendations:

To authorize any variances to the terms of Chapter 32-965, it must be found that:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not generally applicable to other lands, structures or buildings in the same zoning district.
- (2) The special conditions and circumstances do not result from the actions of the applicant.
- (3) Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same district.
- (4) Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by the properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardships on the applicant.
- (5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
- (6) The grant of the variance will be in harmony with the general intent and purpose of this chapter.
- (7) Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Recommendations



Should the City Commission approve the application, approval shall be conditioned on the following:

1. The variance granted for the expansion of the proposed docks shall apply only to the docks in that portion of the property that is zoned CR-P District.
2. The Restrictive Covenant governing the marina under the Conditional Use Permit per Application #60-94-CU shall be amended to reflect the Commission's action under this application and the limitations of the approval to the portion of the property presently zoned CR-P District.

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