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June 17, 2025

Christy Dominguez
Planning and Zoning Manager
City of Hallandale Beach
400 S. Federal Highway
Hallandale Beach, FL 33009

RE: Shell Bay Marina ZLDC amendment

Dear Christy,

Maltese Diplomat Owner, LLC filed a variance application in December of 2024 to allow greater pier lengths at the Shell Bay Marina. It was later discovered that a portion of the marina inadvertently became legal nonconforming when the zoning was changed from CR-P to RS-7 in 2016. As a result, the City Commission granted the variance only for the portion of the marina zoned CR-P. The owner/developer wishes to retain the RS-7 zoning of the north portion of the marina. Neither the RS-7 District nor Low-Density Residential land use category allow marina use.

In furtherance of the proposed comprehensive plan text amendment we submitted to allow additional recreation uses in the Low Density Residential land use category, we propose the following ZLDC amendments that will allow the marina as a conforming accessory use to the club and resort while retaining the RS-7 zoning of the property:

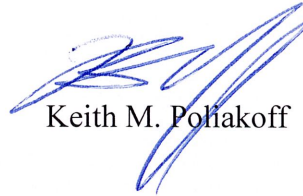
1. Amend the RS-7 regulations in the ZLDRs to allow a marina as a conditional accessory use to a principal commercial recreation use if within a Planned Development Overlay zoning district. The use would be subject to the marina development standards in the CR-P district.
2. Amend the CR-P marina regulations to allow longer dock and piling distances, together with clean-up language. This amendment would reflect portion of the plans that we submitted for variance but which could not be approved due to the RS-7 zoning, and would negate the need for a second variance application.

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We respectfully request that the City Commission approve our proposed amendment so that Shell Bay can continue with the needed upgrading of the marina on the portion of the property zoned RS-7.

Very truly yours,



Keith M. Poliakoff