



Government
L A W G R O U P

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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 FLUE text 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.

We propose to amend the Low Density Residential land use category in the comprehensive plan to allow additional public or private outdoor recreation facilities accessory to a principal recreation or commercial recreation use within the Planned Development Overlay zoning district. This will allow the marina as a conforming accessory use to the club and resort while retaining the RS-7 zoning of the property. An accompanying ordinance would amend the land development regulations to conditionally allow the marina use in the RS-7 District. Broward County Planning Council issued the attached letter of interpretation in February of 2025, finding the marina accessory use consistent with the marina's Low (5) Residential land use designation on the BCLUP, stating that:

“The subject parcel is designated ‘Low (5) Residential’ on the BrowardNext – Broward County Land Use Plan (BCLUP) map. The BCLUP ‘Residential’ land use category permits parks, golf courses and other outdoor recreational facilities, and recreational, civic, or other cultural buildings ancillary to the primary outdoor recreational use of the site. Therefore, the

200 S. Andrews Avenue, Suite 601
Ft. Lauderdale, FL 33301

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existing accessory marina use would be permitted on parcels designated as such by the BCLUP.”

We respectfully request that the City Commission approve the proposed comprehensive plan text 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,

A handwritten signature in blue ink, appearing to read 'K. Poliakoff', with a long, sweeping horizontal stroke extending to the right.

Keith M. Poliakoff



February 19, 2025

Jeff Katims, AICP, CNU-A
Complete Cities Planning Group, LLC
200 South Andrews Avenue, Suite 504
Fort Lauderdale, Florida 33301

Via Email Only

Dear Mr. Katims:

Re: Land use confirmation for a parcel legally described as Block 13, "Diplomat Golf Estates," according to the Plat thereof, as recorded in Plat Book 46, Page 24, of the Public Records of Broward County, Florida. This parcel is generally located on the east side of Diplomat Parkway, between Atlantic Shores Boulevard and Hallandale Beach Boulevard, in the City of Hallandale Beach.

This letter is in response to your correspondence dated February 11, 2025, regarding whether the existing accessory marina use is consistent with the permitted uses of the Broward County Land Use Plan.

The subject parcel is designated "Low (5) Residential" on the BrowardNext – Broward County Land Use Plan (BCLUP) map. The BCLUP "Residential" land use category permits parks, golf courses and other outdoor recreational facilities, and recreational, civic, or other cultural buildings ancillary to the primary outdoor recreational use of the site. Therefore, the existing accessory marina use would be permitted on parcels designated as such by the BCLUP.

It is noted that the Future Land Use Element of the City of Hallandale Beach Comprehensive Plan is the effective land use plan for the City and may be more restrictive than the BCLUP. It is recommended that you contact the City of Hallandale Beach regarding the interpretation of its certified Plan.

The contents of this letter are not a judgment as to whether any proposed use is in compliance with any Broward County development regulations or the development review requirements of the BCLUP.

If you have any additional questions in this regard, please contact me or Alicia Joseph at your convenience.

Jeff Katims
February 19, 2025
Page Two

Respectfully,



Barbara Blake Boy
Executive Director

BBB:ACJ

cc/email: Andrew Maurodis, Esq., Counsel
Broward County Planning Council

Dr. Jeremy Earle, City Manager
City of Hallandale Beach

Vanessa J. Leroy, Director, Department of Sustainable Development
City of Hallandale Beach

