



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:	Marinas in Residential	Application No.:	LDC-25-02725
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:	Code amendment to the Zoning and Land Development regulations to allow marinas in the RS-7 Zoning district as a conditional use and amend the dimensional requirements.		
Business Impact Estimate:	Exempt as per Florida Statute 166.041(4)(c)		
Staff Recommendation:	Sponsor Name:		
<input checked="" type="checkbox"/> Approve	Vanessa J. Leroy, Department of Sustainable Development Director		
<input type="checkbox"/> Approve with Conditions	Prepared By:		
<input type="checkbox"/> Deny	Deandrea Moise, AICP, Principal Planner		

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 RECREATION USE AS A CONDITIONAL USE WITHIN A PLANNED DEVELOPMENT OVERLAY; AMENDING SECTION 32-153 CR-P COMMERCIAL RECREATION (PASSIVE) DISTRICT TO MODIFY DIMENSIONAL REGULATIONS FOR MARINAS; 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. LDC-25-02725, requests 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 marina.

Staff recommends the Planning and Zoning Board consider the request and forward a recommendation to the City Commission.

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 it relates 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, increase the permitted projection for such use, and 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 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. The proposed amendment is otherwise consistent with the Comprehensive Plan and will assist in furthering the following policies and objectives, based upon 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.

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, that 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 the request, if the Comprehensive Plan Amendment is approved, 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 Section 2-102 of the City of Hallandale Beach Land Development Regulations, the Planning and Zoning Board shall review and make advisory recommendations to the City Commission on applications for text changes to the Zoning and Land Development Code.

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.

Cost Benefits

The proposed amendment supports the City's continued efforts to enhance and revitalize the City of Hallandale Beach consistent with the City's Comprehensive Plan.

Staff Recommendation:

Staff recommends the Planning and Zoning Board consider the proposed ordinance 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