

1 EXHIBIT 1

2 ORDINANCE NO: 2026-

3 AN ORDINANCE OF THE MAYOR AND CITY  
4 COMMISSION OF THE CITY OF HALLANDALE  
5 BEACH, FLORIDA, AMENDING THE CITY OF  
6 HALLANDALE BEACH ADOPTED COMPREHENSIVE  
7 PLAN, FUTURE LAND USE ELEMENT, PART 2.3.  
8 "PERMITTED USES IN FUTURE LAND USE  
9 CATEGORIES," SUBPART A.- RESIDENTIAL USE, TO  
10 PROVIDE FOR DASHED- LINE AREAS AS AUTHORIZED  
11 IN THE BROWARD COUNTY LAND USE PLAN;  
12 AMENDING THE FUTURE LAND USE MAP TO CHANGE  
13 THE DESIGNATION OF 17.5 NET ACRES FROM  
14 COMMERCIAL RECREATION TO COMMERCIAL  
15 RECREATION AND IRREGULAR RESIDENTIAL WITHIN A  
16 DASHED LINE AREA, ALLOWING A MAXIMUM DENSITY  
17 OF 13.03 DWELLING UNITS PER NET ACRE; PROVIDING  
18 FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN  
19 AMENDMENT PURSUANT TO CHAPTER 163, PART II,  
20 FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL  
21 OF THE MAP AMENDMENT TO THE BROWARD COUNTY  
22 PLANNING COUNCIL; PROVIDING FOR  
23 RECERTIFICATION BY THE BROWARD COUNTY  
24 PLANNING COUNCIL; PROVIDING FOR CONFLICT;  
25 PROVIDING FOR SEVERABILITY; AND PROVIDING FOR  
26 AN EFFECTIVE DATE.

27  
28 **WHEREAS**, the Florida Legislature intends that local planning be a continuous  
29 and ongoing process; and

30 **WHEREAS**, Section 163 Florida Statutes directs local governments to adopt  
31 needed amendments to ensure that their Comprehensive Plan provides appropriate  
32 policy guidance for growth and development; and

33 **WHEREAS**, pursuant to the Broward County Charter, all municipal Plans must be  
34 consistent with the Broward County Land Use Plan; and

35 **WHEREAS**, the Broward County Land Use Plan authorizes the municipalities  
36 within the county to adopt a Dashed-Line Area provision into their respective Plans; and

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37           **WHEREAS**, a Dashed-Line Area is a land use plan map designation that may be  
38 applied to a nonresidential development to allow residential use within the development;  
39 and

40           **WHEREAS**, the City of Hallandale Beach (“City”) wishes to amend its adopted  
41 Comprehensive Plan (“Plan”) to adopt the Dashed-Line Area provision into its adopted  
42 Plan and

43           **WHEREAS**, Maltese Diplomat Owner, LLC filed application file no.PA-24-06921  
44 to amend the Future Land Use Element of the city’s Comprehensive Plan to provide for  
45 Dashed-Line Areas as authorized by the Broward county Land Use Plan; and

46           **WHEREAS**, Maltese Diplomat Owner, LLC has filed application file no. PA-24-  
47 07092 to change the future land use designation of 17.5 net acres from Commercial  
48 Recreation to Commercial Recreation within a Dashed Line Area allowing a maximum  
49 density of 13.03 dwelling units per net acre; and

50           **WHEREAS**, the City has determined that public facilities have adequate capacity  
51 to serve the proposed amendment at adopted level of service standards; and

52           **WHEREAS**, on December 9, 2025, the Planning and Zoning Board serving as  
53 the Local Planning Agency considered the proposed Comprehensive Plan amendments  
54 at a duly noticed public hearing and found the amendments to be internally consistent  
55 with the Plan; and

56           **WHEREAS**, the Mayor and City Commission have conducted duly noticed  
57 public hearings on the proposed amendment to the City’s Comprehensive Plan, as  
58 required by Chapter 163, Florida Statutes; and

59           **WHEREAS**, the Mayor and City Commission have determined that the  
60 proposed Amendments are in the best interest of the City of Hallandale Beach and its  
61 residents.

62  
63           **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**  
64 **CITY OF HALLANDALE BEACH, FLORIDA:**

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65           **SECTION 1. Incorporation of Recitals.** The foregoing “Whereas” clauses are  
66 confirmed as true and incorporated herein.

67           **SECTION 2. Approval of Text Amendment to the Future Land Use Element.**  
68 The Future Land Use Element of the adopted City of Hallandale Beach Comprehensive  
69 Plan, Part 2.3 - Permitted Uses in Future Land Use Categories, Subpart A. - Residential  
70 Use, is hereby amended to read as follows:

71           **A. RESIDENTIAL USE (Objective 1.3)**

72 Permitted uses in the Residential categories include:

73           **7. DASHED-LINE AREA** – The future land use plan map may circumscribe  
74 an area with a dashed-line border that allows a particular maximum  
75 density of dwelling units for all land and land uses within the  
76 circumscribed area. The overall permissible density is indicated by a  
77 number that appears inside the dashed line area shown on the future  
78 land use plan map. That number is multiplied by the total number of  
79 acres inside the dashed line, including non-residential areas, to  
80 calculate the total number of dwelling units permitted within the dashed  
81 line area. The dwelling units that are allowed within areas circumscribed  
82 by a dashed line may only be applied within the boundaries of the  
83 Irregular Residential portions of the dashed-line area and may not be  
84 transferred. Permitted uses within the Irregular Residential portions of a  
85 dashed-line area include hotels and condo-hotels. Condo-hotels within  
86 a dashed-line area are not subject to a length-of-stay restriction provided  
87 that each unit is assigned one full dwelling unit of density from the  
88 allowable units within the dashed-line area.

89           **SECTION 3. Approval of amendment to the Future Land Use Map.** The Future  
90 Land Use Map of the adopted City of Hallandale Beach Comprehensive Plan is hereby  
91 amended to change the future land use designation of the 17.5-acre parcel described and  
92 depicted in Attachments “A” and “B” hereto, from Commercial Recreation to Commercial

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93 Recreation and Irregular Residential within a Dashed Line Area allowing a maximum  
94 density of 13.03 dwelling units per net acre, for a total of 228 dwelling units.

95 **SECTION 4. F.S. Ch. 163 Transmittal.** The Comprehensive Plan amendments  
96 shall be transmitted to all appropriate reviewing agencies as provided in §163.3184,  
97 Florida Statutes.

98 **SECTION 5. Transmittal to the Broward County Planning Council.** The  
99 amendment to the Future Land Use Map shall be transmitted to the Broward County  
100 Planning Council.

101 **SECTION 6. Conflict.** All ordinances or portions of the Code of Ordinances of the  
102 City of Hallandale Beach in conflict with the provisions of this ordinance shall be repealed  
103 to the extent of such conflict.

104 **SECTION 7. Severability.** Should any provision of this ordinance be declared by  
105 a court of competent jurisdiction to be invalid, the same shall not affect the validity of the  
106 ordinance as a whole, or any part thereof, other than the part declared to be invalid.

107 **SECTION 8. Effective Date.** The Plan amendment approved and passed herein  
108 shall be effective upon adoption by the City Commission concurrent with adoption of the  
109 City's companion Land Development Regulation text amendment, pursuant to Section  
110 163.3184, Florida Statutes.

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112 APPROVED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

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118 SPONSORED BY: CITY ADMINISTRATION

119 ATTEST:

120

121

122

123 \_\_\_\_\_  
JENORGEN GUILLEN

\_\_\_\_\_  
JOY F. COOPER  
MAYOR

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124 CITY CLERK  
125  
126  
127 APPROVED AS TO LEGAL SUFFICIENCY  
128 AND FORM  
129  
130  
131  
132 \_\_\_\_\_  
133 JENNIFER MERINO  
134 CITY ATTORNEY

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ATTACHMENT "A"

LEGAL DESCRIPTION AND PARCEL BOUNDARY MAP

PORTIONS OF BLOCK 11 AND A PORTION OF LOT 8, BLOCK 3, DIPLOMAT GOLF ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT B OF SAID PLAT OF DIPLOMAT GOLF ESTATES; THENCE NORTH 00°01'00" EAST ON THE WESTERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY, ALSO BEING THE EAST LINE OF SAID TRACT B, AS SHOWN ON SAID DIPLOMAT GOLF ESTATES, A DISTANCE OF 413.48 TO A POINT OF A POINT OF CURVATURE; THENCE EASTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 27°41'49", FOR AN ARC DISTANCE OF 256.20 FEET TO A POINT OF TANGENCY; NORTH 27°42'59" EAST ON THE WESTERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY, A DISTANCE OF 151.98 TO A POINT OF A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 67°49'41", FOR AN ARC DISTANCE OF 355.15 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 3382.50 FEET, A CENTRAL ANGLE OF 8°36'58", FOR AN ARC DISTANCE OF 508.66 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 86°17'14" EAST A DISTANCE OF 229.73 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 77°26'29", FOR AN ARC DISTANCE OF 35.14 FEET TO A POINT OF TANGENCY; THENCE SOUTH 16°16'17" WEST A DISTANCE OF 45.65 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 159.00 FEET, A CENTRAL ANGLE OF 74°45'01", FOR AN ARC DISTANCE OF 207.44 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°58'41" WEST A DISTANCE OF 535.60 FEET; THENCE NORTH 00°37'32" WEST A DISTANCE OF 116.42 FEET; THENCE SOUTH 55°22'24" WEST A DISTANCE OF 79.82 FEET; THENCE NORTH 32°50'41" WEST A DISTANCE OF 227.42 FEET; THENCE NORTH 55°58'19" EAST A DISTANCE OF 366.17 FEET; THENCE NORTH 34°06'35" WEST A DISTANCE OF 85.64 FEET; THENCE NORTH 55°45'45" EAST A DISTANCE OF 415.77 FEET; THENCE NORTH 27°04'19" WEST A DISTANCE OF 305.88 FEET; THENCE NORTH 29°25'07" EAST A DISTANCE OF 187.65 FEET; THENCE NORTH 78°28'59" EAST, ALONG A RADIAL LINE, A DISTANCE OF 22.47 FEET TO A POINT OF CURVATURE, ALSO BEING A POINT ON THE WEST LINE OF LOT 7, BLOCK 5, OF SAID PLAT OF DIPLOMAT GOLF ESTATES; THENCE SOUTHEASTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 3532.50 FEET, A CENTRAL ANGLE OF 00°48'40", FOR AN ARC DISTANCE OF 50.00 FEET TO A THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 77°41'14" EAST, ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 170.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7, BLOCK 5 AND THE NORTHEAST CORNER OF SAID BLOCK 11, BEING LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY AS SHOWN SAID DIPLOMAT GOLF ESTATES; THENCE ON SAID EASTERLY LINE OF BLOCK 11 AND ON SAID WESTERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY AND ON THE EASTERLY LINE OF SAID BLOCK 3 AND SAID TRACT B, DIPLOMAT GOLF ESTATES THE FOLLOWING FIVE (5) COURSES AND DISTANCES;

- 1) SOUTH 26°54'50" EAST, A DISTANCE OF 685.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST;
- 2) SOUTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 220.00 FEET, THROUGH A CENTRAL ANGLE OF 23°20'37", AN ARC DISTANCE OF 89.63 FEET TO A POINT OF TANGENCY;
- 3) SOUTH 03°34'13" EAST, A DISTANCE OF 201.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST;
- 4) SOUTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 280.00 FEET, THROUGH A CENTRAL ANGLE OF 27°27'14", AN ARC DISTANCE OF 134.17 FEET TO A POINT OF COMPOUND CURVE WITH A CURVE CONCAVE TO THE NORTHEAST;
- 5) SOUTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 3,382.50 FEET, THROUGH A CENTRAL ANGLE OF 00°26'21", AN ARC DISTANCE OF 25.93 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF HALLANDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING A TOTAL AREA OF 760,824 SQ.FT. (17.5 ACRES) MORE OR LESS.



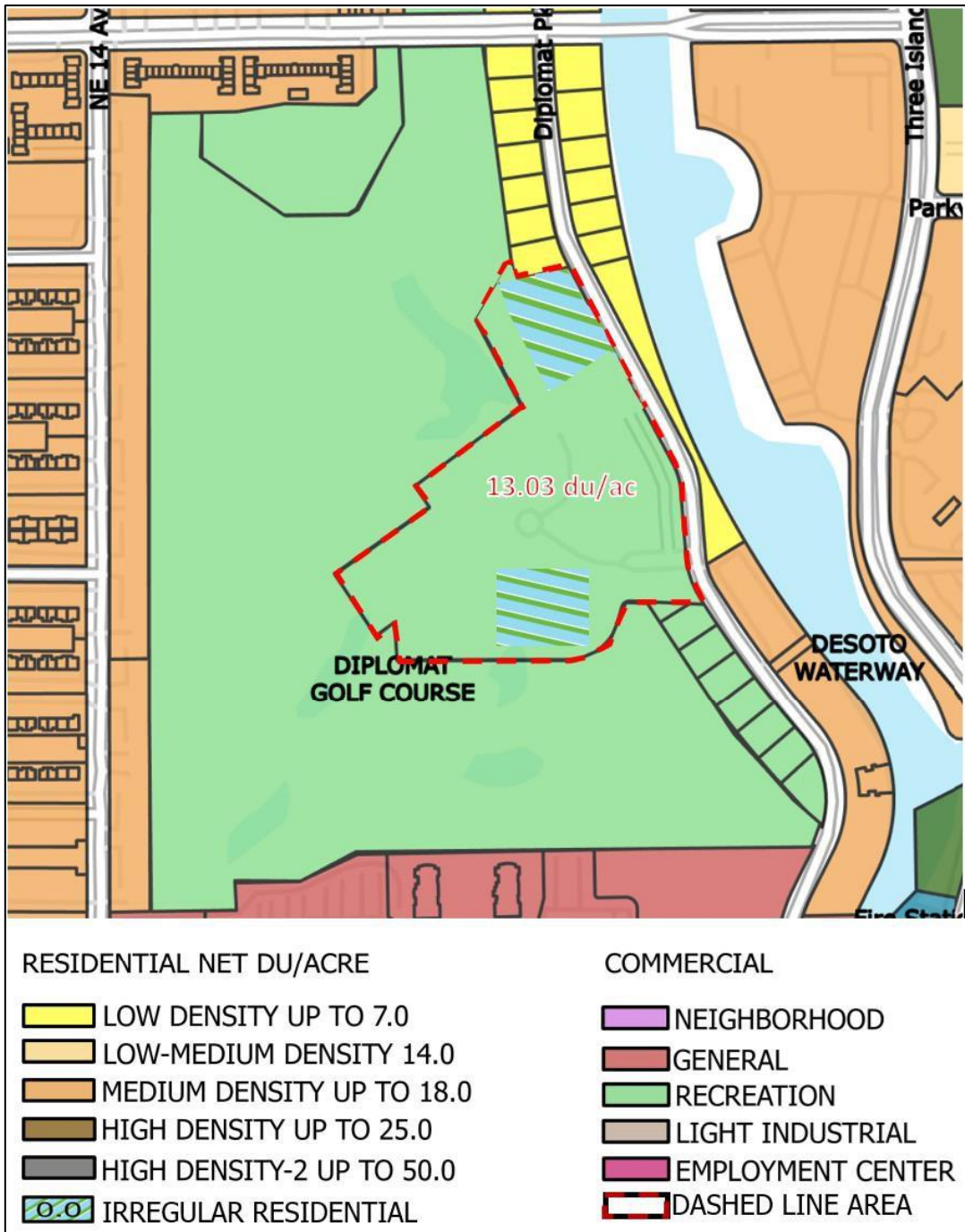
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ATTACHMENT "B"

AMENDED FUTURE LAND USE PLAN MAP



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