

EXHIBIT

ORDINANCE NO. 2026-

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION
OF THE CITY OF HALLANDALE BEACH, FLORIDA,
AMENDING THE CITY OF HALLANDALE BEACH ADOPTED
COMPREHENSIVE PLAN BY AMENDING THE FUTURE
LAND USE ELEMENT, PART 2.3. - PERMITTED USES IN
FUTURE LAND USE CATEGORIES, SUBPART A.-
RESIDENTIAL USE, TO PROVIDE FOR DASHED- LINE
AREAS AS AUTHORIZED IN THE BROWARD COUNTY
LAND USE PLAN; AMENDING THE FUTURE LAND USE
MAP TO CHANGE THE DESIGNATION OF 17.5 NET ACRES
FROM COMMERCIAL RECREATION TO COMMERCIAL
RECREATION AND IRREGULAR RESIDENTIAL WITHIN A
DASHED LINE AREA ALLOWING A MAXIMUM DENSITY OF
13.03 DWELLING UNITS PER NET ACRE; PROVIDING FOR
TRANSMITTAL PURSUANT TO CHAPTER 163, PART II,
FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL OF
THE MAP AMENDMENT TO THE BROWARD COUNTY
PLANNING COUNCIL WITH A RECOMMENDATION OF
APPROVAL; PROVIDING FOR RECERTIFICATION BY THE
BROWARD COUNTY PLANNING COUNCIL; PROVIDING
FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND
PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Section 163 Florida Statutes directs local governments to adopt needed amendments to ensure that the Comprehensive Plan (“Plan”) provides appropriate policy guidance for growth and development; and

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

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

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

1 **WHEREAS**, the City of Hallandale Beach wishes to adopt the Dashed-Line Area
2 provision into its adopted Plan; and

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

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

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

12 **WHEREAS**, on, ____, 2026 the Planning and Zoning Board serving as the Local
13 Planning Agency considered the proposed Comprehensive Plan amendments at a duly
14 noticed public hearing and found the amendments to be internally consistent with the Plan;
15 and

16 **WHEREAS**, the Mayor and City Commission have conducted duly noticed public
17 hearings on the proposed amendment to the City's Comprehensive Plan, as required by
18 Chapter 163, Florida Statutes; and

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

21
22 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF**
23 **HALLANDALE BEACH, FLORIDA:**

24 **SECTION 1. Approval of text amendment to the Future Land Use Element.** The
25 Future Land Use Element of the adopted City of Hallandale Beach Comprehensive Plan, Part
26 2.3 - Permitted Uses in Future Land Use Categories, Subpart A. - Residential Use, is hereby
27 amended to read as follows, where underlined text is added and ~~stricken~~ text is deleted:

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

1 Permitted uses in the Residential categories include:

2 7. **DASHED-LINE AREA** – The future land use plan map may circumscribe an area
3 with a dashed-line border that allows a particular maximum density of dwelling units
4 for all land and land uses within the circumscribed area. The overall permissible
5 density is indicated by a number that appears inside the dashed line area shown on
6 the future land use plan map. That number is multiplied by the total number of acres
7 inside the dashed line, including non-residential areas, to calculate the total number
8 of dwelling units permitted within the dashed line area. The dwelling units that are
9 allowed within areas circumscribed by a dashed line may only be applied within the
10 boundaries of the Irregular Residential portions of the dashed-line area and may
11 not be transferred. Permitted uses within the Irregular Residential portions of a
12 dashed-line area include hotels and condo-hotels. Condo-hotels within a dashed-
13 line area are not subject to a length-of-stay restriction provided that each unit is
14 assigned one full dwelling unit of density from the allowable units within the dashed-
15 line area.

16 **SECTION 2. Approval of amendment to the Future Land Use Map.** The Future Land

17 Use Map of the adopted City of Hallandale Beach Comprehensive Plan is hereby amended
18 to change the future land use designation of the 17.5-acre parcel described and depicted in
19 Attachments "A" and "B" hereto, from Commercial Recreation to Commercial Recreation and
20 Irregular Residential within a Dashed Line Area allowing a maximum density of 13.03 dwelling
21 units per net acre, for a total of 228 dwelling units.

22 * * *

23 **SECTION 3. F.S. Ch. 163 Transmittal.** The Comprehensive Plan amendments shall
24 be transmitted to all appropriate reviewing agencies as provided in §163.3184, Florida
25 Statutes.

26 **SECTION 4. Planning Council transmittal.** The amendment to the Future Land Use
27 Map shall be transmitted to the Broward County Planning Council with a recommendation of
28 approval.

29 **SECTION 5. Recertification.** The adopted amendment together with an application for
30 recertification shall be submitted to the Broward County Planning Council following the

completion of the F.S. §163.3184 plan amendment process.

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

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

SECTION 8. Effective Date. The effective date of this ordinance, if the amendments are not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete. If the amendments are timely challenged, the ordinance shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining these adopted amendments to be in compliance.

PASSED on 1st Reading on , 20

ADOPTED on 2nd reading on , 20 .

JOY F. COOPER
MAYOR

SPONSORED BY: CITY ADMINISTRATION

ATTEST:

JENORGEN GUILLEN
CITY CI FRK

APPROVED AS TO LEGAL SUFFICIENCY
FORM

1 JENNIFER MERINO
2 CITY ATTORNEY
3
4
5
6

ATTACHMENT "A"

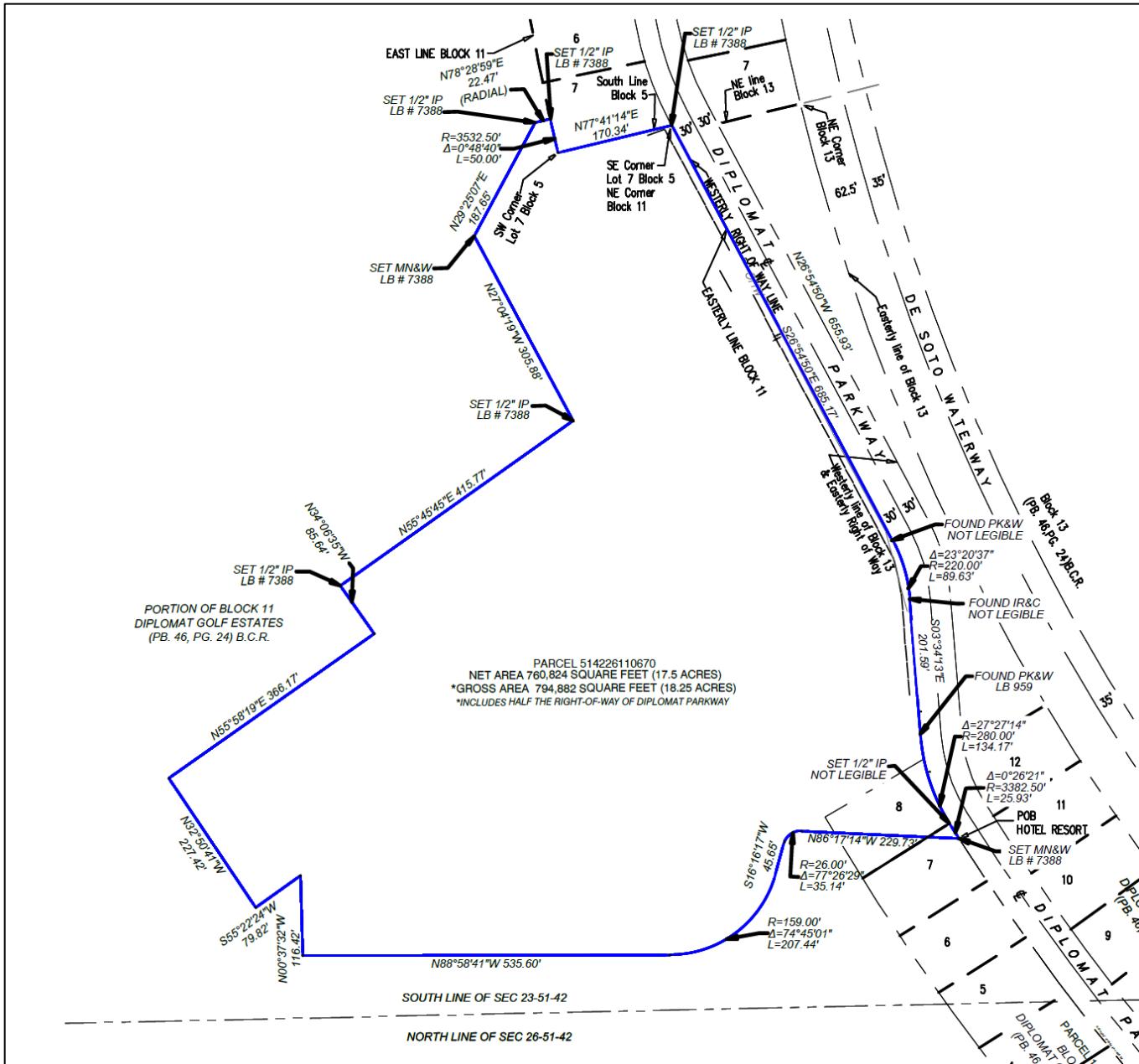
LEGAL DESCRIPTION AND PARCEL BOUNDARY MAP

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.



ATTACHMENT "B"

AMENDED FUTURE LAND USE PLAN MAP

