



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 14, 2026
General Title:	Condo -hotels in CR-P district	Application No.:	LDC-24-06924
Primary Application Type:	Zoning and Land Development Code Amendment	Additional Applications:	Not Applicable
Quasi-Judicial:	☒ Yes ☐ No	Advertisement Type Required:	☒ Display ☐ Regular ☐ Not Applicable
Public Hearing:	☒ Yes ☐ No	Workshop:	☐ Yes ☒ No
Request:	Code amendment to the Zoning and Land Development regulations amending the definition of condo-hotels and the CR-P (commercial Recreation -Passive) District to allow multi-family uses as conditional use.		
Business Impact Estimate:	Exempt as per Florida Statute 166.041(4)(c)		
Staff Recommendation:	Sponsor Name:		
☒ Approve ☐ Approve with Conditions ☐ Deny	Vanessa J. Leroy, Department of Sustainable Development Director		
	Prepared By:		
	Christy Dominguez, Principal Planner		

Short Title:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY'S ZONING AND LAND DEVELOPMENT CODE ("ZLDC") CHAPTER 32, ARTICLE 1, DIVISION 1, SECTION 32-8 "DEFINITIONS" TO MODIFY THE DEFINITION AND REQUIREMENTS FOR CONDO-HOTELS; AMENDING ARTICLE III, DIVISION 2, SECTION 32-153 "CR-P COMMERCIAL RECREATION (PASSIVE) DISTRICT," TO ALLOW MULTIPLE-FAMILY DWELLINGS AS A CONDITIONALLY PERMITTED USE; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

Summary

The applicant, Maltese Diplomat Owner, LLC, is requesting amendments to the City's Zoning and Land Development Code to modify the regulations applicable to condo-hotels and to amend the CR-P Commercial Recreation (Passive) zoning district regulations to permit multifamily residential dwellings as a conditional use within designated dashed-line areas under certain circumstances.

The proposed amendments are intended to implement the proposed companion Comprehensive Plan amendment for the Shell Bay Club property to allow for residential within designated dashed-line areas and provide flexibility for condo-hotel developments within the CR-P zoning district.

Staff recommends that the Planning and Zoning Board consider and forward a recommendation of approval to the City Commission.

Background

The applicant, Maltese Diplomat Owner, LLC, has filed applications with the City and Broward County to amend the City's Comprehensive Plan Future Land Use Map for a portion of the Shell Bay Club property. The amendment establishes a dashed-line area within the property, as authorized by the Broward County Land Use Plan, and changes the land use designation of approximately 17.5 acres from Commercial Recreation to Commercial Recreation and Residential within a Dashed-Line Area.

The Planning and Zoning Board recommended approval of the Comprehensive Plan Future land Use Map and Text amendments on January 13, 2026. The City Commission subsequently approved both amendments on Second Reading on June 22, 2026.

The approved Comprehensive Plan amendments would allow residential uses within designated portions of the property and permit the allocation of up to 228 dwelling units within the established dashed-line area. The proposed Zoning and Land Development Code amendments are a companion application intended to implement and support those Comprehensive Plan amendments.

Current Situation

Maltese Diplomat Owner, LLC, has applied for amendments to the Zoning and Land Development Code to modify the definition and regulations governing condo-hotels and to allow multifamily residential uses within the CR-P Commercial Recreation(Passive) zoning district under limited circumstances.

Specifically, the proposed amendments would:

1. Modify the definition and operational requirements applicable to condo-hotels located within the CR-P zoning district and designated Commercial Recreation land use areas, thereby allowing extended occupancy and owner use that would otherwise be prohibited under the City's existing hotel regulations.
2. Amend Section 32-153, Commercial Recreation (Passive) District, to allow multifamily residential dwellings as a conditional use when located within an approved dashed-line

area designated for residential development on the Future Land Use Map and with each condo-hotel unit is assigned one (1) full dwelling unit of density.

Comprehensive Plan Considerations

The proposed code amendments are consistent with the City's Comprehensive Plan and support the implementation of the Shell Bay Club Comprehensive Plan amendments.

The proposed code amendment will assist in furthering the following policies and objectives:

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.

POLICY 1.13.2: The Hallandale Beach Zoning and Land Development Code provisions which contain design standards relative to landscaping, setbacks, and other site controls, shall continue to be strictly enforced to meet the intent of the Goal, Objective and Policies of the Future Land Use Element of the Plan.

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.

POLICY 1.20.7: The City shall continue to foster its "sustainable" community character with a variety of housing opportunities at varying price ranges, employment and retail uses, educational, community facilities, parks and recreational uses, etc. to the extent possible.

POLICY 4-1.1.9: Eliminating Barriers. The City shall eliminate barriers to the creation of housing, especially affordable housing. This action will include but not be limited to streamlining the review process, especially with regard to affordable housing projects.

Analysis

The proposed ordinance (Exhibit 1) amends Section 32-8, Definitions, and Section 32-153, Commercial Recreation-Passive District, as follows:

1. Amendments to Condo-Hotel Regulations

The proposed ordinance amends the definition of "Hotel" in Section 32-8 to exempt condo-hotels located within the CR-P zoning district and Commercial Recreation land use designation from certain operational limitations currently applicable to condo-hotels, including:

- The limitation that no more than five percent (5%) of hotel rooms may be occupied by the same occupant for more than 90 consecutive days;
- The limitation that unit owners may not occupy their condo-hotel unit for more than 180 days within any consecutive 12-month period; and
- The requirement that all condo-hotel units be used solely for transient accommodations.

These amendments would allow longer-term occupancy and owner use of condo-hotel units within qualifying CR-P developments with available units within a dashed line-area.

2. Amendments to the CR-P District Regulations

The proposed ordinance amends Section 32-153 to add multifamily dwellings as a conditionally permitted use within the CR-P District, provided that:

- The property is located within a dashed-line area designated for residential development on the City's Future Land Use Map; and
- Any residential density is derived from and limited to the residential units assigned to the dashed-line area pursuant to the applicable Comprehensive Plan designation.

The proposed amendment therefore establishes a zoning mechanism to implement future land use approvals authorizing residential development within approved dashed-line areas of properties designated Commercial Recreation.

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.

Cost Benefits

While there are no direct fiscal impacts associated with the proposed ordinance, the code amendments will facilitate redevelopment opportunities consistent with the City's Comprehensive Plan.

Staff Recommendation:

The proposed ordinance establishes the zoning regulations necessary to implement residential uses within designated dashed-line areas of properties with a Commercial Recreation land use designation and CR-P zoning district.

The ordinance also provides flexibility for condo-hotel developments within the CR-P district by modifying occupancy and ownership restrictions otherwise applicable under the City's hotel regulations.

The ordinance is consistent with the Comprehensive Plan amendment approved by the City Commission on Second Reading on June 22, 2026, which authorize residential uses within an established dashed-line area of the Shell Bay Club property.

Therefore, Staff recommends that 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

Reviewed by: ~~Steven Williams~~, AICP
Assistant DSD Director