



## City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:		1 <sup>st</sup> Reading	2 <sup>nd</sup> Reading
<b>12/3/2025</b>	<b>25-320</b>	<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	<b>8/20/2025</b>	<b>12/3/2025</b>
			Public Hearing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
			Advertising Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
			Quasi-Judicial:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fiscal Impact (\$):	Account Balance (\$):	Funding Source:	Project Number:		
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>		
Contract/P.O. Required	RFP/RFQ/Bid Number:	Sponsor Name:	Department:		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>N/A</b>	<b>Vanessa Leroy</b>	<b>Sustainable Development</b>		
Strategic Plan Focus Areas:					
<input type="checkbox"/> Fiscal Stability	<input type="checkbox"/> Resident Services	<input type="checkbox"/> Public Safety	<input type="checkbox"/> Infrastructure & Mobility	<input checked="" type="checkbox"/> Economic Development & Affordable Housing	
Implementation Timeline:					
Estimated Start Date: 8/20/2025			Estimated End Date: Upon Adoption		

### SHORT TITLE:

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING THE CITY OF HALLANDALE BEACH ADOPTED COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT; PART 2.3, "PERMITTED USES IN FUTURE LAND USE CATEGORIES"; SUBPART A., "RESIDENTIAL USE", TO ALLOW ADDITIONAL OUTDOOR RECREATION FACILITIES AS ACCESSORY USES WITHIN THE LOW DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY; PROVIDING FOR TRANSMITTAL OF THE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO CHAPTER 163, PART II, FLORIDA STATUTES; PROVIDING FOR RECERTIFICATION BY THE BROWARD COUNTY PLANNING COUNCIL; 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. PA-25-02724, requesting a Comprehensive Plan Amendment to the Future Land Use Element to allow Recreation Facilities within the Low-Density Land Use Category.

Staff recommends that the City Commission consider the proposed Ordinance.

**Background:**

On July 15, 2025, the Planning and Zoning Board recommended approval of the proposed request by a vote of 4-0. The Planning and Zoning Board Agenda Cover Memo and Meeting Minutes are attached as Exhibits 2 and 3.

On August 20, 2025, the City Commission approved the ordinance on first reading. Following approval, the ordinance was then transmitted to the Florida Department of Economic Opportunity (DEO) for review. The statutory review period has since concluded, and no comments or objections were received. Accordingly, the ordinance is now being presented to the City Commission for final adoption, with no changes from the first reading.

**Current Situation:**

The Future Land Use Element (FLUE) of the Comprehensive Plan currently permits only public parks and playgrounds as recreational uses within the Low Density land use category. As a result, other types of recreational facilities are not permitted unless they fall under the definition of a public park or playground.

The Applicant proposes to amend the FLUE to expand the list of permitted uses within the Low Density category to allow additional recreational facilities—whether public or private—when provided as accessory uses to primary outdoor recreation or commercial recreation uses within a Planned Development Overlay (PDO).

According to the Applicant, this amendment is necessary due to a zoning map change in 2016 that inadvertently rendered a portion of the Marina at the Diplomat Golf Resort legal nonconforming. Specifically, a section of the marina property was rezoned from CR-P (Commercial Recreation Planned) to RS-7 (Residential Single-Family), thereby creating a conflict with the existing use.

To address this issue comprehensively, the Applicant has also submitted a companion Land Development Code amendment (Application No. LDC-25-02725) seeking to allow marinas within the RS-7 zoning district.

**Analysis**

The attached proposed ordinance (Exhibit 1) would amend the Future Land Use Element of the Comprehensive Plan to explicitly permit public or private recreational facilities—other than public parks and playgrounds—within the Low Density Future Land Use category, provided such facilities are ancillary to a primary outdoor recreation or commercial recreation use within a Planned Development Overlay (PDO).

Staff has no objection to the proposed amendment. Moreover, the request is consistent with the Broward County Land Use Plan, which allows for parks, golf courses, and other outdoor recreational facilities, as well as recreational, civic, or cultural buildings that are ancillary to a site's primary outdoor recreational use.

**Applicable Codes and Hallandale Beach Comprehensive Plan:**

Decisions or recommendations relating to any change to the official zoning map or the land use element of the comprehensive plan shall address but is not limited to the effect of the proposed amendment as it relates to the following:

1. The relationship of the proposed amendment to the purposes and objectives of the city's comprehensive land use plan, when adopted, with appropriate consideration as to whether or not the proposed changes will further the purpose of this chapter and other codes, regulations and actions designed to implement the plan.

*The amendment furthers the purpose of the City Comprehensive Plan goals, objectives, and policies as well as the Land Development Regulations and is consistent with 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.

2. The proposed change would or would not be contrary to the established land use pattern.

*The proposed change would not be contrary to the established land use pattern as the area in which the specific conditions exist is currently developed as proposed in the amendment.*

3. The proposed change would or would not create an isolated district unrelated to adjacent and nearby districts.

*Not applicable as the proposed amendment does not propose to change any existing designations on the Future Land use Map. All designations will remain as currently designated.*

4. The proposed change would or would not alter the population density pattern and thereby have an adverse impact upon public facilities such as schools, utilities and streets.

*The proposed amendment does not have an effect on population as the amendment is not related to residential uses.*

5. Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

*Not applicable as no boundary changes are proposed.*

6. Changed or changing conditions make the passage of the proposed amendment necessary.

*In the area where such conditions exist as proposed in the amendment, the property is already an existing recreational facility. The proposed amendment would bring the property into compliance.*

7. Substantial reasons exist why the property cannot be used in accordance with the adopted land use plan and/or the existing zoning.

*The proposed amendment is not to change an existing Future Land Use Designation of an individual property. The proposed amendment affects the permitted uses for any property within the Low Density Future Land Use Designation. Furthermore, in the area where such conditions exist as proposed in the amendment, the property is already an existing recreational facility.*

8. Whether or not the change is out of scale with the needs of the neighborhood.

*The proposed change is not out of scale with the needs of the neighborhood as in the area where such conditions exist as proposed in the amendment, the property is already an existing recreational facility.*

**Why Action is Necessary:**

Pursuant to Article V, Division I, Section 5.01 of the City of Hallandale Beach Charter, a City Ordinance is required to amend an existing Ordinance.

**Cost Benefit:**

There is no cost associated with this request.

**STAFF RECOMMENDATIONS:**

Staff recommends that the City Commission consider the proposed Ordinance.

**ATTACHMENT(S):**

Exhibit 1 – Ordinance  
Exhibit 2 – July 15, 2025, Planning and Zoning Board Cover Memo  
Exhibit 3 – July 15, 2025, Planning and Zoning Board Minutes  
Exhibit 4 – Applicant's Letter and Backup  
Exhibit 5 – Presentation

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