

Application for Amendment  
To the City of Hallandale Beach and Broward County  
Land Use Plans

“Shell Bay Residential”

Prepared By:

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TRANSMITTAL INFORMATION

- A. LETTER OF TRANSMITTAL FROM MUNICIPAL MAYOR OR MANAGER DOCUMENTING THAT THE LOCAL GOVERNMENT TOOK ACTION BY MOTION, RESOLUTION OR ORDINANCE TO TRANSMIT A PROPOSED AMENDMENT TO THE BROWARD COUNTY LAND USE PLAN, INCLUDING THE DATE THAT THE LOCAL GOVERNING BODY HELD THE TRANSMITTAL PUBLIC HEARING. PLEASE ATTACH A COPY OF THE REFERENCED MOTION, RESOLUTION OR ORDINANCE. THE LOCAL GOVERNMENT'S ACTION TO TRANSMIT MUST INCLUDE A RECOMMENDATION OF APPROVAL, DENIAL OR MODIFICATION REGARDING THE PROPOSED AMENDMENT TO THE BROWARD COUNTY LAND USE PLAN.**

Concurrent Transmittal Letter Provided under separate cover.

City Commission transmittal information will be provided under separate cover once available.

- B. NAME, TITLE, ADDRESS, TELEPHONE NUMBER AND EMAIL ADDRESS OF THE LOCAL GOVERNMENT CONTACT PERSON.**

Christy Dominguez, Planning and Zoning Manager  
Planning and Zoning Division  
City of Hallandale Beach  
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Hallandale Beach, FL 33009  
Phone: (954) 457-1380  
Email: [cdominguez@hallandalebeachfl.gov](mailto:cdominguez@hallandalebeachfl.gov)

- C. SUMMARY MINUTES FROM BOTH THE LOCAL PLANNING AGENCY AND THE LOCAL GOVERNMENT PUBLIC HEARINGS OF THE TRANSMITTAL OF THE BROWARD COUNTY LAND USE PLAN AMENDMENT.**

Summary minutes will be provided upon receipt.

- D. DESCRIPTION OF PUBLIC NOTIFICATION PROCEDURES FOLLOWED FOR THE AMENDMENT BY THE LOCAL GOVERNMENT, INCLUDING NOTICES TO SURROUNDING PROPERTY OWNERS, ADVERTISEMENTS IN LOCAL PUBLICATIONS, SIGNAGE AT PROPOSED SITE, ETC.**

The City of Hallandale Beach provided public notice of the public hearing for the proposed amendment via publication in a newspaper of general circulation pursuant to F.S. 166.041. The applicant provided mail notice to property owners within 1,000 feet of the amendment site and posted sign notice along Diplomat Parkway.

- E. WHETHER THE AMENDMENT IS ONE OF THE FOLLOWING:**  
**\*DEVELOPMENT OF REGIONAL IMPACT**  
**\*SMALL SCALE DEVELOPMENT (PER CHAPTER 163.3187 FLORIDA STATUTES)**  
**\*EMERGENCY (PLEASE DESCRIBE ON A SEPARATE PAGE)**

The amendment is a small-scale development per Chapter 163.3187 F.S.

**2. APPLICANT INFORMATION**

- A. Applicant:** Keith Poliakoff, Esq.  
Government Law Group  
200 S. Andrews Ave., Suite 601  
Fort Lauderdale, FL 33301  
Phone: (954) 909-0590  
Email: [keith.poliakoff@saul.clom](mailto:keith.poliakoff@saul.clom)
  
- B. Agent:** Jeff Katims, AICP  
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200 S. Andrews Ave., Suite 504  
Fort Lauderdale, FL 33301  
Phone: (954) 372-6767  
Email: [jeff@completecities.net](mailto:jeff@completecities.net)
  
- C. Property Owners:**

Maltese Diplomat Owner, LLC 2915 Biscayne Blvd., Suite 500 Miami, FL 33137 Phone: (201) 723-1967 Email: <a href="mailto:ari.pearl@gmail.com">ari.pearl@gmail.com</a>	Shell Bay Land Trustee, LLC 501 Diplomat Parkway Hallandale Beach, FL 33009 Phone: (201) 723-1967 Email: <a href="mailto:ari.pearl@gmail.com">ari.pearl@gmail.com</a>
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**D. Applicant’s rationale for the amendment:**

For 24 years, the amendment site has served as the clubhouse, hotel, tennis complex, and parking for the Diplomat Golf Course and Club. The amendment site is currently approved by the City of Hallandale Beach for 938 additional room keys under a development plan from the previous owner/developer. One condo-hotel tower is currently under construction. The current owner/developer has filed this amendment for the flexibility to offer residential units and condo-hotel units. The number of total units, regardless of type (i.e. any combination of condo or condo-hotel units) will be capped at 228 units, thereby substantially reducing the intensity of development. The flexibility is necessary as part of the redesign, rebranding and construction of the facility as the premier golf club in Florida, which includes a combination of amenities not found at other courses, including a Greg Norman championship course, marina with more than 40 slips for luxury vessels, on-demand helicopter service, and high-end residences and accommodations.

**3. AMENDMENT SITE DESCRIPTION**

**A. *CONCISE WRITTEN DESCRIPTION OF THE GENERAL BOUNDARIES AND GROSS ACREAGE (AS DEFINED BY BCLUP) OF THE PROPOSED AMENDMENT.***

The amendment consists of 18.3 gross acres and 17.5 net acres located on the west side of Diplomat Parkway, between East Hallandale Beach Boulevard and Atlantic Shores Boulevard. See **Exhibit “A”** for the BCPC acreage determination letter. The site is bordered by Diplomat Parkway on its east side and the existing golf course on all other sides.

**B. SEALED SURVEY, INCLUDING LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE AMENDED.**

A survey of the amendment site is attached as **Exhibit “B”**. The amendment site is further identified by BCPA Parcel Identification Numbers 514226 11 0670 and 5142 26 11 0673.

**C. MAP AT A SCALE CLEARLY INDICATING THE AMENDMENT LOCATION, BOUNDARIES, AND PROPOSED LAND USES.**

Existing and proposed City future land use is included as **Exhibit “C.”**

Existing and proposed County future land use is included as **Exhibit “D.”**

**4. EXISTING AND PROPOSED USES**

**A. CURRENT AND PROPOSED LOCAL AND BROWARD COUNTY LAND USE PLAN DESIGNATION(S) FOR THE AMENDMENT SITE. IF MULTIPLE LAND USE DESIGNATIONS, DESCRIBE GROSS ACREAGE WITHIN EACH DESIGNATION. FOR ACTIVITY CENTER AMENDMENTS, THE PROPOSED TEXT INDICATING THE MAXIMUM RESIDENTIAL AND NONRESIDENTIAL USES MUST BE INCLUDED.**

City of Hallandale Beach Land Use Plan

City of Hallandale Beach Existing Land Use Designation	Acres	No. Permitted Dwelling Units
Commercial Recreation – Passive	17.5 (net)	0
City of Hallandale Beach Proposed Land Use Designation		
Commercial Recreation – Passive and Dashed Line Area with a maximum density of 13.03 du/ac (net)	17.5 (net)	228

Broward County Land Use Plan

Broward County Land Use Plan Existing Land Use Designation	Acres	Dwelling Units
Commercial Recreation	18.3 (gross)	0
Broward County Land Use Plan Proposed Land Use Designations		
Commercial Recreation with Dashed Line Area with a maximum density of 12.46 du/ac (gross)	18.3 (gross)	228

**B. INDICATE IF THE FLEXIBILITY PROVISIONS OF THE BROWARD COUNTY LAND USE PLAN HAVE BEEN USED FOR THE AMENDMENT SITE OR ADJACENT AREAS.**

Flexibility provisions have not been applied to the amendment site. Residential Flexibility was used for one or more developments immediately south of the golf course.

**C. EXISTING USE OF AMENDMENT SITE AND ADJACENT AREAS.**

Existing Use of Amendment Site	
Golf course, clubhouse, tennis club, and hotel.	

Existing Use of Adjacent Areas	
<b>North</b>	Golf course, single-family detached residential
<b>East</b>	Marina on opposite side of Diplomat Parkway
<b>South</b>	Golf course
<b>West</b>	Golf course

**D. PROPOSED USE OF THE AMENDMENT SITE INCLUDING PROPOSED SQUARE FOOTAGE FOR EACH NON-RESIDENTIAL USE AND / OR DWELLING UNIT COUNT.**

Existing 60-room hotel and clubhouse, 228 high-rise multiple-family dwelling units, racquet and athletic courts, and approximately 4 acres of existing golf course. A conceptual buildout plan is provided as **Exhibit "L."**

**E. MAXIMUM ALLOWABLE DEVELOPMENT PER ADOPTED AND CERTIFIED MUNICIPAL LAND USE PLANS UNDER EXISTING DESIGNATION FOR THE SITE, INCLUDING SQUARE FOOTAGE / FLOOR AREA RATIO / LOT COVERAGE / HEIGHT LIMITATIONS FOR EACH NON-RESIDENTIAL USE AND/OR DWELLING UNIT COUNT.**

The City of Hallandale Beach comprehensive plan limits the height of buildings within the Commercial Recreation land use plan designation to 450 feet in height. There is no FAR or lot coverage limitation for the Commercial Recreation category in the comprehensive plan.

**5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES**

**A. POTABLE WATER**

- 1. Provide the potable water level of service per the adopted and certified local land use plan, including the adoption date of the 10 Year Water Supply Facilities Plan.**

The City of Hallandale Beach potable water level of service standard is 148 gpcd (annual average day). The City adopted its most recent Water Supply Facilities Work Plan on February 17, 2021.

- 2. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and**

**planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.**

The amendment site is served by the City of Hallandale Beach water treatment plant. The plant has a finished water capacity of 16 mgd, of which up to 10 mgd of City well water is treated with lime softening, and up to 6 mgd of raw water from the County's wellfield is treated via nanofiltration membrane softening).

Current (12 month average flow) demand on the plant is 7.1 mgd. Projected and committed to be provided by public works. There are no planned expansions.

The City's water use permit No. 06-00138-W allows withdrawal of 4.01 mgd from the Biscayne Aquifer. The permit expires January 23, 2039. Up to 4.26 mgd AADF of additional raw water is available from the Broward County South Regional Wellfield under a large user agreement, including allocation from the C-51 Reservoir. The projected raw water demand for 2030 is 7.31 mgd AADF.

**3. Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

The amendment site is approved by the city for 938 condo hotel keys. However, the owner/developer has instead opted to build 228 apartment units, amounting to only one-third the number of approved units. The vesting for the units that will not be constructed will be terminated through a new master plan. The potable water capacity required to serve the approved but unbuilt units is reserved in the city's concurrency management system as committed capacity. Using the multiplier of 178 gpcd from Infrastructure Policy 1.1.1 of the city's comprehensive plan, the net demand for potable water generated by the amendment is as follows:

Reserved capacity for approved but unbuilt units: 684 units x 2.1 avg unit occupancy x 178 gpd/capita = 255,679 gpd.

Proposed 228 multifamily units: 228 x 2.1 avg occupancy x 178 gpd/capita = 85,226 gpd.

Net change in demand: 45,600 gpd – 136,800 gpd = 170,453 gpd (0.17 mgd) *decrease* in demand.

**4. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

Provided as **Exhibit "E."**

## B. SANITARY SEWER

**1. Provide the sanitary sewer level of service per the adopted and certified local land use plan.**

The adopted level of service for sanitary sewer collection and treatment capacity in the adopted City of Hallandale Beach comprehensive plan is 190 gpd. Sanitary sewer treatment is provided by the City of Hollywood. Per the City of Hollywood Comprehensive Plan, the level of service standard for wastewater is the Florida Department of Environmental Protection Permitted Capacity of the facility: 55.50 mgd. The LOS standard for wastewater treatment plants shall be measured by average daily flow.

**2. Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources.**

The amendment site is served by the Southern Regional Wastewater Treatment Plant ("SRWTP") with a capacity of 55.50 mgd. The *maximum* monthly average daily flow during the preceding 12 months was 53.270 mgd and the maximum three-month average daily flow was 48.576 mgd. The average daily 12-month flow pursuant to the 2023 large user capacity report was 39.1 mgd. There is currently 6.50 mgd of committed demand. Hollywood reserves 8.71 mgd AADF of treatment capacity for Hallandale Beach pursuant to its large user agreement, as amended, where current average flow is 7.3 mgd and committed capacity is .15 mgd, leaving 1.25 mgd of available capacity. There are no planned capacity expansions at this time.

**3. Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

The amendment site is approved by the city for 938 condo-hotel keys. However, the owner/developer has instead opted to build 228 apartment units, amounting to only one-third the number of approved units. The wastewater treatment capacity required to serve the approved but unbuilt units is reserved in the city's concurrency management system as committed capacity. Using the multiplier of 190 gpcd from Infrastructure Policy 1.1.1 of the city's comprehensive plan, the net demand for wastewater treatment generated by the amendment is as follows:

Reserved capacity for approved but unbuilt units:  $684 \text{ units} \times 2.1 \text{ avg unit occupancy} \times 190 \text{ gpd/capita} = 272,916 \text{ gpd}$ .

Proposed 228 multifamily units:  $228 \times 2.1 \text{ avg occupancy} \times 190 \text{ gpd/capita} = 90,972 \text{ gpd}$ .

Net change in demand:  $90,972 \text{ gpd} - 272,916 \text{ gpd} = 181,944 \text{ gpd}$  (0.18 mgd) *decrease* in demand.

- 4. Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

Provided as **Exhibit "E."**

## **C. SOLID WASTE**

- 1. Provide the adopted level of service per the adopted and certified local land use plan.**

The adopted level of service in the adopted City of Hallandale Beach Comprehensive Plan for solid waste collection and disposal is 5.65 pounds of solid waste per person per day, which includes nonresidential waste.

- 2. Identify the solid waste facility serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.**

The City of Hallandale Beach provides its own trash collection services. The City transports its solid waste to the Waste Connections Pembroke Park transfer station located in Pembroke Park, 1899 SW 31<sup>st</sup> Avenue, 33009. Final disposal is at Waste Connections JED/OMNI Landfill in St. Cloud, Florida, 34773. The landfill is licensed under FDEP Permit No. 0199726-033-SO-01, issued June 13, 2017 and expiring June 13, 2027, for 81,505,530 cubic yards. Approximately 5800-6200 tons of waste are deposited each day. As of 2018, 1,847,925 cubic yards of capacity had been used. The facility's 20-year projection shows a remaining capacity of 3,852,819 cubic yards (4.7%) in the year 2038. Additionally, the anticipated life of the landfill is 18 years pursuant to an April 2023 application for landfill modification made to FDEP, which is included in **Exhibit "F."**

- 3. Identify the net impact on solid waste demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

Using the multiplier of 4.75 lbs/capita/day from Infrastructure Policy 1.1.1 of the city's comprehensive plan, the demand for solid waste collection and disposal is as follows:

Proposed 228 multifamily units:  $228 \times 2.1 \text{ avg occupancy} \times 4.75 \text{ lbs/capita/day} = 2,274 \text{ lbs/day}$ .

- 4. Correspondence from the solid waste provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

Provided as **Exhibit "F."**

## **D. DRAINAGE**

### **1. Provide the adopted level of service per the adopted and certified local land use plan.**

The City's adopted Comprehensive Plan provides the Level of Service Standards for drainage:

- Stormwater Management New Development: Design storm- five year frequency; one hour duration; 3.3 total inches.
- Existing Development: To meet Florida Building Code drainage standards.

### **2. Identify the drainage district and drainage systems serving the amendment area.**

The amendment site is served by the South Florida Water Management District and Broward County Environmental Engineering Division.

### **3. Identify any planned drainage improvements, including year, funding sources and other relevant information.**

There are no planned drainage improvements for the amendment site area.

### **4. Indicate if a Surface Water Management Plan ("has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site.**

SFWMD has issued Surface Water Management Permit No. 06-01857-S for the amendment site.

### **5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties.**

The area meets the adopted level of service standards. All drainage analyses that will be required in the future by the BCEED and the City will comply with BCEED regulations.

### **6. Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.**

Provided as **Exhibit "F."**

## **E. RECREATION AND OPEN SPACE**

### **1. Provide the recreation and open space level of service per the adopted and certified local land use plan.**

The level of service standard established in the City of Hallandale Beach adopted Comprehensive Plan is 3.25 acres of park and open space per 1,000 permanent residents.

- 2. For amendments which will result in an increased demand for “community parks” acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.**

Pursuant to the current certified open space inventory, the City has 148.02 acres of community parkland. This figure does not include any part of the golf course. It is noted that the golf course, excluding the amendment site, is deed restricted to remain open space.

- 3. Identify the net impact on demand for “community parks” acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.**

The amendment will authorize 228 new dwelling units, resulting in a population increase of 479 persons based upon the 2020 Census average household size of 2.1 persons. The additional population will require 1.56 acres of community park, calculated as follows:

$$228 \text{ du} \times 2.1 \text{ persons} = 479 \text{ persons} \times .00325 = 1.56 \text{ acres}$$

It is noted that the residential units are part of the golf and country club, which offers its own recreation facilities, including golf, swimming, walking and running paths, and tennis.

- 4. Identify the projected “community parks” acreage needs based on the local government’s projected build-out population.**

The City of Hallandale Beach buildout population is 44,430 according to the City’s certified inventory of community parks, which would require 144.4 acres of community parkland, resulting in a 3.62-acre surplus. Adding the 1.56 acres of additional demand from the amendment reduces the surplus of community parkland at buildout to 2.06 acres.

- 5. As applicable, describe how the local government and / or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5 (a. through e.), regarding the provision of open space.**

**POLICY 2.5.4 states that Broward County shall strongly encourage the preservation of open space areas. Amendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met, including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.**

The amendment site is *not* a golf course redevelopment. The amendment site has long been designated—and approved—for hotel, hotel conference center, tennis, and clubhouse use. The amendment site is a designated “cut-out” of the 76.9 acres that will remain golf course pursuant to a recorded deed restriction in favor of the City of Hallandale Beach (see

Instrument Number 118164695, BCR). The site is not a part of the deed restricted acreage precisely because it has been designed for golf resort development. The amendment seeks to substitute residential units for some of the approved hotel units.

**POLICY 2.5.5 Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:**

- a. The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.**

The amendment site is dedicated to resort uses accessory to the golf course. The golf course parcel (excluding the amendment site) is already deed restricted as permanent open space, with the amendment site reserved for complimentary land uses, including the existing hotel, clubhouse, sports courts, and proposed residential units as part of the golf club.

- b. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development.**

The amendment site does not provide storm water retention for the surrounding development.

- c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.**

No wetlands and no lakes will be filled for this amendment, and no tree canopy will be removed. Any foliage that will be removed for residential use is recently planted and will be replaced or relocated.

- d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 environmental assessment. A Phase 2 environmental assessment may be required based upon the findings of the Phase 1 assessment.**

Phase 1 and 2 assessments of the entire golf course were completed in coordination with Broward County EPD. Remediation for the southern site proposed for residential use, but approved for condo-hotel use, has already been approved by EPD. An application for Environmental Assessment and Remediation License for the northern site proposed for residential use, but approved for condo-hotel use, is underway.

- e. **Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.**

The amendment is *not* a golf course redevelopment. The site has long been developed for golf course resort use, containing a hotel, clubhouse and recreational amenities. The site is approved for additional resort use, including condo-hotels. The proposed residential use would replace the approved condo-hotel resort use. The residential buildings will be integrated into the golf course amenity parcel in the same way that the condo-hotel and hotel development were initially to be integrated. More specifically, the amendment parcel has its own frontage and access to Diplomat Parkway and is surrounded on three sides by deed-restricted golf course open space. The property owner has already improved the sidewalks and landscaping along Diplomat Parkway as part of its obligations under the City’s approval of the condo-hotel development that the residential use will replace.

**F. TRAFFIC CIRCULATION ANALYSIS**

Please be advised, if required, that the Planning Council staff will request from the Broward Metropolitan Planning Organization (MPO), as per Policy 2.14.6 of the BCLUP, an analysis of the impacts of the amendment to the regional transportation network. The MPO will charge a separate cost-recovery fee directly to applicants for technical assistance requested by the Planning Council for the preparation and review of the land use plan amendment transportation analysis. Please contact the MPO for additional information regarding this fee.

- 1. **Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.**

Roadway	Lanes	From	To	Adopted AADT LOS STD/Volume	AADT	AADT LOS
Diplomat Parkway	2	EHBB	Washington St	D / 13,320	3,500	C
Atlantic Shores Blvd.	2	US-1	Diplomat Pkwy	D / 13,320	8,800	D
WHBB	6	US-1	I-95	D / 59,900	47,500	C
EHBB	6	US-1	Diplomat Pkwy	D / 59,900	36,000	C
EHBB	6	A-1A	Diplomat Pkwy	D / 59,900	28,500	C

- 2. **Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizon. Please utilize average daily and p.m. peak hour traffic volumes per Broward Metropolitan Planning Organization (MPO) plans and projections.**

Roadway	2045 Lanes	2045 AADT			2045 PM Peak Hour		
		Adopted LOS STD/Volume	Volume	LOS	Adopted LOS STD/ Volume	Volume	LOS
Diplomat Parkway	2	D / 13,320	8,800	D	D / 1,197	836	D
Atlantic Shores Blvd.	2	D / 13,320	8,900	D	D / 1,197	846	D
WHBB	6	D / 59,900	73,300	F	D / 5390	6,964	F
EHBB (E of US-1)	6	D / 59,900	42,900	C	D / 5,390	4,076	C
EHBB (E of Diplomat Pkwy)	6	D / 59,900	42,300	C	D /5,390	4,019	C

3. **Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for the amendment – calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long-range planning horizon.**
  
3. **Provide any relevant transportation studies relating to this amendment, as applicable.**

As noted throughout this application, the amendment substantially reduces the intensity of the approved resort development. A comparative trip generation analysis prepared by Kimley Horne is provided as **Exhibit “G.”**

## **G. MASS TRANSIT ANALYSIS**

1. **Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.**

The City of Hallandale Beach operates a community shuttle bus that serves the amendment site directly. Route 1 operates Monday through Saturday, stopping at the amendment site with a headway of generally 45 minutes. Route 1 connects the amendment site with locations on East Hallandale Beach Boulevard and US-1 northbound to Young Circle in Hollywood, which serves as a hub for several BCt routes.

There are no BCt routes that operate within one-quarter mile of the amendment site, but there are two routes that operate one-third of a mile walking distance. Route 4 operates with a headway generally between 35 and 40 minutes in both directions Monday through

Friday, 45 to 50 minutes in both directions on Saturday and typically 50 minutes on Sunday. Route 28 operates with a headway of generally between 25 and 30 minutes in both directions Monday through Friday, generally 30 minutes on Saturday in both directions and generally 45 minutes on Sunday in both directions.

**2. Describe how the proposed amendment furthers or supports mass transit use.**

The amendment site is directly served by a community shuttle bus that connects the amendment site with several shopping destinations and BCt stops, including the Young Circle hub. Two BCt routes with headways as short as 25 minutes stop within one-third of a mile of the amendment site, accessed via a safe, attractive and convenient sidewalk.

**3. Correspondence from transit provider verifying the information submitted in items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.**

A verification letter from Broward County Transit is attached as **Exhibit “H.”**

**H. PUBLIC EDUCATION ANALYSIS**

**1. Public School Impact Application**

A 2024 School Consistency Review Report is attached as **Exhibit “I.”** The report concludes that there is adequate capacity to serve the amendment.

**2. Associated Fee, Check Payable to School Board of Broward County**

The application and fee were submitted to School Board of Broward County in March, 2024. A check for a new School Consistency Review Report has been provided with this application.

**6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES**

**A. *HISTORIC SITES OR DISTRICTS ON THE NATIONAL REGISTER OF HISTORIC PLACES OR LOCALLY DESIGNATED HISTORIC SITES.***

Neither the National Register of Historic Places nor the City’s Comprehensive Plan identifies any historic sites or historically significant housing within or abutting the amendment site.

**B. *ARCHAEOLOGICAL SITES LISTED ON THE FLORIDA MASTER SITE FILE.***

The subject site does not contain any archaeological sites. Please see **Exhibit “J”** for the Cultural resources verification letter from the State of Florida.

**C. WETLANDS.**

There are no wetlands within the amendment site.

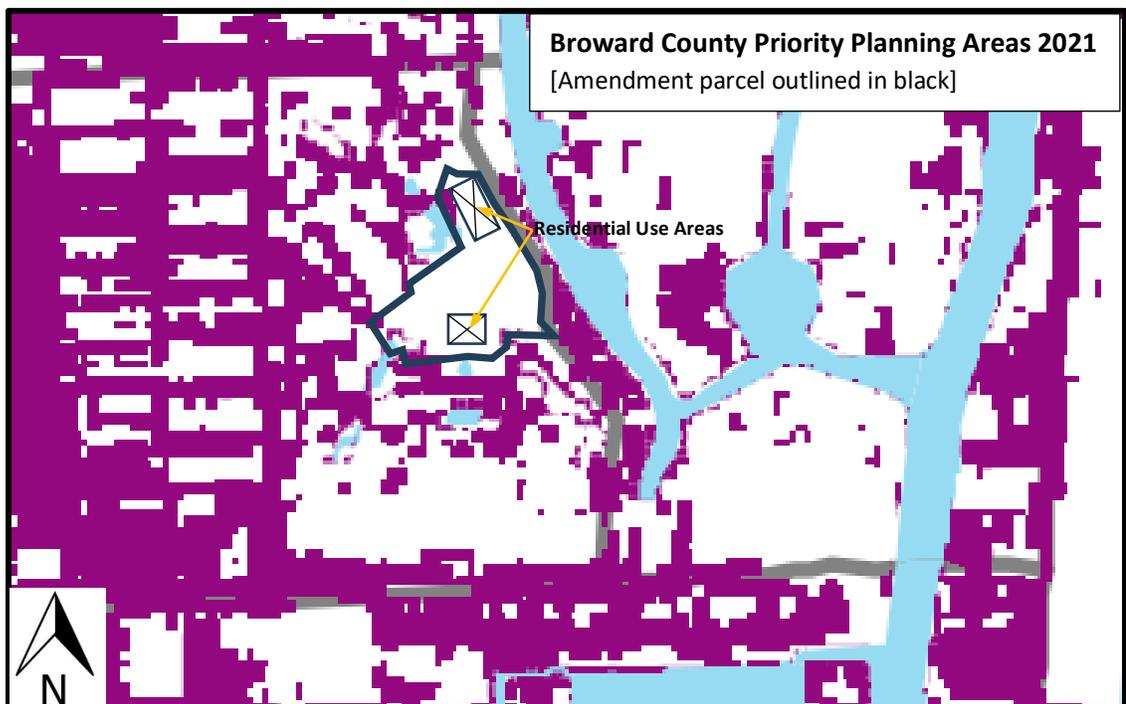
**D. LOCAL AREAS OF PARTICULAR CONCERN AS IDENTIFIED WITHIN THE BROWARD COUNTY LAND USE PLAN.**

There are no Local Areas of Particular Concern within the amendment area.

**E. PRIORITY PLANNING AREA MAP AND BROWARD COUNTY LAND USE PLAN POLICY 2.21.1 REGARDING SEA LEVEL RISE.**

The amendment site is characterized primarily by upland area with some lower areas on the fringes that are indicated on the 2021 Priority Planning Areas Map, shown below, *that are and will remain in golf course use*. A combination of three strategies will prevent impacts relating to sea level rise within this greenfield development context:

- 1) Constructing residential buildings outside of the Priority Planning Areas. Residential building locations are delineated by rectangles on the map below;
- 2) Raising development sites above critical elevation; and
- 3) Existing, recorded deed restrictions that preserve the golf course beyond the amendment site boundary as permanent open space.



- F. "ENDANGERED" OR "THREATENED SPECIES" OR "SPECIES OF SPECIAL CONCERN" OR "COMMERCIALY EXPLOITED" AS PER THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FAUNA), THE U.S. FISH AND WILDLIFE SERVICE (FLORA AND FAUNA), OR THE FLORIDA DEPARTMENT OF AGRICULTURAL AND CONSUMER SERVICES (FAUNA). IF YES, IDENTIFY THE SPECIES AND SHOW THE HABITAT LOCATION ON A MAP.**

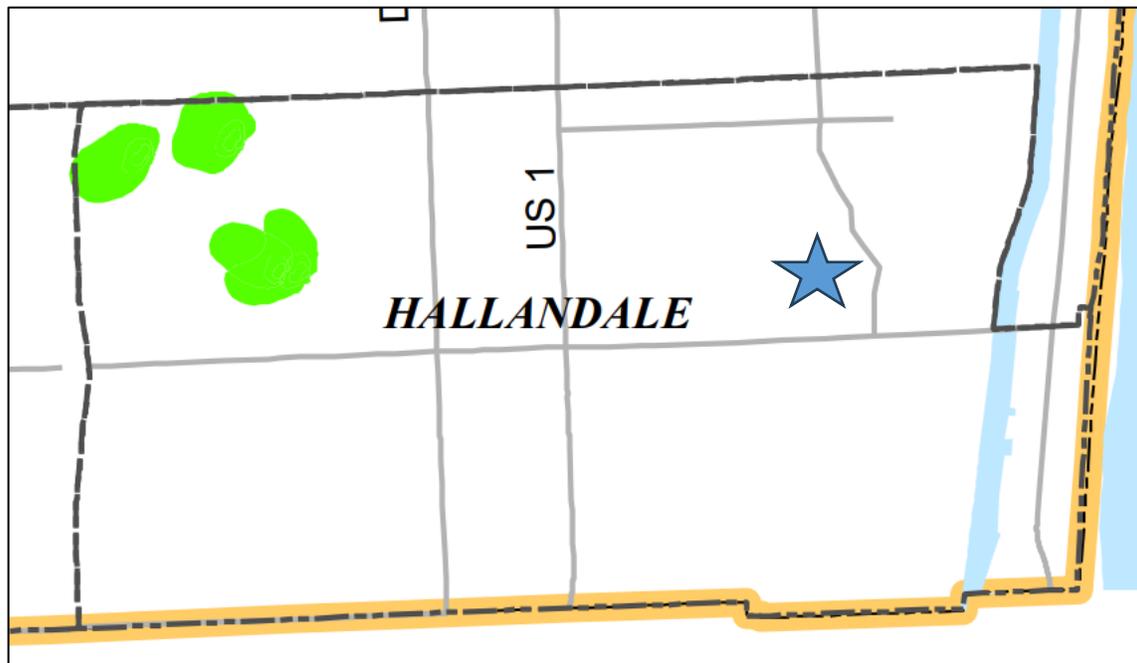
There are no known endangered species, species of special concern, or commercially exploited species in the amendment area.

- G. PLANTS LISTED IN THE REGULATED PLANT INDEX FOR PROTECTION BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.**

There are no known plants on the Regulated Plant Index within the amendment area.

- H. WELLFIELDS - INDICATE WHETHER THE AMENDMENT IS LOCATED WITHIN A WELLFIELD PROTECTION ZONE OF INFLUENCE AS DEFINED BY BROWARD COUNTY CODE, CHAPTER 27, ARTICLE 13 "WELLFIELD PROTECTION." IF SO, SPECIFY THE AFFECTED ZONE AND ANY PROVISIONS WHICH WILL BE MADE TO PROTECT THE WELLFIELD.**

This site is not located within a wellfield protection zone of influence as shown on the map below.



- I. SOILS - DESCRIBE WHETHER THE AMENDMENT WILL REQUIRE THE ALTERATION OF SOIL CONDITIONS OR TOPOGRAPHY. IF SO, DESCRIBE WHAT MANAGEMENT PRACTICES WILL BE USED TO PROTECT OR MITIGATE THE AREA'S NATURAL FEATURES.**

The amendment site has been developed for more than two decades, and the portions of the golf course within the amendment site have also been altered with various course redesigns. It is

designated Arents – urban land association on the Broward County Land Use Plan – Eastern Soils Map. There are no natural features to protect.

**J. BEACH ACCESS – INDICATE IF THE AMENDMENT SITE FRONTS THE OCEAN OR WOULD IMPACT ACCESS TO PUBLIC BEACHES. IF SO, DESCRIBE HOW PUBLIC BEACH ACCESS WILL BE ADDRESSED.**

Not applicable.

**7. AFFORDABLE HOUSING**

**DESCRIBE HOW THE LOCAL GOVERNMENT IS ADDRESSING BROWARD COUNTY LAND USE PLAN POLICY 2.16.2, CONSISTENT WITH ARTICLE 5 OF THIS DOCUMENT.**

A 2024 affordable housing analysis is attached as **Exhibit “K.”** Given the date of the analysis, a new analysis is being prepared and will be provided upon its completion.

**8. LAND USE COMPATIBILITY**

**DESCRIBE HOW THE AMENDMENT IS CONSISTENT WITH EXISTING AND PLANNED FUTURE LAND USES IN THE AREA (INCLUDING ADJACENT MUNICIPALITIES AND / OR COUNTY JURISDICTIONS). IDENTIFY SPECIFIC LAND DEVELOPMENT CODE PROVISIONS OR OTHER MEASURES THAT HAVE OR WILL BE UTILIZED TO ENSURE LAND USE COMPATIBILITY.**

The amendment will reduce the approved intensity of development on the site, and will not change the form of development permitted, and approved, on the site. The residential buildings will be subject to the same 450-foot height limit per the City’s commercial recreation designation as the currently allowable and approved condo-hotel resort uses.

**9. HURRICANE EVACUATION ANALYSIS**

***(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division).***

**PROVIDE A HURRICANE EVACUATION ANALYSIS BASED ON THE PROPOSED AMENDMENT, CONSIDERING THE NUMBER OF PERMANENT AND SEASONAL RESIDENTIAL DWELLING UNITS (INCLUDING SPECIAL RESIDENTIAL FACILITIES REQUIRING EVACUATION, AVAILABILITY OF HURRICANE SHELTER SPACES, AND EVACUATION ROUTES AND CLEARANCE TIMES.**

The amendment site is within an evacuation zone for a Category 3 or higher hurricane. In the event that evacuation is required, the process may be aided by the availability of air and water transport at the amendment site. Air transportation may be facilitated via a helipad on the amendment site, having received FAA and City approval, and which will have contracted on-demand service. Potential marine transportation can be provided via the resort’s 30-plus-slip marina located across the street from the amendment site.

## **10. REDEVELOPMENT ANALYSIS**

**INDICATE IF THE AMENDMENT IS LOCATED IN AN IDENTIFIED REDEVELOPMENT (I.E., COMMUNITY REDEVELOPMENT AGENCY, COMMUNITY DEVELOPMENT BLOCK GRANT) AREA. IF SO, DESCRIBE HOW THE AMENDMENT WILL FACILITATE REDEVELOPMENT AND PROMOTE APPROVED REDEVELOPMENT PLANS.**

This amendment site is not located in an identified community redevelopment area (CRA).

## **11. INTERGOVERNMENTAL COORDINATION**

**DESCRIBE WHETHER THE PROPOSED AMENDMENT AFFECTS ADJACENT LOCAL GOVERNMENTS. IF SO, PLEASE PROVIDE ADDITIONAL COPIES FOR THE NOTIFICATION AND/OR REVIEW BY ADJACENT LOCAL GOVERNMENTS.**

The amendment site is approximately one-quarter mile from the City of Hollywood. The amendment application will be provided to the City for review and comment.

## **12. CONSISTENCY WITH CITY OF HALLANDALE BEACH LAND USE PLAN**

The amendment is consistent with the following goals, objectives and policies:

**GOAL 1:** To provide a coordinated and compatible mix of land uses which encourages a high quality of life meeting the social, economic and physical needs of the present and future population of Hallandale Beach, while insuring reasonable environmental protection and timely and efficient provision of services.

**POLICY 1.1.7:** Permitted residential densities on the future land use plan map or as allowed in the element text shall not be increased beyond the ability of the surrounding roadway network and public transit system to accommodate projected traffic flows and ridership without degradation of levels of service for these facilities below that standard adopted in the plan.

*Response: the amendment replaces the 684 approved condo-hotel units/938 keys with 228 high-rise multi-family residential units, resulting in a net reduction in the number of units and associated vehicle trips. A comparative traffic impact analysis is provided in **Exhibit "G."***

**OBJECTIVE 1.5:** Commercial Land Use: Maintain at least 2 commercial/business land use categories and corresponding zoning districts, covering at least 20 percent of the City's land area, providing for neighborhood commercial, general commercial uses and commercial recreation uses. At least 40 percent of the land area designated for commercial use shall be devoted to commercial recreation and ancillary uses, however, the City may elect to approve a proposed land use plan amendment to convert a portion of any parcel designated commercial recreation land use on the City's Future land Use Map, even though when the result may be a reduction in total commercial recreation land use below the 40% threshold, provided that the proposed land use designation compliments the commercial recreation land use category.

*Response: The amendment predominantly maintains the commercial recreation designation of the amendment site while adding an integrated and complimentary resort residential use to the 99-acre commercial recreation parcel. The amendment allows the resort to accommodate guests via a condo-hotel-like ownership structure, but without the maximum length of stay limitation inherent*

*in pure condo-hotel. This flexibility afforded by the amendment will best support the long-term success of the Shell Bay club as market conditions change over time, which furthers this policy of maintaining a variety of major commercial recreation uses in the City.*

**POLICY 1.5.2:** Maintain a Commercial Recreation Category including Hallandale Beach major commercial recreation facilities, i.e., Gulfstream Park Race Track and Casino, Mardi Gras Racing and Casino and Diplomat Golf Course and Country Club. The Commercial Recreation Category will allow public and private recreationally-based facilities. Conversion of these facilities to other uses having increased impacts on public facilities will be contingent upon the new developments ability to maintain adopted level of service standards for affected public facilities and a land use compatibility determination by the City.

*Response: the amendment does not convert this commercial recreation use to another use, but rather maintains and supports the commercial recreation use. Additionally, the amendment does not increase water, sewer, drainage, or transportation impacts. School impacts have been accounted for, with a Broward County School Board finding of adequate capacity, and the impact on the parks level of service has been analyzed and found to be within the adopted level of service standard.*

**OBJECTIVE 1.10:** Historic and Natural Resources: Ensure that no development adversely impacts historic resources, pollutes the aquifer, surface water bodies or air, contributes to beach erosion or tree removal in excess of tree replacement, disturbs migratory aquatic wildlife, or harms beach vegetation in excess of permitted and acceptable levels, as determined by the City, water management and environmental monitoring and permitting agencies. This objective will be achieved if there is no degradation of these resources attributed to specific development or development within the City, in general.

*Response: the amendment will not adversely affect any of the environmental considerations enumerated in the objective.*

**OBJECTIVE 1.11:** Coastal Area Densities, Hurricane Evacuation: Maintain coastal area densities in order to maintain the hurricane evacuation times listed in the South Florida Regional Planning Council's (SFRPC) Regional Hurricane Evacuation Model Traffic Study.

*The amendment reduces the number of occupiable units that will be constructed ancillary to the golf course use. The amendment provides for 228 multi-family units in lieu of 684 condo-hotel units with 938 keys that are approved for the amendment site, thus substantially reducing the number of units that may need to evacuate prior to the anticipated landfall of a major hurricane.*

**POLICY 1.12.4:** The City shall maintain innovative land development regulations that encourage mixed-use developments and incorporate site design planning techniques that will enhance the quality of large scale developments or redevelopment areas.

*Response: the amendment and accompanying text amendment will further this policy by increasing the types of complimentary uses that can be mixed within the Shell Bay golf course and club.*

### **13. CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES**

**DESCRIBE CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN.**

## Affordable Housing

- Strategy AH-4: (municipalities should adopt a comprehensive strategy to ensure a sufficient supply of affordable housing ). *Response:* the City of Hallandale Beach has a comprehensive affordable housing strategy as inventoried and analyzed by Munilytics as part of this amendment. The report is provided as **Exhibit “K.”**

### **LIST OF GOALS, OBJECTIVES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN WHICH THE PROPOSED AMENDMENT FURTHERS.**

POLICY 2.1.2 The land use categories depicted on the Broward County Land Use Plan Map are intended to protect established residential areas and encourage economic development and redevelopment. *Response: the amendment is an integral, integrated element of a multi-use recreation and resort development. As such, the amendment supports the economic development of the recreation and resort sector of the City and Broward County. See also the analysis under Sec. 8, Land Use Compatibility.*

POLICY 2.5.1 Local governments shall provide for a minimum of three (3) acres of Community level parks for every 1,000 existing and projected permanent residents. The acreage that may be used to meet this requirement is listed in the “Community and Regional Parks” subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan. *Response: the Amendment will not affect the City’s compliance with the LOS requirement. See analysis under 5.E., Recreation and Open Space.*

POLICY 2.5.4 *Response: see policy language and analysis under 5.E., Recreation and Open Space.*

POLICY 2.5.5 *Response: see policy language and analysis under 5.E., Recreation and Open Space.*

POLICY 2.10.2 The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns. *Response: see Section 8, Land Use Compatibility.*

POLICY 2.11.2 In considering amendments to the Broward County Land Use Plan, analysis regarding the availability of potable water supply shall include a determination of whether such supply will be available as per the applicable adopted 10-Year Water Supply Facilities Work Plan and Capital Improvements Element. *Response: see analysis under 5.A., Potable Water.*

POLICY 2.11.4 The availability of sanitary sewer service, or plans to extend or provide such service within a financially feasible capital plan, adopted by a local government, shall be a primary consideration when amendments to the Broward County Land Use Plan for increased densities and intensities are proposed. *Response: see analysis under 5.B., Sanitary Sewer.*

POLICY 2.16.2 For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality’s chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing. In addressing

amendments which proposed to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, the municipality, without limitation, may include consideration and implementation of the following affordable housing strategies:

[abridged]

- a. programs and policies to provide for construction or supply of affordable housing;
- b. programs and policies that provide funding to facilitate affordable purchase or renting of housing;
- c. programs and policies that facilitate maintenance of the existing supply of affordable housing stock, if any;
- d. property tax abatement programs aimed at preserving or creating affordable housing;
- e. streamlined and reduced-cost permitting procedures for affordable housing;
- f. specific minimum set-aside requirements for new affordable housing construction;
- g. use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;
- h. programs and policies to facilitate the development and use of affordable housing density bonus provisions;
- i. land development regulations which promote the availability of affordable housing;
- j. demonstration of existing policy and program measures to ensure sufficient supply. Includes estimate its supply of affordable housing utilizing data and methodology referenced in "Broward County Affordable Housing Needs Assessment," 2018, prepared by The Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after January 7, 2021. For the purposes of this Policy, the term "affordable housing" shall include the meaning as defined by the BCLUP. The median annual income estimate should be updated at least yearly.

*Response: see "Updated Citywide Affordable Housing Analysis attached as Exhibit "K."*

POLICY 2.21.1 Broward County shall evaluate plan amendments within Priority Planning Areas for Sea Level Rise and strongly discourage those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. In review of such amendments, the County shall consider: a. Sea level rise/flood protection mitigation strategies and requirements included within local comprehensive plans and/or development regulations; or b. Flood protection improvements committed to by amendment applicants, which would mitigate or enhance flood protection and adaptation from rising sea levels. *Response: see analysis under 6.E., Priority Planning Area Map; Sea Level Rise.*

POLICY 2.21.5 Broward County shall, prior to approving land use plan amendments in the areas prone to flooding and/or the impacts of sea level rise, as identified on the Flood Plains, Flood Prone Areas, and Coastal High Hazard Areas Map and the Priority Planning Areas for Sea Level Rise Map, respectively, determine that the subsequent development will be served by adequate storm water management and drainage facilities, not adversely affect groundwater quality or environmentally sensitive lands and not increase saltwater intrusion or area-wide flooding. *Response: see analysis under 6.E , Priority Planning Area Map; Sea Level Rise.*

**14. ADDITIONAL SUPPORT DOCUMENTS**

**A. *OTHER SUPPORT DOCUMENTS OR SUMMARY OF SUPPORT DOCUMENTS ON WHICH THE PROPOSED AMENDMENT IS BASED.***

None provided at this time.

**B. *ANY PROPOSED VOLUNTARY MITIGATION OR DRAFT AGREEMENTS.***

None provided at this time.

**15. PLAN AMENDMENT COPIES**

**A. *THREE HARD COPIES AND A DIGITAL COPY FOR THE BCPC. ADDITIONAL COPIES MAY BE REQUESTED BY THE PLANNING COUNCIL EXECUTIVE DIRECTOR AFTER THE INITIAL APPLICATION SUBMITTAL.***

Acknowledged.

**16. EXHIBITS**

**List of Exhibits:**

Exhibit A – BCPC acreage determination letter

Exhibit B – Location map, survey and Legal Description

Exhibit C – City land use plan map Identifying amendment boundaries, existing and proposed land uses

Exhibit D – BCLUP map identifying amendment boundaries, existing and proposed land uses

Exhibit E – Water and sanitary sewer verifications

Exhibit F – Drainage and solid waste collection verifications; solid waste disposal verification

Exhibit G – Differential traffic impact analysis

Exhibit H - Transit provider letter and transit routes map

Exhibit I - Public school consistency review report

Exhibit J - Historic and cultural resources letter

Exhibit K - Affordable housing analysis

Exhibit L – Conceptual buildout plan



February 3, 2026

Barbara Blake Boy  
Executive Director  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, Florida 33301



**RE: Transmittal of Land Use Plan Amendment for Concurrent County Review**

Office of the  
City Manager

Dr. Jeremy Earle  
City Manager  
CRA Executive Director

Dear Ms. Blake Boy

The City of Hallandale Beach is in receipt of an application from Maltese Diplomat Owner, LLC, to establish a dashed-line area on 18.3 gross acres located at 501 Diplomat Parkway, designated Commercial Recreation on the City and County land use plans. The City requests that the Planning Council review and process the proposed amendment to the Broward County Land Use Plan concurrent with the City's review of the application.

JOY F. COOPER  
Mayor

MICHELE LAZAROW  
Vice Mayor

JOY D. ADAMS  
Commissioner

MIKE BUTLER  
Commissioner

ANABELLE LIMA-TAUB  
Commissioner

Pursuant to Article 1.1(A)(4) of the Broward Next Administrative Rules Document, I acknowledge that the City's Local Planning Agency and City Commission must make a recommendation on the proposed amendment by resolution or motion at a public meeting at least 21 days prior to the first Planning Council public hearing. I further acknowledge that the Planning Council will automatically withdraw the application under any of the following circumstances:

1. If the City takes action to deny the amendment.
2. If the City substantially alters the submitted amendment proposal, such as proposing land use categories differing from the original submittal, or more intense permitted uses.
3. If the City's Local Planning Agency and the City Commission do not make a recommendation on the proposed amendment by resolution or motion at a public meeting within four (4) months of the Planning Council's receipt of the application.

Finally, the applicant is aware that there will be no refund of the Planning Council's application processing fee should the Planning Council withdraw the amendment for any of the above-referenced reasons.

Vanessa Leroy, DSD Director, is the City's contact person for this application. He can be contacted by email at [VLeroy@COHB.org](mailto:VLeroy@COHB.org) and by phone at (954) 457-1376.

Best,

Jeremy Earle, Ph.D., AICP, FRA-RA  
City Manager/CRA Executive Director

400 S. Federal  
Highway  
Hallandale Beach,  
FL 33009  
Ph (954) 457-1300  
Fax (954) 457-1454

cc: Honorable Joy Cooper, Mayor  
Jennifer Merino, City Attorney  
Jenorgen Guillen, City Clerk  
Steven Williams, DSD Assistant Director

# Exhibit “A” BCPC Acreage Determination Letter



March 13, 2024

Jeff Katims, AICP, CNU-A, Principal  
Complete Cities Planning Group  
200 South Andrews Avenue, Suite 504  
Fort Lauderdale, Florida 33301

*Via Email Only*

Dear Mr. Katims:

**Subject: Hallandale Beach - Acreage Determination (Shell Bay)**

This letter is in response to your request of February 28, 2024, to verify the gross acreage and BrowardNext - Broward County Land Use Plan (BCLUP) designations for a parcel of land generally located on the west side of Diplomat Parkway, between Atlantic Shores Boulevard and Hallandale Beach Boulevard, in the City of Hallandale Beach.

The BCLUP utilizes the following definition to calculate gross acreage:

- “Gross Acre” – means the total number of acres in an area, including acreage used or proposed for streets, lakes and waterways, exclusive of the rivers and canals of the primary drainage system.

Based on the survey and legal description you have provided and our Geographical Information System (GIS), Planning Council staff calculations indicate that the total area encompasses approximately 18.3 gross acres, which is designated by the BCLUP as indicated below:

PARCEL	ACRES	BROWARDNEXT - BCLUP DESIGNATION
Parcel	17.5	Commercial Recreation
<b>NET ACRES</b>	<b>17.5</b>	
Right-of-Way	0.8	Commercial Recreation
<b>TOTAL GROSS ACRES</b>	<b>18.3</b>	

The contents of this correspondence are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or development review requirements of the BCLUP, including concurrency requirements.

**Jeff Katims**  
**March 13, 2024**  
**Page Two**

Planning Council staff notes that this calculation is based on the information that you provided and should not be utilized for official purposes unless independently accepted by the local government.

Please note that the \$398.00 fee submitted for this acreage determination request may be deducted from the application fee for a corresponding BCLUP amendment, if filed within 18 months of the date of this letter.

If you have any additional questions in this regard, please feel free to contact Huda Ashwas of Planning Council staff.

Respectfully,



Barbara Blake Boy  
Executive Director

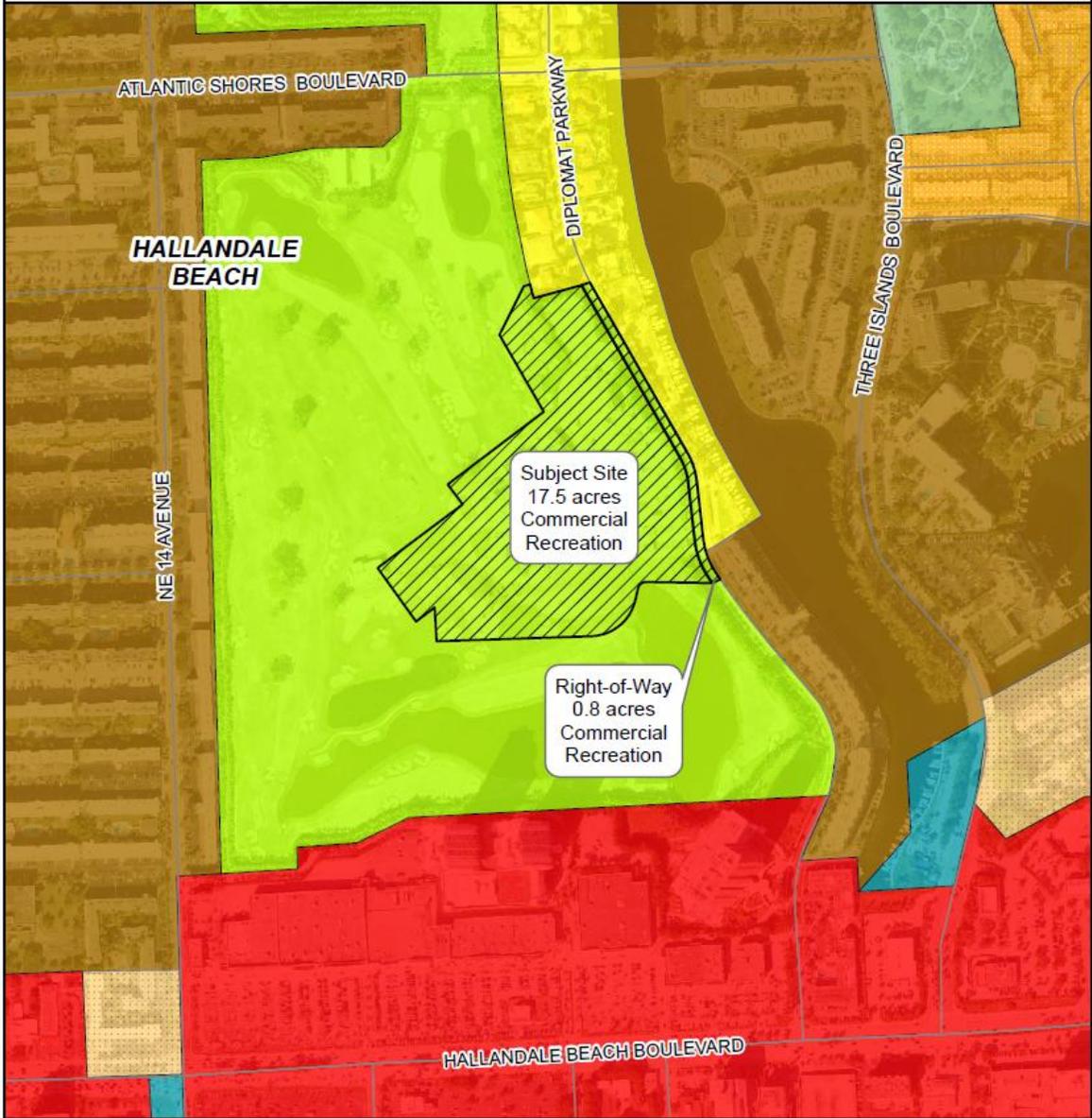
BBB:HHA  
Attachment

cc/email/att: Dr. Jeremy Earle, City Manager  
City of Hallandale Beach

Vanessa J. Leroy, Director, Department of Sustainable Development  
City of Hallandale Beach



**Broward County Land Use Plan  
Acreage and Land Use Confirmation**



- |                              |                           |
|------------------------------|---------------------------|
| Subject Site                 | Commerce                  |
| Parcels                      | Recreation and Open Space |
| Low (5) Residential          | Commercial Recreation     |
| Low-Medium (10) Residential  | Community                 |
| Medium-High (25) Residential |                           |

**Total Gross Acres = 18.3**  
AD 24-002 Katims Hallandale Beach  
Acreage Determination

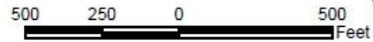
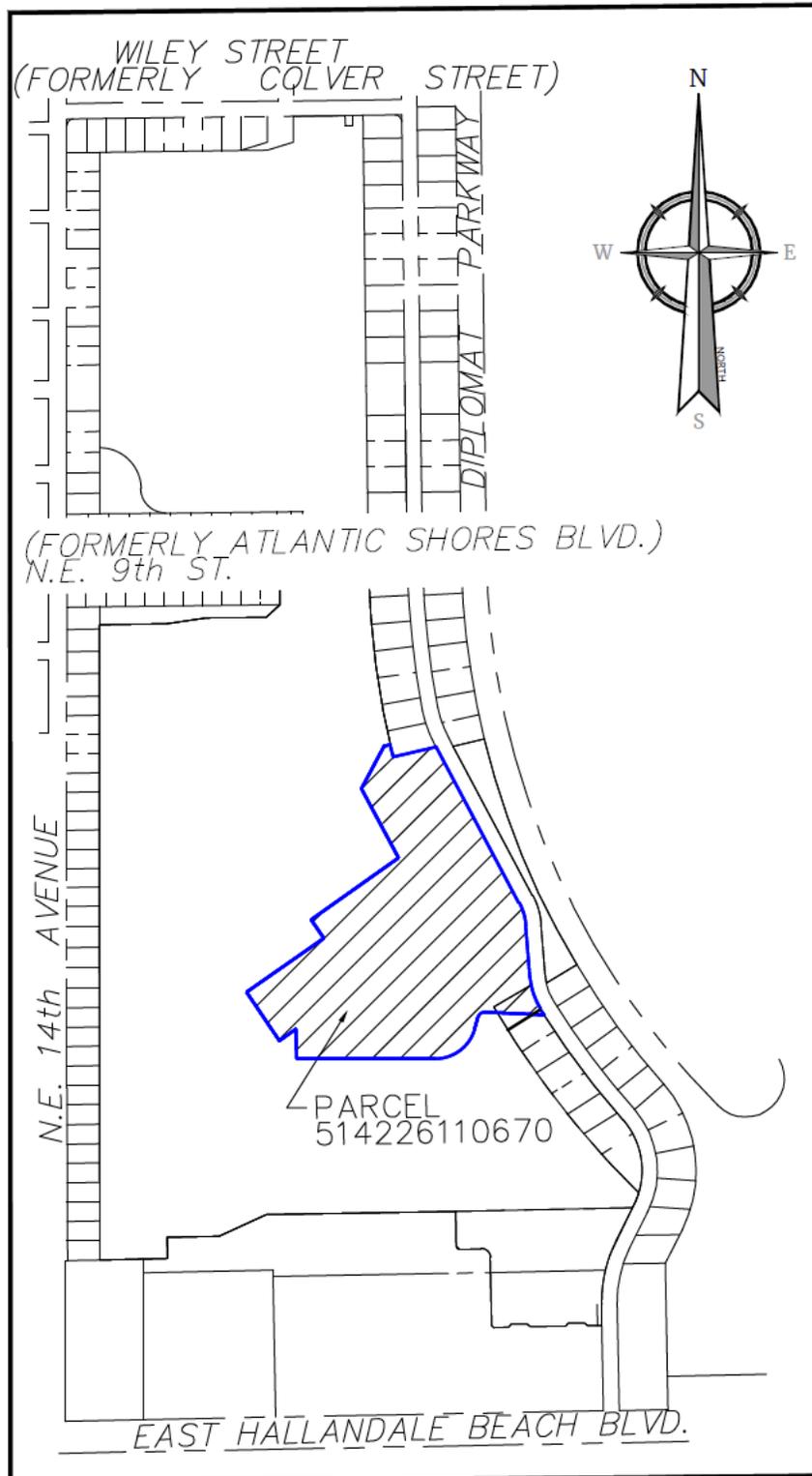


Exhibit "B" Location Map, Survey and Legal Description



**LOCATION MAP**



## **LEGAL DESCRIPTION:**

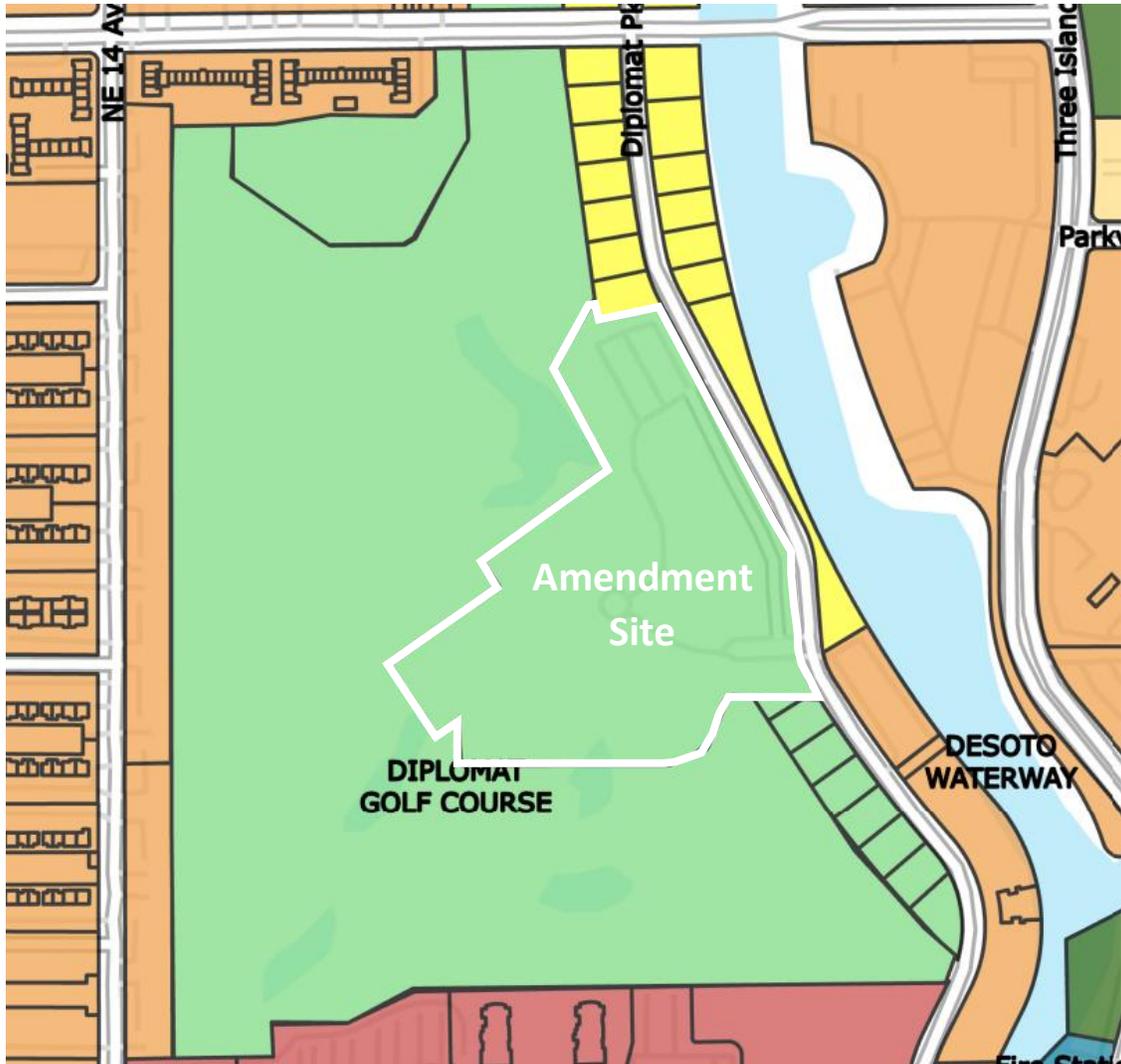
PORTIONS OF BLOCK 11 AND A PORTION OF LOT 8, BLOCK 3, DIPLOMAT GOLF ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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) MORF OR IFSS.

Exhibit "C" 1 of 2 - Existing City Future Land Use Map



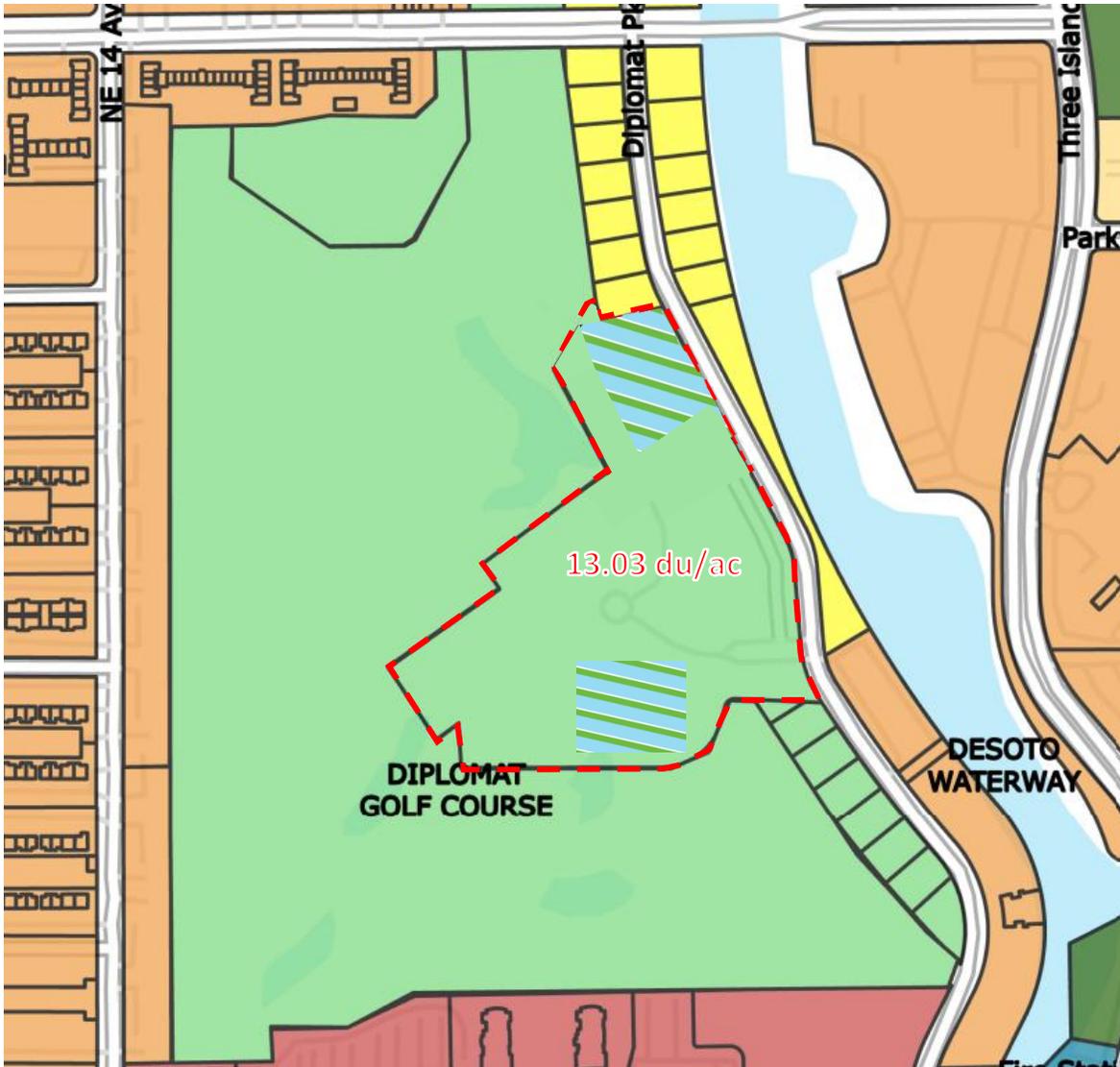
RESIDENTIAL NET DU/ACRE

-  LOW DENSITY UP TO 7.0
-  LOW-MEDIUM DENSITY 14.0
-  MEDIUM DENSITY UP TO 18.0
-  HIGH DENSITY UP TO 25.0
-  HIGH DENSITY-2 UP TO 50.0

COMMERCIAL

-  NEIGHBORHOOD
-  GENERAL
-  RECREATION
-  LIGHT INDUSTRIAL
-  EMPLOYMENT CENTER

# Exhibit "C" 2 of 2 - Proposed City Future Land Use Map



## RESIDENTIAL NET DU/ACRE

- LOW DENSITY UP TO 7.0
- LOW-MEDIUM DENSITY 14.0
- MEDIUM DENSITY UP TO 18.0
- HIGH DENSITY UP TO 25.0
- HIGH DENSITY-2 UP TO 50.0
- IRREGULAR RESIDENTIAL

## COMMERCIAL

- NEIGHBORHOOD
- GENERAL
- RECREATION
- LIGHT INDUSTRIAL
- EMPLOYMENT CENTER
- DASHED LINE AREA

Exhibit "D" 1 of 3 - Existing BCLUP Map



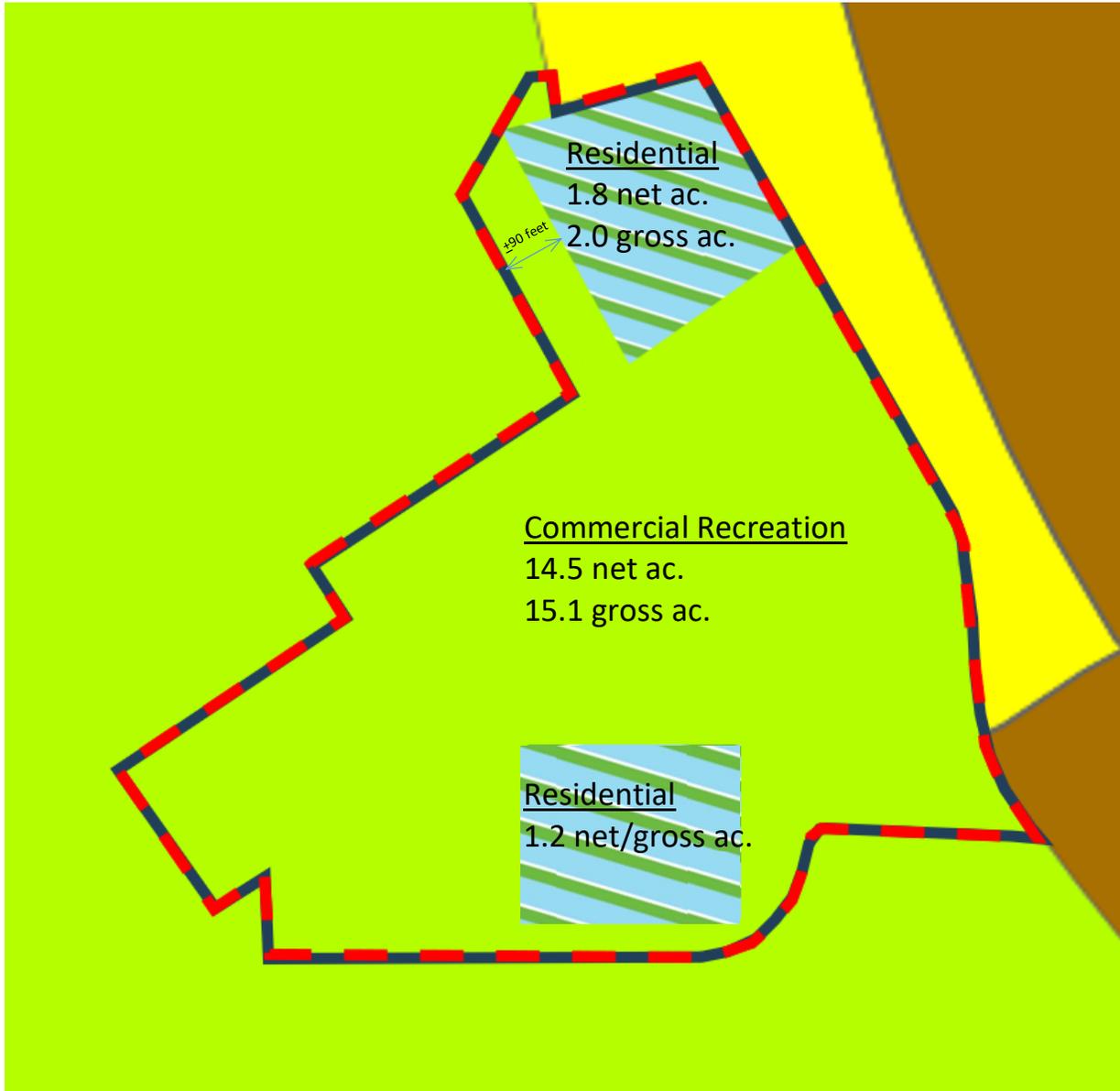
- |  |   |
|--|---|
|  Low (5) Residential          |  Commercial Recreation |
|  Low-Medium (10) Residential  |  Irregular Residential |
|  Medium (16) Residential      |  Dashed-Line Area      |
|  Medium-High (25) Residential |  Commerce              |

Exhibit "D" 2 of 3 - Proposed BCLUP Map



- |  |   |
|--|---|
|  Low (5) Residential          |  Commercial Recreation |
|  Low-Medium (10) Residential  |  Irregular Residential |
|  Medium (16) Residential      |  Dashed-Line Area      |
|  Medium-High (25) Residential |  Commerce              |

Exhibit "D" 3 of 3 - Amendment Site Land Use Acreages  
(for analytical purposes)



## Exhibit “E” Potable Water and Sanitary Sewer, Provider Letter

TBP

## Exhibit “F” Drainage and Solid Waste Disposal Verifications

TBP

## Exhibit "G" Differential Transportation Analysis



November 13, 2024

Mr. Aaron Imhoff  
PPG Development LLC  
2800 Biscayne Boulevard, Suite 500  
Miami, Florida 33137

**Re: Diplomat Golf and Tennis Club Redevelopment  
Hallandale Beach, Florida  
Trip Generation Comparison Analysis**

Dear Mr. Imhoff:

Kimley-Horn and Associates, Inc. has performed a trip generation comparison analysis for an update to the previously approved development program for the Diplomat Golf Resort & Spa located at 501 Diplomat Parkway within the City of Hallandale, Florida. The previously approved development program was approved as part of the *Diplomat Golf Course & Tennis Club Traffic Impact Analysis*, September 2015 prepared by Kimley-Horn and Associates, Inc. and consists of 684 condo-hotel units with 254 lock-out suites, for a total of 938 units. The proposed development program consists of 228 high-rise multifamily housing units. A conceptual site plan is provided in Attachment A.

**TRIP GENERATION ANALYSIS**

A trip generation analysis was conducted using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11<sup>th</sup> Edition for the previously approved development and currently proposed development. The trip generation for the previously approved development was determined using ITE Land Use Code (LUC) 310 (Hotel). The trip generation for the currently proposed development was determined using ITE LUC 222 (Multifamily Housing [High-Rise]).

A multimodal (public transit, bicycle, and pedestrian) factor based on US Census *Means of Transportation to Work* data was reviewed for the census tract in which the redevelopment is located. A multimodal factor of 9.3 percent (9.3%) was calculated using the US Census data and applied to the trip generation calculations to account for the urban environment in which the project site is located. It is expected that a portion of residents, guests, employees, and patrons will choose to walk, bike, or use public transit to and from the proposed redevelopment.

Trip generation calculations were compared between the previously approved and currently proposed development programs. As shown in Table 1, the proposed development program results in a reduction of 356 net new weekday A.M. peak hour trips and a reduction of 127 net new weekday P.M. peak hour trips when compared to the previously approved development program. Detailed trip generation calculations and US Census data are contained in Attachment B.

Table 1: Net New Trip Generation Summary		
Redevelopment Plan	A.M. Peak Hour Trip Generation	P.M. Peak Hour Trip Generation
Previously Approved Development Program	419	201
Proposed Redevelopment Program	63	74
Net New Trip Generation	-356	-127

In conclusion, the proposed development program does not warrant further study as it results in a reduction in A.M. and P.M. peak hour trips when compared to the previously approved development program. If you have any questions regarding this analysis, please feel free to contact me.

Sincerely,

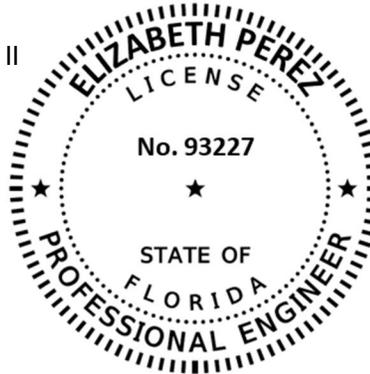
KIMLEY-HORN AND ASSOCIATES, INC.



Elizabeth Perez, P.E. (FL, PR), PTOE, IMSA II

### Attachments

- A – Site Plan
- B – Trip Generation Calculations



Elizabeth Perez, P.E.  
Florida Registration Number 93227  
Kimley-Horn and Associates, Inc.  
8201 Peters Road, Suite 2200  
Fort Lauderdale, FL 33324  
Registry# 00000696

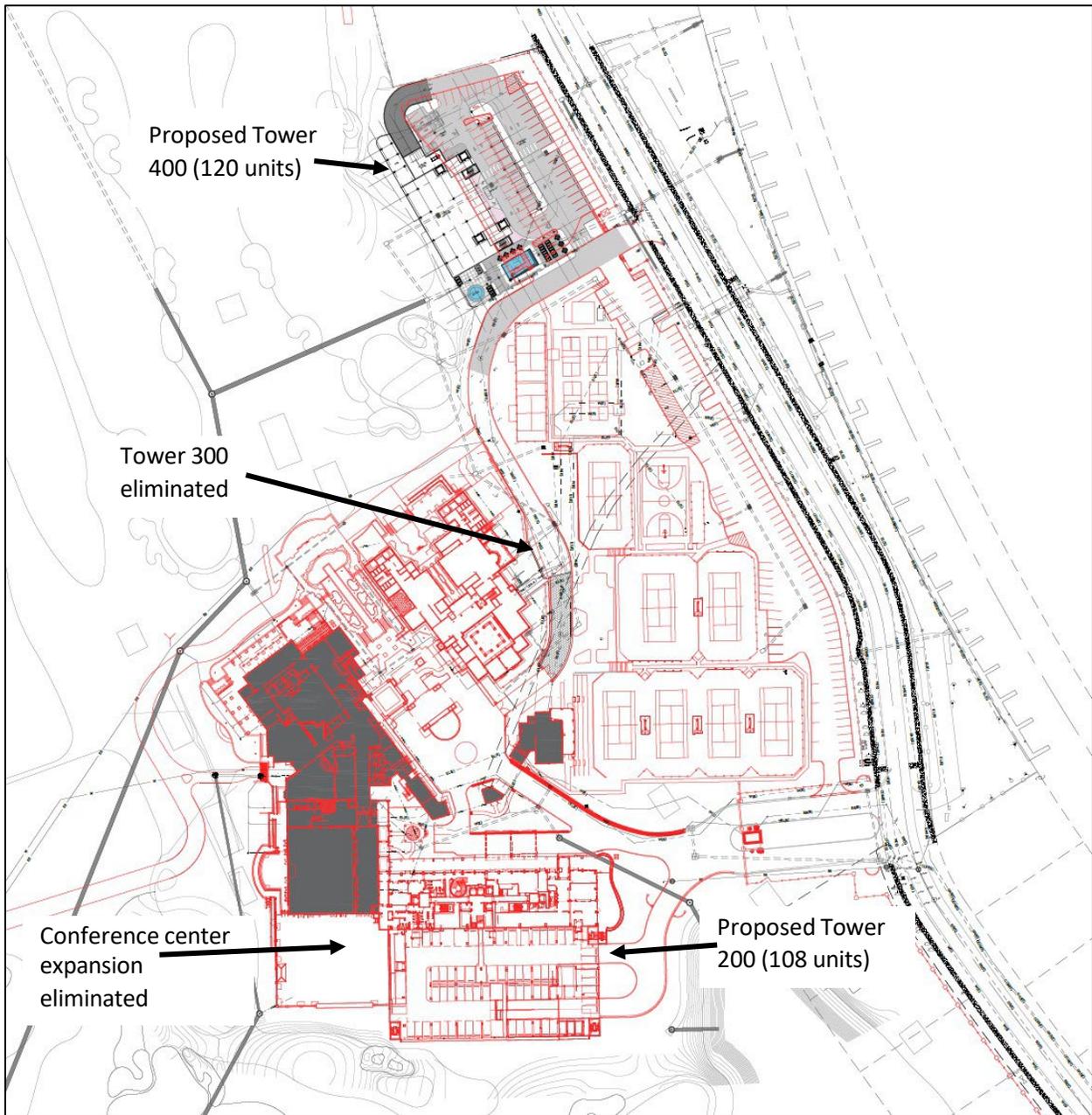
This item has been digitally signed and sealed by Elizabeth Perez, P.E. on the date adjacent to the seal using a Digital Signature.

Elizabeth Perez  Digitally signed by Elizabeth Perez  
DN: C=US,  
E=el.perez@kimley-horn.com,  
CN=Elizabeth Perez  
Date: 2024.11.13  
13:16:03-05'00'

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

**Attachment A**  
Site Plan

# Exhibit "L" Conceptual Buildout Plan



**Attachment B**  
Trip Generation Calculations

# AM PEAK HOUR TRIP GENERATION COMPARISON

## PREVIOUSLY APPROVED WEEKDAY AM PEAK HOUR TRIP GENERATION

	ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS					
	Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total			
						In	Out																					
GROUP 1	1	Hotel	11	310	938	room	56%	44%	259	203	462	9.3%	43	235	184	419	0.0%	0	235	184	419	0.0%	0	235	184	419		
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	3																											
	4																											
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	13																											
	14																											
	15																											
		ITE Land Use Code	Rate or Equation		<b>Total:</b>			259	203	462	9.3%	43	235	184	419	0.0%	0	235	184	419	0.0%	0	235	184	419			
		310	Y=0.5*(X)+7.45																									

## CURRENTLY PROPOSED WEEKDAY AM PEAK HOUR TRIP GENERATION

	ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS						
	Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total				
						In	Out																						
GROUP 2	1	Multifamily Housing (High-Rise)	11	222	228	du	26%	74%	18	51	69	8.7%	6	17	46	63	0.0%	0	17	46	63	0.0%	0	17	46	63			
	2																												
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	13																												
	14																												
	15																												
		ITE Land Use Code	Rate or Equation		<b>Total:</b>			18	51	69	8.7%	6	17	46	63	0.0%	0	17	46	63	0.0%	0	17	46	63				
		222	Y=0.22*(X)+18.85																										

NET NEW TRIPS	IN	OUT	TOTAL
	-218	-138	-356

K:\FTL\_TPTO\147878002 - Diplomat Golf Redevelopment\calcs\trip gen\TRIP GEN 11\_Redevelopment\_clean.xlsx: PRINT-AM PEAK HOUR

11/13/2024, 12:10 PM

# PM PEAK HOUR TRIP GENERATION COMPARISON

## PREVIOUSLY APPROVED WEEKDAY PM PEAK HOUR TRIP GENERATION

	ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS					
	Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total			
						In	Out																					
GROUP 1	1	Hotel	11	310	338	room	51%	49%	113	109	222	9.3%	21	102	99	201	0.0%	0	102	99	201	0.0%	0	102	99	201		
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	15																											
		ITE Land Use Code	Rate or Equation		<b>Total:</b>		113	109	222	9.5%	21	102	99	201	0.0%	0	102	99	201	0.0%	0	102	99	201				
		310	Y=0.74*(X)+27.89																									

## CURRENTLY PROPOSED WEEKDAY PM PEAK HOUR TRIP GENERATION

	ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS						
	Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total				
						In	Out																						
GROUP 2	1	Multifamily Housing (High-Rise)	11	222	228	du	62%	38%	51	31	82	9.3%	8	46	28	74	0.0%	0	46	28	74	0.0%	0	46	28	74			
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	15																												
		ITE Land Use Code	Rate or Equation		<b>Total:</b>		51	31	82	9.8%	8	46	28	74	0.0%	0	46	28	74	0.0%	0	46	28	74					
		222	Y=0.26*(X)+23.12																										

<b>NET NEW TRIPS</b>	<b>IN</b>	<b>OUT</b>	<b>TOTAL</b>
-56	-71	-127	

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11/13/2024, 12:10 PM

# Exhibit “H” Transit Provider Letter and Transit Routes Map



Transportation Department

**TRANSIT DIVISION - Service and Capital Planning**

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

**VIA EMAIL**

April 12, 2024

Jeff Katims, Principal  
 Complete Cities Planning Group  
 200 S. Andrews Avenue, Suite 504  
 Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment (LUPA) – 501 Diplomat Pkwy (Hallandale Beach) – Transit Verification Letter

Dear Jeff Katims,

Broward County Transit (BCT) has reviewed your correspondence dated April 9, 2024, regarding the proposed Land Use Plan Amendment (LUPA) for 501 Diplomat Pkwy, Hallandale Beach, FL 33009 (Parcel ID 514226110670), for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Fixed Route 4 and Hallandale Beach Community Shuttle Routes 1, and 2. Please refer to the following table for detailed information.

*The first row lists the column headings: Bus Route, Days of Service, Service Span, and Service Frequency. The second row details service for BCT Route 4 on weekdays, Saturday, and Sunday line by line. For example, on weekdays BCT Route 4 runs 5:15 a.m. – 11:25 p.m. with a frequency of 40 minutes.*

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 4	Weekday	5:15 A.M. – 11:25 P.M.	40 minutes
	Saturday	6:00 A.M. – 11:25 P.M.	56 minutes
	Sunday	7:45 A.M. – 10:44 P.M.	50 minutes
Hallandale Beach Community Shuttle Route 1 (BCT 731)	Weekday Saturday	7:00 A.M. – 7:45 P.M.	45 minutes
Hallandale Beach Community Shuttle Route 2 (BCT 732)	Weekday Saturday	7:00 A.M. – 7:00 P.M.	66 minutes



Transportation Department

**TRANSIT DIVISION - Service and Capital Planning**

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of subject property will support the utilization of mass transit by increasing the residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

Please feel free to call me at 954-357-7748 or email me at [apeebles@broward.org](mailto:apeebles@broward.org) if you require any additional information or clarification on this matter.

Sincerely,

*Antigone Peebles*

Antigone Peebles, MBA

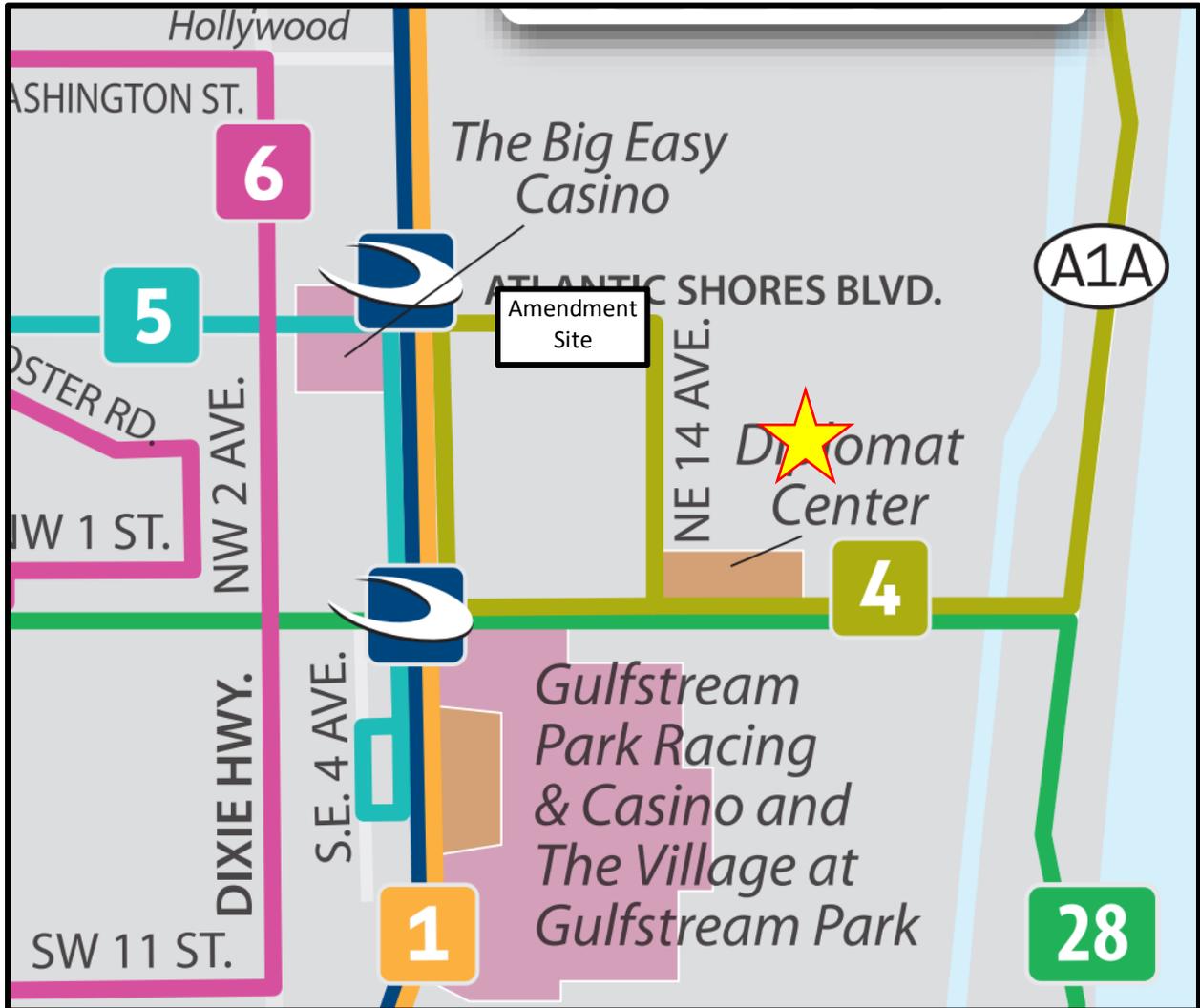
Planner

Service and Strategic Planning – Broward County Transit

Broward County Board of County Commissioners

Mark D. Rogen • Lamar P. Fisher • Ream Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Tim Ryan • Michael Urdine

BCT Routes Map



# City of Hallandale Beach Shuttle Route 1 Schedule and Map

Hearing-speech impaired/TTY\*

**800.955.8771**

\*Teletype machine required

Visit the City of Hallandale Beach web site at:

**[www.cohb.org/minibus](http://www.cohb.org/minibus)**

For more information about BCT routes,  
fares or connections, call:

**BCT Rider Info**

**954.357.8400**

Hearing-speech impaired/TTY\*

**954.357.8302**

\*Teletype machine required



Visit Broward County Transit's web site at:

**[www.Broward.org/BCT](http://www.Broward.org/BCT)**

This publication can be made available in  
alternative formats upon request by  
contacting 954-357-8400 or TTY 954-357-8302.



**BROWARD COUNTY  
BOARD OF COUNTY COMMISSIONERS  
TRANSPORTATION DEPARTMENT**  
An equal opportunity employer and  
provider of services.

**PROTECTIONS OF TITLE VI OF THE  
CIVIL RIGHTS ACT OF 1964 AS AMENDED**

Any person(s) or group(s) who believes that they have been subjected to discrimination because of race, color, or national origin, under any transit program or activity provided by Broward County Transit (BCT), may call 954-357-8481 to file a Title VI discrimination complaint or write to Broward County Transit Division, Compliance Manager, 1 N. University Drive, Suite 3100A, Plantation, FL 33324.

000 copies of this public document were promulgated at a gross cost of \$18 or \$0.018 per copy to inform the public about community shuttle service between Broward County Transit and the City of Hallandale Beach. Reprinted 03/20

**HALLANDALE BEACH  
COMMUNITY SHUTTLE SERVICE  
ROUTE 1**

**BCT - 731**



**Effective April 1, 2017**

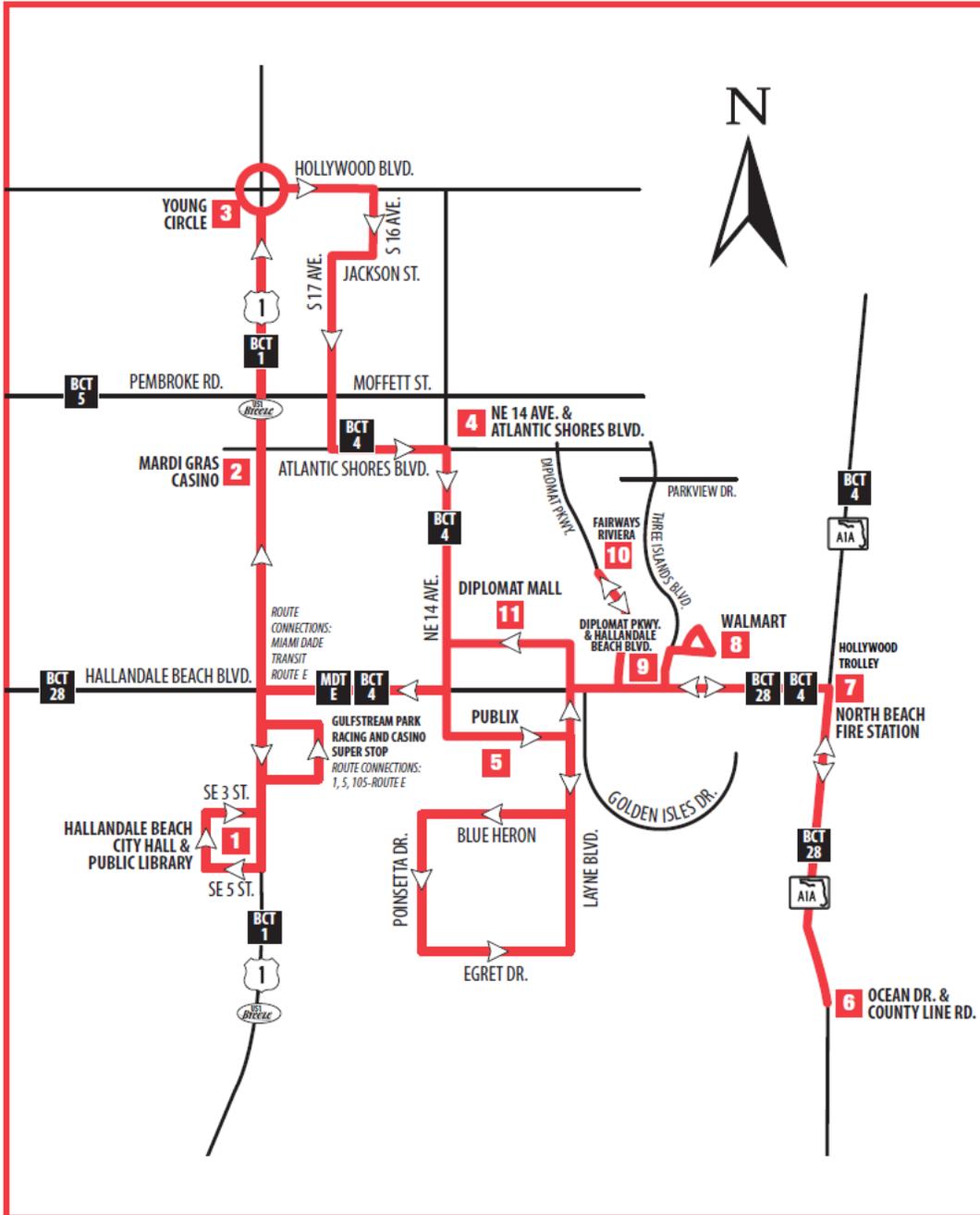
## Route 1

HALLANDALE CITY HALL & LIBRARY	MARDI GRAS CASINO	YOUNG CIRCLE	NE 14 AVE & ATLANTIC SHORES BLVD	GOLDEN ISLES SC/ PUBLIX SE 14 AVE	OCEAN DR & COUNTY LINE RD	NORTH BEACH FIRE STATION	WALMART HALLANDALE BEACH BLVD	DIPLOMAT PKWY/ HALLANDALE BEACH BLVD	FAIRWAYS RIVIERA	DIPLOMAT MALL	HALLANDALE CITY HALL & LIBRARY
1	2	3	4	5	6	7	8	9	10	11	1
7:00a	7:13a	7:23a	7:29a	7:37a	7:47a	7:53a	7:58a	8:03a	8:09a	8:15a	8:25a
7:45a	7:58a	8:08a	8:14a	8:22a	8:32a	8:38a	8:43a	8:48a	8:54a	9:00a	9:10a
8:30a	8:43a	8:53a	8:59a	9:07a	9:17a	9:23a	9:28a	9:33a	9:39a	9:45a	9:55a
9:15a	9:28a	9:38a	9:44a	9:52a	10:02a	10:08a	10:13a	10:18a	10:24a	10:30a	10:40a
10:00a	10:13a	10:23a	10:29a	10:37a	10:47a	10:53a	10:58a	11:03a	11:09a	11:15a	11:25a
10:45a	10:58a	11:08a	11:14a	11:22a	11:32a	11:38a	11:43a	11:48a	11:54a	<b>12:00p</b>	<b>12:10p</b>
11:30a	11:43a	11:53a	11:59a	<b>12:07p</b>	<b>12:17p</b>	<b>12:23p</b>	<b>12:28p</b>	<b>12:33p</b>	<b>12:39p</b>	<b>12:45p</b>	<b>12:55p</b>
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<b>1:45p</b>	<b>1:58p</b>	<b>2:08p</b>	<b>2:14p</b>	<b>2:22p</b>	<b>2:32p</b>	<b>2:38p</b>	<b>2:43p</b>	<b>2:48p</b>	<b>2:54p</b>	<b>3:00p</b>	<b>3:10p</b>
<b>2:30p</b>	<b>2:43p</b>	<b>2:53p</b>	<b>2:59p</b>	<b>3:07p</b>	<b>3:17p</b>	<b>3:23p</b>	<b>3:28p</b>	<b>3:33p</b>	<b>3:39p</b>	<b>3:45p</b>	<b>3:55p</b>
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<b>4:45p</b>	<b>4:58p</b>	<b>5:08p</b>	<b>5:14p</b>	<b>5:22p</b>	<b>5:32p</b>	<b>5:38p</b>	<b>5:43p</b>	<b>5:48p</b>	<b>5:54p</b>	<b>6:00p</b>	<b>6:10p</b>
<b>5:30p</b>	<b>5:43p</b>	<b>5:53p</b>	<b>5:59p</b>	<b>6:07p</b>	<b>6:17p</b>	<b>6:23p</b>	<b>6:28p</b>	<b>6:33p</b>	<b>6:39p</b>	<b>6:45p</b>	<b>7:00p</b>
<b>6:15p</b>	<b>6:28p</b>	<b>6:38p</b>	<b>6:44p</b>	<b>6:52p</b>	<b>7:02p</b>	<b>7:08p</b>	<b>7:13p</b>	<b>7:18p</b>	<b>7:24p</b>	<b>7:30p</b>	<b>7:45p</b>

Bold type indicates PM hours.



POINTS OF INTEREST  
GULFSTREAM PARK RACING AND  
CASINO SUPER STOP  
BETWEEN STOP 5 AND STOP 6



The School Board of Broward County, Florida  
**SCHOOL CONSISTENCY REVIEW REPORT**

LAND USE  
SBBC-3775-2024  
County No: N/A  
Folio #: 514226110670  
Shell Bay Land Use Plan Amendment  
March 18, 2024



Growth Management  
Facility Planning and Real Estate Department  
600 SE 3rd Avenue, 8th Floor  
Fort Lauderdale, Florida 33301  
Tel: (754) 321-2177 Fax: (754) 321-2179  
[www.browardschools.com](http://www.browardschools.com)

**SCHOOL CONSISTENCY REVIEW REPORT - LAND USE**

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE				PROPERTY INFORMATION
<b>Date:</b> March 18, 2024	Units Permitted	0	Units Proposed	228	Existing Land Use: Commercial Recreation
<b>Name:</b> Shell Bay Land Use Plan Amendment	<b>NET CHANGE (UNITS):</b> 228				Proposed Land Use: CR with Dashed Line
<b>SBBC Project Number:</b> SBBC-3775-2024	<b>Students</b>	<b>Permitted</b>	<b>Proposed</b>	<b>NET CHANGE</b>	Current Zoning: Commercial Recreation
<b>County Project Number:</b> N/A	Elem	0	2	2	Proposed Zoning: Same
<b>Municipality Project Number:</b> N/A	Mid	0	3	3	Section: 23
<b>Owner/Developer:</b> Maltese Diplomat Owner, LLC	High	0	1	1	Township: 51
<b>Jurisdiction:</b> Hallandale Beach	Total	0	6	6	Range: 42

**SHORT RANGE - 5-YEAR IMPACT**

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity		
Hallandale High	1,819	1,819	1,048	-771	-30	57.6%		
Gulfstream Academy Of Hallandale	1,988	1,988	1,209	-779	-43	60.8%		
Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				24/25	25/26	26/27	27/28	28/29
Hallandale High	1,057	-737	58.1%	1,009	998	1,035	998	1,018
Gulfstream Academy Of Hallandale	1,212	-438	61.0%	1,159	1,115	1,067	1,018	971

\* See comments for additional Impacted Planning Area information  
 School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

**LONG RANGE - TEN-YEAR IMPACT**

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	29/30	30/31	31/32	32/33	33/34
Area 1 - Elementary	18,923	11,674	-7,249	10,357	10,142	9,931	9,718	9,508
Area 1 - Middle	7,423	4,106	-3,317	3,638	3,567	3,496	3,424	3,352
Area 1 - High	9,354	7,047	-2,307	6,910	6,872	6,835	6,797	6,759

\* See comments for additional Impacted Planning Area information

**CHARTER SCHOOL INFORMATION**

Charter Schools within 2-mile radius	2023-24 Contract Permanent Capacity	2023-24 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				24/25	25/26	26/27
Hollywood Academy K_5	1,100	1,113	13	1,113	1,113	1,113
South Broward Montessori Charter School	348	164	-184	164	164	164

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

\*\*The first Monday following Labor Day  
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

\* See comments for additional Impacted Planning Area information  
 School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

**PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN  
(Years 1 - 5)**

School(s)	Description of Capacity Additions
Hallandale High	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Gulfstream Academy Of Hallandale Beach K-8	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

**PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN  
(Years 6 - 10)**

Capacity Additions for Planning Area 1	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

\* See comments for additional Impacted Planning Area information  
School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

**Comments**

Information contained in the application indicates that the approximately 17.5-acre site is generally located north of Hallandale Beach Boulevard between NE 14th Avenue and Diplomat Parkway in the City of Hallandale Beach. The current land use designation for the site is Commercial Recreation. The applicant proposes to change the land use designation to Commercial Recreation with a Dashed-Line Area to allow 228 high-rise residential units, which is anticipated to generate 6 additional (2 elementary, 3 middle, and 1 high) students into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (ADEFP 2023/24 to 2027/28). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2023/24 school year are Gulfstream Academy of Hallandale Beach k-8 and Hallandale High. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2023/24 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2023/24- 2025/26), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2025/26 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2023/24 to 2027/28. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2023-24 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP FY 2023/24 to 2027/28 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "1". The elementary, middle, and high schools currently serving Planning Area "1" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "1" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

\* See comments for additional Impacted Planning Area information  
School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

The School Board of Broward County, Florida  
**SCHOOL CONSISTENCY REVIEW REPORT**  
PROJECT NUMBER: SBBC-3775-2024

3/18/2024

Date

Reviewed By:

*Glennika D. Gordon*

Signature

Glennika D. Gordon, AICP

Name

Planner

Title

# PUBLIC SCHOOL IMPACT APPLICATION

The School Board of Broward County, Florida

Growth Management Section

Facility Planning and Real Estate Department

600 SE 3rd Avenue, 8th Floor, Fort Lauderdale, FL 33301: Phone: 754-321-2177, Fax: 754-321-2179

www.browardschools.com

## GENERAL PROJECT INFORMATION

### APPLICATION TYPE

Land Use     DRI     Rezoning     Flex/Reserve Allocation     Plat     Site Plan

### FOR INTERNAL USE ONLY

School Board Number

County Project Number     City Project Number

Project Name

Has this project been previously submitted (since Feb. 01, 2008)?  If yes, provide the SBBC Number

Application Fee Amount Due/Paid\*  Is proof of Payment attached?

Check No.  Online Payment Order No. (if applicable)

\* Make check payable to "School Board of Broward County." No cash will be accepted.

### PROJECT LOCATION AND SIZE

Folio #

Section  Township  Range

General location of the project  Side of

at/between  and

Area Acreage  Jurisdiction

### APPLICANT INFORMATION

Owner's Name  Phone

Address  City  State  Zip

Developer/Agent

Address  City  State  Zip

Phone  Fax Number

Agent's E-mail

### DEVELOPMENT DETAILS

Land Use Designation Existing  Proposed

Zoning Designation Existing  Proposed

PERMITTED					PROPOSED			
Residential Type	Total Units	Built Units	Bedroom Mix	Un-built Units	Bedroom Mix	Residential Type	Number of Units	Bedroom Mix
Single Family	0	0	___ 3 BR or Less ___ 4 BR or >		___ 3 BR or Less ___ 4 BR or >	Single Family		___ 3 BR or Less ___ 4 BR or >
Townhouse/ Duplex/ Villa	0	0	___ 2 BR or Less ___ 3 BR or >		___ 2 BR or Less ___ 3 BR or >	Townhouse/ Duplex/ Villa		___ 2 BR or Less ___ 3 BR or >
Garden Apartment	0	0	___ 1 BR or Less ___ 2 BR ___ 3 BR or >		___ 1 BR or Less ___ 2 BR ___ 3 BR or >	Garden Apartment		___ 1 BR or Less ___ 2 BR ___ 3 BR or >
Mid Rise	0	0	___ 1 BR or Less ___ 2 BR or >			Mid Rise		___ 1 BR or Less ___ 2 BR or >
High Rise	0	0				High Rise	228	
Mobile Home	0	0	___ 2 BR or Less ___ 3 BR or >		___ 2 BR or Less ___ 3 BR or >	Mobile Home		___ 2 BR or Less ___ 3 BR or >
Total						Total	228	

Does this project include a non-residential development?

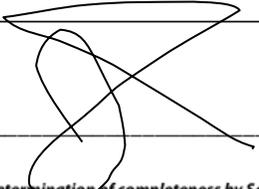
If yes, please describe other proposed uses

**VESTED RIGHTS/EXEMPTION INFORMATION**

Amount of Vested/Exempt development (including number of units, type, and bedroom mix)

Exemption Criteria (check any/all as applicable)	Vesting Criteria (check any/all as applicable)	Associated Application Number
___ Generates less than one student*	___ Located within previously approved plan amendment or rezoning with a valid mitigation agreement with the School Board through an executed and recorded DRC or Tri-Party*	
___ Age restricted to persons 18 and over*	___ Obtained site plan final approval prior to February 1, 2008*	
___ Statutory exemption* ___ Applicable Statute*	___ Site plan located within a plat for which school impacts have been satisfied*	
___ Site Plan located within a plat with a valid final SCAD letter*		Associated Plat Number: _____

\* Supporting documentation is required

Signature of Applicant/Agent: 

Date: 3/3/26

Please attach a survey of the project site

NOTE: 30-Day review period only commences upon a determination of completeness by School District Staff. Applicant submitting a plat application must include an official letter containing plat name and municipal project number and must indicate that the plat has been approved or accepted by the municipality. ALL APPLICANTS MUST SUBMIT THE APPLICATION ELECTRONICALLY TO [prn\\_growthmanagement@browardschools.com](mailto:prn_growthmanagement@browardschools.com).

# Exhibit “J” Master Site File Verification

**Jeff Katims**

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**From:** Miller, Marissa L. <Marissa.Miller@dos.fl.gov>  
**Sent:** Thursday, March 14, 2024 12:38 PM  
**To:** Jeff Katims  
**Subject:** RE: Florida Master Site File  
**Attachments:** Map.pdf



Good afternoon Jeff,

I conducted your search and did not find any previously recorded resources for your address. I have attached a map for your reference. Let me know if you need anything else or if you have any questions.



**This record search is for informational purposes only and does **NOT** constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does **NOT** provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.**

*Marissa Miller*

Historic Data Analyst | Florida Master Site File | Bureau of Historic Preservation | Division of Historical Resources |  
Florida Department of State | 500 South Bronough Street | Tallahassee, Florida  
32399 | 850.245.6424 | 1.800.847.7278 | Fax: 850.245.6439 | [flheritage.com](http://flheritage.com)

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**From:** CompliancePermits <CompliancePermits@DOS.MyFlorida.com>  
**Sent:** Thursday, March 14, 2024 11:49 AM  
**To:** FMSFILE <FMSFILE@dos.myflorida.com>  
**Subject:** Fw: Florida Master Site File

**Breanne Gottberg-Harris**

Compliance and Review Office  
Compliance Review Program Assistant

Bureau of Historic Preservation

Division of Historical Resources

Florida Department of State

500 S Bronough St, Tallahassee, FL 32399

Office: 850.245.6366

[CompliancePermits@DOS.MyFlorida.com](mailto:CompliancePermits@DOS.MyFlorida.com)

<https://dos.fl.gov/historical/preservation/compliance-and-review/>

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**From:** Jeff Katims <[jeff@completecities.net](mailto:jeff@completecities.net)>

**Sent:** Tuesday, March 12, 2024 14:15

**To:** CompliancePermits <[CompliancePermits@DOS.MyFlorida.com](mailto:CompliancePermits@DOS.MyFlorida.com)>

**Subject:** Florida Master Site File

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

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Dear Ms. Lotane,

Please advise of any sites of record on property shown on the aerial below, at the SW corner of Township 51 S, Range 42 E, Section 23 in the City of Hallandale Beach, FL, (Broward County), north of Hallandale Beach Boulevard and west of Diplomat Parkway, address 501 Diplomat Parkway. Thank you!



## Exhibit “K” Citywide Affordable Housing Analysis

# **An Affordable Housing Market Assessment in the City of Hallandale Beach, Florida**

April 10, 2024



## **Report Commission**

This report was commissioned to satisfy BrowardNext County Land Use Plan Policy 2.16.2 for a project that is proposed in the City of Hallandale Beach, Broward County, Florida. That policy requires that “For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality’s chosen policies, methods, and programs to achieve and/or maintain a sufficient supply of affordable housing.”

The City of Hallandale Beach has adopted a Comprehensive Plan pursuant to Florida Statutes §163.3177. Within that adoption document, the City has included a Housing Element that sets forth certain goals, objectives, and policies.

As part of a land use plan amendment application, the Broward County Planning Council requires interim updates of the existing supply and demand for affordable housing and the strategies to be utilized to meet the expected needs.

This report estimates the current (2023) demand and projects (to 2028) the future demand for various housing needs.

The report relies on various public and subscription sources of information regarding demographic, economic, market, and housing data that is referenced throughout the report.

## **Report Summary**

Using the Broward County Planning Council's required methodology, *A Baseline Model to Quantify the Levels of Affordable Housing Need and Supply in Broward County and its Municipalities*, prepared by Florida International University's Jorge M. Pérez Metropolitan Center (September 2022), the City of Hallandale Beach has current surpluses of affordable housing for home ownership in the low-income bands and moderate-income bands, but by 2028 these become noticeable deficits.

The methodology also demonstrates that deficits currently exist in rental properties for all income bands except the moderate-income band and that this will continue into 2028 for the extremely low-, very low-, and low-income bands, but the moderate-income band will have a larger surplus by 2028, largely due to increased household income and increased supply. The deficit for the extremely low-income band will increase sharply.

Increasing the availability of housing supply will help to alleviate pricing pressure make all housing more affordable. The proposed project will add needed housing that will address the diminishing available supply in the City. Moderate- and high-income renters tend to convert to newer rentals due to aging and tenure thereby freeing up fractions of affordable housing that can be subsequently occupied by low- and moderate-income renters. Failure to build housing to meet the market's demands drives up pricing making affordable units less affordable.

## Methodology

This study examines current housing conditions within the City of Hallandale Beach, Florida (“the City”), which is generally stated for calendar years 2023/2022 (the latest U.S. Census Bureau American Community Survey data available (2022) and the supplemental data source from Esri<sup>1</sup> (2023)) and projected to calendar year 2028 using Esri demographic forecasts available for that year.

The Broward County Planning Council engaged Florida International University (FIU) to recommend a methodology for analyzing supply and demand of housing needs throughout Broward County. FIU developed their methodology utilizing published data from the U.S. Census Bureau’s American Community Survey (ACS). This ACS data is available for each municipality in Broward County. The methodology does not describe what methods to use to forecast out the five years required under the Planning Council’s rules. To forecast out to the year 2028, Esri’s Community Analyst/Business Analyst databases that provide this information using their sources and methods were used. The FIU methodology is particularly sensitive to the primary factors of Median Household Income and housing stock forecasts. Esri’s forecasts are believed to be reliable and very up-to-date and draw upon a variety of publicly available and proprietary sources. Median Household Income (MHI) provides the basis for several benchmarks and assumptions. This number is parsed into three bands: Very Low Income (50% of the MHI); Low Income (50.1% to 80% of MHI); and Moderate Income (80.1% to 120% of MHI). All data used is initially derived from updates to information provided by the 2020 Census.

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<sup>1</sup> Esri is an international supplier of geographic information system software, web GIS and geodatabase management applications. For this study, we have utilized various databases specific to the City of Hallandale Beach that have been prepared by Esri. Products utilized include the Business Analyst, Community Analyst, and ArcGis systems. Details on how Esri conducts forecasts of demographic and housing information can be found in *Methodology Statement: 2023/2028 Esri US Demographic Updates, An Esri® White Paper, June 2023*.



## Estimates and Projections of Population, Median Household Income, And Housing Units

The 2022 ACS data for the City of Hallandale Beach and the Esri estimates for 2023 and its forecasts for 2028 are summarized below:

	2022 ACS Estimates	2023 Esri Estimates	2028 Esri Forecasts
Population	41,102	42,391	43,651
Median Household Income	45,417	44,263	53,861
Housing Units, Total	29,051	29,144	29,600
Housing Units, Occupied	19,581	20,168	20,720

The 2023 Esri estimates of housing units are based upon the ACS 2022 survey, plus Esri’s forecasting methodology<sup>2</sup>. We have used the Esri estimates for the purposes of this report. The addition of the proposed residential units would increase the supply of rental housing. ***In the absence of this additional supply, housing costs would likely increase across most affordability bands than if the rental housing were not constructed.***

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<sup>2</sup> Esri is an international supplier of geographic information system (GIS) software, web GIS and geodatabase management applications. Esri provides subscriptions to various database information they maintain for their GIS software. Some of those databases contain forecasts based upon proprietary methodology developed and maintained by Esri. Housing units are forecasted by Esri using “[the] recorded change in the housing inventory...culled from several data sources, including multiple construction data inputs from Metrostudy, data for new manufactured homes placed by state from the Census Bureau, and building permits for permit-issuing places and counties. Numerous independent sources are leveraged to obtain detailed information on housing development data where no building permits exist. Independent estimates of change in occupancy are calculated from USPS residential lists, the American Community Survey, and various state and local data sources. Additionally, data from the Current Population Survey and the Housing Vacancy Survey from the Census Bureau is used to model trends in occupancy.” *Methodology Statement: 2023/2028 Esri US Demographic Updates*, June 2023.

## **Affordable Housing Criteria and Gap Analysis**

The Broward County Land Development Code §5-201 defines Affordable Housing as “*Housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing the percentage (very low = 50%; low = 80%; moderate = 120%) of the median income limits, as published by the U.S. Department of Housing and Urban Development, adjusted for family size for the households.*”

Using the ACS and Esri data and applying that data to the FIU supply and demand model, the “Gap” analysis provided the following estimates of supply, demand, and differences, which uses the 2022 ACS’s Median Household Income Limits and 2022 Renters Median Household Income Limits of \$45,417 and \$39,585, respectively, and the Esri 2028 estimates of \$53,861 and \$46,945 respectively and the percentage bands previously described:

**(continued)**

**Gap Analysis, FIU Model**  
**Utilizing 2022 American Community Survey Data and 2028 Esri Forecast**  
**Home Ownership**

2021 ACS		HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range	
Total Owner-Occupied Units			10,399			<b>2022 American Community Survey Data</b>		
Median Household Income			45,417					
Median Owner Home Value			244,400					
Cost-Burdened Owner Units			4,194	40%				
"Severely" Cost-Burdened Owner Units			2,122	20%				
Low-Income Owners	51% - 80% Median \$23,163 - \$36,334	1,279	51% Median \$69,488	80% Median \$109,001	51% - 80% Median 1,418	139		
Moderate-Income Owners	81% - 120% Median \$36,335 - \$54,500	1,643	81% Median \$109,002	120% Median \$163,501	81% - 120% Median 2,327	684		
Moderate-Income Owners and Renters	81% - 120% Median \$36,335 - \$54,500	1,885	81% Median \$109,002	120% Median \$163,501	81% - 120% Median 2,327	442		

2028 Esri		HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range	
Total Owner-Occupied Units			10,891			<b>2028 Esri Forecast</b>		
Median Household Income			53,861					
Median Owner Home Value			964					
Cost-Burdened Owner Units			4,392	40%				
"Severely" Cost-Burdened Owner Units			2,222	20%				
Low-Income Owners	51% - 80% Median \$27,469 - \$43,089	2,638	51% Median \$82,407	80% Median \$129,266	51% - 80% Median 483	-2,155		
Moderate-Income Owners	81% - 120% Median \$43,090 - \$64,633	3,322	81% Median \$129,267	120% Median \$193,900	81% - 120% Median 671	-2,651		
Moderate-Income Owners and Renters	81% - 120% Median \$43,090 - \$64,633	3,812	81% Median \$129,267	120% Median \$193,900	81% - 120% Median 671	-3,140		

The FIU model shows a current deficit in the low- and moderate- income bands for home ownership and renters who would own homes. By 2028, home ownership in each band will have larger deficits.

When using the FIU model for renters, we find the following:

7



The City currently has deficits for all bands studied except for the moderate-income band and that continues through to 2028. The moderate-income band shows a growing surplus, owing to the increased supply of rental units and a growing median renter household income. Increasing median household income appears to positively impact this band with its existing and future housing supply. Renters are also more likely to be both cost-burdened and severely cost-burdened without additional supply. Most of the rental properties being developed are marketed primarily to the moderate-income band and higher. The deficit for the extremely low-income band will increase markedly.



## **Addressing The Demand For Affordable Housing**

The City has adopted several programs to address the affordable housing demand. We also note that in addition to these programs, the State of Florida has recently adopted laws and rules known as the “Live Local Act” which provides several tax incentives and payments and provides tremendous regulatory relief to developers who build and maintain affordable housing. Since its adoption, the number of affordable housing projects brought to local governments has been significant. The programs the City puts forth, in addition to its own local code relief and incentives are:

### **First Time Homebuyer Program**

Under this program, the Hallandale Beach CRA (HBCRA) provides a maximum amount of \$100,000 in down payment assistance for the purchase of a first home in the CRA district. These funds are available to affordable housing buyers (whose income is between 50% and 120% of the Broward County median income guidelines) to be used for gap funding and closing costs. The program also provides an incentive of up to \$10,000 in down payment assistance for workforce housing buyers whose income is above 120% but not more than 140% median. An additional \$5,000 incentive is available for first responders, teachers, and nurses.

### **Rent Stabilization Program**

The City’s CRA assists residents who have received a rental increase of 20% or higher. The program launched in October 2022.

- The Rent Stabilization Program provides rental assistance for up to 12 months to residents in the Hallandale Beach CRA area.
- The program is only available to Hallandale Beach residents residing within the CRA boundaries, who are unable to pay rent due to a recent rise in their monthly rental amounts.
- Only one person per household can apply.
- Applicants applying for assistance to pay an increase in their existing rent may receive up to \$500 per month (for a total of \$6,000 a year)
- Priority will be given to seniors aged 60 and older as well as households with family members under the age of 18.
- Must show proof that Rent has risen 20% or more.

### **Replacement Home Program**

The RHP is a subset of the Neighborhood Improvement Program (NIP). Applicants are identified to be eligible for this program once the property assessment, ordered by the HBCRA, proves that



the costs of the recommended NIP improvements exceed 50% of the property appraiser's assessed value of the property. Under the Replacement Home Program, the HBCRA will provide a low interest or interest-free loan up to \$250,000 (or the current cost of construction with plans, permits, construction and finishes) to single-family homeowner.

#### **Senior Rental/Utility Assistance Program**

This program provides up to \$500 a month toward rental or utility expenses for up to six months. Applicants must be income-eligible (50% Area Median Income), senior households (age 60+), reside within the HBCRA boundaries, and spend more than 30% of household's income on housing costs.

#### **Highland Park Village Income Certification Program**

Highland Park Village is an affordable housing development. To assure that these units remain affordable potential buyers must be approved by the Hallandale Beach CRA to purchase these units. Please complete the application and submit it with all the required documents and the application fee.

**Gap Analysis, FIU Model**  
**Utilizing 2022 American Community Survey Data and 2028 Esri Forecast**  
**Renters**

2021 ACS		HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range	Surplus/Gap within Affordable Price Range	
Total Renter-Occupied Units			9,182			<b>2022 American Community Survey Data</b>		
Median Renter Household Income			39,585					
Median Gross Rent			1,457					
Cost-Burdened Renter Units			5,320	58%				
"Severely" Cost-Burdened Renter Units			3,248	35%				
Extremely Low-Income	0 - 30% Median \$0 - \$11,876	235	0% Median \$0	30% Median \$297	0 - 30% Median 144	-91		
Very Low-Income	31% to 50% Median \$11,877 - \$20,188	869	31% Median \$298	50% Median \$505	31% to 50% Median 25	-844		
	51% - 80% Median \$20,189 - \$31,668	1,290	51% Median \$506	80% Median \$792	51% - 80% Median 306	-984		
Moderate-Income	81% - 120% Median \$31,669 - \$47,502	1,737	81% Median \$793	120% Median \$1,188	81% - 120% Median 2,203	466		

2028 Esri		HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range	Surplus/Gap within Affordable Price Range	
Total Renter-Occupied Units			9,829			<b>2028 Esri Data</b>		
Median Renter Household Income			46,945					
Median Gross Rent			1,792					
Cost-Burdened Renter Units			5,695	58%				
"Severely" Cost-Burdened Renter Units			3,477	35%				
Extremely Low-Income	0 - 30% Median \$0 - \$14,083	2,104	0% Median \$0	30% Median \$352	0 - 30% Median 146	-1,958		
Very Low-Income	31% to 50% Median \$14,084 - \$23,942	502	31% Median \$353	50% Median \$599	31% to 50% Median 29	-473		
	51% - 80% Median \$23,943 - \$37,556	782	51% Median \$600	80% Median \$939	51% - 80% Median 764	-18		
Moderate-Income	81% - 120% Median \$37,557 - \$56,334	548	81% Median \$940	120% Median \$1,408	81% - 120% Median 3,415	2,867		



## Exhibit "L" Conceptual Buildout Plan

