



HUPD



Public Works and Environmental Services Department
HOUSING AND URBAN PLANNING DIVISION
1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

DATE: March 19, 2026

TO: Barbara Boy, Executive Director
Broward County Planning Council

FROM: Darby Delsalle, AICP, Director
Housing and Urban Planning Division
DARBY DELSALLE
Digitally signed by DARBY DELSALLE
Date: 2026.03.19 13:07:29 -04'00'

SUBJECT: PC 26-7 Hallandale Beach (Shell Bay Residential)

The Broward County Housing and Urban Planning Division staff reviewed proposed amendment PC 26-7. The subject site is in the City of Hallandale Beach involving approximately 18.3 acres. The amendment proposes:

Current Designation: 18.3 acres of Commercial Recreation.

Proposed Designation: Dashed-line Area consisting of:
3.2 acres of Irregular (12.46) Residential;
15.1 acres of Commercial Recreation .

Estimated Net Effect: Addition of 228 dwelling units. [Zero (0) dwelling units are currently permitted by the Broward County Land Use Plan].
Reduction of 3.2 acres of commercial recreation use.

Analysis of Natural and Historic Resources

- A. Based on a review of the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), the County's archaeological consultant determined the proposed project will not have an adverse effect on any known archaeological or paleontological resources or areas of sensitivity.
B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:
1. The subject property is located within the City of Hallandale Beach, within the jurisdictional boundaries of Broward County's historic preservation ordinance (BC. Ord. 2014-32). Pursuant to B.C. Ord. 2014-32, Section 5-536.5(g), if, "in the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be discontinued," and the property owner shall notify the County Historic Preservation Officer of the discovery and undertake certain additional actions.

Contact: Rick Ferrer, Historic Preservation Officer

Broward County Public Works and Environmental Services Department  
Housing and Urban Planning Division  
Historic Preservation Program  
1 North University Drive, Box 102  
Plantation, Florida 33324  
Email: [rferrer@broward.org](mailto:rferrer@broward.org)

2. If unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist."

Contact: Broward County Medical Examiner  
5301 S.W. 31st Avenue  
Fort Lauderdale, Florida 33312  
Telephone: (954) 357-5200  
Fax: (954) 327-6580  
Email: [Med\\_Exam\\_Trauma@broward.org](mailto:Med_Exam_Trauma@broward.org)  
Website: <http://www.broward.org/MedicalExaminer>

#### Affordable Housing

The Housing and Urban Planning Division (HUPD) staff reviewed the application and determined that it *does not* meet the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document.

Amendments that propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document. Policy 2.16.2 requires the involved municipality to estimate its supply of affordable housing utilizing the data and methodology referenced within the "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. A total of zero (0) residential units is currently permitted by the BCLUP and this request represents an increase of 228 units. Therefore, Policy 2.16.2 applies to this project.

The application proposes 228 multi-family high-rise units. The applicant does not offer either a commitment to provide on-site affordable dwelling units or monies paid to the local government and/or the Broward County Affordable Housing Trust Fund. The housing supply data in the Broward County Ten-Year Affordable Housing Master Plan (March 2024) indicates the City of Hallandale Beach (City) has a deficit of 2,448 owner and 2,913 rental affordable housing units.

The application includes *An Affordable Housing Market Assessment in the City of Hallandale Beach, Florida*, prepared by Munitytics on April 10, 2024. Article 5.4(E) of the Administrative

Rules Document states “a study, report, or information submitted by the local government which has been determined by the County to be in compliance with Policy 2.16.2 shall be valid for the consideration of subsequent land use plan amendments for a period of 18 months from the date the study, report or analysis was submitted to Broward County for review.” The Assessment was valid through October 10, 2025. Further, the expired Assessment does not fully address the City’s chosen policies, methods, and programs to achieve and/or maintain a sufficient supply of affordable housing.

### Redevelopment Analysis

The amendment site is not located within a Community Redevelopment Area.

### Intergovernmental Coordination

The site is located approximately ¼-mile south of the City of Hollywood.

### Complete Streets

The intent of this section is to provide some suggestions to improve mobility opportunities (non-motorized, micromobility, electric, and transit access) within the project and enhance connectivity to surrounding uses. Efforts to improve mobility and accessibility help reduce potential air quality impacts, improve area connectivity, and increase opportunities for affordable and healthy living. Such efforts are consistent with BrowardNEXT Highlighted Regional Issues Strategies CCR-1 (reducing GHG emissions), TR-1 (redevelopment and multi-modal modes of transportation), MM-1 (incorporate Complete Streets principles), MM-4 (multi-modal level of service).

*Applicable policies:* The following BrowardNEXT Land Use Plan complete streets policies apply to this amendment:

- **Policy 3.6.5** states that development designs should be context-sensitive and consider existing and planned adjacent land uses. Development projects should be considered both separately and as part of a connected network with integrated pedestrian, bicycle and transit facilities generally consistent with the Broward Complete Streets Guidelines or equivalent principles.
- **Policy 3.6.6** states that transportation facilities and services should be developed inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles, encouraging infill development and promoting the efficient use of urban services.

### ***Accessibility to Surrounding Destinations and Multimodal Infrastructure***

*Bicycle lanes/Sidewalks:* The site is located on the west side of Diplomat Parkway and two existing parking lots are proposed for redevelopment.

### ***Broward County Staff Complete Streets Comments***

Staff suggests the following features be considered in the site design:

- A safe, continuous sidewalk or similar direct connection between the proposed buildings;
- Sidewalks within the development that connect to public sidewalks used to access the development;

- Connecting parking areas to buildings with covered sidewalks/breezeways.
- Non-glare pedestrian-scale lighting, shade elements (including landscaping), and strategic cover from the elements along all sidewalks to make them more comfortable for the users.
- Electric vehicle charging stations.
- Bicycle “end-of-trip” facilities consistent with the Broward Complete Streets Master Plan Design Guidelines 2.0 and BrowardNEXT Policy 3.6.2., including but not limited to bike/scooter parking and lockers.



**PARKS**




**PARKS AND RECREATION DIVISION** • Administrative Offices  
950 N.W. 38<sup>th</sup> St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991


*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management  
Accredited by the Commission for Accreditation of Park and Recreation Agencies (CAPRA)*

**MEMORANDUM**

Date: April 7, 2026

To: Dawn Teetsel, Director of Planning  
Broward County Planning Council

Thru: Erik Westberg, Assistant Director  
Parks and Recreation Division 

From: Linda Briggs Thompson, Environmental Program Manager  
Parks and Recreation Division 

Re: **Land Use Plan Amendment Comments**  
**Proposed Amendment PC 26-7- Shell Bay (Hallandale Beach)**

Broward County Parks and Recreation Division has reviewed the land use plan amendment PC 26-7 – Shell Bay (Hallandale Beach). Our comments are as follows:

PC 26-7 Commercial recreational space, especially golf courses, are being targeted for housing throughout the County. The former intent of the development code was for more recreation and open space to be designated and expanded as more housing units are developed, not less. However, it appears that roughly half of the future construction is planned for a parking lot, somewhat minimizing the actual loss of recreational space. Maintaining recreational space, even commercial golf courses, will become increasingly important as our county population continues to grow.

If you or your staff have any questions about our comments, please call me at 954-357-8120.



PUBLIC WORKS AND ENVIROMENTAL SERVICES (PWES)  
REVIEW AND COMMENTS ON  
PROPOSED BROWARD COUNTY LAND USE PLAN MAP  
AMENDMENT

**For:** Broward Planning Council

**Applicant:** Keith Poliakoff, Esquire, Government Law Group

**Amendment No.:** PC 26-7

**Jurisdiction:** Hallandale Beach

**Size:** Approximately 18.3 acres

**Existing Use:** Golf course, clubhouse, tennis club and hotel

**Current Land Use Designation:** Commercial Recreation

**Proposed Land Use Designation:** Dashed-Line Area\* consisting of:  
3.2 acres of Irregular (12.46) Residential and 15.1  
acres of Commercial Recreation permitting a  
maximum of 228 dwelling units

**Estimated Net Effect:** Addition of 228 dwelling units  
[Zero (0) dwelling units currently permitted by the Broward County  
Land Use Plan]  
Reduction of 3.2 acres of commercial recreation use

**Location:** In Section 23, Township 51 South, Range 42 East; generally located on the west  
side of Diplomat Parkway, between Hallandale Beach Boulevard and Atlantic  
Shores Boulevard/Northeast 9 Street.

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

**ANALYSIS AND FINDINGS**

**ENVIRONMENTAL PERMITTING DIVISION**

**Contaminated Sites** - [CP Policies C1.6, C2.1, C2.4, C2.5, C2.7, WM3.6; BCLUP Strategy EP-3 and Policy 2.5.5]

The subject site is a known contaminated site (NF-1672B) from the application of herbicides for use as a golf course. The subject site has been granted a No Further Action with Conditions in accordance with Chapter 62-780, Florida Administrative Code, and is subject to a Declaration of Restrictive Covenant (DRC) between Broward County and Diplomat Properties Limited Partnership, was recorded with Broward County Records Division at Official Records Book 50413, Page 1162 for the current and former Diplomat Golf Course. The DRC enacts certain land and groundwater use prohibitions, as well as engineering controls designed to limit exposure to remaining arsenic contamination. An Amendment to the DRC is currently pending review and approval as to form by the Office of the County Attorney; EPD has no objection to the proposed LUPA.

Further, because contaminated sites have been identified at or within one-quarter mile of the proposed amendment location, please be advised that Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the EPD. In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>.

**Solid Waste** - [CP Policies (SW) 6.1.2, 6.1.3, 6.2.6, 6.2.7, 6.2.10, WM3.18; BCLUP Policies 2.11.8, 2.20.3, 2.20.13, 2.34.1, 3.4.3 and Implementation Regulations and Procedures – 1. Development Review Requirements]

EPD has no records indicating that this is a current or former landfill, dump, or other regulated waste facility.

**Wetlands** - [CP: Objectives C8 and C9 Policies; BCLUP Strategy EP-2 and Policies 2.22.1, 2.22.2, 2.22.3]

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling the land area will not require an Environmental Resource License.

The proposed development contains or abuts water bodies or will be creating same. Excavation or filling of any surface waters, or the construction or repair of in-water structures such as headwalls, are regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Contact the Environmental Permitting Division at 954-519-1483 or [AWRLicense@broward.org](mailto:AWRLicense@broward.org) for specific code requirements.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants

considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at [FISC List of Invasive Plant Species \(Updated 06/2025\) - Florida Invasive Species Partnership](#).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or [AWRLicense@broward.org](mailto:AWRLicense@broward.org) for specific code requirements.

**Surface Water Management** - [CP Policies BMSD1.2.2, BMSD1.1.3, BMSD1.2.3, IC7.4, WM2.4, WM2.5, WM3.4, WM3.5, WM3.9, WM3.10, WM3.15, WM3.23, WM3.34, WM4.6, CM6; BCLUP Strategy CCR-2, EP-2, DP-2, and Policies 2.12.5, 2.21.1, 2.21.3, 2.21.5, 2.21.7, 2.24.1, 2.24.2, 2.24.4, 2.24.5, 2.26.5]

The proposed project will require a Broward County Surface Water Management License and an Environmental Resource Permit. The applicant can apply for the SWM and ERP combined through Broward County [Epermits](#).

A few requirements that need to be met when applying for a Surface Water Management License:

1. Meet the permitted criteria or Pre-vs-Post analysis including:
  - a. Broward County Parking Lot Protection - 5-yr, 1-day
  - b. Road Protection - 10-yr, 1 day and 10-yr, 3 -day
  - c. Attenuation Requirement - 25-yr, 3-day
  - d. Flood Protection - 100-yr, 3-day (zero discharge)
2. Full water quality must be provided prior to discharge.
3. The project must comply with the Basin allowable discharges.
4. Finished Floor Elevation requirements: The highest of the following:
  - a. FEMA maps effective July 31, 2024
  - b. Broward County 100-yr, 3-day flood map elevation
  - c. Broward County Future Conditions 100 yr flood map 2060
  - d. Site specific 100-yr, 3-day (zero discharge) peak stage.
5. Water table requirements: The highest of the following:
  - a. Plate WM 2.1 - Average Wet Season Groundwater Elevation
  - b. Plate WM 2.2 - 2060 Future Conditions Average Wet Season GW Elevation
  - c. Plate WM 2.3 - 2070 Future Conditions Average Wet Season GW Elevation
6. Additional ERP requirements as of June 28, 2024:
  - a. Performance criteria
  - b. Operation and maintenance cost estimate and plan

7. Account for any additional discharges/flows going to the site from adjacent properties.

**Upland Resources (including Tree Preservation and Greenways)** - [CP Objective C6 and Policies C6.1, C6.7, C6.10, C6.11; BCLUP Strategy CCR-2 and EP-3 and Policies 2.5.5, 2.23.3, 3.3.1]

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Hallandale Beach. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

**Hazardous Material Facilities** - [CP Policies C2.2, (SW) 6.2.6, 6.2.7, WM3.18; BCLUP Strategy EP-3 and Policy 2.26.21]

The list of known hazardous material facilities and storage tank facilities (from EPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are six (6) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the six (6) facilities, two (2) are hazardous material facilities, one (1) is a storage tank facility, and three (3) are facilities that have both hazardous materials and storage tanks. (TL 03/11/2026)

**Wellfield Protection** - [CP Policies (SW) 6.2.7, WM3.6, WM3.8, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3]

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. (TL 03/11/2026)

**SARA TITLE III (Community Right to Know)** - [CP Policy C2.5, (SW) 6.2.10, 6.2.12, WM3.18; BCLUP Strategy EP-3 and Policy 2.5.5, 2.26.1]

The list of known SARA Title III Facilities in Broward County has been reviewed. There are zero (0) known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. (TL 03/11/2026)

## **NATURAL RESOURCES DIVISION**

**Air Quality** - [CP Objective C1 and C2, and Policy C2.5, C2.6, C2.9, C2.10, (SW) 6.2.10; BCLUP Strategy EP-3 and Policies 2.9.2, 2.25.1]

The preliminary traffic analysis provided by the Broward County Planning Council indicates that the proposed amendment would result in an **increase of 99 peak hour trips** per day compared to trips associated with the current designation. Based upon the level of service for analyzed road segments, increase in trips, and potential future development, an amendment to the current land use designation can be assumed to have a **moderate impact** based on all current information provided at this stage in the process.

The Air Quality Program recommends proactive, long-term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Program recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate and AFV infrastructure, bikeways and bike storage facilities, and the use of pedestrian-friendly designs which will include native tree-shaded areas.

There are **no (0)** air permitted facilities located within half a mile of the proposed amendment site. Therefore, there are no facilities in the area with existing or potential odor or noise problems. (AR 4/6/2026)

**Specially Designated Areas** - [CP Objective C6 and policies C6.1, C6.3, C6.5, C6.6, C7.2, C7.4; BCLUP Strategies EP-3, IG-3 and Policies 2.5., 2.12.4, 2.23.1, 2.23.2, 2.23.3, 2.29.1, 3.3.7, 3.3.9, 3.3.10, Implementation Regulations and Procedures - 7. Criteria and Procedures For Environmentally Sensitive Lands And Local Areas of Particular Concern]

County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, are not present within the boundaries of the proposed amendment site.

[Check map at:

<https://www.broward.org/PlanningCouncil/Documents/EnvironmentallySensitiveLands.pdf>]

### **Protected Natural Lands –**

Project site is not included, nor does it contain or abut a protected natural land based on a review of the Protected Natural Lands Inventory map.

The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at: <http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>

**Marine and Riverine Resources** - [CP Objectives CM4 and Policies C.7.7 C7.6, C7.8; BCLUP Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.5, 2.28.1, 3.3.4, 3.3.12]

While the County encourages applicants to consider the listed objectives, strategies, and policies during the site planning process, the proposed amendment site does not contain, fall within, or overlap with a coastal area. Therefore, Broward County Comprehensive Plan Objective CM4 and Policies C.7.6, C.7.7 and C.7.8 and Land Use Plan Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 3.3.4, 3.3.9, 3.3.12 do not apply to the review of this project. Regarding Comprehensive Plan Objective CM1 and Land Use Plan Policy 3.3.7, please see the Analysis and Findings from the Environmental Engineering and Permitting Division concerning wetlands impact from the proposed land use designation.

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. As it relates to Broward County Land Use Plan Policy 2.24.2 and 2.27.4, please refer to Surface Water Management section of this assessment.

The proposed amendment site is located within proximity to a waterway (ICW South) identified as primary travel corridor for the Florida manatee in Broward County (Florida Manatee Waterway Zone Figure). The Florida manatee is listed as a threatened species under the federal Endangered Species Act. The Broward County Comprehensive Plan Objective CM1, Policy CM1.1 and CM1.6, the Broward County Land Use Plan Policies 2.27.4, 3.3.7, and 3.3.9 apply to the review of this project. Acknowledgement in Section 6.F. of the Land Use Plan Text Amendment application is desired to indicate the proposed site is in proximity to habitat important to a federally threatened species. Information to demonstrate compliance with these policies should be submitted by the applicant. County staff will evaluate the information provided and issue an update to comments, as needed.

The Division strongly encourages the applicant to review the Broward County Outdoor Lighting Ordinance (Chapter 27, Article IX, Sec. 39-112) to become familiar with preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife as it relates to Comprehensive Plan Policy C.7.6 and Broward County Land Use Plan Policy 2.28.1, recognizing that the proposed amendment area is not along the coast but is located within a coastal municipality.

**Priority Planning Areas for Sea Level Rise** – [CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

*See attached memorandum.*

**NatureScape Program** – [CP Policies C6.8, CC3.9, WM3.33, WM4.17; BCLUP 2.20.14, 2.20.17]

NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be

coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding NatureScape can be accessed at: <http://www.broward.org/NatureScape/Pages/Default.aspx>

**Water Recharge** - [CP Policies WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Policies 2.5.5, 2.26.1]

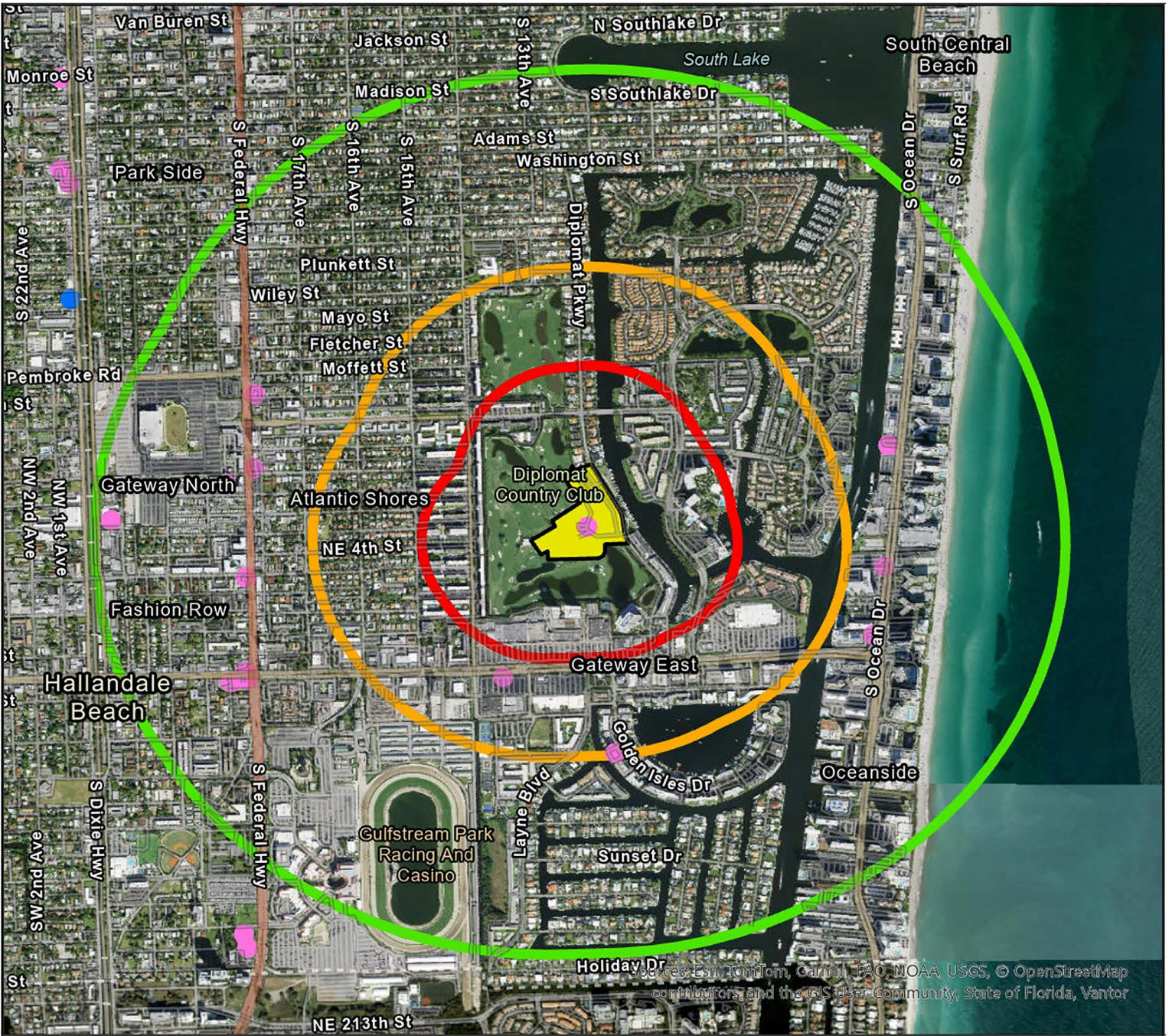
The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources.

The proposed land use designation allows 81.5 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in a decrease of 3.5 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

The impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

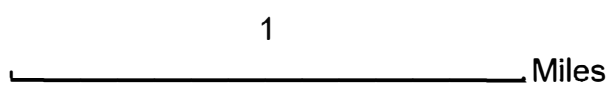
Staff suggest that the design of the new project seeks to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

# Broward County Land Use Plan Proposed Amendment 26-7



### Legend

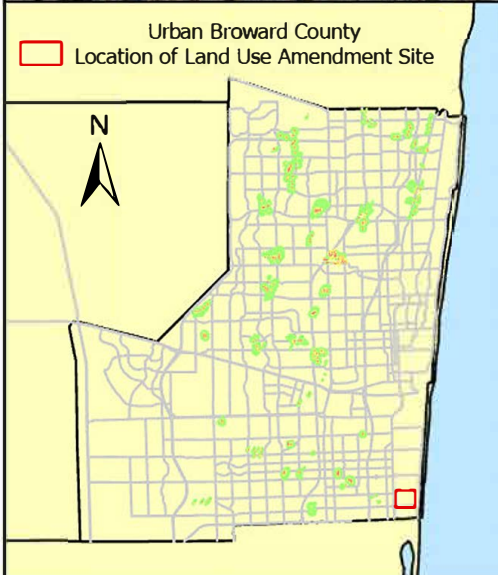
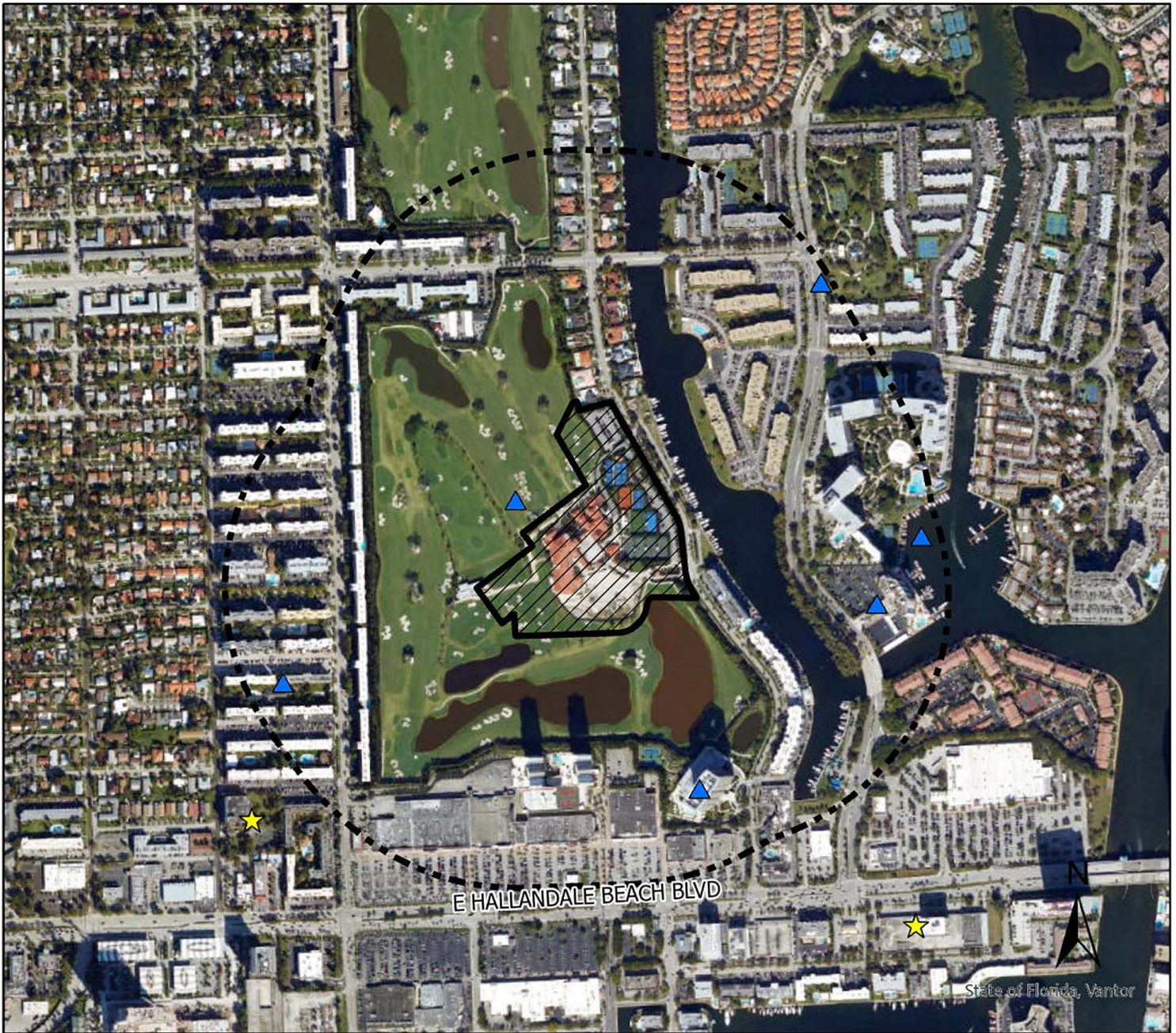
- State Air Sites
- County Air Sites
- Contaminated Sites
- Solid Waste Facilities
- Quarter Mile Buffer
- Half Mile Buffer
- One Mile Buffer
- Proposed Site



Generated for location purposes only. Marker size is a visual aid, and neither represents exact location nor area of designated facility. Prepared on 3/11/26 by the Natural Resources Division.

<b>Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment</b>			
<b>Name of Facility</b>	<b>Address</b>	<b>Type of Facility based on SIC</b>	<b>Type of License</b>
The Maltese Diplomat Owner, LLC	501 DIPLOMAT PKY, Hallandale Beach, FL 33009 Hallandale Beach 33009	6512 - Operators of Nonresidential Buildings	Hazardous Material and Storage Tank License
Slate Hallandale Beach	101 DIPLOMAT PKY, Hallandale Beach, FL 33009 Hallandale Beach 33009	6513 - Operators of Apartment Buildings	Storage Tank License
Anchor Bay Club Condominium Association, Inc.	300 THREE ISLANDS BLVD, Hallandale Beach, FL 33009 Hallandale Beach 33009	6513 - Operators of Apartment Buildings	Hazardous Material License
Olympus Condo Association	500 THREE ISLANDS BLVD, Hallandale Beach, FL 33009 Hallandale Beach 33009	6513 - Operators of Apartment Buildings	Hazardous Material and Storage Tank License
City of Hallandale Beach - Stormwater P.S. #1	233 NE 14TH AVE, Hallandale Beach, FL 33009 Hallandale Beach 33009	6512 - Operators of Nonresidential Buildings	Hazardous Material and Storage Tank License
City of Hollywood LS E-8	800 THREE ISLANDS BLVD, Hollywood, FL 33019 Hollywood 33019	4952 - Sewerage Systems	Hazardous Material License

# PC 26-7 (Shell Bay Residential)



0 0.1 0.2 Miles

**Land Use Amendment Legend**

- Proposed Amendment Site
- 0.25 Mile Buffer
- POSSE SARA Title III Sites
- Hazardous Material Facility
- Boundary

**ZONE**

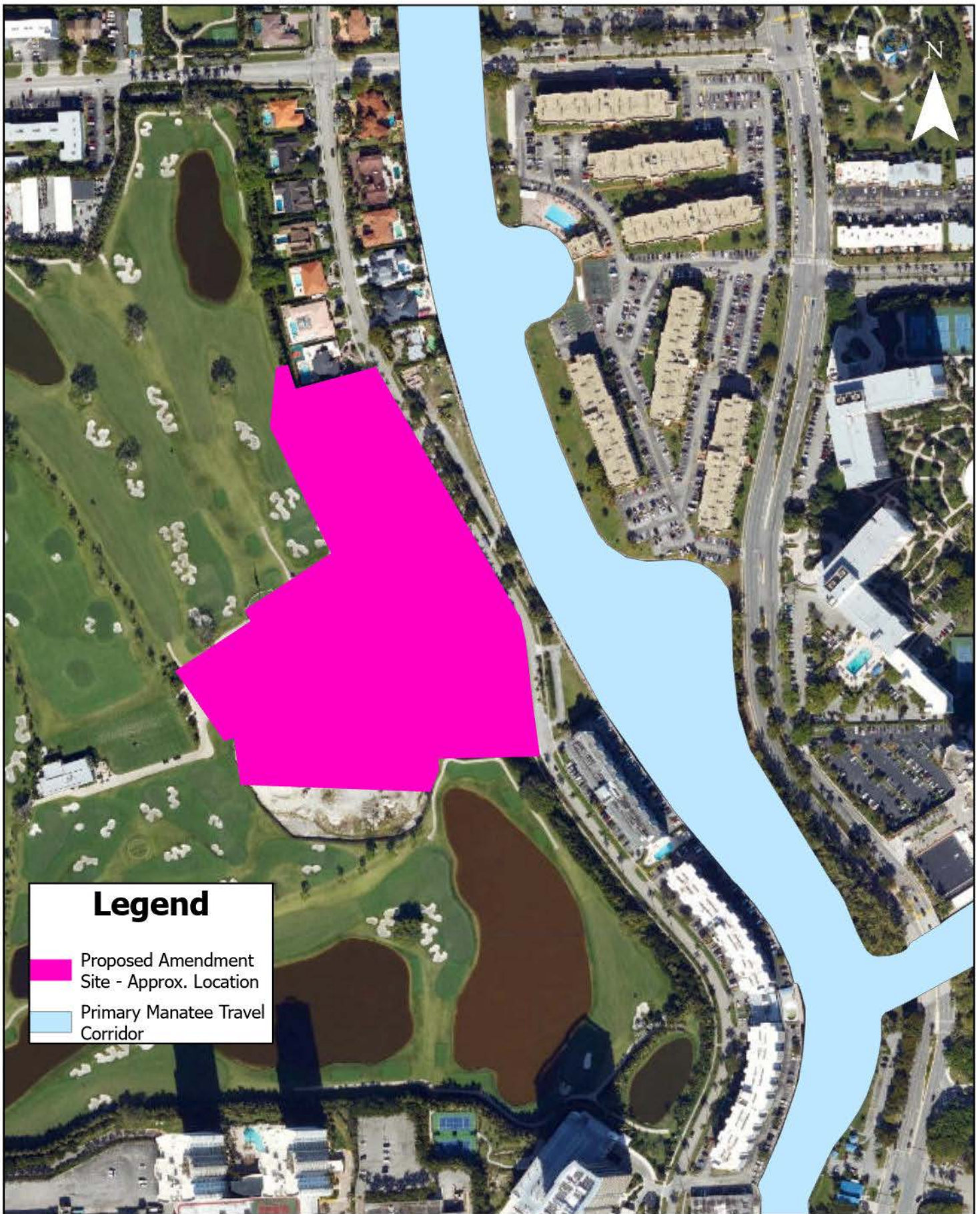
- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3

Prepared on: 3/12/2026 8:49 AM



Prepared by: tloch

Environmental Permitting Division review of Land Use Amendments for presence of hazardous materials and community right-to-know sites within Broward County. Review includes the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker, if present, is a visual aid and neither represents exact location nor distance to project site. If data are associated, data are provided "as is".

The division does not accept responsibility for damages suffered as a result of using, modifying, contributing or distributing the materials.



### Legend

-  Proposed Amendment Site - Approx. Location
-  Primary Manatee Travel Corridor



**PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT**

115 S. Andrews Avenue, Room A600 • Fort Lauderdale, Florida 33301 • 954-357-6613 • FAX 954-357-8655

**To:** Ms. Barbara Blake-Boy, Executive Director, Broward County Planning Council

**From:** Dr. Jennifer Jurado, Chief Resilience Officer and Deputy Director,  
Public Works and Environmental Services Department

Handwritten initials "J.S." in blue ink.

**Date:** 04/06/2026

**Re:** Initial Resilience Review of PC 26-7, Shell Bay Residential

---

**Initial Review of Climate Resiliency, Adaptation Action Areas, and Priority Planning Areas**

[CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2070. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

The proposed amendment site falls within an area (1.06 acres or approximately 6% of the net amendment area), for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Broward County Land Use Plan Policies 2.21.1, 2.21.5, 2.21.6, 2.21.7 and Comprehensive Plan Policies CC2.1, CC2.12 and CC2.14 apply to the review of this project. Accordingly, the County shall:

- 1) Consider 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 (2.21.1).
- 2) 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 (2.21.5).

- 3) Support the goals and will, to the maximum extent feasible, implement, in coordination with affected stakeholders, the recommended actions of the Broward County Climate Change Action Plan (CCAP) and the Southeast Florida Regional Climate Acton Plan (RCAP), as approved by the Broward County Climate Change Task Force and adopted by the Broward County Board of County Commissioners (2.21.6). Accordingly, CCAP Actions and RCAP Recommendations and Strategies shall also be considered in the resilience review.



Policy 2.21.6 requires Broward County to support the goals and will, to the maximum extent feasible, implement, in coordination with affected stakeholders, the recommended actions of the Broward County Climate Change Action Plan (CCAP) and the Southeast Florida Regional Climate Acton Plan (RCAP), as approved by the Broward County Climate Change Task Force, and adopted by the Broward County Board of County Commissioners.

The Resilience Unit of the Public Works and Environmental Services Department asks that the Applicant strongly consider CCAP - Healthy Community Actions concerning heat such as #33 (Reduce the urban heat island effect), and Water Resources concerning stormwater such as #133 (Promote green infrastructure), #134 (Increase pervious areas) and RCAP Recommendations and Strategies pertaining to Public Health such as those pertaining to heat: PH-3.1 (Use of green infrastructure to reduce heat), PH-3.3 (Use of cool building materials), through the application, design, permitting and construction process.

### Broward County Land Use Plan Proposed Amendment PC 26-7 Priority Planning Area Map



0 0.03 0.06 Miles

-  Proposed Amendment Site
-  Priority Planning Areas for Sea Level Rise near tidal water bodies at an increased risk of inundation under a 40 inch sea level rise scenario projected to occur by 2070 (PC 26-7 is located inside of a Priority Planning Area)

BROWARD COUNTY PLANNING COUNCIL  
WETLAND RESOURCE QUESTIONNAIRE  
as completed by the  
PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT

***I. Description of the Site and Proposed Amendment***

**For:** Broward Planning Council

**Applicant:** Keith Poliakoff, Esquire, Government Law Group

**Amendment No.:** PC 26-7

**Jurisdiction:** Hallandale Beach

**Size:** Approximately 18.3 acres

**Existing Use:** Golf course, clubhouse, tennis club and hotel

**Current Land Use Designation:** Commercial Recreation

**Proposed Land Use Designation:** Dashed-Line Area\* consisting of:  
3.2 acres of Irregular (12.46) Residential and 15.1  
acres of Commercial Recreation permitting a  
maximum of 228 dwelling units

**Estimated Net Effect:** Addition of 228 dwelling units  
[Zero (0) dwelling units currently permitted by the Broward County  
Land Use Plan]  
Reduction of 3.2 acres of commercial recreation use

**Location:** In Section 23, Township 51 South, Range 42 East; generally located on the west  
side of Diplomat Parkway, between Hallandale Beach Boulevard and Atlantic  
Shores Boulevard/Northeast 9 Street.

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

***II. Wetland Review***

- A.** *Are wetlands present on subject property?* No
- B.** *Describe extent (i.e. percent) of wetlands present on subject property.* None
- C.** *Describe the characteristics and quality of wetlands present on subject property.*
- D.** *Is the property under review for an Environmental Resource License?* No
- E.** *Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?* Yes

**III. Comments:**

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling the land area will not require an Environmental Resource License.

The proposed development contains or abuts water bodies or will be creating same. Excavation or filling of any surface waters, or the construction or repair of in-water structures such as headwalls, are regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Contact the Environmental Permitting Division at 954-519-1483 or [AWRLicense@broward.org](mailto:AWRLicense@broward.org) for specific code requirements.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at [FISC List of Invasive Plant Species \(Updated 06/2025\) - Florida Invasive Species Partnership](#).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or [AWRLicense@broward.org](mailto:AWRLicense@broward.org) for specific code requirements.

Completed by: Linda Sunderland, PWS  
Environmental Program Supervisor

**BROWARD COUNTY**  
**WATER RECHARGE QUESTIONNAIRE**  
**as completed by**  
**PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT**

***I. Information about the Proposed Amendment***

**For:** Broward Planning Council

**Applicant:** Keith Poliakoff, Esquire, Government Law Group

**Amendment No.:** PC 26-7

**Jurisdiction:** Hallandale Beach

**Size:** Approximately 18.3 acres

**Existing Use:** Golf course, clubhouse, tennis club and hotel

**Current Land Use Designation:** Commercial Recreation

**Proposed Land Use Designation:** Dashed-Line Area\* consisting of:  
3.2 acres of Irregular (12.46) Residential and 15.1  
acres of Commercial Recreation permitting a  
maximum of 228 dwelling units

**Estimated Net Effect:** Addition of 228 dwelling units  
[Zero (0) dwelling units currently permitted by the Broward  
County Land Use Plan]  
Reduction of 3.2 acres of commercial recreation use

**Location:** In Section 23, Township 51 South, Range 42 East; generally located on the west  
side of Diplomat Parkway, between Hallandale Beach Boulevard and Atlantic  
Shores Boulevard/Northeast 9 Street.

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

***II. Water Recharge Review based on Broward County Land Use Plan Designations***

***A. Impacts of the current land use designation on water recharge:***

A typical value for an impervious area produced by this type of development is  
approximately 85 percent or equal to 15.555 acres

***B. Impacts of the proposed land use designation on water recharge:***

A typical value for an impervious area produced by this type of development is  
approximately 81.5 percent or equal to 14.915 acres

***C. General impacts of the proposed land use change on water recharge:***

The change in land use (current to proposed) could potentially result in a decrease of 3.5 percent impervious surface on the property, which is the equivalent of a decrease of 0.64 acres of impervious area and a gain of recharge capacity.

***III. Analysis of Impact of Change in Land Use Designation***

The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources. [Applicable County Policies include: CP WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Strategy CCR-3; Policies 2.5.5, 2.26.1, 2.26.2]

The proposed land use designation allows 81.5 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in an decrease of 3.5 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

The impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

***IV. Comments***

Staff suggests that the design of the new project seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.



**TRANSIT**



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 6, 2026

Deanne D. Von Stetina, AICP  
Assistant Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment (LUPA) – PC 26-7 (Shell Bay Residential) in the City of Hallandale Beach – Transit Verification Letter

Deanne D. Von Stetina,

Broward County Transit (BCT) has reviewed your correspondence dated March 6, 2026, regarding the proposed Land Use Plan Amendment (LUPA) for 501 Diplomat Pkwy, Hallandale Beach, FL 33009 (Parcel IDs 514226110670 and 514226110673), for current and planned transit service. The transit service provided within a quarter mile walking distance of the amendment site is limited to the Hallandale Beach Community Shuttle Route 1. 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 the Hallandale Beach community shuttle Route 1 weekdays and Saturdays line by line. For example, on weekdays Hallandale Beach community shuttle Route 1 runs 7:00 a.m. – 7:45 p.m. with a frequency of 45 minutes.*

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
Hallandale Beach Community Shuttle Route 1 (BCT 731)	Weekday Saturday	7:00 a.m. – 7:45 p.m. 7:00 a.m. – 7:54 p.m.	32 minutes 33 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 community shuttle service to the amendment site.

BCT is in the process of finalizing the Transit**FORWARD** 2040 Vision Plan. This plan proposes 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 County-wide. The development of the subject property will be considered for its support in the utilization of public transit services by increasing the residential density along Diplomat Parkway in the City of Hallandale Beach. The subject property will be noted as a key area of development for possible service expansion and/or new service once it is completed in conjunction with a transit service market analysis. 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 954-357-5481 or email me at [dacohen@broward.org](mailto:dacohen@broward.org) if you require any additional information or clarification on this matter.

Sincerely,

*Daniel Cohen*

Daniel Cohen  
Service Planner  
Service and Strategic Planning – Broward County Transit



\*Institute of Transportation Engineers (ITE) traffic generation equations from “Trip Generation Manual – 11th Edition,” the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

\*\*“Dashed-Line Area” means an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed-line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.