

BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 26-7

INTRODUCTORY INFORMATION

- I. Municipality: Hallandale Beach
- II. County Commission District: District 6
- III. Site Characteristics
- A. Size: Approximately 18.3 acres
- B. 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.
- C. Existing Uses: Golf course, clubhouse, tennis club and hotel
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designation: Commercial Recreation
- B. Proposed Designations: 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
- C. 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
- V. Applicant/Petitioner
- A. Applicant: Keith Poliakoff, Esquire, Government Law Group
- B. Agent: Jeff Katims, AICP, Complete Cities Planning Group
- C. Property Owners: Maltese Diplomat Owner, LLC and Shell Bay Land Trustee, LLC
- VI. Recommendation of Local Governing Body: The City of Hallandale Beach has not yet made a recommendation. The application was transmitted by the City Manager consistent with the *Administrative Rules Document: Broward Next*.

* "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.