1 2	EXHIBIT 1 RESOLUTION NO. 2024 -
3 4	A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF
5	HALLANDALE BEACH, FLORIDA, CONSIDERING A PLAT NOTE
6	AMENDMENT TO THE BILTMORE MANSIONS PLAT FOR
7	CERTAIN PROPERTY LOCATED AT 1928 SOUTH OCEAN DRIVE
8	IN ACCORDANCE WITH CHAPTER 32, ARTICLE II, DIVISION 2
9	OF THE CITY OF HALLANDALE BEACH CODE OF
10	ORDINANCES, ZONING AND LAND DEVELOPMENT CODE;
11 12	AUTHORIZING THE TRANSMITTAL OF SAME TO BROWARD COUNTY FOR APPROVAL IN ACCORDANCE WITH ARTICLE VII,
13	DIVISION 2, SEC. 5-181 OF THE BROWARD COUNTY CODE OF
14	ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.
15	WHEREAS, on April 16, 1986, the City Commission of the City of
16	Hallandale Beach ("City Commission") approved the "Biltmore Mansions Plat" for
17	the subject property with a plat note restricting developments to Twenty-Two (22)
18	-2-bedroom high-rise units; and
19	WHEREAS, the Biltmore Mansions project was built within the City of
20	Hallandale Beach ("City") on the subject property located at 1928 South Ocean
21	Drive within with 22 units as restricted by the Plat; and
22	
23	WHEREAS, Playa House LLC, ("Applicant") is requesting approval of a Plat
24	Note Amendment to the Biltmore Mansions Plat in order to increase the number of
25	permitted residential units on the Approved Plat from 22 high-rise units to 30 high-
26	rise units; and
27	WHEREAS, the Applicant is requesting to amend the Plat Note on the
28	Biltmore Mansions Plat due to the existing restriction limiting the number of units
29	to 22 residential units; and
30	WHEREAS, the amendment to the Plat Note is required in order to allow future
31	development of the property as may be permitted by the current zoning and Land
32	Use designation of the parcel; and

FILE NO. 24-417 1 RES. NO: 2024 -

33	WHEREAS, the effective Note on the Biltmore Mansions Plat approved by
34	in 1986 reads as follows:
35	"This plat is restricted to 22 2-bedroom high-rise units."
36	and the Applicant proposes to amend the Note on the Plat to read:
37	"This plat is restricted to 30 high-rise units."
38	in accordance with Chapter 32, Article II, Division 2 of the City's Code Of
39	Ordinances, Zoning And Land Development Code; and
40	WHEREAS, Broward County requires municipalities to approve plat note
41	amendments prior to processing by the Broward County Commission, and upon
42	approval of the attached Resolution by the City Commission, the applicant will
43	present its request to the County Commission for county consideration and
44	approval, and the revision to the Plat Note will also be recorded in the Public
45	Records of Broward County; and
46	WHEREAS, pursuant to the Broward County Land Use Plan, a formal action
47	from the affected municipality is required to amend a note within a Plat, this
48	Resolution is a declaration that the proposed plat amendment is permitted by the
49	City's Comprehensive Plan; and
50	WHEREAS, approval of this Resolution by the City Commission will provide
51	authorization for the applicant to file for the Plat Note Amendment process through
52	Broward County for consideration and approval by the County Commission; and
53	WHEREAS, staff recommends that the City Commission consider
54	approving with conditions the attached Resolution accepting the Plat Note
55	Amendment to the Biltmore Mansions Plat located at 1928 South Ocean Drive.
56	NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY
57	COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA:
58	SECTION 1. Recitals. The foregoing "Whereas" clauses are adopted

FILE NO. 24-417 2 RES. NO: 2024 -

herein.

59

60	SECTION 2. Acceptance of Plat Note Amendment. The Mayor a	nd City
61	Commission of the City of Hallandale Beach hereby (approves/denies) acce	ptance
62	of the Plat Note Amendment to the Biltmore Mansions Plat to provide that	it " <i>This</i>
63	plat is restricted to 30 high-rise units." in lieu of the current Note that provide	s "This
64	plat is restricted to 22 2-bedroom high-rise units." and authorizes the transn	nittal of
65	same to Broward County for approval in accordance with Article VIII, Divi	sion 2,
66	Sec. 5-181, Broward County Code of Ordinances. The City Commission ap	proval
67	of the Plan Note Amendment is subject to the following conditions:	
68	1. The Plat is restricted to a maximum of 30 residential high-rise units.	
69	2. The applicant shall address all conditions set forth by the Broward 0	County
70	Urban Planning Division in their review of the subject plat note amen	dment.
71	3. Approval of this Plat Note amendment does not preclude the require	ements
72	that must be followed for the approval by the City of Hallandale Bea	ch of a
73	specific site plan for the improvements to be constructed on this site	
74	4. Any modifications to the existing NVAL (Non-Vehicular Access Line)	on the
75	Biltmore Mansions Plat shall be submitted to the City for consideration	on and
76	approval as required by Broward County.	
77 70		
78 79	SECTION 3. Effective Date. This Resolution shall take effect imme	diately
80	upon its passage and adoption.	
81 82		
83 84 85 86 87	APPROVED AND ADOPTED this day of, 20_	
88	JOY COOPER	_
89 90	MAYOR	
91 92	SPONSORED BY: CITY ADMINISTRATION	
93	ATTEST:	

FILE NO. 24-417 3 RES. NO: 2024 -

96	
97	JENORGEN GUILLEN
98	CITY CLERK
99	
100	
101	APPROVED AS TO LEGAL SUFFICIENCY AND
102	FORM
103	
104	
105	
106	
107	JENNIFER MERINO
108	CITY ATTORNEY

FILE NO. 24-417 4 RES. NO: 2024 -