

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14

**EXHIBIT 1  
RESOLUTION NO. 2024 -**

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, CONSIDERING A PLAT NOTE AMENDMENT TO THE BILTMORE MANSIONS PLAT FOR CERTAIN PROPERTY LOCATED AT 1928 SOUTH OCEAN DRIVE IN ACCORDANCE WITH CHAPTER 32, ARTICLE II, DIVISION 2 OF THE CITY OF HALLANDALE BEACH CODE OF ORDINANCES, ZONING AND LAND DEVELOPMENT CODE; AUTHORIZING THE TRANSMITTAL OF SAME TO BROWARD COUNTY FOR APPROVAL IN ACCORDANCE WITH ARTICLE VII, DIVISION 2, SEC. 5-181 OF THE BROWARD COUNTY CODE OF 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

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  
59 herein.



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