



**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FL 33351

Phone: (954) 572-1777 Fax: (954) 572-1778  
surveys@pulicelandsurveyors.com



May 8, 2024

Ms. Christy Dominguez  
Planning and Zoning Manager  
City of Hallandale Beach  
400 S. Federal Highway  
Hallandale Beach, FL 33009

**RE: BILTMORE MANSIONS 030-MP-86  
PLAT NOTE AMENDMENT – PLAT BOOK 129, PAGE 4 - FOLIO NUMBER: 5142-26-16-0010  
1928 SOUTH OCEAN DRIVE, HALLANDALE BEACH, FLORIDA 33009**

Dear Ms. Dominguez,

The firm of Pulice Land Surveyors, Inc. represents Playa House LLC in their desire to amend the restrictive plat note on the Biltmore Mansions plat (129/4). The subject plat was originally approved on August 5, 1986. Playa House, LLC purchased all of the units of the Biltmore Mansions Condominium, and subsequently terminated the condominium. I've attached the deeds vesting title to the 22 condominium units and the recorded Condo Termination Plan. We are respectfully requesting that the plat note be amended to allow 30 high-rise units.

**The current plat note reads as follows:**

This plat is restricted to 22-2 bedroom high-rise units.

**The proposed plat note reads as follows:**

This plat is restricted to 30 high-rise units.

If you have any questions, please feel free to contact me.

Sincerely,  
**PULICE LAND SURVEYORS, INC.**

Carolyn Sencion  
Encl.

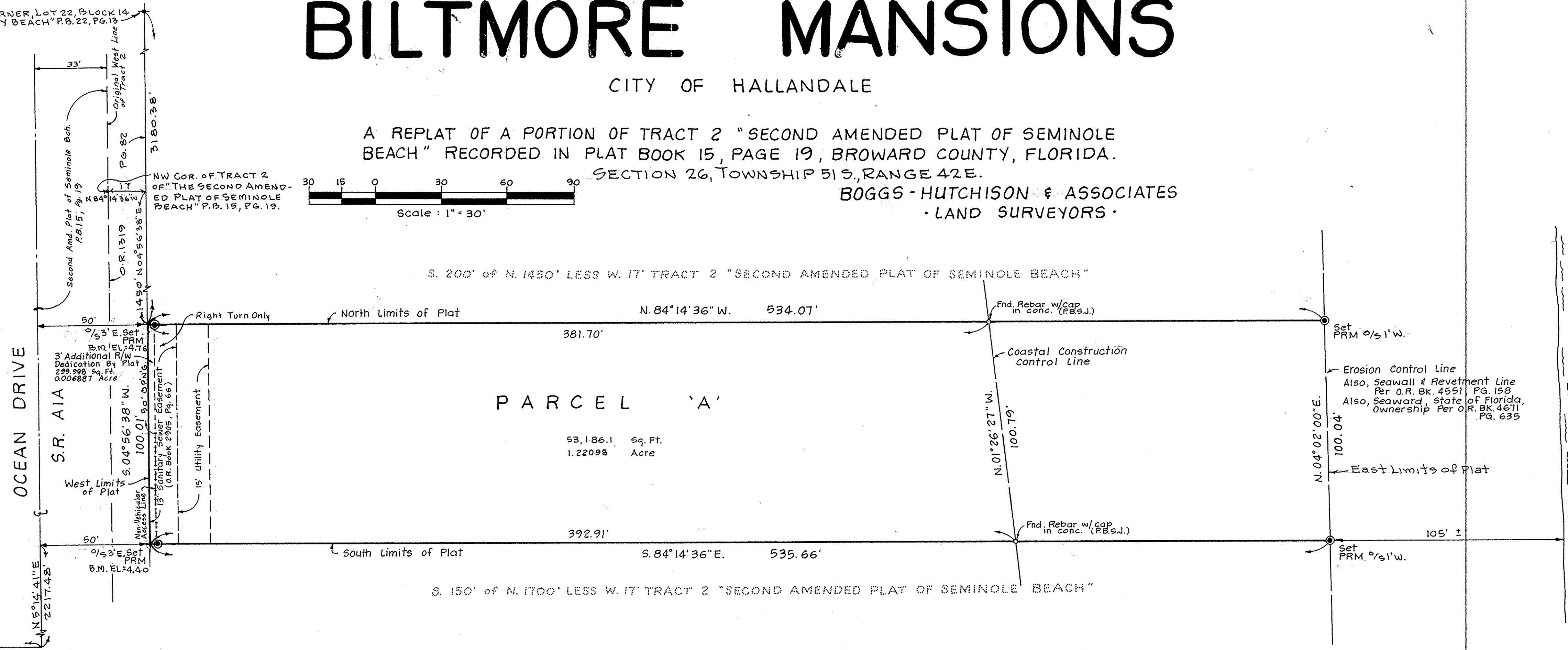
# BILTMORE MANSIONS

CITY OF HALLANDALE

A REPLAT OF A PORTION OF TRACT 2 "SECOND AMENDED PLAT OF SEMINOLE BEACH" RECORDED IN PLAT BOOK 15, PAGE 19, BROWARD COUNTY, FLORIDA. SECTION 26, TOWNSHIP 51 S, RANGE 42 E.

BOGGS - HUTCHISON & ASSOCIATES  
LAND SURVEYORS

SW CORNER, LOT 22, BLOCK 14  
"BEVERLY BEACH" P.B. 22, PG. 13



ATLANTIC OCEAN



O.R. BK. 13809 PG. 817

SW Corner of the  
SE 1/4, Sec. 26-51-42  
N 88°14'11" E 1763.30'

### BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDING DIVISION - MINUTES SECTION

This is to certify that this Plat complies with the provisions of Chapter 177, Florida Statutes, and was accepted for record by the Board of Commissioners of Broward County, Florida, this 5<sup>th</sup> day of AUGUST 1986  
Attest: F.T. Johnson, County Administrator

By: Phyllis J. Flanagan Deputy  
By: Daniel F. Prouf Chairman, County Commission

### BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDING DIVISION - RECORDING SECTION

This instrument was filed for record, this 13<sup>th</sup> day of October 1986 and recorded in Plat Book 129, Page 4, record verified.  
Attest: F.T. Johnson, County Administrator

By: Carole C. Doyle Deputy

### BROWARD COUNTY ENGINEERING DIVISION

This Plat is approved and accepted for record.

By: Henry P. Cook 10-10-86 Director Registered No. 12506  
By: Robert L. Thompson 10-8-86 Robert L. Thompson, Date: County Surveyor P.L.S. No. 3869

### BROWARD COUNTY PLANNING COUNCIL

This is to certify that the Broward County Planning Council has approved this Plat with regard to dedication of rights-of-way for traffic ways by Resolution duly adopted, this 27<sup>th</sup> day of March 1986

By: John Stan 10/2/86

### CITY COMMISSION

This is to certify that this Plat was approved and accepted by the City Commission of Hallandale, Florida, by Resolution No. 86-10, adopted this 15<sup>th</sup> day of April 1986, and that by said resolution. All rights-of-way, thoroughfares, and easements shown on this Plat were accepted in name of the public and all previous Plats of this land are cancelled and superceded.

Attest: June Strickland City Clerk  
Approved: Samuel B. Waterman Mayor

### CITY DEVELOPMENT REVIEW BOARD

This is to certify that the Development Review Board of the City of Hallandale, Florida, has approved and accepted the attached Plat, this 15 day of APRIL 1986

Laura A. Lewis Chairman

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT: LLOFER, INC., A Florida Corporation, operating and existing under the Laws of the State of Florida, is the owner of the land described hereon has caused said land to be surveyed, subdivided, and platted in the manner shown hereon said Plat to be known as BILTMORE MANSIONS, A Replat of a Portion of Tract 2 "SECOND AMENDED PLAT OF SEMINOLE BEACH" Recorded in Plat Book 15, Page 19, the City of Hallandale, Broward County, Florida.

A three (3) foot dedication for additional road Right-of-Way is hereby dedicated for the perpetual use of the public.  
The utility easement is hereby dedicated to the perpetual use of the public for its stated purpose and shall be kept free of permanent obstructions.

IN WITNESS WHEREOF, we the undersigned have set our hand and seal at Hollywood, Broward County, Florida, this 21 day of March 1986

LLOFER, INC.  
Francisco Llorens President  
Mario Ferro Secretary  
Charlotte A. Ronaldi Witness (As To Both)

### ACKNOWLEDGEMENT

State of Florida } s.s.  
County of Broward }  
BEFORE ME personally appeared Francisco Llorens, and Mario Ferro, as President and Secretary of Llofer Inc., a Florida corporation, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged to and before me that they executed said instrument for the purpose herein expressed.

WITNESS my hand and official seal, this 21<sup>st</sup> day of March 1986

My Commission Expires: Charlotte A. Ronaldi Notary Public

### DESCRIPTION

The south 100 feet of the North 1550 feet LESS the West 17 feet thereof, of Tract 2 "SECOND AMENDED PLAT OF SEMINOLE BEACH" according to the Plat thereof, as recorded in Plat Book 15, Page 19 of the Public Records of Broward County, Florida. LESS that area lying seaward of the erosion control line as described in O.R. BK. 4671, Pg. 635, said erosion control line also described as follows: Commence at the SW corner of the above described property, Thence S84°14'36"E along the South line of said property 535.66 feet to the Southerly point of said erosion control line, Thence N01°26'27"W 100.79 feet to the Northerly point of said erosion control line. (PARCEL 'A' contains 1.23 acres more or less)

### SURVEYOR'S CERTIFICATE

I, DALE S. HUTCHISON, hereby certify that I have made a recent survey of the hereon described property, and it is true and correct to the best of my knowledge and belief. This Plat was surveyed under my responsible direction and supervision and that the survey data shown complies with the applicable requirements of Chapter 177 Florida Statutes, 1971 A.D. Permanent Reference Monuments were set in accordance with Section 177.091 of said Chapter 177, on this 14<sup>th</sup> day of November 1985 and further that Permanent Control Points will be set within one year of the recording date of this Plat. The Bench Marks shown are referenced to National Geodetic Vertical Datum and conform to the standards for third order work.

This Plat dated this 14<sup>th</sup> day of November 1985  
BOGGS - HUTCHISON & ASSOCIATES  
DALE S. HUTCHISON Registered Land Surveyor No 3823 State of Florida

BROWARD COUNTY OFFICE OF PLANNING  
This Plat is hereby approved and accepted for record.

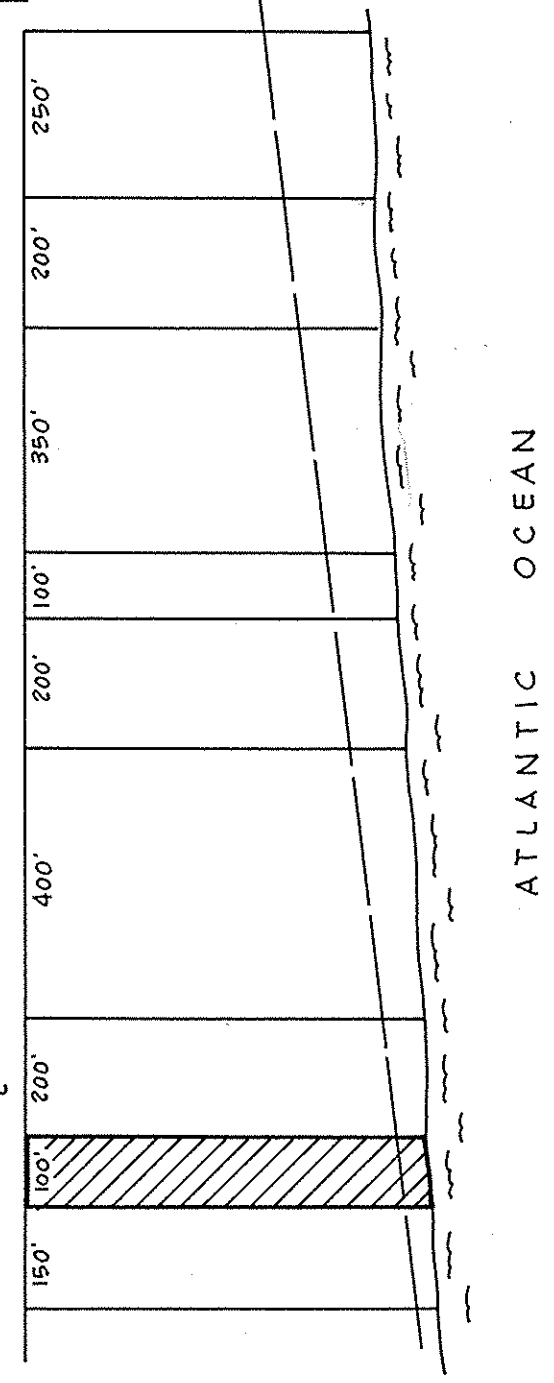
By: Donald Howell 10-7-86 Date  
HALLANDALE BEACH BOULEVARD

### CERTIFICATE OF TITLE

Reference is made hereon to certification of title prepared by Attorneys Title Services, Inc., Certificate No. 444147.

### BENCHMARK

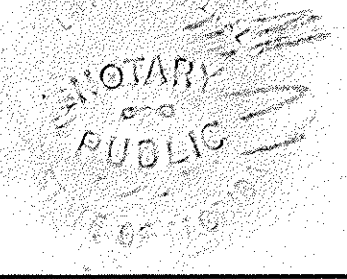
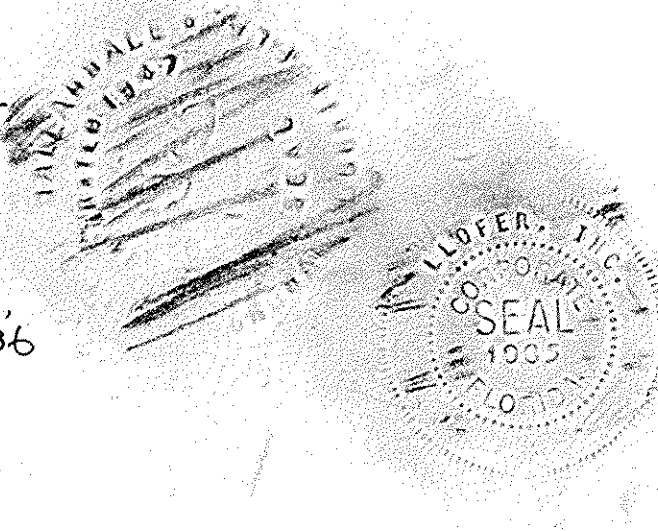
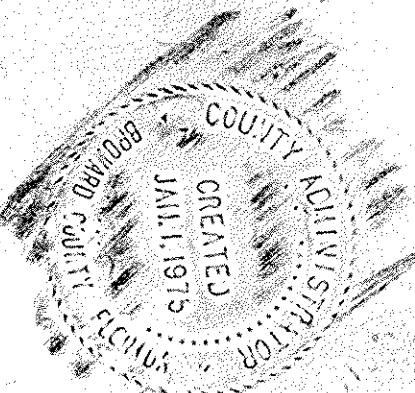
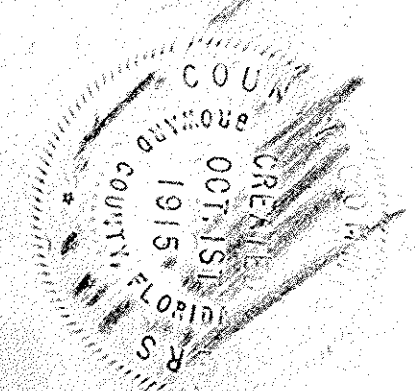
AUS.E. Disc in concrete at NE corner of Draw Bridge at Hallandale Beach Blvd. and Intercoastal Brass Monument in Sidewalk # 132 Elev. = 26.752



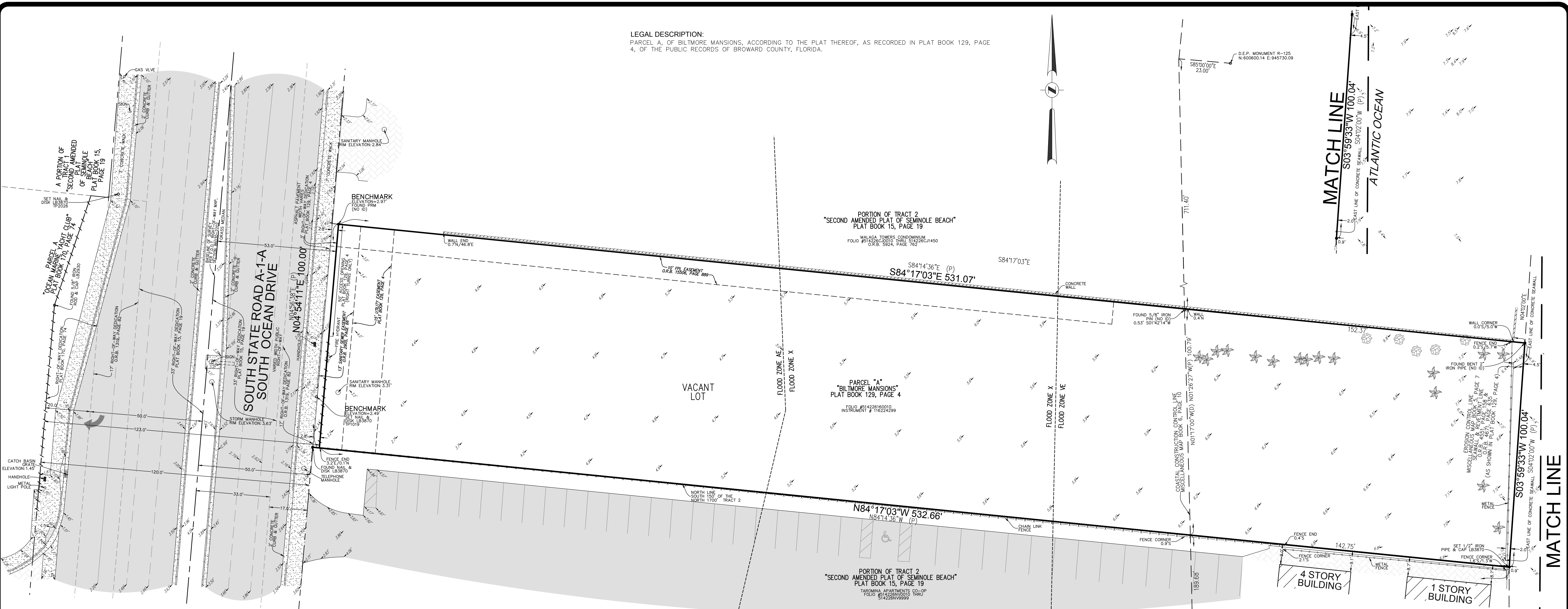
LOCATION SKETCH

### NOTES:

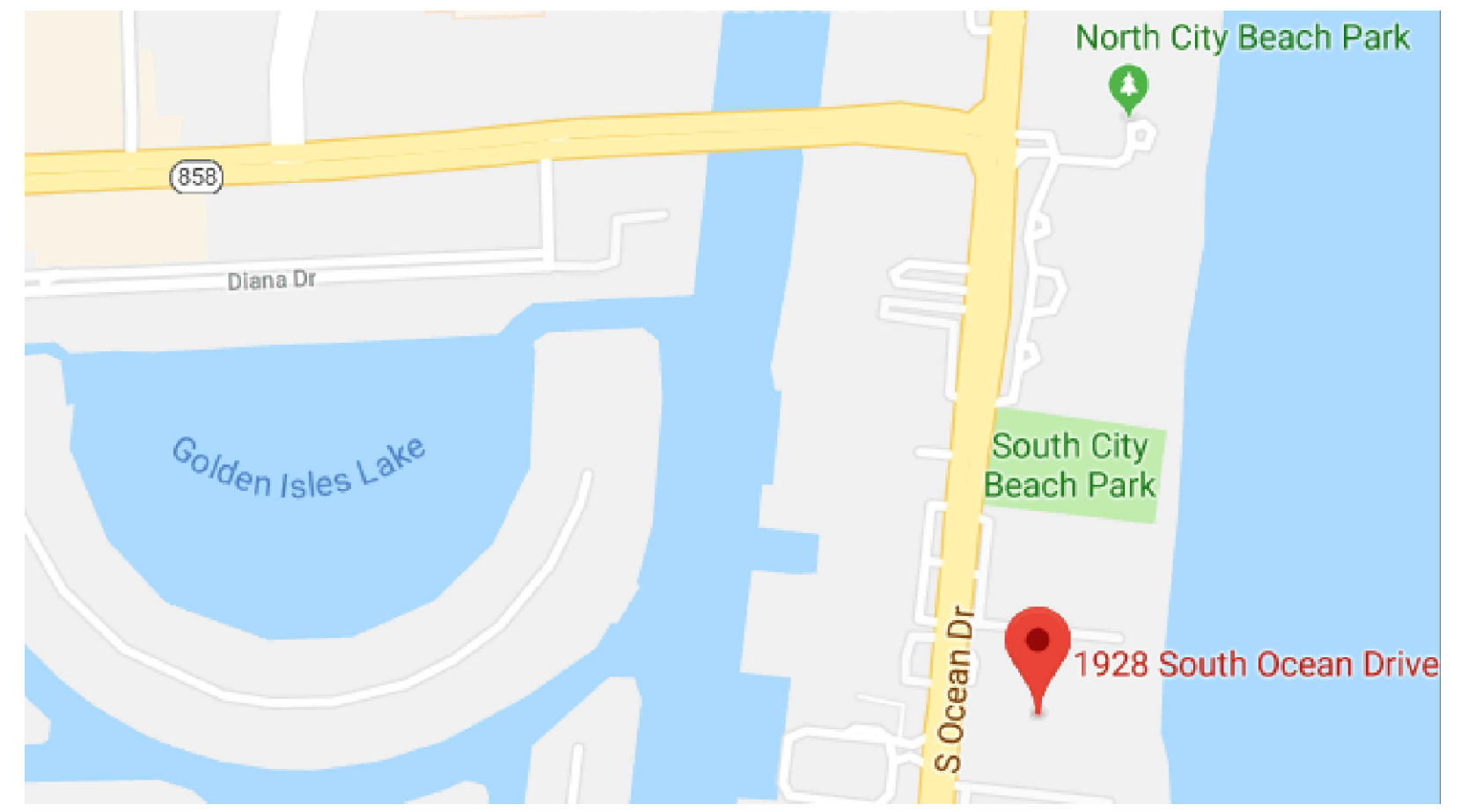
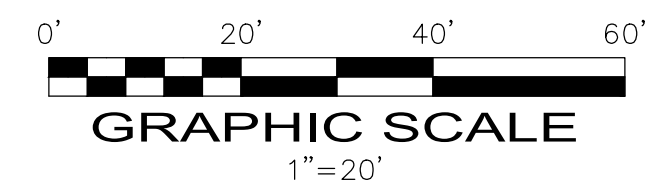
- PRM denotes Permanent Reference Monuments.
- PCP denotes Permanent Control Points.
- Elevations of Benchmarks shown are based on National Geodetic Vertical Datum (C.M.)
- Bearings based on seawall and revetment line bearing as recorded in O.R. Book 4551, Page 158, Public Records of Broward County, Florida.
- Non-Vehicular Access Line.
- This Plat restricted to 22-2 BEDROOM HI-RISE UNITS.



**LEGAL DESCRIPTION:**  
 PARCEL A, OF BILTMORE MANSIONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



- LEGEND**
- CONCRETE
  - ASPHALT PAVEMENT
  - BRICK PAVERS
  - ELEVATION
  - NON-VEHICULAR ACCESS LINE
  - CENTERLINE
  - PALM TREE
  - UNKNOWN TREE
  - O.R.B. OFFICIAL RECORDS BOOK
  - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
  - (P) PLATTED INFORMATION
  - FPL FLORIDA POWER & LIGHT COMPANY
  - LB LICENSED BUSINESS
  - D.E.P. FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



- NOTES:**
- 1) THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - 2) THIS SITE CONTAINS 53,184 SQUARE FEET (1.2209 ACRES) MORE OR LESS.
  - 3) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #3959; ELEVATION: 7.685 FEET.
  - 4) FLOOD ZONE: AE - BASE FLOOD ELEVATION: 6 FEET, VE - BASE FLOOD ELEVATION: 11 FEET, AND X - BASE FLOOD ELEVATION: NONE; COMMUNITY #125110; PANEL #12011C0751H; MAP DATE: 8/18/14. FLOOD ZONE LINES SHOWN HEREON ARE APPROXIMATE IN THEIR LOCATION.
  - 5) THIS SITE LIES IN SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
  - 6) BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE NORTH LINE OF PARCEL "A" BEING S84°17'03"E.
  - 7) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION, BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
  - 8) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: PLAYA HOUSE, LLC; CRE PLAYA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS ADMINISTRATIVE AGENT FOR THE BENEFIT OF LENDERS PARTY TO THE LOAN AGREEMENT, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR; ROSENTHAL ROSENTHAL RASCO LLC; AND FIRST AMERICAN TITLE INSURANCE COMPANY.
  - 9) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
  - 10) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
  - 11) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, UNLESS OTHERWISE NOTED.

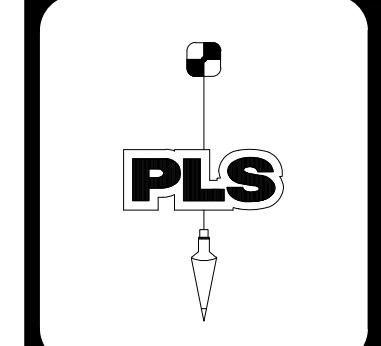
**CERTIFICATION:**  
 I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290

NO.	REVISIONS	BY
5		
4	#69958-ADD1 IMPROVEMENTS-8/3/22	J.S.
3	#69392-LOCATE SEAWALL-2/9/22	J.M.P.
2	#68535-UPDATE SURVEY-5/27/21	L.S.
1	#65271-ORIGINAL SURVEY-10/11/18	L.S.

**BILTMORE MANSIONS CONDOMINIUM SITE**  
 1928 SOUTH OCEAN DRIVE  
 HALLANDALE BEACH, FLORIDA 33009  
 (CITY OF HALLANDALE BEACH, BROWARD COUNTY)

**BOUNDARY AND TOPOGRAPHIC SURVEY**



**PULICE LAND SURVEYORS, INC.**  
 5381 NOB HILL ROAD  
 SUNRISE, FLORIDA 33351  
 TELEPHONE: (954) 572-1777  
 FAX: (954) 572-1778  
 E-MAIL: surveys@puliceandsurveyors.com  
 WEBSITE: www.puliceandsurveyors.com  
 CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.S.	SCALE: 1" = 20'	CLIENT: PLAYA HOUSE, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 8/3/22	ORDER NO.: 69958

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