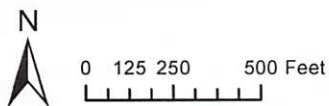


Commission District No. 6
Municipality: Hallandale Beach
S/T/R: 26/51/42



030-MP-86
Biltmore Mansions



Prepared by: Urban Planning Division
Date Flown: January 2024



TO: Josie P. Sesodia, AICP, Director
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director

A handwritten signature in blue ink, appearing to read "BBB", is written over the name "Barbara Blake Boy" in the "FROM:" field.

RE: Plat Note Amendment for Biltmore Mansions
(030-MP-86) City of Hallandale Beach

DATE: July 30, 2024

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat.

The Future Land Use Element of the City of Hallandale Beach Comprehensive Plan is the effective land use plan for the City of Hallandale Beach. That plan designates the area covered by this plat for the uses permitted in the "High Density (25 du/ac)" land use category. This plat is generally located on the east side of Ocean Drive/State Road A1A, between Hallandale Beach Boulevard and County Line Road.

The density of the proposed development of 30 dwelling units on 1.22 acres of land in the platted area, is 24.6 dwelling units per net acre, which is in compliance with the permitted uses and densities of the effective land use plan.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:HHA

cc: Dr. Jeremy Earle, City Manager
City of Hallandale Beach

Vanessa J. Leroy, Director, Department of Sustainable Development
City of Hallandale Beach



Public Works Department

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

MEMORANDUM

DATE: August 5, 2024

TO: Josie Sesodia, Director
Urban Planning Division

FROM: David (D.G.) McGuire, Manager
Plat Section, Highway Construction and Engineering Division

SUBJECT: Delegation Request: Modify Conditions of Plat Approval
(Amendment to the Note)
Biltmore Mason plat (030-MP-86)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for modifications to the conditions of plat approval for the subject plat. In part, the application is a request to amend the note on the face of the plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission. Our review also included changes to the adjacent roadways and changes on the adjoining properties.

Note: The FDOT approval letter requires access to be installed in locations differing from those indicated on the plat. As such, a modification of the NVAL is required prior to recordation of the plat note amendment.

As a result of our review, staff has determined that new and amended plat requirements are necessary to ensure safe and adequate access between the adjoining Trafficway(s) and plat to comply with the adequacy standards of the Broward County Land Development Code. Staff recommends APPROVAL of the proposed Note amendment subject to the following:

Broward County Board of County Commissioners

Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Jared E. Moskowitz • Nan H. Rich • Tim Ryan • Michael Udine
www.broward.org

NON-VEHICULAR ACCESS LINE AMENDMENT AGREEMENT

1. No Note Amendment may be recorded at public record until the NVAL agreement, modifying the location of the proposed openeings to be consistent with the FDOT approval letter, has been recorded or they may be recorded concurrently.

dgm



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

June 26, 2024***

THIS PRE-APPLICATION LETTER IS VALID UNTIL – June 26, 2025
THIS LETTER IS NOT A PERMIT APPROVAL

Jane Storms
Pulice Land Surveyors, Inc.
5381 Nob Hill Rd
Sunrise, FL 33351

Dear Jane Storms

RE: Pre-application Review for **Category B Driveway**, Pre-application Meeting Date: **May 26, 2022**
Broward County - Hallandale Beach; SR A1A; Sec. # 86030000; MP: 0.40; Access Class - 5;
Posted Speed - 35; SIS - No; FDOT Ref. Project: FM 446996.1-Robert Bostian-LIGHTING

Request:

Driveway 1: In-only driveway on the east side of SR A1A adjacent to the south property line.
Driveway 2: Out-only driveway on the east side of SR A1A adjacent to the north property line.

SITE SPECIFIC INFORMATION

Project Name & Address: **Bitmore Mansion – 1928 S Ocean Drive, Hallandale Beach FL, 33009**
Property Owner: **Playa House, LLC**; Parcel Size: **1.23 Acres**
Development Size: **30 Multifamily Housing (High Rise) Dwelling Units**

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- A minimum driveway length of 40 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.
- If a gate is proposed, a minimum driveway length of 80 feet to the call box and/or gate house gate are required.
- Driveways 1 and 2 shall be channelized and have a maximum width of 16 feet.
- All roadway features shall be installed within FDOT right of way.

Comments:

*** Letter was revised to update development size to 30 Multifamily Housing (High Rise) Dwelling Units

- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. #954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,

Carina Harvey
District Access Management Manager

cc: Anthony Beecher; Vikrant Srivastava, PE, PMP, CPM

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2022-05-26\9. 86030000 MP 0.4 SR A1A_Playa House\86030 MP 0.4 SR A1A_Bitmore Mansion_Rev.docx

www.dot.state.fl.us

The School Board of Broward County, Florida
FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT
SBBC-3872-2024
County No: 030-MP-86
Folio #: 514226160010
Biltmore Mansions
August 5, 2024

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

**FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	ADDITIONAL STUDENT IMPACT
Date: August 5, 2024	Single-Family:		Elementary: 0
Name: Biltmore Mansions	Townhouse:		Middle: 0
SBBC Project Number: SBBC-3872-2024	Garden Apartments:		
County Project Number: 030-MP-86	Mid-Rise:		High: 0
Municipality Project Number:	High-Rise: 30		
Owner/Developer: Playa House LLC	Mobile Home:		Total: 0
Jurisdiction: Hallandale Beach	Total: 30		

Comments

According to the information provided, this plat application proposes 30 high-rise units, which results in no net additional impact to Broward County Public Schools. This application as proposed is not anticipated to generate additional students into Broward County Public Schools. Therefore, this application has been deemed exempt from public school concurrency requirements, pursuant to Section 8.11(a)(1) of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning. However, please be advised that regular school impact fees are still due for the units.

Also, if a change is proposed to the project, which causes students to be generated by the project, the students will not be considered exempt or vested from public school concurrency (PSC) when the project is re-reviewed.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code.

SBBC-3872-2024 Project is Exempt from Public School Concurrency

Yes No

8/5/2024

Date

Reviewed By:

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title



Coastal Archaeology & History Research, Inc.

Cultural Resource Consulting

Thursday, August 08, 2024

Diego Penaloza, Sr. Planner
Resilient Environment Department
Urban Planning Division
1 North University Drive
Plantation, Florida 33324
PDMDinfo@broward.org

Re: Comments for Plat - Historical Review
Plat No. 030-MP-86 / Biltmore Mansions Plat (Note Amendment)
BCPA ID#: 514226160010

Diego Penaloza,

I have had an opportunity to review materials relative to Plat No. 030-MP-86 / Biltmore Mansions Plat (note amendment), Broward County property Folio: 514226160010.

- A. In my capacity as the County's archaeological consultant, based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), it is my determination that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.
- B. The subject property is located within the jurisdiction of Broward County's historic preservation ordinance (B.C. 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
Resilient Environment Department
Urban Planning Division
Historic Preservation Program
1 North University Drive
Plantation, Florida 33324
Telephone: (954) 357-9731
Email: rferrer@broward.org

- C. If, in the event that 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
Website: <http://www.broward.org/MedicalExaminer>

Please contact me if you have any questions or if you would like additional information regarding these comments.

Sincerely,



Matthew A. DeFelice, Principal Investigator
Coastal Archaeology & History Research, Inc.

In capacity as:

County Archaeological Consultant
Resilient Environment Department
Urban Planning Division
Historic Preservation Program
1 North University Drive
Plantation, Florida 33324
Telephone: (732) 996-0965
Email: madefelice@broward.org

Cc: Rick Ferrer, Historic Preservation Officer, Resilient Environment Department, Urban Planning Division, Historic Preservation Program