



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:	1 st Reading	2 nd Reading	
10/9/2024	24-417	<input checked="" type="checkbox"/> Resolution	Ordinance Reading	N/A	N/A
		<input type="checkbox"/> Ordinance	Public Hearing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/> Other	Advertising Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Quasi-Judicial:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fiscal Impact (\$):	Account Balance (\$):	Funding Source:	Project Number:		
N/A	N/A	N/A	N/A		
Contract/P.O. Required	RFP/RFQ/Bid Number:	Sponsor Name:	Department:		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	Vanessa Leroy, Director	Sustainable Development		
Strategic Plan Focus Areas:					
<input type="checkbox"/> Fiscal Stability	<input type="checkbox"/> Resident Services	<input type="checkbox"/> Public Safety	<input type="checkbox"/> Infrastructure & Mobility	<input checked="" type="checkbox"/> Economic Development & Affordable Housing	
Implementation Timeline:					
Estimated Start Date: 10/9/2024			Estimated End Date: Upon Adoption		

SHORT TITLE:

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.

STAFF SUMMARY:

Summary:

The applicant, Playa House LLC, is requesting approval of a Plat Note Amendment to the Biltmore Mansion's Plat in order to increase the number of permitted residential units on the Approved Plat from 22 high-rise units to 30 high-rise units. The property is located at 1928 South Ocean Drive.

The subject application is presented for City Commission consideration. Staff recommends the City

Commission approve the proposed Resolution with conditions.

Background:

On April 16, 1986, the City Commission approved the “Biltmore Mansions Plat” for the subject property. The Plat was approved with a note restricting developments to 22-2-bedroom high-rise units. Subsequently, the Biltmore Mansions project was built with 22 units as restricted by the Plat. The development was demolished in 2020, and the property is now vacant.

Current Situation:

The applicant is requesting to amend the Note on the Biltmore Mansions Plat due to the existing plat restriction limiting the number of units to 22 residential units. The amendment to the Plat Note is required in order to allow future development of the property as may be permitted by the current zoning and Land Use designation of the parcel.

Analysis:

Broward County requires municipalities to approve plat note amendments prior to processing by the Broward County Commission. Upon approval of the attached Resolution by the City Commission, the applicant will present their request to the Broward County Commission for their consideration and approval. The revision to the Plat Note must also be recorded in the Public Records of Broward County.

The property is designated Residential, High Density on the City’s Future Land Use Map, which permits residential development up to 25 dwelling units per acre. The property is currently zoned RM-25, Residential High-Density District which also permits 25 dwelling units per acre.

The existing Plat is approved with the following Note: *This plat is restricted to 22 2-bedroom high-rise units.*

The applicant proposes to amend the Note to read: *This plat is restricted to 30 high-rise units.*

The total size of the parcel is 1.2209 net acres. The previous development consisting of 22 residential units generated a density of 18.02 DU/acre, less than the density permitted by the City’s Future Land Use Map or zoning of the property. The applicant seeks to increase the permitted number of units on the plat note to the number of units that is permitted by the City’s Comprehensive Plan. Based on the size of the parcel, 30 units, generating a density of 24.57 dwelling units per acre, would be permitted on the 1.2209-acre property.

Plat Note amendments also require an application to the Broward County Urban Planning Division which coordinates the review of the application through County and applicable agencies. The Division has provided comments from reviewing agencies. *(Copies attached).*

The Broward County Planning Council, Broward County School Board, and the County’s Archaeological Consultant-Coastal Archeology and Historic Research, Inc. had no adverse comments.

Florida Power and Light (FP&L) was also notified of the proposed amendment and provided no objection.

Florida Department of Transportation (FDOT) issued a pre-approval letter with conditions for 2 driveways: an in-only driveway maximum width of 16 feet adjacent to the south property line, and an out-only driveway maximum width of 16 feet adjacent to the north property line.

Broward County Highway Construction and Engineering (BCHCE) Division noted the FDOT approval letter requires access to be installed in locations differing from those indicated on the Plat. The Division concluded that new and amended plat requirements would be necessary to comply with adequacy standards of the Broward County Land Development Code. The Division has recommended Approval of the Note amendment subject to the following:

“No Note Amendment may be recorded at public records until the NVAL agreement modifying the location of the proposed openings to be consistent with the FDOT approval letter has been recorded or they may be recorded concurrently.”

The subject application does not include a request for amendments to the Non-Vehicular Access Line (NVAL). Any amendments to the location to the (NVAL) as presently depicted on the Plat will also require City Commission action by resolution.

Why Action is Necessary:

Pursuant to the Broward County Land Use Plan, a formal action from the affected municipality is required to amend a note on a recorded plat.

Business Impact Estimate

As per F.S. 166.041©, the subject application is exempt from requiring business impact estimate as land development regulations, including zoning, development orders, development agreements, and development permits are exempt from the referenced state statute.

Cost Benefit:

There is no direct benefit to the City as a result of this Plat note amendment.

STAFF RECOMMENDATIONS:

Approval of the Resolution by the City Commission will provide authorization for the applicant to proceed with the Plat Note Amendment process thru the County, for consideration and approval by the County Commission.

Staff recommends the subject application for a plat note amendment be approved subject to the following conditions:

1. The Plat is restricted to a maximum of 30 residential high-rise units.
2. The applicant shall address all conditions set forth by the Broward County Urban Planning Division in their review of the subject Plat Note amendment.
3. Approval of this Plat Note amendment does not preclude the requirements that must be followed for the approval by the City of Hallandale Beach of a specific site plan for the improvements to be constructed on this site.
4. Any modifications to the existing NVAL (Non-Vehicular Access Line) on the Biltmore Mansions Plat shall be submitted to the City for consideration and approval as required by Broward County.

PROPOSED ACTION:

The City Commission consider the proposed resolution.

ATTACHMENT(S):

- Exhibit 1- Proposed Resolution
- Exhibit 2- Aerial Map
- Exhibit 3- Location Map
- Exhibit 4- Applicant's Letter and Plat
- Exhibit 5- Broward County Reviewing Agencies Letters

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