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**EXHIBIT 1
RESOLUTION NO. 2025-**

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF HALLANDALE BEACH, FLORIDA, REVISING THE NON-VEHICULAR ACCESS LINE (NVAL) WITHIN THE BILTMORE MANSIONS PLAT, LOCATED WITHIN THE CITY OF HALLANDALE BEACH AT 1928 SOUTH OCEAN DRIVE; PROVIDING TRANSMITTAL TO BROWARD COUNTY FOR APPROVAL IN ACCORDANCE WITH CHAPTER 5, ARTICLE IX OF THE BROWARD COUNTY CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

14 **WHEREAS**, the Applicant, Playa House LLC is requesting approval of a Plat Amendment
15 to the Biltmore Mansions Plat in order to modify the Non-Vehicular Access Line (NVAL) on the
16 property located at 1928 South Ocean Drive (the “Property”) within the City of Hallandale Beach
17 (“City”); and
18

19 **WHEREAS**, on October 9, 2024, the City Commission of the City of Hallandale Beach
20 (“City Commission”) adopted Resolution 2024-102, thereby approving an amendment to the Note
21 on the Biltmore Mansions Plat to allow for an increase in the number of permitted residential units
22 from 22 high-rise units to 30 high rise units, and further requiring that any modifications to the
23 existing NVAL on the Biltmore Mansions Plat be submitted to the City for consideration and
24 approval as required by Broward County; and
25

26 **WHEREAS**, the Property, which is 100 feet wide, currently has access limited to a 50-foot
27 opening on the north side, with the NVAL restricting access on the southern 50 feet of the
28 Property; and
29

30 **WHEREAS**, the proposed amendment would provide for a 25-foot wide opening for right
31 turn out only along State Road A1A adjacent to the south property line, and a 25-foot wide opening
32 for right turn in only along State Road A1A adjacent to the north property line; and
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34 **WHEREAS**, the Florida Department of Transportation (FDOT) has issued a conditional
35 pre-approval for two driveways on the Property, with first an entrance-only driveway with a
36 maximum width of 16 feet, located next to the south property line, and the second an exit-only
37 driveway, also with a maximum width of 16 feet, situated next to the north property line; and
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39 **WHEREAS**, pursuant to the Broward County Land Use Plan, formal action from the City
40 is required to amend a note or to modify the Non-Vehicular Access Line (NVAL) within a Plat, and
41 the City is required to transmit this Resolution to the NVAL to Broward County for approval in
42 accordance with Chapter 5, Article IX of the Broward County Code of Ordinances; and
43

44 **WHEREAS**, the Mayor and City Commission have determined that approval of the
45 proposed revision to the NVAL within the Biltmore Mansions Plat is in the best interest of the City,
46 and will not adversely affect the public health, safety and welfare.

47 **NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF**
48 **THE CITY OF HALLANDALE BEACH, FLORIDA:**

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50 **SECTION 1. Recitals.** The foregoing “whereas” clauses are incorporated herein.
51

52 **SECTION 2. Approval of Revision of the Non-Vehicular Access Line.** The Mayor and
53 City Commission of the City of Hallandale Beach, Florida, hereby approve the revision of the
54 NVAL within the Biltmore Mansions Plat, as depicted in Exhibit “1” attached hereto.

55 **SECTION 3. Authorization to Transmit Revision of the Non-Vehicular Access Line.**
56 The Mayor and City Commission hereby authorize the City Manager to transmit the resolution to
57 Broward County for approval in accordance with Chapter 5, Article IX of the Broward County Code
58 of Ordinances.
59

60 **SECTION 4. Conditions of Approval.** This approval is subject to all existing application
61 procedures and ordinances of the City, any and all conditions imposed by the Florida Department
62 of Transportation (FDOT) and approval by Broward County. If there is any conflict between the
63 location of the NVAL depicted in Exhibit “1” and the NVAL depicted in the site plan as approved
64 by Resolution No. 2018-035, the NVAL in the site plan shall supersede and the legal description
65 of the NVAL shall be amended accordingly.

66 **SECTION 5. Effective Date.** This Resolution shall take effect immediately upon its
67 passage and adoption.
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69 APPROVED and ADOPTED this _____ day of _____, 2025.
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SPONSORED BY: CITY ADMINISTRATION

ATTEST:

JENORGEN GUILLEN
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY
AND FORM

JENNIFER MERINO
CITY ATTORNEY

JOY F. COOPER
MAYOR