



Biltmore Mansions Pat Note Amendment Non-Vehicular Access Line (NVAL)

Application No. P-24-07384



City Commission
March 19, 2025

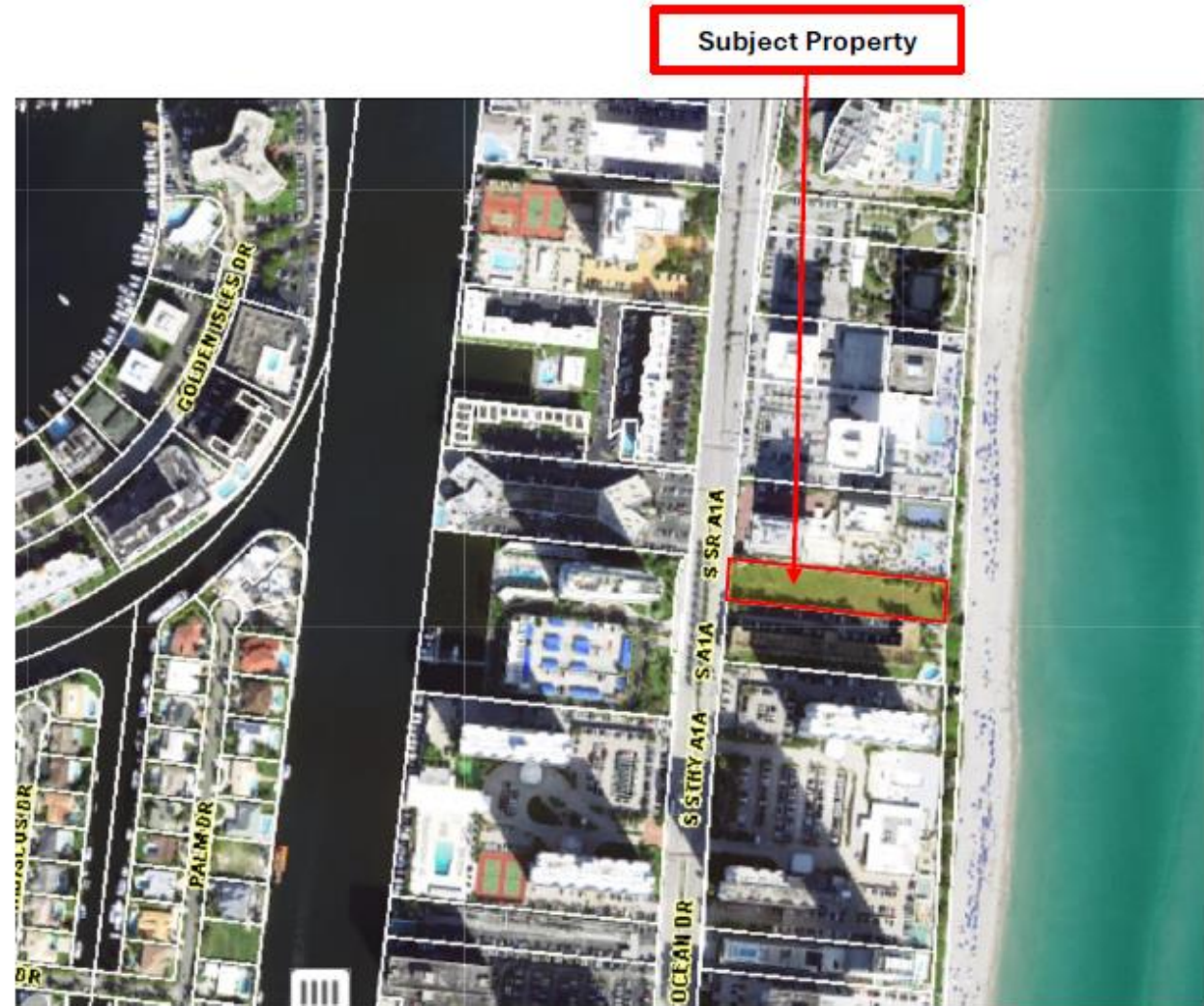
Department of Sustainable Development (DSD)

Aerial View

Applicant:
Playa House LLC

Subject:
Biltmore Mansions Plat

Location:
1928 S Ocean Drive



Request



The applicant, Playa House LLC, is requesting approval of a Plat Amendment to the Biltmore Mansions Plat in order to modify the Non-Vehicular Access Line (NVAL) on the property located at 1928 South Ocean Drive.

Background



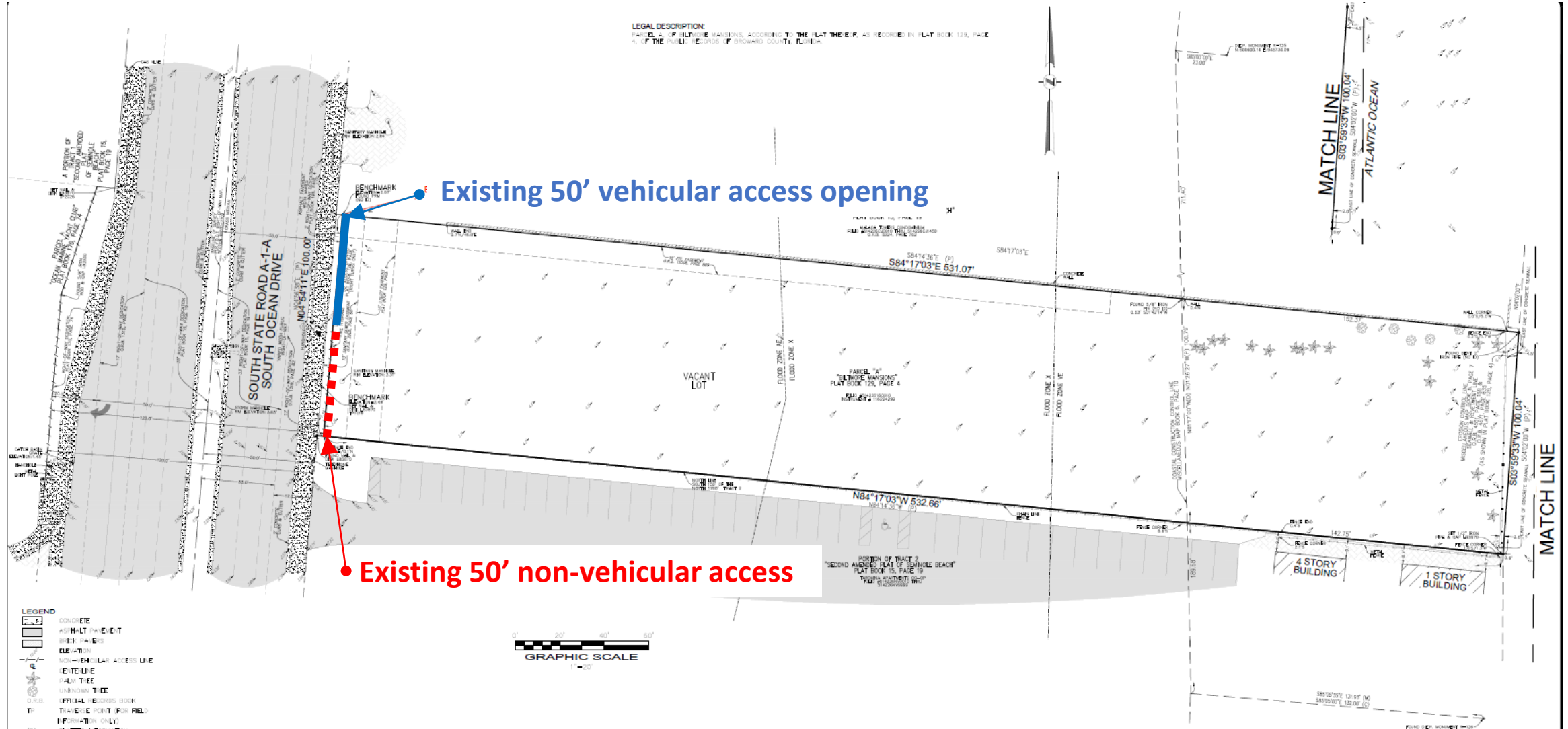
April 16, 1986 - *The City Commission approved the “Biltmore Mansions Plat”. The Plat was approved with a note restricting developments to 22-2-bedroom high-rise units.*

Subsequently, the Biltmore Mansions project was built with 22 units as restricted by the Plat.

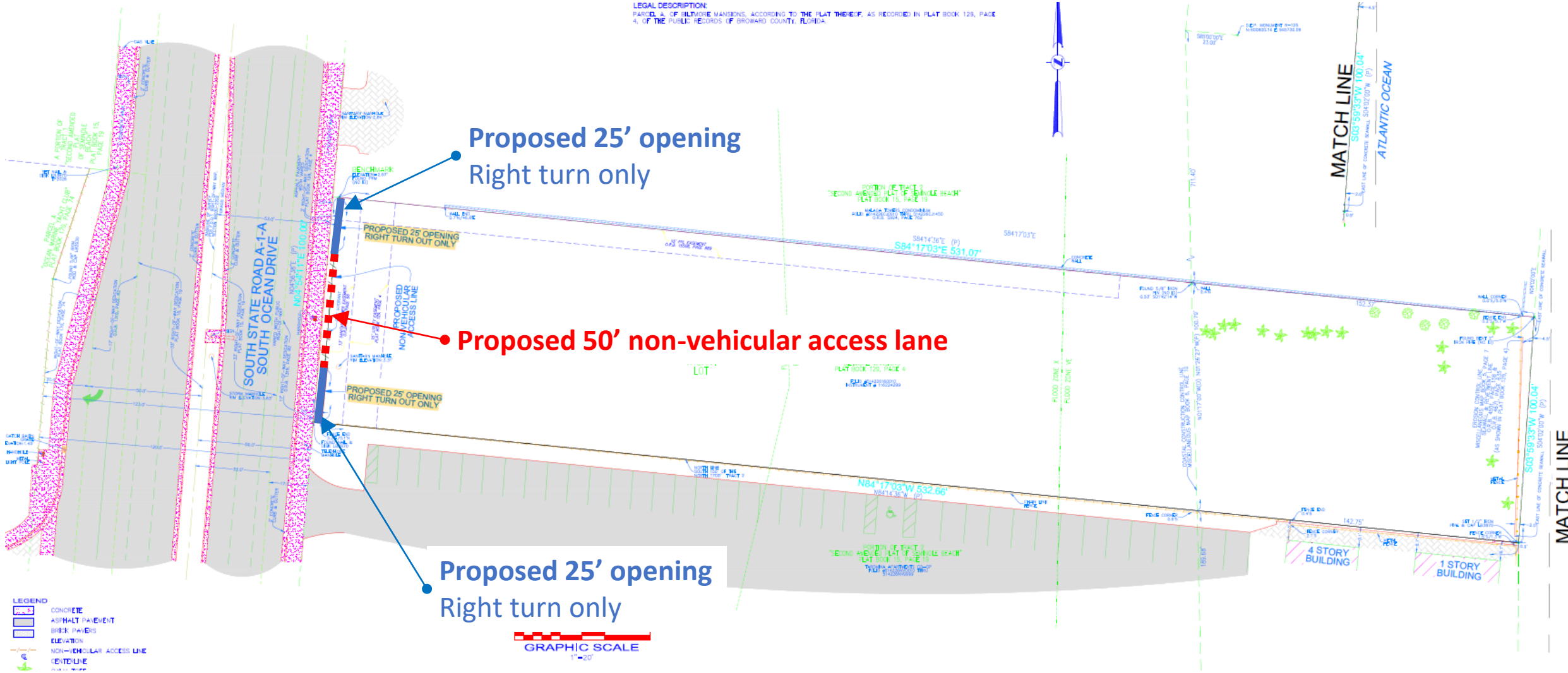
The development was demolished in 2020, and the property is now vacant.

October 9, 2024 - *The City Commission approved an amendment to the Note on the Biltmore Mansions Plat, allowing for an increase in the number of permitted residential units from 22 high-rise units to 30 high rise units.*

Existing Plat



Proposed NVAL Amendment



Recommendations



Staff recommends that the City Commission approve the application.



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