



**Hallandale Beach**  
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## City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:	1 <sup>st</sup> Reading	2 <sup>nd</sup> Reading	
<b>3/19/2025</b>	<b>25-048</b>	<input checked="" type="checkbox"/> <b>Resolution</b>	Ordinance Reading	<b>N/A</b>	<b>N/A</b>
		<input type="checkbox"/> <b>Ordinance</b>	Public Hearing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/> <b>Other</b>	Advertising Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Quasi-Judicial:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Fiscal Impact (\$):</b>	<b>Account Balance (\$):</b>	<b>Funding Source:</b>	<b>Project Number:</b>		
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>		
<b>Contract/P.O. Required</b>	<b>RFP/RFQ/Bid Number:</b>	<b>Sponsor Name:</b>	<b>Department:</b>		
<input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b>	<b>N/A</b>	<b>Vanessa Leroy, Director</b>	<b>Sustainable Development</b>		
<b>Strategic Plan Focus Areas:</b>					
<input type="checkbox"/> <b>Fiscal Stability</b>	<input type="checkbox"/> <b>Resident Services</b>	<input type="checkbox"/> <b>Public Safety</b>	<input type="checkbox"/> <b>Infrastructure &amp; Mobility</b>	<input checked="" type="checkbox"/> <b>Economic Development &amp; Affordable Housing</b>	
<b>Implementation Timeline:</b>					
Estimated Start Date: 3/19/2025			Estimated End Date: Upon Adoption		

**SHORT TITLE:**

**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.**

**STAFF SUMMARY:**

**Summary:**

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.

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

**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. Consequently, 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. On 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.

**Current Situation:**

The applicant seeks to amend the Biltmore Mansions Plat to modify the Non-Vehicular Access Line (NVAL). The property, which is 100 feet wide, currently has access limited to a 50-foot opening on the north side, with the NVAL restricting vehicular access on the southern 50 feet.

The proposed amendment aims to change this by allowing a 25-foot wide opening for right turn out only along State Road A1A adjacent to the south property line, and a 25-foot wide opening for right turn in only along State Road A1A adjacent to the north property line.

**Analysis:**

Broward County requires municipalities to approve plat 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 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 Florida Department of Transportation (FDOT) has issued a conditional pre-approval for two driveways. The first is an in-only driveway with a maximum width of 16 feet, located next to the south property line. The second is an out-only driveway, also with a maximum width of 16 feet, situated next to the north property line. Despite the 16-foot width restriction for each driveway, the openings must be 25 feet wide to accommodate a proper turning radius. FDOT conditioned its approval with the following conditions:

- A minimum driveway length of 40 feet, as measured from the ultimate right-of-way line to the first conflict point.
- If a gate is installed, a minimum driveway length of 80 feet to the call box and/or gate house 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.

**Why Action is Necessary:**

Pursuant to the Broward County Land Use Plan, formal action from the affected municipality is required to amend a note or to modify the Non-Vehicular Access Line (NVAL) within a Plat.

**Business Impact Estimate**

As per F.S. 166.041(c), 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 cost benefit to the City as a result of this amendment to the Biltmore Mansions Plat.

**STAFF RECOMMENDATIONS:**

Approval of the Resolution by the City Commission will authorize the applicant to move forward with the plat amendment process through the County, pending consideration and approval by the County Commission.

Staff recommends that the City Commission approve the attached Resolution, which accepts the proposed amendment to the Biltmore Mansions Plat, modifying the Non-Vehicular Access Line as proposed.

**PROPOSED ACTION:**

The City Commission approve the proposed resolution.

**ATTACHMENT(S):**

- Exhibit 1 - Resolution
- Exhibit 2 - Aerial Map & Zoning Map
- Exhibit 3 - Applicant's Letter, Backup and Plat
- Exhibit 4 - Presentation

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