



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102A · Plantation, FL 33324 · T: 954-357-6634 · F: 954-357-6521 · Broward.org/Planning

Application Number 030-MP-86

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Biltmore Mansions			
Plat/Site Number 030-MP-86		Plat Book - Page (if recorded) Plat Book 129, Page 4	
Owner/Applicant/Petitioner Name Playa House LLC			
Address 1928 South Ocean Drive		City Hallandale Beach	State FL
Zip 33009			
Phone (305) 937-0300 ext. 228	Email ker@rrrlaw.com		
Agent for Owner/Applicant/Petitioner Pulice Land Surveyors, Inc.		Contact Person Carolyn Sencion	
Address 5381 Nob Hill Road		City Sunrise	State FL
Zip 33351			
Phone (954) 572-1777	Email carolyn@pulicelandsurveyors.com		
Folio(s) 5142-26-16-0010			
Location East side of Ocean Drive at between and Hallandale Beach Blvd. and of County Line Road <small>north side/corner north street name street name / side/corner street name</small>			

Type of Application (this form required for all applications)

Please check all that apply (use attached **Instructions** for this form).

- ☐ **Plat** (fill out/PRINT **Questionnaire Form, Plat Checklist**)
- ☐ **Site Plan** (fill out/PRINT **Questionnaire Form, Site Plan Checklist**)
- ☒ **Note Amendment** (fill out/PRINT **Questionnaire Form, Note Amendment Checklist**)
- ☐ **Vacation** (fill out/PRINT **Vacation Continuation Form, Vacation Checklist**, use **Vacation Instructions**)
 - ☐ **Vacating Plats, or any Portion Thereof** (BCCO 5-205)
 - ☐ **Abandoning Streets, Alleyways, Roads or Other Places Used for Travel** (BCAC 27.29)
 - ☐ **Releasing Public Easements and Private Platted Easements or Interests** (BCAC 27.30)
- ☐ **Vacation** (**Notary Continuation Form** Affidavit required, fill out **Business Notary** if needed)

Application Status			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Don't Know
This is a resubmittal of:	<input checked="" type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number 030-MP-86	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name		<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input type="checkbox"/> Yes <input type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>If the answer is "Yes" to any of the questions above</p> <p>RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.</p>	

NOTARY PUBLIC: Owner/Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

[Signature]
Owner/Agent Signature

2/14/24
Date

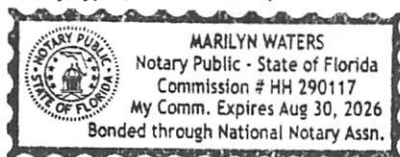
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 14 day of February, 2024, who ☒ is personally known to me | ☐ has produced _____ as identification.

Marilyn Waters
Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type

NOTE Amendment Application

Application Date

7/14/24

Acceptance Date

7/15/24

Fee

\$ 2015.00

Comments Due

8/15/24

Report Due

TBD

CC Meeting Date

TBD

Adjacent City or Cities

N/A

☒ Plats

☒ Surveys

☐ Site Plans

☐ Landscaping Plans

☐ Lighting Plans

☒ City Letter

☐ Agreements

☒ Other: Narrative

Distribute To

☒ Full Review

☐ Planning Council

☐ School Board

☐ Land Use & Permitting

☐ Health Department

☐ Zoning Code Services (BMSD only)

☐ Administrative Review

☐ Other:

Received By

Diego Penabaz



PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FL 33351

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July 3, 2024

Ms. Josie P. Sesodia, AICP, Director
Resilient Environment Department
Urban Planning Division
1 N. University Drive, Suite 102A
Plantation, FL 33324

**RE: BILTMORE MANSIONS 030-MP-86
PLAT NOTE AMENDMENT – PLAT BOOK 129, PAGE 4 - FOLIO NUMBER: 5142-26-16-0010
1928 SOUTH OCEAN DRIVE, HALLANDALE BEACH, FLORIDA 33009**

Dear Ms. Sesodia,

The firm of Pulice Land Surveyors, Inc. represents Playa House LLC in their desire to amend the restrictive plat note on the Biltmore Mansions plat (129/4). The subject plat was originally approved on August 5, 1986. Playa House, LLC purchased all of the units of the Biltmore Mansions Condominium, and subsequently terminated the condominium. I've attached the deeds vesting title to the 22 condominium units and the recorded Condo Termination Plan. At this time the owner needs to only vest the property for 30 units for future development. On May 23rd we submitted our application to the City of Hallandale Beach, they are awaiting to receive the Development Review Report to proceed with City Commission. We are respectfully requesting that the plat note be amended to allow 30 high-rise units.

The current plat note reads as follows:

This plat is restricted to 22-2 bedroom high-rise units.

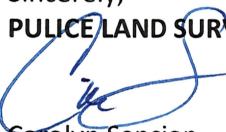
The proposed plat note reads as follows:

This plat is restricted to 30 high-rise units.

During the pre-application meeting the discussion came up about the Non-Vehicular Access Line (NVAL) and that the conceptual site plan has two openings. Staff recommended us that we will need to apply for an amendment to the NVAL when and if the owner moves forward with this plan at the City. We appreciate the direction and will do so when necessary.

If you have any questions, please feel free to contact me.

Sincerely,
PULICE LAND SURVEYORS, INC.


Carolyn Sencion
Encl.