



Resilient Environment Department

URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NOTE AMENDMENT

Project Description			
Plat Name:	Biltmore Mansions	Number:	030-MP-86
Application Type:	Note Amendment	Legistar Number:	24-1697
Applicant:	Playa House LLC	Commission District:	6
Agent:	Pulice Land Surveyors, Inc.	Section/Twn./Range:	26/51/42
Location:	East side of Ocean Drive/State Road A1A, between Hallandale Beach Boulevard and County Line Road.	Platted Area:	1.22 Acres
Municipality:	City of Hallandale Beach	Folio Number (s):	5142-26-16-0010
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	APPROVAL		
Meeting Date:	January 28, 2025		

A location map of the plat is attached as (**Exhibit 2**).

The Application is attached (**Exhibit 5**). The Urban Planning Division (UPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code. A copy of the comments has been distributed to the applicant/agent for their review and records.

Platting History and Development Rights			
Plat Board Approval:	August 5, 1986	Plat Book and Page Number:	BK 129 PG 4
Date Recorded:	October 13, 1986	Current Instrument Number:	86386847
Plat Note Restriction			
Current Plat Note:	This plat is restricted to 22 - 2 bedroom High-rise Units.		
Proposed Note:	This plat is restricted to 30 High-rise Units.		

In accordance with the Land Development Code, High-rise are defined as nine (9) or more attached dwelling units in a building with nine (9) or more residential stories, exclusive of parking levels.

1. Land Use

Planning Council reviewed this application and determined that the City of Hallandale Beach Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat for the uses permitted in the "High Density (25 du/ac)" land use category. The density of the proposed development of 30 dwelling units on 1.22 acres of land in the platted area, is 24.6 dwelling units per net acre, which is in compliance with the permitted uses and densities of the effective land use plan (**Exhibit 3**).

2. Affordable Housing

The proposed residential development shown on this plat is not subject to Policy 2.16.2 of the Broward County Land Use Plan.

3. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed this application and recommend approval subject to the conditions contained in the attached memorandum. Please note, The Florida Department of Transportation (FDOT) approval letter requires access to be installed in locations differing from those indicated on the plat. As such, a modification of the NVAL is required prior to recordation of the plat note amendment. (**Exhibit 4**).

This project is located on State Road A-1-A. FDOT has issued a pre-application letter valid until June 26, 2025. Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards."

4. Municipal Review

The City of Hallandale Beach has submitted Resolution No. 2024 - 102 dated October 9, 2024, supporting the note amendment.

5. Concurrency – Transportation

This plat is located within the Southeast Transportation Concurrency District, which is subject to transportation concurrency fees, as defined in Section 5-182.1 (a)(1)(a) of Land Development Code. The proposed note amendment generates an increase of 3 trips per P.M. peak hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	9	12
Non-residential	0	0
Difference	12-9=3	
Total	12 Trips per PM Peak Hour	

6. Concurrency - Water and Wastewater Capacity

This plat receives water and wastewater from the utilities listed below:

	Potable Water	Wastewater
Utility Provider:	City of Hallandale Beach	City of Hollywood
Plant name:	Hallandale Beach WTP	Hollywood (HOL) (09/24)
Design Capacity:	16.00 MGD	55.50 MGD
Annual Average Flow:	8.701 MGD	44.92 MGD
Estimated Project Flow:	0.0105 MGD	0.0105 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this plat note does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system, or that sufficient capacity will exist at time of building permit approval.

7. Concurrency - Public School

The School Board has reviewed the application and this application as proposed results in no net additional impact to Broward County Public Schools. Therefore, this application has been deemed exempt from public school concurrency requirements, pursuant to Section 8.11(a)(1) of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning. However, please be advised that regular school impact fees are still due for the units.

8. Concurrency – Regional Parks

Broward County Parks and Recreation Division reviews all projects for Regional Park impacts and have reviewed this application and have no objection to this note amendment. This plat with the amended note satisfies the regional park concurrency requirement of Broward County Land Development Code.

Please note, School, Park, and Road impact fees for the current development on the plat note were paid in full on September 22, 1986 (prior to plat recordation) for \$5,895.

9. Impact Fee Payment

Transportation concurrency and administrative fees for additional trips generated on future projects will be assessed during the review of construction plans submitted for County development and environmental review approval by the Development and Environmental Review Section of the Urban Planning Division, in accordance with the fee schedule specified in the Land Development Code and must be paid on the date of building permit issuance.

10. Environmental Review

This plat note amendment was reviewed by Environmental Permitting Division and have the following recommendations regarding environmental permitting for the future development.

A. Domestic & Non-Domestic Wastewater and Surface Water Management

The Broward County Domestic Wastewater Licensing Program has no objection to the described plat note amendment. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact the Environmental Permitting Division at 954-519-1483 or WWLicense@broward.org for specific code requirements.

The Broward County Non-Domestic Wastewater Program has no objection to the described plat note amendment because no non-domestic wastewater discharge is anticipated for the site. Nonetheless, should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Permitting Division at 954-519-1483 or NDDLicense@broward.org for specific code requirements.

In accordance with Chapter 27, Article V, Sections 27-198 through 27-200 of the Broward County Code, titled Water Resources Management, prior to any alteration to the site grading, or construction of a surface water management system, a Broward County Surface Water Management License is required. Contact the Environmental Permitting Division at 954-519-1483 or SWMLicense@broward.org for specific code requirements.

B. Aquatic and Wetland Resources

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at Florida Exotic Pest Plant Council (invasive.org).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require a Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

C. Tree Preservation

This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.

D. Clean-Up and Waste Regulation

The subject plat note amendment is not a known contaminated site; not within one-quarter mile of a contaminated site; not a licensed waste regulation facility; not an abandoned dump or landfill.

E. Air Program

Since the subject plat note amendment relates to vacant land, there are no building demolition or asbestos renovation applicable requirements.

F. Natural Resources Division

Natural Resources Division notes that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

11. Additional Environmental Protection Actions

Approval to connect to any wastewater collection, treatment, or disposal system is approved by the Environmental Permitting Division as a prerequisite prior to issuance of building permits. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

12. Historical and Archaeological Recourse Review

This plat note amendment has been reviewed the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Property Appraiser, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological sensitivity.

The subject property is located within the jurisdiction of Broward County's historic preservation ordinance (B.C. Ord. 2014-32). Pursuant to B.C. Ord. 2014-32, Section 5-536.5(g), if, "in the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be discontinued," and the property owner shall contact Rick Ferrer, Historic Preservation Officer, Resilient Environment Department, Urban Planning Division, Historic Preservation Program, at 1 North University Drive, Plantation, Florida 33324 or by phone at (954) 357-9731 for additional information about historical preservation regulations.

In the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and contact Broward County Medical Examiner, at 5301 S.W. 31st Avenue, Fort Lauderdale, Florida 33312 or by phone at (954) 357-5200. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.

13. Utilities

Florida Power and Light (FPL) has been advised of this plat note amendment and provided no comments. AT&T has been advised of this plat note amendment and provided no objection.

14. Notice to Applicant

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of agency contacts is available on the Urban Planning Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf.

FINDINGS

Staff reviewed the application and found that it meets the requirement of the Land Development Code and satisfies requirements for Concurrency:

1. This plat is located within the Southeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(1)(a) of the Land Development Code.
2. This plat was reviewed by the School Board and satisfies the public-school concurrency requirements of Section 5-182.9(a)(1) of the Land Development Code.
3. This plat satisfies the drainage, water, wastewater and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.
4. This plat satisfies the regional park concurrency requirement of Section 5-182.7 of the Broward County Land Development Code.

RECOMMENDATIONS

Based on the review and findings, staff recommends **APPROVAL** of this application, subject to the following conditions which shall assure compliance with the standards and requirements of the Land Development Code:

1. Conditions stipulated in the Highway Construction and Engineering Memorandum.
2. A modification of the NVAL is required prior to the recordation of the plat note amendment agreement.
3. Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **January 28, 2026**.

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments and recommendations.

[DM]