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RESOLUTION NO. 2025- 041

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 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.

WHEREAS, 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 "Property") within the City of Hallandale Beach ("City"); and

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

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

WHEREAS, the proposed amendment would provide for 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; and

WHEREAS, the Florida Department of Transportation (FDOT) has issued a conditional pre-approval for two driveways on the Property, with first an entrance-only driveway with a maximum width of 16 feet, located next to the south property line, and the second an exit-only driveway, also with a maximum width of 16 feet, situated next to the north property line; and

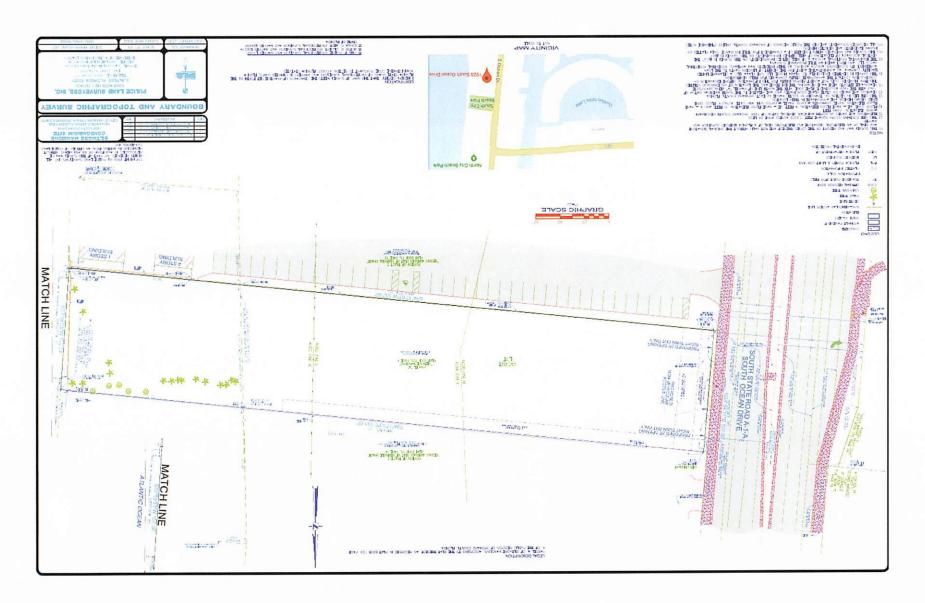
WHEREAS, pursuant to the Broward County Land Use Plan, formal action from the City
is required to amend a note or to modify the Non-Vehicular Access Line (NVAL) within a Plat, and
the City is required to transmit this Resolution to the NVAL to Broward County for approval in
accordance with Chapter 5, Article IX of the Broward County Code of Ordinances; and
WHEREAS, the Mayor and City Commission have determined that approval of the
proposed revision to the NVAL within the Biltmore Mansions Plat is in the best interest of the City,
and will not adversely affect the public health, safety and welfare.
NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF
THE CITY OF HALLANDALE BEACH, FLORIDA:
SECTION 1. Recitals. The foregoing "whereas" clauses are incorporated herein.
SECTION 2. Approval of Revision of the Non-Vehicular Access Line. The Mayor and
City Commission of the City of Hallandale Beach, Florida, hereby approve the revision of the
NVAL within the Biltmore Mansions Plat, as depicted in Exhibit "A" attached hereto.
SECTION 3. Authorization to Transmit Revision of the Non-Vehicular Access Line.
The Mayor and City Commission hereby authorize the City Manager to transmit the resolution to
Broward County for approval in accordance with Chapter 5, Article IX of the Broward County Code
of Ordinances.
SECTION 4. Conditions of Approval. This approval is subject to all existing application
procedures and ordinances of the City, any and all conditions imposed by the Florida Department
of Transportation (FDOT) and approval by Broward County.
SECTION 5. Effective Date. This Resolution shall take effect immediately upon its
passage and adoption.
APROVED and ADOPTED this 19th day of March, 2025.

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FINAL VOTE ON ADOPTION

Mayor Cooper	Yes
Vice Mayor Lazarow	Yes
Commissioner Adams	Yes
Commissioner Butler	Yes
Commissioner Lima-Taub	Yes

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