



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

## Application to Change or Waive Requirements of the Broward County Land Development Code

### INSTRUCTIONS

This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. These include changes or waivers to the following:

#### ROADWAY RELATED

1. Non-Vehicular Access Lines
2. Roadway Improvements (such as turn lanes, bus bays traffic signals, etc.)
3. Right-of-Way Dedications
4. Sidewalks and Paved Access
5. Design Criteria

#### NON-ROADWAY RELATED

6. Design Criteria
7. Waste Water Disposal/Source of Potable Water
8. Fire Protection
9. Parks and/or School Dedications
10. Impact/Concurrency Fee(s)
11. Environmental Impact Report
12. Other Changes

For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate documentation attached. Please type this application or print legibly in **black ink**.

### 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  
north side/corner north street name street name / side/corner street name



### Proposed Changes

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).

Staff Recommendation No(s).

**Staff Recommendation No. 1, NVAL Amendment.**

Land Development Code citation(s)

**N/A**

Have you contacted anyone in County Government regarding this request?

☒ Yes

☐ No

If yes, indicate name(s), department and date

David (D.G.) McGuire, Manager Plat Section, Highway Construction and Engineering Division. FDOT letter issued on June 26, 2024.

Narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary):

**Modifying to add an additional opening per FDOT letter.**

### REQUIRED DOCUMENTATION

Submit one (1) original and copy of each document listed below.

1. Narrative clearly describing proposed changes. Be sure to include detailed information of opening location, size, etc.
2. Letter from the applicable municipality, dated within six (6) months of this application, stating the city's position on this request.
3. Agreement and Title Opinion for staff review (contact staff for more information).
4. A valid pre-application approval letter from the Florida Department of Transportation, if applicable.
5. Approved or recorded plat. (A survey and site plan may be accepted for single family and duplex applications. Please consult with Urban Planning Division staff.)
6. A check for the application fees (if applicable) made payable to: **Broward County Board of County Commissioners**. Please consult the Development Permit Application Fee Schedule.

For ROADWAY RELATED items (1 through 5) listed under INSTRUCTIONS on Page 1 of this form, the following additional documents are also required:

1. The proposed site plan (2 original) which shows, at a minimum, the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). The site plan must provide relevant dimensions and must be drawn to scale.
2. Signed and sealed drawings (2 original) clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale.
3. A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which about a Trafficway that is functionally classified as a State Road. This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the State.

For NON-ROADWAY RELATED items (6 through 12) listed under INSTRUCTIONS on Page 1 of this form, please consult with Urban Planning Division staff to determine any additional required documentation.

**All documents listed must also be submitted electronically as a separate pdf on a CD, flash drive, etc.**



### 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.

  
Owner/Agent Signature

11/19/24  
Date

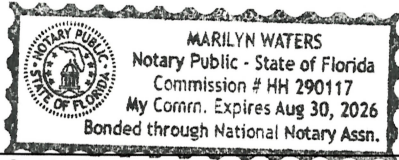
### NOTARY PUBLIC

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 19 day of November, 2024, who ☒ is personally known to me | ☐ has produced \_\_\_\_\_ as identification.

Marilyn Waters  
Name of Notary Typed, Printed or Stamped

  
Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

### For Office Use Only

Application Type/Title of Request

NVAL Amendment

Application Date <b>1/23/2025</b>	Acceptance Date <b>1/30/2025</b>	Fee <b>\$2,410.00</b>
Comments Due <b>03/03/2025</b>	Report Due <b>03/13/2025</b>	CC Meeting Date <b>TBD</b>
Adjacent City or Cities <b>None</b>		
<input checked="" type="checkbox"/> Plats	<input checked="" type="checkbox"/> Site Plans	<input type="checkbox"/> City Letter
<input checked="" type="checkbox"/> Other: Narrative, sketch & legal description		
Distribute To <input checked="" type="checkbox"/> Engineering	<input checked="" type="checkbox"/> Traffic Engineering	<input checked="" type="checkbox"/> Mass Transit
<input type="checkbox"/> Other:		
Comments		
Received By <b>Nataly Miguez</b>		





**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FL 33351

Phone: (954) 572-1777 Fax: (954) 572-1778  
surveys@pulicelandsurveyors.com



December 11, 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  
NVAL AMENDMENT – PLAT BOOK 131, PAGE 15 - 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 Non-Vehicular Access Line (NVAL) on the Biltmore Mansions plat (129/4). The subject plat was originally approved on August 5, 1986.

During the plat note amendment process, staff determined that the non-vehicular access line be amended to ensure safe and adequate access. Moving forward with that, I have attached the FDOT letter with the approval for the 2 openings to provide for alternate future access to the property. You will see that they are asking for two (2) 16' driveways and we have provided on Exhibit C (proposed NVAL) 25' openings to fit all improvements constructed. The change to the NVAL is intended to improve the circulation of any future projects.

There is one (1) existing opening. A 50' opening adjacent to A1A (South Ocean Drive). This opening will be changing to a 25' right turn out only, starting at the North property line and going South 25'. There will also be an entirely new 25' opening approximately starting at the South plat limits and going North 25' right turns in only.

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

Sincerely,  
**PULICE LAND SURVEYORS, INC.**

Carolyn Sencion  
Encl.





## SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



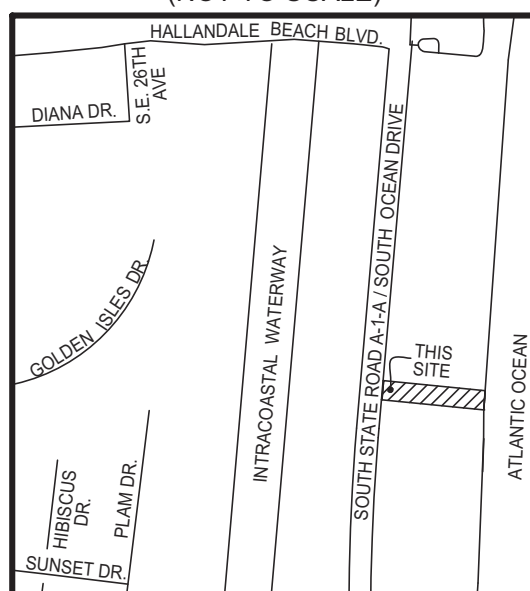
## EXHIBIT "B"

## LEGAL DESCRIPTION: EXISTING NON-VEHICULAR ACCESS LINE

A NON-VEHICULAR ACCESS LINE BEING COINCIDENT WITH THE WEST LINE OF PARCEL "A", **BILTMORE MANSIONS**, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 04°54'11" EAST ALONG THE AFOREMENTIONED WEST LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SOUTH OCEAN DRIVE (SOUTH STATE ROAD A-1-A) 50.00 FEET TO THE **POINT OF TERMINUS** OF SAID NON-VEHICULAR ACCESS LINE.

SAID NON-VEHICULAR ACCESS LINE LYING AND BEING IN THE CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA.

LOCATION SKETCH  
(NOT TO SCALE)

## NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE WEST LINE OF PARCEL "A", BILTMORE MANSIONS, PLAT BOOK 129, PAGE 4, BEING N04°54'11"E.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CLIENT: ROSENTHAL, ROSENTHAL, RASCO

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 73300B

DATE: 9/19/24

EXISTING NON-VEHICULAR ACCESS LINE

HALLANDALE BEACH, BROWARD COUNTY, FLORIDA

FOR: BILTMORE MANSIONS

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 AND 2John F  
PuliceDigitally signed by  
John F Pulice

Date: 2025.01.20

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660  
 STATE OF FLORIDA





## SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



## EXHIBIT "B"



CLIENT: ROSENTHAL, ROSENTHAL, RASCO

SCALE: 1"=30'

DRAWN: M.M.M.

ORDER NO.: 73300B

DATE: 9/19/24

EXISTING NON-VEHICULAR ACCESS LINE

HALLANDALE BEACH, BROWARD COUNTY, FLORIDA

FOR: BILTMORE MANSIONS

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 AND 2

## LEGEND &amp; ABBREVIATIONS:

-----	NON-VEHICULAR ACCESS LINE
⊙	CENTERLINE
FPL	FLORIDA POWER AND LIGHT COMPANY
O.R.B.	OFFICIAL RECORDS BOOK
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINUS





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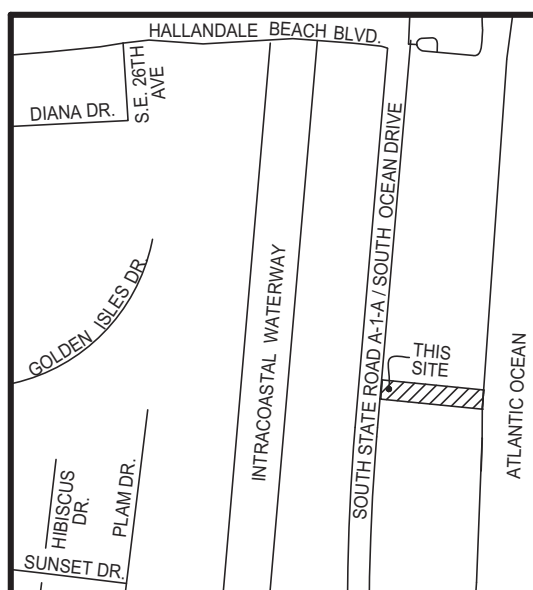
## EXHIBIT "C"

## LEGAL DESCRIPTION: NEW NON-VEHICULAR ACCESS LINE

A NON-VEHICULAR ACCESS LINE BEING COINCIDENT WITH THE WEST LINE OF PARCEL "A", **BILTMORE MANSIONS**, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 04°54'11" EAST ALONG THE AFOREMENTIONED WEST LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SOUTH OCEAN DRIVE (SOUTH STATE ROAD A-1-A) 25.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 04°54'11" EAST ALONG SAID WEST LINE AND SAID EAST RIGHT-OF-WAY LINE 50.00 FEET TO THE **POINT OF TERMINUS** OF SAID NON-VEHICULAR ACCESS LINE.

SAID NON-VEHICULAR ACCESS LINE LYING AND BEING IN THE CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA.

LOCATION SKETCH  
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4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CLIENT: ROSENTHAL, ROSENTHAL, RASCO

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 73300C

DATE: 9/19/24

NEW NON-VEHICULAR ACCESS LINE

HALLANDALE BEACH, BROWARD COUNTY, FLORIDA

FOR: BILTMORE MANSIONS

SHEET 1 OF 2

John F  
PuliceTHIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 AND 2

Digitally signed by

John F Pulice

Date: 2025.01.20

11:39:47 -05'00'

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660  
 STATE OF FLORIDA





## SKETCH AND LEGAL DESCRIPTION

BY

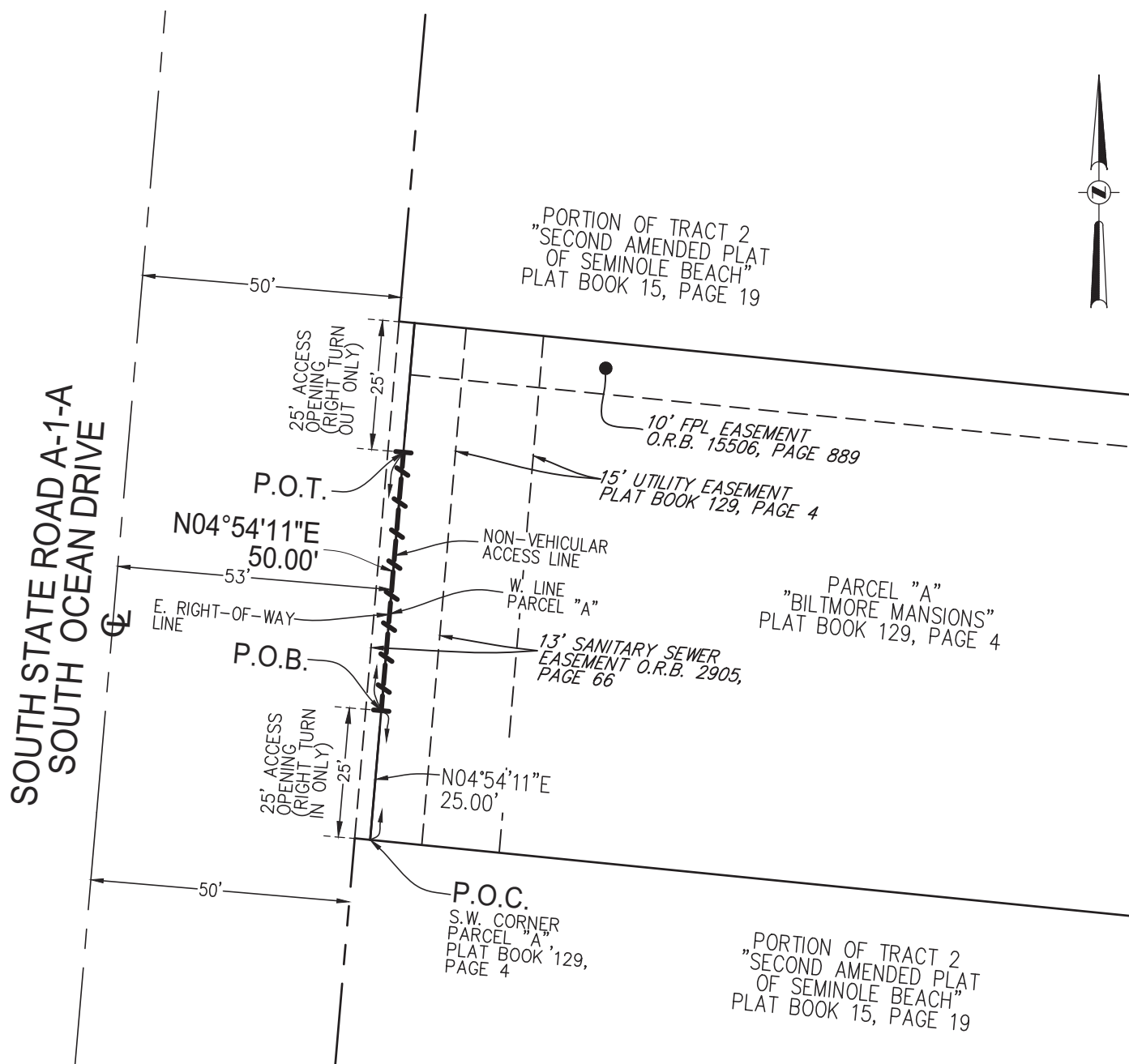
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## EXHIBIT "C"



CLIENT: ROSENTHAL, ROSENTHAL, RASCO

SCALE: 1"=30'

DRAWN: M.M.M.

ORDER NO.: 73300C

DATE: 9/19/24

NEW NON-VEHICULAR ACCESS LINE

HALLANDALE BEACH, BROWARD COUNTY, FLORIDA

FOR: BILTMORE MANSIONS

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR  
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## LEGEND &amp; ABBREVIATIONS:

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⊙	CENTERLINE
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O.R.B.	OFFICIAL RECORDS BOOK
P.O.B.	POINT OF BEGINNING
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