



TOWN OF GOLDEN BEACH

One Golden Beach Drive
Golden Beach, FL 33160

**Official Agenda for the January 17, 2017
Special Town Council Meeting called for 7:00 P.M.**

A. MEETING CALLED TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. PRESENTATIONS / TOWN PROCLAMATIONS

RECOGNITION OF OFFICER OF THE FOURTH QUARTER

SWEARING-IN OF NEW PART-TIME OFFICER

E. MOTION TO SET THE AGENDA

ADDITIONS/ DELETIONS/ REMOVAL OF ITEMS FROM CONSENT
AGENDA/ AND CHANGES TO AGENDA

F. GOOD AND WELFARE

G. MAYOR'S REPORT

H. COUNCIL COMMENTS

I. TOWN MANAGER REPORT

J. TOWN ATTORNEY REPORT

None

K. ORDINANCES – SECOND READING

None

M. ORDINANCES - FIRST READING

None

N. QUASI JUDICIAL RESOLUTIONS

- 1. A Variance Request for 495 Ocean Boulevard to Permit Varying Site Elevations.**

A RESOLUTION OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING A VARIANCE REQUEST FOR THE PROPERTY LOCATED AT 495 OCEAN BOULEVARD, GOLDEN BEACH, FLORIDA 33160 TO PERMIT VARYING SITE ELEVATIONS AT THE REAR YARD TERRACE AT ELEVATIONS OF 12.0' THROUGH 13.91' NGVD THROUGHOUT THE PROPERTY WHEN THE TOWN'S CODE ALLOWS A MAXIMUM OF 11' N.G.V.D.

Exhibit: Agenda Report No. 1
Resolution No. 2476.17

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 2476.17

2. A Variance Request for 263 Ocean Boulevard to Permit Varying Site Grade Elevations.

A RESOLUTION OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING A VARIANCE REQUEST FOR THE PROPERTY LOCATED AT 263 OCEAN BOULEVARD, GOLDEN BEACH, FLORIDA 33160 TO PERMIT VARYING SITE GRADE ELEVATIONS THROUGH 13.0' NGVD WHEN THE CODE REQUIRES 11.0' NGVD AND TO ALLOW THE LOWEST FINISHED FLOOR ELEVATION TO BE AT 13.5' NGVD, WHEN THE TOWN CODE CONTEMPLATES FOR THE FINISH FLOOR ELEVATIONS NOT TO EXCEED 10.0' NGVD.

Exhibit: Agenda Report No. 2
Resolution No. 2477.17

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 2477.17

3. A Variance Request for 255 Ocean Boulevard to Permit Varying Site Grade Elevations.

A RESOLUTION OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING A VARIANCE REQUEST FOR THE PROPERTY LOCATED AT 255 OCEAN BOULEVARD, GOLDEN BEACH, FLORIDA 33160 TO PERMIT VARYING SITE GRADE ELEVATIONS THROUGH 13.0' NGVD WHEN THE CODE REQUIRES 11.0' NGVD AND TO ALLOW THE LOWEST FINISHED FLOOR ELEVATION TO BE AT 13.5' NGVD, WHEN THE TOWN CODE

CONTEMPLATES FOR THE FINISH FLOOR ELEVATIONS NOT TO EXCEED 10.0' NGVD.

Exhibit: Agenda Report No. 3
Resolution No. 2478.17

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 2478.17

O. CONSENT AGENDA

4. Official Minutes of the November 15th, 2016 Regular Town Council Meeting
5. A Resolution of the Town Council Authorizing the Disposal of a 2014 Polaris 570 Ranger from the Golden Beach Police Department.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING THE DISPOSAL OF A 2014 POLARIS 570 RANGER FROM THE GOLDEN BEACH POLICE DEPARTMENT; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 5
Resolution No. 2479.17

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 2479.17

6. A Resolution of the Town Council Authorizing the Use of LETF Monies to Purchase Community Relations Equipment for the Police Department.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING THE PURCHASE OF A COLOR TENT, TABLE CLOTHS AND COLOR WIND FLAG; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 6
Resolution No. 2480.17

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 2480.17

7. A Resolution of the Town Council Authorizing A One-Time Pay Increase To All Police Officers and Supervisors.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF

GOLDEN BEACH, FLORIDA, A ONE-TIME PAY INCREASE TO ALL POLICE OFFICERS AND SUPERVISORS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 7
Resolution No. 2481.17

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 2481.17

P. TOWN RESOLUTIONS

8. A Resolution of the Town Council Authorizing an Agreement with the Fraternal Order of Police.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA AUTHORIZING AN AGREEMENT BETWEEN THE TOWN OF GOLDEN BEACH AND THE FRATERNAL ORDER OF POLICE; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 8
Resolution No. 2482.17

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 2482.17

Q. DISCUSSION & DIRECTION TO TOWN MANAGER

Mayor Glenn Singer:
None Requested

Vice Mayor Kenneth Bernstein:
None Requested

Councilmember Bernard Einstein:
None Requested

Councilmember Amy Isackson-Rojas:
None Requested

Councilmember Judy Lusskin:
None Requested

Town Manager Alexander Diaz:

- Golden Beach Guardhouse Renovations – Requesting Approval to Solicit Bids Based on Information Provided

R. ADJOURNMENT:

DECORUM:

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COUNCIL SHALL BE BARRED FROM THE COUNCIL CHAMBERS BY THE PRESIDING OFFICER.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACE CARDS SHALL BE ALLOWED IN THE COUNCIL CHAMBERS. PERSONS EXITING THE COUNCIL CHAMBERS SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE COUNCIL CHAMBERS IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS.

PURSUANT TO FLORIDA STATUTE 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT: IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR THAT PURPOSE, AFFECTED PERSONS MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE TOWN FOR THE INTRODUCTION OR ADMISSION OF OTHER INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

IF YOU NEED ASSISTANCE TO ATTEND THIS MEETING AND PARTICIPATE, PLEASE CALL THE TOWN MANAGER AT 305-932-0744 EXT 224 AT LEAST 24 HOURS PRIOR TO THE MEETING.

RESIDENTS AND MEMBERS OF THE PUBLIC ARE WELCOMED AND INVITED TO ATTEND.




TOWN OF GOLDEN BEACH

One Golden Beach Drive
Golden Beach, FL 33160

MEMORANDUM

Date: January 17, 2017

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz, 
Town Manager

Subject: Resolution No. 2476.17 – Variance Request for 495 Ocean Boulevard,
Golden Beach, FL 33160 (Lot Elevations and Grade)

Item Number:
1

Recommendation:

It is recommended that the Town Council allow the applicant the opportunity to seek approval of the variance request presented in Resolution No. 2476.17.

Background and History:

Town Code Section 66-102 Minimum lot and swale elevations; grades; (a) The finished grade of any lot shall not exceed an elevation of 24 inches above the crown of the road adjacent to the lot and in no event shall exceed an elevation of six feet N.G.V.D. except for lots abutting Ocean Boulevard where the minimum elevation shall be 12 inches above the crown of the road, and the maximum elevation shall not exceed an elevation of 11 feet N.G.V.D. Exterior slabs and walkways shall not exceed an elevation of 36 inches above the crown of the road adjacent to the lot.

The applicant is requesting rear yard terrace elevations to be at an elevation not to exceed 13.91' N.G.V.D. when the code requires a maximum height of 11' N.G.V.D.

The Building Regulation Advisory Board met Dec. 13, 2016 and recommended approval of the variance, the motion passed with a Board vote of 4 – 0

No one in attendance spoke in opposition to this item.

Attachments:

- Resolution
- Building Official Critique
- Notice of Hearing
- Building Regulation Advisory Board Application
- Copy of resident notification listing
- Summary minutes

Financial Impact: None

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 2476.17

A RESOLUTION OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING A VARIANCE REQUEST FOR THE PROPERTY LOCATED AT 495 OCEAN BOULEVARD, GOLDEN BEACH, FLORIDA 33160 TO PERMIT VARYING SITE ELEVATIONS AT THE REAR YARD TERRACE AT ELEVATIONS OF 12.0' THROUGH 13.91' NGVD THROUGHOUT THE PROPERTY WHEN THE TOWN'S CODE ALLOWS A MAXIMUM OF 11' N.G.V.D.

WHEREAS, the applicants, Future Properties LLC, (“the applicant”), filed a Petition for a Variance/exception, DIVISION 2. – ELEVATIONS, Section 66-102. – Minimum lot and swale elevations; grade., to allow the elevation for the deck and throughout the site to be at varying elevation up to 13.91' N.G.V.D., in lieu of the maximum elevation of 11' N.G.V.D. set by the Town's code, at the property 495 Ocean Boulevard, Golden Beach, FL. 33160 (Golden Beach Section “C”, Lot 20, Block C, as recorded in PB 9-52, of the Public Records of Miami-Dade County, (Folio No. 19-1235-002-0630 (the “Property”) and ;

WHEREAS, the Town's Building Regulation Advisory Board held an advertised public hearing on the Petition for Variance/Exception and recommended approval of the variance by the Town Council; and,

WHEREAS, a public hearing of the Town Council was advertised and held, as required by law, and all interested parties were given an opportunity to be heard; and

WHEREAS, the Town Council having considered the evidence presented, finds that the Petition of Variance meets the criteria of the applicable codes and ordinances to the extent the application is granted herein.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE
TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:**

Section 1. Recitals Adopted. Each of the above stated recitals are hereby adopted and confirmed.

Section 2. Approval. The Petition for Variance to permit each of the requested variances is hereby granted.

Section 3. Conditions. The Petition for Exception/Variance as granted is subject to the following conditions:

- (1) Applicant shall record a certified copy of this Resolution in the public records of Miami-Dade County; and
- (2) Construction shall be completed substantially in accordance with those certain plans, TD1, by Ames International Architecture, dated 11/14/2016, and the Sketch of Boundary Survey 2 pages, prepared by Luis J. Ortiz LS, License 7006, dated 11/15/2016 & 11/9/2016, for the property located at 495 Ocean Boulevard., Golden Beach, FL. 33160

Section 4. Implementation. That the Building and Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Town of Golden Beach Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this Resolution. A copy of this Resolution shall be attached to the building permit application documents.

Section 5. Effective Date. This Resolution shall be effective immediately upon adoption.

Sponsored by **Town Administration.**

The Motion to adopt the foregoing Resolution was offered by _____,
seconded by _____ and on roll call the following vote ensued:

Mayor Glenn Singer	_____
Vice Mayor Kenneth Bernstein	_____
Councilmember Amy Isaacson-Rojas	_____
Councilmember Judy Lusskin	_____
Councilmember Bernard Einstein	_____

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach,
Florida, this 17th day January, 2017

ATTEST:

MAYOR GLENN SINGER

LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

STEPHEN J. HELFMAN
TOWN ATTORNEY



**TOWN OF GOLDEN BEACH
NOTICE OF PUBLIC HEARING**

The **Building Regulation Board** and the **Town Council** of the Town of Golden Beach will hold a **Public Hearing** on the following proposal:

- (1) Variance Request(s)
- X New Construction

Relief from Town Code Section 66-102 Minimum lot and swale elevations: grades

(a) The finished grade of any lot shall not exceed an elevation of 24 inches above the crown of the road adjacent to the lot and in no event shall exceed an elevation of six feet N.G.V.D. except for lots abutting Ocean Boulevard where the minimum elevation shall be 12 inches above the crown of the road, and the maximum elevation shall not exceed an elevation of 11 feet N.G.V.D. Exterior slabs and walkways shall not exceed an elevation of 36 inches above the crown of the road adjacent to the lot.

Request is for varying grade elevations at the rear yard terrace property to be at elevations of 12.0 through 13.91 NGVD, not to exceed 13.91' N.G.V.D. when the code requires a maximum height of 11' N.G.V.D.

JOB ADDRESS: 495 Ocean Boulevard, Golden Beach, FL.
 OWNER ADDRESS: 2772 SE 13th Court, Pompano Beach, FL. 33062
 REQUESTED BY: Future Properties LLC
 LEGAL DESCRIPTION: Lot 20 Block C, GB Sect B, PB 9-52
 FOLIO NO.: 19-1235-002-0630

The **BUILDING REGULATION ADVISORY BOARD** will consider this item:

PLACE: GOLDEN BEACH TOWN HALL
 1 GOLDEN BEACH DR., GOLDEN BEACH, FL.
 DATE: December 13, 2016 at 6pm

The **TOWN COUNCIL** will consider this item:

PLACE: GOLDEN BEACH TOWN HALL
 1 GOLDEN BEACH DR., GOLDEN BEACH, FL.
 DATE: January 17, 2017 at 7pm

If you wish to submit written comments for consideration, they should be submitted to the Office of the Golden Beach Town Manager, prior to the scheduled meeting. If you have any questions regarding the proposed action, you may contact the Building Department at (305) 932-0744

DATED: December 2, 2016 
 Linda Epperson-Director/Building & Zoning

PURSUANT TO FLA. STATUTE 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT: IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COUNCIL, BOARD OR COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, AFFECTED PERSONS MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. ANY INDIVIDUAL WHO BELIEVES HE OR SHE HAS A DISABILITY WHICH REQUIRES A REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE FULLY AND EFFECTIVELY IN A MEETING OF THE BUILDING REGULATION BOARD MUST SO NOTIFY THE TOWN CLERK, AT (305) 932-0744 AT LEAST 24 HOURS PRIOR TO THE DATE OF THE MEETING.

**TOWN OF GOLDEN BEACH
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Building Regulatory Advisory Board
Town of Golden Beach

From: Michael J. Miller, AICP *MJM*
Consultant Village Planner

Date: December 2nd, 2016

Subject: Zoning Variance Application
Single-Family Residence Yard Elevations
495 Ocean Boulevard
Lot 20 of Block C
MMPA Project No.04-0101-0501

*In variance
Still
at*

ISSUE

The applicant, Future Properties, LLC, is requesting a variance from the maximum permitted land elevation for certain yard areas for this oceanfront lot in order to construct a proposed single-family residence. Following is the applicant's current request:

- Variance from Section 66-102(a) to allow portions of the yard areas to be at a maximum elevation of 13.91' NGVD (11.0' NGVD maximum permitted by Code).

ANALYSIS

The application form requested variances for (1) side setback dimensions (7.5' requested vs. 10' required), and (2) the height of the rear yard (lot elevation). As the lot width is only 50' the owner requested relief for the side yard setbacks. Town staff has informed MMPA that a variance was previously granted for the side setback dimensions. No action has occurred to date on the lot elevation request. Therefore, this report is limited to only the lot elevation variance request.

As per the Town's request MMPA has completed our review of the above referenced variance application and provide the following comments for consideration:

The survey submitted shows minimal spot elevations in the existing yard areas. MMPA has requested additional existing spot elevations along the lot lines in our building permit comments. The survey appears to show site elevations ranging between approximately 8-feet NGVD (near the street) to 12.5-feet NGVD. The front of the oceanfront lots adjoining Ocean

Boulevard are about equal with the roadway (7'-8') but rise-up over the coastal dune system and then drop down to the ocean. The applicant is proposing to fill in portions of the lot to provide a somewhat level development site. MMPA feels that a more detailed survey and site plan should be submitted showing the existing and proposed grades. The applicant should not be allowed to raise the elevation of the site higher than the existing dune, nor remove the dune system. MMPA notes that previous reports from the Town's Building Official state that FDEP does not allow excavation or disturbance (lowering) of natural topography; therefore, the site would not be permitted by FDEP to comply with the 11.0 NGVD maximum land elevation required by Town Code.

NON-USE VARIANCE JUSTIFICATION

- 1) *The variance requested is for relief from the provisions of the Town Code.*

The applicant seeks relief from Section 66-102(a) of the Town's Code of Ordinances.

- 2) *Special conditions and circumstances exist which are peculiar to the land or structure involved, and which are not applicable to other lands or structures in the same district.*

The applicant states that special conditions will arise due to reduction in the finished floor elevations. MMPA believes that FDEP will not permit excavation of the existing dune; therefore, the applicant should clarify this with FDEP as soon as possible. MMPA also notes that the existing lot grade is higher than permitted by Town Code in some instances (dune system).

- 3) *The special conditions and circumstances do not result from the actions of the applicant.*

The applicant stated that no special conditions will be produced by this variance. MMPA agrees to the extent that the applicant is not permitted to raise the grade higher than the highest existing elevation.

- 4) *Granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Chapter of the Town Code to other lands or structures in the same district.*

The applicant stated that no privileges will be granted to the owner. MMPA agrees to the extent that the applicant is not permitted to raise the grade higher than the highest existing elevation.

- 5) *Literal interpretations of the provisions of the Zoning Chapter of the Town Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of zoning regulations and would work unnecessary and undue hardship on the applicant.*

The applicant stated that FDEP will not allow the excavation of the existing fill eastward of the CCCL; however, MMPA notes that the survey shows the existing slab at 12.4 NGVD and the proposed basement slab at 8.0' NGVD. MMPA notes that comments from the Town Building Official and FDEP rules appear to require the lowest habitable floor elevation east of the CCCL at 18.2 feet NGVD. Possibly FDEP would approve a

pre-existing lower floor elevation. MMPA recommends this be addressed with FDEP as soon as possible. MMPA notes that other oceanfront lots in this area have been granted variances to allow the yard areas to be higher than permitted by Code, due to the raised coastal dune system.

- 6) *The variance granted is the minimum variance that will make possible the reasonable use of the land or structure.*

The applicant stated they are requesting the minimum required to make the site viable and maintain the original configuration. Again, MMPA suggests that the applicant not be permitted to raise the grade higher than the highest existing elevation. The survey / plans do not adequately illustrate the existing lot grades. A more detailed survey and site grading plan should be submitted by the applicant.

- 7) *The granting of the variance will be in harmony with the general intent and purpose of the Town Code and the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

The applicant stated that the variance requested will be in harmony with the general intent and purpose of the Code. MMPA agrees to the extent that the applicant is not permitted to raise the grade higher than the highest existing elevation.

SUMMARY

MMPA was requested to review and comment on the requested non-use variance for lot the land elevation. Based on the above analysis we feel the granting of the requested variance would be appropriate, to the extent that the applicant is not permitted to raise the grade higher than the highest existing elevation, in order to allow for a new single-family home to be built similar to the existing home on the property.

It should be noted that the proposed project may be in violation of FDEP requirements and possibly the Town Code. FDEP requires that the all structures east of the Coastal Construction Control Line (CCCL) are required to have the first habitable floor at a minimum elevation of 18.2 feet NGVD for Miami-Dade County. The plans appear to show habitable rooms / bathrooms (despite the notation on the plan) at 8.0' NGVD. If the first habitable floor is permitted by FDEP to be at an elevation of 8.0' NGVD, the Zoning Code requires the building height to be measured from that height. In that instance the building would be 12 feet taller than permitted. Again, FDEP does not typically allow the excavation of the existing dune.

PASCAL LASRY
525 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

ROBERT JR. & DEBORAH POPPITI
487 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

RACHIK MARKARIAN & SVETLANA
GORBUNOVA
490 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160-2214

FUTURE PROPERTIES LLC
2772 SE 13TH COURT
POMPANO BEACH, FL. 33062

FLORENCE DIPIETRO
500 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

521 GOLDEN BEACH LLC
JSRE ACQUISITIONS LLC
546 FIFTH AVENUE
NEW YORK, NY 10036

HERBERT A. & FRANCINE TOBIN
461 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

THOMAS JOYNER
469 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

STANLEY J. FEINMAN
475 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

JEAN-MARC & LINE GIRARDIN
477 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

SIMON T. STECKEL
483 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160



TOWN OF GOLDEN BEACH
1 Golden Beach Drive
Golden Beach, Fl. 33160

SUMMARY MINUTES (DRAFT)
BUILDING REGULATION ADVISORY BOARD
December 13, 2016 at 6pm

- A. CALL MEETING TO ORDER:** 6:10pm
- B. BOARD ATTENDANCE:** Isaac Murciano, Jerome Hollo, Zvi Shiff and Alan Macken. Absent: Eric Cohen and Stephanie Halfen.
- C. STAFF ATTENDANCE:** Linda Epperson, Building & Zoning Director and Michael Miller of Michael Miller Planning
Introduction to the Board and Public on the hiring of Michael Miller Planning for the Town's Building Advisory Zoning Board reviews.
- D. APPROVAL OF MINUTES:**
- E. REQUEST FOR ADDITIONS, DEFERRALS, DELETIONS & WITHDRAWALS**
- F. VARIANCE REQUEST(S):**
1. Future Properties LLC
2772 SE 13th Court
Pompano Beach, FL. 33062

Property Address: 495 Ocean Boulevard, Golden Beach, FL. 33160
Folio No: 19-1235-002-0630

A summation of the report was given by Michael Miller of Michael Miller Planning and the written report was entered into the record. Shane Ames, Architect, spoke on behalf of the applicant. No one spoke in opposition to this item.

Relief from Town Code Section 66-102 Minimum lot and swale elevations; grades

- (a) The finished grade of any lot shall not exceed an elevation of 24 inches above the crown of the road adjacent to the lot and in no event shall exceed an elevation of six feet N.G.V.D. except for lots abutting Ocean Boulevard where the minimum elevation shall be 12 inches above the crown of the road, and the maximum elevation shall not exceed an elevation of 11 feet N.G.V.D. Exterior slabs and walkways shall not exceed an elevation of 36 inches above the crown of the road adjacent to the lot.

Request is for varying grade elevations at the rear yard terrace property to be at elevations of 12.0 through 13.91 NGVD, not to exceed 13.91' N.G.V.D. when the code requires a maximum height of 11' N.G.V.D.

In accordance with Town Code Section 66-41, "authorized, general procedure", pertaining to variances, the board considered all evidence and testimony presented by the applicant, the public and the Town and made a finding that the applicant has complied with the seven criteria.

A motion was made by Isaac Murciano to recommend approval of the item as presented, Seconded by Alan Macken.

On roll call: Isaac Murciano-Aye, Jerome Hollo-Aye and Zvi Shiff-Aye and Alan Macken-Aye.

Motion to recommend approval passed 4 – 0

2. Samuel and Michelle Ohev Zion
263 Ocean Boulevard
Golden Beach, FL. 33160

Property Address: 263 Ocean Boulevard, Golden Beach, FL. 33160

Folio No: 19-1235-003-0260

A summation of the report was given by Michael Miller of Michael Miller Planning and the written report was entered into the record.

Robert Moehring, Architect, spoke on behalf of the applicant.

No one spoke in opposition to this item.

Relief from Town Code Section 66-102(a) Minimum lot and swale elevations; grades

The finished grade of any lot shall not exceed an elevation of 24 inches above the crown of the road adjacent to the lot and in no event shall exceed an elevation of six feet N.G.V.D. except for lots abutting Ocean Boulevard where the minimum elevation shall be 12 inches above the crown of the road, and the maximum elevation shall not exceed an elevation of 11 feet N.G.V.D. Exterior slabs and walkways shall not exceed an elevation of 36 inches above the crown of the road adjacent to the lot.

Relief from Town Code Section 66-101(a) - House and garage floors.

The minimum elevation of the first floor level of residences shall comply with or conform to flood plan criteria and regulatory codes as set forth by Miami-Dade County, the State, and the United States Government including the provisions of the National Flood Insurance Program, the Florida Building Code, this chapter, the Coastal Construction Code, and all other applicable provisions of this Code of Ordinances. The maximum elevation of the first floor level of any residence in the Town above the minimum elevation required by such regulatory codes shall be maintained as follows:

First floor of residences to be constructed on lots in Zone One shall be constructed no higher than two feet above the minimum permitted elevation, as established by the Federal Emergency Management

Agency (FEMA), or successor agency, or at the elevation as required by the State Department of Environmental Protection, Bureau of Beaches and Coastal Systems, Successor Agency, if this elevation is higher than the minimum elevation plus two feet.

Request is for varying site grade elevations to be at elevations of 12.15' through 13.0' NGVD when the code permits 11.0 feet NGVD and the lowest finished floor elevation to be at 13.5 feet NGVD, when the code contemplates for the finish floor elevations to not exceed 10.0 feet as a means of providing appropriate transitions to adjacent grades and the maximum permitted site elevation of 11.0 feet NGVD.

In accordance with Town Code Section 66-41, "authorized, general procedure", pertaining to variances, the board considered all evidence and testimony presented by the applicant, the public and the Town and made a finding that the applicant has complied with the seven criteria.

A motion was made by Alan Macken to recommend approval of the items as submitted, Seconded by Zvi Shiff
On roll call: Isaac Murciano-Aye, Jerome Hollo-Aye, Zvi Shiff-Aye and Alan Macken-Aye
Motion to recommend approval passed 4 – 0

3. Samuel and Michelle Ohev Zion
263 Ocean Boulevard
Golden Beach, FL. 33160

Property Address: 255 Ocean Boulevard, Golden Beach, FL. 33160
Folio No: 19-1235-003-0250

A summation of the report was given by Michael Miller of Michael Miller Planning and the written report was entered into the record. Robert Moehring, Architect, spoke on behalf of the applicant. No one spoke in opposition to this item.

Relief from Town Code Section 66-102 Minimum lot and swale elevations; grades

The finished grade of any lot shall not exceed an elevation of 24 inches above the crown of the road adjacent to the lot and in no event shall exceed an elevation of six feet N.G.V.D. except for lots abutting Ocean Boulevard where the minimum elevation shall be 12 inches above the crown of the road, and the maximum elevation shall not exceed an elevation of 11 feet N.G.V.D. Exterior slabs and walkways shall not exceed an elevation of 36 inches above the crown of the road adjacent to the lot.

Relief from Town Code Section 66-101(a) - House and garage floors.

the minimum elevation of the first floor level of residences shall comply with or conform to flood plan criteria and regulatory codes as

set forth by Miami-Dade County, the State, and the United States Government including the provisions of the National Flood Insurance Program, the Florida Building Code, this chapter, the Coastal Construction Code, and all other applicable provisions of this Code of Ordinances. The maximum elevation of the first floor level of any residence in the Town above the minimum elevation required by such regulatory codes shall be maintained as follows:

First floor of residences to be constructed on lots in Zone One shall be constructed no higher than two feet above the minimum permitted elevation, as established by the Federal Emergency Management Agency (FEMA), or successor agency, or at the elevation as required by the State Department of Environmental Protection, Bureau of Beaches and Coastal Systems, Successor Agency, if this elevation is higher than the minimum elevation plus two feet.

Request is for varying site grade elevations to be at elevations of 12.51' through 13.0' NGVD when the code permits 11.0 feet NGVD and the lowest finished floor elevation to be at 13.5 feet NGVD, when the code contemplates for the finish floor elevations to not exceed 10.0 feet as a means of providing appropriate transitions to adjacent grades and the maximum permitted site elevation of 11.0 feet NGVD.

In accordance with Town Code Section 66-41, "authorized, general procedure", pertaining to variances, the board considered all evidence and testimony presented by the applicant, the public and the Town and made a finding that the applicant has complied with the seven criteria.

A motion was made Zvi Shiff to recommend approval of the items as submitted, Seconded by Alan Macken.

On roll call: Isaac Murciano-Aye, Jerome Hollo-Aye, Zvi Shiff-Aye and Alan Macken-Aye

Motion to recommend approval passed 4 – 0

G. OLD BUSINESS:

4. Jan A Marks Trs.
120 5th Avenue, Suite 2900
Pittsburgh, PA 15222

Property Address: 307 Ocean Boulevard, Golden Beach, FL. 33160
Folio No: 19-1235-002-0490

A summation of the report was given by Michael Miller of Michael Miller Planning and the written report was entered into the record.

Kathryn O'Leary Richard's, Landscape Architect for the Town, memorandum of approval entered into the record.

Elizabeth Van Dillewijn, Enea Landscape Design, spoke on behalf of the applicant.

Javier Delgado, Larqcon Const., spoke on behalf of the applicant

Debbie Meyers, owner of the property spoke on her own behalf.
No one spoke in opposition to this item.

Approval of exterior modifications and new landscape.

Chairperson Hollo passed the gavel to Zvi Shiff and made a motion to approve the item with certain conditions, Seconded by Alan Macken:

1. Placement/clarification of Elevation designation; NGVD.
2. Roofed area of Pergola to be 250 Square Feet as outlined in the code for a Cabana and must be parallel to the nearest adjacent cabanas
3. Supply updated survey supporting conditional approval items 1 & 2
4. Update the calculation so the rear yard terraces conform to Town Code Sec 66-137. - Front and rear lot line restrictions:
 - (1) *Elevation*. The stairs and/or terraces area shall not exceed an elevation of 20 feet NVGD;
 - (2) *Width*. The width of the stairs and/or terraces area shall not exceed 50 percent of the width of the principal building. In addition, the stairs and/or terraces area shall be aligned on the principal building's centerline; and
 - (3) *Depth*. The depth of the stairs and/or terraces area shall not exceed 25 percent of the width of the principal building
5. Submittal of detailed grading and drainage plans.
6. Details for proper screening of air conditioning and pool equipment with a solid structure, i.e. fencing with landscaping.

On roll call: Isaac Murciano-Aye, Jerome Hollo-Aye Zvi Shiff-Aye and Alan Macken-Aye

Motion to approve passed 4 – 0

5. Future Properties LLC
2772 S.W.13th Court
Pompano Beach, FL. 33062

Property Address: 180 Golden Beach Dr, Golden Beach, FL. 33160
Folio No: 19-1235-004-0230

A summation of the report was given by Michael Miller of Michael Miller Planning and the written report was entered into the record. Kathryn O'Leary Richard's, Landscape Architect for the Town, memorandum of disapproval for the landscape design entered into the record.

Shane Ames – Architect – spoke on behalf of the applicant.
No one spoke in opposition

Approval of a new two-story single family residence, gazebo, pool and pool deck.

Approval of landscape design.

A motion was made by Isaac Murciano to approve the item, with conditions, Seconded by Zvi Shiff

1. Submission of a grading and drainage plan for approval.
2. Submittal of a Unity of Title for the property.
3. Screen of the pool equipment
4. Approval of the landscape design by Kathryn O'Leary Richards.

On roll call: Isaac Murciano-Aye, Jerome Hollo-Aye Zvi Shiff-Aye and Alan Macken-Aye

Motion to approve passed 4 – 0

I PRELIMINARY DESIGN REVIEWS - ITEMS FOR DISCUSSION

The Board and staff discussed what criteria they would like to set for discussion on preliminary design review. Chairperson Hollo preferred not to have a discussion on these items but decided that they could address the review memorandum issued by Michael Miller Planning but the discussion would not be open to public comment.

6. Future Properties LLC 2772 SE 13th Court Pompano Beach, FL. 33062

Property Address: 495 Ocean Boulevard, Golden Beach, FL. 33160
Folio No: 19-1235-002-0630

New two-story Single Family residence with a basement.

Shane Ames – Architect, present on behalf of the owner.
The Board discussed habitable and non-habitable space and the designation of such. The 1st floor finished elevation, determined to be 18.2', and depending on lot size a height of 27.5' or 30'. The elevator override was discussed and the size allowed. The equipment on the roof and the recollection by Chairperson Hollo that it needed to be centered with the roof parameters.

7. Samuel and Michelle Ohev Zion 263 Ocean Boulevard Golden Beach, FL. 33160

Property Address: 255 Ocean Boulevard, Golden Beach, FL. 33160
Folio No: 19-1235-003-0250

New two-story Single Family residence with a basement.
Robert Moehring, Architect, present on behalf of the owner
Discussion on roof height at 58' – habitable vs non-habitable
Chairperson Hollo to reach out to the Town Manager on his ideas.
Height of elevator override the code is silent on this issue. Miller Planning is keeping tabs on inconsistencies and items that are not addressed or silent in the code.
Projections and cantilevered elements and what is now allowed.

J. ADJOURNMENT 7:35pm

PURSUANT TO FLA. STATUTE 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT: IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR THAT SUCH PURPOSE, AFFECTED PERSONS MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE TOWN FOR THE INTRODUCTION OR ADMISSION OF OTHER INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

MAP OF BOUNDARY SURVEY

NUMBER	NAME	DIAMETER (INCHES)	HEIGHT (FEET)	SPREAD (FEET)
1	CHINESE PALM	12"	20'	8'
2	CHINESE PALM	24"	25'	20'
3	SEA GRAPE TREE	24"	26'	30'
4	ARECA PALM	12"	5'	5'
5	ARECA PALM	12"	5'	5'
6	PALM (S)	7"	10'	6'
7	UMBRELLA TREE	12"	18'	15'
8	SEA GRAPE TREE	12"	18'	20'
9	COCONUT PALM	12"	30'	10'
10	SEA GRAPE TREE	22"	33'	12'
11	COCONUT PALM	12"	23'	18'
12	SEA GRAPE TREE	24"	18'	-
13	SEA GRAPE TREE	24"	18'	-
14	SEA GRAPE TREE	24"	18'	-
15	SEA GRAPE TREE	24"	18'	-

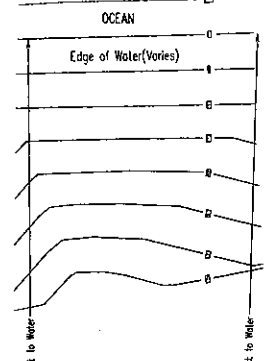
87-78-A-01
FOUND MONUMENT
N: 595921.07 (RECORD)
E: 945457.31
N: 595921.243 (MEASURED)
E: 945457.307

FOUND BRASS DISK
COASTAL RANGE MONUMENT
DA R-003
N: 595501.05 (RECORD)
E: 945700.93
N: 595501.568 (MEASURED)
E: 945700.725

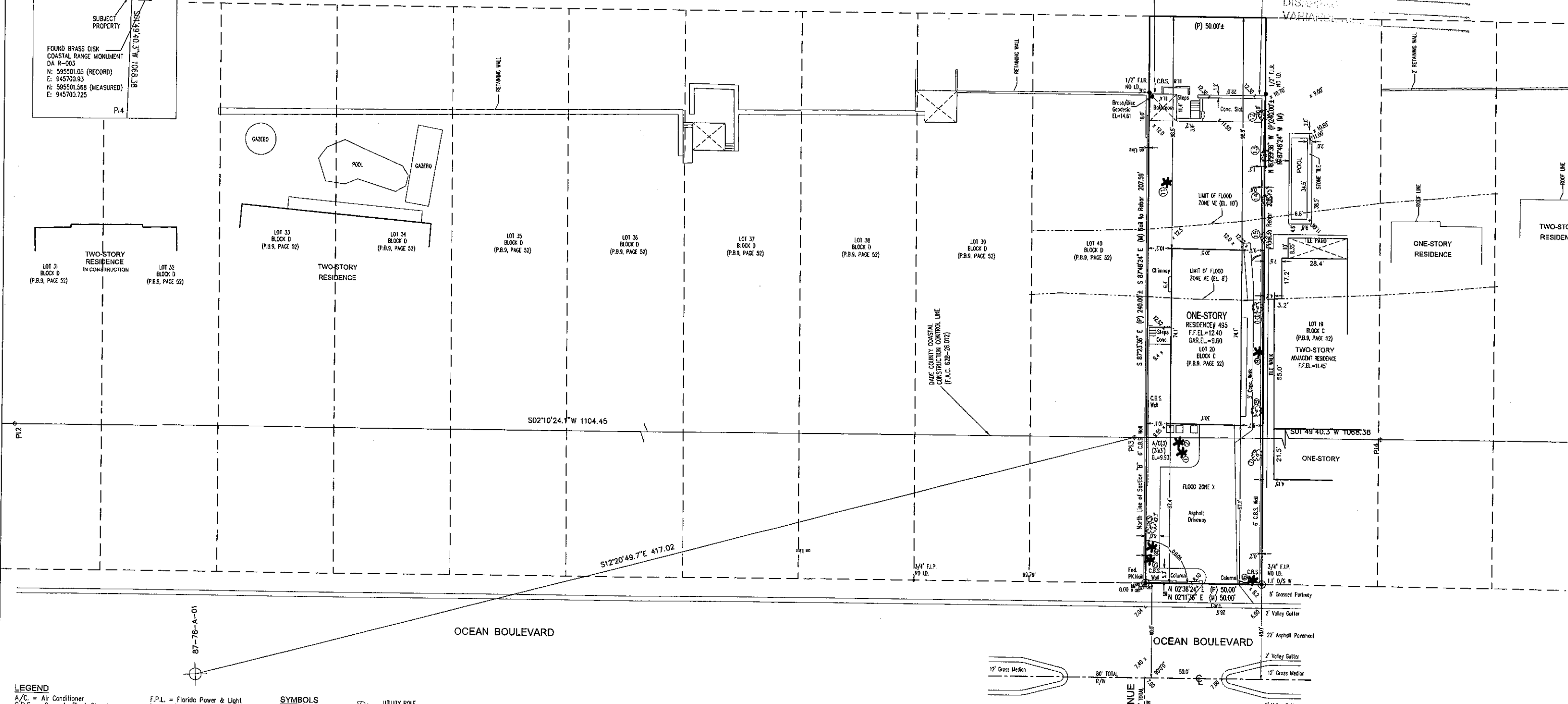
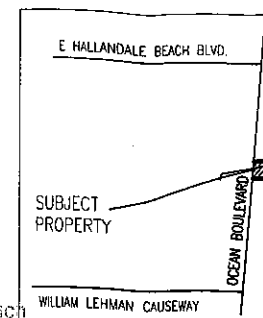
ATLANTIC OCEAN



1 inch = 20 ft.



City of Golden Beach
Building Department Advisory Board
Meeting Date
DEC 2 2016



LEGEND
A/C = Air Conditioner
C.B.S. = Concrete Block Structure
CCCL = Coastal Construction Control Line
C.G. = Curb Gutter
C.L. = Center Line
CONC. = Concrete
F.P.L. = Florida Power & Light
L = Arc Distance
(M) = Measured
O/L = On Line
O/S = Offset
PL = Pylon

SYMBOLS
AIR CONDITIONER
CATCH BASIN
WATER METER
POOL PUMP
WATER HEATER
UTILITY POLE
LIGHT POLE
CONCRETE POLE
WOOD POLE
E.M.=ELECT. METER
COVERED AREA

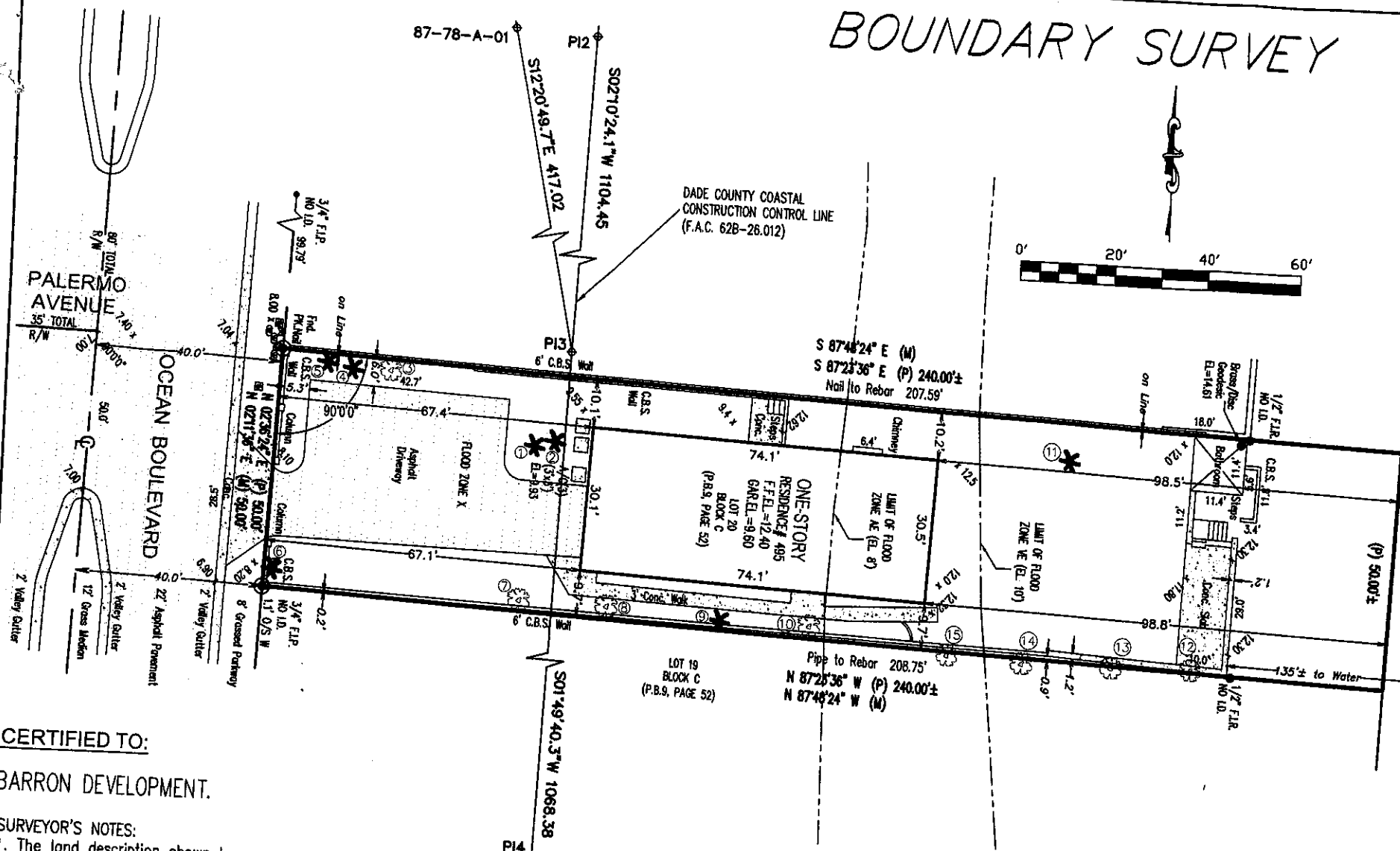
SURVEYOR'S NOTES:
1. The land description shown herein was provided by the Client.
2. No underground improvements were located.
3. The undersigned surveyor has no knowledge as to whether any of the herein property is filled formerly submerged lands.

LEGAL DESCRIPTION:
LOT 20, BLOCK C, "GOLDEN BEACH", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFIED TO:
BARRON DEVELOPMENT.

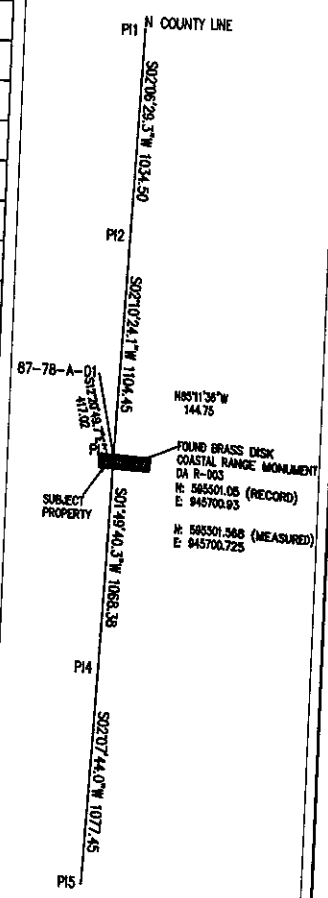
LUIS J
ORTIZ LS
7006
Digitally signed by LUIS J ORTIZ LS 7006
DN: cn=LUIS J ORTIZ LS 7006
o=BASELINE ENGINEERING AND SURVEYING INC., ou=BASELINE ENGINEERING INC., email=LORTIZ@BASELINEENGINEERING.COM, c=US
Date: 2016.11.15 09:44:58 -0500

BOUNDARY SURVEY



NUMBER	NAME	DIAMETER (INCHES)	HEIGHT (FEET)	SPREAD (FEET)
1	CHINESE PALM	12"	30'	8'
2	CHINESE PALM	24"	25'	20'
3	SEA GRAPE TREE	24"	20'	30'
4	ARECA PALM	12"	5'	5'
5	ARECA PALM	12"	5'	5'
6	PALMS (4)	7"	10'	6'
7	UMBRELLA TREE	12"	18'	15'
8	SEA GRAPE TREE	12"	18'	20'
9	COCONUT PALM	12"	30'	10'
10	SEA GRAPE TREE	22"	33'	15'
11	COCONUT PALM	12"	25'	18'
12	SEA GRAPE TREE	24"	15'	-
13	SEA GRAPE TREE	24"	15'	-
14	SEA GRAPE TREE	24"	15'	-
15	SEA GRAPE TREE	24"	15'	-

COASTAL CONSTRUCTION CONTROL LINE DETAIL



CERTIFIED TO:
BARRON DEVELOPMENT.

- SURVEYOR'S NOTES:**
- The land description shown hereon was provided by the Client.
 - No underground improvements were located.
 - The undersigned surveyor has no knowledge as to whether any of the hereon property is filled formerly submerged lands.
 - Bearings shown hereon relative to DADE COUNTY COASTAL CONSTRUCTION CONTROL LINE (F.A.C. 62B-26.012) 1983 (NAD 83), 1990 adjustment.
 - Elevations shown hereon are based upon the North American Vertical Datum of 1988 and depicted in feet and decimal portions thereof. Benchmark Reference—Miami—Dade County 5M #E-202 - Elev., 7.76' NAVD88
 - No Title Opinion or Abstract of Title has been provided or reviewed for easements, deeds or other instruments of record that may affect subject property. There may be additional instruments either recorded or unrecorded that affect said property.
 - Survey meets accuracy standard for suburban surveys (1 foot in 7500 feet).

LEGAL DESCRIPTION:
LOT 20, BLOCK C, "GOLDEN BEACH", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LEGEND

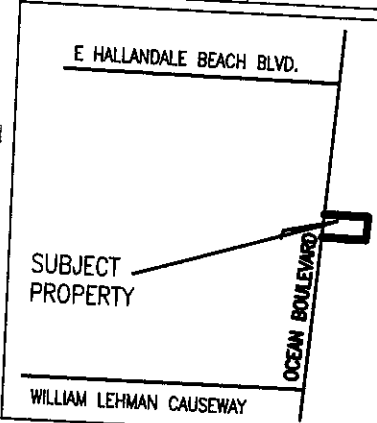
- A/C. = Air Conditioner
- C.B.S. = Concrete Block Structure
- CCCL = Coastal Construction Control line
- C.G. = Curb Gutter
- CL = Center Line
- CONC. = Concrete
- D.E. = Drainage Easement
- Δ = Delta
- EL. = Elevation
- F.F. = Finish Floor
- F.D.H. = Found Drill Hole
- F.I.P. = Found Iron Pipe
- F.I.R. = Found Iron Rod
- F.N. = Found Nail
- F.N&D = Found Nail & Disc
- F.N&T = Found Nail & Tab
- F.P.L. = Florida Power & Light
- L = Arc Distance
- (M) = Measured
- O/L = On Line
- O/S = Offset
- PL = Planter
- (P) = Plat
- P.C. = Point of Curvature
- PG. = Page
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- R = Radius
- R/W = Right of Way
- U.E. = Utility Easement
- V.G. = Valley Gutter
- x 0.00 = Elevation

SYMBOLS

- AIR CONDITIONER
- CATCH BASIN
- WATER METER
- POOL PUMP
- WATER HEATER
- FIRE HYDRANT
- WATER VALVE
- CABLE BOX
- FPL TRANSFORMER
- ELECTRIC BOX
- TELEPHONE BOX
- MANHOLE
- UTILITY POLE
- LIGHT POLE
- CONCRETE POLE
- WOOD POLE
- E.M.=ELECT. METER
- COVERED AREA
- CBS. WALL
- OVERHEAD LINE (OH)
- CHAIN LINK FENCE (C.L.F)
- WOOD FENCE (W.F)
- METAL FENCE (M.F)
- PLASTIC FENCE (P.F)
- WIRE FENCE (W.F)

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date
DEC 7 8 2016

APPROVED _____
DISAPPROVED _____
VARIANCE REQ: _____



LUIS J ORTIZ
LS 7006

Digitally signed by LUIS J ORTIZ LS 7006
DN: cn=LUIS J ORTIZ LS 7006, o=BASELINE ENGINEERING AND LAND SURVEYING, ou=BASELINE, email=LUIS.ORTIZ@BASELINE-ENG.COM, c=US
Date: 2016.11.15 09:47:33 -0500

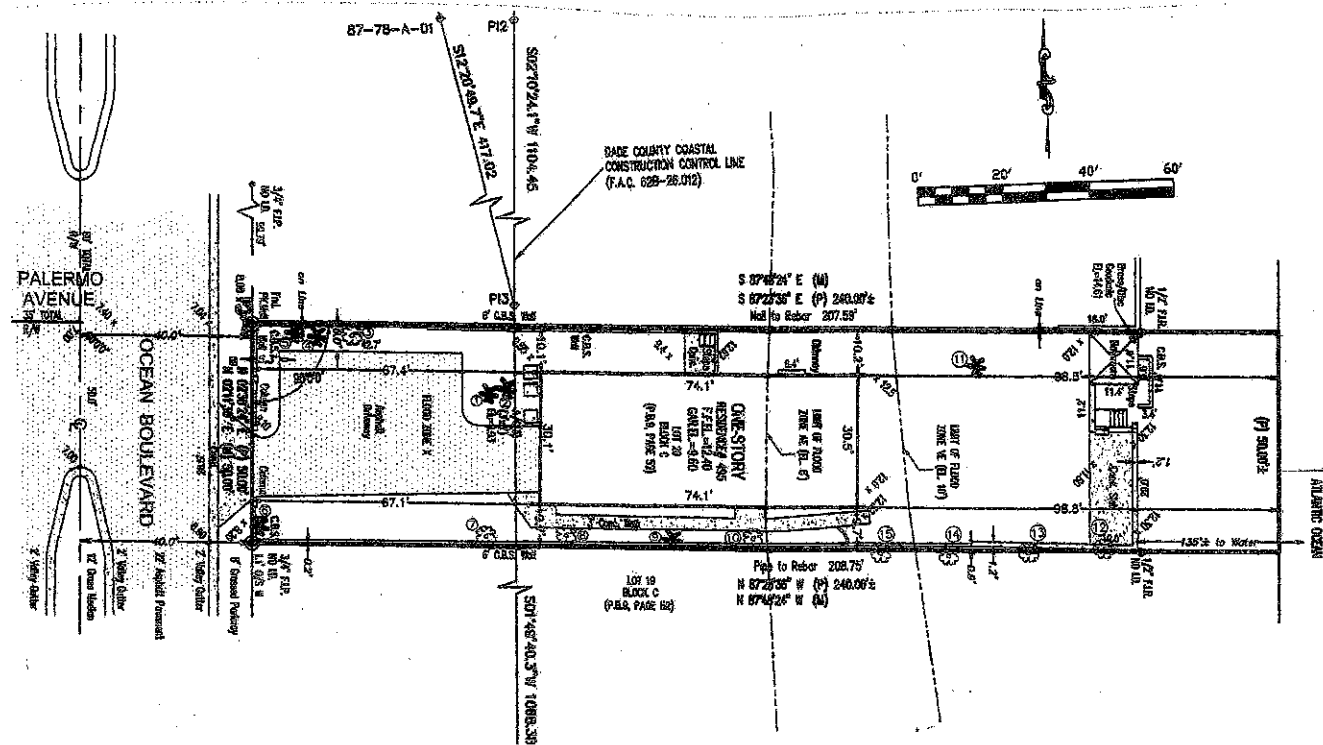
TITLE: MAP OF BOUNDARY SURVEY		SCALE: 1" = 30'	NOTES/REVISIONS
COMMUNITY PANEL# 12086C-0151 L	FLOOD ZONE: X / AE / VE	BASE FLOOD EL.: N/A / 8.0 / 10.0	
DATE OF FIRM: 09-11-2009	BASIS OF BEARING: MIAMI-DADE COUNTY CCCL (F.A.C. 62B-26.012)		ADD TREES: 11/09/16 PARTY CHIEF: PABLO SURVEY DATE: 06-18-16
PROPERTY ADDRESS: 495 OCEAN BOULEVARD, GOLDEN BEACH, FLORIDA, 33160.	DRAWN BY: J.M. CHECKED BY: L.J.O.		

THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Luis J Ortiz
Date 11/09/2016

LUIS J. ORTIZ, P.S.M., STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER LS 7006
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FOUNDED IN 1993
BASELINE ENGINEERING AND LAND SURVEYING, INC.
1400 N.W. 1st COURT
BOCA RATON, FLORIDA 33432
(561) 417-0700 LB-6439
JOB NO.: 16-06-066



Town of Golden Beach
 Building Regulatory Advisory Board
 Hearing Date

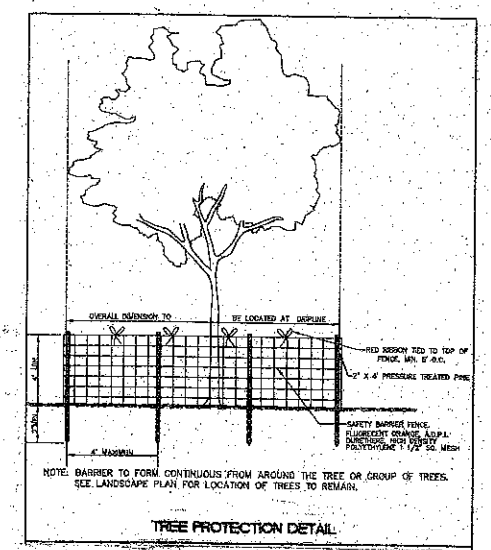
DEC 1 9 2019

APPROVED _____
 DISAPPROVED _____
 VARIANCE REQ: _____

Existing Tree Disposition

Existing tree number	Botanical/ Common Name	Size (Ht x Spr, Cal)	Disposition
1	Livistonia sp/ Chinese Fan Palm	30' x 8", 12"	Remove
2	Livistonia sp/ Chinese Fan Palm	25' x 20", 24"	Remove
3	Coccoloba uvifera/ Seagrape	20' x 30", 24"	Remove
4	Dypsis lutescens/ Areca Palm	5' x 5", 12"	Remove
5	Dypsis lutescens/ Areca Palm	5' x 5", 12"	Remove
6	Palms	10' x 6", 7"	Remove
7	Schefflera actinophylla/ Schefflera	18' x 15", 12"	Remove
8	Coccoloba uvifera/ Seagrape	18' x 20", 12"	Remove
9	Cocos nucifera/ Coconut Palm	30' x 10", 12"	Remain
10	Coccoloba uvifera/ Seagrape	33' x 15", 22"	Remove
11	Cocos nucifera/ Coconut Palm	25' x 18", 12"	Remove
12	Coccoloba uvifera/ Seagrape	15' x 15", 24"	Remain
13	Coccoloba uvifera/ Seagrape	15' x 15", 24"	Remain
14	Coccoloba uvifera/ Seagrape	15' x 18", 24"	Remain
15	Coccoloba uvifera/ Seagrape	15' x 18", 24"	Remain

Note Existing tree information taken from survey. Species, sizes and locations shall be verified by landscape architect prior to building permit.
 Note: A tree removal permit is required by the City prior to the removal of any trees on site. See Sheet L-1 for proposed landscape.
 Remove all exotic nuisance vegetation on site.



Tree Disposition Plan
 Scale 1"=20'-0"

PRELIMINARY SET

495 OCEAN BLVD
 GOLDEN BEACH
 FLORIDA

REVISIONS	BY

Kimberly Meyer, P.L.A.
 495 Ocean Blvd
 Golden Beach, FL 33420
 (888) 482-8500
 Lic. No. LA 000082

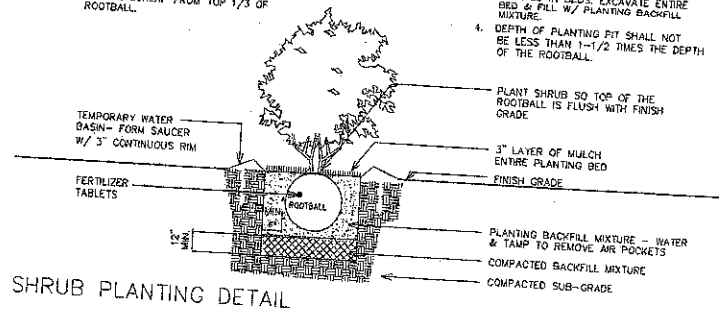


DATE	11/14/19
SCALE	16'-0"=1" (SEE SHEET)
PROJECT	16-458B
SHEET	TD-1
OF SHEETS	1

NOTE: ALL STAKING & GUYS SHALL BE REMOVED APPROXIMATELY 9 MONTHS AFTER PLANTING OR AS DIRECTED BY LANDSCAPE ARCHITECT

NOTES:

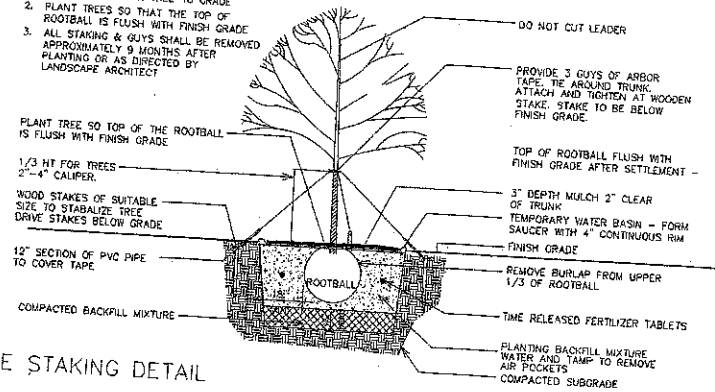
1. CONTAINER GROWN SHRUBS - LOOSEN ROOTS AT EDGE OF ROOTBALL
2. BALL IN BURLAP SHRUBS - CUT & REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL



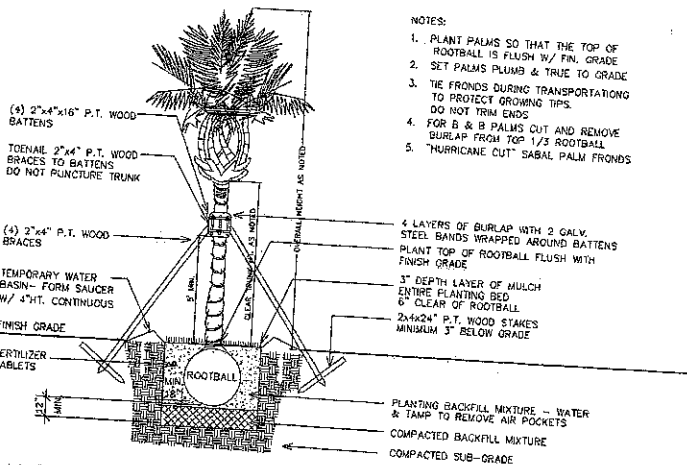
SHRUB PLANTING DETAIL

NOTES:

1. SET TREE PLUMB & TREE TO GRADE
2. PLANT TREE SO THAT THE TOP OF ROOTBALL IS FLUSH WITH FINISH GRADE
3. ALL STAKING & GUYS SHALL BE REMOVED APPROXIMATELY 9 MONTHS AFTER PLANTING OR AS DIRECTED BY LANDSCAPE ARCHITECT

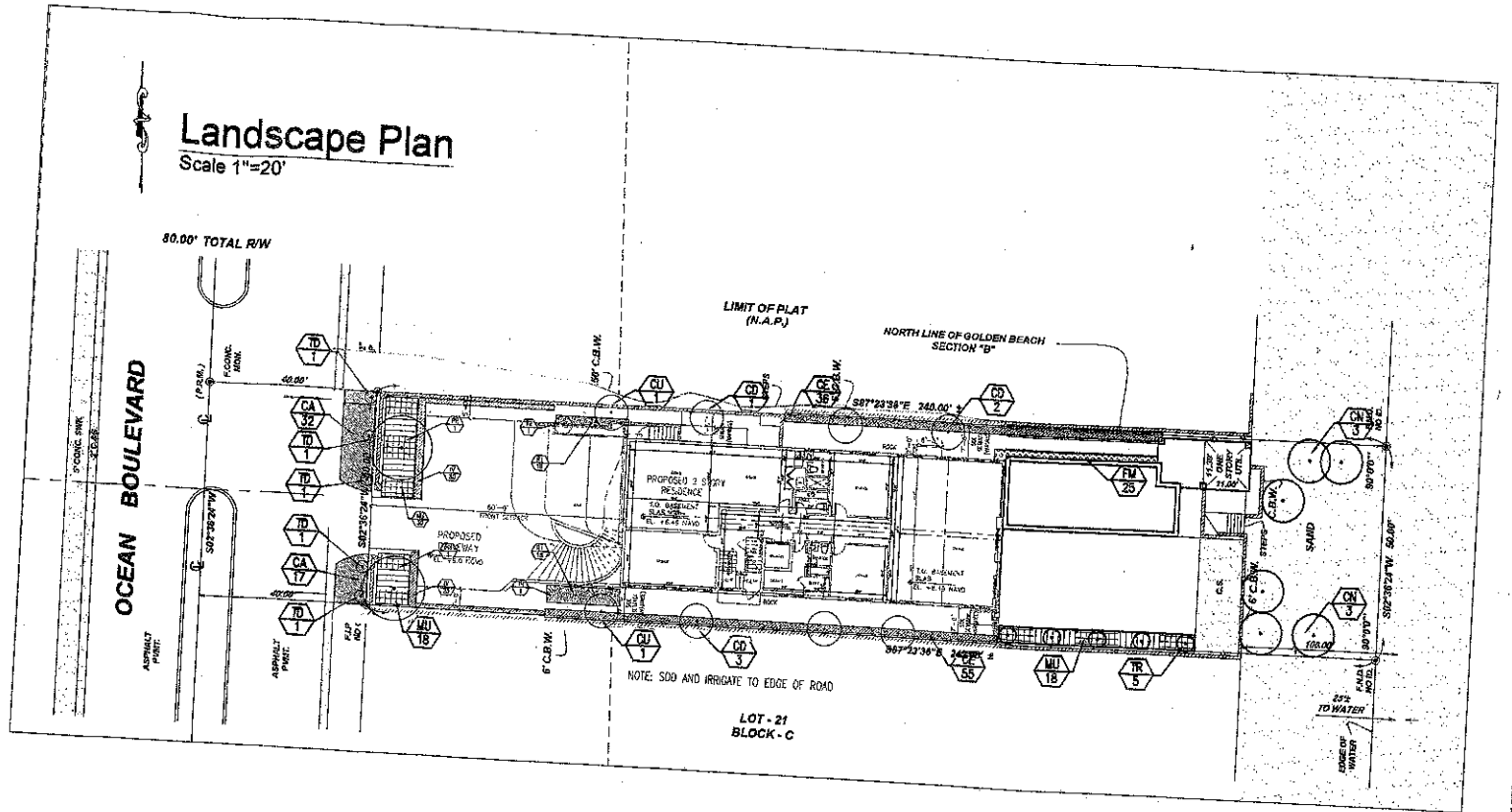


TREE STAKING DETAIL



PALM PLANTING DETAIL

NOTE: NO WELLINGTON TAPE OR OTHER NON-BIODEGRADABLE MATERIALS SHALL COME INTO CONTACT WITH THE TREE.



General Notes:

1. All plant material shall be Florida No. 1 or better as given in the current Florida Grades and Standards for Nursery Plants, 2015, Florida Department of Agriculture and Consumer Services.
2. All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
3. All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
4. All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
5. Contractor shall notify Sunshine 811 (call 811) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
6. Grade B+, shredded sterilized Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'-4" around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
7. Sod shall be St. Augustine and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
8. All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious peats and disease.
9. All sodded areas to have a minimum of 2" of planting soil as described in note #8.
10. All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
11. All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
12. All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
13. All trees, palms and other plants shall be planted with the top of their rootballs no deeper than the final grade surrounding the planting area.
14. In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
15. All planting shall be installed with fertilizer at time of planting.
16. All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
17. All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/groundcover beds should be on separate irrigation zones when feasible for a more efficient system. Irrigation system shall be installed with a rainswitch device.
18. All landscape and irrigation shall be installed in compliance with all local codes.
19. The plan shall take precedence over the plant list, should there be any discrepancy between the two.

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

DEC 3 2015

APPROVED _____
DISAPPROVED _____
VARIANCE REQ. _____

Plant List for Proposed Plant Material

Sym	Qty	Botanical/ Common Name	Size	Native
PH	2	Phoenix sylvestris / Wild Date Palm		
CD	2	Coccoloba diversifolia/ Pigeon Plum	8" Ct, Matched	No
TR	7	Thrinax radiata/ Key Thatch Palm	12 Ht x 8" Spr, 2" Cal	Yes
CN	6	Cocos nucifera 'Green Malayan'/ Coconut Palm	8" CA Ht	Yes
CU	2	Coccoloba wifera/ Seagrape	8" - 8" GT	No
TD	5	Tripsacum dactyloides/ Fakahatchee Grass	6" Ht x 3" Spr, multi trunk	Yes
CE	81	Conocarpus erectus/ Green Buttonwood	24" x 24"	Yes
FM	25	Ficus microcarpa 'Green Island'/ Green Island	24" x 24", 24" O.C.	Yes
RI	35	Raphiolepis indica/ Indian Hawthorn	12" x 14", 18" O.C.	No
CA	49	Carissa macrocarpa 'Emerald Blanket'/ Carissa	18" x 18", 24" O.C.	No
IV	53	Ilex vomitoria 'Stokes Dwarf'/	14" x 18", 24" O.C.	No
MU	65	Muhlenbergia capillaris/ Muhly Grass	10" x 12", 18" O.C.	No
			18" x 18", 24" O.C.	Yes
Rock		To be selected by Owner		
Mulch		Shredded Eucalyptus		

PRELIMINARY SET

495 OCEAN BLVD
GOLDEN BEACH
FLORIDA

REVISIONS	BY

Kirkley Meyer, R.L.A.
INTERNATIONAL ARCHITECTURE
11111 W. UNIVERSITY
MIAMI, FLORIDA 33156



DATE
SEPT. 09, 2015
SCALE
1/8" = 1'-0"

L-1



TOWN OF GOLDEN BEACH

One Golden Beach Drive
Golden Beach, FL 33160

MEMORANDUM

Date: January 17, 2017

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz, 
Town Manager

Subject: Resolution No. 2477.17 – Variance Request for 263 Ocean Boulevard,
Golden Beach, FL 33160 (Lot Elevations and Grade)

Item Number:

2

Recommendation:

It is recommended that the Town Council allow the applicant the opportunity to seek approval of the variance request presented in Resolution No. 2477.17

Background and History:

Town Code Section 66-102 Minimum lot and swale elevations; grades: (a) The finished grade of any lot shall not exceed an elevation of 24 inches above the crown of the road adjacent to the lot and in no event shall exceed an elevation of six feet N.G.V.D. except for lots abutting Ocean Boulevard where the minimum elevation shall be 12 inches above the crown of the road, and the maximum elevation shall not exceed an elevation of 11 feet N.G.V.D

Town Code Section 66-101(a) - House and garage floors. The minimum elevation of the first floor level of residences shall comply with or conform to flood plan criteria and regulatory codes as set forth by Miami-Dade County, the State, and the United States Government including the provisions of the National Flood Insurance Program, the Florida Building Code, this chapter, the Coastal Construction Code, and all other applicable provisions of this Code of Ordinances. The maximum elevation of the first floor level of any residence in the Town above the minimum elevation required by such regulatory codes shall be maintained as follows:

First floor of residences to be constructed on lots in Zone One shall be constructed no higher than two feet above the minimum permitted elevation, as established by the Federal Emergency Management Agency (FEMA), or successor agency, or at the elevation as required by the State Department of Environmental Protection, Bureau of Beaches and Coastal Systems, Successor Agency, if this elevation is higher than the minimum elevation plus two feet.

The applicant is requesting varying site grade elevations throughout the property to be at an elevation not to exceed 13.00' N.G.V.D. when the code requires a maximum height of 11' N.G.V.D. and to allow the lowest finished floor elevation to be at 13.5' NGVD when the code requires the elevations not to exceed 10.0' NGVD.

The Building Regulation Advisory Board met Dec. 13, 2016 and recommended approval of the variance, the motion passed with a Board vote of 4 – 0

No one in attendance spoke in opposition to this item.

Attachments:

- Resolution
- Michael Miller Planning Zoning Critique
- Notice of Hearing
- Building Regulation Advisory Board Application
- Copy of resident notification listing
- Summary minutes

Financial Impact: None

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 2477.17

A RESOLUTION OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING A VARIANCE REQUEST FOR THE PROPERTY LOCATED AT 263 OCEAN BOULEVARD, GOLDEN BEACH, FLORIDA 33160 TO PERMIT VARYING SITE GRADE ELEVATIONS THROUGH 13.0' NGVD WHEN THE CODE REQUIRES 11.0' NGVD AND TO ALLOW THE LOWEST FINISHED FLOOR ELEVATION TO BE AT 13.5' NGVD, WHEN THE TOWN CODE CONTEMPLATES FOR THE FINISH FLOOR ELEVATIONS NOT TO EXCEED 10.0' NGVD.

WHEREAS, the applicants, Samuel and Michelle Ohev Zion, ("the applicant"), filed a Petition for a Variance/exception, DIVISION 2. – ELEVATIONS, Section 66-102. – Minimum lot and swale elevations; grade., to allow the elevation throughout the site to be at varying elevations up to 13.0' N.G.V.D., in lieu of the maximum elevation of 11' N.G.V.D and Section 66-101(a) – House and garage floors, to allow the lowest finished floor elevation to be at 13.5' N.G.V.D., in lieu of the 10.0' N.G.V.D set by the Town's code, at the property 263 Ocean Boulevard, Golden Beach, FL. 33160 (Golden Beach Section "C", Lots 36 & S ½ of 37, Block A, as recorded in PB 9-52, of the Public Records of Miami-Dade County, (Folio No. 19-1235-003-0260 (the "Property")) and ;

WHEREAS, the Town's Building Regulation Advisory Board held an advertised public hearing on the Petition for Variance/Exception and recommended approval of the variance by the Town Council; and,

WHEREAS, a public hearing of the Town Council was advertised and held, as required by law, and all interested parties were given an opportunity to be heard; and

WHEREAS, the Town Council having considered the evidence presented, finds that the Petition of Variance meets the criteria of the applicable codes and ordinances to the extent the application is granted herein.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. Each of the above stated recitals are hereby adopted and confirmed.

Section 2. Approval. The Petition for Variance to permit each of the requested variances is hereby granted.

Section 3. Conditions. The Petition for Exception/Variance as granted is subject to the following conditions:

- (1) Applicant shall record a certified copy of this Resolution in the public records of Miami-Dade County; and
- (2) Site Grading/elevations shall be completed substantially in accordance with those certain plans, CV-0.0, Ex-1.0 through EX-1.3, and A-1.0 through A-1.7, dated 11/01/2016, and the Sketch of Boundary Survey Ex-1.0, prepared by John Liptak, dated 11/01/2016, for the property located at 263 Ocean Boulevard., Golden Beach, FL. 33160

Section 4. Implementation. That the Building and Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Town of Golden Beach Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this Resolution. A copy of this Resolution shall be attached to the building permit application documents.

Section 5. Effective Date. This Resolution shall be effective immediately upon adoption.

Sponsored by Administration.

The Motion to adopt the foregoing Resolution was offered by _____,
seconded by _____ and on roll call the following vote ensued:

Mayor Glenn Singer	_____
Vice Mayor Kenneth Bernstein	_____
Councilmember Judy Lusskin	_____
Councilmember Amy Isackson Rojas	_____
Councilmember Bernard Einstein	_____

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach,
Florida, this 17th day January, 2017

ATTEST:

MAYOR GLENN SINGER

LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

STEPHEN J. HELFMAN
TOWN ATTORNEY



TOWN OF GOLDEN BEACH
NOTICE OF PUBLIC HEARING

The Building Regulation Board and the Town Council of the Town of Golden Beach will hold a Public Hearing on the following proposal:

- 2 Variance Request(s)
X New Construction

Relief from Town Code Section 66-102 Minimum lot and swale elevations; grades

(a) The finished grade of any lot shall not exceed an elevation of 24 inches above the crown of the road adjacent to the lot and in no event shall exceed an elevation of six feet N.G.V.D. except for lots abutting Ocean Boulevard where the minimum elevation shall be 12 inches above the crown of the road, and the maximum elevation shall not exceed an elevation of 11 feet N.G.V.D. Exterior slabs and walkways shall not exceed an elevation of 36 inches above the crown of the road adjacent to the lot.

Relief from Town Code Section Section. 66-101(a) - House and garage floors.

The minimum elevation of the first floor level of residences shall comply with or conform to flood plan criteria and regulatory codes as set forth by Miami-Dade County, the State, and the United States Government including the provisions of the National Flood Insurance Program, the Florida Building Code, this chapter, the Coastal Construction Code, and all other applicable provisions of this Code of Ordinances. The maximum elevation of the first floor level of any residence in the Town above the minimum elevation required by such regulatory codes shall be maintained as follows:

First floor of residences to be constructed on lots in Zone One shall be constructed no higher than two feet above the minimum permitted elevation, as established by the Federal Emergency Management Agency (FEMA), or successor agency, or at the elevation as required by the State Department of Environmental Protection, Bureau of Beaches and Coastal Systems, Successor Agency, if this elevation is higher than the minimum elevation plus two feet.

Request is for varying site grade elevations to be at elevations of 12.15' through 13.0' NGVD when the code permits 11.0 feet NGVD and the lowest finished floor elevation to be at 13.5 feet NGVD, when the code contemplates for the finish floor elevations to not exceed 10.0 feet as a means of providing appropriate transitions to adjacent grades and the maximum permitted site elevation of 11.0 feet NGVD.

JOB ADDRESS: 263 Ocean Boulevard, Golden Beach, FL.
OWNER ADDRESS: 263 Ocean Boulevard, Golden Beach, FL. 33160
REQUESTED BY: Samuel and Michelle Ohev Zion
LEGAL DESCRIPTION: Lot 36 & S 1/2 of Lot 37, Blk A, GB Sect C, PB 9052
FOLIO NO.: 19-1235-003-0260

The BUILDING REGULATION ADVISORY BOARD will consider this item:

PLACE: GOLDEN BEACH TOWN HALL
1 GOLDEN BEACH DR., GOLDEN BEACH, FL.
DATE: December 13, 2016 at 6pm

The TOWN COUNCIL will consider this item:

PLACE: GOLDEN BEACH TOWN HALL
1 GOLDEN BEACH DR., GOLDEN BEACH, FL.
DATE: January 17, 2017 at 7pm

If you wish to submit written comments for consideration, they should be submitted to the Office of the Golden Beach Town Manager, prior to the scheduled meeting. If you have any questions regarding the proposed action, you may contact the Building Department at (305) 932-0744

DATED: December 2, 2016

[Signature]
Linda Epperson-Director, Building & Zoning

PURSUANT TO FLA. STATUTE 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT: IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COUNCIL, BOARD OR COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, AFFECTED PERSONS MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. ANY INDIVIDUAL WHO BELIEVES HE OR SHE HAS A DISABILITY WHICH REQUIRES A REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE FULLY AND EFFECTIVELY IN A MEETING OF THE BUILDING REGULATION BOARD MUST SO NOTIFY THE TOWN CLERK, AT (305) 932-0744 AT LEAST 24 HOURS PRIOR TO THE DATE OF THE MEETING.

**TOWN OF GOLDEN BEACH
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Building Regulatory Advisory Board
Town of Golden Beach

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: December 2nd, 2016

Subject: Zoning Variance Applications
Single-Family Residence Elevations
263 Ocean Boulevard
Lot 36 & S ½ of Lot 37 in Block A
MMPA Project No.04-0101-0501

ISSUE

The applicant, Samuel & Michelle Ohev-Zion, is requesting variances from the maximum permitted elevation of finished floors and the maximum permitted elevation for certain yard areas for this oceanfront lot in order to construct a previously approved (not yet permitted) single-family residence. Following is the applicant's current request:

- Variance from Section 66-101(a)(1) to allow the basement level finished floor to be at an elevation of 13.5' NGVD (10.0' NGVD maximum permitted by Code);
- Variance from Section 66-102(a) to allow portions of the yard areas to be at an elevation of 13.0' NGVD (11.0' NGVD maximum permitted by Code).

ANALYSIS

As per the Town's request MMPA has completed our review of the above referenced variance application and provide the following comments for consideration:

The survey submitted shows the existing site elevations range between approximately 10-feet NGVD to 13-feet NGVD and the existing finished floor elevation is 13.30' NGVD. The applicant is proposing to fill in portions of the lot to provide a somewhat level development site at 13'-0" NGVD with a finished floor elevation for the home at 13'-6" NGVD. The site will slope down to Ocean Boulevard (+/- 10' NGVD), to the ocean, and to the swales in the side yards that will retain the storm-water on site. MMPA notes that previous reports from the previous Building

Official state that FDEP does not allow excavation or disturbance (lowering) of natural topography; therefore, the site would not be permitted by FDEP to comply with the 11.0 NGVD maximum required by Town Code.

NON-USE VARIANCE JUSTIFICATION

- 1) *The variance requested is for relief from the provisions of the Town Code.*

The applicant seeks relief from Sections 66-101(a)(1) and 66-102(a) of the Town's Code of Ordinances.

- 2) *Special conditions and circumstances exist which are peculiar to the land or structure involved, and which are not applicable to other lands or structures in the same district.*

The applicant stated that they cannot remove material from the property and the existing property is higher than permitted by Code. MMPA notes that the survey submitted shows existing slab and grade elevations taller than permitted by Code. The applicant appears to be requesting the minimum elevations required to provide a level lot where the physical improvements are located. Florida Administrative Code (FAC) Section 62B33.005 does not allow for the existing dunes to be excavated.

- 3) *The special conditions and circumstances do not result from the actions of the applicant.*

The applicant stated that the existing grades are a pre-existing condition of the site. MMPA again notes that the survey submitted shows existing slab and grade elevations taller than permitted by Code

- 4) *Granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Chapter of the Town Code to other lands or structures in the same district.*

The applicant and MMPA note that other properties have been granted variances by the Town for similar site conditions.

- 5) *Literal interpretations of the provisions of the Zoning Chapter of the Town Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of zoning regulations and would work unnecessary and undue hardship on the applicant.*

The applicant stated that material may not be excavated from the site and that the Town Code requires excavation. MMPA notes that the applicant would not be able to build on the site if the variances are not granted.

- 6) *The variance granted is the minimum variance that will make possible the reasonable use of the land or structure.*

The applicant stated they are requesting to maintain the existing grade elevations on the property and are not seeking any additional increase in elevations. MMPA notes that the applicant appears to be requesting the minimum elevations required to provide a level lot.

- 7) *The granting of the variance will be in harmony with the general intent and purpose of the Town Code and the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

The applicant stated that the variance requested is to maintain the existing grade elevations on the property. MMPA agrees that the requested variances will allow for a new single-family home with similar elevations as the existing home.

SUMMARY

MMPA was requested to review and comment on the requested non-use variances for the finished floor and the land elevation. Based on the above analysis we feel the granting of the requested variances would be appropriate to allow for a new single-family home to be built similar to the existing home on the property. If the variances are not granted, the applicant would not be able to construct the previously approved project due to FDEP requirements.

MMPA notes that the project may have been approved in violation of the Town Code and possibly FDEP requirements. FDEP requires that the all structures east of the Coastal Construction Control Line (CCCL) are required to have the first habitable floor at a minimum elevation of 18.2' NGVD for Miami-Dade County. The plans appear to show habitable rooms at 13.5' NGVD (not permitted). To our knowledge only garages and dead storage areas are permitted below the minimum habitable floor elevation. If the first habitable floor is permitted by FDEP to be at an elevation of 13.5' NGVD, the Zoning Code requires the building height to be measured from that height. In that instance the building would be 13.83 feet taller than permitted. MMPA feels the BRAB approval of the home should be reconsidered in light of the above information.

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD MEETING/HEARING

Property Location: 263 OCEAN BLVD

Meeting Date: NOVEMBER 08, 2016

Variance Hearing Dates: Advisory Board 11/09/2016 Town Council _____

APPROVAL FROM THE BUILDING REGULATION ADVISORY BOARD IS REQUIRED FOR:

- A. Plans for new residence
- B. Plans for addition to or exterior alterations of an existing structure.
- C. Additional structures on premises of existing residences
- D. Review of landscape plan for new construction, renovation or addition to existing residence.
- E. Recommendation to Town Council for the approval or denial of variances and special exceptions.
- F. Recommendation to Town Council for interpretation regarding apparent conflicts or inconsistencies in the zoning provisions in Chapters 46 & 66

APPLICATION HEARING PROCESS

Building Approval:

Applicant: submit 8 complete packages for approval: each package shall consist of an application, survey, warranty deed and drawings as required. The plans shall be sized as follows: 7 sets; 11" x 17", 1 **full size** set and 1 CD containing all drawings marked with the address. Separate from the landscaping plan submittal

Landscape Approval:

Applicant submit, separate from the Building application, 8 complete packages for approval, Each package shall consist of an application, existing landscape survey, and drawings as required. The plans shall be sized as follows: 7 sets; 11 x 17, 1 **full size** set and 1 CD containing all drawings separate from the building plan submittal.

Zoning Variance Approval:

Submittals for a zoning variance: submit 16 complete packages for approval: each package shall consist of an application, survey, warranty deed and drawings are required. The plans shall be sized as follows: 15 sets; 11" x 17", 1 **full size** set and 1 CD containing all drawings.

As directed by the Building Official or Building Director.

The Building Regulation Advisory Board (B.R.A.B.) meets at 6:00 P. M. on the second Tuesday of every month. Applications must be submitted 30 days prior to scheduled meeting, (**not including the day of the meeting**), by 2:00 P.M. that day to allow for preliminary review and for mailing of a public notice if a variance is requested.

Fees must be paid at time of application submittal.

Any variances required must be heard and approved by the Town Council after the Building Regulation Advisory Board has considered the item. The Variance will be heard by the Town Council, in the following month, (on the third Tuesday), after the Building Regulation Advisory Board's action, at the Town Council's regularly scheduled meeting.

Please see page 5 for required documents.

****NOTICE****

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. PLEASE MAKE SURE THAT YOU, THE APPLICANT, HAVE CHECKED AND MARKED ALL ITEMS ON PAGE 5. THANK YOU.

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

1. The application deadline date will be strictly complied with. No application shall be accepted after that date and time.
2. The Building Official and/ or the Building Director will review the application package. If it is determined that the application is incomplete, the item will be tabled and not placed on the Agenda for that month.
3. During the three (3) week period from deadline date to the hearing date, the following events shall take place in proper order:
 - a. During the first week of submittal, the Building Official, or agent will endeavor to review the application, and complete a comment sheet 15 days prior to the meeting. The critique sheet will specify all deficiencies for correction.
 - b. The critique sheet will be faxed, or emailed, to the applicant as soon as the review is completed.
 - c. If the deficiencies are substantial the application will be moved to the next scheduled meeting/hearing of the B.R.A.B.
 - d. If the deficiencies are minor, the applicant must submit the corrections including the revised paperwork within 5 days of the scheduled meeting/hearing. Corrections not received for a scheduled Agenda item will be deferred to the next B.R.A.B. meeting/hearing date.
4. A Notice of Hearing for variance will be mailed no later than 10 days before the date of meeting, as per Town Code.
5. During the third week all applications with plans and documents shall be properly arranged. One complete copy of the package will be given to the processor and the Friday, prior to the scheduled meeting one set will be delivered to each Board member. The Building Dept shall retain all originals for the records.
6. All applicants shall be made aware that incomplete applications or deficiencies not corrected in time as per these regulations, will not be included on the agenda, and are hereby rejected, and will be returned to the applicant.
7. After the meeting, three (3) copies of the approved items (one full size and 2 ledger) shall be retained by the building department, the applicant must request the two reduced sized sets for inclusion into the building permit package.

**TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
SCHEDULE OF FEES**

Appropriate fee shall be paid at time of application. These fees are not refundable.

<u>Type of request</u>	<u>Fee</u>
1. Residence (new construction).....	\$300.00
2. Addition/Remodel of existing structure.....	\$225.00
3. Fencing, site walls, driveways, pool decks (charged per each item included in the plans)	\$150.00
4. Accessory Building or Structure.....	\$150.00
5. Swimming pools.....	\$100.00
6. Pool deck.....	\$100.00
7. Docks.....	\$100.00
8. Boat Lifts.....	\$100.00
9. Carports, awnings.....	\$100.00
10. Landscape plan review; required for new construction, addition and remodeling project. (submit plans with site plan elevations separate from the building plan approval package)	\$300.00
11. Resubmissions, based on original fee paid...	<u>75.0%</u>
12. Zoning Variances and special exceptions, per variance or exception:	
a. First variance/ exception.	<u>\$750.00</u>
b. Per additional variance/exception, for the same initial variance (example: request for a dock, affecting two different codes	
c. When a variance is granted, the property owner, at his expense, shall have the resolution for the variance recorded in the public records of Miami-Dade county, and two (2) certified copies of the recorded resolution shall be submitted to the Town for inclusion into the property records	
d. If the Town Council grants a variance, a building permit must be secured within two years of the approval date or the variance will become null and void	
13. Request to the Board for verification of any section of the Zoning Code, For each Section to be verified.....	\$100.00

**TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
SCHEDULE OF FEES**

14. Application for the legalization of construction built without the approval of the B.R.A.B., when the Board should have approved such construction, will be assessed a fee equal to four (4) times the regular fee applicable to the matter.

15. Special Requests for a meeting, variance, or waiver of plat hearing:

- a. For matters that have been heard, but the process had not been completed, i.e., tabled subjects, or unfinished subjects to be continued, the applicant must notify the Building & Zoning Department in writing if they would like the item continued

If the notification is received by the Department before the deadline for the next B.R.A.B. meeting, there will be no charge for the continuance. If the notification is received after the deadline, and the applicant still wants the matter included in the agenda for the next meeting, there will be a special fee of

\$200.00

- b. If the agenda has already been prepared and the applicant wants the matter to be heard, the request must be received in writing to be added to the agenda at the beginning of the meeting with the approval of the Building Official or Building & Zoning Director. There will be a special fee of

\$200.00

- c. When a special meeting or hearing of the B.R.A.B. is requested by an applicant, for either a new matter or continuance of a subject already heard, there will be a special fee for a 2 hour time period of

\$500.00

If the time limit is exceeded, an additional fee of ½ of the fee will be assessed for the seconded time period

\$250.00

**TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING**

Applicant check here	Complete application, sign, and notarize.	Bldg Dept Use
✓	<p>If a zoning variance is applied for, the petition for variance, pages 9, 10 and 11 shall be submitted with the application and shall include:</p> <ol style="list-style-type: none"> a. Property Legal Description b. Property Folio number c. Street address d. Owners of record e. Owner and agent names and signatures properly notarized. 	
✓	<p>Eight (8) property surveys, building plans, Warranty Deeds, and applications (1 original, 7 copies). Survey not older than six (6) months. Completed sets are to be submitted as follows: Seven (7) copies no larger than 11" x 17" & 1 original at full size. Sixteen (16) copies are required for a variance, (15 copies no larger than 11" x 17" and 1 original at full size). Each completed package shall consist of 1 each of an application, survey, Warranty Deed and building plans. Submit 1 CD with all documents included</p>	
✓	<p>Conceptual construction drawings prepared and signed by a licensed design professional that shall include, at a minimum, the following:</p> <ol style="list-style-type: none"> a. Site plan at a scale not less than 1/8" = 1'-0" (Include grade elevations) b. Proposed Floor Plan views, at a scale not less than 1/4"=1'-0" c. Cross and longitudinal sections preferably through vaulted areas, if any. d. Typical exterior wall cross section. e. Full elevations showing flat roof and roof ridge height and any other higher projections. f. Sample board of construction materials to be used. g. Existing and proposed ground floor elevations (NGVD). h. Grading & Drainage Calculations i. Zone 3 Properties: Affidavit of Seawall Conformity 	
APPROVED JULY 2014	<p>Landscaping Plan, separate from building plan package, prepared and signed by a licensed landscape design professional: Each completed package shall consist of 1 each of an application, existing landscape survey, Warranty Deed, landscape plans with building site plans. Seven (7) 11 x 17 and One (1) full size set. Submit 1 CD with all documents included. Mark CD accordingly (separate from building)</p>	
✓	<p>First Floor and Second Floor area calculations marking the geometrical areas used to calculate the overall floor areas.</p>	
✓	<p>Colored rendering showing new or proposed addition Work marked with the applicable address.</p>	
✓	<p>Estimated cost of proposed work. For additions/remodels fair market value of property showing land value and structure value separately.</p>	
✓	<p>Site plan detailing construction site personnel parking.</p>	

BUILDING REGULATION ADVISORY BOARD HEARING

Application fee: _____

Request hearing in reference to:

New residence/addition: ✓ Variance(s): ✓ 2

Exterior alterations: _____ Other Structure: _____

Date application filed: SEPTEMBER 09 2016 For hearing date: NOVEMBER 08, 2016

1. Project information:

Project description: VARIANCES (2) FOR GRADE & GROUND FLOOR SLAB FOR PREVIOUSLY APPROVED NEW SINGLE FAMILY RESIDENCE

Legal Description: LOT 36, AND THE SOUTH 1/2 OF LOT 37 IN BLOCK 'A' OF GOLDEN BEACH SUBDIVISIONS SECTION C ACCORDING TO THE PLAT THEREOF AS

Folio #: 19-1235-003-0260 RECORDED

Address of Property: 2103 OCEAN BOULEVARD, GOLDEN BEACH FL

2. Is a variance(s) required: Yes X No _____ How Many? 2

(If yes, please submit variance application form for each request).

Owner's Name: SAMUEL + MICHELLE OHEV- Phone _____ Fax _____

Owner's address: 2103 City/State _____ Zip _____

Email address: SAMMY@BLUPRODUCTS.COM

Agent: _____ Phone _____ Fax _____

Agent's address: _____ City/State _____ Zip _____

Email address: _____

Architect: DOMO ARCHITECTURE + DESIGN Phone 305-674-8031 Fax _____

Email address: ROBERT@DOMODESIGNSTUDIO.COM

Contractor: _____ Phone _____ Fax _____

3. Describe project and/ or reason for hearing request: VARIANCES FOR GRADE (66-102a) AND GROUND FLOOR SLAB (66-101a) FOR PREVIOUSLY APPROVED NEW SINGLE FAMILY RESIDENCE, DRIVEWAY, LANDSCAPE, AND POOL RENOVATION LOCATED AT 263 OCEAN BLVD.

4. The following information is submitted for assisting in review:

Building Plans:

Conceptual: ✓ Preliminary: _____ Final: _____

Other: _____

5. Estimated cost of work: \$ 4.6 MILLION

Estimated market value of: Land \$ _____

Building \$ _____

(Note: If estimated cost of work is 40% of the market value of the building an independent appraisal is required).

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

6. Is hearing being requested as a result of a Notice of Violation? NO
7. Are there any structures on the property that will be demolished? YES
8. Does legal description conform to plat? YES
9. Owner Certification: I hereby certify that I am the owner of record (*) of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of owner(s): [Signature]

Acknowledged before me this 9th of September day of, 20 16

Type of Identification:
License

[Signature]
Notary Public



Marie Roman
Commission # 0000070
Expires: August 14, 2020
Bonded thru Avera Notary

Owner/Power of Attorney Affidavit:

I, being duly sworn, depose and say I am the owner (*) of the property described in this application and that I am aware of the nature and request for: VARIANCES FOR PREVIOUSLY
APPROVED SAME FAMILY RESIDENCE relative to my property and I am hereby authorizing DOMO STUDIO LLC to be my legal representative before the Building Regulation Advisory Board and Town Council.

[Signature]
Signature of owner(s)

Acknowledged before me this 9th day September 20 16

Type of Identification:
License

[Signature]
Notary Public



Marie Roman
Commission # 0000070
Expires: August 14, 2020
Bonded thru Avera Notary

(*) If owner of record is a corporation then the president with corporate seal, the president and the secretary (without corporate seal), or duly authorized agent for the corporation may execute the application, proof that the corporation is a corporation in good standing.

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

Property Address: 203 OCEAN BOULEVARD, GOLDEN BEACH FL
 Legal Description: LOT 30, AND SOUTH 1/4 OF LOT 31 IN BLOCK A 1 OF GOLDEN BEACH SUBDIVISION SECTION 11 C
 Owner's Name: SARIVEL & MICHELE ONEVZ Phone 786-200-6000 Fax _____
 Agent's Name: _____ Phone _____ Fax _____
 Board Meeting of: _____

- NOTE: 1. Incomplete applications will not be processed.
 2. Applicant and/or architect must be present at meeting.

Application for: VARIANCES (2) FOR PREVIOUSLY APPROVED SINGLE FAMILY RESIDENCE
 Lot size: 75' x 230'
 Lot area: 17250 SF
 Frontage: OCEAN BOULEVARD (75')
 Construction Zone: ZONE ONE
 Front setback: 20' GARAGE FRONT SETBACK, 60' MAIN HOUSE SETBACK
 Side setback: 10'-0"
 Rear setback: 65'-0" ADJACENT PROPERTY ROOFLINE, 72'-0" ADJACENT PROPERTY WALL LINE
 Coastal Construction: Yes No East of coastal const. control line: Yes No
 State Road A1A frontage: YES
 Swimming pool: Yes No Existing: Proposed: _____
 Fence Type: CMU Existing: Proposed: _____
 Finished Floor elevation N.G.V.D.: 13.50' NEND
 Seawall: NONE Existing: _____ Proposed: _____
 Lot Drainage: 1414 CF SWALE
 How will rainwater be disposed of on site? RETAINED ON SITE WITH RETENTION SWALE

Adjacent use (s): RESIDENTIAL
 Impervious area: 9937 SF
 % of Impervious area: 57.6 %
 Existing ground floor livable area square footage: N/A
 Proposed ground floor livable area square footage: 4,499 SF
 Existing 2nd floor livable area square footage: N/A
 Proposed 2nd floor livable area square footage: 4091 SF
 Proposed % of 2nd floor over ground floor: 91%
 Vented area square footage: 0 SF
 Vented height: N/A
 Color of main structure: SEE RENDERINGS
 Color of trim: SEE RENDERINGS
 Color & material of roof: SEE RENDERINGS
 Building height (above finished floor elevation): 27'-6" 41'-9" FROM OUTSIDE
 Swale: (Mandatory 10'-0" from edge of payment, 10 ft. wide x 1 ft. deep minimum):
 Existing trees in Lot: 20 in Swale: 0
 Proposed trees in Lot: 02 in Swale: 2
 Number & type of shrubs: 90 CROTON, 100 CRABWOOD
 Garage Type: 2 CAR GARAGE Existing: Proposed:
 Driveway width & type: 15'-0"

Signature of Applicant:  Date: 09/01/14
 BUILDING REGULATION ADVISORY BOARD APPLICATION (October 2015)
 Page 3 of 12

TOWN OF GOLDEN BEACH
ACKNOWLEDGEMENT and AFFIDAVIT BY OWNER
Chapter 46 Waterways of the Code of Ordinances
Article IV Seawalls and Docks.

Affidavit by Owner:

File No.: 19-1235-003-0240 Address: 243 OCEAN BOULEVARD, GOLDEN BEACH FL

Legal Description: LOT 36 AND THE SOUTH 1/2 OF LOT 37 IN BLOCK 'A' OF GOLDEN

BEACH SUBDIVISION SECTION 'C', ACCORDING TO THE PATTERN, AS RECORDED IN
PLAT BOOK 7, PAGE 2, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA

Being duly sworn, deposes and says: That He/She is the Owner named in the permit application for construction or other related work to be performed on, or in connection with, the premises, as indicated above, and is in agreement that granting of a permit for construction on said premises, agrees to repair, or replace said seawall in question, to a conforming 4 foot elevation and to replace/and or repair any deteriorated seawall or portion thereof, as required by the Town's Code of Ordinances, Article IV "Seawalls and Docks, The Dept. of Environmental Resource Management, and the Florida Building Code 2010.



Signature of Owner or Legal Representative

Print Name: SAMUEL OWEN ZION

Subscribed to and subscribed before me this 9th of Sept day of 2016



Notary Public State of Florida at Large

Personally know to me

Produced Identification



Marie Roman
Commission # 66000079
Expires: August 14, 2020
Bonded thru Aaron Notary

TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
PETITION FOR VARIANCE
AFFIDAVIT BY OWNER

Affidavit by Owner for Variance Request(s):

File No.: 19-1235-003-0240 Address: 203 OCEAN BOULEVARD GOLDEN BEACH FL

Legal Description: LOT 30 AND THE SOUTH 1/2 OF LOT 31 IN BLOCK 'A' OF GOLDEN BEACH

SUBDIVISION SECTION 'C' ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 9, PG 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA

Being duly sworn, deposes and says: That He/She is the Owner named in the application for Building Advisory Board for the hearing date of 10/10/16 relating to Variance requests for construction or other work to be performed on, or in connection with, the premises located as indicated in the application.

In my knowledge notification by The Town of Golden Beach, that granting of a variance(s) by The Town Council, is conditioned on the following:

- That a Building Permit for the contemplated work pursuant to the Variance must be issued within two (2) years from the date of the approval of the Resolution granting such variance request.
- If a Building Permit is not issued within the two (2) year time limit set then the Resolution granting the Variance approval will be null and void.
- That as the applicant, and at my own expense, I shall record a certified copy of the Resolution in the public records of Miami-Dade County and return two (2) certified copies to the Golden Beach Town Hall for inclusion into my property records.



Signature of Owner or Legal Representative

Subscribed to and subscribed before me this 9th of Sept day of, 2016



Notary Public State of Florida at Large



Maria Roman
Commission # 66020078
Expires August 14, 2020
Bonded thru Jason-Notary

Personally know to me

Produced Identification

TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
APPLICATION FOR
PETITION FOR VARIANCE

Date: SEPTEMBER 07 2016

Fee: _____

I, SAMUEL ODEH ZUBA hereby petition the Town of Golden Beach for a variance from the terms of the Town of Golden Beach Code of Ordinances affecting property located at: 203 OCEAN BOULEVARD Folio No. 19-1235-003-0240

As specified in the attached "Application for Building Regulation Advisory Board" and related supporting material.

1. The Variance requested is for relief from the provisions of (list section number(s) of the Town of Golden Beach Code of Ordinances):

- SECTION 66-101(A) - GROUND FLOOR ELEVATION

- SECTION 66-102(a) - FINISH GRADE ELEVATION

2. In order to recommend the granting of the variance, it must meet all the following criteria (please provide a response to each item):

a. The Variance is in fact a Variance from a zoning regulation as set forth within the Zoning Chapter of the Town Code. SEC 46-102(a) REQUIRES EXCAVATION OF SOIL ON THE PROPERTY TO MEET ALLOWABLE PARAMETERS AS SET FORTH BY THE CODE

b. Special conditions and circumstances exist which are peculiar to the land or structure involved, and which are not applicable to other lands or structures in the same district. PROPERTIES EXIST ON THE CUL CANNOT REMOVE EXCAVATED MATERIAL FROM THE PROPERTY YET EXISTING GRADE IS HIGHER THAN ALLOWED BY CODE SEC 66-102(a)

c. The special conditions and circumstances do not result from the actions of the applicant. EXISTING GRADES ARE HIGHER THAN ALLOWED BY CODE. THIS IS A PRE-EXISTING CONDITION OF THE SITE

d. Granting the Variance requested will not confer on the applicant any special privilege that is denied by the Zoning Chapter of the Town Code to other lands or structures in the same district. OTHER PROPERTIES, S35 AND S35 OCEAN BLVD HAVE BEEN GRANTED A VARIANCE BY TOWN COUNCIL FOR THIS SIMILAR ISSUE.

TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
PETITION FOR VARIANCE

3. Literal interpretations of the provisions of the Zoning Chapter of the Town Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of zoning regulations and would work unnecessary and undue hardship on the applicant. FL TOWNE (200-43.005 (6)) PREVENTS EXCAVATED MATERIAL FROM BEING REMOVED FROM THE PROPERTY. THE EXCAVATION IS REQUIRED PER - GOLDEN BEACH CODE SEC 102.12(a)
4. The Variance granted is the minimum Variance that will make possible the reasonable use of the land or structure. WE ARE RESPECTFULLY ASKING TO MAINTAIN THE EXISTING GRADE ELEVATIONS ON THE PROPERTY AND DO NOT SEEK ANY ADDITIONAL HEIGHT IN GRADES.
5. The granting of the Variance will be in harmony with the general intent and purpose of the Town Code and the Variance will not be injurious to the area involved or otherwise detrimental to the public welfare. VARIANCES ARE TO MAINTAIN EXISTING GRADES ELEVATIONS ON THE PROPERTY.

Does the Variance being requested comply with all the above listed criteria?
 Yes No

6. Our code states that submission of a written statement is invited and encouraged. Has the applicant (petitioner) explained the variance to the owners of the nearest adjacent residences and sought their approval in writing? Yes No. APPLICANT OWNS THE PROPERTY TO THE SOUTH.
Please attach any written letters of no objection to this petition.
7. Is this request related to new construction? Yes No
8. Is construction in progress? NO
9. Is this request as a result of a code violation? NO
10. Did this condition exist at the time property was acquired? Yes No
11. Is this request sought as a remedy to a case to be heard, or action taken by the Special Magistrate? NO
12. Do you have a building permit? Yes No

Building Permit No. _____ Date issued: _____

SAMUEL & MICHELLE OHEV-ZION
263 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

GOLDEN BEACH 266 LLC
1915 HARRISON ST., FL 2
HOLLYWOOD, FL. 33020-5174

MAYER & GABRIELLE SHIRAZIPOUR
1710 W. CYPRESS CREED RD
FT LAUDERDALE, FL. 33309-1806

JESUS SARDINERO ROSALES
260 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160-2210

JEREMY ALTERS TRUST
277 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160-2209

BRUCE FLEISCHER
254 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160-2210

SILVERLANE REALTY LLC
2801 NE 208TH TERRACE, 102
AVENTURA, FL. 33180-1428

SK GOLDEN INVEST INC.
ALEXANDRA SAGALOVSKY PA
2750 NE 185TH STREET, SUITE 204
AVENTURA, FL. 33180-2877

BRUCE WEBER AND NAN BUSH
325 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160-2211

GOLDEN BEACH 274 LLC
1915 HARRISON STREET, FL 2
HOLLYWOOD, FL. 33020

LORENA ZUCCOLILLO TRS
230 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160-2210

PHILIP AND MARIA YANG
P.O. BOX 277
PLAINSBORO, NJ 08536-0277

BRADLEYI MEIER
229 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160-2209

MOISES SALAMA
284 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160-2210




TOWN OF GOLDEN BEACH

One Golden Beach Drive
Golden Beach, FL 33160

MEMORANDUM

Date: January 17, 2017

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz, 
Town Manager

Subject: Resolution No. 2478.17 - Variance Request for 255 Ocean Boulevard,
Golden Beach, FL 33160 (Lot Elevations and Grade)

Item Number:
3

Recommendation:

It is recommended that the Town Council allow the applicant the opportunity to seek approval of the variance request presented in Resolution No. 2478.17

Background and History:

Town Code Section 66-102 Minimum lot and swale elevations; grades; (a) The finished grade of any lot shall not exceed an elevation of 24 inches above the crown of the road adjacent to the lot and in no event shall exceed an elevation of six feet N.G.V.D. except for lots abutting Ocean Boulevard where the minimum elevation shall be 12 inches above the crown of the road, and the maximum elevation shall not exceed an elevation of 11 feet N.G.V.D

Town Code Section 66-101(a) - House and garage floors. The minimum elevation of the first floor level of residences shall comply with or conform to flood plan criteria and regulatory codes as set forth by Miami-Dade County, the State, and the United States Government including the provisions of the National Flood Insurance Program, the Florida Building Code, this chapter, the Coastal Construction Code, and all other applicable provisions of this Code of Ordinances. The maximum elevation of the first floor level of any residence in the Town above the minimum elevation required by such regulatory codes shall be maintained as follows:

First floor of residences to be constructed on lots in Zone One shall be constructed no higher than two feet above the minimum permitted elevation, as established by the Federal Emergency Management Agency (FEMA), or successor agency, or at the elevation as required by the State Department of Environmental Protection, Bureau of Beaches and Coastal Systems, Successor Agency, if this elevation is higher than the minimum elevation plus two feet.

The applicant is requesting varying site grade elevations throughout the property to be at an elevation not to exceed 13.00' N.G.V.D. when the code requires a maximum height of 11' N.G.V.D. and to allow the lowest finished floor elevation to be at 13.5' NGVD when the code requires the elevations not to exceed 10.0' NGVD.

The Building Regulation Advisory Board met Dec. 13, 2016 and recommended approval of the variance, the motion passed with a Board vote of 4 – 0

No one in attendance spoke in opposition to this item.

Attachments:

- Resolution
- Michael Miller Planning Zoning Critique
- Notice of Hearing
- Building Regulation Advisory Board Application
- Copy of resident notification listing
- Summary minutes

Financial Impact: None

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 2478.17

A RESOLUTION OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING A VARIANCE REQUEST FOR THE PROPERTY LOCATED AT 255 OCEAN BOULEVARD, GOLDEN BEACH, FLORIDA 33160 TO PERMIT VARYING SITE GRADE ELEVATIONS THROUGH 13.0' NGVD WHEN THE CODE REQUIRES 11.0' NGVD AND TO ALLOW THE LOWEST FINISHED FLOOR ELEVATION TO BE AT 13.5' NGVD, WHEN THE TOWN CODE CONTEMPLATES FOR THE FINISH FLOOR ELEVATIONS NOT TO EXCEED 10.0' NGVD.

WHEREAS, the applicants, Samuel and Michelle Ohev Zion, ("the applicant"), filed a Petition for a Variance/exception, DIVISION 2. – ELEVATIONS, Section 66-102. – Minimum lot and swale elevations; grade., to allow the elevation throughout the site to be at varying elevations up to 13.0' N.G.V.D., in lieu of the maximum elevation of 11' N.G.V.D and Section 66-101(a) – House and garage floors, to allow the lowest finished floor elevation to be at 13.5' N.G.V.D., in lieu of the 10.0' N.G.V.D set by the Town's code, at the property 255 Ocean Boulevard, Golden Beach, FL. 33160 (Golden Beach Section "C", Lots 34 & 35, Block A, as recorded in PB 9-52, of the Public Records of Miami-Dade County, (Folio No. 19-1235-003-0250 (the "Property") and ;

WHEREAS, the Town's Building Regulation Advisory Board held an advertised public hearing on the Petition for Variance/Exception and recommended approval of the variance by the Town Council; and,

WHEREAS, a public hearing of the Town Council was advertised and held, as required by law, and all interested parties were given an opportunity to be heard; and

WHEREAS, the Town Council having considered the evidence presented, finds that the Petition of Variance meets the criteria of the applicable codes and ordinances to the extent the application is granted herein.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. Each of the above stated recitals are hereby adopted and confirmed.

Section 2. Approval. The Petition for Variance to permit each of the requested variances is hereby granted.

Section 3. Conditions. The Petition for Exception/Variance as granted is subject to the following conditions:

- (1) Applicant shall record a certified copy of this Resolution in the public records of Miami-Dade County; and
- (2) Site Grading/elevations shall be completed substantially in accordance with those certain plans, CV-0.0, Ex-1.0 through EX-1.3, and A-1.0 through A-1.7, dated 11/14/2016, and the Sketch of Boundary Survey Ex-1.0, prepared by John Liptak, dated 11/11/2016, for the property located at 255 Ocean Boulevard., Golden Beach, FL. 33160

Section 4. Implementation. That the Building and Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Town of Golden Beach Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this Resolution. A copy of this Resolution shall be attached to the building permit application documents.

Section 5. Effective Date. This Resolution shall be effective immediately upon adoption.

Sponsored by **Town Administration.**

The Motion to adopt the foregoing Resolution was offered by _____,
seconded by _____ and on roll call the following vote ensued:

Mayor Glenn Singer	_____
Vice Mayor Kenneth Bernstein	_____
Councilmember Judy Lusskin	_____
Councilmember Amy Isackson-Rojas	_____
Councilmember Bernard Einstein	_____

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach,
Florida, this 17th day January, 2017

ATTEST:

MAYOR GLENN SINGER

LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

STEPHEN J. HELFMAN
TOWN ATTORNEY



**TOWN OF GOLDEN BEACH
NOTICE OF PUBLIC HEARING**

The **Building Regulation Board** and the **Town Council** of the Town of Golden Beach will hold a **Public Hearing** on the following proposal:

- 2 Variance Request(s)
- X New Construction

Relief from Town Code Section 66-102 Minimum lot and swale elevations; grades

- (a) The finished grade of any lot shall not exceed an elevation of 24 inches above the crown of the road adjacent to the lot and in no event shall exceed an elevation of six feet N.G.V.D. except for lots abutting Ocean Boulevard where the minimum elevation shall be 12 inches above the crown of the road, and the maximum elevation shall not exceed an elevation of 11 feet N.G.V.D. Exterior slabs and walkways shall not exceed an elevation of 36 inches above the crown of the road adjacent to the lot.

Relief from Town Code Section Section. 66-101(a) - House and garage floors.

The minimum elevation of the first floor level of residences shall comply with or conform to flood plan criteria and regulatory codes as set forth by Miami-Dade County, the State, and the United States Government including the provisions of the National Flood Insurance Program, the Florida Building Code, this chapter, the Coastal Construction Code, and all other applicable provisions of this Code of Ordinances. The maximum elevation of the first floor level of any residence in the Town above the minimum elevation required by such regulatory codes shall be maintained as follows:

First floor of residences to be constructed on lots in Zone One shall be constructed no higher than two feet above the minimum permitted elevation, as established by the Federal Emergency Management Agency (FEMA), or successor agency, or at the elevation as required by the State Department of Environmental Protection, Bureau of Beaches and Coastal Systems, Successor Agency, if this elevation is higher than the minimum elevation plus two feet.

Request is for varying site grade elevations to be at elevations of through 13.0' NGVD when the code permits 11.0 feet NGVD and the lowest finished floor elevation to be at 13.5 feet NGVD, when the code contemplates for the finish floor elevations to not exceed 10.0 feet as a means of providing appropriate transitions to adjacent grades and the maximum permitted site elevation of 11.0 feet NGVD.

JOB ADDRESS: 255 Ocean Boulevard, Golden Beach, FL.
 OWNER ADDRESS: 230 Ocean Boulevard, Golden Beach, FL. 33160
 REQUESTED BY: Samuel and Michelle Ohev Zion
 LEGAL DESCRIPTION: Lots 34 & 35, Block A, GB Sect C, PB 9-52
 FOLIO NO.: 19-1235-003-0250

The **BUILDING REGULATION ADVISORY BOARD** will consider this item:

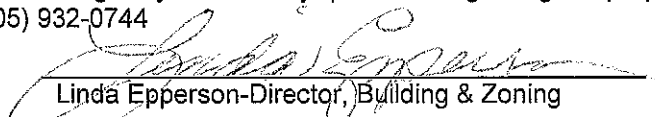
PLACE: GOLDEN BEACH TOWN HALL
 1 GOLDEN BEACH DR., GOLDEN BEACH, FL.
 DATE: December 13, 2016 at 6pm

The **TOWN COUNCIL** will consider this item:

PLACE: GOLDEN BEACH TOWN HALL
 1 GOLDEN BEACH DR., GOLDEN BEACH, FL.
 DATE: January 17, 2017 at 7pm

If you wish to submit written comments for consideration, they should be submitted to the Office of the Golden Beach Town Manager, prior to the scheduled meeting. If you have any questions regarding the proposed action, you may contact the Building Department at (305) 932-0744

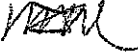
DATED: December 2, 2016


 Linda Epperson-Director, Building & Zoning

PURSUANT TO FLA. STATUTE 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT: IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COUNCIL, BOARD OR COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, AFFECTED PERSONS MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. ANY INDIVIDUAL WHO BELIEVES HE OR SHE HAS A DISABILITY WHICH REQUIRES A REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE FULLY AND EFFECTIVELY IN A MEETING OF THE BUILDING REGULATION BOARD MUST SO NOTIFY THE TOWN CLERK, AT (305) 932-0744 AT LEAST 24 HOURS PRIOR TO THE DATE OF THE MEETING.

**TOWN OF GOLDEN BEACH
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Building Regulatory Advisory Board
Town of Golden Beach

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: December 9th, 2016

Subject: Zoning Variance Application
Single-Family Residence Yard Elevations
255 Ocean Boulevard
Lots 34 & 35 of Block A
MMPA Project No.04-0101-0503

ISSUE

The applicant, Domo Architecture & Design, is requesting a non-use variance from the maximum permitted elevation of finished floors and the maximum permitted land elevation for certain yard areas for this oceanfront lot in order to construct a proposed single-family residence. Following is the applicant's current request:

- Variance from Section 66-101(a)(1) to allow the basement level finished floor to be at an elevation of 13.5' NGVD (10.0' NGVD maximum permitted by Code);
- Variance from Section 66-102(a) to allow portions of the yard areas to be at an elevation of 13.0' NGVD (11.0' NGVD maximum permitted by Code).

ANALYSIS

As per the Town's request MMPA has completed our review of the above referenced variance application and provide the following comments for consideration:

The survey submitted shows site elevations ranging between approximately 10-feet NGVD (near the street) to 13.5-feet NGVD and the existing finished floor elevation of the a small existing storage structure which is to remain is 12.5 feet NGVD. The front of the oceanfront lots adjoining Ocean Boulevard are about equal with the roadway (9.8' NGVD) but rise-up over the coastal dune system and then drop down to the ocean. The applicant is proposing to fill in portions of the lot to provide a somewhat level development site at 13.0 NGVD with a finished floor elevation for the home at 13.5' NGVD. The site will slope down to Ocean Boulevard pavement / valley gutter (+/- 10' NGVD), to the ocean, and to the swales in the side yards that will retain the storm-water on site. MMPA notes that previous reports from the Town's Building

Official state that FDEP does not allow excavation or disturbance (lowering) of natural topography; therefore, the site would not be permitted by FDEP to comply with the 11.0 NGVD maximum land elevation required by Town Code.

NON-USE VARIANCE JUSTIFICATION

- 1) *The variance requested is for relief from the provisions of the Town Code.*

The applicant seeks relief from Sections 66-101(a)(1) and 66-102(a) of the Town's Code of Ordinances.

- 2) *Special conditions and circumstances exist which are peculiar to the land or structure involved, and which are not applicable to other lands or structures in the same district.*

The applicant stated that properties east of the CCCL cannot remove excavated material from the property and that the existing grade is higher than permitted by Town Code. MMPA believes that FDEP will not permit excavation of the existing dune; therefore, the applicant should clarify this with FDEP as soon as possible. MMPA also notes that the existing lot grade is higher than permitted by Town Code in some instances (dune system).

- 3) *The special conditions and circumstances do not result from the actions of the applicant.*

The applicant stated that the existing grades are higher than allowed by the Town Code which are a pre-existing condition of the site. MMPA notes that the elevations shown on the survey submitted is consistent with the applicants' statement.

- 4) *Granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Chapter of the Town Code to other lands or structures in the same district.*

The applicant stated that other properties have been granted variances by the Town for similar site issues. MMPA notes that other oceanfront lots in this area have been granted variances to allow the yard areas / finished floor elevations to be higher than permitted by Code, due to the raised coastal dune system.

- 5) *Literal interpretations of the provisions of the Zoning Chapter of the Town Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of zoning regulations and would work unnecessary and undue hardship on the applicant.*

The applicant stated that Florida Administrative Code (FAC) Rule 62B33.005(6) prevents excavating material from being removed from the property and that Town Code Sec. 66-102(a) requires excavation. MMPA recommends this be addressed with FDEP as soon as possible. MMPA notes that other oceanfront lots in this area have been granted variances to allow the yard areas / finished floor elevations to be higher than permitted by Code, due to the raised coastal dune system.

- 6) *The variance granted is the minimum variance that will make possible the reasonable use of the land or structure.*

The applicant stated they are requesting to maintain the existing grade elevations on the property and do not seek any additional height. MMPA agrees that it appears the applicant is not requesting to raise the grade higher than existing.

- 7) *The granting of the variance will be in harmony with the general intent and purpose of the Town Code and the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

The applicant stated that the variances requested are to maintain the existing grade elevations on the property. MMPA agrees that it appears the applicant is not requesting to raise the grade any higher than existing.

SUMMARY

MMPA was requested to review and comment on the requested non-use variances for the finished floor and the land elevation. Based on the above analysis we feel the granting of the requested variance would be appropriate to allow for a new single-family home to be built similar to other existing homes and newly constructed homes in the area.

MMPA notes that the proposed project, as designed, may be in violation of FDEP requirements and possibly the Town Code. FDEP requires that the all structures east of the Coastal Construction Control Line (CCCL) are required to have the first habitable floor at a minimum elevation of 18.2 feet NGVD for Miami-Dade County. The plans appear to show habitable rooms / bathrooms at 12.0' to 13.5' NGVD. MMPA believes that only non-habitable areas such as garages and dead storage areas are allowed below the FDEP minimum habitable floor elevation. If the first habitable floor is permitted by FDEP to be at an elevation of 12.0' NGVD, the Zoning Code requires the building height to be measured from that height. In that instance the building would be 16 feet taller than permitted.

255 Ocean Boulevard

Plans Dated: November 14th, 2016

Received by MMPA: November 23rd, 2016

Revised Comments: December 9th, 2016

- Per Sec. 66-69(8) the maximum building height is 30-feet for this lot (not 27.5 feet as previously stated). Additionally, there appears to be a discrepancy between the original Town plat, the survey (existing site) and the proposed plans for the total site width. The survey shows the measured width at the street slightly different than the plat (1/2-inch discrepancy). As the original plat was completed in 1924, it is assumed that the measurements are not as precise as they are today. The proposed plans should use the site widths shown on the survey (100.04 at the street and ocean).
- MMPA believes that only non-habitable uses are permitted below the 18.2' NGVD requirement of FDEP. This is usually limited to only parking and dead storage areas. MMPA believes that bathrooms / game rooms / screening rooms / studies / etc. are considered habitable space and are not permitted. Applicant should check with the Building Official / FDEP to prevent future issues and prevent further delays.
- The Building Official has referenced and provided a FDEP rule that requires all structures east of the Coastal Construction Control Line (CCCL) to have the first habitable floor at a minimum elevation of 18.2' NGVD for Miami-Dade County. The plans appear to show habitable rooms (as listed above) at 12.0' to 13.5' NGVD. If the first habitable floor is permitted by FDEP to be at an elevation of 12.0' NGVD, the Zoning Code requires the building height to be measured from that height; therefore, the building would be 16' taller than permitted.
- Sheet A01 has the following issues:
 - The proposed pool terrace may be no more than 50% of the width of the home (appears ok) and must be aligned on the principal building's centerline (not in compliance); additionally, show that the depth of the pool terrace is not more than 25% of the width of the building (not in compliance) (Sec. 66-137(a)).
 - Does the proposed "sunken chill out / fire pit" in the rear of the property have a roof? Ensure it complies with Sec. 66-251 (250 sq. ft. max roofed area).
 - Provide notations for the proposed driveway material.
 - Provide notations for the proposed front wall / driveway gate (height, material, etc.). Ensure that it complies with Sec. 66-186.
- The elevator and elevator vestibule on the roof may be no more than 5' x 10' maximum per Sec. 66-261(b)(5).
- The page titles on the elevations are cut-off.
- Provide dimensions on the elevations for all projections into the setbacks. Several of the proposed architectural features are not permitted to encroach into the setback. The Code only allows for eyebrow and roof eaves (see definitions in Sec. 66-141).
- Provide an illustration indicating the minimum 35% pervious area is met (Sec. 58-35)
- Per the Town's Comprehensive Plan, the storm-water drainage calculations must show compliance with the LOS of a one day storm statistically occurring once in 10 years; the calculations provided are for a 5 year / 24 hour storm. Revise the calculations.

- Color renderings of all 4 sides of the structure will be needed for the BRAB meeting; MMPA only received front and rear renderings.
- A site plan showing construction site personnel parking was not received by MMPA.
- More comments are possible once plans are resubmitted.

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD MEETING/HEARING

Property Location: 255 OCEAN BOULEVARD

Meeting Date: DECEMBER 13, 2016

Variance Hearing Dates: Advisory Board DEC 13, 2016 Town Council JANUARY 17, 2017

APPROVAL FROM THE BUILDING REGULATION ADVISORY BOARD IS REQUIRED FOR:

- A. Plans for new residence
- B. Plans for addition to or exterior alterations of an existing structure.
- C. Additional structures on premises of existing residences
- D. Review of landscape plan for new construction, renovation or addition to existing residence.
- E. Recommendation to Town Council for the approval or denial of variances and special exceptions.
- F. Recommendation to Town Council for interpretation regarding apparent conflicts or inconsistencies in the zoning provisions in Chapters 46 & 66

APPLICATION HEARING PROCESS

Building Approval:

Applicant: submit 8 complete packages for approval: each package shall consist of an application, survey, warranty deed and drawings as required. The plans shall be sized as follows: 7 sets; 11" x 17", 1 full size set and 1 CD containing all drawings marked with the address. Separate from the landscaping plan submittal

Landscape Approval:

Applicant submit, separate from the Building application, 8 complete packages for approval, Each package shall consist of an application, existing landscape survey, and drawings as required. The plans shall be sized as follows: 7 sets; 11 x 17, 1 full size set and 1 CD containing all drawings separate from the building plan submittal.

Zoning Variance Approval:

Submittals for a zoning variance: submit ¹⁰8 complete packages for approval: each package shall consist of an application, survey, warranty deed and drawings are required. The plans shall be sized as follows: 15 sets; 11" x 17", 1 full size set and 1 CD containing all drawings.

As directed by the Building Official or Building Director.

The Building Regulation Advisory Board (B.R.A.B.) meets at 6:00 P. M. on the second Tuesday of every month. Applications must be submitted 30 days, prior to scheduled meeting, (**not including the day of the meeting**), by 2:00 P.M. that day to allow for preliminary review and for mailing of a public notice if a variance is requested.

Fees must be paid at time of application submittal.

Any variances required must be heard and approved by the Town Council after the Building Regulation Advisory Board has considered the item. The Variance will be heard by the Town Council, in the following month, (on the third Tuesday), after the Building Regulation Advisory Board's action, at the Town Council's regularly scheduled meeting.

Please see page 5 for required documents.

****NOTICE****

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. PLEASE MAKE SURE THAT YOU, THE APPLICANT, HAVE CHECKED AND MARKED ALL ITEMS ON PAGE 5. THANK YOU.

BUILDING REGULATION ADVISORY BOARD APPLICATION (October 2015)

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

1. The application deadline date will be strictly complied with. No application shall be accepted after that date and time.
2. The Building Official and/ or the Building Director will review the application package. If it is determined that the application is incomplete, the item will tabled and not placed on the Agenda for that month.
3. During the three (3) week period from deadline date to the hearing date, the following events shall take place in proper order:
 - a. During the first week of submittal, the Building Official, or agent will endeavor to review the application, and complete a comment sheet 15 days prior to the meeting. The critique sheet will specify all deficiencies for correction.
 - b. The critique sheet will be faxed, or emailed, to the applicant as soon as the review is completed.
 - c. If the deficiencies are substantial the application will be moved to the next scheduled meeting/hearing of the B.R.A.B.
 - d. If the deficiencies are minor, the applicant must submit the corrections including the revised paperwork within 5 days of the scheduled meeting/hearing. Corrections not received for a scheduled Agenda item will be deferred to the next B.R.A.B. meeting/hearing date.
4. A Notice of Hearing for variance will be mailed no later than 10 days before the date of meeting, as per Town Code.
5. During the third week all applications with plans and documents shall be properly arranged. One complete copy of the package will be given to the processor and the Friday, prior to the scheduled meeting one set will be delivered to each Board member. The Building Dept shall retain all originals for the records.
6. All applicants shall be made aware that incomplete applications or deficiencies not corrected in time as per these regulations, will not be included on the agenda, and are hereby rejected, and will be returned to the applicant.
7. After the meeting, three (3) copies of the approved items (one full size and 2 ledger) shall be retained by the building department, the applicant must request the two reduced sized sets for inclusion into the building permit package.

**TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
SCHEDULE OF FEES**

Appropriate fee shall be paid at time of application. These fees are not refundable.

<u>Type of request</u>	<u>Fee</u>
1. Residence (new construction).....	<u>\$300.00</u>
2. Addition/Remodel of existing structure.....	\$225.00
3. Fencing, site walls, driveways, pool decks? (charged per each item included in the plans)	<u>\$150.00</u>
4. Accessory Building or Structure.....	\$150.00
5. Swimming pools.....	<u>\$100.00</u>
6. Pool deck..... ¹	\$100.00
7. Docks.....	\$100.00
8. Boat Lifts.....	\$100.00
9. Carports, awnings.....	\$100.00
10. Landscape plan review; required for new construction, addition and remodeling project. (submit plans with site plan elevations separate from the building plan approval package)	\$300.00
11. Resubmissions, based on original fee paid...	75.0%
12. Zoning Variances and special exceptions, per variance or exception:	
a. First variance/ exception.	<u>\$750.00</u>
b. Per additional variance/exception, for the same initial variance (example: request for a dock, affecting two different codes	
c. When a variance is granted, the property owner, at his expense, shall have the resolution for the variance recorded in the public records of Miami-Dade county, and two (2) certified copies of the recorded resolution shall be submitted to the Town for inclusion into the property records	
d. If the Town Council grants a variance, a building permit must be secured within two years of the approval date or the variance will become null and void	
13. Request to the Board for verification of any section of the Zoning Code, For each Section to be verified.....	\$100.00

**TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
SCHEDULE OF FEES**

14. Application for the legalization of construction built without the approval of the B.R.A.B., when the Board should have approved such construction, will be assessed a fee equal to four (4) times the regular fee applicable to the matter.

15. Special Requests for a meeting, variance, or waiver of plat hearing:

a. For matters that have been heard, but the process had not been completed, i.e., tabled subjects, or unfinished subjects to be continued, the applicant must notify the Building & Zoning Department in writing if they would like the item continued

If the notification is received by the Department before the deadline for the next B.R.A.B. meeting, there will be no charge for the continuance. If the notification is received after the deadline, and the applicant still wants the matter included in the agenda for the next meeting, there will be a special fee of \$200.00

b. If the agenda has already been prepared and the applicant wants the matter to be heard, the request must be received in writing to be added to the agenda at the beginning of the meeting with the approval of the Building Official or Building & Zoning Director. There will be a special fee of \$200.00

c. When a special meeting or hearing of the B.R.A.B. is requested by an applicant, for either a new matter or continuance of a subject already heard, there will be a special fee for a 2 hour time period of \$500.00

If the time limit is exceeded, an additional fee of ½ of the fee will be assessed for the second time period \$250.00

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

Applicant check here	Complete application, sign, and notarize.	Bldg Dept Use
✓	If a zoning variance is applied for, the petition for variance, pages 9, 10 and 11 shall be submitted with the application and shall include: a. Property Legal Description b. Property Folio number c. Street address d. Owners of record e. Owner and agent names and signatures properly notarized.	
✓	Eight (8) property surveys, building plans, Warranty Deeds, and applications (1 original, 7 copies). Survey not older than six (6) months. Completed sets are to be submitted as follows: Seven (7) copies no larger than 11" x 17" & 1 original at full size. Sixteen (16) copies are required for a variance, (15 copies no larger than 11" x 17" and 1 original at full size). Each completed package shall consist of 1 each of an application, survey, Warranty Deed and building plans. Submit 1 CD with all documents included	
✓	Conceptual construction drawings prepared and signed by a licensed design professional that shall include, at a minimum, the following: a. Site plan at a scale not less than 1/8" = 1'-0" (Include grade elevations) b. Proposed Floor Plan views, at a scale not less than 1/4"=1'-0" c. Cross and longitudinal sections preferably through vaulted areas, if any. d. Typical exterior wall cross section. e. Full elevations showing flat roof and roof ridge height and any other higher projections. f. Sample board of construction materials to be used. g. Existing and proposed ground floor elevations (NGVD). h. Grading & Drainage Calculations i. Zone 3 Properties: Affidavit of Seawall Conformity	
	Landscaping Plan, separate from building plan package, prepared and signed by a licensed landscape design professional: Each completed package shall consist of 1 each of an application, existing landscape survey, Warranty Deed, landscape plans with building site plans. Seven (7) 11 x 17 and One (1) full size set. Submit 1 CD with all documents included. Mark CD accordingly (separate from building)	
✓	First Floor and Second Floor area calculations marking the geometrical areas used to calculate the overall floor areas.	
✓	Colored rendering showing new or proposed addition Work marked with the applicable address.	
✓	Estimated cost of proposed work. For additions/remodels fair market value of property showing land value and structure value separately.	
✓	Site plan detailing construction site personnel parking.	

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

Application fee: _____

Request hearing in reference to:

New residence/addition: _____ ✓ _____ Variance(s): _____ 2 _____

Exterior alterations: _____ Other Structure: _____

Date application filed: NOVEMBER 14, 2010 For hearing date: DECEMBER 13, 2010

1. Project information:

Project description: NEW SINGLE FAMILY RESIDENCE, POOL, DRIVEWAY, WALL,
+ 2 VARIANCES FOR FINISH GRADE AND GROUND FLOOR SLAB ELEVATIONS.

Legal Description: LOT 34 AND 35, BLOCK A, SECTION "C" OF GOLDEN BEACH,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9 AT PAGE 52, OF THE PUBLIC RECORDS OF

Folio #: 19-1235-003-0250 MIAMI-DADE COUNTY, FLORIDA

Address of Property: 255 OCEAN BLVD., GOLDEN BEACH, FL. 33160

2. Is a variance(s) required: Yes X No _____ How Many? 2
(If yes, please submit variance application form for each request).

Owner's Name: _____ Phone _____ Fax _____

Owner's address: _____ City/State _____ Zip _____

Email address: _____

Agent: _____ Phone _____ Fax _____

Agent's address: _____ City/State _____ Zip _____

Email address: _____

Architect: DOMO ARCHITECTURE+DESIGN Phone 305-674-8031 Fax _____

Email address: ROBERT@DOMODESIGNSTUDIO.COM

Contractor: _____ Phone _____ Fax _____

3. Describe project and/ or reason for hearing request: CONSTRUCTION OF A NEW
SINGLE FAMILY RESIDENCE AT 255 OCEAN BLVD WITH POOL, DRIVEWAY,
TERRACES, AND WALLS. 2 VARIANCES FOR FINISH GRADE AND
GROUND FLOOR SLAB ELEVATIONS.

4. The following information is submitted for assisting in review:

Building Plans:

Conceptual: _____ ✓ _____ Preliminary: _____ Final: _____

Other: _____

5. Estimated cost of work: \$ 4.6 MILLION

Estimated market value of: Land \$ _____

Building \$ _____

(Note: If estimated cost of work is 40% of the market value of the building an independent appraisal is required).

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

6. Is hearing being requested as a result of a Notice of Violation? NO
7. Are there any structures on the property that will be demolished? YES.
8. Does legal description conform to plat? YES
9. Owner Certification: I hereby certify that I am the owner of record (*) of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of owner(s): _____

Acknowledged before me this _____ day of, 20_____

Type of identification:

Notary Public

Owner/Power of Attorney Affidavit:

I, being duly sworn, depose and say I am the owner (*) of the property described in this application and that I am aware of the nature and request for: APPROVAL OF CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE + VARIANCE representative to my property and I am hereby authorizing DOMO STUDIO LLC to be my legal representative before the Building Regulation Advisory Board and Town Council.

Signature of owner(s)

Acknowledged before me this _____ day _____ 20_____

Type of identification:

Notary Public

(*) If owner of record is a corporation then the president with corporate seal, the president and the secretary (without corporate seal), or duly authorized agent for the corporation may execute the application, proof that the corporation is a corporation in good standing.

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

Property Address: 255 OCEAN BLVD, GOLDEN BEACH FL 33160
 Legal Description: LOTS 34 AND 35, BLK A, SEC. "C" OF GOLDEN BEACH, ACCORDING TO THE PLAT THERE OF
 Owner's Name: _____ Phone _____ Fax _____
 Agent's Name: _____ Phone _____ Fax _____
 Board Meeting of: _____

- NOTE: 1. Incomplete applications will not be processed.
 2. Applicant and/or architect must be present at meeting.

Application for: CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE. + VARIANCES FOR GRADING AND GROUND FLOOR SWALE ELEVATION
 Lot size: 100.50' X 230'
 Lot area: 23,140 SF
 Frontage: OCEAN BLVD 100.50'
 Construction Zone: ZONE ONE
 Front setback: 20'-0" GARAGE FRONT SETBACK 60'-0" MAIN HOUSE SETBACK
 Side setback: 10'-0"
 Rear setback: 72'-6"
 Coastal Construction: Yes No _____ East of coastal const. control line: Yes No _____
 State Road A1A frontage: YES
 Swimming pool: Yes _____ No _____ Existing: _____ Proposed:
 Fence Type: CMU WALL Existing: Proposed: _____
 Finished Floor elevation N.G.V.D.: _____
 Seawall: NONE Existing: _____ Proposed: _____
 Lot Drainage: SWALES
 How will rainwater be disposed of on site? RETAINED ON SITE W/ RETENTION SWALE

Adjacent use (s): RESIDENTIAL
 Impervious area: 18,342
 % of impervious area: 64.5%
 Existing ground floor livable area square footage: N/A
 Proposed ground floor livable area square footage: 4464
 Existing 2nd floor livable area square footage: N/A
 Proposed 2nd floor livable area square footage: 4747
 Proposed % of 2nd floor over ground floor: 106%
 Vaulted area square footage: N/A
 Vaulted height: N/A
 Color of main structure: SEE RENDERINGS
 Color of trim: SEE RENDERINGS
 Color & material of roof: SEE RENDERINGS
 Building height (above finished floor elevation): 30'-0"
 Swale: (Mandatory 10'-0" from edge of payment, 10 ft. wide x 1 ft. deep minimum):

Existing trees in Lot: 4 + SEACUPE STAND in Swale: _____
 Proposed trees in Lot: N/A in Swale: _____
 Number & type of shrubs: _____
 Garage Type: 2 CAR GARAGE Existing: - Proposed:
 Driveway width & type: 14'-4"

Signature of Applicant: _____ Date: _____


TOWN OF GOLDEN BEACH
ACKNOWLEDGEMENT and AFFIDAVIT BY OWNER
Chapter 46 Waterways of the Code of Ordinances
Article IV Seawalls and Docks.

Affidavit by Owner:

Folio No.: 19-1235-003-0250 Address: 255 OCEAN BLVD, GOLDEN BEACH, FL. 33160

Legal Description: LOTS 34 + 35, BLK A, SECT. "C" OF GOLDEN BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9 AT PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Being duly sworn, deposes and says: That He/She is the Owner named in the permit application for construction or other related work to be performed on, or in connection with, the premises, as indicated above, and is in agreement that granting of a permit for construction on said premises, agrees to repair, or replace said seawall in question, to a conforming 4 foot elevation and to replace/and or repair any deteriorated seawall or portion thereof, as required by the Town's Code of Ordinances, Article IV "Seawalls and Docks, The Dept. of Environmental Resource Management, and the Florida Building Code 2010.



Signature of Owner or Legal Representative
Print Name: _____

Sworn to and subscribed before me this _____ day of, 20 _____

Notary Public State of Florida at Large

_____ Personally know to me _____ Produced Identification

TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
APPLICATION FOR
PETITION FOR VARIANCE

Date: NOVEMBER 14, 2016

Fee: _____

I, _____ hereby petition the Town of Golden Beach for a variance from the terms of the Town of Golden Beach Code of Ordinances affecting property located at: 2555 OCEAN BOULEVARD Folio No. 19-1235-003-0250

As specified in the attached "Application for Building Regulation Advisory Board" and related supporting material.

1. The Variance requested is for relief from the provisions of (list section number(s) of the Town of Golden Beach Code of Ordinances):

SECTION 66-101a : GROUND FLOOR ELEVATION
SECTION 66-102a : FINISH GRADE ELEVATION

2. In order to recommend the granting of the variance, it must meet all the following criteria (please provide a response to each item):

a. The Variance is in fact a Variance from a zoning regulation as set forth within the Zoning Chapter of the Town Code. SEC 66-102a REQUIRES EXCAVATION OF SOIL ON THE PROPERTY TO MEET ALLOWABLE PARAMETERS AS SET FORTH BY THE CODE.

b. Special conditions and circumstances exist which are peculiar to the land or structure involved, and which are not applicable to other lands or structures in the same district. PROPERTIES EAST OF THE CLL CANNOT REMOVE EXCAVATED MATERIAL FROM THE PROPERTY, EXISTING GRADE IS HIGHER THAN ALLOWED BY CODE (SEC 66-102a) REFER TO FL STATUTE FL RULE 12B33.005(4)

c. The special conditions and circumstances do not result from the actions of the applicant. EXISTING GRADES ARE HIGHER THAN ALLOWED BY CODE. THIS IS A PRE-EXISTING CONDITION OF THE SITE.

d. Granting the Variance requested will not confer on the applicant any special privilege that is denied by the Zoning Chapter of the Town Code to other lands or structures in the same district. OTHER PROPERTIES (555 & 535 OCEAN BLVD) HAVE BEEN GRANTED A VARIANCE BY TOWN COUNCIL FOR THIS SIMILAR ISSUE.

TOWN OF GOLDEN BEACH
 BUILDING REGULATION ADVISORY BOARD
 PETITION FOR VARIANCE

3. Literal interpretations of the provisions of the Zoning Chapter of the Town Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of zoning regulations and would work unnecessary and undue hardship on the applicant. FL RULE 12B33.005(6) PREVENTS EXCAVATED MATERIAL FROM BEING REMOVED FROM THE PROPERTY. THIS EXCAVATION IS REQUIRED PER GOLDEN BEACH CODE SEC 66 102a
4. The Variance granted is the minimum Variance that will make possible the reasonable use of the land or structure. WE ARE RESPECTFULLY ASKING TO MAINTAIN THE EXISTING GRADE ELEVATIONS ON THE PROPERTY AND DO NOT SEEK ANY ADDITIONAL HEIGHT IN GRADE.
5. The granting of the Variance will be in harmony with the general intent and purpose of the Town Code and the Variance will not be injurious to the area involved or otherwise detrimental to the public welfare. VARIANCES ARE TO MAINTAIN EXISTING GRADE ELEVATIONS ON THE PROPERTY.

Does the Variance being requested comply with all the above listed criteria?
 Yes No

6. Our code states that submission of a written statement is invited and encouraged. Has the applicant (petitioner) explained the variance to the owners of the nearest adjacent residences and sought their approval in writing? Yes No. APPLICANT OWNS THE ADJACENT NORTH PROPERTY (263 OCEAN BLVD)
 Please attach any written letters of no objection to this petition.
7. Is this request related to new construction? Yes No
8. Is construction in progress? NO
9. Is this request as a result of a code violation? NO
10. Did this condition exist at the time property was acquired? Yes No
11. Is this request sought as a remedy to a case to be heard, or action taken by the Special Magistrate? NO
12. Do you have a building permit? Yes No
 Building Permit No. _____ Date issued: _____



IMPORTANT MESSAGE

When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our Tax Estimator to approximate your new property taxes.

The Property Appraiser does not send tax bills and does not set or collect taxes. Please visit the Tax Collector's website directly for additional information.



Address Owner Name Subdivision Name Folio

SEARCH:

255 ocean boulevard

Suite



[Back to Search Results](#)

PROPERTY INFORMATION

Folio: 19-1235-003-0250

Sub-Division:
GOLDEN BEACH SEC C

Property Address
255 OCEAN BLVD
Golden Beach, FL 33160-2209

Owner
LORENA ZUCCOLILLO TRS

Mailing Address
230 OCEAN BLVD
GOLDEN BEACH, FL 33160

Primary Zone
1300 SGL FAMILY - 2801-3000 SQ

Primary Land Use
0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT

Beds / Baths / Half 1 / 1 / 0

Floors 1

Living Units 1

Actual Area

Living Area

Adjusted Area 917 Sq.Ft

Lot Size 28,400 Sq.Ft

Year Built 1939



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ASSESSMENT INFORMATION

Year	2016	2015	2014
Land Value	\$8,667,000	\$4,805,000	\$4,739,108

BENEFITS INFORMATION

Benefit	Type	2016	2015
Non-Homestead Cap	Assessment Reduction	\$301,242	\$645

Building Value	\$11,389	\$11,389	\$11,059
Extra Feature Value	\$437	\$348	\$352
Market Value	\$8,698,826	\$4,816,737	\$4,750,519
Assessed Value	\$8,698,826	\$4,515,495	\$4,104,996

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

FULL LEGAL DESCRIPTION

GOLDEN BEACH SEC C PB 9-52
 LOT 34 & 35 BLK A
 LOT SIZE 100.000 X 284
 OR 19346-0053 09 2000 5

TAXABLE VALUE INFORMATION

	2016	2015	2014
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$8,698,826	\$4,515,495	\$4,104,996
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$8,698,826	\$4,816,737	\$4,750,519
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$8,698,826	\$4,515,495	\$4,104,996
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$8,698,826	\$4,515,495	\$4,104,996

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description	Previous Owner 1	Previous Owner 2
08/10/2015	\$100	29735-1830	Corrective, tax or QCD; min consideration	ANTONIO ZUCCOLILLO TR	% GUNSTER YOAKLEY & STEWART
09/01/2000	\$0	19346-0053	Sales which are disqualified as a result of examination of the deed		
04/01/1992	\$960,000	15470-2852	Sales which are qualified		
05/01/1987	\$595,000	13277-1304	Sales which are qualified		

For more information about the Department of Revenue's Sales Qualification Codes.

2016 2015 2014

LAND INFORMATION

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Valu
GENERAL	R-1	1300 - SGL FAMILY - 2801-3000 SQ	Front Ft.	100.00	\$8,687.00

BUILDING INFORMATION

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Valu
1	1	1939			917	\$11,38

EXTRA FEATURES

Description	Year Built	Units	Calc Valu
Chain-link Fence 6-7 ft high	1991	40	\$43

ADDITIONAL INFORMATION

* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

LAND USE AND RESTRICTIONS			
Community Development District:	NONE	Community Redevelopment Area:	NONE
Empowerment Zone:	NONE	Enterprise Zone:	NONE
Urban Development:	INSIDE URBAN DEVELOPMENT BOUNDARY	Zoning Code:	ZONE 1 -
Existing Land Use:	10 - SINGLE-FAMILY, MED.-DENSITY (2-5 DU/GROSS ACRE).	Government Agencies and Community Services	
OTHER GOVERNMENTAL JURISDICTIONS			

Business Incentives	Childrens Trust	City of Golden Beach	Environmental Considerations
Florida Department Of Revenue	Florida Inland Navigation District	PA Bulletin Board	Non-Ad Valorem Assessments
School Board	South Florida Water Mgmt District	Tax Collector	

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

For inquiries and suggestions email us at <http://www.miamidade.gov/PAPortal/ContactForm/ContactFormMain.aspx>.
Version: 2.0.3

EXEMPTIONS & BENEFITS	REAL ESTATE	TANGIBLE PERSONAL PROPERTY	PUBLIC RECORDS	ONLINE TOOLS	TAX ROLL ADMINISTRATION
Deployed Military	40 Yr Building Re-Certification	Appealing your Assessment	Address Blocking	Property Search	Appealing your Assessment
Disability Exemptions	Appealing Your Assessment	Assessment Information Search	Change of Name	Property Sales	Reports
Homestead	Defective Drywall	Exemptions	Change of Address	Tax Estimator	
Institutional	Folio Numbers	Extension Requests	Change of Ownership & Title	Tax Comparison	
Senior Citizens	Mortgage Fraud	Filing Returns	Declaration of Condominium	Homestead Exemption and Portability	
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CIVIL ENGINEERING CONSULTANTS

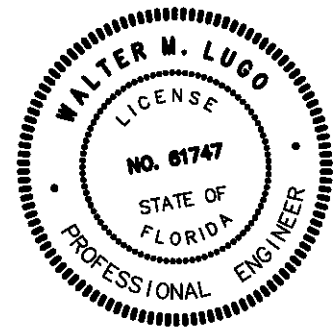
STORMWATER DRAINAGE CALCULATIONS
FOR
TOWN OF GOLDEN BEACH
PUBLIC WORKS DEPARTMENT

Single Family Residence
255 Ocean Boulevard
Golden Beach, FL 33160

September 2016

PREPARED BY:

WALTER M. LUGO, P.E.
Florida Registration # 61747
Ocean Engineering, Inc.
333 N.E. 24th ST
Miami, FL 33137
CA 29490



255 Ocean Blvd
Golden Beach, FL 33160

Walter Lugo

Digitally signed by Walter Lugo
DN: serialNumber=7zpr84cxgsgpz0cn,
c=US, st=Florida, l=Miami, o=Walter M.
Lugo, cn=Walter Lugo
Date: 2016.11.14 09:26:21 -05'00'

5YR / 24HR DRAINAGE CALCULATIONS

PROJECT DESCRIPTION:

Single Family Residence (255 Ocean Boulevard) is located within Township 51, Range 42, Section 35 in Golden Beach, FL 33160. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map #12086C0153L, this project lies within Flood Zone AE (EL: 8'). The proposed project site encompasses approximately 0.51 acres. The existing lot is completely vacant with the single one-story C.B.S. structure and several large mature trees. Future development is proposing to demolish the existing structure and build a multi-story residential home with several water features and including a subsurface pool and an associated elevated pool deck. The main residential structure will have a finished floor elevation of 13.50' NGVD while the multi-vehicular garage will have a finished floor elevation of 12.17' NGVD. Offsite improvements will include the reconstruction of the existing driveway and the associated curb; and miscellaneous landscaping within the right-of-way.

PROPOSED DRAINAGE MODIFICATIONS:

The proposed drainage calculations indicate that the proposed landscape swales are capable of retaining the stormwater runoff volume generated by the required 5yr 24hr storm event. Rain water discharge produced by roof top areas will flow onto the designed splash blocks and will self percolate into the groundwater table. The proposed onsite grading allows all on-site runoff to flow into the several proposed drainage swales. Proposed grading is designed to inhibit any offsite discharge.

SITE DATA INFORMATION

	sq. ft.	ac.	%	Proposed Elevations	
				Highest	Lowest
Total Area	22,200.49	0.51	100.0%	13.00	9.50
Building Area:	9,861.25	0.23	44.4%	13.50	13.50
Lake Area (water features, pools, etc....):	1,209.67	0.03	5.4%	13.00	13.00
Pervious Areas (landscape, swales etc....):	10,125.67	0.23	45.6%	13.00	9.50
Impervious Area (sidewalk, driveways, etc....):	1,003.90	0.02	4.5%	13.00	10.23

GROUND STORAGE CALCULATIONS

Depth to Water Table

Average Developed Elevation:	Elevation (ft.)
Average Water Table Elevation:	11.25
Average Depth to Water Table:	2.07
	9.18

Developed Available Storage

Soil type: Coastal

Depth to Water Table (ft.)	Comp. Avail. Storage (in.)	Comp. CN Value
1.0	0.45	96
2.0	1.88	84
3.0	4.95	71
4.0	8.18	60

Available Soil Storage

Because the average grade after development will place the water table > 9.18' below the surface, the developed available storage for this site is taken to be 8.18 inches

Calculated soil storage:

$$\text{Soil Storage (S)} = \left(\frac{\text{Pervious Area}}{\text{Total Area}} \right) \times \text{Developed available storage}$$

(S) = 45.6% 8.18 inches

(S) = 3.73 inches

Rainfall Data (P):

A- 5 year 24hr storm event:	3.30 inches
B- 25 year 72hr storm event:	13.00 inches
C- 100 year 72hr storm event:	16.00 inches

Calculated Runoff

Estimated stormwater runoff (Q) generated by the specified rainfall event (P) for a given site with a weighted soil moisture storage value for maximum retention parameter (S).

$$Q = \frac{(P - 0.2S)^2}{(P + 0.8S)}$$

where:

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches) as determined based on soil type and depth to water table.

(Q ₅) =	1.04 inches
(Q ₂₅) =	9.39 inches
(Q ₁₀₀) =	12.26 inches

VOLUME OF RUNOFF (V)

Volumes of runoff generated during a specified storm (V)

$$\text{Runoff Volume (V)} = \frac{(\text{Total Area}) \times (Q)}{12}$$

(V ₅) =	.044 ac-ft	1,920 CF
(V ₂₅) =	.399 ac-ft	17,379 CF
(V ₁₀₀) =	.521 ac-ft	22,674 CF

STORAGE PROVIDED

Surface volume storage developed by the proposed landscape swale area is calculated by:

$$\text{Swale storage volume (V)} = (\text{Top Area} + \text{Btm. Area}) \times \text{Height}$$

Swale	Top Area (SF)	Bottom Area (SF)	Average Area (SF)	Height (FT)	Volume (CF)
SW-1	3,529.27	28.75	1,779.01	0.92	1,627.79
SW-2	3,875.77	31.90	1,953.84	0.92	1,787.76
SW-3			0.00		0.00
Total Swale Areas =					3,415.55

Volume of storage provided by the proposed swale areas= 3,415.55cf.

Required volume to be treated by proposed Exfiltration Trench = 1,919.88 - 3,415.55 = -1,495.67cf.
= -0.034 ac-ft.

CONCLUSION

The above drainage calculations indicate that the project site has the capability of retaining the 7.5-inches produced by the 5yr/24hr storm event as required by the City of Miami Beach. The accumulated volume developed by the multiple landscape swales placed throughout the project site exceeds the stormwater runoff volume generated by the specified storm event. As a result, it will not be necessary to design any additional subsurface drainage system.

SAMUEL & MICHELLE OHEV-ZION
263 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

GOLDEN BEACH 266 LLC
1915 HARRISON ST., FL 2
HOLLYWOOD, FL. 33020-5174

MAYER & GABRIELLE SHIRAZIPOUR
1710 W. CYPRESS CREED RD
FT LAUDERDALE, FL. 33309-1806

JESUS SARDINERO ROSALES
260 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160-2210

JEREMY ALTERS TRUST
277 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160-2209

BRUCE FLEISCHER
254 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160-2210

SILVERLANE REALTY LLC
2801 NE 208TH TERRACE, 102
AVENTURA, FL. 33180-1428

SK GOLDEN INVEST INC.
ALEXANDRA SAGALOVSKY PA
2750 NE 185TH STREET, SUITE 204
AVENTURA, FL. 33180-2877

BRUCE WEBER AND NAN BUSH
325 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160-2211

LIOR BEN SHMUEL TRS
508 NORTH PARKWAY
GOLDEN BEACH, FL. 33160

LORENA ZUCCOLILLO TRS
230 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160-2210

GOLDEN BEACH 274 LLC
1915 HARRISON STREET, FL 2
HOLLYWOOD, FL. 33020

PHILIP AND MARIA YANG
P.O. BOX 277
PLAINSBORO, NJ 08536-0277

BRADLEYI MEIER
229 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160-2209

MOISES SALAMA
284 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160-2210




TOWN OF GOLDEN BEACH

One Golden Beach Drive
Golden Beach, FL 33160

MEMORANDUM

Date: January 17, 2017

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Lissette Perez, 
Town Clerk

Subject: **Town Council Minutes**

Item Number:

4

Recommendation:

It is recommended that the Town Council adopt the attached minutes of the Town's November 15th, 2016 Regular Town Council Meeting.

[MINUTES TO FOLLOW]



TOWN OF GOLDEN BEACH

One Golden Beach Drive
Golden Beach, FL 33160

MEMORANDUM

Date: January 17, 2017

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz,
Town Manager

A handwritten signature in blue ink that reads "Alex B" with a circled "B".

Subject: Resolution No. 2479.17 – Authorizing the Disposition of A
Polaris Ranger 570 Vehicle

Item Number:

5

Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 2479.17 as presented.

Background:

As recommended (see attached memo) I support the disposal of the Polaris.

Fiscal Impact:

No value- to be disposed (not surplus).

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 2479.17

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING THE DISPOSAL OF A 2014 POLARIS 570 RANGER FROM THE GOLDEN BEACH POLICE DEPARTMENT ; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, under Florida State Statutes, the Town's Ordinances under Sec. 2-306 and 2-308, provide for the Town to sell surplus property, and;

WHEREAS, Police Chief, Rudy Herbello evaluated the 2014 Polaris 570 Ranger Serial#4XARH57AXEE230559, red in color.

WHEREAS, the above referenced department head determined the Side by Side is no longer cost effective for the Town to maintain and operate and are surplus to the needs of the Town;

WHEREAS, the above referenced department head reported this determination to Town Manager Alexander Diaz; and

WHEREAS, Town Manager Alexander Diaz has reviewed their determination regarding the 2014 Polaris 570 Ranger and concurs in their assessments and;

WHEREAS, the Town Council concurs in their assessments, finds that the 2014 Polaris 570 Ranger have no monetary value, and should be disposed of accordingly; and

WHEREAS, the Town Council finds that the surplus of this Polaris Ranger is in the best interest of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. That each of the above-stated recitals is hereby adopted and confirmed.

Section 2. Authorization of disposal. The Polaris Ranger is hereby declared surplus to the Town's needs, in accordance with Section 2-308 of the town's Code of Ordinances, is hereby authorized and approved.

Section 3. Implementation. That the Mayor and Town Manager are authorized to take any and all action which is necessary to implement this Resolution.

Section 4. Effective Date. That this Resolution shall be effective immediately upon adoption.

Sponsored by the **Town Administration.**

The Motion to adopt the foregoing Resolution was offered by _____, seconded by _____ and on roll call the following vote ensued:

Mayor Glenn Singer	_____
Vice Mayor Kenneth Bernstein	_____
Councilmember Judy Lusskin	_____
Councilmember Amy Isackson-Rojas	_____
Councilmember Bernard Einstein	_____

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida, this 17th day of January, 2017.

MAYOR GLENN SINGER

ATTEST:

LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

STEPHEN J. HELFMAN
TOWN ATTORNEY



TOWN OF GOLDEN BEACH

One Golden Beach Drive
Golden Beach, FL 33160

MEMORANDUM

Date: January 5, 2017
To: Alexander Diaz, Town Manager
From: Yovany Diaz, L
Ref: Resolution to Dispose the Polaris Ranger 570

Background/History:

2014 Polaris Ranger 570 Serial#4XARH57AXEE230559. The Polaris was used by the Police Department between 2014 to 2016. The Unit is not cost effective as the parts and repairs are more than the value of the Equipment.

Financial Impact:

The value of the Polaris Ranger is zero due to the condition, mechanical and inoperable conditions. We tried to sell it by surplusing it and it did not sell.

Recommendations:

The Staff request authorization to dispose the above mentioned Polaris.



TOWN OF GOLDEN BEACH

One Golden Beach Drive
Golden Beach, FL 33160

MEMORANDUM

Date: January 17, 2017

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz,
Town Manager

Subject: **Resolution No. 2480.17 - Approving the Use of LETF Monies to purchase community relations equipment for the police department.**

Item Number:

6

Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 2480.17 as presented.

Background:

Our Police Department takes a proactive approach with community relations programs. It focuses on issues of mutual interest to the general public and the police department. Police Department sponsored programs are usually associated with the interaction between police officers and residents, community leaders, news media, and businesses. This commitment to community relations promotes a partnership that has brought the police department and its officers in close communication with our community. The purchase of an aluminum tent and accessories will be useful in setting up displays for events such as the First Day of School, Halloween, Bicycle Safety, etc.

I and the Mayor, recommend the Town Council approve the new agreement.

Fiscal Impact:

The cost to purchase the listed items will come from the Law Enforcement Trust Fund.

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 2480.17

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING THE USE OF LAW ENFORCEMENT TRUST FUND (“LETF”) MONIES TO PROVIDE FOR THE POLICE TO PURCHASE A COLOR TENT, TABLE CLOTHS AND COLOR WIND FLAG FOR POLICE COMMUNITY RELATIONS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town desires to purchase one 10x10 color tent with commercial grade aluminum frame and a black background; one carrying case; two 6 foot table cloths with black background and one 12’ full color wind flag, in order to continue to provide the necessary community relations services to the residents of Golden Beach, and

WHEREAS, the costs to the Town to purchase one 10x10 color tent with commercial grade aluminum frame and a black background; one carrying case; two- 6 foot table cloths with black background and one 12’ full color wind flag is projected to be \$1,500.00; and

WHEREAS, the Town’s Law Enforcement Trust Fund account (the “LETF”) includes assets forfeited to the Town by authority of the Florida Contraband Forfeiture Act and by the Federal Asset Forfeiture Statutes; and

WHEREAS, the Town Council desires to utilize LETF funds to pay for one 10x10 color tent with commercial grade aluminum frame; one carrying case; two- 6 foot table cloths and one 12’ full color wind flag and

WHEREAS, the monies contained in the LETF are the result of seized assets from both investigations by the Town’s Police Department and joint investigations with other law enforcement agencies – not from tax revenue; and

WHEREAS, the Chief of Police has recommended that the \$1,500.00 cost be taken from the Town's LETF for "***other law enforcement purposes***" specifically authorized by law; and

WHEREAS, the Chief of Police certifies that this expenditure complies with § 932.7055, Florida Statutes, and / or the Federal Seizure statutes in that the funds will be used for an appropriate law enforcement purpose; and

WHEREAS, the Chief of Police certifies that the Town's LETF is not being used as a normal source of revenue for the Town Police Department; and

WHEREAS, the Chief of Police certifies that the Town's LETF was not considered in the adoption and approval of the Police Department budget; and

WHEREAS, the Town Council finds that it is in the best interest of the Town to proceed as indicated in this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. That each of the above-stated recitals is hereby adopted and confirmed.

Section 2. Purchase of one 10x10 color tent with commercial grade aluminum frame and a black background; one carrying case; two 6 foot table cloths with black background and one 12' full color wind flag and the Use of LETF Authorized. That the purchase of one 10x10 color tent with commercial grade aluminum frame; one carrying case; two 6 foot table cloths and one 12' full color wind flag is hereby authorized and approved.

Section 3. Implementation. That the Mayor and Town Manager are authorized to take any and all action which is necessary to implement this

Resolution.

Section 4. Effective Date. That this Resolution shall be effective immediately upon adoption.

Sponsored by the Town Administration.

The Motion to adopt the foregoing Resolution was offered by _____,
seconded by _____ and on roll call the following vote ensued:

Mayor Glenn Singer	_____
Vice Mayor Kenneth Bernstein	_____
Councilmember Amy Isackson-Rojas	_____
Councilmember Bernard Einstein	_____
Councilmember Judy Lusskin	_____

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida, this 17th day of January, 2017.

MAYOR GLENN SINGER

ATTEST:

LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

STEPHEN J. HELFMAN
TOWN ATTORNEY



TOWN OF GOLDEN BEACH

One Golden Beach Drive
Golden Beach, FL 33160

MEMORANDUM

Date: January 17, 2017

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz, *Alex B*
Town Manager

Subject: **Resolution No. 2481.17 – Authorizing a One-Time Pay Increase to All Police Officers and Supervisors**

Item Number:

7

Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 2481.17 as presented.

Background:

On October of 2016 the Town's Police Department was re-accredited. The accreditation program has long been recognized as a means of maintaining the highest standards of professionalism. Accreditation is the certification by an independent reviewing authority that an entity has met specific requirements and prescribed standards. Law enforcement agencies can attain accredited status through the Commission for Florida Law Enforcement Accreditation, Inc.

The accreditation process calls for enhanced training, prescribed rules and Operating Procedures and a standardization in the manner in which we carry-out Law Enforcement responsibilities.

I am recommending a one-time bonus of \$300.00.

Fiscal Impact:

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 2481.17

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, A ONE TIME PAY INCREASE TO ALL POLICE OFFICERS AND SUPERVISORS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Manager of the Town of Golden Beach, Florida (the "Town") is requesting a one-time bonus to the police department; and

WHEREAS, the Town Manager has recommended a one-time bonus of \$300.00 to all police officers and supervisors; and

WHEREAS, the amendments pertain to a one-time bonus for all police officers and supervisors for their performance during the Accreditation Process during the 2015-2016 Fiscal Year; and

WHEREAS, the Town Council finds that the one-time bonus to the police department is in the best interest of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. That each of the above-stated recitals is hereby adopted and confirmed.

Section 2. Amendment. The one time bonus of \$300.00 for all police officers and supervisors as reflected in this Resolution and that general funds, will be used for the purposes therein.

Section 3. Implementation. That the Mayor is authorized to take any and all action, which is necessary to implement this Resolution.

Section 4. **Effective Date.** This Resolution shall be effective immediately upon adoption.

Sponsored by the **Town Administration.**

The Motion to adopt the foregoing resolution was offered by _____,
seconded by _____, and on roll call the following vote ensued:

Mayor Glenn Singer	_____
Vice Mayor Kenneth Bernstein	_____
Councilmember Amy Isackson-Rojas	_____
Councilmember Bernard Einstein	_____
Councilmember Judy Lusskin	_____

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach,
Florida, this 17th day of January, 2017.

MAYOR GLENN SINGER

ATTEST:

LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

STEPHEN J. HELFMAN
TOWN ATTORNEY



TOWN OF GOLDEN BEACH

One Golden Beach Drive
Golden Beach, FL 33160

MEMORANDUM

Date: January 17, 2017

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz,
Town Manager

Item Number:

8

Subject: Resolution No. 2482.17 – Authorizing the a change to the top out pay for all police officers and supervisors and reclassifying some bonuses

Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 2482.17 as presented.

Background:

The current contract with the Fraternal Order of Police has a re-opener as it relates to the “top-out” pay of our Police Officers and Supervisors. Late last year, the union and I met to discuss the possibility of increasing the top pay of our Police Officers from \$67,000 to \$75,000. We ultimately agreed to a new “top-out” pay of \$72,500. We also will be re-classifying the bonuses tied to “top-out” pay from bonus pay to increase in salary for the 2016 tax year.

Fiscal Impact:

None- the re-classification was previously paid out.

[RESOLUTION TO FOLLOW]

**MEMORANDUM OF UNDERSTANDING BETWEEN
THE TOWN OF GOLDEN BEACH, FLORIDA AND THE FLORIDA STATE LODGE,
FRATERNAL ORDER OF POLICE**

This Memorandum of Understanding is entered into this _____ day of January, 2017 by and between the Town of Golden Beach, Florida (“Town”) and the Florida State Lodge, Fraternal Order of Police (“Union”). The Town and the Union are collectively referred to as the “Parties.”

WHEREAS, the Parties entered into a Collective Bargaining Agreement for the period of October 1, 2014 to September 30, 2017 (“CBA”), which sets forth the terms and conditions of employment for the Town’s police officers and sergeants;

WHEREAS, Article 12, Addendum A, Salary & Wages, of the CBA, which contains the Parties’ agreement with respect to police officers’ base salary, provides that those employees with a base salary frozen at \$67,000 will receive a \$750 bonus on October 1, 2016;

WHEREAS, Article 12, Addendum A, Salary & Wages, of the CBA which contains the Parties’ agreement with respect to capped out sergeants, provides that these sergeants will receive \$750.00 bonus on October 1, 2016;

WHEREAS, the Parties wish to clarify Article 12, Addendum A, of the CBA such that the bonuses received by police officers and capped out sergeants will be considered pensionable compensation for services rendered;

WHEREAS, the Parties wish to modify Article 12, Addendum A, of the CBA to increase the base salary of capped out police officers, effective January 1, 2017; and

WHEREAS, the Parties recognize that this Memorandum of Understanding only modifies Article 12, Addendum A, of the CBA and does not modify any other Article contained in the CBA, and that this Memorandum of Understanding will not be used in any way by either Party to constitute or be considered a past practice.

NOW, THEREFORE, the Parties agree as follows:

1. The above recitals are true and correct and incorporated herein by reference.
2. Article 12, Addendum A. Salary & Wages is amended as follows:¹

Effective October 1, 2014 employees at \$66,203.00 will receive an increase of \$750.00 to their base salary in year one bringing their salary to \$66,953.00. On October 1, 2015 those employees will receive an additional \$47.00 adjustment to their base salary (capping their base salary at \$67,000.00) and a one time bonus of \$703.00. On October 1, 2016, those employees at \$67,000.00 will receive a \$750.00 increase which shall be

¹ Proposed additions to the CBA are indicated by underline and deletions indicated by ~~strike~~.

included with their base salary for pensionable earning purposes. the base salary is frozen at of \$67,000.00 will increase to \$67,750.00, but those employees will receive a \$750.00 Bonus. On January 1, 2017 capped out police officers base salary will increase from \$67,750.00 to \$72,500.00.

Employees who are promoted to sergeant during the life of this Agreement shall be compensated at an annual rate of \$66,128.00 for their first year as a sergeant, beginning on the date of their promotion and shall thereafter receive a 2.5% increase in the subsequent year on the anniversary date of their promotion the sergeant, and 3.5% the following years on the anniversary date of their promotion to sergeant, and on October 1, 2016 receive a \$700 bonus with no base salary adjustment increase, which shall be included with their base salary for pensionable earning purposes and considered compensation for services rendered. Any sergeant who is capped out during the life of this contract, will receive a \$500.00 bonus in year one, a \$700.00 bonus in year two, and a \$700.00 Bonus in year three. Base increase effective October 1, 2016, which shall be included with their base salary for pensionable earning purposes.

3. The Parties agree that this Memorandum of Understanding represents the Parties' entire agreement and it cannot be amended or modified without the express consent of the Parties.
4. The Parties have had the opportunity to consult with legal counsel of their choosing.
5. The Parties signify their agreement with this Memorandum of Understanding by affixing their signatures below.

**FLORIDA STATE LODGE,
FRATENRAL ORDER OF POLICE**

**TOWN OF GOLDEN BEACH, a municipal
corporation of the state of Florida**

By: _____
John Puleo
F.O.P. Staff Representative

By: _____
Glenn Singer
Mayor

Dated: _____

Dated: _____

By: _____
Dave Carrazana
F.O.P. Lodge 119 President

Approved: _____
Alexander Diaz
Town Manager

Approved as to the form and legal sufficiency

Approved as to the form and legal sufficiency

By: _____
Alan Diamond
F.O.P. General Counsel

By: _____
Special Labor Counsel