



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

**AGENDA**  
**BUILDING REGULATION ADVISORY BOARD**  
**November 14, 2017 at 6pm**

- A. CALL MEETING TO ORDER:**
- B. BOARD ATTENDANCE:**
- C. STAFF ATTENDANCE:**
- D. APPROVAL OF MINUTES:** October 10, 2017,
- E. REQUEST FOR ADDITIONS, DEFERRALS, DELETIONS & WITHDRAWALS**
- F. VARIANCE REQUEST(S):**

- 1. 407 Ocean LLC  
1110 Brickell Avenue, Suite 404  
Miami, FL. 33131

Property Address: 407 Ocean Boulevard, Golden Beach, FL. 33160  
Folio No: 19-1235-001-0650  
Legal Description: Lot 22, Block D, GB Sect A, t D PB 10-10

Construction of a new single-family residence with guest quarters and pool and pool deck

Request for relief from Town Code Sections:

- 1. Variance from Section 66-69(d) (1) c to allow the first floor (first habitable floor) to be at an Elevation of 24.083' NGVD (20.2' NGVD maximum permitted by Code)
- 2. Variance from Section 66-141 Yard Projections to allow a 12" architectural projection (2<sup>nd</sup> floor window frame) that is causing a side yard setback encroachment (no portion of any building shall be closer than 7.5 feet from each side lot line). The variance is applying for architectural feature not listed in the code
- 3. Variance from Section 66-69(h) (1) c to allow the applicant to exceed the side yard setback requirement for a two-story structure (two-story structures shall be required to increase the side Setbacks along two-thirds of the length of the second story by one foot for each one foot (1:1) of building height above the first 18 feet per Town Code)
- 4. Variance from Section 66-261(b) (3) to allow a small spa and cold-water splash area located on the habitable roof deck (only outdoor furniture such as chairs, sofas, and tables, and pots/planters are permitted per Town Code)

5. Variance from Section 66-226(d) to allow a front property driveway gate to be located less than (eighteen feet) 18'-0" from Ocean Boulevard (A1A)
6. Variance from Section 66-261(b) (5) to allow a rooftop elevator and vestibule that measures 9'-8" by 11'-5" (110 sq. ft.). Per Town Code any elevator and any covered elevator vestibule serving the rooftop shall be limited to an area of no more than 5 feet by 10 feet (50 sq. ft.).
7. Variance from Section 66-69(d)(2) to encroach into the side setback step requirement after 18 feet in height for a proposed garage / guesthouse accommodation.
8. Variance from Section 66-69(h) (2) to encroach into the side setback requirement of 10 feet to 7.5 feet from the property line for a proposed garage/guesthouse accommodation.

**G. OLD BUSINESS:**

**H. NEW BUSINESS:**

**I PRELIMINARY DESIGN REVIEWS - ITEMS FOR DISCUSSION AND POSSIBLE APPROVAL**

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**J. ADJOURNMENT**

**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 I**