




TOWN OF GOLDEN BEACH

One Golden Beach Drive
Golden Beach, FL 33160

MEMORANDUM

Date: November 15, 2016

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz, 
Town Manager

Subject: Resolution No. 2469.16 – Variance Request for 495 Ocean Boulevard,
Golden Beach, FL 33160 (Side Lot Line Setbacks)

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. 2469.16.

Background and History:

Town Code Section 66-136 Side Lot Line Restrictions between adjoining lots (a) lots or any combination of lots with greater than 50 feet of frontage; no portion of any building shall be closer than ten feet from each side property line.

The applicant is requesting 7'6" north and south side lot line setbacks when the code requires a minimum of 10'.

The Building Regulation Advisory Board met Oct 18 2016 and recommended approval of the variance, the motion passed with a Board vote of 3-0.

461 Ocean Boulevard, Herbert Tobin, through Town Manager Diaz, that Council should legalize the setbacks so that a variance request is not required.

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. 2469.16

A RESOLUTION OF THE TOWN OF GOLDEN BEACH, FLORIDA, APPROVING A VARIANCE REQUEST FOR THE PROPERTY LOCATED AT 495 OCEAN BOULEVARD, GOLDEN BEACH, FLORIDA 33160 TO PERMIT A SIDE SETBACK OF 7'-6" AT THE NORTH AND SOUTH SIDE PROPERTY LINES, WHERE 10' IS PERMITTED.

WHEREAS, the applicant, Future Properties LLC (“the applicant”), filed a Petition for a Variance/exception, Section 66-136 Side Lot Line Restrictions between adjoining lots., to permit a side yard setback at the north and south property lines to be at 7'-6" setback, in lieu of the Town Code requirement of 10' at 495 Ocean Boulevard, Golden Beach, Florida 33160 (Golden Beach Section “B”, 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 the extension of the proposed dock 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) In accordance with those certain plans, A01 through A07, by Ames International Architects, Shane Ames, Architect, unsealed, and dated 9/2/2016, and the Sketch of Boundary Survey, prepared by Luis J. Ortiz, L.S 7006, Baseline Engineering & Land Surveying, Inc., dated 6/18/2016, 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 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 15th day of November, 2016

ATTEST:

MAYOR GLENN SINGER

LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

STEPHEN J. HELFMAN
TOWN ATTORNEY

TOWN OF GOLDEN BEACH

MEMORANDUM

*Original
Comments*

TO: BUILDING REGULATORY ADVISORY BOARD
FROM: DARIO GONZALEZ, P.E., CBO.
SUBJECT: 495 OCEAN BLVD.
DATE: OCTOBER 18, 2016
CC:

Pursuant to Section 66-41 of the Code of Ordinances, the Acting Building Official reviewed the application filed by the Owner or Legal Representative 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, and issues the following recommendation:

A. Defer a Nonuse Variance to allow for varying elevations of grade at the rear yard from +12.0 feet to +13.91 feet (NGVD) in lieu of the +11.0 feet required by Town Code, Section 66-102 – “Minimum lot and swale elevations; grades.” Variance requested does not meet all the criteria pursuant to Town Code, Division 2 – Variances, Section 66-41 – “Authorized, general procedure” (Variance Procedure). Specifically,

- (1) Survey prepared by Baseline, Engineering and Land Surveying (Job No. 16-06-066) indicates existing grade elevations based on the North American Vertical Datum of 1988 (NAVD), whereas proposed grade elevations are based on the National Geodetic Vertical Datum of 1929 (NGVD). A single vertical datum standard (NGVD or NAVD) is required.
- (2) Proposed existing grade elevations are to be east of the Miami-Dade Coastal Construction Control Line (CCCL) and Florida Department of Environmental Protection (FDEP) may be required.

*10/18/16
RESUBMIT
WITH
CORRECT
VERTICAL
DATUM*

B. Deny a Nonuse Variance to allow for a 7'-6" set back at the north and south property lines in lieu of the 10'-0" required by Town Code, Section 66-136 – “Side Lot Line Restrictions between adjoining lots.” Variance requested does not meet all the criteria pursuant to Town Code, Division 2 – Variances, Section 66-41 – “Authorized, general procedure” (Variance Procedure). Specifically,

- (1) The Variance is in fact a Variance from a zoning regulation.
- (2) No 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.

*10/18/2016
RECOMMENDED
APPROVAL
3-0*

- (3) This special condition and circumstance resulted from the actions of the applicant.
- (4) Granting the Variance will confer on the applicant a special privilege that is denied by the Town Code to other lands or structures in the same district.
- (5) Literal interpretation of the Town Code, Section 66-136, will not deprive applicant of rights commonly enjoyed by other properties in the same district under the terms of zoning regulations and will not constitute an undue hardship on the applicant.
- (6) The granting of this Variance is not required to make possible the reasonable use of the land or structure.
- (7) The granting of the Variance will not be in harmony with the general intent and purpose of the Town Code; it will also be detrimental to adjacent neighbors.

If you require further information, please contact this office.



**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.

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.

Section 66-136 Side Lot Line Restrictions between adjoining lots.

- (a) or lots or any combination of lots with greater than 50 feet of frontage; no portion of any building shall be closer than ten feet from each side property line.

Request is to allow a 7'-6" side setback at the south and north property lines.

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: October 18, 2016 at 6pm

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

PLACE: GOLDEN BEACH TOWN HALL
 1 GOLDEN BEACH DR., GOLDEN BEACH, FL.
 DATE: November 15, 2016 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: October 11, 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
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD MEETING/HEARING

Property Location: 495 Ocean Blvd., Golden Beach, FL 33160 Meeting Date: October 11, 2016
Variance Hearing Dates: Advisory Board _____ Town Council _____

APPROVAL FROM THE BUILDING REGULATION ADVISORY BOARD TO BE 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

TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
HEARING DATE
OCT 11 2016
APPROVED
DISAPPROVED
VARIANCE REQ.

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 8 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... | 75.0% |
| 12. Zoning Variances and special exceptions, per variance or exception: | |
| a. First variance/ exception. | \$750.00 |
| b. Per additional variance/exception, for the same initial varaince (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 |
|----------------------|---|---------------|
| | <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> <ul 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> <ul 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. <i>Zone 3 Properties: Affidavit of Seawall Conformity</i> | |
| | <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> | |

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

Application fee: _____
Request hearing in reference to: Application for BRAB Hearing & Variances

New residence/addition: New Variance(s): Side Setback & Height of Rear Yard
Exterior alterations: N/A Other Structure: Gazebo
Date application filed: September 9, 2016 For hearing date: October 11, 2016

1. **Project information:**
Project description: New 2 story house with full basement, pool, deck & gazebo.
Legal Description: 35 51 42 2 52 42 Golden Beach SEC B PB 9-52 LOT 20 BLK C
Folio #: 19-1235-002-0630
Address of Property: 495 Ocean Blvd., Golden Beach, FL 33160

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

Owner's Name: Future Properties LLC Phone 954-937-5216 Fax _____
Owner's address: 2772 SE 13 CT. City/State Pompano Beach, FL Zip 33062
Email address: future.properties@gmail.com
Agent: Ames International Architecture, Inc. Phone 561-274-6444 Fax 561-274-6449
Agent's address: 203 Dixie Blvd. City/State Delray Beach, FL Zip 33410
Email address: sames@amesint.com
Architect: Shane Ames/Ames Int'l. Architecture Phone 561-274-6444 Fax 561-274-6449
Email address: sames@amesint.com
Contractor: TBD Phone _____ Fax _____

3. Describe project and/ or reason for hearing request: Existing rear yard is higher than code allows and all neighbor's yards are the same. The lot is 50' and requires reduced side setbacks.

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

Building Plans:

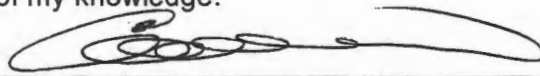
Conceptual: _____ Preliminary: Final: _____
Other: _____

5. Estimated cost of work: \$ 1,700,000.00
Estimated market value of: Land \$ 4,250,000.00
Building \$ -0-

(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

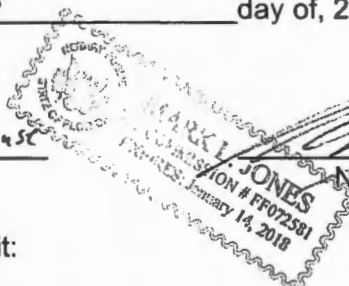
6. Is hearing being requested as a result of a Notice of Violation? No
7. Are there any structures on the property that will be demolished? Yes
8. Does legal description conform to plat? Yes
9. Owner Certification: I hereby certify that I am the owner of record (*) of the property described in this application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

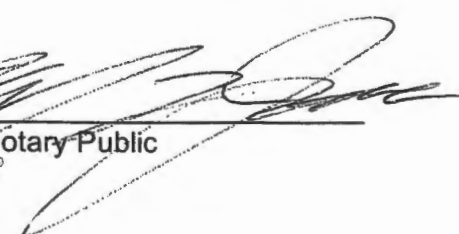
Signature of owner(s): 

Acknowledged before me this 8th September day of, 20 16

Type of identification:

Florida Drivers License

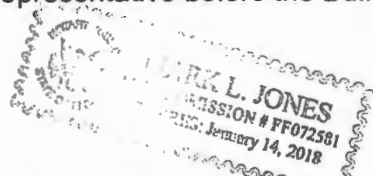


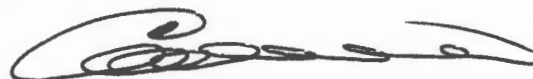

Notary Public

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: _____

_____ relative to my property and I am hereby authorizing _____ to be my legal representative before the Building Regulation Advisory Board and Town Council.





Signature of owner(s)

Acknowledged before me this 8th day September 20 16

Type of identification:

Florida Drivers License


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: 495 Ocean Blvd., Golden Beach, FL 33160
Legal Description: 35 51 42 2 52 42 GOLDEN BEACH SEC B PB 9-52 LOT 20 BLK C
Owner's Name: Future Properties, LLC Phone 954-937-5216 Fax _____
Agent's Name: Ames International Architecture, Inc. Phone 561-274-6444 Fax 561-274-6449
Board Meeting of: Building Regulation Advisory Board Hearing - Variances Involved

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

Application for: Proposed Residence at 495 Ocean Blvd., Golden Beach, FL 33160
Lot size: 50' Front & Rear, 273' Side Boundaries
Lot area: 13,650 Sq.Ft.
Frontage: 50' 0"
Construction Zone: Zone 1
Front setback: 60' 0"
Side setback: 10 / 7.5 Variance
Rear setback: 10' 0"
Coastal Construction: Yes No East of coastal const. control line: Yes No
State Road A1A frontage: 50'
Swimming pool: Yes No Existing: _____ Proposed:
Fence Type: CBS Wall Existing: Proposed: _____
Finished Floor elevation N.G.V.D.: 8.0 NGVD Basement, 20.0 NGVD 1st Floor, 32.0 NGVD 2nd Floor, 44.0 NGVD Roof
Seawall: No Existing: _____ Proposed: _____
Lot Drainage: See Civil Plan
How will rainwater be disposed of on site? French Drains

Adjacent use (s): Residential
Impervious area: See Civil Plan
% of impervious area: See Civil Plan
Existing ground floor livable area square footage: N/A
Proposed ground floor livable area square footage: 3143 SF
Existing 2nd floor livable area square footage: N/A
Proposed 2nd floor livable area square footage: 3298 SF
Proposed % of 2nd floor over ground floor: 2987 SF
Vaulted area square footage: N/A
Vaulted height: None
Color of main structure: White
Color of trim: See Sample
Color & material of roof: See Sample
Building height (above finished floor elevation): 27'6"
Swale: (Mandatory 10'-0" from edge of payment, 10 ft. wide x 1 ft. deep minimum):
Per Civil Plan
Existing trees in Lot: Per Landscape Plan in Swale: _____
Proposed trees in Lot: Per Landscape Plan in Swale: _____
Number & type of shrubs: Per Landscape Plan
Garage Type: _____ Existing: N/A Proposed: 3 Car Garage
Driveway width & type: Per Plan / Pavers

Signature of Applicant: _____

Date: 09/09/2016

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.: _____ Address: _____

Legal Description: _____

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

NOT APPLICABLE

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

Date: September 9, 2016

Fee: _____

I, Future Properties, LLC 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: 495 Ocean Blvd., Golden Beach, FL 33160 Folio No. 19-1235-002-0630

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)**: _____

Rear Lot Elevation: Sec. 66 - 102

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. _____
Section 66-102 (a) rear lot elevation.

- 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. Special conditions will arise due to reduction in finish floor elevation of exterior. Please note that the current conditions have existed on this house built in 1952, and the same elevation as the neighboring properties to the North and South.

- c. The special conditions and circumstances do not result from the actions of the applicant. No special conditions and or circumstances will be produced by this variance and actions of the applicant. The overall height of the areas in question will remain as it has been since its construction in 1952.

- 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. No privileges will be granted to the owner. The rear yard will remain at the existing elevation, from 1952 and is compatible with the current existing elevations of the neighboring properties to the north and south sides.

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. Yes, due to the fact that adhering to the new requirements will compromise the design integrity and efficiency of the site and therefore render it not feasible. The State DEP will not allow the excavation of the existing fill Eastward of the CCCL.
4. The Variance granted is the minimum Variance that will make possible the reasonable use of the land or structure. This variance will grant the minimum required to make this project viable and and still maintain the original configuration and preapproved heights; including zoning requirements.
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. Granting of the variance will be in harmony with the general intent and purpose of the code, keeping public welfare intact. The variance requested meets with all of the conditions above.

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.
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: _____

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

Affidavit by Owner for Variance Request(s):

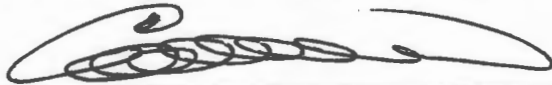
Folio No.: 19-1235-002-0630 Address: 495 Ocean Blvd., Golden Beach, FL 33160

Legal Description: 35 51 42 2 52 42 Golden Beach SEC B PB 9-52 LOT 20 BLK C

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 _____ 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.

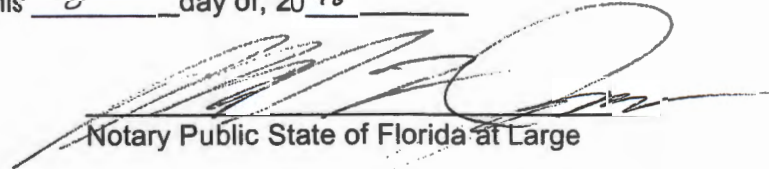
I acknowledge notification by The Town of Golden Beach, that granting of a variance(s) by The Town Council, is conditioned on the following:

1. 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.
2. 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.
3. 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.



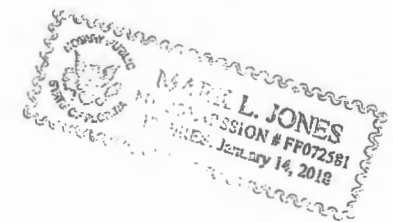
Signature of Owner or Legal Representative

Sworn to and subscribed before me this 8th September day of, 20 16



Notary Public State of Florida at Large

 Personally know to me X Produced Identification



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

Date: September 9, 2016

Fee: _____

I, Future Properties, LLC 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: 495 Ocean Blvd., Golden Beach, FL 33160 Folio No. 19-1235-002-0630

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)**: _____

Side Setback: Sec. 66 - 136

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. _____
Section 66-136 : 10' side setback is required.

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. Lot width is only 50' with 10' setbacks leaving only 30' allowed. This is not wide enough to allow for an adequate structure.

c. The special conditions and circumstances do not result from the actions of the applicant. No special conditions and or circumstances will be produced by this variance and actions of the applicant. The original lot size is 50'

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. No privileges will be granted to the owner. There have been numerous other 50' lots that have been granted the same relief.

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. Yes, due to the fact that adhering to the new requirements will compromise the design integrity and efficiency of the site and therefore render it not feasible. Other properties with the same conditions have been granted a variance.
4. The Variance granted is the minimum Variance that will make possible the reasonable use of the land or structure. This variance will grant the minimum required to make this project viable and and still maintain the same setbacks as neighbors on similar properties.
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. Granting of the variance will be in harmony with the general intent and purpose of the code, keeping public welfare intact. The variance requested meets with all of the conditions above.

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.
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: _____

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

Affidavit by Owner for Variance Request(s):

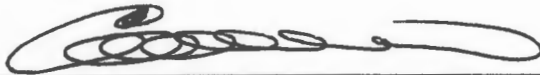
Folio No.: 19-1235-002-0630 Address: 495 Ocean Blvd., Golden Beach, FL 33160

Legal Description: 35 51 42 2 52 42 Golden Beach SEC B PB 9-52 LOT 20 BLK C

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 _____ 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.

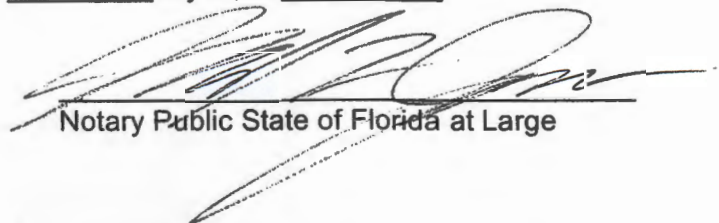
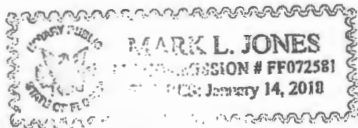
I acknowledge notification by The Town of Golden Beach, that granting of a variance(s) by The Town Council, is conditioned on the following:

1. 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.
2. 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.
3. 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

Sworn to and subscribed before me this 8th day of September, 2016



Notary Public State of Florida at Large

 Personally know to me X Produced Identification

Old Florida Title Company
20801 Biscayne Boulevard
Suite 400
Aventura, FL 33180
Telephone 305.792.9777

CFN: 20160341840 BOOK 30110 PAGE 555
DATE:06/10/2016 04:10:04 PM
DEED DOC 27,300.00
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Prepared by and return to:
Eliot W. Rifkin, Esq.
Attorney at Law
Eliot W. Rifkin, P.A.
9400 South Dadeland Boulevard Suite 600
Miami, FL 33156
305-670-9330
File Number: 15-129
Will Call No.:

16-0166

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 9th day of June, 2016 between Raman Safronenka and Tatyana Vitsko, husband and wife whose post office address is 5621 52nd Ave., West, Bradenton, FL 34210, grantor, and Future Properties, LLC, a Florida limited liability company whose post office address is 2772 SE 13th Court, Pompano Beach, FL 33062, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida to-wit:

Lot 20, in Block "C", Section B, of GOLDEN BEACH, according to the Plat thereof, recorded in Plat Book 9, Page 52, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 19 1235 002 0630

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

[signatures on following page]

DoubleTimee

CFN: 20160341840 BOOK 30110 PAGE 556

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Marko Samami

[Signature]
Witness Name: Stephen L. Cohen

[Signature]
Witness Name: Marko Samami

[Signature]
Witness Name: Stephen L. Cohen

[Signature] (Seal)
Raman Safronenka

[Signature] (Seal)
Tatyana Vitsko

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 9 day of June, 2016 by Raman Safronenka and Tatyana Vitsko, who are personally known or have produced Passports as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Stephen L. Cohen

My Commission Expires: 10/27/18



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

Summary Minutes
BUILDING REGULATION ADVISORY BOARD
October 18, 2016 at 6pm

- A. **CALL MEETING TO ORDER:** 6:05pm
- B. **BOARD ATTENDANCE:** Eric Cohen, Isaac Murciano and Zvi Shiff
- C. **STAFF ATTENDANCE:** Town Manager Alexander Diaz, Building Official Dario Gonzalez
- 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

Building Official comments were entered into record
Town Manager Diaz spoke on this item.

461 Ocean – Herbert Tobin – spoke with the Town Manager – Council should legalize the setbacks so that a variance is not required.

1. 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.

A motion to table was made by Eric Cohen, Seconded by Isaac Murciano

On roll call: Isaac Murciano – Aye, Eric Cohen-Aye and Zvi Shiff-Aye
Motion passed 3 – 0

2. Relief from Town Code Section 66-136 Side Lot Line Restrictions between adjoining lots. (495 Ocean Boulevard)

- (b) Or lots or any combination of lots with greater than 50 feet of frontage; no portion of any building shall be closer than ten feet from each side property line.

Request is to allow a 7'-6" side setback at the south and north property lines.

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 to recommend approval by Eric Cohen, and Seconded by Isaac Murciano

On roll call: Eric Cohen-Aye, Isaac Murciano-Aye, Zvi Shiff-Aye

Motion to recommend approval passed 3 – 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

Building Official comments entered into record

Domo Architecture and Design spoke on behalf of the applicant

Town Manager Diaz spoke on 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 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.

A motion to table was made by Eric Cohen, Seconded by Isaac Murciano

On roll call: Isaac Murciano – Aye, Eric Cohen-Aye and Zvi Shiff-Aye
Motion passed 3 – 0

3. Jan A. Marks Trust
587 Ocean Boulevard
Golden Beach, FL. 33160

Property Address: 587 Ocean Boulevard, Golden Beach, FL.
Folio No.: 19-1235-001-0550

Building Official Comments read into record
Town Manager Diaz spoke on this item
Attorney Jeffrey Bercow spoke on behalf of the applicant

Relief from Town Code Section 66-136 Side Lot Line Restrictions between adjoining lots.

(c) or lots or any combination of lots with greater than 50 feet of frontage; no portion of any building shall be closer than ten feet from each side property line.

Request is to allow a 5.0" side setback at the south and north property lines.

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 to recommend approval by Eric Cohen, and Seconded by Isaac Murciano

1. Conditioned on the side setback at the south and north property lines to be increased to 7'-6"

On roll call: Eric Cohen-Aye, Isaac Murciano-Aye, Zvi Shiff-Aye
Motion to recommend approval passed 3 – 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

Approval of exterior modifications and new landscape

A motion to table was made by Eric Cohen, Seconded by Isaac Murciano

On roll call: Isaac Murciano – Aye, Eric Cohen-Aye and Zvi Shiff-Aye
Motion passed 3 – 0

H. NEW BUSINESS:

- 5. N Parkway Land LLC**
21500 Biscayne Blvd., # 301
Aventura, FL 33180

Property Address: 534 North Parkway St., Golden Bch, FL. 33160
Folio No: 19-1235-005-0750

Approval for construction of a new two-story single-family residence, with a new pool, and pool deck and approval of the landscaping design.

A motion to table was made by Eric Cohen, Seconded by Isaac Murciano

On roll call: Isaac Murciano – Aye, Eric Cohen-Aye and Zvi Shiff-Aye
Motion passed 3 – 0

I ITEMS FOR DISCUSSION AND BOARD APPROVAL

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 IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

MAP OF BOUNDARY SURVEY

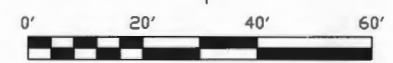
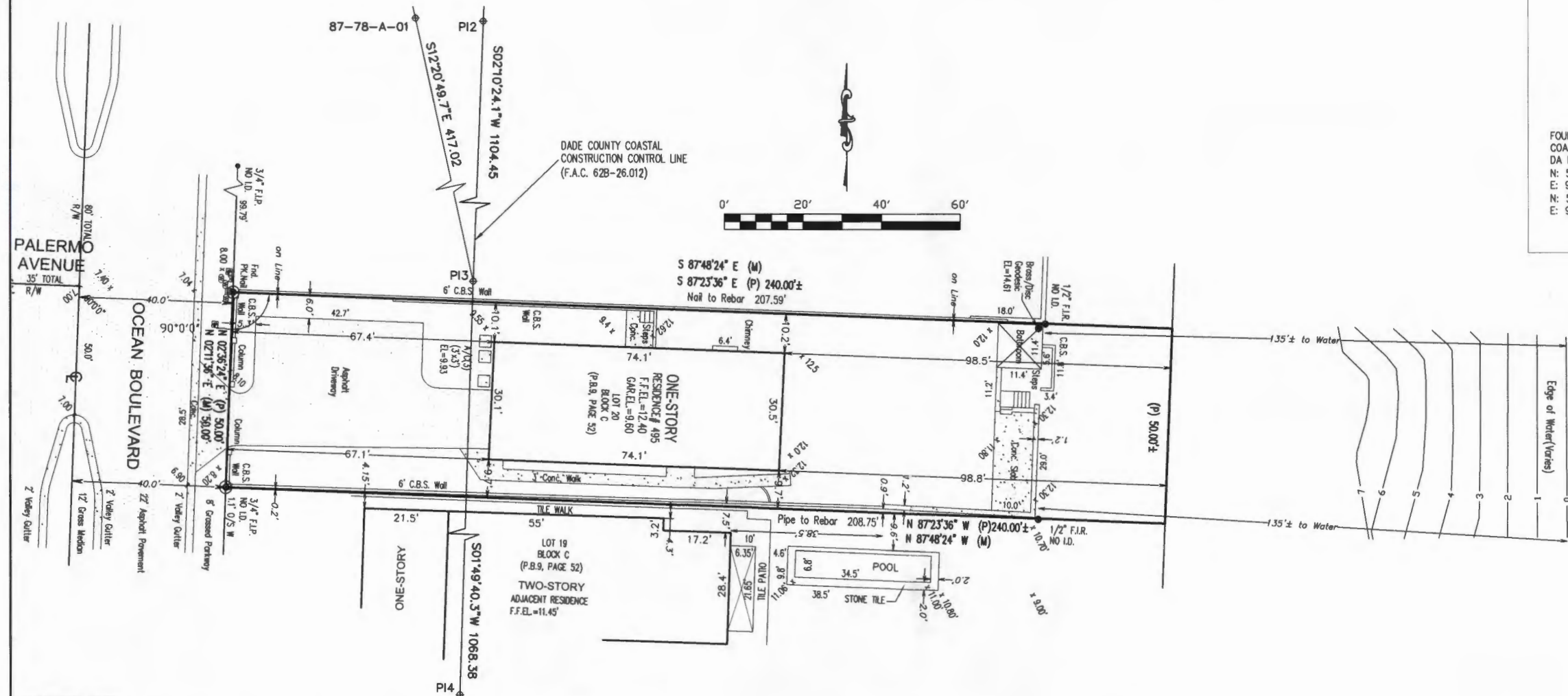
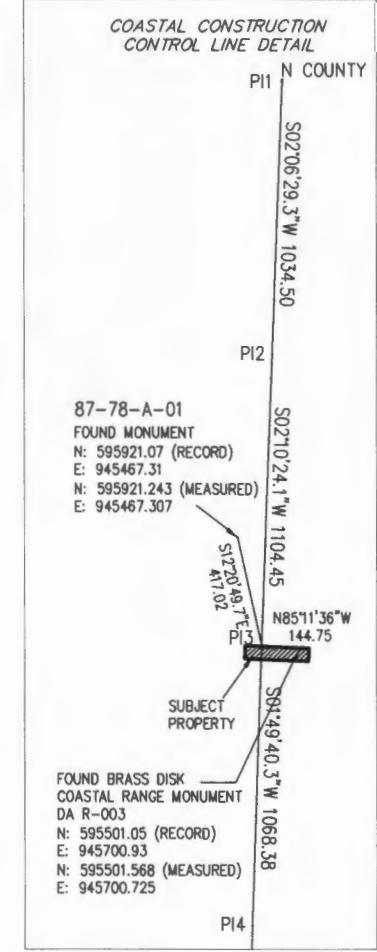
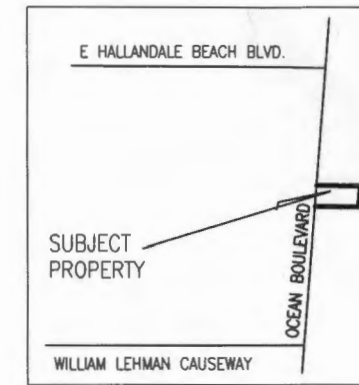
LEGEND

A/C. = Air Conditioner
 C.B.S. = Concrete Block Structure
 CCCL = Coastal Construction Control line
 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.)



SURVEYOR'S NOTES:
 1. The land description shown hereon was provided by the Client.
 2. No underground improvements were located.
 3. The undersigned surveyor has no knowledge as to whether any of the hereon property is filled formerly submerged lands.
 4. Bearings shown hereon relative to DADE COUNTY COASTAL CONSTRUCTION CONTROL LINE (F.A.C. 62B-26.012)
 5. Coordinates shown hereon are based upon the State Plane Coordinate System, Florida East Zone North American Datum of 1983 (NAD 83), 1990 adjustment.
 6. 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 BM #E-202 - Elev., 7.76' NAVD88
 7. 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.
 8. 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 9, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE FLOOD ZONE DATA SHOWN BELOW IS REFERENCED TO NGVD 1929

| | |
|--|--|
| TITLE: MAP OF BOUNDARY SURVEY | SCALE: 1" = 30' |
| COMMUNITY PANEL# 12086C-0151 L | FLOOD ZONE: X / AE / VE |
| DATE OF FIRM: 09-11-2009 | BASE FLOOD EL.: N/A / 8.0 / 10.0 |
| PROPERTY ADDRESS: 495 OCEAN BOULEVARD, GOLDEN BEACH, FLORIDA, 33160. | BASIS OF BEARING: MIAMI-DADE COUNTY CCCL (F.A.C. 62B-26.012) |

CERTIFIED TO:
 BARRON DEVELOPMENT.

Town of Golden Beach
 Building Regulatory Advisory Board
 Hearing Date
OCT 11 2016

APPROVED _____
 DISAPPROVED _____
 VARIANCE REQ: _____

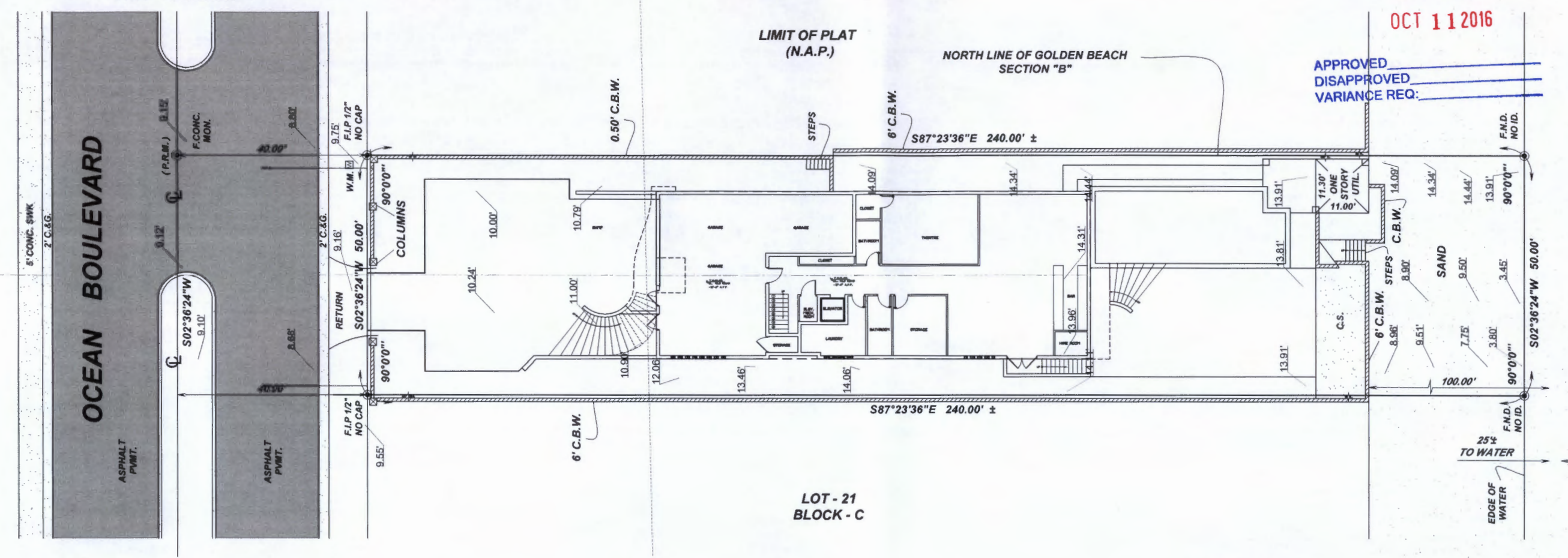
SHEET 1 OF 1

FOR VARIANCE USE ONLY -
 DESIGN ELEMENTS NOT PART OF
 APPROVAL.

| | |
|--|--|
| THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 461, F.S., FLORIDA ADMINISTRATIVE CODE. Date 6/18/2016 LUIS J. ORTIZ, 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 |
|--|--|

OCT 11 2016

80.00' TOTAL R/W



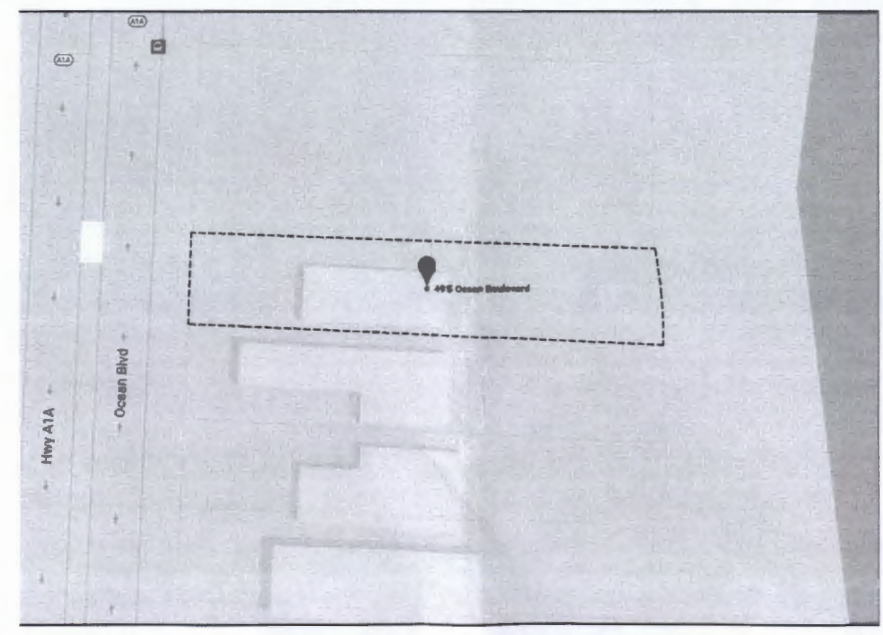
PRELIMINARY SET

495 OCEAN BLVD
 GOLDEN BEACH
 FLORIDA

| REVISIONS | BY |
|-----------|----|
| | |
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| | |
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- SITE PLAN NOTES**
- LOWEST SLAB AT LIVING AREA SHALL BE MINIMUM 18" ABOVE CROWN OF ROAD.
 - LOT DRAINAGE SHALL BE AS ALL LOCAL CODES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION.
 - LANDSCAPING, IRRIGATION, BERMING, ETC., SHALL BE AS ALL LOCAL CODES, REGULATIONS, RESTRICTIONS HAVING JURISDICTION, AND FURTHER, AS SELECTED AND DIRECTED BY BUILDER. (NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT).
 - DRIVEWAYS, HALWAYS, SLAB ON GRADE, POOL DECKS, SWIMMING POOL ARE BY OTHERS AND PERMITTED SEPARATELY. (NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT).
 - SWIMMING POOL, DECK, SPA, ETC., BY OTHERS, SEE POOL SUBCONTRACTORS ENGINEERED SHOP DRAWINGS. PERMITTED SEPARATELY AND NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT. SEE OWNER.
 - LAND SURVEYOR SHALL VERIFY LOCATION OF HOUSE ON SITE AND ANY OCCURRING SETBACK ENCROACHMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING DONE.
 - SITE PLAN AS DRAWN REFLECTS ARCHITECT'S CONCEPTION OF OVERALL SITE LAYOUT AND FEATURES, AND MAY NOT NECESSARILY BE AN ACCURATE REPRESENTATION OF THE BUILDER'S STANDARD INCLUDED FEATURES OR LAYOUT AND DESIGN.

- PLUMBING NOTES**
- SANITARY LINES SHALL BE OF CAST IRON, OR PVC (SCHEDULE 40) AS APPROVED BY THE BUILDING OFFICIAL.
 - WATER LINES SHALL BE COPPER (UNLESS NOTED OTHERWISE).
 - CONDENSE LINES SHALL BE 3/4" PVC (SCHEDULE 40), INSULATED WITH 1/2" ARMAFLEX.
 - HOT WATER LINES INSULATED WITH 1" ARMAFLEX ABOVE.
 - PROVIDE AIR CHAMBER WITH ALL WATER SUPPLIES.
 - COPPER WATER LINES RUN UNDER SLAB SHALL BE PROTECTED BY MINIMUM OF 12" OF EARTH COVER, 1" ARMAFLEX (HOT WATER ONLY) AND SLEEVED TO 12" ABOVE SLAB.
 - PROVIDE CONDENSE DRIP PAN UNDERNEATH ELECTRIC WATER HEATERS. METAL PANS SHALL BE GALVANIZED AND RUSTPROOF. PROVIDE DRAIN LINE FROM DRIP PAN TO EXTERIOR OF BUILDING.
 - SHOWER HEADS TO HAVE FLOW CONTROL DEVICE TO GIVE MAXIMUM FLOW OF (2 1/2) GALLONS PER MINUTE EACH.
 - HOSE BIBS TO BE PROVIDED WITH BACK FLOW PREVENTER.
 - ELECTRIC WATER HEATER SHALL HAVE A STAND BY LOSS NOT TO EXCEED 4.0 WATTS PER SQUARE FOOT TO TANK SERVICE AREA.
 - PLUMBING FIXTURES, TRIM, ACCESSORIES, COLORS, ETC. SHALL BE SELECTED. (SEE BUILDER TO VERIFY).
 - ALL POOL PLUMBING AND RELATED EQUIPMENT SHALL BE PROVIDED BY POOL SUBCONTRACTOR AND SHALL BE PERMITTED SEPARATELY. SEE POOL SUBCONTRACTOR'S ENGINEERED SHOP DRAWING. PLUMBING CONTRACTOR SHALL PROVIDE (2) TWO COPIES OF THE "AS-BUILT" PLUMBING RISER DIAGRAM TO THE AMES INTERNATIONAL ARCHITECTURE.
 - THE PLUMBING SUBCONTRACTOR SHALL PROVIDE A HOSE BIB AT THE POOL EQUIPMENT LOCATION (VERIFY LOCATION WITH OWNER) AND SHALL LOCATE A POOL-FILL LINE WITH A VACUUM BREAKER. PLUMBING SUBCONTRACTOR SHALL COORDINATE WITH POOL SUBCONTRACTOR AND SHALL ALSO PROVIDE A LINE, TIED DIRECTLY FROM THE "FILL" LOCATION, UNDER POOL DECK (SLEEVED IN PVC PIPE) INTO TILE BAND AREA OF POOL AND ALL CLEAN OUTS UP TO GRADE.
 - NO VENT STACKS SHALL PASS THROUGH ROOF CRICKETS OR VALLEYS.
 - SIZE AND LOCATION OF CLEAN OUTS SHALL CONFORM TO ALL LOCAL BUILDING CODE.
 - FIXTURE SUPPLY SIZES SHALL CONFORM TO ALL LOCAL BUILDING CODE.
 - PLUMBER TO DIVERT ALL VENTS TO REAR ELEVATION.



LOCATION MAP

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SITE PLAN

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|---------|---------------|
| DRAWN | M.N. |
| CHECKED | |
| DATE | 09-08-2016 |
| SCALE | 3/32" = 1'-0" |
| JOB NO. | 16-4568 |
| SHEET | |

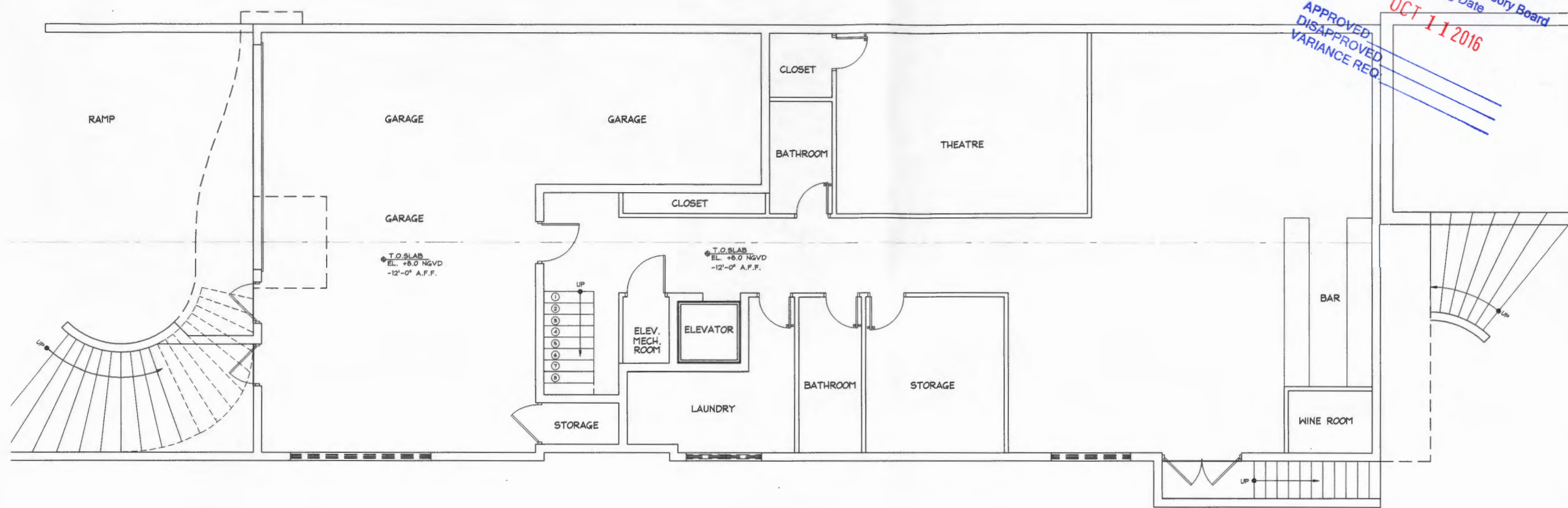
A01

OF SHEETS

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

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OCT 11 2016



PRELIMINARY SET

486 OCEAN BLVD
GOLDEN BEACH
FLORIDA

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- DOOR / WINDOW NOTES**
- SEE PLAN AND ELEVATIONS FOR HIGH GLASS SIZE AND LOCATIONS.
 - ALL GLAZING SHALL COMPLY WITH F.B.C.R 2014.
 - SEE DETAIL SHEETS FOR ANCHORAGE OF ALL DOOR JAMBS, HEADS AND SILLS. ALSO REFER TO DETAIL SHEET FOR ANCHORAGE OF GARAGE DOOR BUCKS.
 - ALL WINDOWS AND GLASS IN EXT. DOOR TO BE IMPACT-RESISTANT GLASS.
 - EGRESS WINDOWS SHALL COMPLY WITH F.B.C.R 2014. EACH EGRESS WINDOW SHALL PROVIDE A CLEAR OPENING NOT LESS THAN 20" IN WITH, 24" IN HEIGHT AND MIN. OF 5.7 S.F. IN AREA. BOTTOM EDGE OF SUCH OPENING SHALL NOT BE MORE THAN 44" AFF. AND NO PART OF THE OPERATING MECHANISM SHALL BE MORE THAN 64" AFF. THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT.
 - ALL GLASS SHOWER & TUB ENCLOSURES SHALL BE TEMPERED GLASS.
 - EMERGENCY EGRESS DOOR - DO NOT SHUTTER.
 - DOORS BETWEEN GARAGE & HOUSE MUST BE SOLID CORE 1 3/4" THICK 1/2" X 24" SOLID RABBETED JAMB, OR A C-LABEL METAL DOOR & JAMB. DOORS TO HAVE AUTOMATIC CLOSER AS INDICATED IN DOOR SCHEDULE.
 - GENERAL CONTRACTOR TO FIELD VERIFY ALL WINDOW & DOOR SIZES/OPENINGS PRIOR TO ORDERING FROM SUPPLIER.
 - FOR ALL EXTERIOR DOORS/WINDOWS, PRODUCT APPROVAL IS REQUIRED. SUBMIT TO ARCHITECT OR ENGINEER FOR REVIEW AND TO BUILDING DEPT. FOR APPROVAL.
 - GLASS OR MIRRORS IMMEDIATELY SURROUNDING A BATHTUB OR SHOWER ENCLOSURE SHALL BE SAFETY GLAZED WHERE LESS THAN 60" ABOVE FLOOR OF TUB OR SHOWER.
 - ALL GLASS IN DOORS & ALL SLIDING GLASS DOORS TO BE TEMPERED GLASS.
 - G.C. TO COORDINATE THRESHOLD FOR ALL DOORS ON MASONRY WALL.
 - OPERABLE WINDOWS WITH MORE THAN ONE LOCKING POINT SHALL HAVE ONLY ONE POINT OF OPERATION.

- GENERAL NOTES:**
- SEE FOUND PLAN FOR SLAB STEPS & SLOPES & FOR COLUMNS, FILLED BLOCK CELLS, ETC.
 - VERIFY ALL MASONRY & HD. FRAME OPENING SIZES TO FIT DOORS & WINDOWS BEFORE CONSTRUCTION - NOTIFY ARCHITECT IF A CONFLICT EXISTS.
 - USE WATER-RESISTANT GYP. BOARD IN ALL BATHROOMS & OTHER WET AREAS.
 - PROVIDE WOOD BACKING BEHIND CABINETS, SHELVES, BATH ACCESSORIES, ETC.
 - ALL ATTIC SPACES AND SPACES ABOVE CEILING SHALL BE DIVIDED INTO HORIZONTAL AREAS NOT TO EXCEED 3,000 S.F. BY DRAFT STOP. PROVIDE A 22"x36" (MIN) ATTIC ACCESS INTO EACH SPACE DIVIDED BY A DRAFT STOP. (SEE DTL SHEET)

| WALL LEGEND | |
|-------------|---------------------------------------|
| SYMBOL | TYPE OF WALL |
| | CONC. BLOCK |
| | HD. OR MTL. FRAME (FULL HEIGHT) |
| | BEARING HD. OR MTL. WALL / CONC. COL. |
| | INTERIOR HD. OR MTL. FR. (KNEE WALL) |
| | EXTERIOR CHU (KNEE WALL) |

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BASEMENT FLOOR PLAN

Shane Ames - Architect

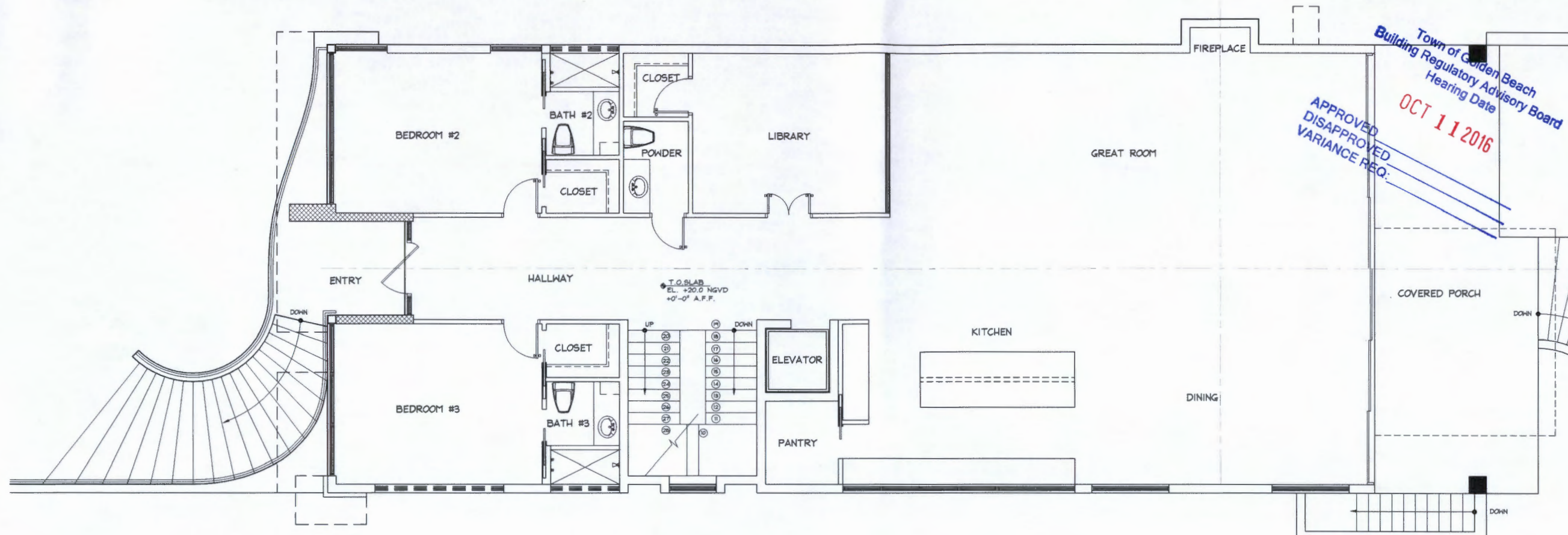


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| SCALE 1/4" = 1'-0" |
| JOB NO. 16-4568 |
| SHEET |

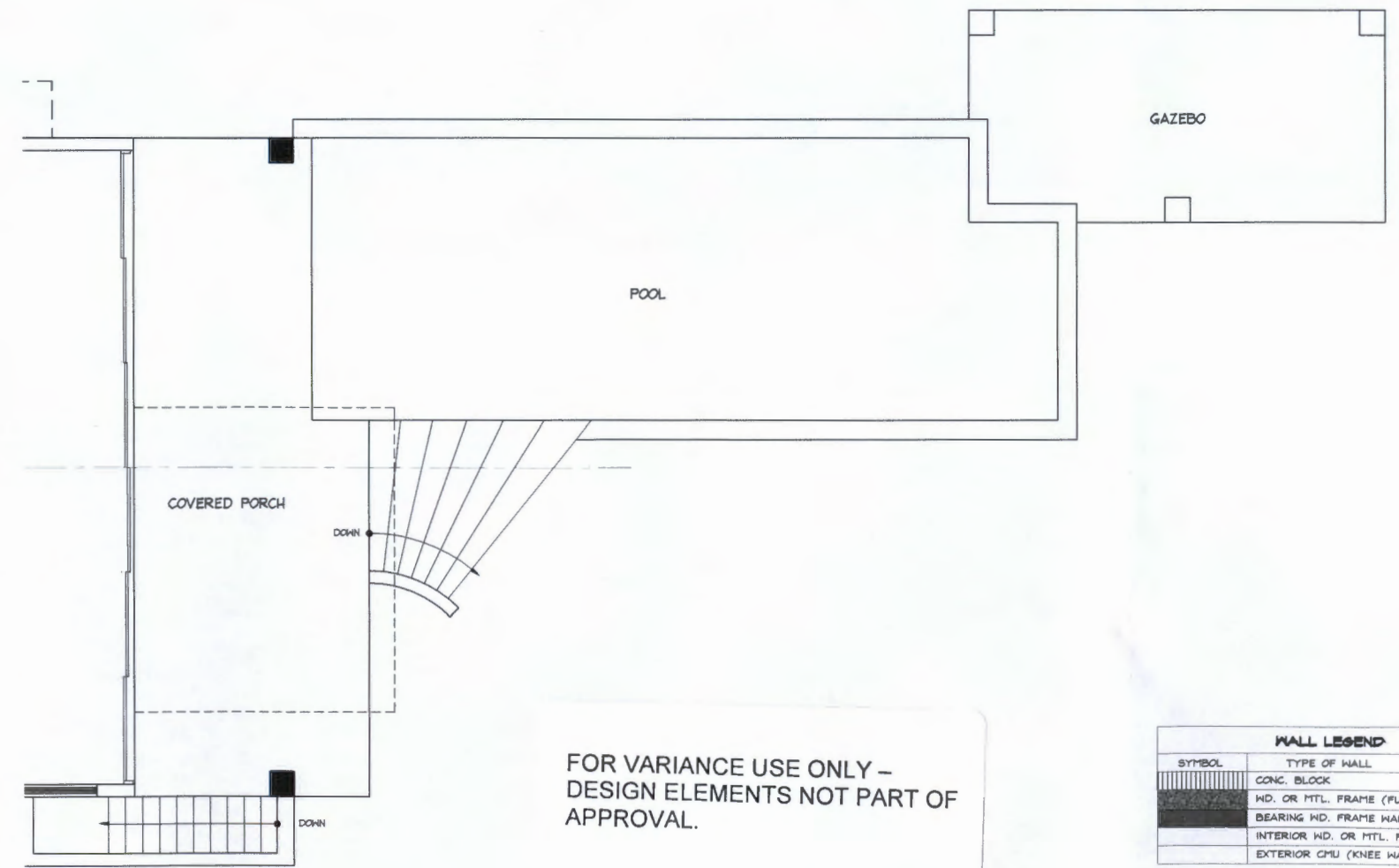
A02

OF SHEETS

ADDRESS - HISTORIC DEL-DA PARK, PROFESSIONAL DISTRICT, 202 DOE BOULEVARD, DELRAY BEACH, FLORIDA, 33444. PHONE - 561.827.6444, FAX - 561.827.6444

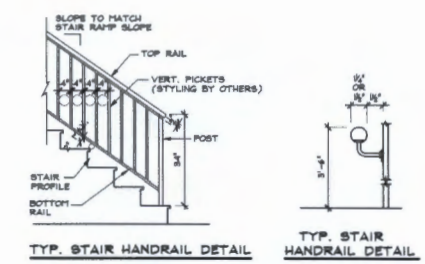


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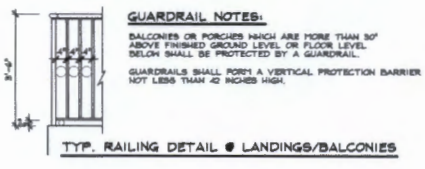


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| WALL LEGEND | |
|-------------|--------------------------------------|
| SYMBOL | TYPE OF WALL |
| [Pattern] | CONC. BLOCK |
| [Pattern] | HD. OR MTL. FRAME (FULL HEIGHT) |
| [Pattern] | BEARING HD. FRAME WALL / CONC. COL. |
| [Pattern] | INTERIOR HD. OR MTL. FR. (KNEE WALL) |
| [Pattern] | EXTERIOR CMU (KNEE WALL) |



- GUARDRAIL NOTES:**
1. ALL OPEN GUARDRAILS SHALL HAVE VERT. PICKETS OR ORNAMENTAL FILLER BELOW TOP RAIL WHICH WILL RESIST PASSAGE OF 4" SPHERE.
 2. BOTTOM RAIL CLEARANCE BETWEEN ADJACENT SURFACE NOT TO EXCEED 2" @ STAIR NOSING.
 3. ALL HANDRAILS TO TERMINATE ON A POST OR RETURN INTO THE WALL. SEE PLAN FOR DESIGN / LAYOUT.
- RAILING NOTES:**
1. ALL RAILINGS TO MEET 200# IMPACT LOAD HV 50# / L.F. TOP RAIL AND 2# / L.F. AT PICKETS OR ORNAMENTAL FILLER.
 2. SHOP DRAWINGS TO BE SUBMITTED TO ARCHITECT FOR REVIEW AND TO APPROPRIATE BLDG. DEPT. FOR APPROVAL.



PRELIMINARY SET

496 OCEAN BLVD
 GOLDEN BEACH
 FLORIDA

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Shane Ames - Architect

Ames
 INTERNATIONAL
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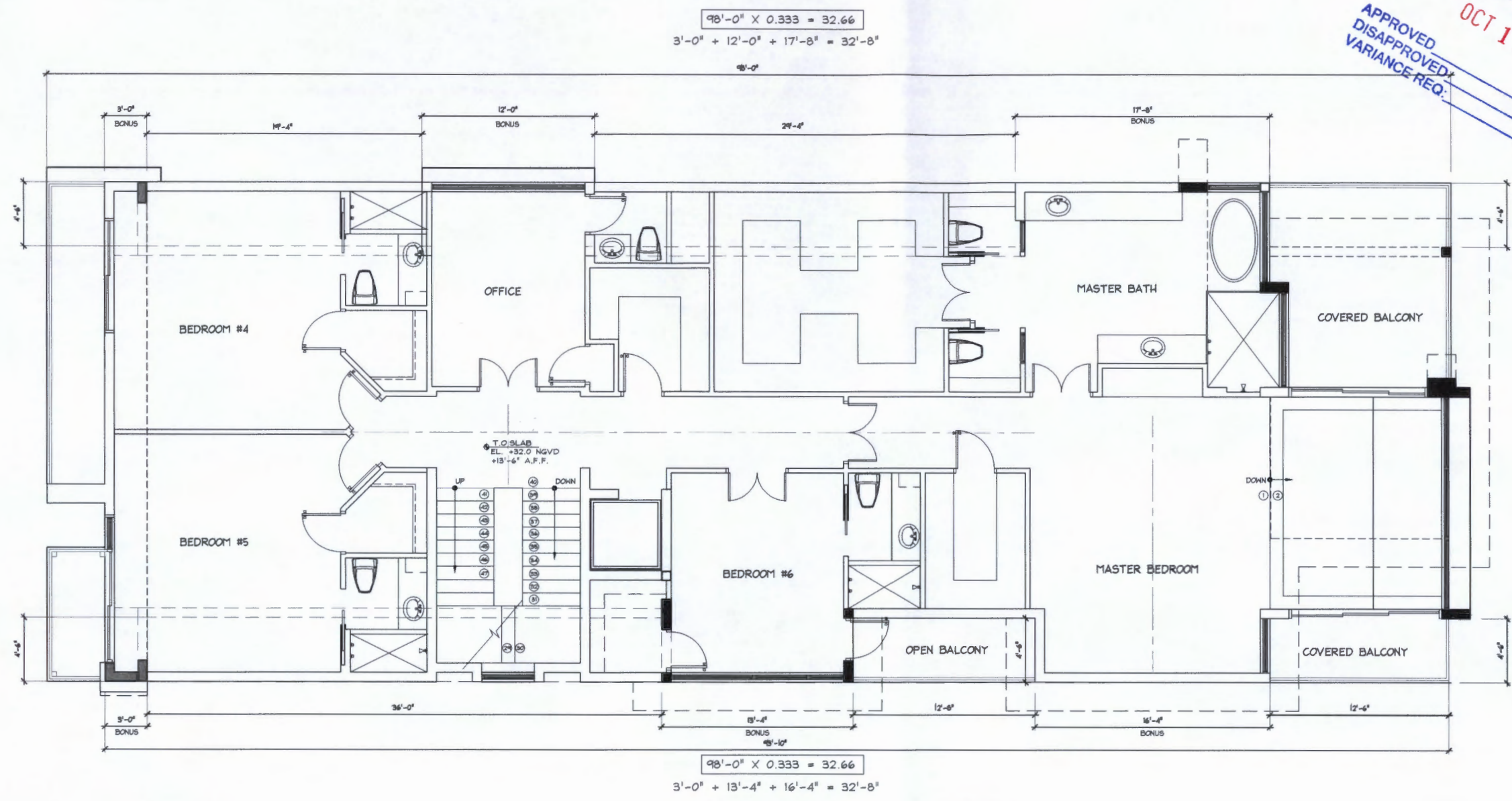
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| DRAWN M.N. |
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| SCALE 1/4" = 1'-0" |
| JOB NO. 16-4568 |
| SHEET A03 |

FIRST FLOOR PLAN

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 Building Regulatory Advisory Board
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OCT 11 2016

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| WALL LEGEND | |
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| SYMBOL | TYPE OF WALL |
| [Symbol] | CONG. BLOCK |
| [Symbol] | WD. OR MTL. FRAME (FULL HEIGHT) |
| [Symbol] | BEARING WD. FRAME WALL / CONG. COL. |
| [Symbol] | INTERIOR WD. OR MTL. FR. (KNEE WALL) |
| [Symbol] | EXTERIOR CMU (KNEE WALL) |

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Shane Ames - Architect



SECOND FLOOR PLAN

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A04

OF SHEETS

DATE: 09-08-2016
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 SHEET: A05
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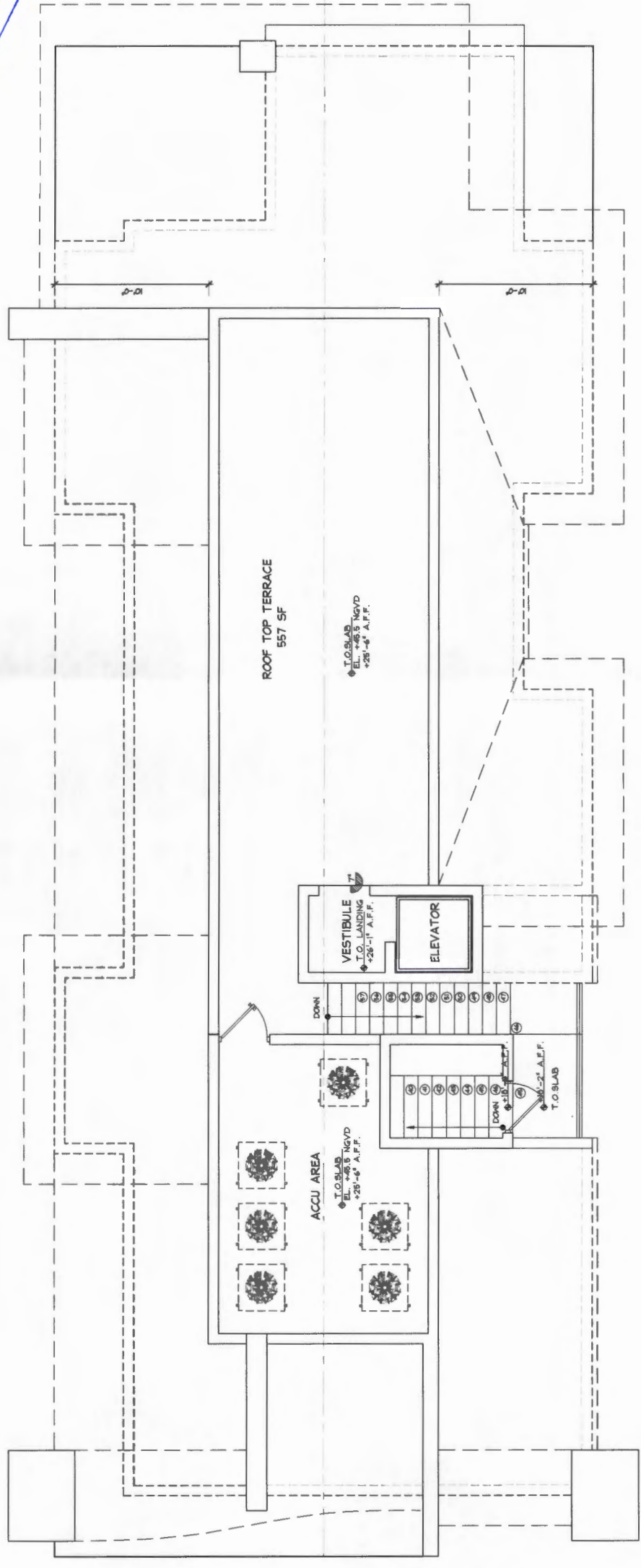
Shane Ames - Architect

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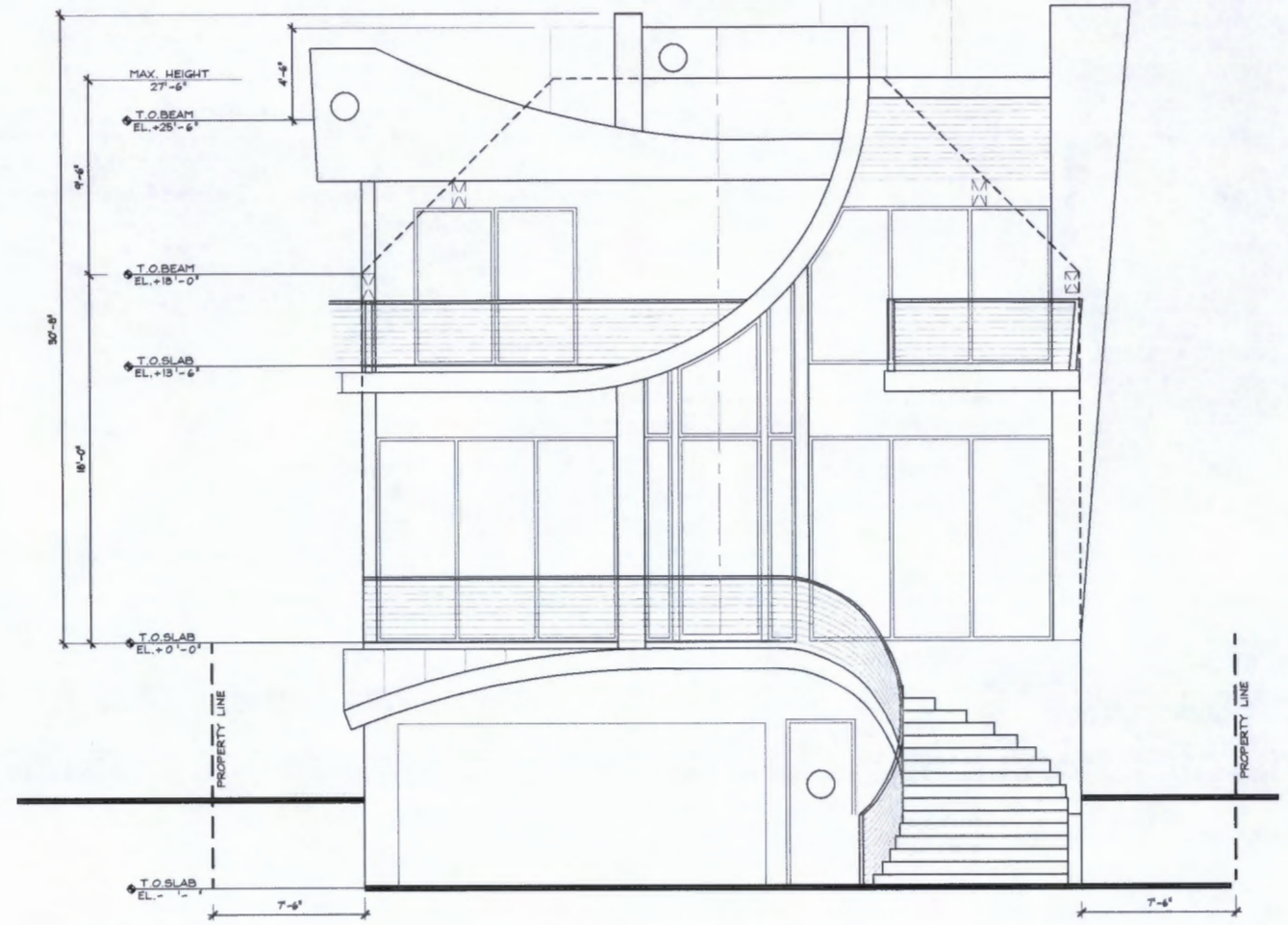
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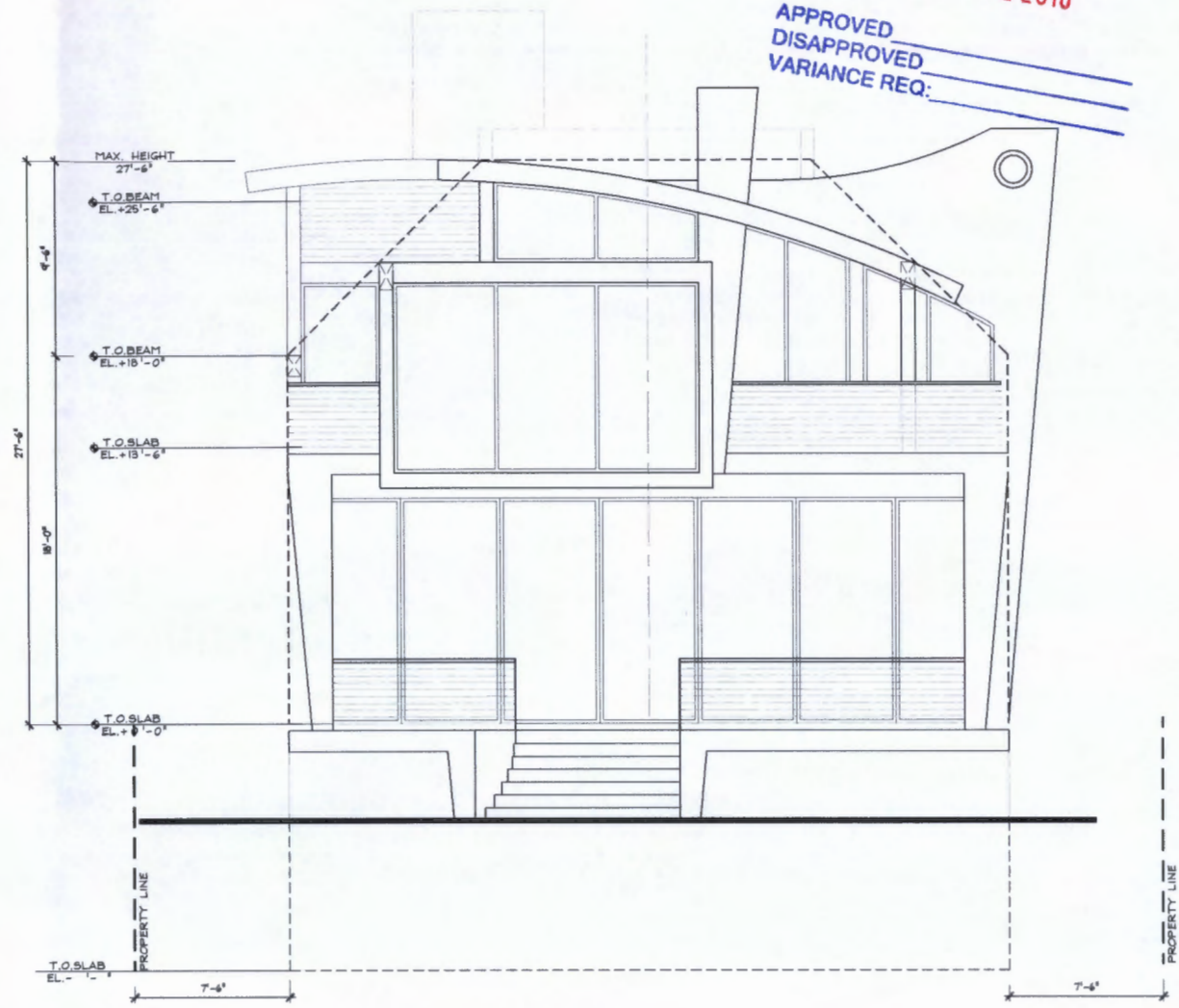
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FRONT ELEVATION (WEST)



REAR ELEVATION (EAST)

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BUILDING ELEVATIONS
 DRAWN BY: M.N.
 CHECKED BY: M.N.
 DATE: 09-08-2016
 SCALE: 1/4" = 1'-0"
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 OF SHEETS: 6

PRELIMINARY SET

485 OCEAN BLVD
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Shane Ames - Architect



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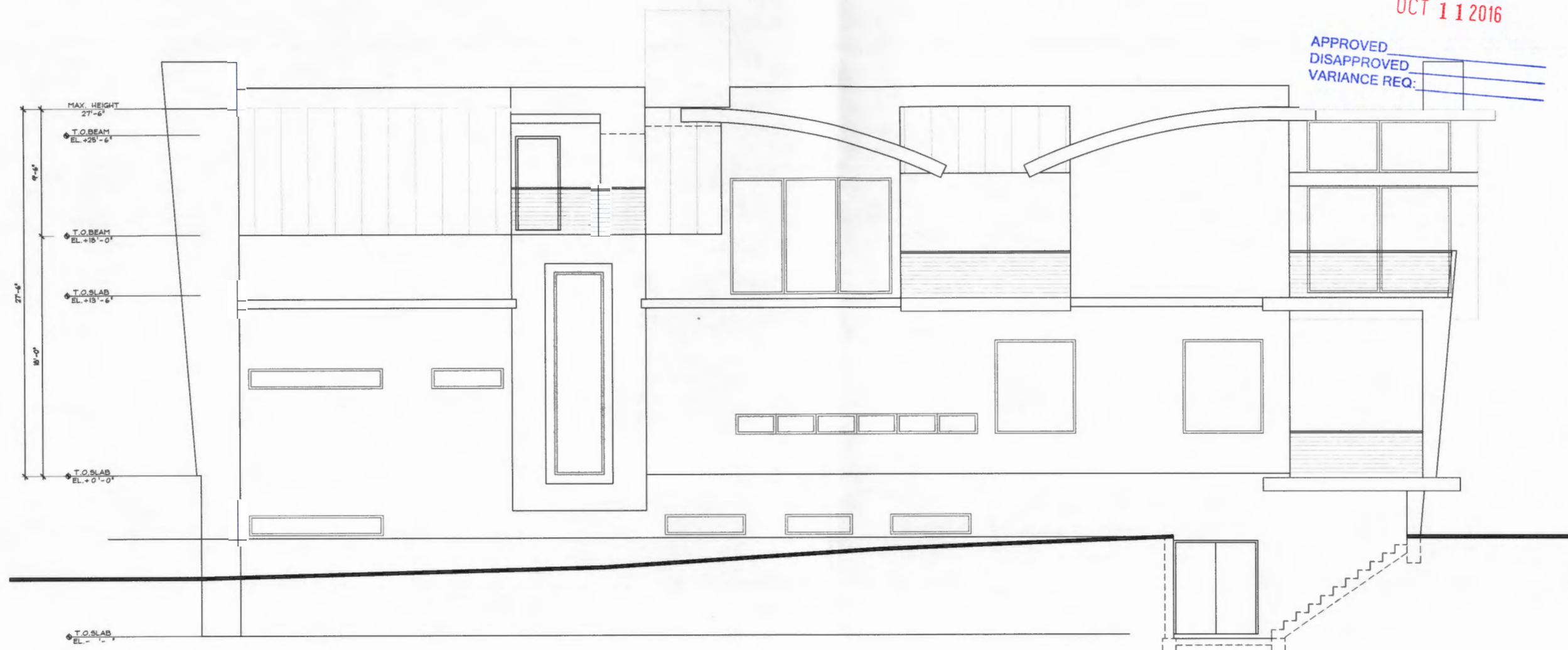
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Town of Golden Beach
 Building Regulatory Advisory Board
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SOUTH ELEVATION

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SHEET OF 002 OF 002 PRELIMINARY SET
 PREPARED BY: SHANE AMES ARCHITECTURE
 CHECKED BY: M.N.
 DATE: 09-08-2016
 SCALE: 1/2" = 1'-0"
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 SHEET A07 OF SHEETS

PRELIMINARY SET

485 OCEAN BLVD
 GOLDEN BEACH
 FLORIDA

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Shane Ames - Architect



BUILDING ELEVATIONS

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M.N.

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DATE
09-08-2016

SCALE
1/2" = 1'-0"

JOB NO.
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A07

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| 9214 8901 5960 4200 0000 0050 54 | JEAN-MARC AND LINE GIRARDIN 477 OCEAN BOULEVARD GOLDEN BEACH FL 33160 | In-Transit | Ref#: C213151.1629046 RetRef#: Variance Address: 495 OCEAN BOULEVARD BRAB Date: 10/18/2016 | mc |
| 9214 8901 5960 4200 0051 22 | PASCAL LASRY 525 OCEAN BLVD GOLDEN BEACH FL 33160-2215 | Delivered Signature Received | Ref#: C213151.1629053 RetRef#: Variance Address: 495 OCEAN BLVD. BRAB Date: 10/18/2016 | mc |
| 9214 8901 5960 4200 0051 15 | RACHIK MARKARIAN AND SVETLANA GORBUNOVA 490 OCEAN BLVD GOLDEN BEACH FL 33160-2214 | Delivered Signature Received | Ref#: C213151.1629052 RetRef#: Variance Address: 495 OCEAN BOULEVARD BRAB Date: 10/18/2016 | mc |
| 9214 8901 5960 4200 0000 0051 08 | FLORENCE DIPIETRO 500 OCEAN BOULEVARD GOLDEN BEACH FL 33160 | Delivered Signature Received | Ref#: C213151.1629051 RetRef#: Variance Address: 495 OCEAN BLVD. BRAB Date: 10/18/2016 | mc |
| 9214 8901 5960 4200 0000 0050 92 | 521 GOLDEN BEACH LLC JSRE ACQUISITIONS LLC 546 FIFTH AVENUE NEW YORK NY 10036 | Delivered Signature Received | Ref#: C213151.1629050 RetRef#: Variance Address: 495 OCEAN BLVD. BRAB Date: 10/18/2016 | mc |
| 9214 8901 5960 4200 0000 0050 85 | HERBERT A AND FRANCINE TOBIN 461 OCEAN BOULEVARD GOLDEN BEACH FL 33160 | Delivered Signature Received | Ref#: C213151.1629049 RetRef#: Variance Address: 495 OCEAN BLVD. BRAB Date: 10/18/2016 | mc |
| 9214 8901 5960 4200 0000 0050 78 | THOMAS JOYNER 469 OCEAN BOULEVARD GOLDEN BEACH FL 33160 | Delivered Signature Received | Ref#: C213151.1629048 RetRef#: Variance Address: 495 OCEAN BOULEVARD BRAB Date: 10/18/2016 | mc |
| 9214 8901 5960 4200 0000 0050 61 | STANLEY J FEINMAN 475 OCEAN BOUVELVARD GOLDEN BEACH FL 33160 | Delivered Signature Received | Ref#: C213151.1629047 RetRef#: Variance Address: 495 OCEAN BOULEVARD BRAB Date: 10/18/2016 | mc |

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