



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

**AGENDA**  
**BUILDING REGULATION ADVISORY BOARD**  
**December 13, 2016 at 6pm**

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

- 1. Future Properties LLC  
2772 SE 13<sup>th</sup> Court  
Pompano Beach, FL. 33062

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

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.

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

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.

**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

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 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.

**G. OLD BUSINESS:**

- 4. Jan A Marks Trs.  
120 5<sup>th</sup> 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

- 5. Future Properties LLC  
2772 S.W.13<sup>th</sup> Court  
Pompano Beach, FL. 33062

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

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

**I PRELIMINARY DESIGN REVIEWS - ITEMS FOR DISCUSSION**

- 6. Future Properties LLC  
2772 SE 13<sup>th</sup> 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.

- 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.

**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.