



## **TOWN OF GOLDEN BEACH**

One Golden Beach Drive  
Golden Beach, FL 33160

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**Official Agenda for the March 21, 2017  
Regular Town Council Meeting called for 6:30 P.M.**

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### **BACKUP EXHIBITS AND PLAN FOR RESOLUTION:**

2489.17

# TOWN OF GOLDEN BEACH DRAINAGE COMPUTATION WORKSHEET

Last Updated January 13<sup>th</sup>, 2017

In order to help the residential developments (single family units) the Town has developed a worksheet to aid applicants in determining the volume of runoff generated during a 10-year / one-day storm. This has been the adopted Level of Service (LOS) standard in the Town's Comprehensive Plan since December 1988 and is also the drainage standard specified in the Miami-Dade County Public Works Manual, Section D4 – Water Control. The calculations follow the methodology recommended by the SFWMD in their publication "Management and Storage of Surface Waters, Permit Information Manual, Volume 4" and their publication "Technical Publication EMA #390 - Frequency Analysis of Daily Rainfall Maxima for Central and South Florida" dated January 2001. Applicants may include the calculations on this worksheet with their permit application. A registered professional engineer or a registered architect must perform these calculations.

Once the volume of runoff generated during a 10-year / one-day storm within the property or a sub-basin within the property is determined, the applicant must include calculations showing this volume will be contained within the property. Retention of this volume can be provided within shallow retention swales, injection wells, collection systems for reuse (example - cistern for irrigation), underground drains or other methods approved by the Town.

The applicant must also provide plans showing existing and proposed land elevations throughout the property demonstrating the volume of runoff generated during the design storm (10-year / one-day) will be contained within the on-site retention system. The existing and proposed land elevations must also show no overflow from the property will occur to adjacent properties or Right-of-Ways during a 10- year one-day storm.

## Definitions are located below the worksheet.

### Step 1:

Determine A A = 12,007.50 square feet

### Step 2:

Determine AP and AI AP = 5,177.80 square feet  
AI = 6,829.70 square feet

Note: P = Pervious / I = Impervious

Town of Golden Beach  
Building Regulatory Advisory Board  
Hearing Date

MAR 14 2017

APPROVED \_\_\_\_\_  
DISAPPROVED \_\_\_\_\_  
VARIANCE REQ: \_\_\_\_\_

### Step 3:

Determine the average NAVD land elevation of pervious areas within property or sub-basin within the property.

Average Elevation of Pervious Areas = 9.25' feet NAVD



**Step 4:**

Determine the distance between the average high ground water elevation and the average elevation of the pervious areas. For design purposes, the average high ground water elevation for most of Golden Beach is 0.45 feet NAVD (Additionally, please check with your geotechnical engineer and/or geotechnical report.)

Distance = 8.80' feet

**Step 5:**

Determine an  $S_1$  value from the table below:

| Distance between ground water table and average elevation of pervious areas. | $S_1$       |
|--|-------------|
| 1 foot   | 0.45 inches |
| 2 feet   | 1.88 inches |
| 3 feet   | 4.95 inches |
| 4 feet   | 8.18 inches |
| >4 feet  | 8.18 inches |

If necessary, compute a value of  $S_1$  by interpolation.

$S_1$  = 8.18 inches

**Step 6:**

Determine S as:

$$S = \frac{AP}{A} * S_1$$

S is computed in inches      S = 3.53 inches

**Step 7:**

Determine runoff depth (R) as:

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

Where P = 7.95 inches of rainfall produced during a 10-year / one-day storm. Then:

$$R = \frac{(7.95 - 0.2 * S)^2}{(7.95 + 0.8 * S)}$$

R is computed in inches      R = 4.87 inches

**Step 8:**

Determine runoff depth (R) as:

$$V = A * \frac{R}{12}$$

V is computed in cubic feet. V is the volume of runoff generated during a 10-year / one day storm within the property or sub-basin of the property. This is the volume of runoff that must be contained within the property.

$$V = \underline{4,875} \text{ cubic feet}$$

**Step 9:**

Compute "retention volume provided" (VP) as the retention volume capacity, in cubic feet, of swales, retention areas, and drains within the property or sub-basin within property.

- Attach calculations showing how the volume was calculated.
- Calculations must be consistent with existing and proposed elevations shown on design plans.

$$VP = \underline{5,095} \text{ cubic feet}$$

**Step 10:**

Compare values of retention volume provided (VP in Step 9) with retention volumes needed (V in Step 8). Retention volume provided (VP) must be larger than retention volume needed (V).

$$(VP = \underline{5,095} \text{ cubic feet}) > (V = \underline{4,875} \text{ cubic feet})$$

**NOTE: These volume calculations are needed to satisfy the Town of Golden Beach Comprehensive Plan Level of Service (LOS) and Code requirements.**

| DEFINITIONS |  |     |  |
|-------------|--|-----|--|
| P:          | Rainfall depth in inches.  | A:  | Total area of property in square feet.               |
| S:          | Soil storage capacity in inches.   | AP: | Total pervious areas within property in square feet. |
| R:          | Runoff depth in inches.  | V:  | Volume of runoff in cubic feet.                      |
| AI:         | Total area of roof, pavement, patios, pool decks, walkways and any other hardscape areas within the property in square feet (i.e., total impervious area). |     |  |

Note: \* means multiply.

## STORAGE PROVIDED

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

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

| Swale               | Top Area (SF) | Bottom Area (SF) | Average Area (SF) | Height (FT) | Volume (CF) |
|---------------------|---------------|------------------|-------------------|-------------|-------------|
| SW-1                | 4,734.62      | 60.35            | 2,397.49          | 2.13        | 5,094.66    |
| SW-2                |               |                  | 0.00              |             | 0.00        |
| Total Swale Areas = |               |                  |                   |             | 5,094.66    |

Volume of storage provided by the proposed swale areas= 5,094.66cf.

Required volume to be treated by proposed Exfiltration Trench =

$$4,875.30 - 5,094.66 = -219.35\text{cf.}$$
$$= -0.005 \text{ ac-ft.}$$

## CONCLUSION

The above swale calculations indicate that the project site has the capability of retaining the 7.95-inches produced by the 10yr/24hr storm event as required by the Town of Golden 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.



## 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:

(X) Variance Request(s)  
X New Construction

Request for relief from Town Code Sections Sec. 66-69. - Minimum frontage, building square footage and height of residence. 66-101 House and garage floors. Sec.66-137. - Front and rear lot line restrictions—In Zone One, 66-261 Roof Top Activities,

### Code Sections 66-69 and 66-101

Code section 66-101 requires the first floor finished elevation to be at 18.2' NGVD + 2' for a total of 20.2' NGVD, and code section 66-69 requires a height of 25' measured from the first floor finished elevation. The applicant is requesting a first floor finished elevation of 21.49' NGVD with a height of 26.49' NGVD

### Code Section 66-137

Open space (landscape and hardscape) between the main house and the separate garage/ guest house structure in the front yard. Code requires 2,200 square feet of open space, the applicant is requesting 1,113 square feet.

### Code Section 66-261

Additional side setback required for the elevator bulkhead above the maximum roof height to be 9'-6" from the edge of building below. Code Section 66-261(b) (2) requires a 10' setback

### Code Section 66-261

Code Section 66-261(b) (5) states that elevator bulkhead shall be up to 5' x 10'. The applicant is proposing an elevator bulkhead of 6'-6" x 10'-8",

### Code Section 66-261

Request is to allow a minimum 3' walkway within the additional second floor building area setback to provide access from the roof access stairs to the roof terrace, where the code does not allow for a walkway

### Code Section 66-261

Code Section 66- 261(b) does not provide for a spa at the roof top level, the applicant is requesting a recessed spa at the roof level.

JOB ADDRESS: 587 Ocean Boulevard, Golden Beach, FL.  
OWNER ADDRESS: 587 Ocean Boulevard, Golden Beach, FL. 33160  
REQUESTED BY: Jan A. Marks Trust  
LEGAL DESCRIPTION: Lot 22, Block D, GB Sect A, PB 9-52  
FOLIO NO.: 19-1235-001-0550

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

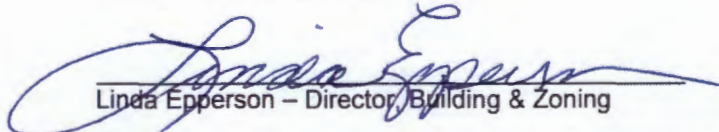
PLACE: GOLDEN BEACH TOWN HALL  
1 GOLDEN BEACH DR., GOLDEN BEACH, FL.  
DATE: March 14, 2017 at 6pm

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

PLACE: GOLDEN BEACH TOWN HALL  
1 GOLDEN BEACH DR., GOLDEN BEACH, FL.  
DATE: March 21, 2017 at 6:30pm

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: March 7, 2017


  
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 HOUR

**TOWN OF GOLDEN BEACH  
COMMUNITY DEVELOPMENT  
MEMORANDUM**

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**To:**            **Building Regulatory Advisory Board  
Town of Golden Beach**

**From:**        **Michael J. Miller, AICP**   
**Consultant Town Planner**

**Date:**         **March 7<sup>th</sup>, 2017**

**Subject:**      **Zoning Variance Applications  
Various Items  
587 Ocean Boulevard  
Lot 22 of Block D  
MMPA Project No.04-0101-0504**

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**ISSUE**

The applicant, Jan A. Marks as Trustee for 587 Ocean Boulevard Trust, has filed applications with the Town for approval of a new single-family home on an oceanfront lot (50-foot width). The applications include a (1) BRAB site design as well as (2) a request for several variances from the Town Code 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 first floor (first habitable floor) to be at an elevation of 21.49' NGVD (20.2' NGVD maximum permitted by Code);
- Variance from Section 66-137(c) to allow for 1,100 square feet of landscape or hardscape area between the main house and the separated garage structure;
- Variance from Section 66-261(b)(3) to allow a spa on the roof deck while the Code prohibits any permanent or temporary fixtures or equipment except for a safety railing and outdoor furniture; and
- Variance from Section 66-261(b)(5) to allow an elevator and elevator vestibule to be 6'-6" by 10'-8" rather than the 5' by 10' Code maximum.



**ANALYSIS**

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

***Variance from Section 66-101(a)(1) to allow the first floor (first habitable floor) to be at an elevation of 21.49' NGVD (20.2' NGVD maximum permitted by Code).***

The applicant is requesting a variance to raise the first habitable floor slab elevation to a height of 21.49' NGVD versus the 20.2' height limit set forth in the Code (max. 2' above the lowest structural member @ 18.2' NGVD east of the CCCL). The applicant could excavate the area under the main house and not have to request any variance. An option was given to the applicant by the Town administration to request a variance to raise the first habitable floor elevation slightly and excavate, but not as deep, to provide an adequate inside dimension for use. The additional height requested (1.29-feet) is the same amount that the applicant will be required to excavate in order to have a floor to ceiling height of 8-feet for the non-habitable space at ground level. The Town administration will support this request, provided the building height is not increased above the normal allowance. While MMPA understands the reason for the request, we feel this site is no different or unique than other oceanfront sites that have built following the current standards; therefore, we have difficulty supporting this request.

***Variance from Section 66-137(c) to allow for 1,100 square feet of landscape or hardscape area between the main house and the separated garage structure.***

The applicant is requesting a variance to provide 1,100 square feet of open space between the main house and separated garage structure, rather than the 2,200 square feet minimum required for Zone One (oceanfront lots). It is very difficult for a 50-foot lot to provide the 2,200 square feet area. A Town Code amendment has been initiated to allow this lower square footage for narrow lots (less than 75 feet). Therefore, MMPA is in support of this variance. If the Town Council approves the Code amendment the variance would not be necessary.

***Variance from Section 66-261(b)(3) to allow a spa on the roof deck while the Code prohibits any permanent or temporary fixtures or equipment except for a safety railing and outdoor furniture.***

The applicant is requesting a variance to provide a spa on the roof. Neither the Town administration or MMPA is in support of this variance, as the Code is very clear that no permanent or temporary fixtures such as this are permitted on rooftops.

***Variance from Section 66-261(b)(5) to allow an elevator and elevator vestibule to be 6'-6" by 10'-8" rather than the 5' by 10' Code maximum.***

The applicant is requesting an elevator and elevator vestibule larger than the 5' by 10' Code maximum. A Town Code amendment has been initiated to allow for slightly more flexibility for such features, as many architects / builders have indicated that it is not possible to obtain an elevator that small. Therefore, MMPA is in support of this request. If the Town Council approves the Code amendment the variance would not be necessary.

### NON-USE VARIANCE JUSTIFICATION

Due to several homes being reviewed / approved at least conceptually by the Town over the last year+/- that appear to not be in compliance with existing Town Codes, and recognizing that Code modifications may be desirous to allow the site designs, the Town has recently initiated a series of Code amendments. So as to not further delay development, the Town administration has allowed developers to submit plans / variances for desired designs. If the Town either approves the Code amendments and/or variances, the sites may be developed as is. If the items are not approved, the site designs will have to be modified to comply with current Codes.

Due to the above situation, the applicant did not submit individual responses to the justification statements for each variance, but submitted one set of general responses to the justification statements. Below are the applicant's justification and MMPA responses.

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

The applicant seeks relief from Sections 66-101(a)(1), 66-137(c), 66-261(b)(3) and 66-261(b)(5) 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 the property is only fifty (50) feet in width and is significantly narrower than the majority of lots on the east side of Ocean Boulevard; and the property is disproportionately negatively impacted by the Town's side setback regulations. MMPA notes that while the lot is a small lot, the applicant has already been granted a variance from the Town to reduce the side yard setbacks to 7.5 feet. One of the variances requested (spa) has nothing to do with the size of the lot.

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

The applicant stated that the property is comprised of an entire platted lot and has existed at its current size for several decades. MMPA agrees with this statement. However, there are 15 oceanfront lots that are 50-feet in width and have been developed, some of which may have been developed prior to the Zoning Code or were granted variances.

- 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 granting the variance will not confer on the applicant any special privilege that is denied to other property owners; other property owners with similar hardships may also apply for a variance. MMPA notes that other 50-foot wide lots have been developed without the need for some of the variance requests. MMPA again notes that one of the variances requested does not result from the size of the lot and will grant this applicant special privileges (spa).

- 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 literal interpretation of the Zoning Code would deprive the applicant of the ability to develop its property in a manner compatible with other properties in the same district. MMPA notes that other 50-foot wide lots have been developed without the need for some of the variance requests. Again, MMPA disagrees with this statement for the rooftop spa request.

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

The applicant stated the variance granted is the minimum variance that will make possible the reasonable use of the land or structure. MMPA notes that other 50-foot wide lots have been developed without the need for some of the variance requests. MMPA agrees with this statement for requested variances #2 (66-137) and #4 (66-261).

- 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 granting of the variance will be in harmony with the general intent and purpose of the Town Code and will not be injurious to the area involved or otherwise detrimental to the public welfare. MMPA notes that other 50-foot wide lots have been developed without the need for some of the variance requests. MMPA notes that the current Zone One regulations are strict and were intended to encourage larger lot development via assembly of the original 50-foot lots. Despite this 15+/- oceanfront lots were developed with 50-foot widths and less restrictive setbacks / other regulations. A series of Code amendments is being considered for a number of the requested variances. MMPA agrees that the variances (other than spa) would not severely disrupt the harmony of the oceanfront development, unless it is the intent of the Town to continue to encourage lot assembly for larger Zone One developments.

## **SUMMARY**

MMPA was requested to review and comment on the requested variances. MMPA has attempted to analyze each request and provide urban design comments. MMPA understands some of the existing Town Codes or lack thereof are frustrating development, and a series of Code amendments is being considered. Whatever is decided by the Town should be incorporated into the Town Code to avoid repeated variance requests. MMPA is in general support of most of the variances requested, except the placement of the spa on the roof.



ARCHITECTURE INTERIOR DESIGN PLANNING

## MEMORANDUM

To: Golden Beach Planning & Zoning  
Date: 3-2-17  
Subject: **Rabin Residence**  
**587 Ocean Blvd., Golden Beach**

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The following is a list and description of the specific requests for approval for the project that would be specific to a 50 foot wide lot zoning:

- Height of 25' for the main house measured from the first habitable level to the roof terrace.
  - The 1<sup>st</sup> habitable level is 2' above 20.2' ngvd but we are proposing to excavate below existing grade by the same amount in order to provide 8' height ceiling at ground floor spaces. The level one of the main is proposed at 21.49' ngvd. That is 1.29' above the permitted, but that is coupled with the proposed 1.29' excavation below existing grade.
  - Existing grade is 12.79' ngvd / 11.20' navd (approximate average of grade around existing home).
- The space below the main floor (level 1) of the proposed house to be permitted as non-habitable spaces meeting the State of Florida Building Commission's Declaratory Statement of March 20, 2008.
  - This would allow the use of the space below the raised floor for spaces such as garage, storage, entry, laundry, bathroom and gym.
  - The ceiling of these spaces would be to the lowest allowable structural member @ 18.2' ngvd and provide 8' max ceiling headroom
- Open space (landscape and hardscape) between the main house and the permitted garage / guesthouse structure in the front yard of 1,100 square feet. This space shall be measured from garage front setback line of 20' to the main wall of the house and from side property lines. The required space must be fully open to the sky.
  - Based on Code Section 66-137(c)
  - The proposed project provides 1,113 square feet in compliance with the above
- Setbacks and height of the detached accessory garage structure meet the requirements of the code section 66-137(c). Specifically the front wall is setback so that it falls behind a line that steps back at a ratio of 1:1 above the 18' height above floor of the garage itself.
  - The proposed subject project has a garage structure overall height that is significantly lower than the main structure.

2915 BISCAYNE BOULEVARD, SUITE 200, MIAMI, FL 33137

O: 305.573.1818 F: 305.573.3766

[WWW.KOBİKARP.COM](http://WWW.KOBİKARP.COM)



ARCHITECTURE INTERIOR DESIGN PLANNING

- Additional side setback required for the elevator bulkhead above the maximum roof height to be 9'-6" from the edge of building below
  - Code Section 66-261(b)(2) requires 10' setback
  - A 50' lot makes it extremely difficult to comply, by pushing the elevator shaft to the center 15' of the house, severely limiting the floor plan design options. The proposed comes as close as possible to the required without further jeopardizing the spaces below.
- Elevator bulkhead above the roof deck that permits a size limited only by overall area and not limiting the width & length.
  - Code Section 66-261(b)(5) states that elevator bulkhead shall be up to 5' x 10'
  - Proposed bulkhead is 6'-6" x 10'-8", making it less than 70 sf.
  - An elevator shaft for a residential elevator limited to 5' is practically infeasible when the exterior walls of the shaft are included in this limit.
- Allow minimum 3' walkway within the additional setback to provide access from the roof access stair to the roof terrace
  - The proposed project provides for a minimum 3' walkway running **perpendicular** to the side property line that runs from the edge of the roof to the roof terrace which is in the center of the overall roof.
- Passive use of the roof as a roof terrace up to 1,000 square feet, as per Code Section 66-261(b).
  - The proposed project proposes a roof terrace of 943 square feet.
  - This shall include a spa which does not extend above the roof deck beyond the allowable height projection for a railing
  - The proposed spa is recessed into the ceiling space below so that the maximum projection is less than the allowable projection of the railing.
- Balconies projecting into the front and rear setbacks of the main house of up to 4' as per Code Section 66-262(b)(1). In addition, a projection of up to 6" into the side yard setback for architectural decorative elements.
- Terrace / Balcony / Steps at the main level that is no wider than 50% of the width of the principal building and projects eastward into the rear setback no more than 25% of the width of the principal building, in compliance with Section 66.137(a) of the Zoning Code.
  - The proposed project provides a terrace / balcony that is in compliance with the above at an elevation of just below the level one finish floor elevation.
- Pool and pool deck encompassing the rear yard of the house from the rear setback line to the State's limits of construction to the east. Limits of the size of the paved surfaces shall be based on compliance with landscape requirements and impervious limits of 35% of the gross lot area and minimum 7'-6" landscape strip from side property line to deck or pool. If permitted by the State, the deck & pool shall be permitted at the floor elevation of the interior ground floor space so access can be achieved directly from interior space to the pool deck.

2915 BISCAYNE BOULEVARD.SUITE 200.MIAMI, FL 33137

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[WWW.KOBIKARP.COM](http://WWW.KOBIKARP.COM)

# 587 Ocean Boulevard

Plans Dated: February 24<sup>th</sup>, 2017

Plans Received by MMPA: March 2<sup>nd</sup>, 2017

Comments: March 7<sup>th</sup>, 2017

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Beginning in November 2016 MMPA began reviewing single-family homes for Town Code compliance (Land Development / Zoning). During our reviews, we noted that there is vagueness, a lack of regulations and much interpretation that has occurred. MMPA drafted a memo to the Town with suggested areas that the Town review for potential Code amendments. Numerous Code amendments have now been initiated but it will take time to complete adoption. MMPA has been instructed to review / comment on the current plans we received from the Town (hard copies / digital). Please see our comments below:

- As of 3/07/17 MMPA has still not received the latest revised set of plans. Per the email attached, the architect has stated the only change between the plans we previously received and the revised plans (in transit) is the elevation of the first habitable floor.
- Per Sec. 66-101(a)(1), the first-floor elevation may be no more than 2-feet above the FDEP requirements of 18.2' NGVD for Miami-Dade County east of the CCCL line. The plans show 21.49 feet NGVD (20.2' NGVD max). **If the requested variance is not granted, the plans will need to be revised to comply with the Town Code.**
- The proposed gazebo in the rear of the property must comply with Sec. 66-251. **Gazebos may be no more than 15' above BFE (AE 8.0); provide notations on the plans to show how tall the structure is above BFE.**
- Sec. 66-137(c) allows for a garage structure to be 20-feet from the front (street) property line. MMPA believes the proposed **structure must be fully enclosed** to be considered a garage and qualify for the reduced setback of 20-feet. The Town administration agrees with this determination. Carports are prohibited anywhere in the Town (Sec. 66-203). Some of the plans show some type of garage door (no detail) but the renderings show the structure is open on at least one side. **Revise the plans to show an enclosed garage and revise the renderings to show the structure with a garage door.**
- Section 66-137(c) states that a minimum area of 2,200 square feet of landscape or hardscape area must separate a detached garage from the main house. **MMPA notes a variance is requested to provide 1,100 square feet. Note: A Code amendment is being processed to allow 50-foot wide lots to provide this amount of open area (50% of full lot requirement). If the Code amendment and/or variance is not approved the plans must be redesigned to meet the Code requirement.**

- The proposed perimeter walls do not comply with Sec. 66-186.
  - (a) In Zone One no wall or fence between estates or lots shall be constructed or altered to exceed in height the following: Parallel to the side property line within 60 feet of the west property line, a height of six feet; thence easterly along patios and main house structure to height of six feet; **thence easterly for 30 feet, a height of four feet; thence easterly to the ocean front, a height of two feet.** No wall or fence higher than two feet may be erected on the east (Ocean Front) property line. No wall or fence higher than six feet above the crown of the road may be erected on the (Ocean Boulevard) property line.
- Provide symbols / heights / proposed materials for the roof-mounted mechanical equipment and mechanical screening. **Ensure it complies with Sec. 66-260. Additionally, ensure the mechanical area is at least 10-feet from the edge of the roof in all directions (provide dimensions).**
- Per Sec. 66-261(b)(5), the elevator and elevator vestibule on the roof may be 5' x 10' maximum. The hard copy plans show 5' x 10' dimensions; however, a narrative submitted by the architect (and presumably revised plans) request a 6'-6" x 10'-8" elevator use area. This is an item identified by MMPA in the Code amendment memo to the Town to still allow a small elevator footprint but allow for dimensional / square footage flexibility, as it has proven to be difficult to find an elevator product of that size. **MMPA notes a variance has been requested. Note: A Code amendment is being processed to allow size flexibility for elevators. If the Code amendment and/or variance is not approved the plans must be redesigned to meet the Code requirement.**
- Per Sec. 66-261(b), no permanent structures or fixtures are allowed on the roof (spa not permitted). **MMPA notes a variance has been requested. This request is not part of any current staff discussion for possible Code amendment. The Town administration has expressed disfavor with this request.**

## Scott Marks

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**From:** Jerry Gavcovich <jgavcovich@kobikarp.com>  
**Sent:** Monday, March 06, 2017 1:12 PM  
**To:** Linda Epperson; Scott Marks  
**Cc:** Alexander Diaz  
**Subject:** RE: 587 Ocean Blvd

The sets and the CD will be delivered tomorrow morning

Jerry Gavcovich  
Kobi Karp Architecture Interior Design  
2915 Biscayne Boulevard  
Suite 200  
Miami, FL 33137  
[jgavcovich@kobikarp.com](mailto:jgavcovich@kobikarp.com)  
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**From:** Linda Epperson [<mailto:LEpperson@goldenbeach.us>]  
**Sent:** Monday, March 06, 2017 11:45 AM  
**To:** Jerry Gavcovich <jgavcovich@kobikarp.com>; Scott Marks <[smarks@michaelmillerplanning.com](mailto:smarks@michaelmillerplanning.com)>  
**Cc:** Alexander Diaz <[alexdiaz@goldenbeach.us](mailto:alexdiaz@goldenbeach.us)>  
**Subject:** RE: 587 Ocean Blvd

Do I understand you correctly? The drawings you submitted on March 2<sup>nd</sup> of last week were not the correct plans and the drawings you sent by drop box are new? If so when are you submitting the new drawings? We need them ASAP. Full size set for Zoning review and the additional sets with dimensions for the Board (11 x 17) and the CD.

Thanks

Linda Epperson  
Director, Building & Zoning  
Town of Golden Beach



1 Golden Beach Drive  
Golden Beach, FL. 33160  
(305) 932-0744 extension 222  
(305) 933-3825, facsimile  
[lepperson@goldenbeach.us](mailto:lepperson@goldenbeach.us)

**From:** Jerry Gavcovich [<mailto:jgavcovich@kobikarp.com>]  
**Sent:** Monday, March 06, 2017 10:20 AM  
**To:** Scott Marks; Linda Epperson  
**Cc:** Alexander Diaz  
**Subject:** RE: 587 Ocean Blvd

The specific change is per the discussions on Tuesday with Town Council. The elevation of the 1<sup>st</sup> habitable floor was raised. We show in these latest drawings the 1<sup>st</sup> floor raised to match the excavation needed to achieve the 8' ground floor ceiling space.

This would be as per option B of the sketches issued by Alex Diaz during last week's Council meeting.

That affected all the site plan, floor plans, elevations and section sheets, so that we accurately depict the elevation tags. Let me know if you have any questions.

Jerry Gavcovich  
Kobi Karp Architecture Interior Design  
2915 Biscayne Boulevard  
Suite 200  
Miami, FL 33137  
[jgavcovich@kobikarp.com](mailto:jgavcovich@kobikarp.com)  
C: 305.318.0670  
T: 305.573.1818

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**From:** Scott Marks [<mailto:smarks@michaelmillerplanning.com>]  
**Sent:** Monday, March 06, 2017 10:04 AM  
**To:** Jerry Gavcovich <[jgavcovich@kobikarp.com](mailto:jgavcovich@kobikarp.com)>; Linda Epperson <[LEpperson@goldenbeach.us](mailto:LEpperson@goldenbeach.us)>  
**Cc:** Alexander Diaz <[alexdiuz@goldenbeach.us](mailto:alexdiuz@goldenbeach.us)>  
**Subject:** RE: 587 Ocean Blvd

Jerry,

What has changed since the plans you submitted last week (signed and sealed date of 2/24/17)? Do you have a narrative? We have already started reviewing the set dated 2/24/17.

Thanks,

***Scott D. Marks***

Community Planner  
Michael Miller Planning Associates, Inc.  
Phone: 954-757-9909  
Email: [SMarks@MichaelMillerPlanning.com](mailto:SMarks@MichaelMillerPlanning.com)

**From:** Jerry Gavcovich [<mailto:jgavcovich@kobikarp.com>]  
**Sent:** Monday, March 06, 2017 8:47 AM  
**To:** Linda Epperson <[LEpperson@goldenbeach.us](mailto:LEpperson@goldenbeach.us)>  
**Cc:** Scott Marks <[smarks@michaelmillerplanning.com](mailto:smarks@michaelmillerplanning.com)>; Alexander Diaz <[alexdiuz@goldenbeach.us](mailto:alexdiuz@goldenbeach.us)>  
**Subject:** RE: 587 Ocean Blvd

Ms. Epperson:

Attached is the revised architectural set based on the discussions at the Council meeting on 2/28/17. There were no changes to the landscape drawings, survey, or drainage worksheet already provided.

I will be delivering the printed sets of the revised sheets by Tuesday 3/7 so I can insert into the sets that were submitted last week. I will bring a new CD with the full package.

Jerry Gavcovich  
Kobi Karp Architecture Interior Design  
2915 Biscayne Boulevard  
Suite 200  
Miami, FL 33137  
[jgavcovich@kobikarp.com](mailto:jgavcovich@kobikarp.com)  
C: 305.318.0670  
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**MEMORANDUM**

To: Ms. Linda Epperson  
Director, Building & Zoning

From: Kathryn O'Leary Richards, ASLA, RLA, LEED GA  
Town Landscape Architect

Date: March 2, 2017

Reference: **587 Ocean Boulevard**  
**Golden Beach, Florida**  
BRAB Review Comments (Initial)

---

At the Town's request, we have reviewed the Landscape Plans dated 2/21/17 prepared by David O. Landscape Architecture for the above-referenced application and offer the following comments:

1. Sht. L-1 and LP-1: Show existing trees and/or palms abutting property within 20' of property lines including right-of-way.
2. Sht. L-1: Existing Tree Survey/Disposition Plan to include DBH and condition of existing trees and palms.
3. Sht. L-2: There are palm symbols shown in the northwest corner of property, however, they don't appear on the Existing Tree Disposition Plan.
4. Sht. LP-1: Label all site elements such as roof overhang, mechanical equipment, wall, street name, waterway, property line with dimensions.
5. Sht. LP-1: Show safe sight distance triangle at the driveway in accordance with the standards of the Florida Department of Transportation.
6. Sht. LP-1: Include landscape tabulation reflecting current Town of Golden Beach code. Indicate the minimum requirements of all plant material to be planted, net lot area, square footage of paved area, square footage of pervious area, percentages of sod and native/drought tolerant percentages per code.
7. Sht. LP-1: Label rectangle at northwest corner of property.
8. Sht. LP-1: Show CCCL line and label.
9. Sht. LP-1: Specify proposed species for all trees.
10. Sht. LP-2: Show location of relocated palms on Landscape Plan and method to protect palms during construction in accordance with code.
11. Sht. LP-2: Correct General Note #1 that references outdated 1973 and 1975 standards. Include note that states that all plant material shall conform to, or exceed, the minimum standards for Florida No. 1 grade or equivalent in the most current edition of the Florida Grades and Standards for Nursery Plants prepared by the State of Florida Department of Agriculture and Consumer Services.
12. Sht. LP-2: Per code, all landscaping including shrubs and groundcover shall be guaranteed for one year after final landscape inspection. Revise landscape note #7.
13. Provide written response to comments. Additional comments may be provided upon review of a re-submittal. The Town of Golden Beach reserves the right to comment further on the project as details and/or explanations are provided and may revise previous comments based on additional information provided.



ARCHITECTURE INTERIOR DESIGN PLANNING

## MEMORANDUM

To: Golden Beach Planning & Zoning  
Date: 3-2-17  
Subject: **Rabin Residence**  
**587 Ocean Blvd., Golden Beach**

---

The following is a list and description of the specific requests for approval for the project that would be specific to a 50 foot wide lot zoning:

- Height of 25' for the main house measured from the first habitable level to the roof terrace.
  - The 1<sup>st</sup> habitable level is 2' above 20.2' ngvd but we are proposing to excavate below existing grade by the same amount in order to provide 8' height ceiling at ground floor spaces. The level one of the main is proposed at 21.49' ngvd. That is 1.29' above the permitted, but that is coupled with the proposed 1.29' excavation below existing grade.
  - Existing grade is 12.79' ngvd / 11.20' navd (approximate average of grade around existing home).
- The space below the main floor (level 1) of the proposed house to be permitted as non-habitable spaces meeting the State of Florida Building Commission's Declaratory Statement of March 20, 2008.
  - This would allow the use of the space below the raised floor for spaces such as garage, storage, entry, laundry, bathroom and gym.
  - The ceiling of these spaces would be to the lowest allowable structural member @ 18.2' ngvd and provide 8' max ceiling headroom
- Open space (landscape and hardscape) between the main house and the permitted garage / guesthouse structure in the front yard of 1,100 square feet. This space shall be measured from garage front setback line of 20' to the main wall of the house and from side property lines. The required space must be fully open to the sky.
  - Based on Code Section 66-137(c)
  - The proposed project provides 1,113 square feet in compliance with the above
- Setbacks and height of the detached accessory garage structure meet the requirements of the code section 66-137(c). Specifically the front wall is setback so that it falls behind a line that steps back at a ratio of 1:1 above the 18' height above floor of the garage itself.
  - The proposed subject project has a garage structure overall height that is significantly lower than the main structure.

2915 BISCAYNE BOULEVARD.SUITE 200.MIAMI, FL 33137

O: 305.573.1818 F: 305.573.3766

[WWW.KOBIKARP.COM](http://WWW.KOBIKARP.COM)



ARCHITECTURE INTERIOR DESIGN PLANNING

- Additional side setback required for the elevator bulkhead above the maximum roof height to be 9'-6" from the edge of building below
  - Code Section 66-261(b)(2) requires 10' setback
  - A 50' lot makes it extremely difficult to comply, by pushing the elevator shaft to the center 15' of the house, severely limiting the floor plan design options. The proposed comes as close as possible to the required without further jeopardizing the spaces below.
  
- Elevator bulkhead above the roof deck that permits a size limited only by overall area and not limiting the width & length.
  - Code Section 66-261(b)(5) states that elevator bulkhead shall be up to 5' x 10'
  - Proposed bulkhead is 6'-6" x 10'-8", making it less than 70 sf.
  - An elevator shaft for a residential elevator limited to 5' is practically infeasible when the exterior walls of the shaft are included in this limit.
  
- Allow minimum 3' walkway within the additional setback to provide access from the roof access stair to the roof terrace
  - The proposed project provides for a minimum 3' walkway running **perpendicular** to the side property line that runs from the edge of the roof to the roof terrace which is in the center of the overall roof.
  
- Passive use of the roof as a roof terrace up to 1,000 square feet, as per Code Section 66-261(b).
  - The proposed project proposes a roof terrace of 943 square feet.
  - This shall include a spa which does not extend above the roof deck beyond the allowable height projection for a railing
  - The proposed spa is recessed into the ceiling space below so that the maximum projection is less than the allowable projection of the railing.
  
- Balconies projecting into the front and rear setbacks of the main house of up to 4' as per Code Section 66-262(b)(1). In addition, a projection of up to 6" into the side yard setback for architectural decorative elements.
  
- Terrace / Balcony / Steps at the main level that is no wider than 50% of the width of the principal building and projects eastward into the rear setback no more than 25% of the width of the principal building, in compliance with Section 66.137(a) of the Zoning Code.
  - The proposed project provides a terrace / balcony that is in compliance with the above at an elevation of just below the level one finish floor elevation.
  
- Pool and pool deck encompassing the rear yard of the house from the rear setback line to the State's limits of construction to the east. Limits of the size of the paved surfaces shall be based on compliance with landscape requirements and impervious limits of 35% of the gross lot area and minimum 7'-6" landscape strip from side property line to deck or pool. If permitted by the State, the deck & pool shall be permitted at the floor elevation of the interior ground floor space so access can be achieved directly from interior space to the pool deck.

2915 BISCAYNE BOULEVARD.SUITE 200.MIAMI, FL 33137

O: 305.573.1818 F: 305.573.3766

[WWW.KOBİKARP.COM](http://WWW.KOBİKARP.COM)

TOWN OF GOLDEN BEACH  
APPLICATION FOR  
BUILDING REGULATION ADVISORY BOARD HEARING

Request hearing in reference to: \_\_\_\_\_ Application fee: \_\_\_\_\_

New residence/addition: New Residence Variance(s): SEE ATTACHED MEMO  
Exterior alterations: \_\_\_\_\_ Other Structure: \_\_\_\_\_  
Date application filed: \_\_\_\_\_ For hearing date: 3-14-17

1. Project information:  
Project description: Variance request relative to proposed new home at  
587 Ocean Boulevard  
Legal Description: Lot 22, in Block D, of Section "A" of Golden Beach, according to the map or  
plat thereof, as recorded in Plat Book 9, Page 52 of the Public Records of Miami-Dade County.  
Folio #: 19-1235-001-0550  
Address of Property: 587 Ocean Boulevard
2. Is a variance(s) required: Yes X No \_\_\_\_\_ How Many? SEE ATTACHED MEMO  
(If yes, please submit variance application form for each request).

Owner's Name: 587 Ocean Boulevard Trust Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Owner's address: 587 Ocean Boulevard City/State Golden Beach, FL Zip 33160  
Email address: \_\_\_\_\_  
Agent: \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Agent's address: \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
Email address: \_\_\_\_\_  
Architect: Jerry Gavcovich / Kobi Karp Architecture Phone 305.573.1818 Fax \_\_\_\_\_  
Email address: kgavcovich@kobikarp.com  
Contractor: \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

3. Describe project and/ or reason for hearing request: \_\_\_\_\_  
proposed new home at 587 Ocean Boulevard  
SEE ATTACHED MEMO

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

Building Plans:

Conceptual: X Preliminary: X Final: \_\_\_\_\_  
Other: \_\_\_\_\_

5. Estimated cost of work: \$ \$5,700,000  
Estimated market value of: Land \$ \$4,250,000  
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: \_\_\_\_\_  
\_\_\_\_\_ 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 \_\_\_\_\_ 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: 587 Ocean Boulevard  
 Legal Description: See Exhibit A  
 Owner's Name: 587 Ocean Boulevard Trust Phone \_\_\_\_\_ Fax \_\_\_\_\_  
 Agent's Name: \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_  
 Board Meeting of: BRAB 3/14/2017 & Council 3/21/17

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

Application for: New single family residence at 587 Ocean Blvd  
 Lot size: 50' X 300'-10"  
 Lot area: 15,042 SF  
 Frontage: 50'  
 Construction Zone: ZONE 1  
 Front setback: 60' FOR MAIN HOUSE / 20' FOR GUESTHOUSE  
 Side setback: 7'-6" as per approved variance  
 Rear setback: 148'-1" to BULKHEAD LINE  
 Coastal Construction: Yes  No \_\_\_\_\_ East of coastal const. control line: Yes  No \_\_\_\_\_  
 State Road A1A frontage: yes - 50'  
 Swimming pool:  Yes \_\_\_\_\_ No \_\_\_\_\_ Existing: to be removed Proposed:   
 Fence Type: masonry & stucco Existing:  Proposed:   
 Finished Floor elevation N.G.V.D.: 11.49' at ground level / 21.49' at 1st habitable level  
 Seawall: \_\_\_\_\_ Existing:  Proposed: \_\_\_\_\_  
 Lot Drainage: Swales & structures drainage to be designed by civil engineer  
 How will rainwater be disposed of on site? drainage structures (French Drains) with  
catch basins & yard drains will be provided  
 Adjacent use (s): single family house to each side  
 Impervious area: 7,089 SF  
 % of impervious area: 47.13%  
 Existing ground floor livable area square footage: 2,868 SF TO BE DEMOLISHED  
 Proposed ground floor livable area square footage: 1,615 SF at ground level / 2,709 at 1st habitable level  
 Existing 2<sup>nd</sup> floor livable area square footage: N/A  
 Proposed 2<sup>nd</sup> floor livable area square footage: 2,966 SF  
 Proposed % of 2<sup>nd</sup> floor over ground floor: 100%  
 Vaulted area square footage: N/A  
 Vaulted height: N/A  
 Color of main structure: WHITE & LIGHT GREY  
 Color of trim: GREY  
 Color & material of roof: N/A (FLAT ROOF)  
 Building height (above finished floor elevation): 25'-0" from 1st habitable level to roof deck  
 Swale: (Mandatory 10'-0" from edge of payment, 10 ft. wide x 1 ft. deep minimum):  
1'-0"  
 Existing trees in Lot: 8 in Swale: \_\_\_\_\_  
 Proposed trees in Lot: SEE LANDSCAPE PLANS in Swale: \_\_\_\_\_  
 Number & type of shrubs: SEE LANDSCAPE PLANS  
 Garage Type: ENCLOSED Existing: \_\_\_\_\_ Proposed:   
 Driveway width & type: 11' WIDE WITH GREY STONE PAVERS

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.: 19-1235-001-0550 Address: 587 Ocean Boulevard

Legal Description: LOT 22, BLOCK D, SECTION A GOLDEN BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, 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: Jan A. Marks as Trustee for 587 Ocean Boulevard Trust

Sworn to and subscribed before me this \_\_\_\_\_ day of, 20\_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ Personally know to me      \_\_\_\_\_ Produced Identification

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

Date: \_\_\_\_\_

Fee: \_\_\_\_\_

Jan A. Marks as Trustee for  
I, 587 Ocean Boulevard Trust 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:  
587 Ocean Boulevard Folio No. 19-1235-001-0550

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)**: The Applicant respectfully requests as per attached memo  
\_\_\_\_\_  
\_\_\_\_\_
  
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. \_\_\_\_\_
  
  - 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. The property is only fifty (50) feet in width, significantly narrower than the majority of lots on the east side of Ocean Boulevard, and, in fact, the majority of properties in the Town. Accordingly, the property is disproportionately negatively impacted by the Town's side setback regulations.  
\_\_\_\_\_  
\_\_\_\_\_
  
  - c. The special conditions and circumstances do not result from the actions of the applicant. The property is comprised of an entire platted lot and has existed at its current size for several decades.  
\_\_\_\_\_  
\_\_\_\_\_
  
  - 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. Granting the variance will not confer on the applicant any special privilege that is denied to other property owners. Other property owners with similar hardships may also apply for a variance.  
\_\_\_\_\_  
\_\_\_\_\_

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. Literal interpretation of the Zoning Code would deprive the applicant of the ability to develop its property in a manner compatible with other properties in the same district.

4. The Variance granted is the minimum Variance that will make possible the reasonable use of the land or structure. The Variance granted is the minimum Variance that will make possible the reasonable use of the land or structure.

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

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.: 19-1235-001-0550 Address: 587 Ocean Boulevard

Legal Description: LOT 22, BLOCK D, SECTION A GOLDEN BEACH, ACCORDING TO THE PLAT  
THEREOF AS RECORDED IN PLAT BOOK 9, 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 application for Building Advisory Board for the hearing date of 3/14/17 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 \_\_\_\_\_ day of, 20 \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ Personally know to me      \_\_\_\_\_ Produced Identification

OLIVIA INVESTMENTS LTD  
599 GOLDEN BEACH DRIVE.  
GOLDEN BEACH, FL. 33160

ERIC & PAMELA COHEN  
600 GOLDEN BEACH DRIVE  
GOLDEN BEACH, FL. 33160

CAROLYN TRAVIS GILSON  
601 OCEAN BOULEVARD  
GOLDEN BEACH, FL.

SCOTT BASSMAN &  
NICOLE DUBOFF  
610 OCEAN BOULEVARD  
GOLDEN BEACH, FL. 33160

VILLA DENIZ LLC  
605 OCEAN BOULEVARD  
GOLDEN BEACH, FL. 33160

KENNETH AND RHODA ISRAEL  
615 OCEAN BOULEVARD  
GOLDEN BEACH, FL. 33160

SIDNEY AND SANDA LEVY  
577 OCEAN BOULEVARD  
GOLDEN BEACH, FL. 33160

RONALD D. & MARYROSE TRAPANA  
561 OCEAN BOULEVARD  
GOLDEN BEACH, FL. 333160

GOLDEN BEACH 555 CORP.  
20801 BISCAYNE BLVD., STE 400  
AVENTURA, FL. 33180

KEREN B. SHIMON  
4000 WILLIAMS ISLAND BLVD., 2FL  
AVENTURA, FL. 33160

ELIZABETH SHAPKIN  
570 OCEAN BOULEVARD  
GOLDEN BEACH, FL. 33160

RICHARD & GLORIA WURMAN  
584 OCEAN BOULEVARD  
GOLDEN BEACH, FL. 33160

587 OCEAN BLVD.  
 GOLDEN BEACH, FL. 33160  
 ZONING SUBMITTAL SET 02-24-17



**ARCHITECT**

Kobi Karp  
 Architecture and Interior Design, Inc.  
 2915 Biscayne Blvd., Suite 200  
 Miami, FL 33137  
 T: 305 945 3636  
 F: 305 945 3737

**LANDSCAPE ARCHITECT**

David O. Inc.,  
 Landscape Architecture  
 P.O. Box 331615  
 Coconut Grove, Florida 33233-1815  
 305.854.9299  
 www.davidodishoo.com

**DRAWING INDEX**

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|-----------|-----------------------------------|---------------|----------------------------------|---------------|
| SHEET #   | DESCRIPTION                       | SHEET #       | DESCRIPTION                      | SCALE         |
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| LP-1      | SITE PLAN                         | A-1.00        | SURVEY                           |               |
| LP-2      | PLANTING PLAN                     | A-1.01        | PROJECT DATA                     |               |
| LP-3      | LANDSCAPE ELEVATIONS & RENDERINGS | A-1.01        | ZONING DIAGRAMS                  | 1/16" = 1'-0" |
|           |                                   | A-1.02        | ZONING DIAGRAMS                  | 1/16" = 1'-0" |
|           |                                   | A-1.03        | AERIAL PHOTOS                    |               |
|           |                                   | A-1.04        | SITE PHOTOS                      |               |
|           |                                   | A-2.00        | SITE PLAN                        | 1/16" = 1'-0" |
|           |                                   | A-3.00        | GROUND LEVEL FLOOR PLAN          | 3/16" = 1'-0" |
|           |                                   | A-3.01        | LEVEL 1 FLOOR PLAN               | 3/16" = 1'-0" |
|           |                                   | A-3.02        | LEVEL 2 FLOOR PLAN               | 3/16" = 1'-0" |
|           |                                   | A-3.03        | ROOF DECK FLOOR PLAN             | 3/16" = 1'-0" |
|           |                                   | A-4.00        | NORTH & WEST EXTERIOR ELEVATIONS | 3/16" = 1'-0" |
|           |                                   | A-4.01        | SOUTH & EAST EXTERIOR ELEVATIONS | 3/16" = 1'-0" |
|           |                                   | A-5.00        | BUILDING SECTIONS                | 3/16" = 1'-0" |
|           |                                   | A-5.01        | SITE SECTION                     | 1/16" = 1'-0" |
|           |                                   | A-5.02        | RENDERINGS                       |               |
|           |                                   | A-6.01        | RENDERINGS                       |               |
|           |                                   | A-6.02        | RENDERINGS                       |               |

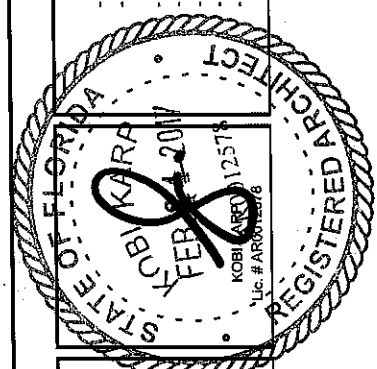
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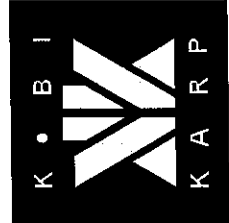
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**NEW SINGLE FAMILY HOUSE**  
 587 Ocean Blvd.  
 Golden Beach, FL 33160

**COVER**



**ARCHITECTURE INTERIOR DESIGN PLANNING**  
 AIA ASID NCARB  
 2915 Biscayne Boulevard  
 Suite 200  
 Miami, Florida 33137  
 P: 305 945 3636  
 F: 305 945 3737  
 WWW.KOBIKARP.COM



Town of Golden Beach  
 Building Regulatory Advisory Board  
 Hearing Date

MAR 14 2017

APPROVED \_\_\_\_\_  
 DISAPPROVED \_\_\_\_\_  
 VARIANCE REQ: \_\_\_\_\_

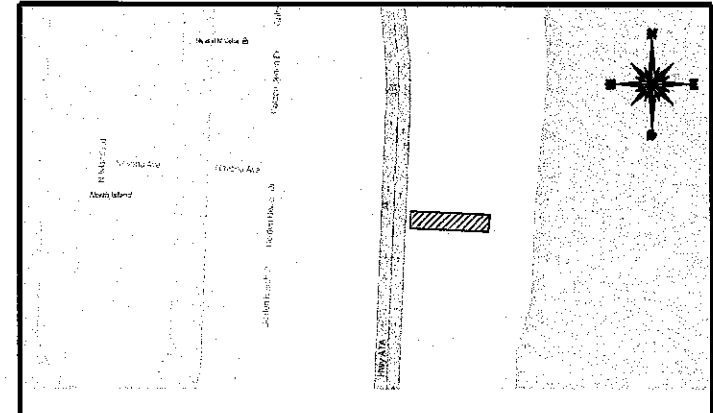
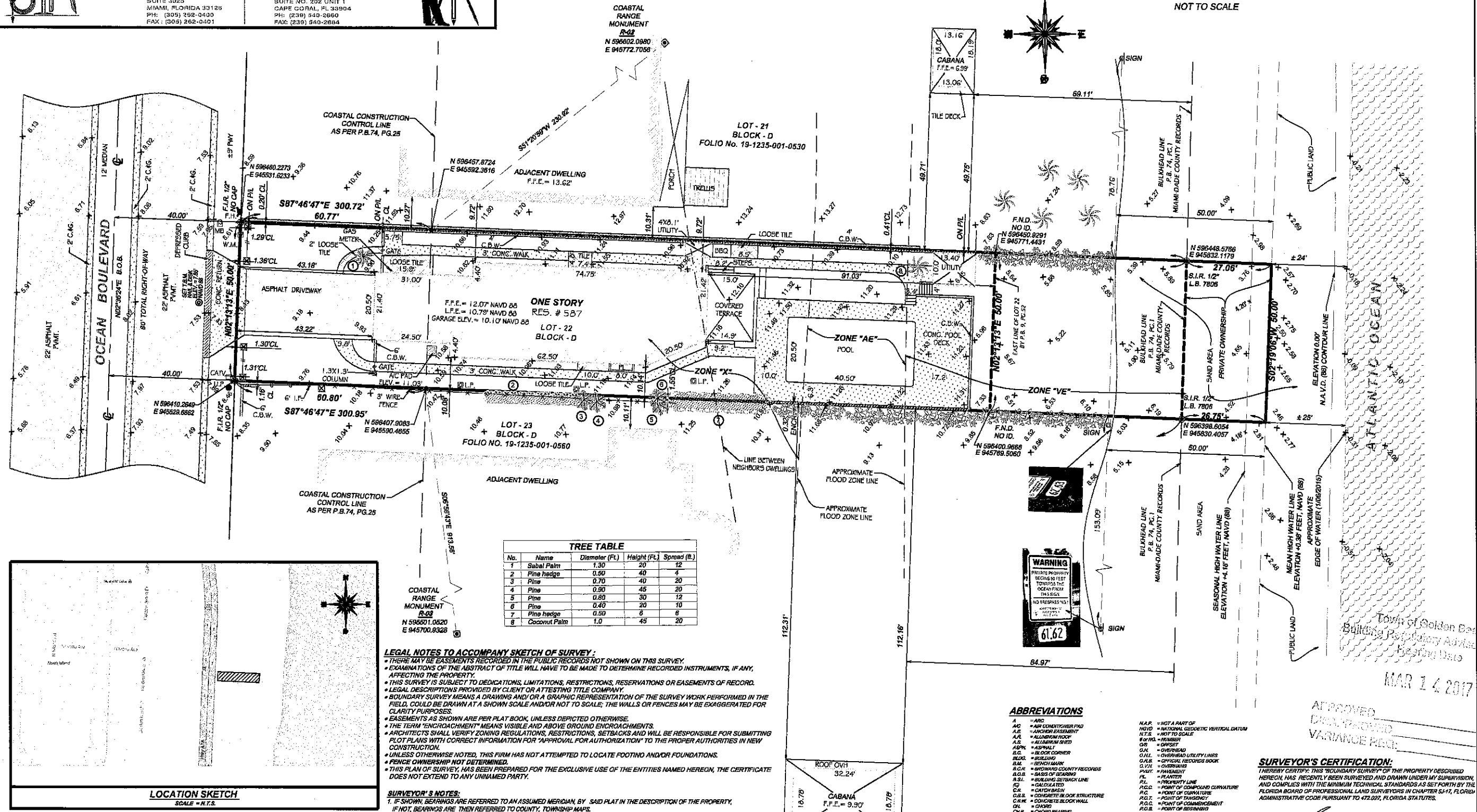
DRAWN BY: MD  
 CHECKED BY: JG  
 DATE: 09-09-16

**CS**



# MAP OF BOUNDARY SURVEY

**GRAPHIC SCALE**  
NOT TO SCALE



| TREE TABLE |              |                 |              |
|------------|--------------|-----------------|--------------|
| No.        | Name         | Diameter (I.D.) | Height (Ft.) |
| 1          | Sabal Palm   | 1.30            | 20           |
| 2          | Pine Hedge   | 0.50            | 40           |
| 3          | Pine         | 0.70            | 40           |
| 4          | Pine         | 0.90            | 45           |
| 5          | Pine         | 0.90            | 30           |
| 6          | Pine         | 0.40            | 20           |
| 7          | Pine Hedge   | 0.50            | 8            |
| 8          | Coconut Palm | 1.0             | 45           |

**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:**  
• THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.  
• EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.  
• THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.  
• LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.  
• BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.  
• EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.  
• THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.  
• ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR APPROVAL FOR AUTHORIZATION TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.  
• UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.  
• FENCE OWNERSHIP NOT DETERMINED.  
• THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

**LEGAL DESCRIPTION:**  
LOT 22, BLOCK D, SECTION A OF GOLDEN BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**PROPERTY ADDRESS:**  
587 OCEAN BLVD, GOLDEN BEACH, FL. 33180

**CERTIFICATION:**  
JAN MARKS, AS TRUSTEE OF THE 587 OCEAN BOULEVARD TRUST CHICAGO TITLE INSURANCE COMPANY GREENSPOON MARDER, P.A.

**FLOOD ZONE INFORMATION:**  
THE NFP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN FLOOD ZONE...  
BASE FLOOD ELEVATION: SEE NOTE No.4  
COMMUNITY: 120642  
PANEL: 0151  
SURFIC: L  
DATE OF FIRM: 9/1/16  
THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

**SURVEYOR'S NOTES:**  
• LAND AREA = 16,042 SQ. FT. TO THE BULKHEAD LINE  
• LAND AREA = 16,387 SQ. FT. TO THE MEAN HIGH WATER LINE

**LEGEND**  
- OVERHEAD UTILITY LINES  
- CONCRETE BLOCK WALL  
- CHAIN LINK FENCE  
- IRON FENCE  
- WOOD FENCE  
- BUILDING SETBACK LINE  
- UTILITY EASEMENT  
- LIMITED ACCESS RW  
- NON-VEHICLE ACCESS RW  
- EXISTING ELEVATIONS  
- 0.00

**ABBREVIATIONS**  
AC = AIR CONDITIONER PAD  
AE = AIR CONDITIONER EASIMENT  
AL = ALUMINUM SIED  
ASPK = ASPHALT  
B.C. = BLOCK CORNER  
BLDG. = BUILDING  
B.M. = BENCH MARK  
B.C.R. = BROWARD COUNTY RECORDS  
B.S. = BASE OF SEASONS  
B.S.L. = BUILDING SETBACK LINE  
CALC. = CALCULATED  
C.B.W. = CONCRETE BLOCK STRUCTURE  
C.P. = CONCRETE CURB WALL  
C.W. = CONCRETE  
C.W. = CONCRETE WALK  
D.E. = DRIVEWAY  
D.M.E. = DRAINAGE MAINTENANCE EASEMENT  
DIVE = DRIVEWAY  
E.P. = ELECTRIC PAD  
E.T.P. = ELECTRIC TRANSFORMER PAD  
ELEV. = ELEVATION  
ENCR. = ENCROACHMENT  
F.N. = FIRE HYDRANT  
F.I.P. = FOUND IRON PIPE  
F.L. = FOUND IRON PIPE  
F.F.E. = FINISHED FLOOR ELEVATION  
F.M.B. = FOUND M.B. & D.I.R.  
F.T. = FEET  
FUR. = FURNACE  
G.M. = GROUND MOUNTED INSULATION PROGRAM  
H. = HIGH (OR BRIGHT)  
H.A.S. = HORIZONTAL ANGLE EASEMENT  
I.C.V. = IRRIGATION CONTROL VALVE  
I.P. = IRON PIPE  
I.B. = IRON BUSHING  
L.P. = LIGHT POLE  
L.F. = LIGHT FLOOR ELEVATION  
L.M.E. = LAND MAINTENANCE EASEMENT  
M. = MINUTES  
M.A. = MEASURED DISTANCE  
M.B. = M.B. BOX  
M.C.R. = MIAMI COUNTY RECORDS  
M.E. = MAINTENANCE EASEMENT  
M.H. = MANNIX

Town of Golden Beach  
Building Regulatory Advisory Board  
Hearing Date  
MAR 14 2017

APPROVED  
DATE APPROVED  
VARIANCE REC.

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 64-F, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.007, FLORIDA STATUTES.

BY: 03/17/2016  
CARLOS IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO. 6770 STATE OF FLORIDA  
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

REVISED ON: \_\_\_\_\_

|                    |             |
|--------------------|-------------|
| <b>DRAWN BY:</b>   | MCH         |
| <b>FIELD DATE:</b> | 03/17/2016  |
| <b>SURVEY NO:</b>  | 16-000100-1 |
| <b>SHEET:</b>      | 1 OF 1      |

L.B.# 7806 SEAL

# 587 OCEAN BLVD. GOLDEN BEACH, FLORIDA

**LEGAL DESCRIPTION**

LOT 22, BLOCK D, SECTION A OF GOLDEN BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

**PROPERTY ADDRESS**

587 OCEAN BLVD, GOLDEN BEACH, FL. 33160

**MUNICIPALITY**

TOWN OF GOLDEN BEACH

**ZONING DATA**

**ZONING DESIGNATION** ZONE ONE (BLOCK D)  
**ZONING DISTRICT** SINGLE-FAMILY RESIDENTIAL (SF)  
**LOT SIZE** 50'-0" X 300'-10"  
**LAND AREA** 15,042 SQ.FT. TO THE BULKHEAD LINE  
 16,392 SQ.FT. TO THE MEAN HIGH WATER LINE  
**FRONTAGE** 50'-0"  
**STATE ROAD A1A FRONTAGE** OCEAN BOULEVARD  
**FINISHED FLOOR ELEVATION** 19.9' N.A.V.D (+21.49' NGVD)(LEVEL 1)  
**IMPERVIOUS AREA** 7,089 SQFT (47.13% OF LOT AREA) - SEE SHEET A-1.02  
**LIVING AREA**

ALLOWED / REQUIRED

MIN 3,000 SQ.FT.

PROPOSED

9,005 SQ.FT.

**HEIGHT**

ALLOWED / REQUIRED

MAX. 50'-0"

PROPOSED

25'-0"

**FLOOD ELEVATION**

ZONE "X"  
 ZONE "AE"  
 ZONE "VE"

ELEVATION

N/A  
 8 FT  
 10 FT

**SETBACKS**

MAIN HOUSE SETBACK

NORTH SIDE  
 SOUTH SIDE  
 EAST REAR  
 WEST FRONT

ALLOWED / REQUIRED

7.5 FT (PER APPROVED VARIANCE)  
 7.5 FT (PER APPROVED VARIANCE)  
 LINE CONNECTING THE CORNERS OF THE NEAREST ADJACENT RESIDENCES

PROPOSED

7.5 FT  
 7.5 FT  
 VARIES BETWEEN 148'-1 1/2" & 158'-0 1/2"

GARAGE/GUEST HOUSE SETBACK

NORTH SIDE  
 SOUTH SIDE  
 EAST REAR  
 WEST FRONT

7.5 FT (PER APPROVED VARIANCE)  
 7.5 FT (PER APPROVED VARIANCE)  
 N/A  
 20 FT

7.5 FT  
 7.5 FT  
 N/A  
 24 FT (GROUND LEVEL)  
 20 FT (UPPER LEVEL)

WEST ADDITIONAL FRONT SETBACK

ONE FT. FOR EACH ONE FT. OF TOTAL BUILDING HEIGHT ABOVE THE FIRST 18 FT.

IN COMPLIANCE-REFER TO SECTION 1 ON A-5.00

BUILDING SEPARATION

1,100 SQ.FT.

1,113 SQ.FT.  
 REFER TO DIAGRAM ON A-1.01

| FLOOR AREA   |              |                 |                         |            |                       |                         |
|--------------|--------------|-----------------|-------------------------|------------|-----------------------|-------------------------|
|              | MAIN HOUSE   | FRONT STRUCTURE | REAR STRUCTURE DETACHED | GARAGE     | TOTAL FLOOR AREA      | EXTERIOR TERR/BALCONIES |
| ROOF         | 69 SQ.FT.    | 0               | 0                       |            |                       | 874 SQ.FT.              |
| LEVEL 2      | 2,966 SQ.FT. | 0               | 0                       |            | TOTAL A/C AREA        | 381 SQ.FT.              |
| LEVEL 1      | 2,709 SQ.FT. | 577 SQ.FT.      | 0                       |            | NON A/C AREA (GARAGE) | 598 SQ.FT.              |
| GROUND LEVEL | 1,615 SQ.FT. | 0               | 249 SQ.FT.              | 864 SQ.FT. |                       |                         |
| FLOOR AREA   | 7,359 SQ.FT. | 577 SQ.FT.      | 249 SQ.FT.              | 864 SQ.FT. | 8,185 SQ.FT.          | 864 SQ.FT.              |
|              |              |                 |                         |            | 9,049 SQ.FT.          | 1,833 SQ.FT.            |

Town of Golden Beach  
 Building Department / City Board  
 09-09-16

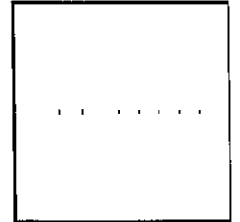
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**NEW SINGLE FAMILY HOUSE**  
 587 Ocean Blvd.  
 Golden Beach, FL 33160

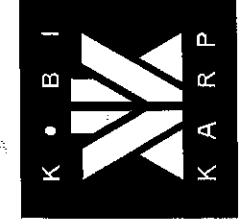
**PROJECT DATA**



KOBIKARP  
 Lic. # AR00012578

**ARCHITECTURE  
 INTERIOR DESIGN  
 PLANNING**

AIA ASID NCARB  
 2915 Biscayne Boulevard  
 Suite 200  
 Miami, FL 33137  
 Phone: 305.573.1819  
 Fax: 305.573.3766  
 WWW.KOBIKARP.COM



DRAWN BY: MD  
 CHECKED BY: JG  
 DATE: 09-09-16

A1.00

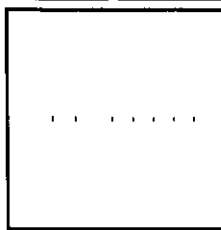


Table with 1 column and multiple rows for tracking revisions and submissions.

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NEW SINGLE FAMILY HOUSE
587 Ocean Blvd.
Golden Beach, FL 33160
ZONING DIAGRAMS



KOBIL KARP
Lic. # AR0012878

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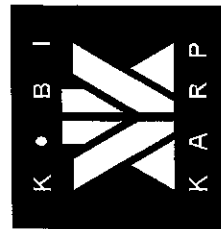
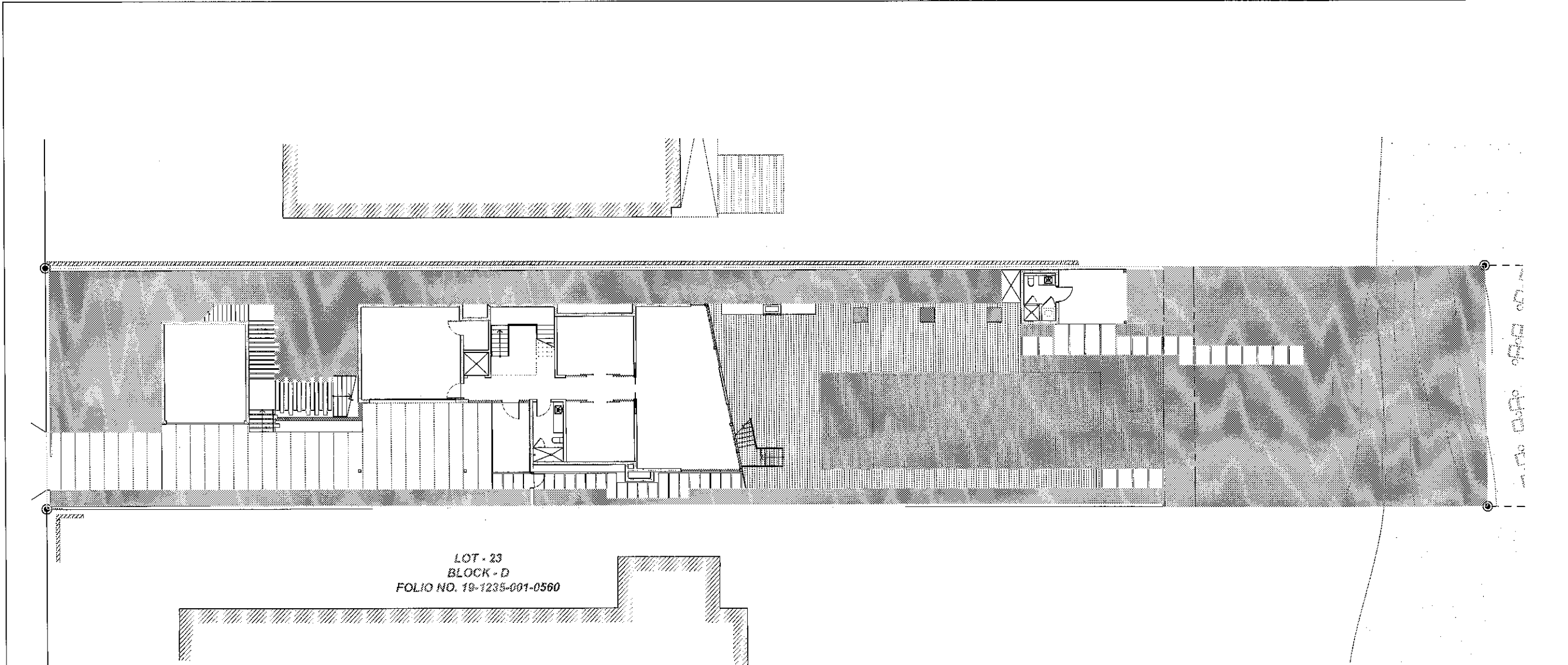


Table with 2 columns: Field (DRAWN BY, CHECKED BY, DATE) and Value (MD, JG, 09-09-16).

A-1.02



LOT - 23
BLOCK - D
FOLIO NO. 19-1235-001-0560

1 PERVIOUS/IMPERVIOUS AREA DIAGRAM
Scale: 3/32"=1'-0"

- TOTAL LOT AREA= 15,042 SQFT
PERVIOUS AREA=
-LANDSCAPE: 6,386 SQFT (42.3% OF LOT AREA)
-POOL: 1,587 SQFT
TOTAL: 7,953 SQFT (52.87% OF LOT AREA)
IMPERVIOUS AREA= 7,089 SQFT (47.13% OF LOT AREA)

Town of Golden Beach
Building Department
City Board
[Blank lines for signature and date]

# 587 OCEAN BLVD. GOLDEN BEACH, FLORIDA

**LEGAL DESCRIPTION**  
 LOT 22, BLOCK D, SECTION A OF GOLDEN BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

**PROPERTY ADDRESS**  
 587 OCEAN BLVD, GOLDEN BEACH , FL. 33160

**MUNICIPALITY**  
 TOWN OF GOLDEN BEACH

**ZONING DATA**

**ZONING DESIGNATION** ZONE ONE (BLOCK D)  
**ZONING DISTRICT** SINGLE-FAMILY RESIDENTIAL [SF]  
**LOT SIZE** 50'-0" X 300'-10"  
**LAND AREA** 15,042 SQ.FT. TO THE BULKHEAD LINE  
 16,392 SQ.FT. TO THE MEAN HIGH WATER LINE  
**FRONTAGE** 50'-0"  
**STATE ROAD A1A FRONTAGE** OCEAN BOULEVARD  
**FINISHED FLOOR ELEVATION** 18.61' N.A.V.D (+20.2' NGVD)(LEVEL 1)  
**IMPERVIOUS AREA** 7,089 SQFT (47.13% OF LOT AREA) - SEE SHEET A-1.02  
**LIVING AREA**

| ALLOWED / REQUIRED | PROPOSED   |
|--------------------|------------|
| MIN 3,000 SQ.FT.   | 9,033 S.F. |
| ALLOWED / REQUIRED | PROPOSED   |
| MAX. 50'-0"        | 25'-0"     |

**HEIGHT**

| ALLOWED / REQUIRED | PROPOSED |
|--------------------|----------|
| N/A                | 25'-0"   |
| 8 FT               |          |
| 10 FT              |          |

**FLOOD ELEVATION**

ZONE "X"  
 ZONE "AE"  
 ZONE "VE"

**SETBACKS**

| ALLOWED / REQUIRED   | PROPOSED                                  |
|--|---|
| 7.5 FT (PER APPROVED VARIANCE)                                 | 7.5 FT                                    |
| 7.5 FT (PER APPROVED VARIANCE)                                 | 7.5 FT                                    |
| LINE CONNECTING THE CORNERS OF THE NEAREST ADJACENT RESIDENCES | VARIABLE BETWEEN 148'-1 1/2" & 158'-01/2" |
| 60 FT  | 60 FT                                     |

**MAIN HOUSE SETBACK**

| DIRECTION | SIDE  | ALLOWED / REQUIRED   | PROPOSED                                  |
|-----------|-------|--|---|
| NORTH     | SIDE  | 7.5 FT (PER APPROVED VARIANCE)                                 | 7.5 FT                                    |
| SOUTH     | SIDE  | 7.5 FT (PER APPROVED VARIANCE)                                 | 7.5 FT                                    |
| EAST      | REAR  | LINE CONNECTING THE CORNERS OF THE NEAREST ADJACENT RESIDENCES | VARIABLE BETWEEN 148'-1 1/2" & 158'-01/2" |
| WEST      | FRONT | 60 FT  | 60 FT                                     |

**GARAGE/GUEST HOUSE SETBACK**

| DIRECTION | SIDE  | ALLOWED / REQUIRED             | PROPOSED                                    |
|-----------|-------|--------------------------------|---|
| NORTH     | SIDE  | 7.5 FT (PER APPROVED VARIANCE) | 7.5 FT                                      |
| SOUTH     | SIDE  | 7.5 FT (PER APPROVED VARIANCE) | 7.5 FT                                      |
| EAST      | REAR  | N/A                            | N/A   |
| WEST      | FRONT | 20 FT                          | 24 FT (GROUND LEVEL)<br>20 FT (UPPER LEVEL) |

**ADDITIONAL FRONT SETBACK**  
 WEST: ONE FT. FOR EACH ONE FT. OF TOTAL BUILDING HEIGHT ABOVE THE FIRST 18 FT. IN COMPLIANCE-REFER TO SECTION 17 Town of Golden Beach Building Regulatory Advisory Board Hearing Date  
**BUILDING SEPARATION**  
 1,100 SQ.FT. ON A-5.00 REFER TO DIAGRAM ON A-1.01  
 1,113 SQ.FT.

APPROVED  
 DISAPPROVED  
 EXTERIOR REQ:  
 TERR/BALCONIES

| FLOOR AREA        |                     |                   |                         |                   |                     |                       | APPROVED            | DISAPPROVED |
|-------------------|---------------------|-------------------|-------------------------|-------------------|---------------------|-----------------------|---------------------|-------------|
|                   | MAIN HOUSE          | FRONT STRUCTURE   | REAR STRUCTURE DETACHED | GARAGE            | TOTAL FLOOR AREA    |                       | TERR/BALCONIES      |             |
| ROOF              | 50                  | 0                 | 0                       |                   |                     |                       | 876                 |             |
| LEVEL 2           | 2966                | 0                 | 0                       | 867               | TOTAL A/C AREA      | NON A/C AREA (GARAGE) | 357                 |             |
| LEVEL 1           | 2709                | 577               | 0                       |                   |                     |                       | 626                 |             |
| GROUND LEVEL      | 1615                | 0                 | 249                     |                   |                     |                       |                     |             |
| <b>FLOOR AREA</b> | <b>7,340 SQ.FT.</b> | <b>577 SQ.FT.</b> | <b>249 SQ.FT.</b>       | <b>867 SQ.FT.</b> | <b>8,166 SQ.FT.</b> | <b>867 SQ.FT.</b>     | <b>1,869 SQ.FT.</b> |             |
|                   |                     |                   |                         |                   | <b>9,033 SQ.FT.</b> |                       |                     |             |

REVISIONS / SUBMISSIONS

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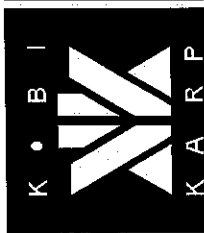
**NEW SINGLE FAMILY HOUSE**  
 587 Ocean Blvd.  
 Golden Beach, FL 33160

**PROJECT DATA**

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**KOBBI KARP**  
 Lic. # AR0012578

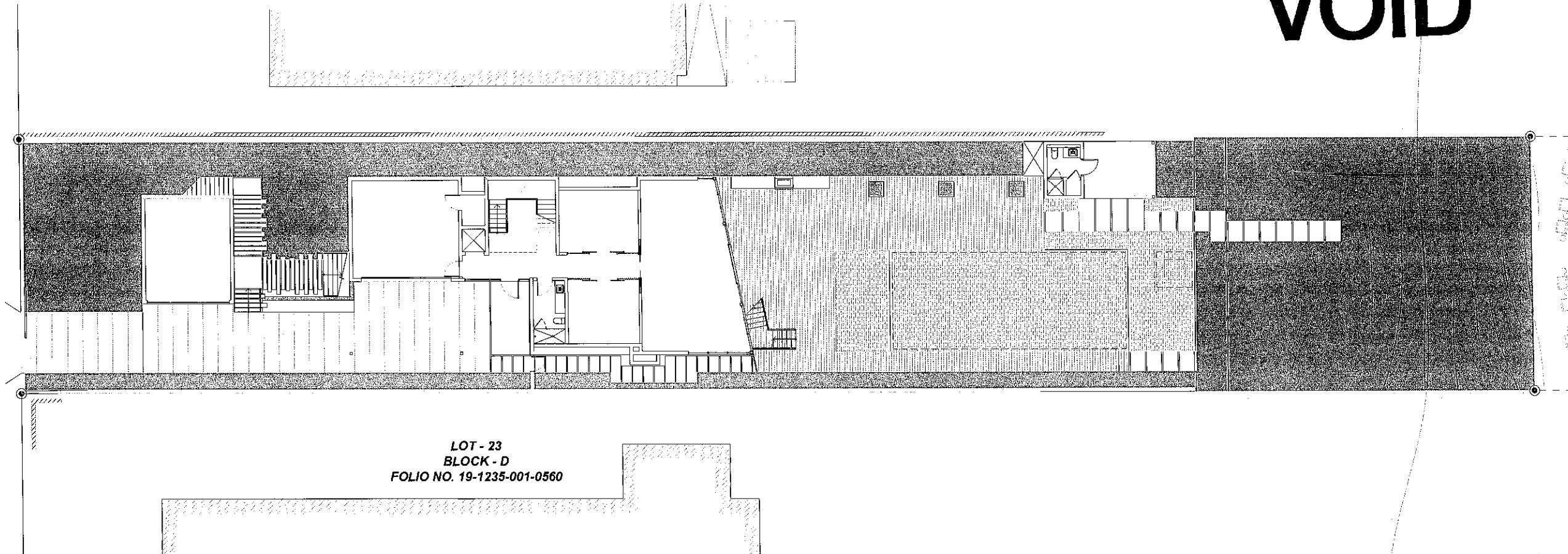
**ARCHITECTURE INTERIOR DESIGN PLANNING**  
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 Miami, Florida 33137  
 O: 305.872.1818  
 F: 305.872.0766  
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|             |          |
|-------------|----------|
| DRAWN BY:   | MD       |
| CHECKED BY: | JG       |
| DATE:       | 09-09-16 |

**A1.00**

# VOID



LOT - 23  
BLOCK - D  
FOLIO NO. 19-1235-001-0560

1 PERVIOUS/IMPERVIOUS AREA DIAGRAM

Scale: 3/32"=1'-0"

TOTAL LOT AREA= 15,042 SQFT

PERVIOUS AREA=

- LANDSCAPE: 6,366 SQFT  
(42.3% OF LOT AREA)
- POOL: 1,587 SQFT
- TOTAL: 7,953 SQFT  
(52.87% OF LOT AREA)

IMPERVIOUS AREA= 7,089 SQFT  
(47.13% OF LOT AREA)

Town of Golden Beach  
Building Regulatory Advisory Board  
Hearing Date  
  
MAR 14 2017

APPROVED \_\_\_\_\_  
DISAPPROVED \_\_\_\_\_  
VARIANCE REQ: \_\_\_\_\_

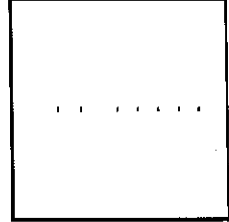
| REVISIONS / SUBMISSIONS |
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1608

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**NEW SINGLE FAMILY HOUSE**  
587 Ocean Blvd.  
Golden Beach, FL 33160

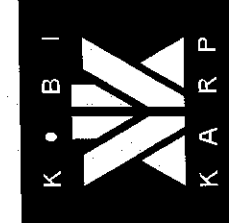
**ZONING DIAGRAMS**



KOBI KARP  
Lic. # AR0012578

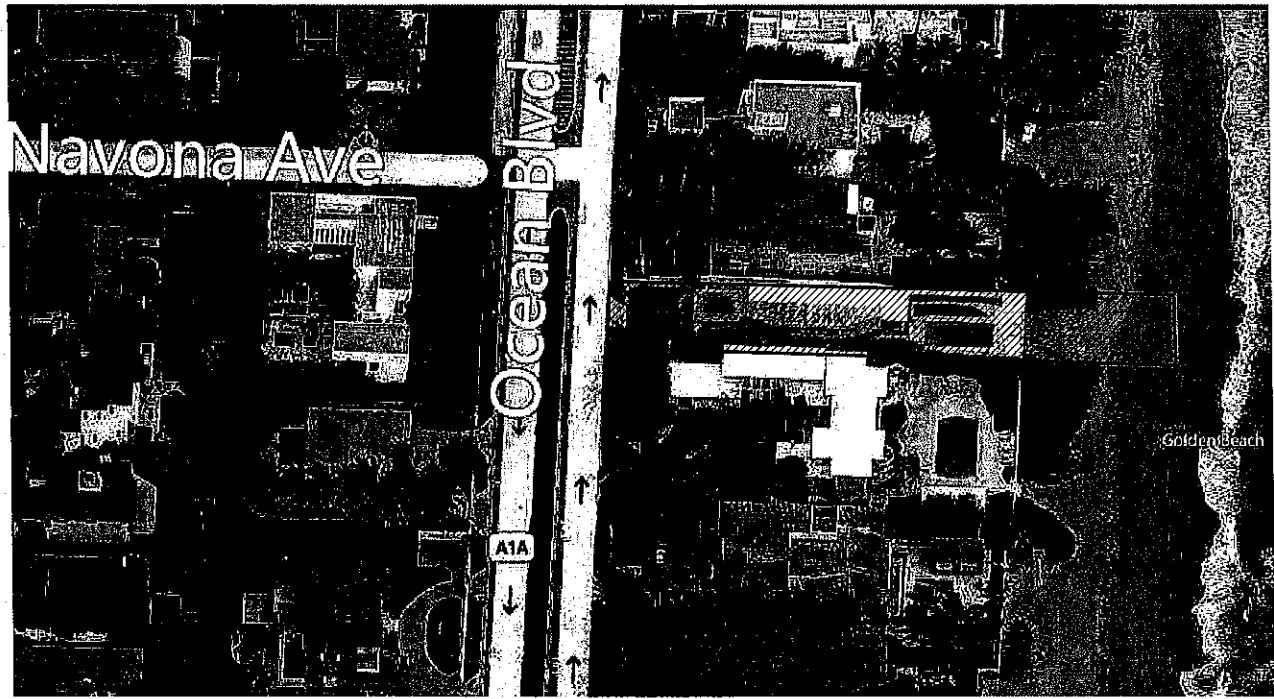
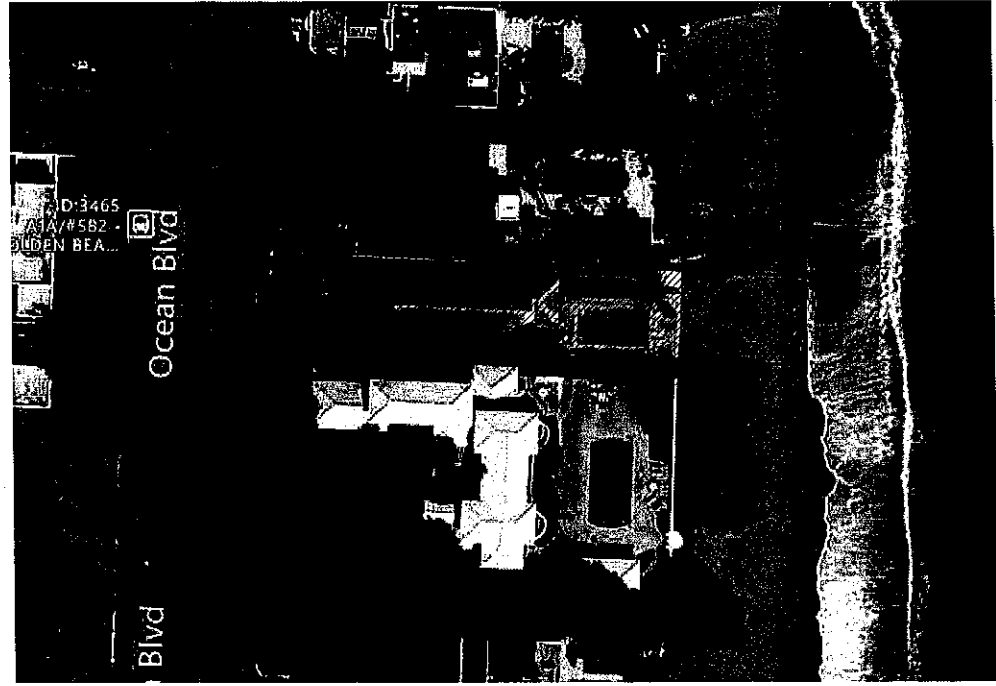
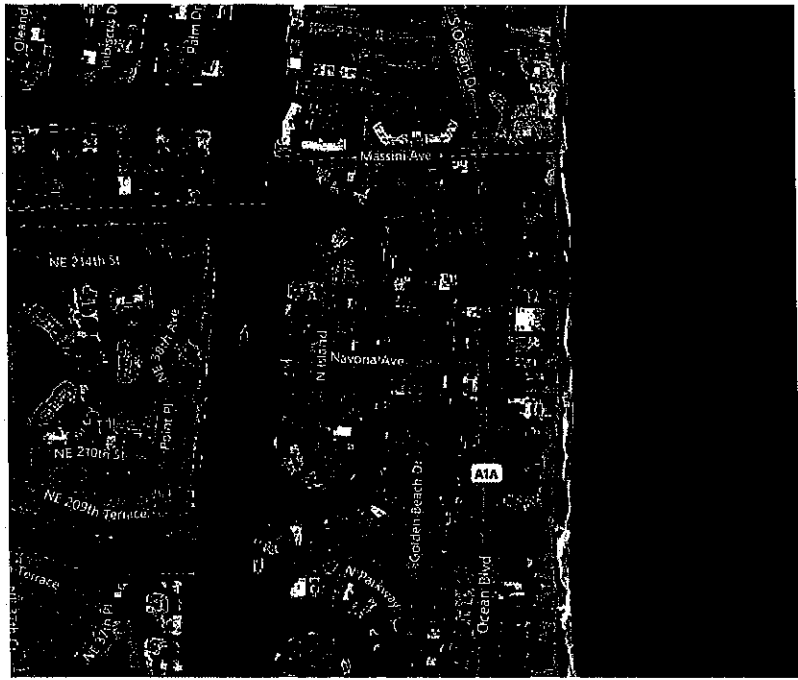
ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

AIA ASID NCARB  
2015 Biscayne Boulevard  
Miami, FL 33137  
Tel: 305.573.1818  
Fax: 305.573.8786  
WWW.KOBIKARP.COM



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| DRAWN BY:   | MD       |
| CHECKED BY: | JG       |
| DATE:       | 09-09-16 |

A-1.02



REVISIONS / SUBMISSIONS

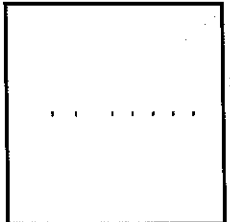
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ALL DIMENSIONS AND MATERIALS SHOWN ON THESE DRAWINGS ARE BASED ON THE ORIGINAL AND UNALTERED WORK OF THE ARCHITECT AND ARE NOT TO BE DELETED, ADDED OR MODIFIED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBIL KARP ARCHITECTURE & INTERIOR DESIGN, INC. (AKA) ...

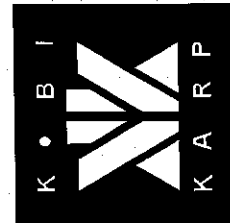
NEW SINGLE FAMILY HOUSE  
587 Ocean Blvd.  
Golden Beach, FL 33160

AERIAL PHOTOS



KOBIL KARP  
Lic. # AR0012578

ARCHITECTURE  
INTERIOR DESIGN  
PLANNING  
AIA ASID NCARB  
2915 Brickyard Boulevard  
Suite 200  
Miami, Florida 33137  
Tel: 305.573.0518  
F: 305.573.0518  
WWW.KOBILKARP.COM



Town of Golden Beach  
Building Regulatory Advisory Board  
Hearing Unit  
MAR 14 2017  
APPROVED \_\_\_\_\_ MD  
DISAPPROVED \_\_\_\_\_ JG  
VARIANCE REQ: \_\_\_\_\_

DRAWN BY: MD  
CHECKED BY: JG  
DATE: 09-09-16

A1.03



REVISIONS / SUBMISSIONS

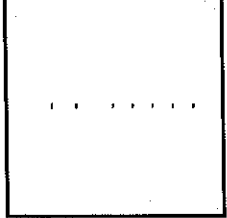
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ALL DIMENSIONS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND SOLE BASIS OF RECORD FOR THIS PROJECT. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBIKARP ARCHITECTURE, A PROFESSIONAL P.A., INC., D/B/A KOBIKARP.

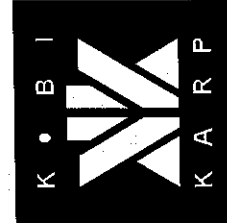
NEW SINGLE FAMILY HOUSE  
587 Ocean Blvd.  
Golden Beach, FL 33160

SITE PHOTOS



KOBIKARP  
Lic. # AR0012578

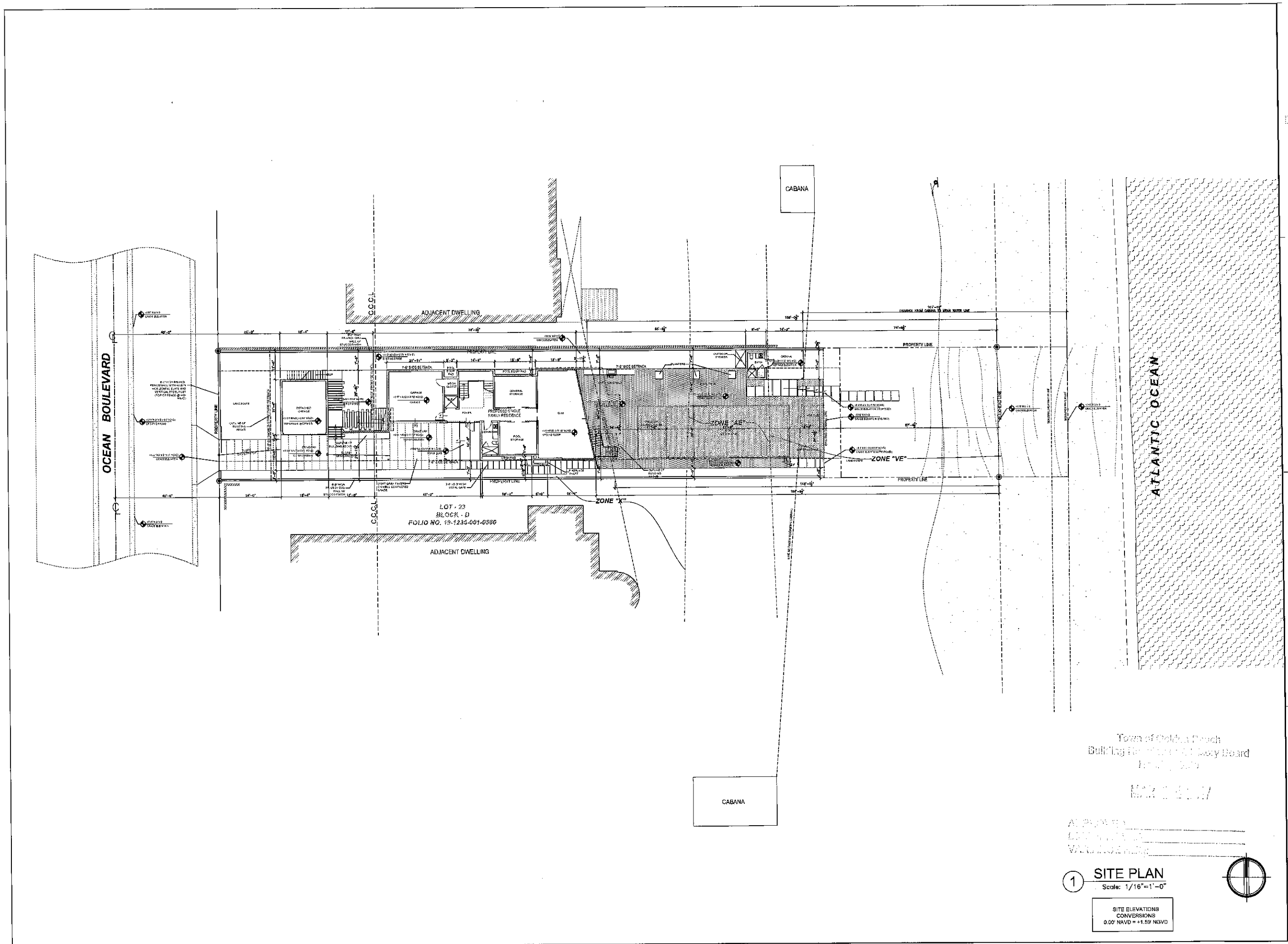
ARCHITECTURE  
INTERIOR DESIGN  
PLANNING  
AIA ASID NCARB  
2915 Biscayne Boulevard  
Miami, Florida 33137  
C: 305.572.1818  
F: 305.973.2166  
WWW.KOBIKARP.COM



Town of Golden Beach  
Building Regulatory Advisory Board  
Hearing Date  
**MAR 14 2017**  
APPROVED \_\_\_\_\_  
DISAPPROVED \_\_\_\_\_  
VARIANCE REQ: \_\_\_\_\_

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| DRAWN BY:   | MD       |
| CHECKED BY: | JG       |
| DATE:       | 09-09-16 |

A1.04



| REVISIONS / SUBMISSIONS |
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ALL DIMENSIONS AND WRITTEN MATERIAL APPEARING HEREON, OR VARIATION THEREFROM, SHALL BE IN ACCORDANCE WITH THE FLORIDA STATE BOARD OF ARCHITECTURE, FLORIDA BOARD OF PROFESSIONAL ENGINEERS, AND FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS. THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

**NEW SINGLE FAMILY HOUSE**  
587 Ocean Blvd  
Golden Beach, FL 33160

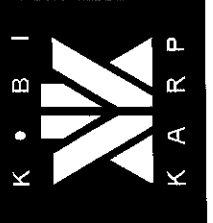
**SITE PLAN**



KOBI KARP  
Lic. # AR00012578

ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

AIA ASID NCARB  
2918 Biscayne Boulevard  
Miami, FL 33137  
Tel: 305.573.1818  
Fax: 305.573.3788  
[WWW.KOBIKARP.COM](http://WWW.KOBIKARP.COM)



Town of Golden Beach  
Building Department / City Board  
March 2016

APPROVED  
BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

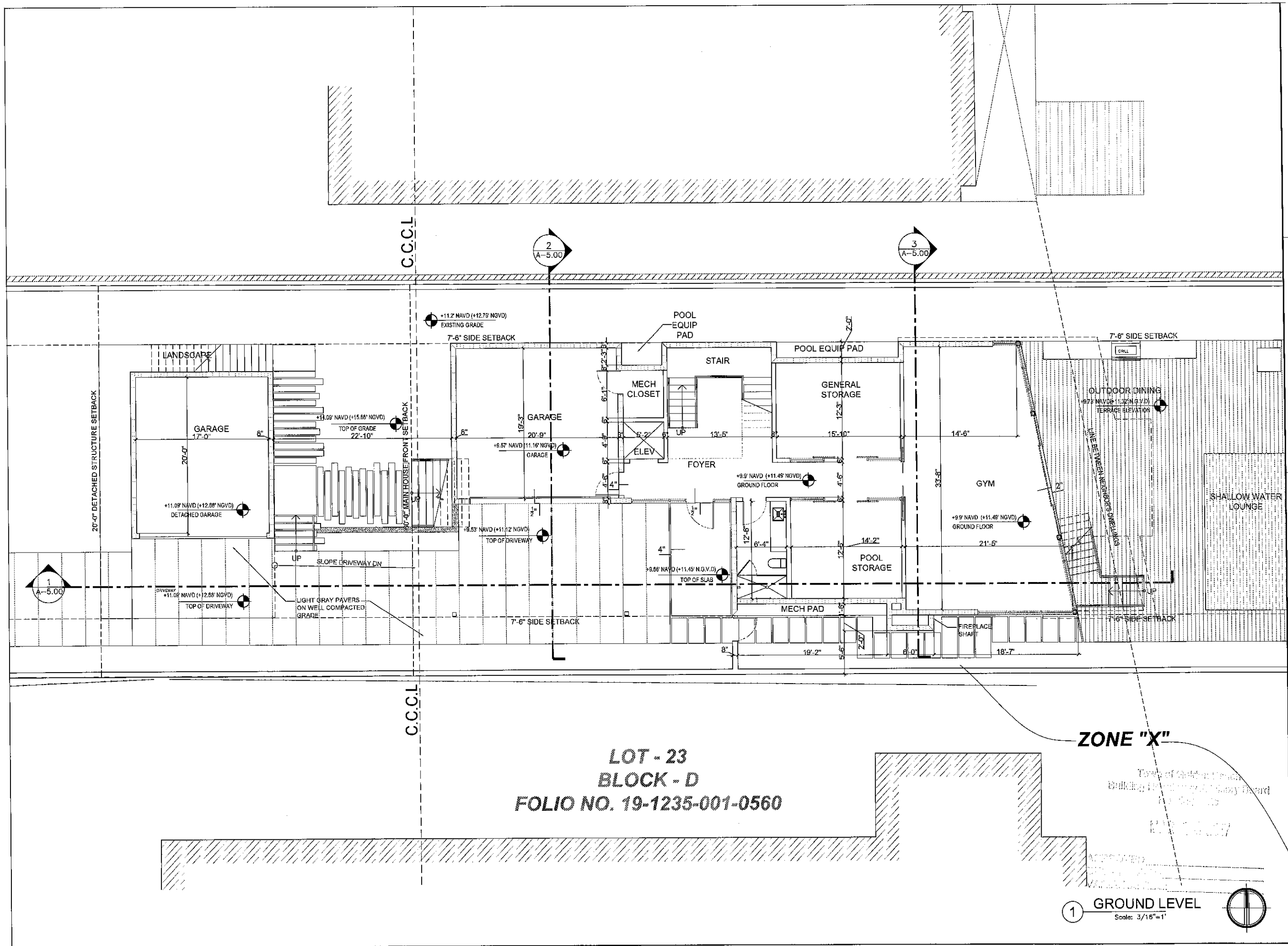
① **SITE PLAN**  
Scale: 1/16" = 1'-0"

SITE ELEVATIONS  
CONVERSIONS  
0.00' NAVD = +1.59' NGVD



DRAWN BY: MD  
CHECKED BY: JG  
DATE: 09-09-16

**A-2.00**



| REVISIONS / SUBMISSIONS |  |
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ALL DIMENSIONS AND FINISHES UNLESS OTHERWISE SPECIFIED ARE TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

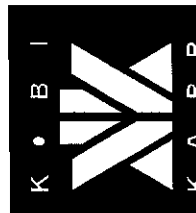
**NEW SINGLE FAMILY HOUSE**  
987 Ocean Blvd.  
Golden Beach, FL 33160

**GROUND LEVEL**  
FLOOR PLAN

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KOBI KARP  
Lic. # ARD012578

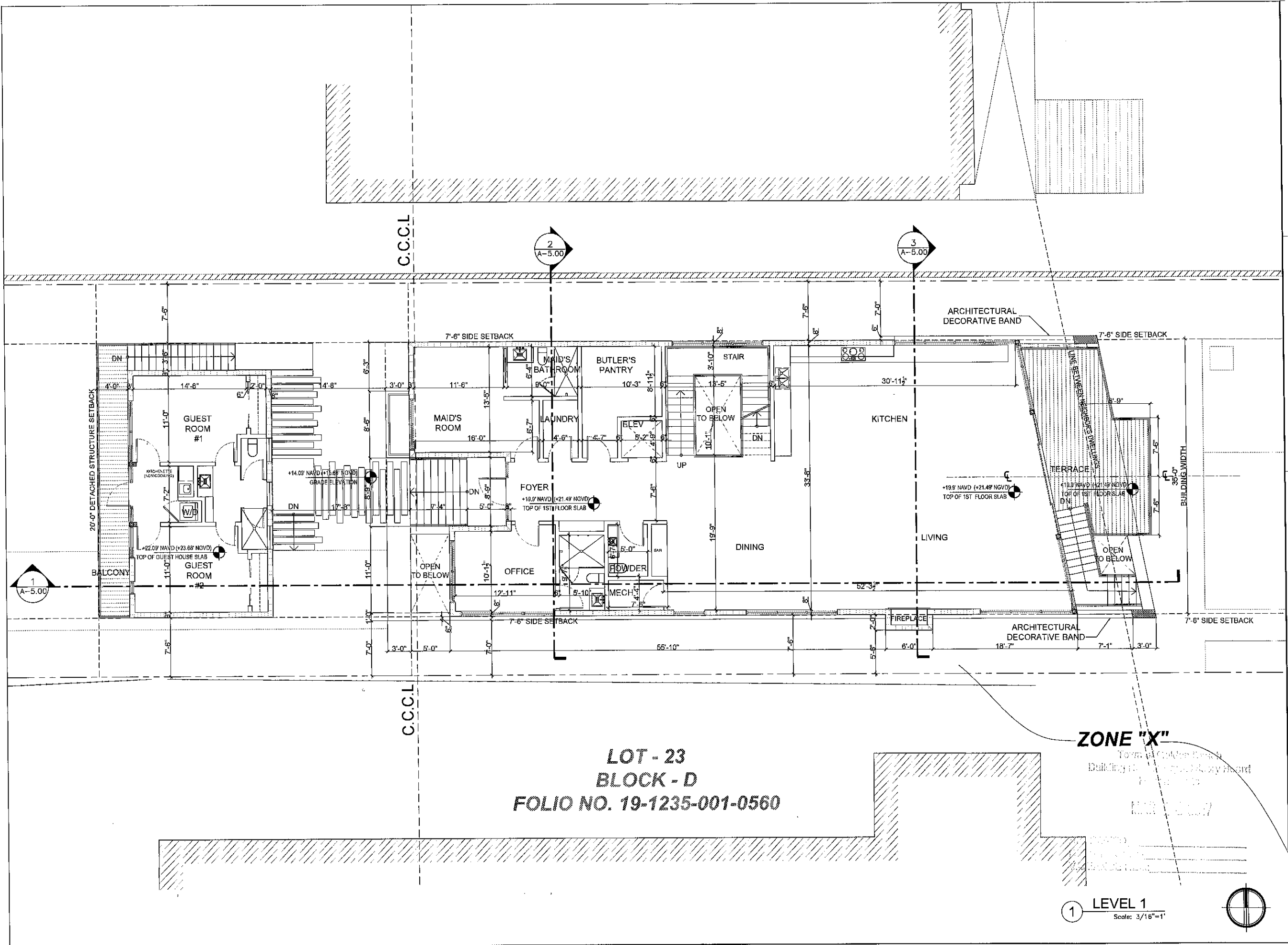
**ARCHITECTURE  
INTERIOR DESIGN  
PLANNING**  
AIA ASID NCARB  
2915 Suzanne Boulevard  
Suite 200  
Miami Beach, FL 33137  
P: 305.575.3765  
F: 305.575.3768  
WWW.KOSIKARP.COM



DRAWN BY: MD  
CHECKED BY: JG

DATE: 09-09-16

**A3.00**



**LOT - 23  
BLOCK - D  
FOLIO NO. 19-1235-001-0560**

**ZONE "X"**  
Town of Golden Beach  
Building Department  
1501 S. Ocean Blvd.  
Golden Beach, FL 33160

① **LEVEL 1**  
Scale: 3/16"=1'

| REVISIONS / SUBMISSIONS |
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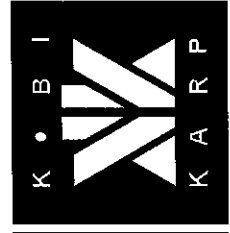
**NEW SINGLE FAMILY HOUSE**  
597 Ocean Blvd.  
Golden Beach, FL 33160

**LEVEL 1**  
FLOOR PLAN

KOBIL KARP  
Lic. # AR0012576

**ARCHITECTURE  
INTERIOR DESIGN  
PLANNING**

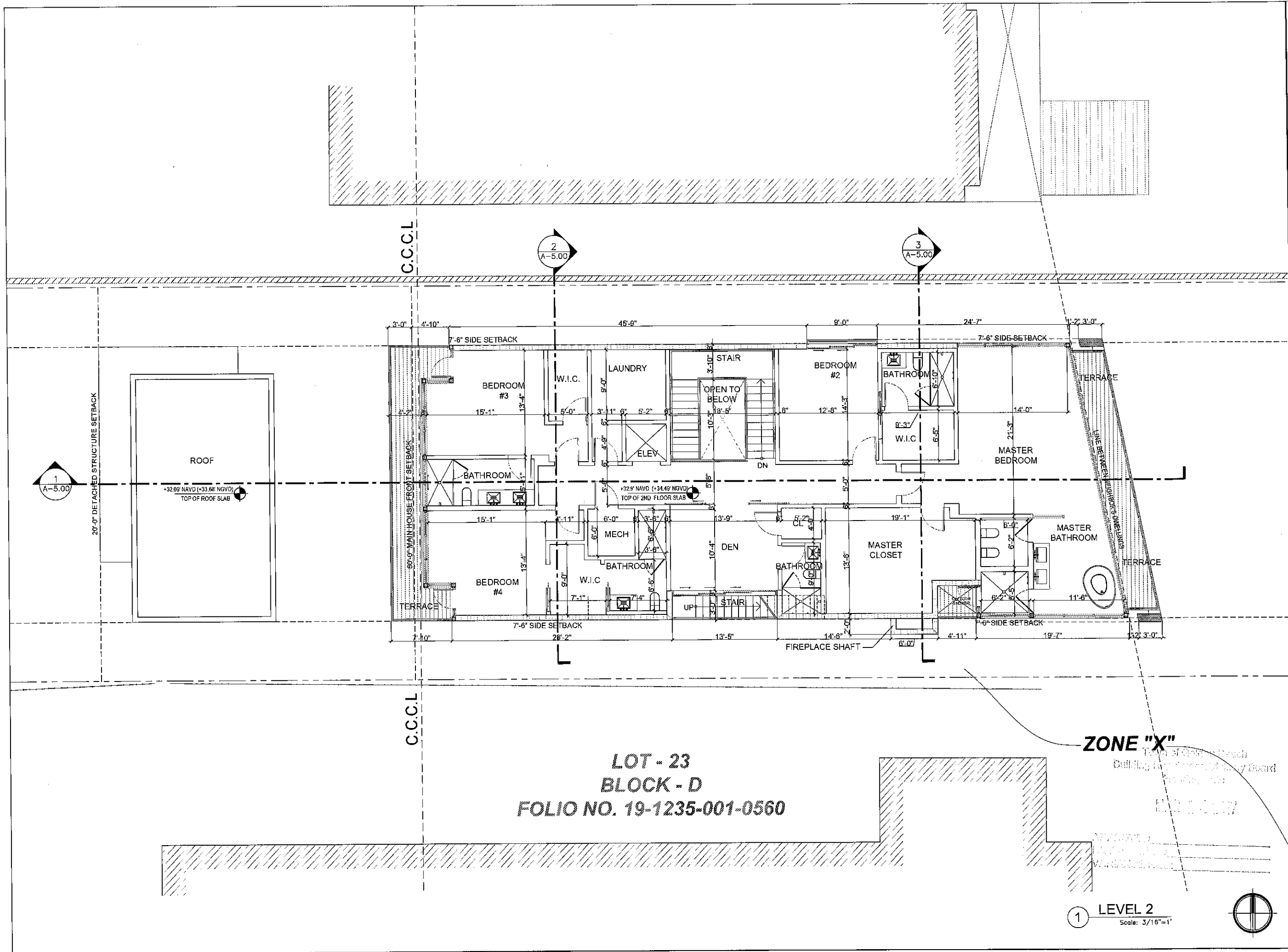
AIA ASID NCARB  
2915 Business Boulevard  
Suite 200  
Miami, Florida 33137  
Tel: 305.573.3796  
www.kobikarp.com



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CHECKED BY: JG  
DATE: 09-09-16

A-3.01





LOT - 23  
BLOCK - D  
FOLIO NO. 19-1235-001-0560

ZONE "X"

① LEVEL 2  
Scale: 3/16"=1'



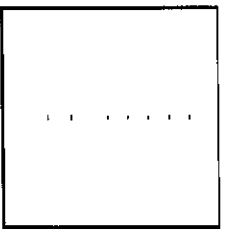
| REVISIONS / SUBMISSIONS |
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1608

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**NEW SINGLE FAMILY HOUSE**  
587 Ocean Blvd.  
Golden Beach, FL 33160

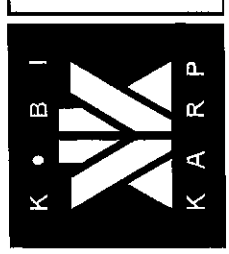
**LEVEL 2**  
FLOOR PLAN



KOBI KARP  
Lic. # AR0012578

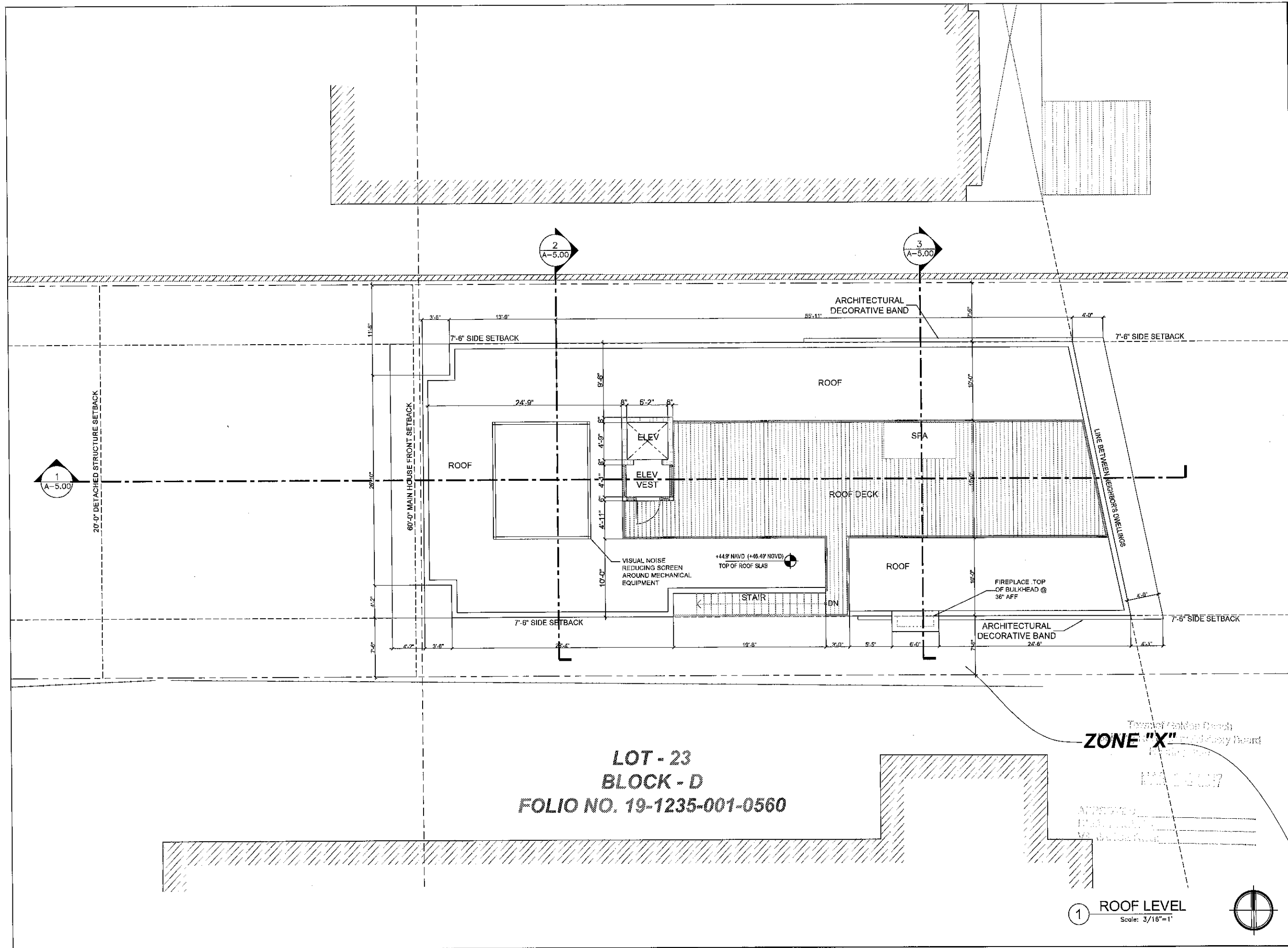
ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

AIA ASID NCARB  
2915 Biscayne Boulevard  
Suite 200  
Miami, FL 33137  
P. 305.573.3765  
WWW.KOBIKARP.COM



DRAWN BY: MD  
CHECKED BY: JG  
DATE: 09-09-16

A-3.02



LOT - 23  
BLOCK - D  
FOLIO NO. 19-1235-001-0560

City of Golden Beach  
Zoning Ordinance  
Section 10.02  
Zone "X"  
C-1  
MAY 20 2017  
APPROVED  
PLANNING DEPARTMENT  
MAY 20 2017

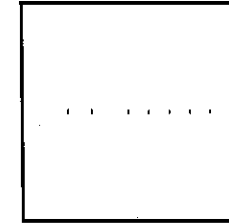
1 ROOF LEVEL  
Scale: 3/16"=1'

| REVISIONS / SUBMISSIONS |
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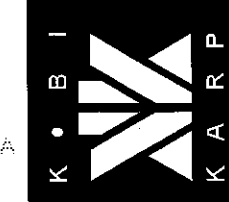
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NEW SINGLE FAMILY HOUSE  
587 Ocean Blvd.  
Golden Beach, FL 33160  
ROOF DECK LEVEL  
FLOOR PLAN



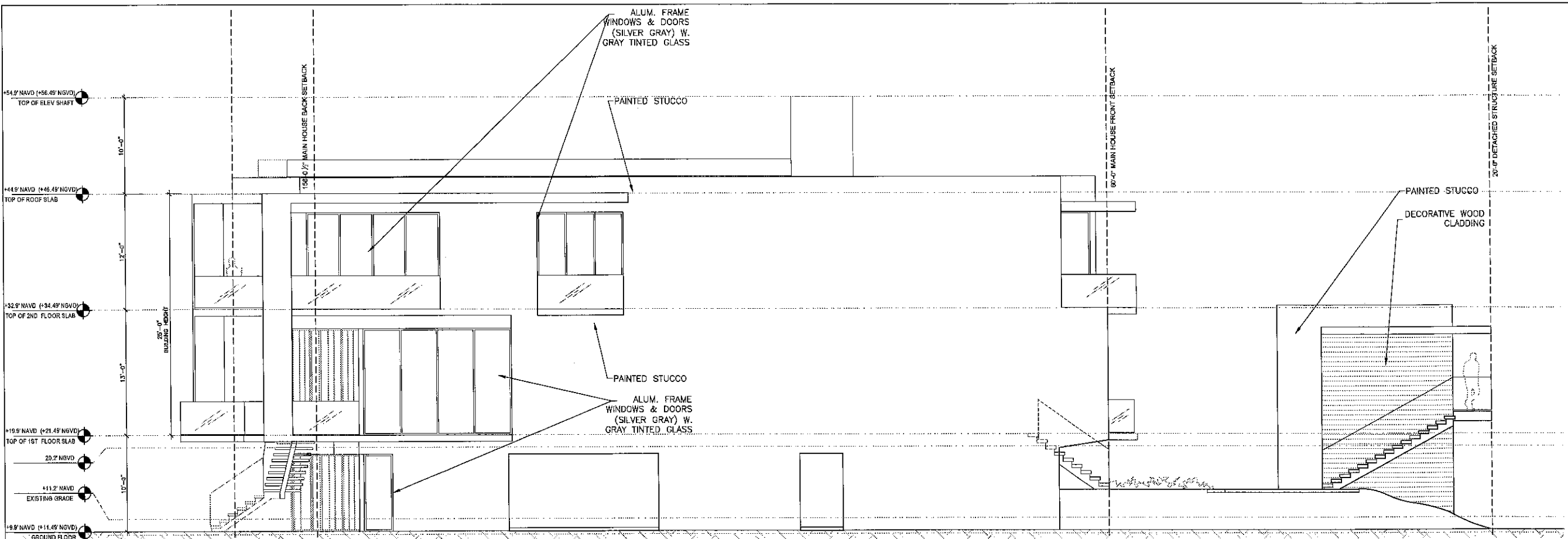
KOBILKARP  
Lic. # AR0012578

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INTERIOR DESIGN  
PLANNING  
AIA ASID NCARB  
2815 Bridge Boulevard  
Suite 200  
Miami, Florida 33137  
Tel: 305.572.1316  
P: 305.572.1318  
WWW.KOBILKARP.COM

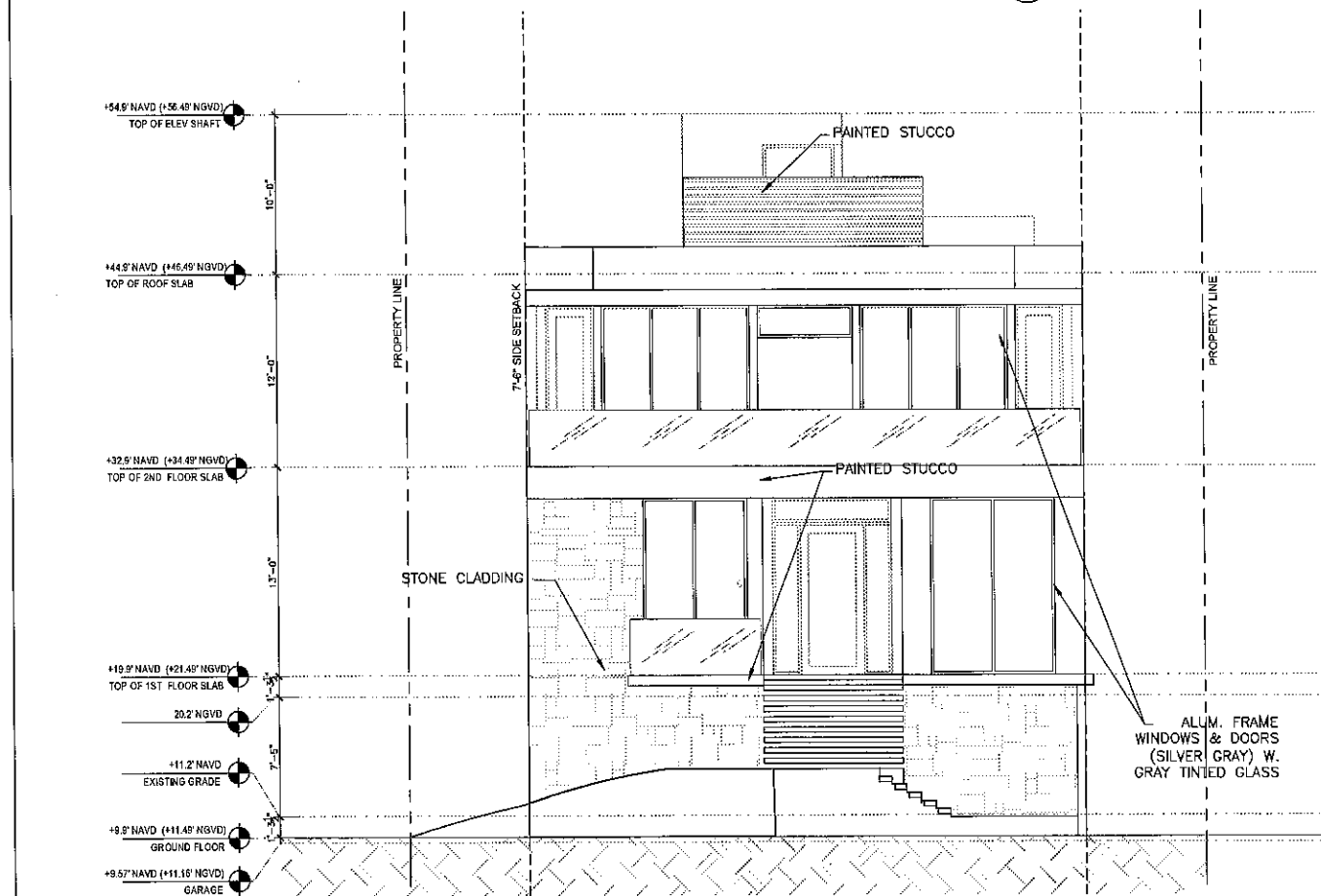


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CHECKED BY: JG  
DATE: 09-09-16

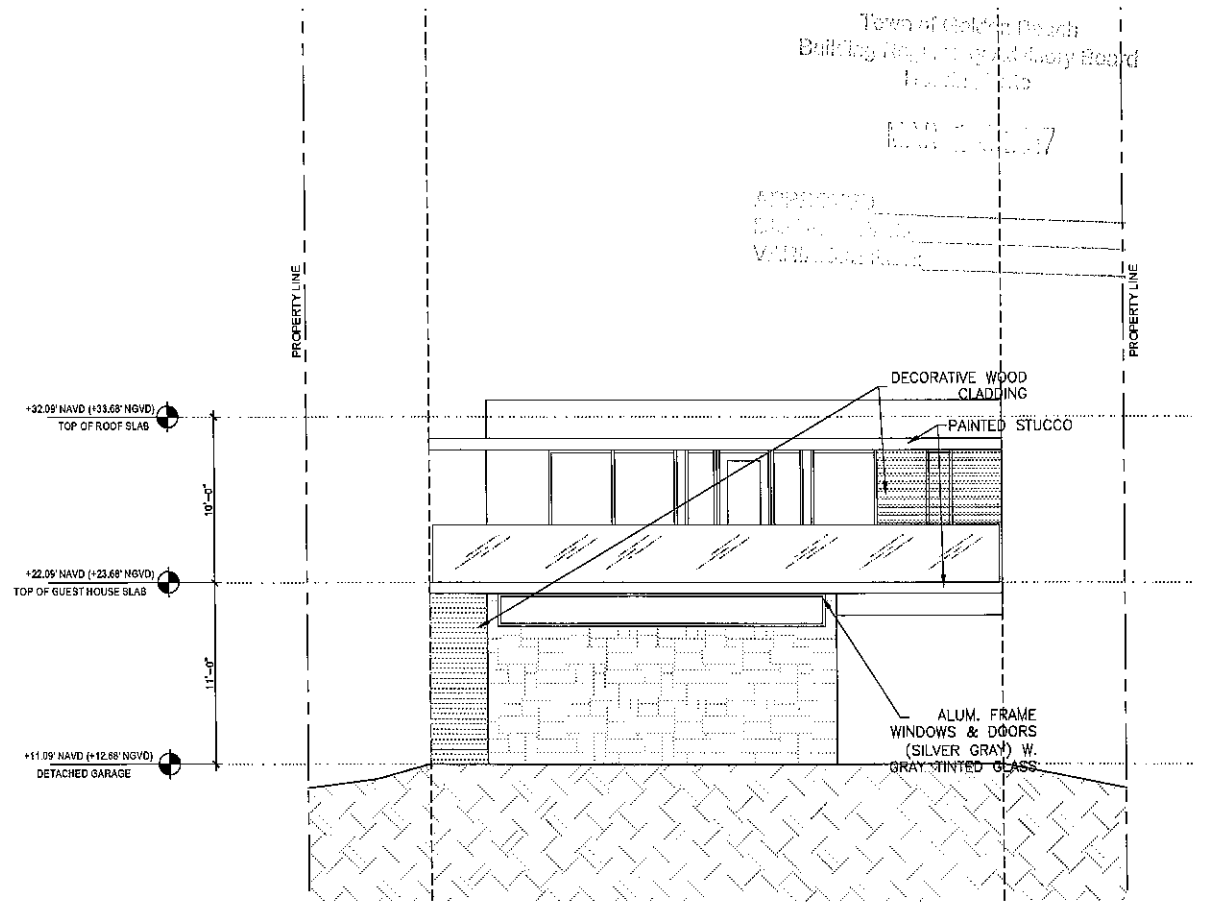
A-3.03



1 NORTH ELEVATION  
Scale: 3/16"=1'



2 WEST ELEVATION- MAIN HOUSE  
Scale: 3/16"=1'



3 WEST ELEVATION- GUEST HOUSE  
Scale: 3/16"=1'

| REVISIONS / SUBMISSIONS |
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**1608**  
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**NEW SINGLE FAMILY HOUSE**  
587 Ocean Blvd.  
Golden Beach, FL 33160

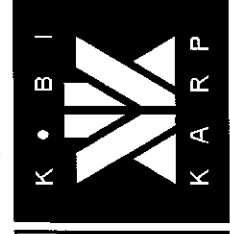
**NORTH & WEST**  
ELEVATIONS

APPROVED  
FOR CONSTRUCTION

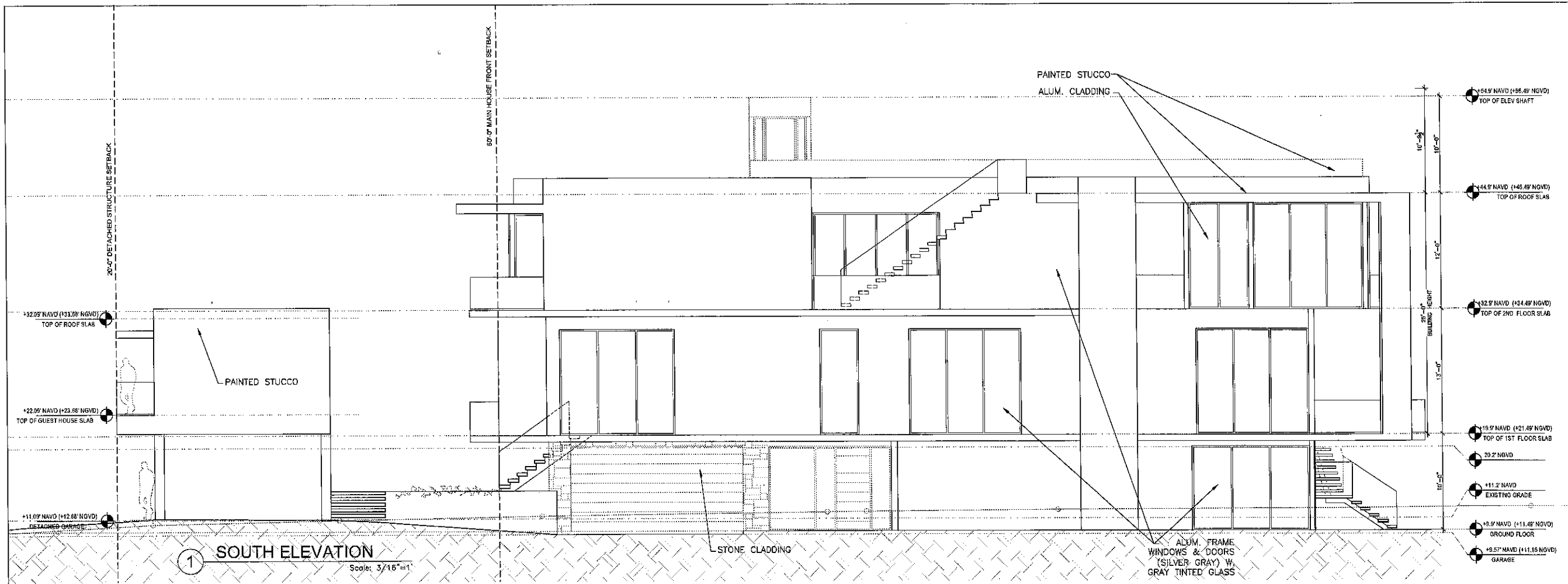
**KOBIL KARP**  
Lic. # AR0012578

**ARCHITECTURE  
INTERIOR DESIGN  
PLANNING**

AIA ASID NCARB  
2915 Dickie Ave., Beachwood  
Suite 200  
Miami, Florida 33137  
P: 305.673.3728  
WWW.KOBILKARP.COM



DRAWN BY: MD  
CHECKED BY: JG  
DATE: 09-09-16



1 SOUTH ELEVATION

Scale: 3/16"=1'



2 WEST ELEVATION- MAIN HOUSE

Scale: 3/16"=1'

REVISIONS / SUBMISSIONS

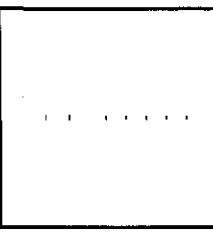
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1608

ALL DIMENSIONS AND WRITTEN MATERIAL SPECIFICATIONS COORDINATE THE SPACING AND UNIFORMITY OF WORK AND MATERIALS AND ARE SUBJECT TO THE VERIFICATION OF THE CONTRACTOR'S SUPERVISOR AND ARCHITECTURE, INTERIOR DESIGN AND ALL OTHERS.

**NEW SINGLE FAMILY HOUSE**  
587 Ocean Blvd.  
Golden Beach, FL 33160

**SOUTH & EAST**  
ELEVATIONS

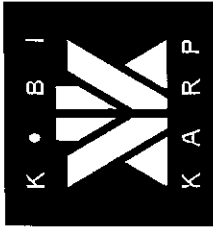


KOBI KARP  
Lic. # AR0012578

ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

AIA ASID NCARB

2215 Biscayne Boulevard  
Suite 200, 33137  
Miami, FL 33137  
Tel: 305.273.1918  
Fax: 305.273.3766  
WWW.KOBIKARP.COM

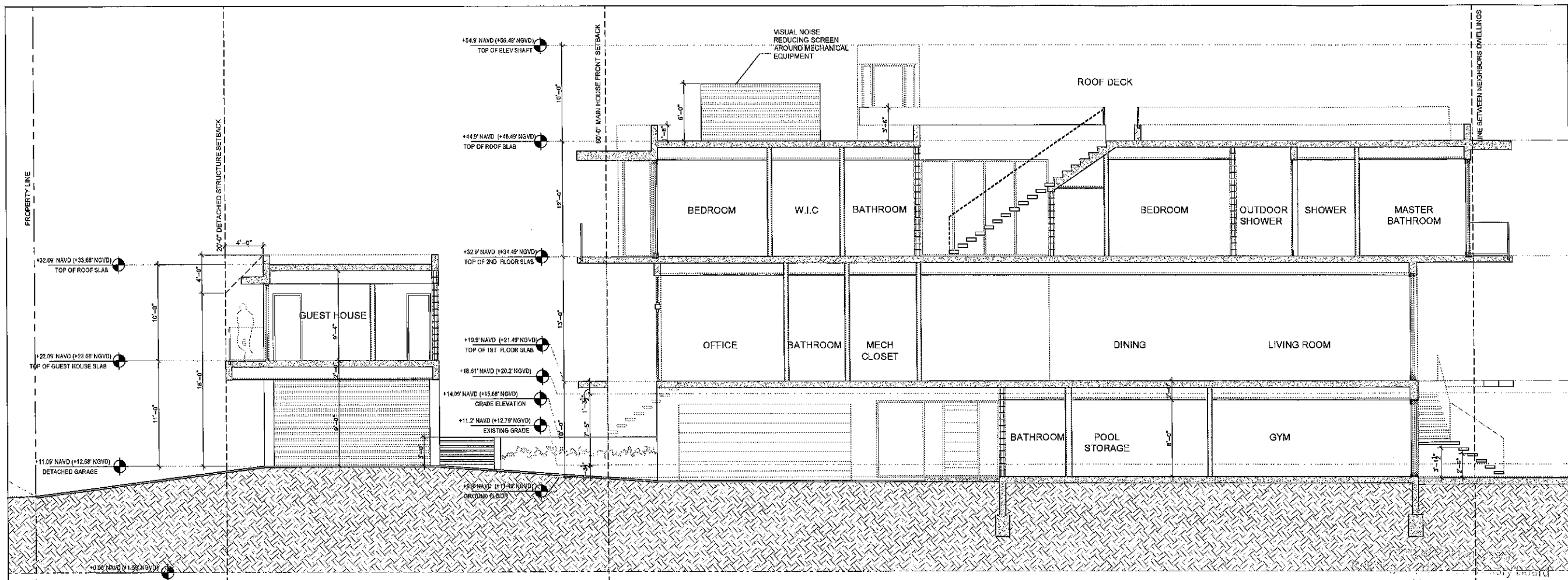


Town of Golden Beach  
Building Dept. and Planning Board  
100 N. Highway  
MAY 2, 2017  
APPROVED

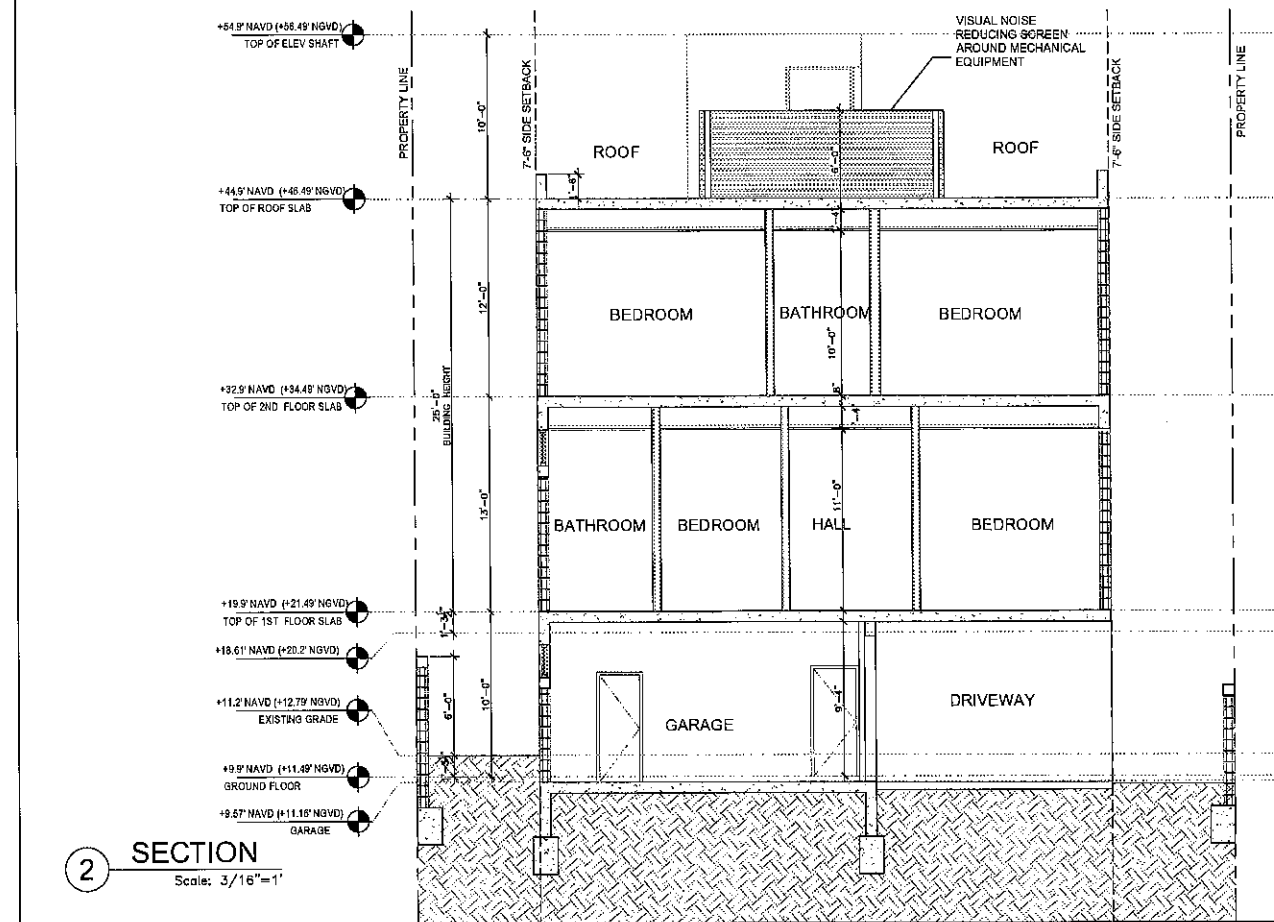
APPROVED  
10/10/17  
Valencia

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| DRAWN BY:   | MD       |
| CHECKED BY: | JG       |
| DATE:       | 09-09-16 |

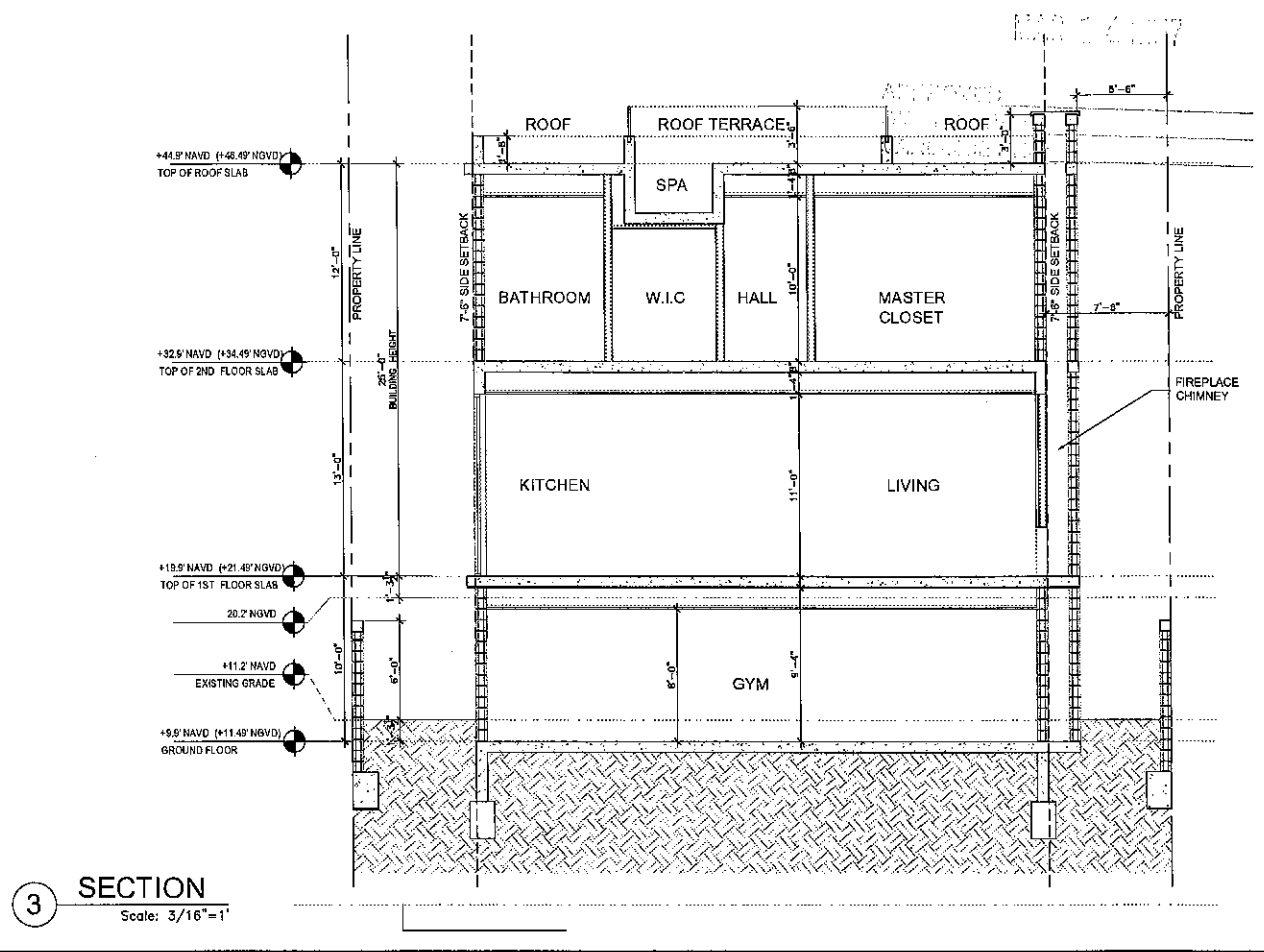
A-4.01



**1 SECTION**  
Scale: 3/16"=1'



**2 SECTION**  
Scale: 3/16"=1'



**3 SECTION**  
Scale: 3/16"=1'

REVISIONS / SUBMISSIONS

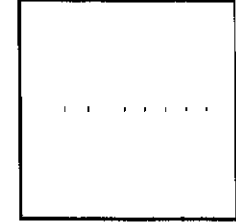
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1608

ALL DIMENSIONS AND WRITTEN MATERIAL APPLICABLE TO THIS CONSTRUCTION. THE OWNER SHALL VERIFY ALL DIMENSIONS AND MATERIALS WITH THE SUPPLIER AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DIMENSIONS OR MATERIALS THAT DO NOT CORRESPOND TO THE ORIGINAL SET OF PLANS.

**NEW SINGLE FAMILY HOUSE**  
587 Ocean Blvd.  
Golden Beach, FL 33160

**SECTIONS**



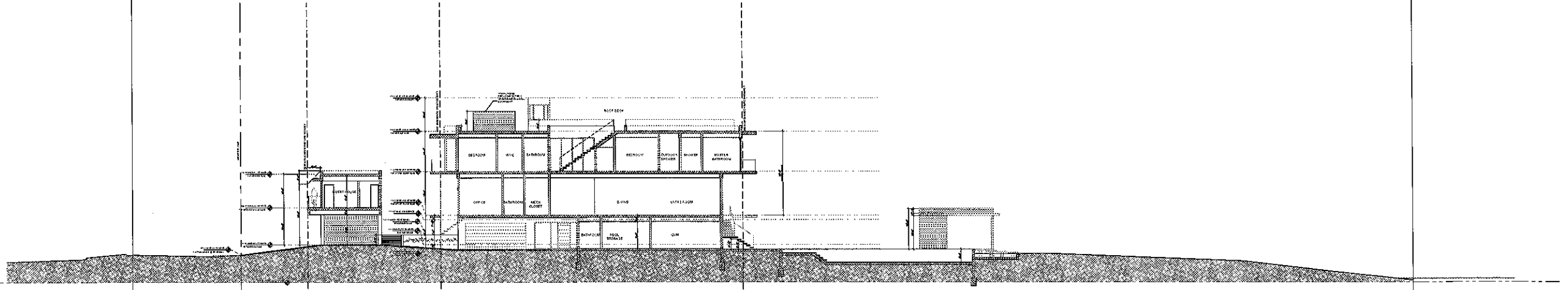
K O B I L K A R P

ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

AIA ASID NCARB  
2915 Biscayne Boulevard  
Suite 200  
Miami, FL 33137  
P: 305.575.1818  
F: 305.575.3766  
WWW.KOBILKARP.COM

Drawn by: MD  
Checked by: JG  
Date: 09-09-16

A5.00



SECTION 1

1 SECTION  
Scale: 1/16"=1'

Town of Golden Beach  
Building Dept. & Planning Board  
11/11/16

KAR 11117

ADP 11117  
KAR 11117  
KAR 11117

REVISIONS / SUBMISSIONS

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1608

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NEW SINGLE FAMILY HOUSE

587 Ocean Blvd.  
Golden Beach, FL 33160

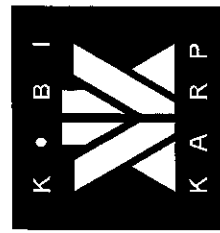
SITE SECTION

KOBI KARP  
Lic. # AR0012578

ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

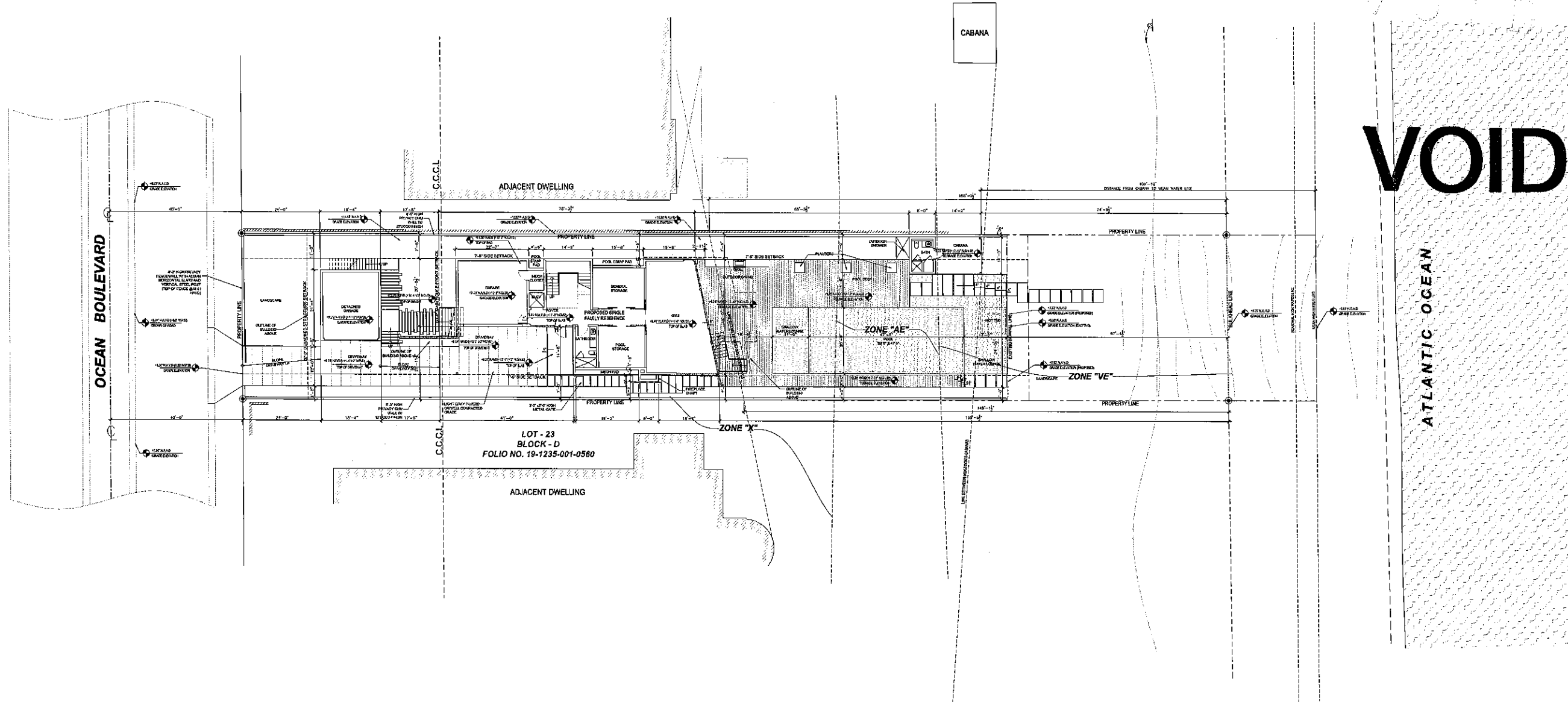
AIA ASID NCARB

2915 Biscayne Boulevard  
Suite 200  
Miami, FL 33137  
Tel: 305.573.1818  
F: 305.573.3788  
WWW.KOBIKARP.COM



DRAWN BY: MD  
CHECKED BY: JG  
DATE: 09-09-16

A5.01



REVISIONS / SUBMISSIONS

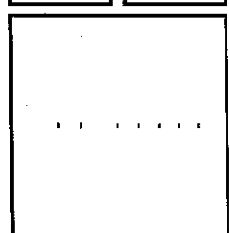
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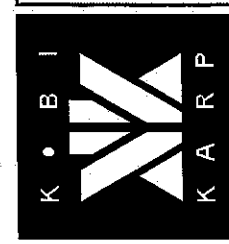
**NEW SINGLE FAMILY HOUSE**  
587 Ocean Blvd.  
Golden Beach, FL 33160

**SITE PLAN**



KOBI KARP  
Lic. # AR0012578

**ARCHITECTURE, INTERIOR DESIGN, PLANNING**  
AIA ASID NCARB  
2915 Esplanade Boulevard  
Miami, FL 33137  
P: 305.573.3137  
F: 305.573.3768  
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DRAWN BY: MO  
CHECKED BY: JG  
DATE: 09-09-16

A-2.00

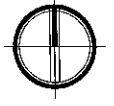
Town of Golden Beach  
Building Regulatory Advisory Board  
Hearing Date

MAR 14 2017

APPROVED \_\_\_\_\_  
DISAPPROVED \_\_\_\_\_  
VARIANCE REQ. \_\_\_\_\_

**1 SITE PLAN**  
Scale: 1/16" = 1'-0"

SITE ELEVATIONS  
CONVERSIONS  
0.00' NAVD = +1.58' NGVD



# VOID

20'-0" DETACHED STRUCTURE SETBACK

C.C.C.L.

C.C.C.L.

## LOT - 23 BLOCK - D FOLIO NO. 19-1235-001-0560

### ZONE "X"

Town of Golden Beach  
Building Regulatory Advisory Board  
Hearing Date

MAR 14 2017

APPROVED  
~~DISAPPROVED~~  
VARIANCE REQ:

1 GROUND LEVEL  
Scale: 3/16" = 1'

| REVISIONS / SUBMISSIONS |  |
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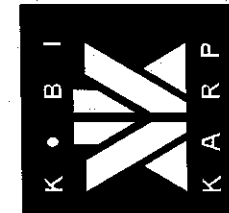
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|---|
| <b>NEW SINGLE FAMILY HOUSE</b>            |
| 587 Ocean Blvd.<br>Golden Beach, FL 33160 |
| <b>GROUND LEVEL</b>                       |
| FLOOR PLAN                                |

KOBI KARP  
Lic. # AR0012578

|   |
|---|
| ARCHITECTURE<br>INTERIOR DESIGN<br>PLANNING   |
| A/A ASID NCARB  |
| 2015 Biscayne Boulevard<br>Suite 200<br>Miami Beach, FL 33137<br>Tel: 305.538.8877<br>Fax: 305.573.3768 |
| WWW.KOBIKARP.COM  |



|             |          |
|-------------|----------|
| DRAWN BY:   | MD       |
| CHECKED BY: | JG       |
| DATE:       | 06-09-16 |

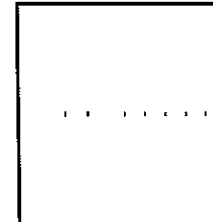
# A3.00



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**NEW SINGLE FAMILY HOUSE**  
587 Ocean Blvd.  
Golden Beach, FL 33160

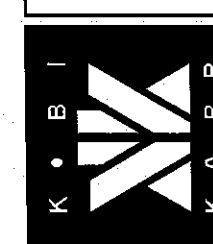
**LEVEL 1**  
FLOOR PLAN



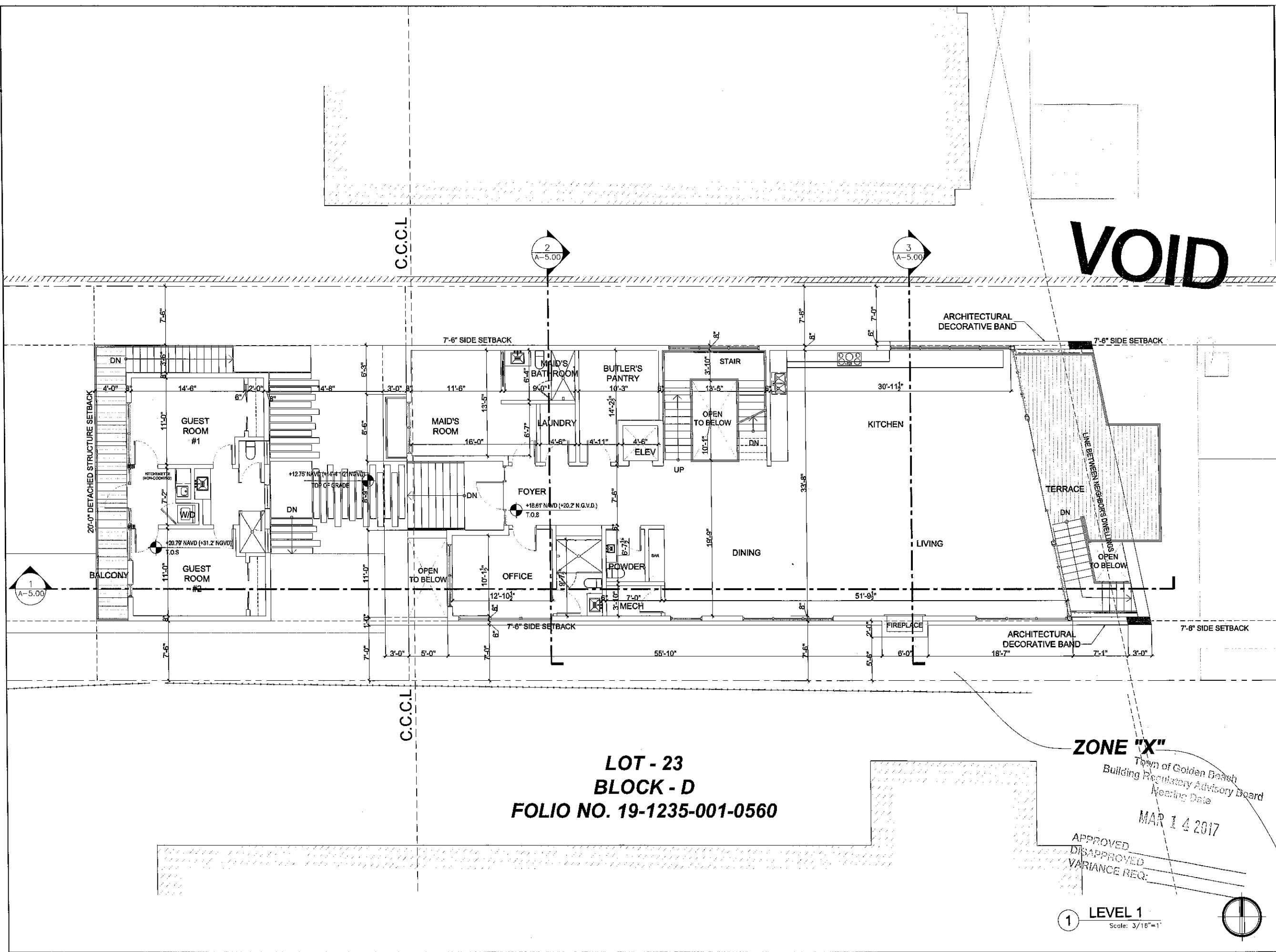
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ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

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2916 Blakely Boulevard  
Suite 200  
Miami, Florida 33137  
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CHECKED BY: JG  
DATE: 09-09-16



**VOID**

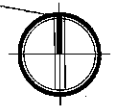
**LOT - 23**  
**BLOCK - D**  
**FOLIO NO. 19-1235-001-0560**

**ZONE "X"**  
Town of Golden Beach  
Building Regulatory Advisory Board  
Meeting Date

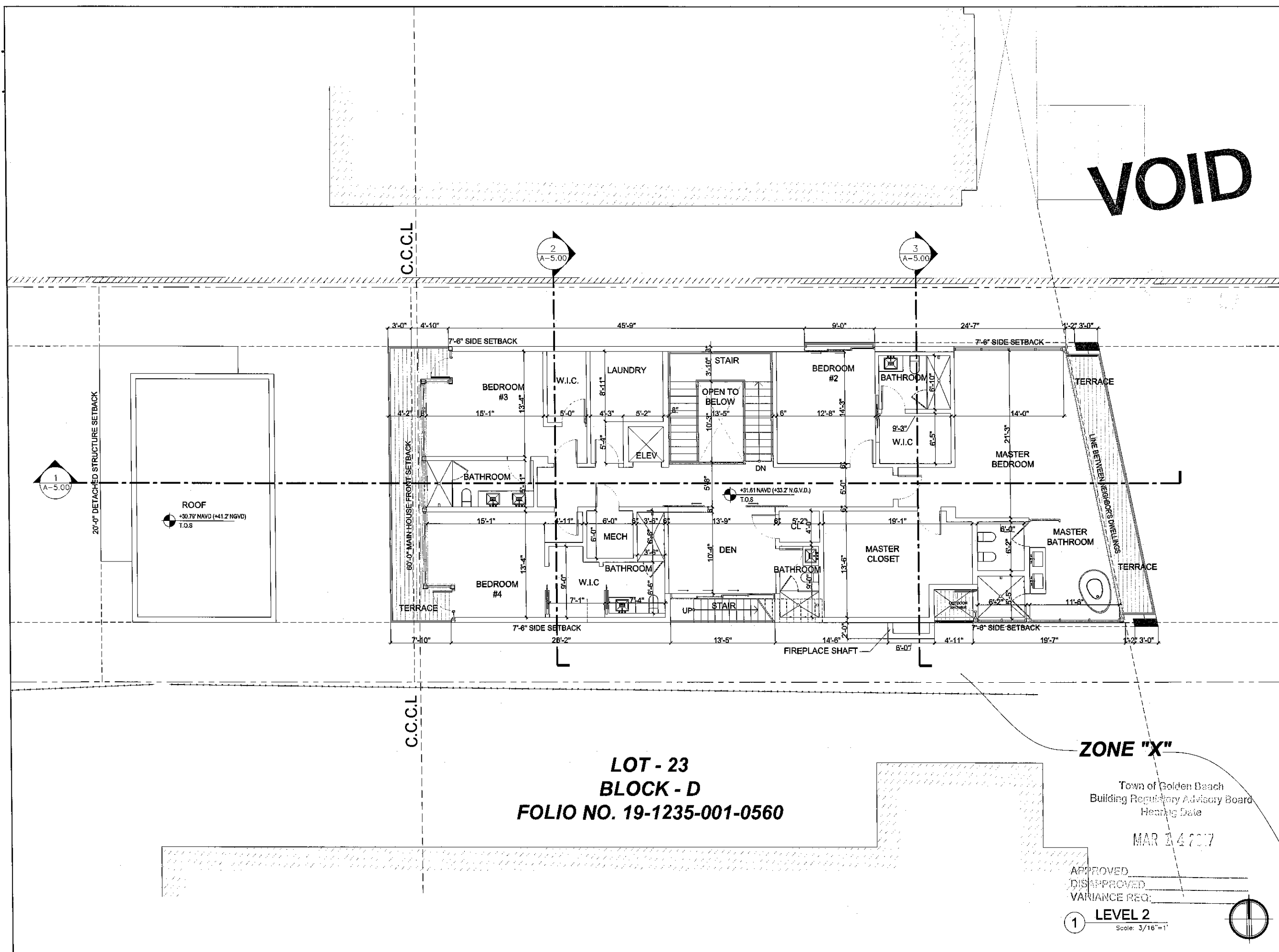
MAR 14 2017

APPROVED  
~~DISAPPROVED~~  
VARIANCE REQ.

1 LEVEL 1  
Scale: 3/16"=1'



# VOID



| REVISIONS / SUBMISSIONS |
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1608

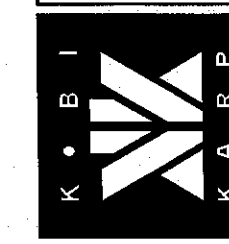
NEW SINGLE FAMILY HOUSE  
587 Ocean Blvd.  
Golden Beach, FL 33160

LEVEL 2  
FLOOR PLAN

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| DATE:       | 09-09-16 |

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DISAPPROVED  
VARIANCE REQ.  
**1 LEVEL 2**  
Scale: 3/16"=1'



A-3.02

# VOID

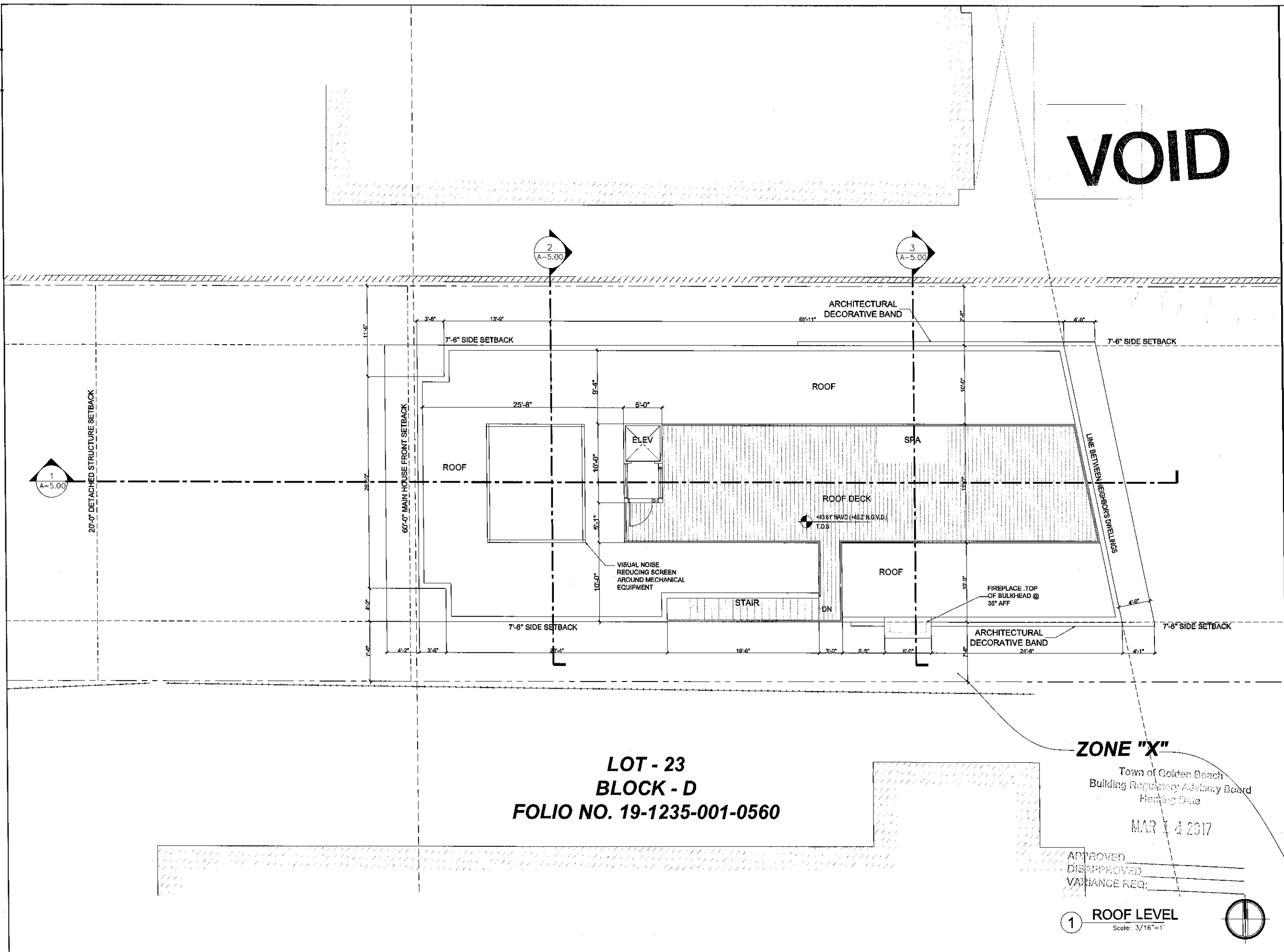
REVISIONS / SUBMISSIONS

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**NEW SINGLE FAMILY HOUSE**  
587 Ocean Blvd.  
Golden Beach, FL 33160

**ROOF DECK LEVEL**  
FLOOR PLAN



**LOT - 23  
BLOCK - D  
FOLIO NO. 19-1235-001-0560**

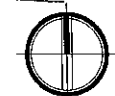
**ZONE "X"**

Town of Golden Beach  
Building Regulatory Advisory Board  
Meeting Date

MAR 14 2017

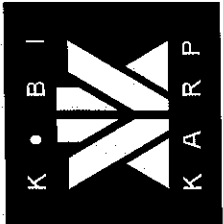
APPROVED \_\_\_\_\_  
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VARIANCE REQ. \_\_\_\_\_

1 **ROOF LEVEL**  
Scale: 3/16"=1'



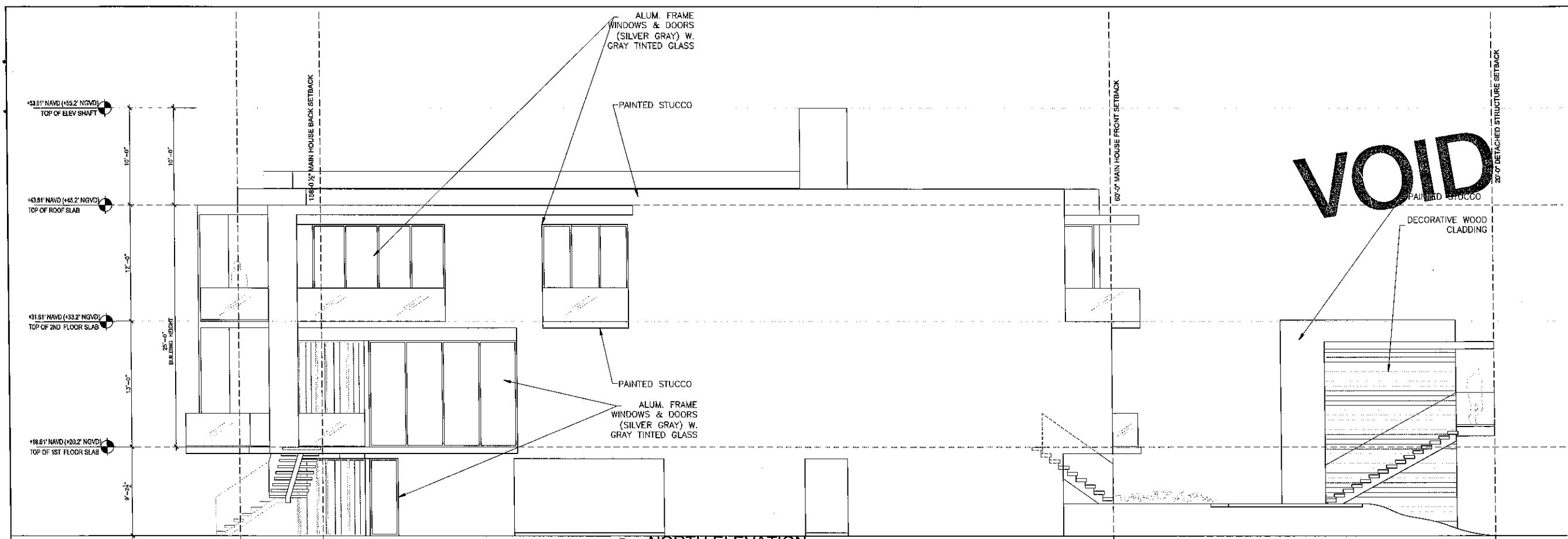
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F: 305.573.3768  
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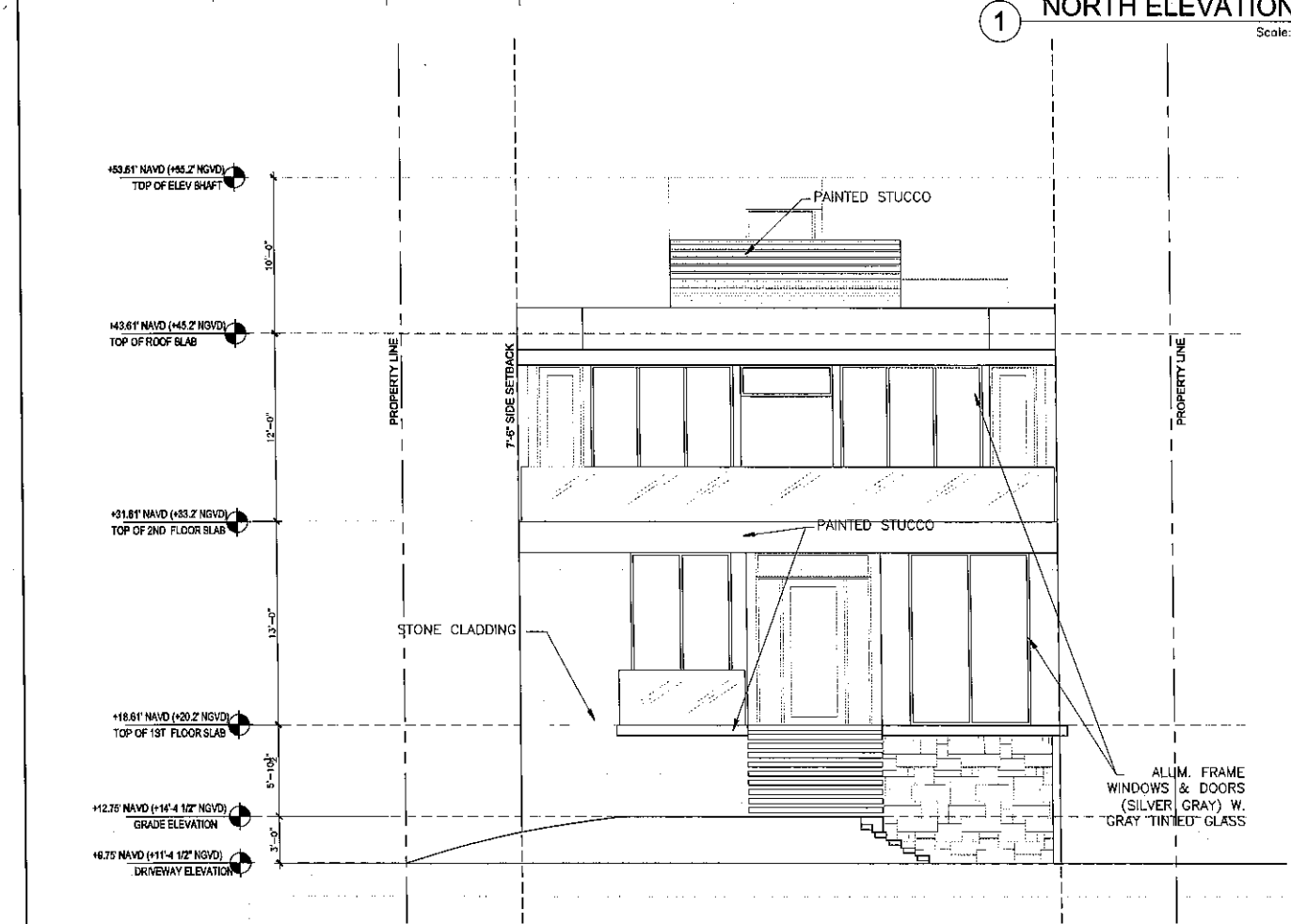


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DATE: 09-09-16

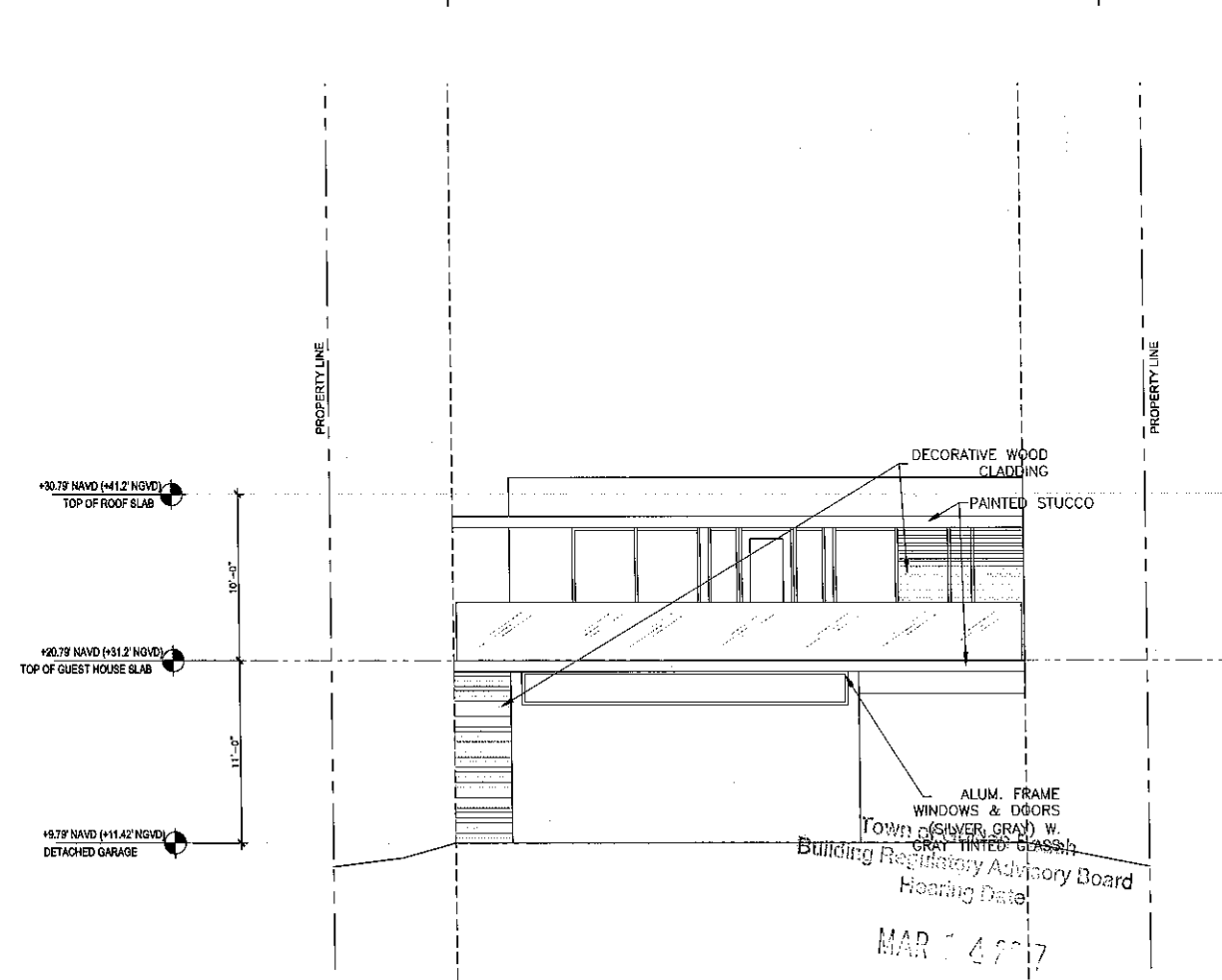
**A-3.03**



1 NORTH ELEVATION  
Scale: 3/16"=1'



2 WEST ELEVATION- MAIN HOUSE  
Scale: 3/16"=1'



3 WEST ELEVATION- GUEST HOUSE  
Scale: 3/16"=1'

**VOID**

Town of Ocean Beach  
Building Regulatory Advisory Board  
Hearing Date  
MAR 7 4 2017

| REVISIONS / SUBMISSIONS |  |
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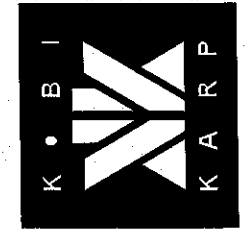
**NEW SINGLE FAMILY HOUSE**  
587 Ocean Blvd.  
Golden Beach, FL 33160

**NORTH & WEST**  
ELEVATIONS

KOBİ KARP  
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ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

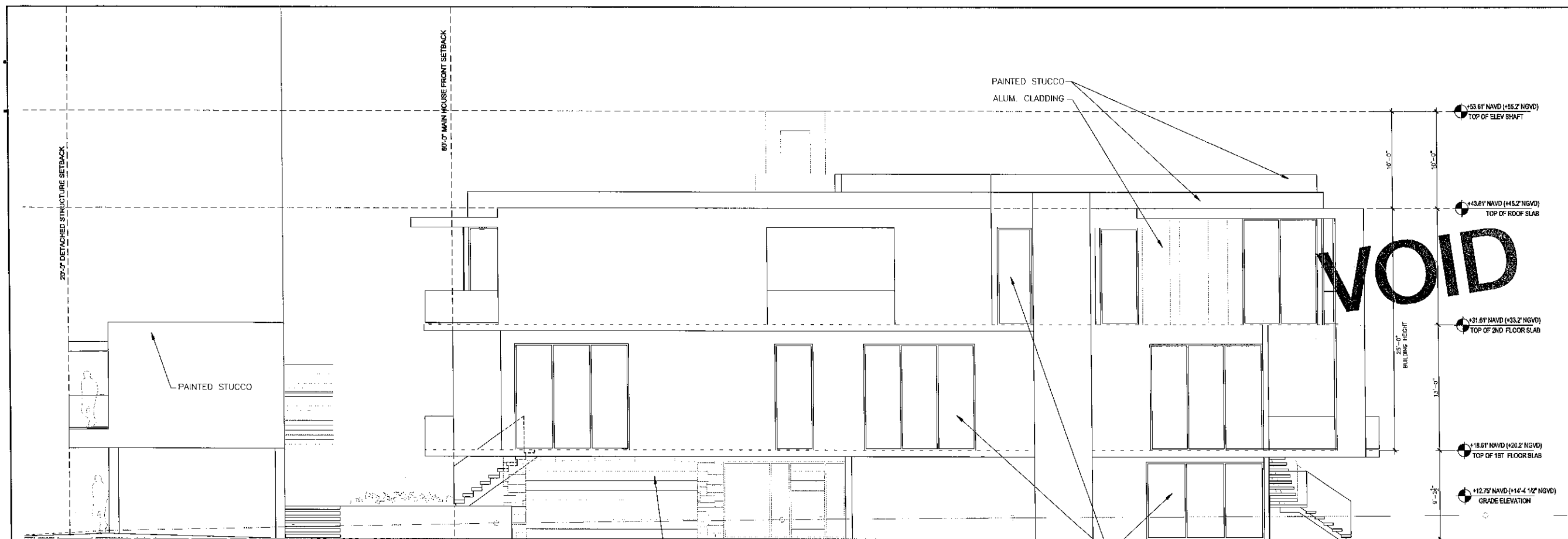
AIA ASID NCARB  
2915 Biscayne Boulevard  
Suite 200  
Miami, FL 33137  
Tel: 305.673.3819  
Fax: 305.673.3765  
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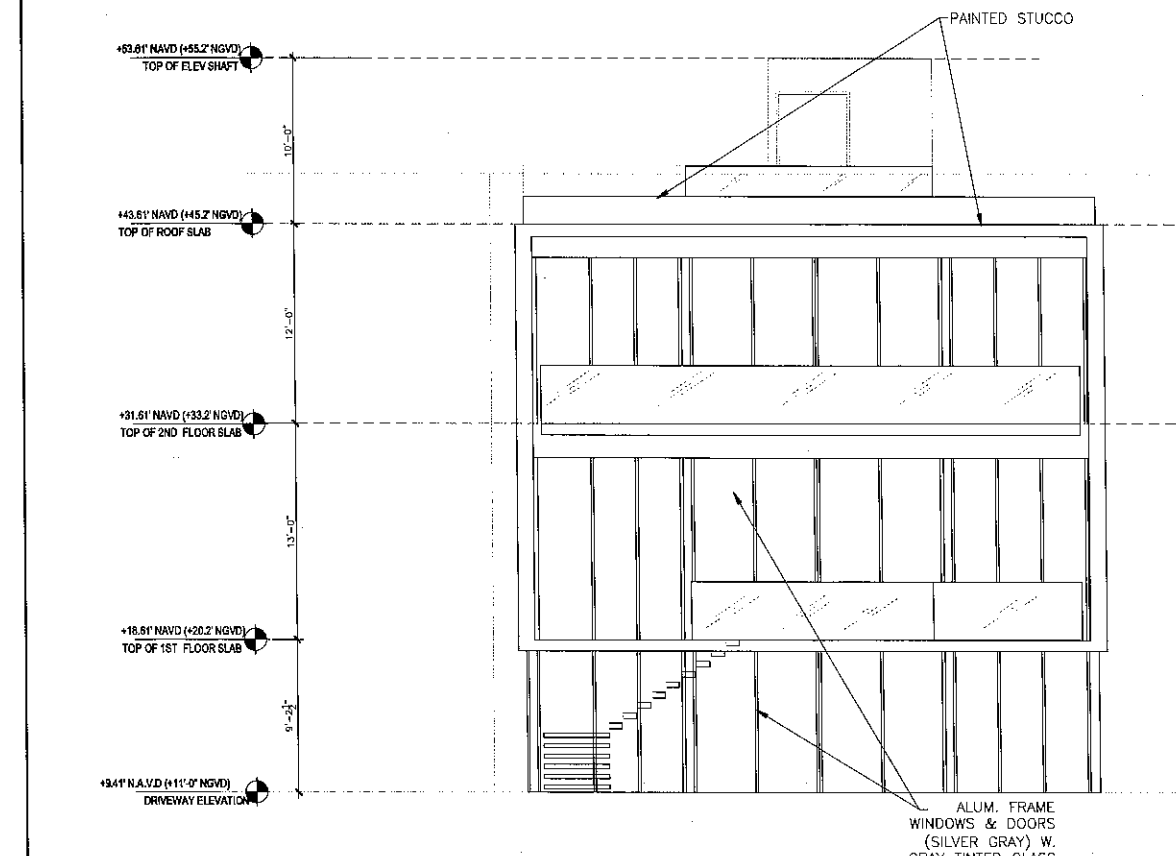
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DATE: 09-09-16

A-4.00

APPROVED  
DISAPPROVED  
VARIANCE REQ:



1 SOUTH ELEVATION  
Scale: 3/16"=1'



2 WEST ELEVATION- MAIN HOUSE  
Scale: 3/16"=1'

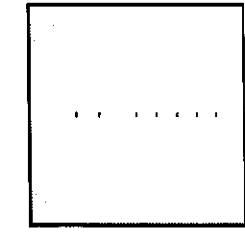
| REVISIONS / SUBMISSIONS |  |
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1608

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**NEW SINGLE FAMILY HOUSE**  
587 Ocean Blvd.  
Golden Beach, FL 33160

**SOUTH & EAST ELEVATIONS**



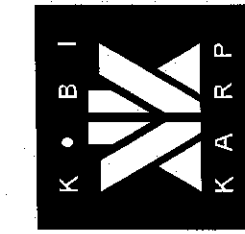
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Lic. # AR00012578

**ARCHITECTURE INTERIOR DESIGN PLANNING**  
AIA ASID NCARB  
2015 Bizzard Boulevard  
Suite 200  
Golden Beach, FL 33160  
PH: 305.573.9119  
F: 305.573.3766  
WWW.KOBIKARP.COM

Town of Golden Beach  
Building Regulatory Advisory Board  
Hearing Date

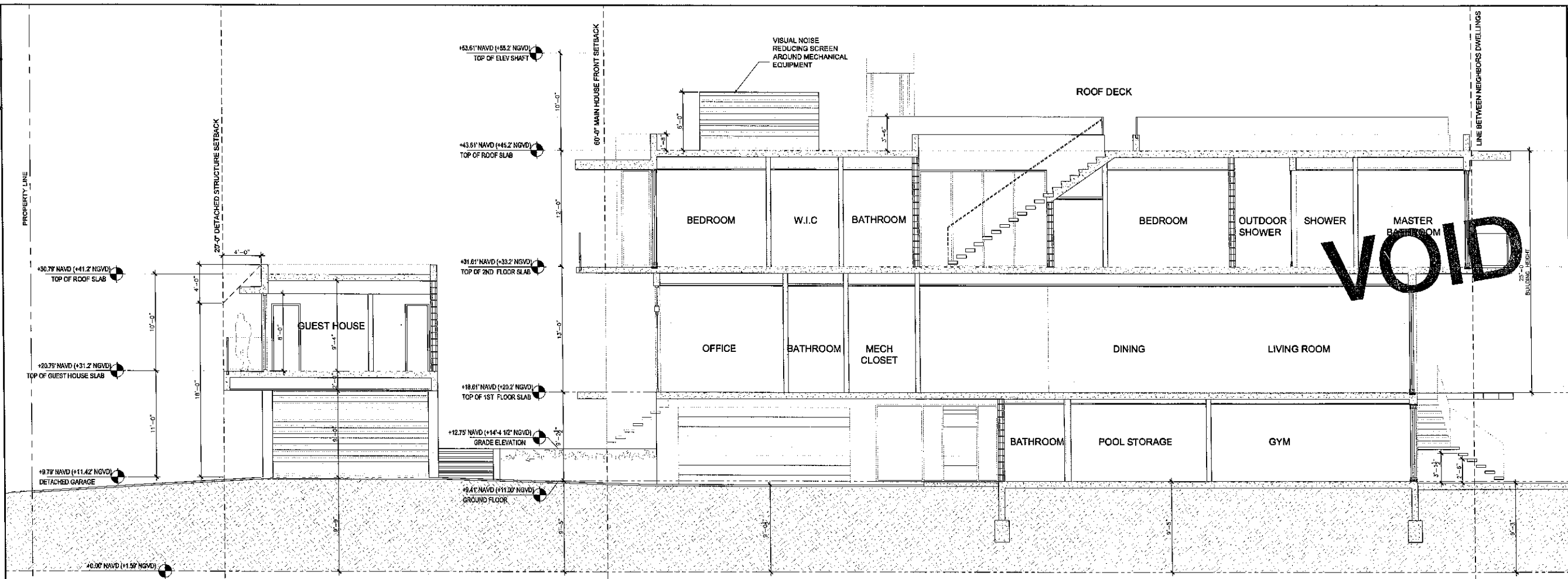
MAR 14 2017

APPROVED \_\_\_\_\_  
DISAPPROVED \_\_\_\_\_  
VARIANCE REQ: \_\_\_\_\_

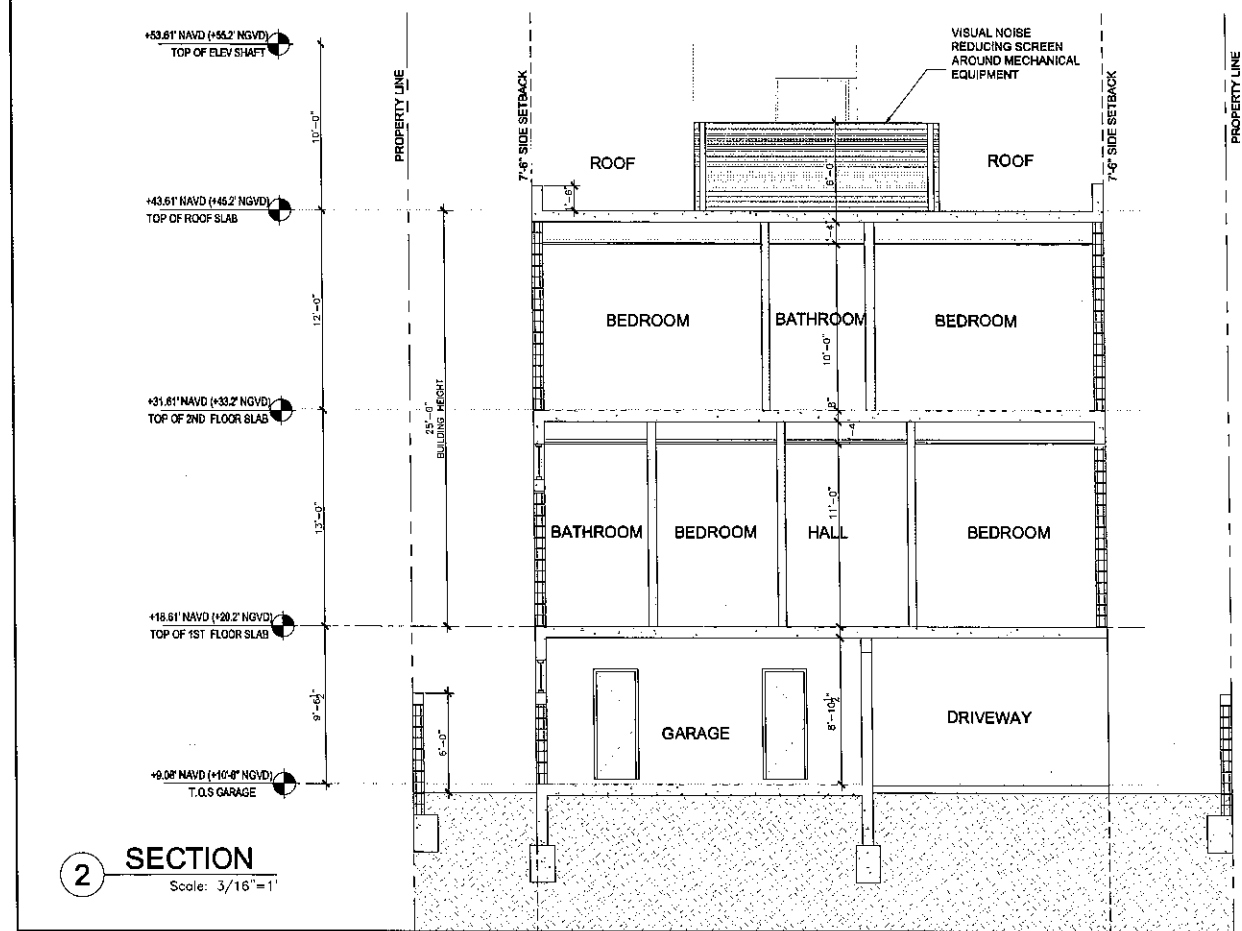


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| DATE:       | 09-09-16 |

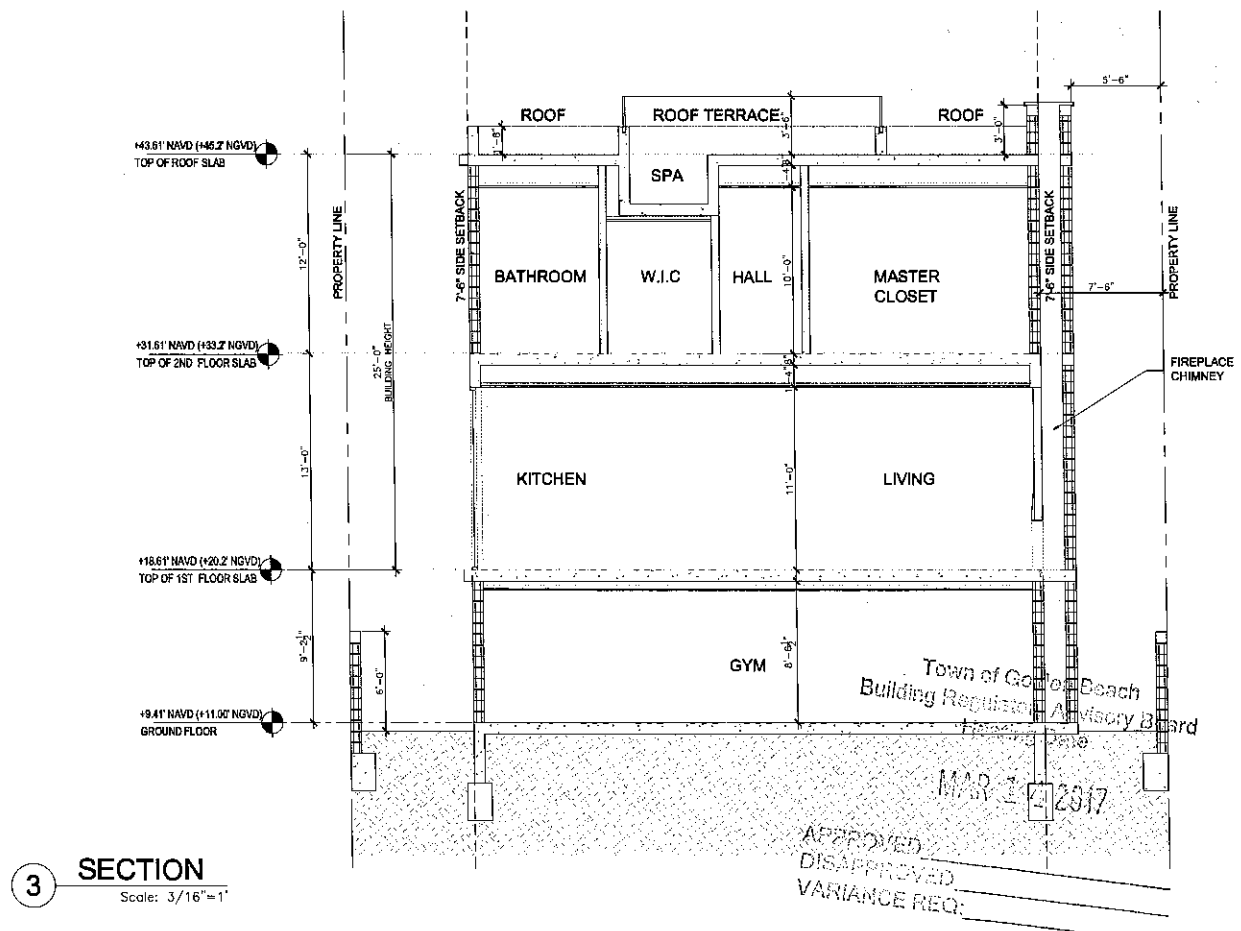
A-4.01



**1 SECTION**  
Scale: 3/16"=1'



**2 SECTION**  
Scale: 3/16"=1'



**3 SECTION**  
Scale: 3/16"=1'

REVISIONS / SUBMISSIONS

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1608

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**NEW SINGLE FAMILY HOUSE**  
587 Ocean Blvd.  
Golden Beach, FL 33160

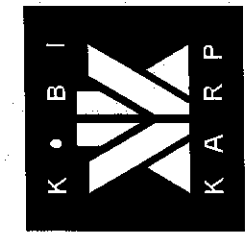
**SECTIONS**

.....

KOBI KARP  
Lic. # AR0012578

ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

AJA ASID NCARB  
2916 W. Ocean Blvd.  
Suite 300  
Miami, Florida 33137  
P: 305.571.3700  
WWW.KOBIKARP.COM



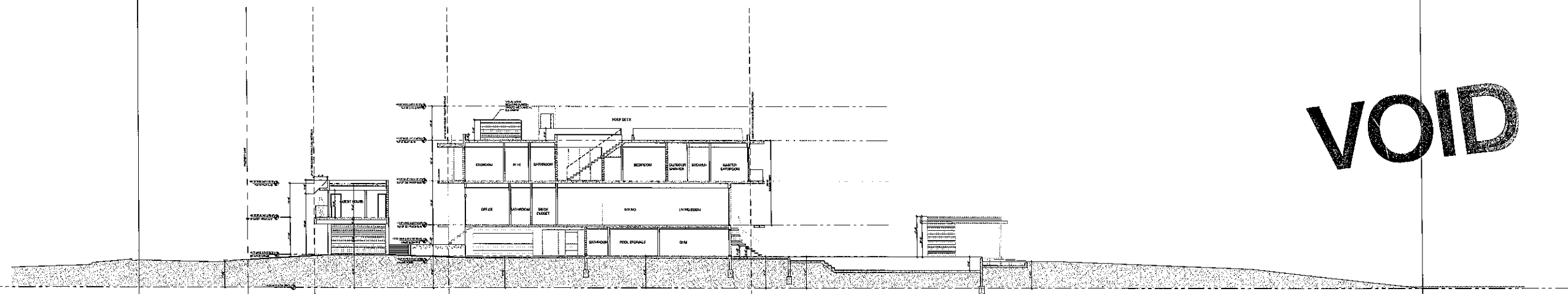
DRAWN BY: MD  
CHECKED BY: JO  
DATE: 09-09-16

**A5.00**

Town of Golden Beach  
Building Request Advisory Board

APPROVED  
DISAPPROVED  
VARIANCE REQ.

MAR 14 2017



SECTION 1

1 SECTION  
Scale: 1/16"=1'

VOID

REVISIONS / SUBMISSIONS

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1608

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**NEW SINGLE FAMILY HOUSE**  
587 Ocean Blvd.  
Golden Beach, FL 33160

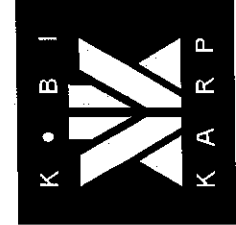
**SITE SECTION**

.....

KOBIL KARP  
Lic. # AR0012578

ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

AIA ASID NCARB  
2816 Escarpment Boulevard  
Suite 200  
Miami, Florida 33137  
T: 305.573.3716  
F: 305.573.3718  
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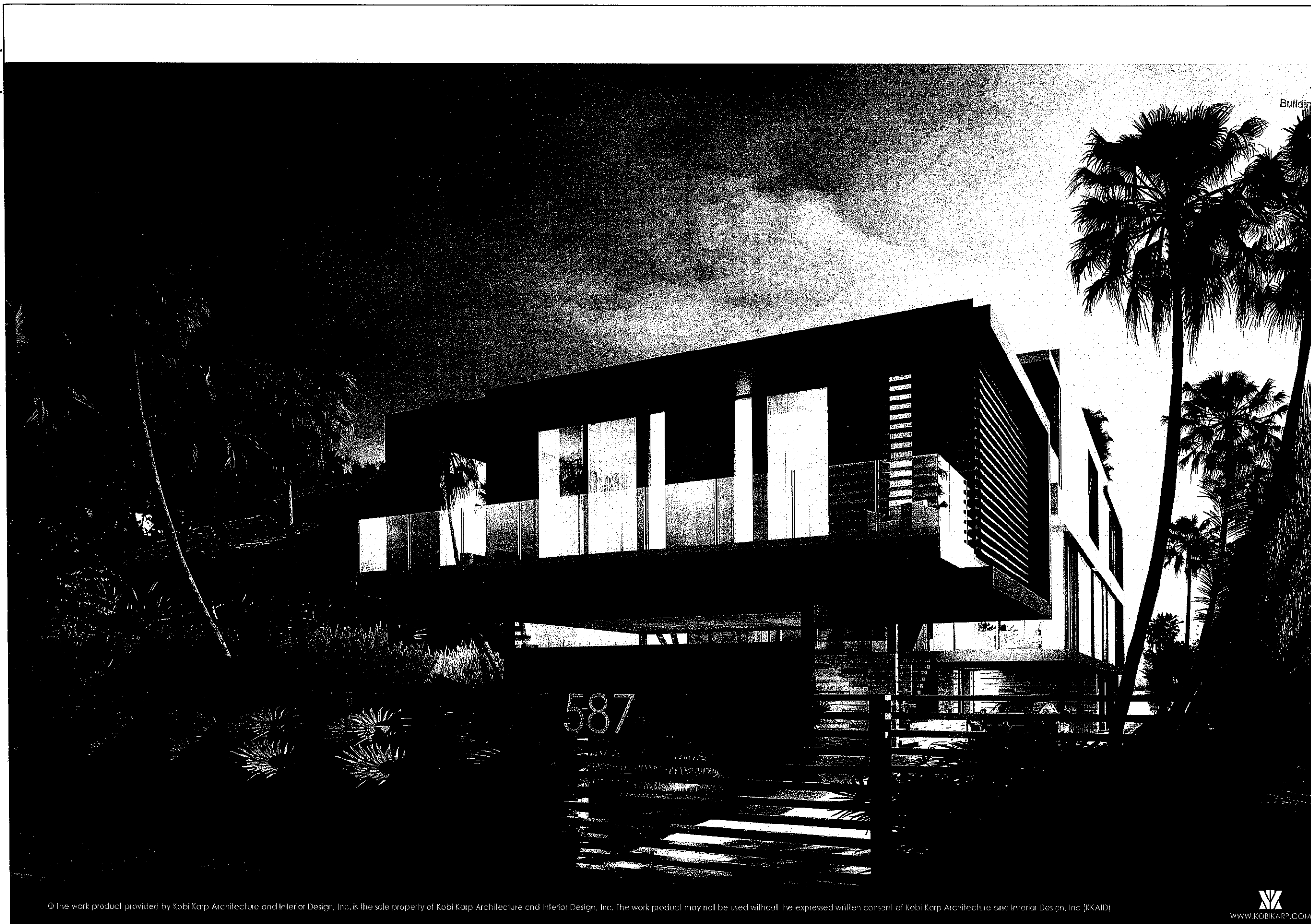
Town of Golden Beach  
Building Regulatory Advisory Board  
Hearing Date

MAR 2 2017

APPROVED \_\_\_\_\_  
DISAPPROVED \_\_\_\_\_  
VARIANCE REQ. \_\_\_\_\_

DRAWN BY: MD  
CHECKED BY: JG  
DATE: 06-09-16

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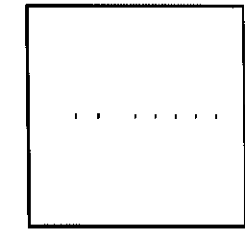


Town of Golden Beach  
 Building Permit  
 Preliminary Advisory Board  
 Issued Date  
 M.D. 6/20/17

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**NEW SINGLE FAMILY HOUSE**  
 587 Ocean Blvd.  
 Golden Beach, FL 33180

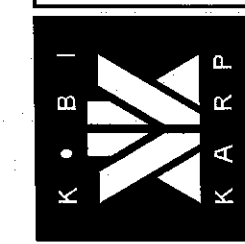
**RENDERING**



KOBIL KARP  
 Lic. # AP00012578

ARCHITECTURE  
 INTERIOR DESIGN  
 PLANNING

AIA ASID NCARB  
 2916 Biscayne Boulevard  
 Suite 200  
 Miami, FL 33137  
 Tel: 305.573.1919  
 Fax: 305.573.3786  
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DRAWN BY: MD  
 CHECKED BY: JG  
 DATE: 09-09-16

**A6.00**







Town of Golden Beach  
 Building Department  
 Planning Board  
 Resolution No. 142917  
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**NEW SINGLE FAMILY HOUSE**  
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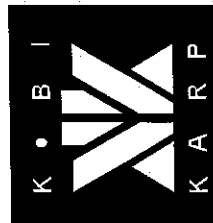
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**A6.02**

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