



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

AGENDA
BUILDING REGULATION ADVISORY BOARD
January 8, 2019 at 6pm

- A. CALL MEETING TO ORDER:**
- B. BOARD ATTENDANCE:**
- C. STAFF ATTENDANCE:**
- D. APPROVAL OF MINUTES:** November 13, 2018
- E. REQUEST FOR ADDITIONS, DEFERRALS, DELETIONS & WITHDRAWALS**
- F. VARIANCE REQUEST(S):**

- 1. FGAS 1980 LLC
801 Brickell Avenue, #1610
Miami, FL. 33131

Property Address: 616 North Island Dr., Golden Beach, FL. 33160
Folio No: 19-1235-006-1010
Legal Description: Lt 28 & S30' of Lot 29,, Block M, GB Sect F, PB 10-11

Variance request from Town Code 66-69.3 - Zone Three; (f) Front Yard Setbacks: No building or part thereof, including garages, shall be erected closer than 35 feet to the front lot line.

Request is to allow a 6" architectural projection to be installed at 34.5' from the front property line instead of the 35' front setback required by the Town's code.

- 2. Golden Beach Owners LLC.
150 East 58th Street, 3rd Floor
New York, NY 10115

Property Address: Vacant Lot – a/k/a 401 Ocean Boulevard, GB FL. 33160
Folio No: 19-1235-002-0510
Legal Description: Lots 1 & 2, Block C, GB Sect B, PB 9-52

New two-story single-family residence with a basement, roof top elements and recreational accessory structures.

- 1. Variance request from Town Code 66-69.1 - Zone One; (d) (1) (c): Building Height.

(1) Main Residence.

c - The height measurement for main residences shall be measured from the lowest habitable Living Area which is a maximum of two feet above the FDEP lowest structural member (18.2 feet NGVD). This height measurement shall include all portions of the main residence east of the 60-foot front Setback line or Coastal Construction Control Line (CCCL), whichever is more westerly. Areas occupied below 18.2 feet NGVD, including only garages, storage areas and one bathroom shall not be considered habitable areas. If any other use occurs in the area below 18.2 feet NGVD it is considered expendable from a flood or wave action damage standpoint, and those areas shall be considered habitable; therefore, the building height shall be measured from the lowest floor level below 18.2 feet NGVD.

Request is to allow the first habitable floor to start at 23.6' instead of 20.02' NVGD required by the Town's code.

2. Variance Request from 66-69.1 – Zone One (d) (1) (b) and (c)

(d) Building Height - (1) Main Residence.

b. Primary residential structures built on lots with a street Frontage of 100 feet or more shall not exceed 30 feet in height.

c. The height measurement for main residences shall be measured from the lowest habitable Living Area which is a maximum of two feet above the FDEP lowest structural member (18.2 feet NGVD). This height measurement shall include all portions of the main residence east of the 60-foot front Setback line or Coastal Construction Control Line (CCCL), whichever is more westerly. Areas occupied below 18.2 feet NGVD, including only garages, storage areas and one bathroom shall not be considered habitable areas. If any other use occurs in the area below 18.2 feet NGVD it is considered expendable from a flood or wave action damage standpoint, and those areas shall be considered habitable; therefore, the building height shall be measured from the lowest floor level below 18.2 feet NGVD.

Request is to allow for an overall height of 31.6' above the first-floor elevation instead of the 30' required by the Town's code.

G. OLD BUSINESS:

H. NEW BUSINESS:

3. Golden Beach Owners LLC.
150 East 58th Street, 3rd Floor
New York, NY 10115

Property Address: Vacant Lot – a/k/a 401 Ocean Boulevard, GB FL. 33160
Folio No: 19-1235-002-0510
Legal Description: Lots 1 & 2, Block C, GB Sect B, PB 9-52

New two-story single-family residence with a basement, roof top elements and recreational accessory structures.

I PRELIMINARY DESIGN REVIEWS - ITEMS FOR DISCUSSION AND POSSIBLE APPROVAL

4. Ricardo and Luz Gonzalez.
236 Golden Beach Drive
Golden Beach, FL. 33160

Property Address: VL a/k/ 234 Golden Beach Drive, GB, FL. 33160
Folio No: 19-1235-004-0060
Legal Description: Lot 8, Block G, GB Sect. D, PB 10-10

Construction of new two-story single family residence.

J. ADJOURNMENT

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