

TOWN OF GOLDEN BEACH COMMUNITY DEVELOPMENT MEMORANDUM

To: Building Regulatory Advisory Board
Town of Golden Beach

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

Date: December 17th, 2018

Subject: Zoning Variance Application
Habitable First Floor Height & Height Above Base Flood Elevation
401 Ocean Boulevard
Lots 1 and 2, Block C, Section B
MMPA Acct. No.: 04-0101-0511

ISSUE

The applicant, Oppenheim Architecture + Design, as agent for the property owner Shlomy Alexander, has submitted an application with the Town for the construction of a new single-family home at 401 Ocean Boulevard. The applications include a BRAB application for building / site design, as well as a request for two (2) variances related to building height. There is also a Code compliance issue with the height of a proposed 12' tall buffer wall on the southerly lot line that will need to be addressed.

The following are the applicant's current requests:

- Variance from §66-69.1(d)(1)(c) for a lowest habitable floor height from 20.2' (18.2' + 2') to 23.6' NVGD.
- Variance from §66-69.1(d)(1)(b) for a height above the first-floor elevation from 30' to 31.6' NVGD.

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:

- 1) Variance from §66-69.1(d)(1)(c) to allow the first habitable floor to start at 23.6' as opposed to 20.2' NVGD.**

Over the last few years the Town has spent considerable time studying and updating its Land Development Regulations (LDRs). Building floor height was extensively looked at and adjusted; however, and a few minor variances have been issued @ 21'-6". This is a vacant lot and the topography from Ocean Boulevard to the Atlantic Ocean is quite flat (no pronounced dunes).

In our opinion, there is no valid reason that the home cannot be constructed in compliance with the normal Town Code height requirements. The applicant's justification states that the ground floor level will be an "unsightly, dank unusable space" under the house without the additional height. MMPA notes the space below 18'-2" east of the CCCL under home is only allowed to be used for parking spaces, storage and may contain only one (1) bathroom per the Town Code and FDEP allowances. Further, if any habitable use occurs in this space the overall building height is then measured from the floor of that space, reducing the upper height limit. In our opinion, there is no need to allow the floor to be higher. Granting of this request may result in the space being used contrary to the Town Code.

2) Variance from §66-69.1(d)(1)(b) for an overall height of 31.6' above the first-floor elevation as opposed to 30'.

The additional 1.5' of overall height being requested is a result of the applicant's request to have increased height of the first habitable floor elevation. For the reasons stated above, MMPA feels that this request for an additional 1.5' of overall building height is unwarranted and may result in a home slightly out of scale with other homes that have been building in compliance with the Town Code.

NON-USE VARIANCE JUSTIFICATION

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

The applicant seeks relief from §66-69.1(d)(1)(c) and §66-69.1(d)(1)(b) of the Town's Code of Ordinances which are all related to building heights.

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 property is rectilinear, vacant and the site topography from Ocean Boulevard to the Atlantic Ocean is quite flat (no pronounced dunes). In our opinion, there is no reason that this home cannot be designed to comply with the Town's Code as other homes in the area have been constructed. The deviation from the required first floor habitable height may result in the ground floor space being used contrary to the Town Code for more than just parking, storage and one (1) bathroom, and the overall height being 1.5' taller may result in a home that is slightly out of scale with the homes in the area built in compliance with the Town Code.

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

This property does not possess any characteristics that make constructing a home in compliance with the required first floor habitable height and overall height possible. The lot is rectilinear (not odd shaped) and almost flat (9'-10' in buildable area with no pronounced dunes). These appear to be design choices being made by the applicant. A ground floor space with a higher ceiling appears to be requested so that the space below the lowest FDEP habitable floor height can be useable, when it is only allowed to be used for parking, storage and one (1) bathroom. The overall height limitation could be met, but the applicant desires higher ceiling heights, which is again a design choice.

- 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.*

Approval of the applicant's request would, in our opinion, grant them the ability to construct this home unlike others in the area.

- 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.*

Without the variances the applicant can construct a new home that meets the Town's Code and is in character with others constructed in the Town.

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

No variances are needed to construct a home in compliance with the Town's requirements.

- 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.*

One of the intents of Zoning Codes and other Land Development Regulations (LDRs) is to balance the interest of the general welfare of the Town and that of individual property owners. Allowing this property owner to construct a home that will have a higher ground floor ceiling height so that this area could be illegally used for habitable uses, when it is only allowed to be used for parking, storage and one (1) bathroom, may be injurious to the Town and/or human life by creating a space not in compliance with flood zone regulations. Raising the overall height of the home will result in a structure that is slightly out of scale with the other homes in the area built in compliance with the Town Code could detract from the high-quality appearance desired by the Town.

SUMMARY

MMPA was requested to review and comment on the requested variances related building height. The requested additional height appears to be a design choice and is not necessary to construct a high-quality home desired. Deviations from the Town Code such as this may result in a home that has a ground floor level that can be used for more than just parking, storage and one (1) bathroom and an overall height that is slightly out of scale with the other homes in the area constructed in compliance with the Town Code. For these reasons MMPA is not in support of the variances requested. Again, the plans show a 12' tall wall along the southerly lot line next to the Town's Loggia Park, when a maximum of 6' is allowed near the home with tapers toward Ocean Boulevard and the ocean. In our opinion a formal variance is also necessary to allow this. Our understanding of the Town Charter and LDRs require the Town Council to approve such variations, after receiving advice from the BRAB.

Michael Miller Planning Associates, Inc.



TOWN OF GOLDEN BEACH Notice of Public Hearing

The **Building Regulation Board** and the **Town Council** of the Town of Golden Beach will hold a Public hearing on the following proposal:

 (2) Variance Request(s)
 New Residential Structure

Construction of a new home Zone 1 – Ocean Front.

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.

JOB ADDRESS:	Vacant Lot - a/k/a 401 Ocean Boulevard, Golden Beach, FL.
OWNER ADDRESS:	150 East 58 th Street, 3 rd Floor, New York, NY 10115
REQUESTED BY:	Golden Beach Owners LLC
LEGAL DESCRIPTION:	Lots 1 & 2, Block C, GB Section C, PB 9-52
FOLIO NO.:	19-1235-002-0510

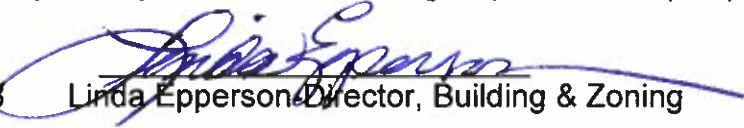
The **BUILDING ADVISORY BOARD** will consider this item:

PLACE: GOLDEN BEACH TOWN HALL
1 GOLDEN BEACH DR., GOLDEN BEACH, FL
DATE: January 8, 2019 at 6:00pm

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

PLACE: GOLDEN BEACH TOWN HALL
1 GOLDEN BEACH DR., GOLDEN BEACH, FL.
January 22, 2019 at 7:00pm

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: December 21, 2018  Linda Epperson, Director, Building & Zoning

PURSUANT TO FLA. STATUTE 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT: IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COUNCIL, BOARD OR COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, AFFECTED PERSONS MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. ANY INDIVIDUAL WHO BELIEVES HE OR SHE HAS A DISABILITY WHICH REQUIRES A REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE FULLY AND EFFECTIVELY IN A MEETING OF THE BUILDING REGULATION BOARD MUST SO NOTIFY THE TOWN CLERK, AT (305) 932-0744 AT LEAST 24 HOURS PRIOR TO THE DATE OF THE MEETING.

JAN 08 2019

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD MEETING/HEARING

APPROVED _____
APPROVED _____
VARIANCE REQ: _____

Property Location: 401 Ocean Boulevard Meeting Date: Jan 8, 2018
Variance Hearing Dates: Advisory Board N/A Town Council N/A

APPROVAL FROM THE BUILDING REGULATION ADVISORY BOARD IS REQUIRED FOR:

- A. Plans for new residence
- B. Plans for addition to or exterior alterations of an existing structure.
- C. Additional structures on premises of existing residences
- D. Review of landscape plan for new construction, renovation or addition to existing residence.
- E. Recommendation to Town Council for the approval or denial of variances and special exceptions.
- F. Recommendation to Town Council for interpretation regarding apparent conflicts or inconsistencies in the zoning provisions in Chapters 46 & 66

APPLICATION HEARING PROCESS

Building Approval:

Applicant: submit 8 complete packages for approval: each package shall consist of an application, survey, warranty deed and drawings as required. The plans shall be sized as follows: 7 sets; 11" x 17", 1 **full size** set and 1 CD containing all drawings marked with the address. Separate from the landscaping plan submittal

Landscape Approval:

Applicant submit, separate from the Building application, 8 complete packages for approval. Each package shall consist of an application, existing landscape survey, and drawings as required. The plans shall be sized as follows: 7 sets; 11 x 17, 1 **full size** set and 1 CD containing all drawings separate from the building plan submittal.

Zoning Variance Approval:

Submittals for a zoning variance: submit 16 complete packages for approval: each package shall consist of an application, survey, warranty deed and drawings are required. The plans shall be sized as follows: 15 sets; 11" x 17", 1 **full size** set and 1 CD containing all drawings.

As directed by the Building Official or Building Director.

The Building Regulation Advisory Board (B.R.A.B.) meets at 6:00 P. M. on the second Tuesday of every month. Applications must be submitted 30 days prior to scheduled meeting, (**not including the day of the meeting**), by 2:00 P.M. that day to allow for preliminary review and for mailing of a public notice if a variance is requested.

Fees must be paid at time of application submittal.

Any variances required must be heard and approved by the Town Council after the Building Regulation Advisory Board has considered the item. The Variance will be heard by the Town Council, in the following month, (on the third Tuesday), after the Building Regulation Advisory Board's action, at the Town Council's regularly scheduled meeting.

Please see page 5 for required documents.

****NOTICE****

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. PLEASE MAKE SURE THAT YOU, THE APPLICANT, HAVE CHECKED AND MARKED ALL ITEMS ON PAGE 5. THANK YOU.

BUILDING REGULATION ADVISORY BOARD APPLICATION (September 2016)

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

1. The application deadline date will be strictly complied with. No application shall be accepted after that date and time.
2. The Building Official and/ or the Building Director will review the application package. If it is determined that the application is incomplete, the item will tabled and not placed on the Agenda for that month.
3. During the three (3) week period from deadline date to the hearing date, the following events shall take place in proper order:
 - a. During the first week of submittal, the Building Official, or agent will endeavor to review the application, and complete a comment sheet 15 days prior to the meeting. The critique sheet will specify all deficiencies for correction.
 - b. The critique sheet will be faxed, or emailed, to the applicant as soon as the review is completed.
 - c. If the deficiencies are substantial the application will be moved to the next scheduled meeting/hearing of the B.R.A.B.
 - d. If the deficiencies are minor, the applicant must submit the corrections including the revised paperwork within 5 days of the scheduled meeting/hearing. Corrections not received for a scheduled Agenda item will be deferred to the next B.R.A.B. meeting/hearing date.
4. A Notice of Hearing for variance will be mailed no later than 10 days before the date of meeting, as per Town Code.
5. During the third week all applications with plans and documents shall be properly arranged. One complete copy of the package will be given to the processor and the Friday, prior to the scheduled meeting one set will be delivered to each Board member. The Building Dept shall retain all originals for the records.
6. All applicants shall be made aware that incomplete applications or deficiencies not corrected in time as per these regulations, will not be included on the agenda, and are hereby rejected, and will be returned to the applicant.
7. After the meeting, three (3) copies of the approved items (one full size and 2 ledger) shall be retained by the building department, the applicant must request the two reduced sized sets for inclusion into the building permit package.

**TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
SCHEDULE OF FEES**

Appropriate fee shall be paid at time of application. These fees are not refundable.

<u>Type of request</u>	<u>Fee</u>
1. Residence (new construction).....	\$300.00
2. Addition/Remodel of existing structure.....	\$225.00
3. Fencing, site walls, driveways, pool decks (charged per each item included in the plans)	\$150.00
4. Accessory Building or Structure.....	\$150.00
5. Swimming pools.....	\$100.00
6. Docks.....	\$100.00
7. Boat Lifts.....	\$100.00
9. Carports, awnings.....	\$100.00
10. Landscape plan review; required for new construction, addition and remodeling project. (submit plans with site plan elevations separate from the building plan approval package)	\$300.00
11. Resubmissions, based on original fee paid...	75.0%
12. Zoning Variances and special exceptions, per variance or exception:	
a. First variance/ exception.	\$750.00
b. Per additional variance/exception, for the same initial variance (example: request for a dock, affecting two different codes)	\$200.00
c. When a variance is granted, the property owner, at his expense, shall have the resolution for the variance recorded in the public records of Miami-Dade county, and two (2) certified copies of the recorded resolution shall be submitted to the Town for inclusion into the property records	
d. If the Town Council grants a variance, a building permit must be secured within two years of the approval date or the variance will become null and void	
13. Request to the Board for verification of any section of the Zoning Code, For each Section to be verified.....	\$100.00

**TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
SCHEDULE OF FEES**

14. Application for the legalization of construction built without the approval of the B.R.A.B., when the Board should have approved such construction, will be assessed a fee equal to four (4) times the regular fee applicable to the matter.

15. Special Requests for a meeting, variance, or waiver of plat hearing:

- a. For matters that have been heard, but the process had not been completed, i.e., tabled subjects, or unfinished subjects to be continued, the applicant must notify the Building & Zoning Department in writing if they would like the item continued

If the notification is received by the Department before the deadline for the next B.R.A.B. meeting, there will be no charge for the continuance. If the notification is received after the deadline, and the applicant still wants the matter included in the agenda for the next meeting, there will be a special fee of

\$200.00

- b. If the agenda has already been prepared and the applicant wants the matter to be heard, the request must be received in writing to be added to the agenda at the beginning of the meeting with the approval of the Building Official or Building & Zoning Director. There will be a special fee of

\$200.00

- c. When a special meeting or hearing of the B.R.A.B. is requested by an applicant, for either a new matter or continuance of a subject already heard, there will be a special fee for a 2 hour time period of

\$500.00

If the time limit is exceeded, an additional fee of ½ of the fee will be assessed for the second time period

\$250.00

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

Applicant check here	Complete application, sign, and notarize.	Bldg Dept Use
√	If a zoning variance is applied for, the petition for variance, pages 9, 10 and 11 shall be submitted with the application and shall include: a. Property Legal Description b. Property Folio number c. Street address d. Owners of record e. Owner and agent names and signatures properly notarized.	
√	Eight (8) property surveys, building plans, Warranty Deeds, and applications (1 original, 7 copies). Survey not older than six (6) months. Completed sets are to be submitted as follows: Seven (7) copies no larger than 11" x 17" & 1 original at full size. Sixteen (16) copies are required for a variance, (15 copies no larger than 11" x 17" and 1 original at full size). Each completed package shall consist of 1 each of an application, survey, Warranty Deed and building plans. Submit 1 CD with all documents included	
√	Conceptual construction drawings prepared and signed by a licensed design professional that shall include, at a minimum, the following: a. Site plan at a scale not less than 1/8" = 1'-0" (Include grade elevations) b. Proposed Floor Plan views, at a scale not less than 1/4"=1'-0" c. Cross and longitudinal sections preferably through vaulted areas, if any. d. Typical exterior wall cross section. e. Full elevations showing flat roof and roof ridge height and any other higher projections. f. Sample board of construction materials to be used. g. Existing and proposed ground floor elevations (NGVD). h. Grading & Drainage Calculations i. Zone 3 Properties: Affidavit of Seawall Conformity	
√	Landscaping Plan, separate from building plan package, prepared and signed by a licensed landscape design professional: Each completed package shall consist of 1 each of an application, existing landscape survey, Warranty Deed, landscape plans with building site plans. Seven (7) 11 x 17 and One (1) full size set. Submit 1 CD with all documents included. Mark CD accordingly (separate from building)	
√	Pervious area calculations marking the geometrical areas used to calculate the overall required pervious area percentage.	
√	Colored rendering showing new or proposed addition Work marked with the applicable address.	
√	Estimated cost of proposed work. For additions/remodels fair market value of property showing land value and structure value separately.	
√	Site plan detailing construction site personnel parking.	

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

Application fee: \$1000

Request hearing in reference to:

New residence/addition: New Residence Variance(s): N/A
Exterior alterations: N/A Other Structure: N/A
Date application filed: Nov. 11, 2018 For hearing date: Dec. 11, 2018

1. Project information:

Project description: The project is a new single family residence with a swimming pool.

Legal Description: Lots 1 and 2 in block "C" of section "B", Golden Beach, according to the plat thereof, as recorded in Plat Book 9, Page 53, of the Public Records of Miami-Dade county, Florida.

Folio #: _____

Address of Property: 401 Ocean Blvd, Golden Beach FL 33160

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

Owner's Name: Shlomy Alexander Phone 305 302 2222 Fax 305 919 9590

Owner's address: 248 Bal Bay Drive City/State Bal Harbour, FL Zip 33154

Email address: shlmoyalexander@gmail.com

Agent: _____ Phone _____ Fax _____

Agent's address: _____ City/State _____ Zip _____

Email address: _____

Architect: Oppenheim Architecture + Design Phone 3055768404 Fax 3055768433

Email address: kevin@oppenoffice.com, charles@oppenoffice.com

Contractor: _____ Phone _____ Fax _____

3. Describe project and/ or reason for hearing request: The project is a new single family residence with a swimming pool. The site is currently vacant and is positioned on the ocean and adjacent to Loggia Park.
4. The following information is submitted for assisting in review:

Building Plans:

Conceptual: _____ Preliminary: _____ Final: _____
Other: _____

5. Estimated cost of work: \$ 9,000,000
Estimated market value of: Land \$ _____
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? No
8. Does legal description conform to plat? _____
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 Dec 13 day of, 20 18

Type of identification:

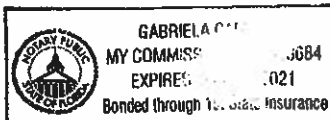
personally known

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.



Acknowledged before me this Dec 13 day _____ 20 18

Type of identification:

personally known

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: 401 Ocean Blvd., Golden Beach, FL 33160
Legal Description: Lots 1 and 2 in block "C" of section "B", Golden Beach, according to the plat thereof, as recorded in Plat Book 9, Page 53, of the Public Records of Miami-Dade county, Florida.
Owner's Name: Shlomy Alexander Phone 305 302 2222 Fax 305 919 9590
Agent's Name: _____ Phone _____ Fax _____
Board Meeting of: _____

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

Application for: New Residence
Lot size: 125' x 325'
Lot area: 44,000 SF
Frontage: 125'
Construction Zone: 31,250 SF
Front setback: 60'
Side setback: 10'
Rear setback: Extent of Adjacent Property
Coastal Construction: Yes X No _____ East of coastal const. control line: Yes X No _____
State Road A1A frontage: _____
Swimming pool: X Yes _____ No _____ Existing: _____ Proposed: X
Fence Type: _____ Existing: _____ Proposed: X
Finished Floor elevation N.G.V.D.: 23.6'
Seawall: _____ Existing: _____ Proposed: N/A
Lot Drainage: _____
How will rainwater be disposed of on site? Rainwater will be disposed of on site by means of dry retention and exfiltration trench.
Adjacent use (s): Single Family Residence, Loggia Park
Impervious area: 16,935 SF
% of impervious area: 54.2%
Existing ground floor livable area square footage: _____ N/A
Proposed ground floor livable area square footage: _____ 5,631 SF
Existing 2nd floor livable area square footage: _____ N/A
Proposed 2nd floor livable area square footage: _____ 6,977
Proposed % of 2nd floor over ground floor: _____ 100%
Vaulted area square footage: _____ N/A
Vaulted height: _____ N/A
Color of main structure: _____ Wood & Coral Stone
Color of trim: _____ N/A
Color & material of roof: _____ Flat Roof (Wood Deck)
Building height (above finished floor elevation): _____ 28'
Swale: (Mandatory 10'-0" from edge of payment, 10 ft. wide x 1 ft. deep minimum):
Swale provided
Existing trees in Lot: 20 in Swale: 4
Proposed trees in Lot: 46 in Swale: 2
Number & type of shrubs: 1,510; Mix of Native and Non-Native Shrubs (98% Native)
Garage Type: Attached Existing: N/A Proposed: _____
Driveway width & type: 20' wide, Stone Pavers
Signature of Applicant: [Signature] Date: 12/13/18

TOWN OF GOLDEN BEACH
ACKNOWLEDGEMENT and AFFIDAVIT BY OWNER
Chapter 46 Waterways of the Code of Ordinances
Article IV Seawalls and Docks.

Affidavit by Owner:

Folio No.: _____ Address: _____

Legal Description: _____

Being duly sworn, deposes and says: That He/She is the Owner named in the permit application for construction or other related work to be performed on, or in connection with, the premises, as indicated above, and is in agreement that granting of a permit for construction on said premises, agrees to repair, or replace said seawall in question, to a conforming 4 foot elevation and to replace/and or repair any deteriorated seawall or portion thereof, as required by the Town's Code of Ordinances, Article IV "Seawalls and Docks, The Dept. of Environmental Resource Management, and the Florida Building Code 2010.

Signature of Owner or Legal Representative

Print Name: _____

Sworn to and subscribed before me this _____ day of, 20 _____

Notary Public State of Florida at Large

_____ Personally know to me _____ Produced Identification

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

Date: Dec. 13, 2018

Fee: \$750

I, Shlomy Alexander 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:
401 Ocean Boulevard Folio No. 19-1235-002-0510

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)**: §66-69.1(d)(1)(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.
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. The city sets the maximum level for 1st floor dwellings east of the CCCL at 20.2' NGVD. Given parameters listed below, this would create a dank dark space below the house. We are requesting a higher starting point (23.6' NGVD) for the first floor.
 - 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. With new FDEP provisions to maintain excavated material on-site and the relatively high topography at the adjacent curb of Ocean Blvd. make the site susceptible to street run-off, we will not be able to excavate the site as similar properties have done in the past. Furthermore, the Florida Building Code (R322.11 and Section 3109.3) suggests buildings be "elevated at or above" the level deemed safe. As storms continue to intensify, we recommend additional safety.
 - c. The special conditions and circumstances do not result from the actions of the applicant. No, the grading conditions that initiated this process existed when this project began.
 - d. Granting the Variance requested will not confer on the applicant any special privilege that is denied by the Zoning Chapter of the Town Code to other lands or structures in the same district. No, this proposal is a compromise to give the client similar conditions provided to similar ocean front properties that lack the same topographical issues. The position of the first floor level at 23.6' NGVD both protects the house from future storm events and prevents an unsightly, dank, unusable space below. The requested 1.5' (separate letter) beyond the allowable envelope still reduces the building enclosure from 30' to 28'. Thus the projection is minimal and the main benefit is added safety.

TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
PETITION FOR VARIANCE

3. Literal interpretations of the provisions of the Zoning Chapter of the Town Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of zoning regulations and would work unnecessary and undue hardship on the applicant. Yes, the normal position of the floor would leave the client open to damage from intensifying storms, and a low, cramped space below the house would not be acceptable to the client's expectations nor the aesthetic expectations of the community of Golden Beach.

4. The Variance granted is the minimum Variance that will make possible the reasonable use of the land or structure. Given the site topography, the inability to excavate, the threat of worsening storms, and the ceiling heights expected on a house of this magnitude, this is the minimum, reasonable variance.

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. As the zoning ordinance in question is meant to regulate building height and more generally to protect the health, safety and welfare of the residents, we feel the project harmonizes with the intent of the town. We are compressing interior space to provide added safety as the Florida Building Code (R322.11 and Section 3109.3) suggests the building be "elevated at or above" the probable storm height.

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? ☐ Yes ☒ No

9. Is this request as a result of a code violation? ☐ Yes ☒ 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? ☐ Yes ☒ No

12. Do you have a building permit? ☐ Yes ☒ No

Building Permit No. _____ Date issued: _____

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

Affidavit by Owner for Variance Request(s):

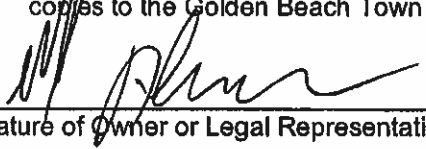
Folio No.: 19-1235-002-0510 Address: 401 Ocean Blvd.

Legal Description: Lots 1 and 2 in block "C" of section "B", Golden Beach, according to the plat thereof, as recorded in Plat Book 9, Page 53, 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 _____ 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.

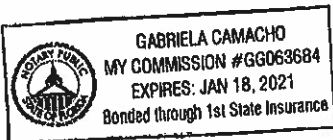
I acknowledge notification by The Town of Golden Beach, that granting of a variance(s) by The Town Council, is conditioned on the following:

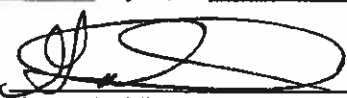
1. That a Building Permit for the contemplated work pursuant to the Variance must be issued within two (2) years from the date of the approval of the Resolution granting such variance request.
2. If a Building Permit is not issued within the two (2) year time limit set then the Resolution granting the 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 Dec 13 day of, 20 18





Notary Public State of Florida at Large

☒ Personally know to me ☐ Produced Identification

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

Date: Dec. 13, 2018

Fee: \$250

I, Shlomy Alexander 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:
401 Ocean Boulevard Folio No. 19-1235-002-0510

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):** §66-69.1(d)(1)(b) Primary residential structures built on lots with a street Frontage of 100 feet or more shall not exceed 30 feet in height.
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. The city sets the maximum level of 1st floor dwellings east of the CCCL at 20.2' NGVD as the base point and floor height of 30' from that point (50.2' NGVD). Given parameters listed in the related application resulting in a higher 1st floor level, this would compress the habitable levels of the house by 3.4' if we were to maintain the envelope. We are requesting a higher starting point (23.6' NGVD) for the first floor and an additional 1.5' beyond the allowable vertical extension of the building envelope (51.7' NGVD).
 - 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. With new FDEP provisions to maintain excavated material on-site and the relatively high topography at the adjacent curb of Ocean Blvd. make the site susceptible to street run-off, we will not be able to excavate the site as similar properties have done in the past. Furthermore, the Florida Building Code (R322.11 and Section 3109.3) suggests buildings be "elevated at or above" the level deemed safe. As storms continue to intensify, we recommend additional safety.
 - c. The special conditions and circumstances do not result from the actions of the applicant. No, the grading conditions that initiated this process existed when this project began.
 - d. Granting the Variance requested will not confer on the applicant any special privilege that is denied by the Zoning Chapter of the Town Code to other lands or structures in the same district. No, this proposal is a compromise to give the client similar conditions provided to similar ocean front properties that lack the same topographical issues. The position of the first floor level at 23.6' NGVD both protects the house from future storm events and prevents an unsightly, dank, unusable space below. The requested 1.5' beyond the allowable envelope still reduces the habitable building enclosure from 30' to 28'. Thus the projection is minimal and the main benefit is added safety.

TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
PETITION FOR VARIANCE

3. Literal interpretations of the provisions of the Zoning Chapter of the Town Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of zoning regulations and would work unnecessary and undue hardship on the applicant. Yes, the normal position of the floor would leave the client open to damage from intensifying storms, and a low, cramped space below the house would not be acceptable to the client's expectations nor the aesthetic expectations of the community of Golden Beach. The compromised height extension would provide the client with similar interior heights provided to comparable properties.

4. The Variance granted is the minimum Variance that will make possible the reasonable use of the land or structure. Given the site topography, the inability to excavate, the threat of worsening storms, and the ceiling heights expected on a house of this magnitude, this is the minimum, reasonable variance.

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. As the zoning ordinance in question is meant to regulate building height and more generally to protect the health, safety and welfare of the residents, we feel the project harmonizes with the intent of the town. We are compressing interior space to provide added safety as the Florida Building Code (R322.11 and Section 3109.3) suggests the building be "elevated at or above" the probable storm height.

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? ☐ Yes ☒ No

9. Is this request as a result of a code violation? ☐ Yes ☒ 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? ☐ Yes ☒ No

12. Do you have a building permit? ☐ Yes ☒ No

Building Permit No. _____ Date issued: _____

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

Affidavit by Owner for Variance Request(s):

Folio No.: 19-1235-002-0510

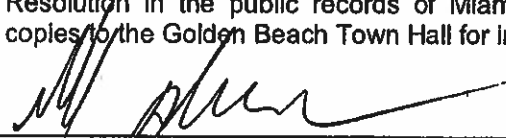
Address: 401 Ocean Blvd.

Legal Description: Lots 1 and 2 in block "C" of section "B", Golden Beach, according to the plat thereof, as recorded in Plat Book 9, Page 53, of the Public Records of Miami-Dade county, Florida.

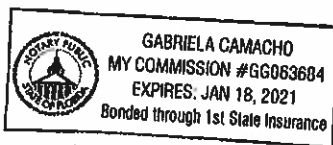
Being duly sworn, deposes and says: That He/She is the Owner named in the application for Building Advisory Board for the hearing date of _____ relating to Variance requests for construction or other work to be performed on, or in connection with, the premises located as indicated in the application.

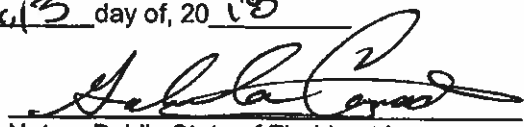
I acknowledge notification by The Town of Golden Beach, that granting of a variance(s) by The Town Council, is conditioned on the following:

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 Dec 13 day of, 20 18




Notary Public State of Florida at Large

☒ Personally know to me

☐ Produced Identification



CFN 2011R0842296
OR Bk 27929 Pgs 3102 - 31031 (2pgs)
RECORDED 12/15/2011 13:02:34
DEED DOC TAX 36,000.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
Seth M. Loft, Esq.
Newman Guaranty Title Insurance Agency, Inc.
1877 South Federal Highway #304
Boca Raton, FL 33432
561-368-3533
File Number: 211-3613
Will Call No.:

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

JAN 08 2018

APPROVED _____
DISAPPROVED _____
VARIANCE REQ. _____

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 8th day of December, 2011 between STEVEN FOX and SHERRI FOX, husband and wife whose post office address is 401 Ocean Blvd., Miami, FL 33160, grantor, and GOLDEN BEACH OWNERS, LLC, a New York limited liability company whose post office address is 150 East 58th St., 3rd Floor, New York, NY 10115, grantee:

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

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

Lots 1 and 2 in Block "C" of Section "B", GOLDEN BEACH, according to the Plat thereof, recorded in Plat Book 9, Page 52, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 19-1235-002-0510

Subject to taxes for 2012 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011.

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

Signed, sealed and delivered in our presence:

Thomas L. Newman
Witness Name: THOMAS L. NEWMAN

Steven Fox (Seal)
STEVEN FOX

Joyce M. Newman
Witness Name: JOYCE M. NEWMAN

Thomas L. Newman
Witness Name: THOMAS L. NEWMAN

Sherri Fox (Seal)
SHERRI FOX

Joyce M. Newman
Witness Name: JOYCE M. NEWMAN

State of Florida
County of Miami-Dade

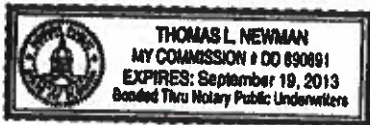
The foregoing instrument was acknowledged before me this 8th day of December, 2011 by STEVEN FOX and SHERRI FOX, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Thomas L. Newman
Notary Public

Printed Name: _____

My Commission Expires: _____



TOWN OF GOLDEN BEACH

DRAINAGE COMPUTATION WORKSHEET

Last Updated January 13th, 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, and 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.

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

Definitions are located below the worksheet.

JAN 08 2019

Step 1:

Determine A

A = 31,250 square feet

APPROVED _____

DISAPPROVED _____

VARIANCE REQ: _____

Step 2:

Determine AP and AI

AP = 16,935 square feetAI = 14,315 square feet

Note: P = Pervious / I = Impervious

Step 3:

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

Average Elevation of Pervious Areas = 11.27 feet NGVD

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.

$$V = \underline{12,333} \text{ cubic feet}$$

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.

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

$$VP = \underline{13,035} \text{ cubic feet}$$

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).

$$(VP = \underline{13,035} \text{ cubic feet}) > (V = \underline{12,333} \text{ cubic feet})$$

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.



B3 MATERIAL TESTING ENGINEERING
Essence of Perfection

1676 West 31 PL, Hialeah FL, 33012 - Off. 786.773.5871/5889 - Fax. 786.615.5801

PERCOLATION TEST
USUAL OPEN HOLE TEST (CONSTANT HEAD)

PROJECT NO.	18-289	DATE:	10/31/2018
PROJECT	Vacant lot		
	401 Ocean Blvd.		
	Golden Beach, Florida 33166		
CLIENT	ROSS Engineering, Inc.		
	3325 S. University Drive, Suite 111		
	Davie, Florida 33125		

LOCATION OF TEST	30' East of fence & 30' North of south bushes.		
DIAMETER OF HOLE (IN)	6	LATITUD:	LONGITUD:
DEPTH HOLE (FEET)	15	DATE TEST PERFORMED: 10/31/2018	
WATER TABLE BELOW GROUND SURFACE (FT.)	5.9	TEST #:	P-1

No.	ELAPSE TIME (min)	GPM
1	1	12.2
2	1	12.0
3	1	11.8
4	1	11.7
5	1	11.6
6	1	11.6
7	1	11.6
8	1	11.5
9	1	11.5
10	1	11.3

DEPTH (FT)	SOIL DESCRIPTION
0' to 2'	Grass & Vegetation with light brown fine sand.
2' to 4'	Brown fine to medium sand with shell fragments.
4' to 6'	Light brown fine sand with shell fragments.
6' to 15'	Brown fine to medium sand with shell fragments.
-	
-	

PERCOLATION RATE:	11.7
K-VALUE:	2.308E-04

Respectfully submitted,

FIELD TECH.:	al
TYPE BY:	bm

Report Distribution:

1 Client
1 Bill Office


CESAR CASTILLO, P.E.
FLA. Reg. #68447





**TECHNICAL PUBLICATION
EMA # 390**

**Frequency Analysis of Daily Rainfall Maxima
For Central and South Florida**

January 2001

by

Chandra S. Pathak

**Hydro Information Systems & Assessment Department
Environmental Monitoring & Assessment Division
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, Florida 33406**

Results and Discussion

From the selected probability distribution, the rainfall estimates at various probability levels (i.e., inverse of return periods) were determined for each station. The rainfall estimates for two-, five-, 10-, 25-, 50-, and 100-year return periods and for three durations are presented in Appendices N, O, and P.

The summary of results from the frequency analysis is presented in Table 11. The table shows the range of rainfall estimates (in inches) for six return periods and three durations. For 2-year return period, the ratios of three-day to one-day rainfall estimate were 1.31 and 1.32 for minimum and maximum, respectively. For 100-year return period, the ratios of three-day to one-day rainfall estimate were 1.48 and 1.09 for minimum and maximum, respectively. Likewise, for 2-year return period, the ratios of five-day to one-day rainfall estimate were 1.42 and 1.38 for minimum and maximum, respectively. For 100-year return period, the ratios of five-day to one-day rainfall estimate were 1.83 and 1.27 for minimum and maximum, respectively. In addition, it was evident that the rainfall estimated values for a given return period and duration vary from one gage station to another indicating spatial variation in rainfall estimates. As expected, the variations in rainfall estimates for one-day duration are highest compare to three-day and five-day durations. Similarly, the variations in rainfall estimates increase as the return period increase from 2-year to 100-year.

Table 11
Rainfall Estimates (Inches) for Various Return Periods and Three Durations

Duration	One-Day		Three-Day		Five-Day	
	Rainfall (Inches)		Rainfall (Inches)		Rainfall (Inches)	
	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
2-year	2.6	5.0	3.4	6.6	3.7	6.9
5-year	3.7	8.8	4.9	8.9	5.7	10.0
10-year	4.5	11.4	6.2	11.5	7.1	12.4
25-year	5.3	15.1	7.2	15.4	8.9	16.6
50-year	5.7	17.8	8.1	18.9	10.1	21.2
100-year	6.0	21.0	8.9	22.8	11.0	26.6

The areas located within the Key West islands and Lake Okeechobee were excluded from this rainfall frequency analysis.

401 OCEAN BLVD. -MAILING LIST
FOR VARIANCE REQUEST JAN 2019

407 OCEAN LLC
1110 BRICKELL AVE, SUITE 404
MIAM, FL. 33131

387 OCEAN BOULEVARD LLC
1212 SE 3RD AVE
FT. LAUDERDALE, FL. 33316-1906

MALCOLM DORMAN
443 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

GH OCEAN BLVD. LLC
1212 SE 3RD AVENUE
FT. LAUDERDALE, FL. 33316-1906

LINDA G. BROWN TRUST
370 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

HUGO L. & AIDA MARTINEZ TRUST
380 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

NILDO & ISORA HERRERA
REVOCABLE LIVING TRUST
400 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

MARCOS & LEA CARMONA
410 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

KAREN PERRY EBSTEIN
416 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

DM GOLDEN BEACH LLC
C/O MARK C. KATZEF PA
2999 NE 191ST STREET, SUITE 805
AVENTURA, FL. 33180

BISMARCK HOLDINGS LLC
C/O KRAUSE AND BAXTER
3195 PONCE DE LEON BLVD., #200
CORAL GABLES, LF. 33134



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

SUMMARY MINUTES
BUILDING REGULATION ADVISORY BOARD
January 8, 2019 at 6pm

- A. CALL MEETING TO ORDER:** 6:13pm
- B. BOARD ATTENDANCE:** Eric Cohen, Jerome Hollo and Zvi Shiff
- C. STAFF ATTENDANCE:** Christopher Gratz – Miller Planning & Development, Linda Epperson-Director, Building & Zoning
- D. APPROVAL OF MINUTES:** November 13, 2018
Motion to approve the minutes as presented by Zvi Shiff, Seconded by Eric Cohen
On roll call: Eric Cohen-Aye, Jerome Hollo-Aye and Zvi Shiff-Aye
Motion passed 3 – 0
- E. REQUEST FOR ADDITIONS, DEFERRALS, DELETIONS & WITHDRAWALS**
- F. VARIANCE REQUEST(S):**

1. 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

Michael Miller Planning summarized and entered their report into the record.
Chad Oppenheim-Architect, Charles Kane and Kevin McMorris with Oppenheim Architecture spoke on behalf of the applicant
No one spoke in opposition.

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 floor finished elevation to start at 23.6' NGVD instead of 20.02' NGVD as required by the Town's code.

In accordance with Town Code Section 66-41, "authorized, general procedure", pertaining to variances, the board considered all evidence and testimony presented by the applicant, the public and the Town and made a finding that the applicant has complied with the seven criteria.

A motion to recommend approval was made by Eric Cohen, Seconded by Zvi Shiff

On roll call: Eric Cohen-Aye, Jerome Hollo-Aye and Zvi Shiff-Aye

Motion passed 3 – 0

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.

In accordance with Town Code Section 66-41, "authorized, general procedure", pertaining to variances, the board considered all evidence and testimony presented by the applicant, the public and the Town and made a finding that the applicant has complied with the seven criteria.

A motion to recommend approval was made by Zvi Shiff, Seconded by Eric Cohen

On roll call: Eric Cohen-Nay, Jerome Hollo-Aye and Zvi Shiff-Nay

Motion failed 2 – 1 (Jerome Hollo-Aye)

2. 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

Michael Miller Planning summarized and entered their report into the record.
Daniel Sorogon-Architect, spoke on this item.

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.

In accordance with Town Code Section 66-41, "authorized, general procedure", pertaining to variances, the board considered all evidence and testimony presented by the applicant, the public and the Town and made a finding that the applicant has complied with the seven criteria.

A motion to recommend approval was made by Eric Cohen, Seconded by Zvi Shiff

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

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

Miller Planning summarized their report and it was entered into the record.
Chad Oppenheim with Oppenheim Architecture spoke on behalf of the applicant.

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

No action was taken by the Board until approval or denial of the variance requests receive an action from the Town Council.

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

Michael Miller Planning summarized and entered their report into the record.
Ramon Valdez-Denis-Architect spoke on behalf of the applicant.
No one spoke in opposition to this item.

Construction of new two-story single family residence.

A motion to approve was made by Eric Cohen, Seconded by Zvi Shiff
Condition on the following: 1. Compliance with landscaping comments, 2.
Seawall to be brought into compliance with the new Town Code of a
minimum 5' or maximum 6' NAVD elevation 3. Setback of the rear decking
off of the seawall by 5' or installation of a drainage system approved by the
Town. 4. Aluminum Shutter for screening of the cut out for the mechanical
equipment.

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



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

SUMMARY MINUTES
BUILDING REGULATION ADVISORY BOARD
January 8, 2019 at 6pm

- A. CALL MEETING TO ORDER:** 6:13pm
- B. BOARD ATTENDANCE:** Eric Cohen, Jerome Hollo and Zvi Shiff
- C. STAFF ATTENDANCE:** Christopher Gratz – Miller Planning & Development, Linda Epperson-Director, Building & Zoning
- D. APPROVAL OF MINUTES:** November 13, 2018
Motion to approve the minutes as presented by Zvi Shiff, Seconded by Eric Cohen
On roll call: Eric Cohen-Aye, Jerome Hollo-Aye and Zvi Shiff-Aye
Motion passed 3 – 0
- E. REQUEST FOR ADDITIONS, DEFERRALS, DELETIONS & WITHDRAWALS**
- F. VARIANCE REQUEST(S):**
 - 1. 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

Michael Miller Planning summarized and entered their report into the record.
Chad Oppenheim-Architect, Charles Kane and Kevin McMorris with Oppenheim Architecture spoke on behalf of the applicant
No one spoke in opposition.

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 floor finished elevation to start at 23.6' NGVD instead of 20.02' NGVD as required by the Town's code.

In accordance with Town Code Section 66-41, "authorized, general procedure", pertaining to variances, the board considered all evidence and testimony presented by the applicant, the public and the Town and made a finding that the applicant has complied with the seven criteria.

A motion to recommend approval was made by Eric Cohen, Seconded by Zvi Shiff

On roll call: Eric Cohen-Aye, Jerome Hollo-Aye and Zvi Shiff-Aye

Motion passed 3 – 0

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.

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On roll call: Eric Cohen-Nay, Jerome Hollo-Aye and Zvi Shiff-Nay

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H. NEW BUSINESS:

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Legal Description: Lots 1 & 2, Block C, GB Sect B, PB 9-52

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BRAB Draft Minutes – January 8, 2019.

I PRELIMINARY DESIGN REVIEWS - ITEMS FOR DISCUSSION AND POSSIBLE APPROVAL

- 4. Ricardo and Luz Gonzalez.**
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Golden Beach, FL. 33160

Property Address: VL a/k/ 234 Golden Beach Drive, GB, FL. 33160
Folio No: 19-1235-004-0060
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minimum 5' or maximum 6' NAVD elevation 3. Setback of the rear decking
off of the seawall by 5' or installation of a drainage system approved by the
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ASHKENAZY GB RESIDENCE

DESIGN DEVELOPMENT

12/13/18

OPPENHEIM ARCHITECTURE

© OPPENHEIM 2018

8 2019

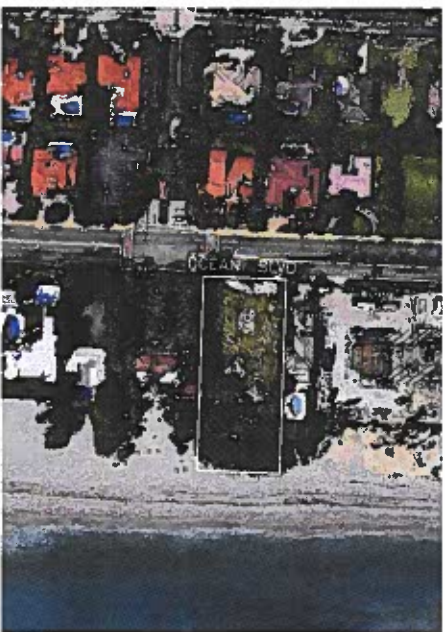
Design & Architecture
OPPENHEIM
ARCHITECTURE
201-272-2500
201-272-2501
P 201-272-2502
F 201-572-2513
201-572-2513

Engineering
RCSA
Engineering Inc.
201-272-2500
P 201-272-2501
F 201-572-2513
201-572-2513

Interior Design
Hypnotic Design, Inc.
201-272-2500
P 201-272-2501
F 201-572-2513
201-572-2513

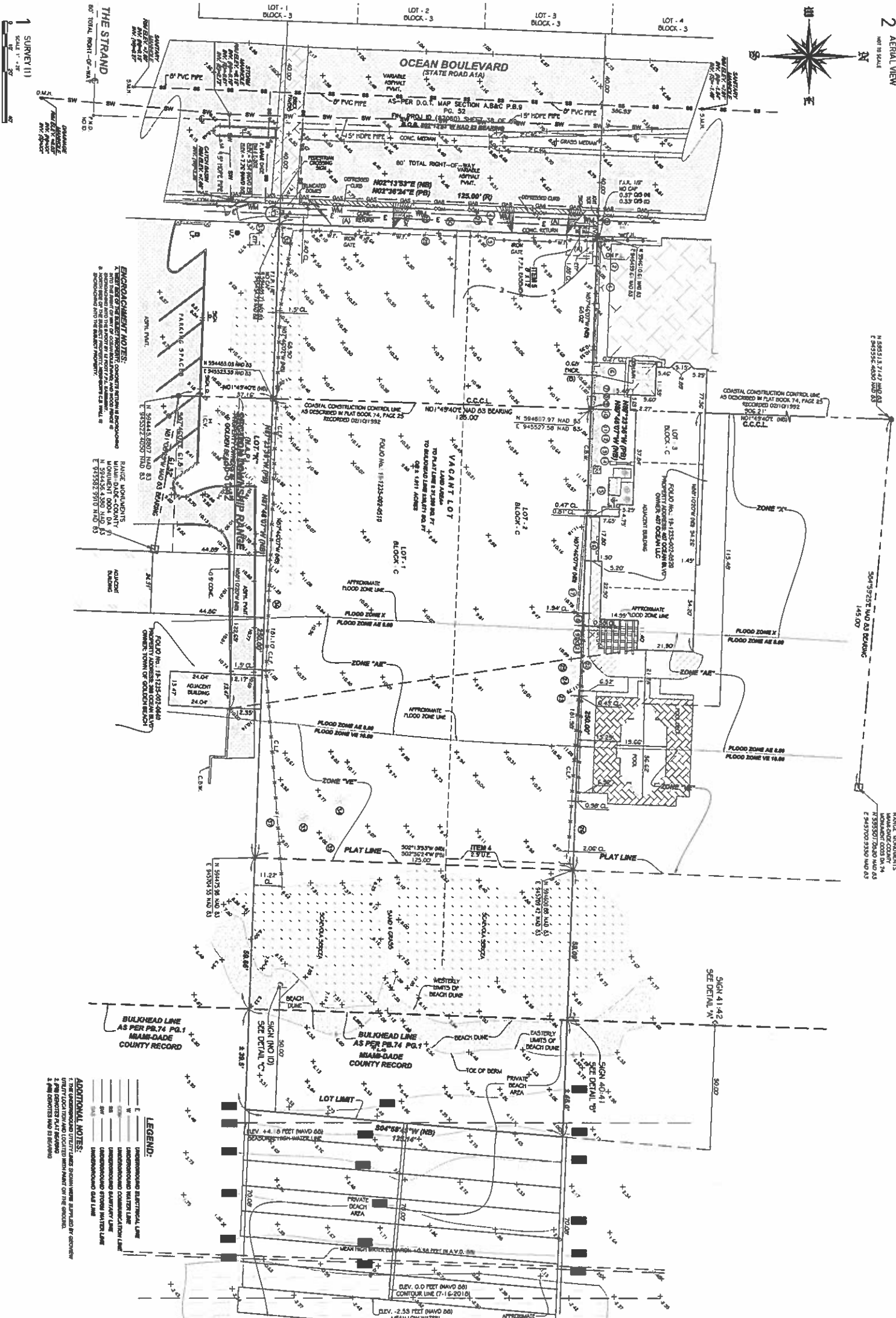
Construction
COASTAL SYSTEMS
INTERNATIONAL
201-272-2500
P 201-272-2501
F 201-572-2513
201-572-2513

Structural Engineering
Optimus Steel Design, LLC
201-272-2500
P 201-272-2501
F 201-572-2513
201-572-2513



2 AERIAL VIEW

NOT TO SCALE



Project No.

1811

Client
ASHKENAZY RESIDENCE

401 Ocean Boulevard
Golden Beach, FL 33146

Architect of Record
OPENHEIM

ARCHITECTURE

246 NE 37 Street
Miami, FL 33137

P 305 574 8404
F 305 574 8403
W openh.com

Environmental Engineer
Coastal Systems Intl.

444 South Dixie Hwy
Coral Gables, FL 33144

P 305 641 3455
F 305 641 1914
W coastalsystemsintl.com

Structural Engineer
Optimus Struct. Dsgn, LLC

1800 NW 14th St
Suite 305
Miami, FL 33136

P 305 512 8440
F 305 512 5841
W optimusdsgn.com

M.E.R. Engineer

Chief Engineer
Ross Engineering, Inc.

3325 S University Dr
Suite 111
Miami, FL 33133

P 305 318 8424
F 305 328 0190
W rossengineering.com

Landmark Architects
Raymond Jungles, Inc

2944 Ashland Ave NW
Coral Gables, FL 33133

P 305 362 6777
F 305 362 6582
W raymondjungles.com

Lighting

Approved

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JAN 08 2019

Town of Golden Beach
Planning & Advisory Board
Meeting Date

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G002

Project No.

1811

Client
ASHKENAZY RESIDENCE

401 Ocean Boulevard
Golden Beach, FL 33140

Architect of Record

Oppenheim
Architecture

245 NE 37 Street
Miami, FL 33137
P 305 576 8404
F 305 576 6423
W www.opa.com

Environmental Engineer
Coastal Systems Intl.

444 South Dixie Hwy
Coral Gables, FL 33144
P 305 661 3455
F 305 661 1914
W coastalsystemsintl.com

Structural Engineer

Optimus Steel Design, LLC

7650 NW 14th St.
Suite 305
Miami Lakes, FL 33016
P 305 512 8840
F 305 512 5841
W optimussteel.com

M.E.P. Engineer

Lead Engineer
Ross Engineering, Inc.

3243 S University Dr
Suite 305
Boca Raton, FL 33329
P 561 318 8424
F 561 359 0790
W rossengineering.com

Landscaping Architect
Raymond Jungles, Inc

2964 Arambon Avenue
Coral Gables, FL 33133
P 305 853 8777
F 305 763 8482
W raymondjungles.com

Lighting

Town of Golden Beach
Building Department Advisory Board
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Issued for File

JAN 08 2019

APPROVED

DISAPPROVED

VARIANCE REQ.

Chief Designer

No. AB 0014439

Revisions

NOT FOR CONSTRUCTION
DESIGN DEVELOPMENT
ZONING
OVERVIEW



NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

1811

ASHKENAZY RESIDENCE

Drawing Issued On: 12/13/18

G0004

PROPERTY INFORMATION

ADDRESS
401 OCEAN BOULEVARD
GOLDEN BEACH, FL 33140

LEGAL DESCRIPTION
LOT 51 AND 2 IN BLOCK "C" OF SECTION "B" - GOLDEN BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "X" PAGE 52, 36" THE PUBLIC RECORDS OF DADE COUNTY

MUNICIPALITY
TOWN OF GOLDEN BEACH

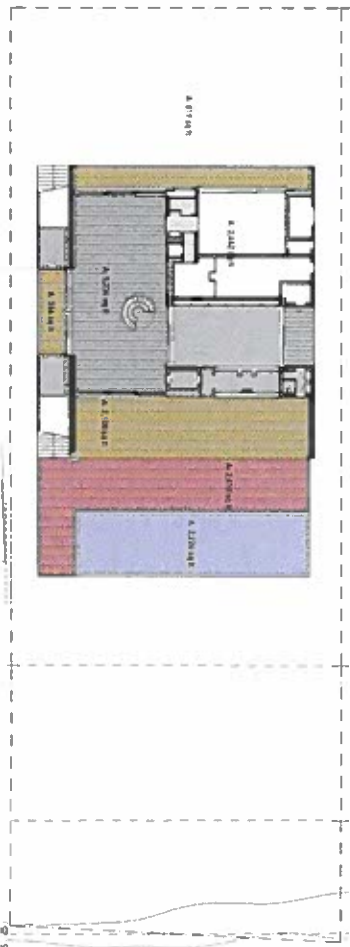
ZONING DATA
ZONING DESIGNATION
ZONING DISTRICT
LOT SIZE
LOT AREA
LOT COVERAGE RATIO (LUR)
SITE ROAD AREA PROVIDED
125.00

FLOOD ELEVATION
ZONE "X"
ZONE "AE"
ZONE "VE"

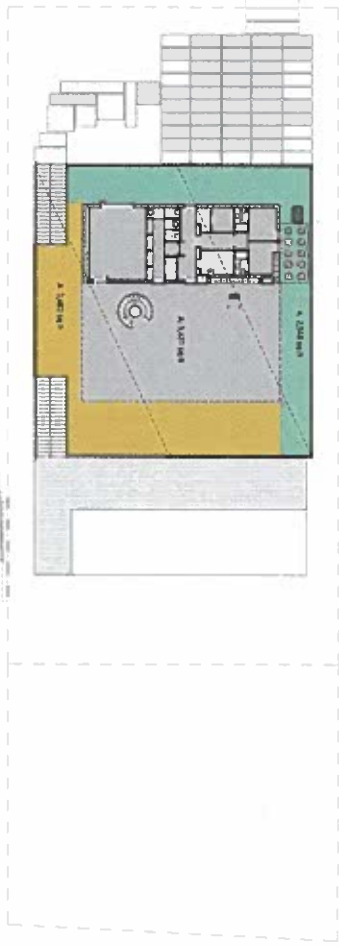
REMARKS	REQUIRED	PROVIDED
FRONT SETBACK (WEST)	48'	48'
REAR SETBACK (EAST)	EXTENT OF ADJ. PROP. + 185'	185'
SIDE SETBACK (NORTH/SOUTH)	10'	10'
ALLOWABLE SIDE PROJECTION	33.25' BLDG. LENGTH	33.25' BLDG. LENGTH
BUILDING ELEVATION TOP SURFACE	+20.2' MGD	+22.1' MGD
FIRST FLOOR FINISH ELEVATION	30' ± 1-50.2' MGD	30' ± 1-51.2' MGD
MAIN RESIDENCE HEIGHT	30' ± 1-50.2' MGD	30' ± 1-51.2' MGD
ROOF TOP PROJECTIONS	119.50 FT MAX	119.50 FT
ELEVATION 50 FT		

LEVEL	AC SPACE	COVERED TERRACES	EROSION TERRACES	PLANTED TERRACES	POOLS
GROUND	3,730	3,571	3,410	3,544	2,742
1ST	5,531	5,431	5,431	5,431	5,431
2ND	5,531	5,431	5,431	5,431	5,431
3RD	5,531	5,431	5,431	5,431	5,431
4TH	5,531	5,431	5,431	5,431	5,431
5TH	5,531	5,431	5,431	5,431	5,431
6TH	5,531	5,431	5,431	5,431	5,431
7TH	5,531	5,431	5,431	5,431	5,431
8TH	5,531	5,431	5,431	5,431	5,431
9TH	5,531	5,431	5,431	5,431	5,431
10TH	5,531	5,431	5,431	5,431	5,431
11TH	5,531	5,431	5,431	5,431	5,431
12TH	5,531	5,431	5,431	5,431	5,431
13TH	5,531	5,431	5,431	5,431	5,431
14TH	5,531	5,431	5,431	5,431	5,431
15TH	5,531	5,431	5,431	5,431	5,431
16TH	5,531	5,431	5,431	5,431	5,431
17TH	5,531	5,431	5,431	5,431	5,431
18TH	5,531	5,431	5,431	5,431	5,431
19TH	5,531	5,431	5,431	5,431	5,431
20TH	5,531	5,431	5,431	5,431	5,431
21TH	5,531	5,431	5,431	5,431	5,431
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23TH	5,531	5,431	5,431	5,431	5,431
24TH	5,531	5,431	5,431	5,431	5,431
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28TH	5,531	5,431	5,431	5,431	5,431
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37TH	5,531	5,431	5,431	5,431	5,431
38TH	5,531	5,431	5,431	5,431	5,431
39TH	5,531	5,431	5,431	5,431	5,431
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42TH	5,531	5,431	5,431	5,431	5,431
43TH	5,531	5,431	5,431	5,431	5,431
44TH	5,531	5,431	5,431	5,431	5,431
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66TH	5,531	5,431	5,431	5,431	5,431
67TH	5,531	5,431	5,431	5,431	5,431
68TH	5,531	5,431	5,431	5,431	5,431
69TH	5,531	5,431	5,431	5,431	5,431
70TH	5,531	5,431	5,431	5,431	5,431
71TH	5,531	5,431	5,431	5,431	5,431
72TH	5,531	5,431	5,431	5,431	5,431
73TH	5,531	5,431	5,431	5,431	5,431
74TH	5,531	5,431	5,431	5,431	5,431
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76TH	5,531	5,431	5,431	5,431	5,431
77TH	5,531	5,431	5,431	5,431	5,431
78TH	5,531	5,431	5,431	5,431	5,431
79TH	5,531	5,431	5,431	5,431	5,431
80TH	5,531	5,431	5,431	5,431	5,431
81TH	5,531	5,431	5,431	5,431	5,431
82TH	5,531	5,431	5,431	5,431	5,431
83TH	5,531	5,431	5,431	5,431	5,431
84TH	5,531	5,431	5,431	5,431	5,431
85TH	5,531	5,431	5,431	5,431	5,431
86TH	5,531	5,431	5,431	5,431	5,431
87TH	5,531	5,431	5,431	5,431	5,431
88TH	5,531	5,431	5,431	5,431	5,431
89TH	5,531	5,431	5,431	5,431	5,431
90TH	5,531	5,431	5,431	5,431	5,431
91TH	5,531	5,431	5,431	5,431	5,431
92TH	5,531	5,431	5,431	5,431	5,431
93TH	5,531	5,431	5,431	5,431	5,431
94TH	5,531	5,431	5,431	5,431	5,431
95TH	5,531	5,431	5,431	5,431	5,431
96TH	5,531	5,431	5,431	5,431	5,431
97TH	5,531	5,431	5,431	5,431	5,431
98TH	5,531	5,431	5,431	5,431	5,431
99TH	5,531	5,431	5,431	5,431	5,431
100TH	5,531	5,431	5,431	5,431	5,431

AREA LEGEND
AC SPACE
COVERED TERRACE
EROSION TERRACE
PLANTED TERRACE
POOL



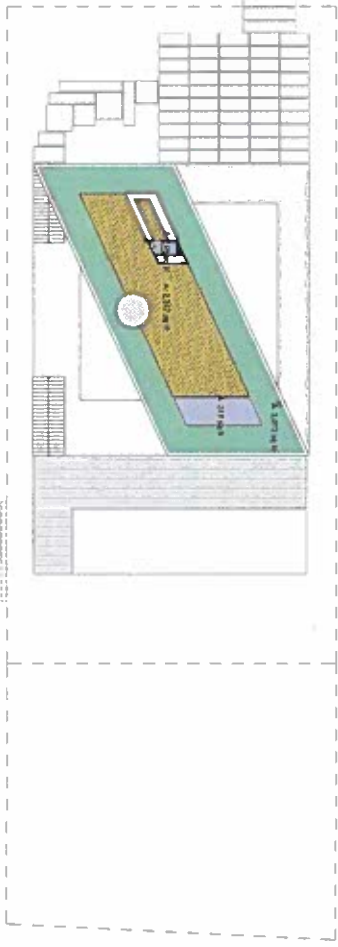
GROUND LEVEL
Scale: 1/8" = 1'-0"
0 10 20 30 40



LEVEL ONE
Scale: 1/8" = 1'-0"
0 10 20 30 40



LEVEL TWO
Scale: 1/8" = 1'-0"
0 10 20 30 40



ROOF LEVEL
Scale: 1/8" = 1'-0"
0 10 20 30 40

Project No.

1811

Client
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Oppenheim

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APPROVED
DISAPPROVED
VARIANCE REQ.

JAN 0 8 2019

Town of Golden Beach
Building Regulatory Advisory Board
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City of Golden Beach

Residence

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CONSTRUCTION
PARKING

NOT FOR CONSTRUCTION
DESIGN DEVELOPMENT

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DESIGN DEVELOPMENT

G005

Client
ASHKENAZY RESIDENCE

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Lighting

Town of Golden Beach
Building Department

Building Department Advisory Board

Meeting Date

JAN 0 8 2019

APPROVED

DISAPPROVED

VARIANCE

Chief Designer
Mr. AH 00114130

Revisions

No.	Date	Description

Title

MATERIAL CHART

1/32" = 1'-0"

NOT FOR CONSTRUCTION

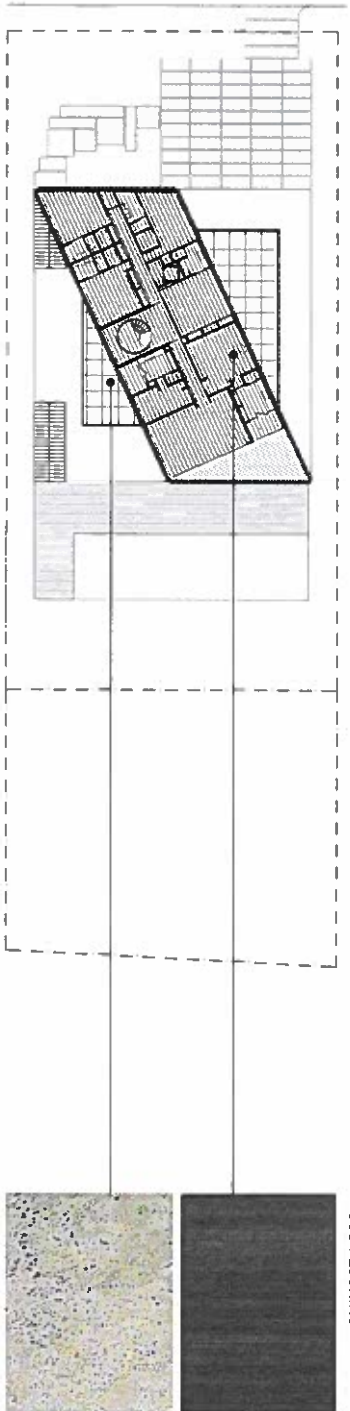
DESIGN DEVELOPMENT

1811

ASHKENAZY RESIDENCE

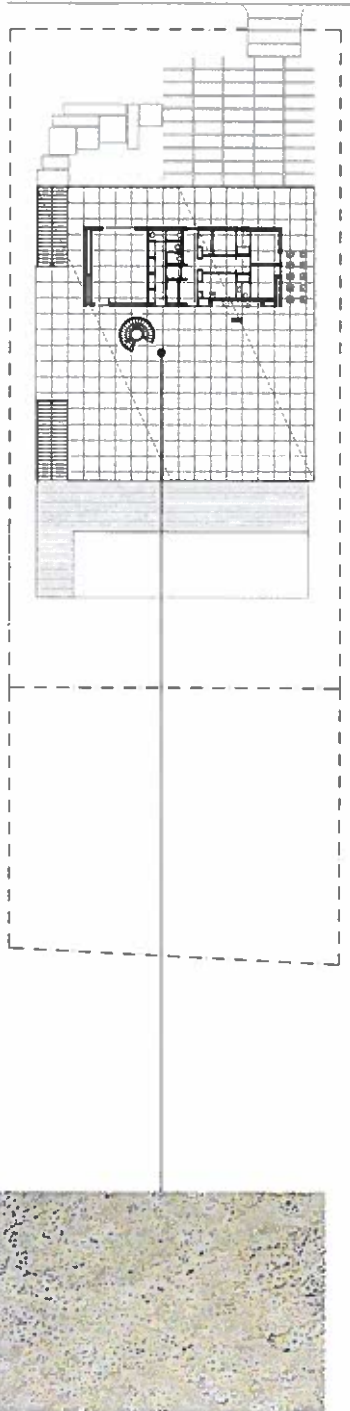
Drawing Issued on 12/12/18

G006



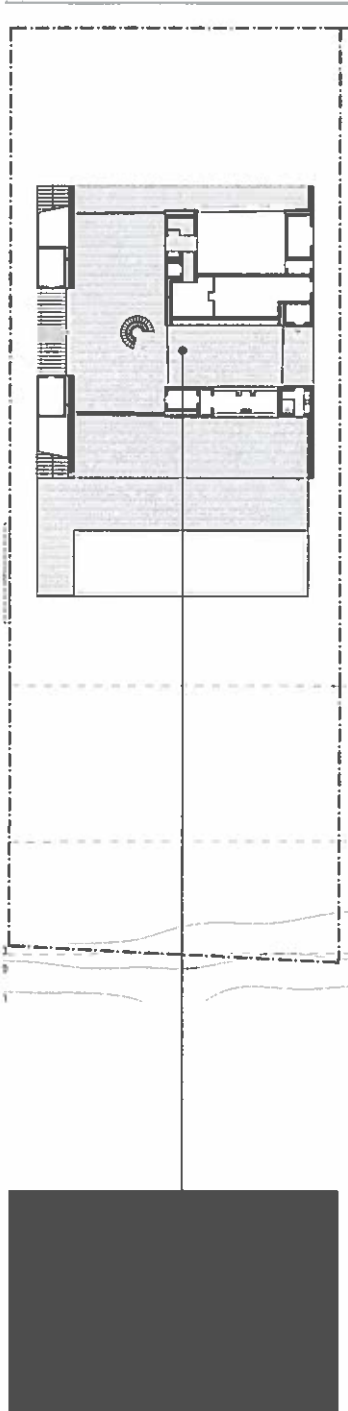
3 THIRD LEVEL (1)

SCALE 1/32" = 1'-0"



2 MAIN LEVEL

SCALE 1/32" = 1'-0"



1 GROUND LEVEL (Garage) (1)

SCALE 1/32" = 1'-0"

Project 16

1811

Client

ASHMENAZY RESIDENCE

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W raymondjungles.com

Revisions

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KEYNOTES

* All keynotes refer to Apply.

DESCRIPTION

(07.000) ACCESSORIES

EQUIPMENT BY OTHERS SEE MECH PLANS FOR

LOCATION AND INSTALLATION

(07.010) ELEVATION MARKERS

CONFORM TO THE STANDARD PRACTICES OF THE

ELECTRICAL AND MECHANICAL CONTRACTORS

WITH MECH PRIOR TO PROCEEDING

(07.020) METAL SCREED GREEN VENTILATION WALL

FRAMING, EXPOSED TO ALLS BATHING SEE

MECH PLANS

(07.030) WOOD CLADDING BUILT IN PLASTER WALLS

CUSTOM BUILT IN STONE WOOD SHELVES

(07.040) DOORS AND WINDOWS

SCHEMATIC DOOR

(07.050) MATERIALS

WOOD FLOOR DE PLANKS 3/4 X 3 1/2 ON CONC

SLAB FINISH 1 1/2"

(07.060) WOOD DECK FRESHBARK SAND BASE BELOW

PAVED CONCRETE FLOOR

(07.070) STONE FISH FLOOR

WOOD PANEL

(07.080) PLUMBING

DESCRIPTED POOL EQUIPMENT AREA, POOL

EQUIPMENT UNDER SCREED FLOOR

(07.090) SITE CONSTRUCTION

NEW PERMANENT STRUCTURE

NEW POOL, REFER TO LANDSCAPE AND POOL

REPAIR

(07.100) NEW LANDSCAPE AREA

NEW LANDSCAPE AREA, REFER TO LANDSCAPE

AND POOL REPAIR

(07.110) TREES / LANDSCAPING PLANTING / GROUND

COVER / LAWN, REFER TO LANDSCAPE

(07.120) TREES / LANDSCAPING PLANTING / GROUND

COVER / LAWN, REFER TO LANDSCAPE

(07.130) DRIVE

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(08.140) DRIVE

Project No. 1811

Client: ASHKENAZY RESIDENCE

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M.E.B. Engineer

JAN 0 8 2019

APPROVED
DISAPPROVED
VENDOR USE REQ.

Chief Designer

M. A. 011428

Revised:

Title:

Notes:

Scale:

Orientation:

3/16" = 1'-0"

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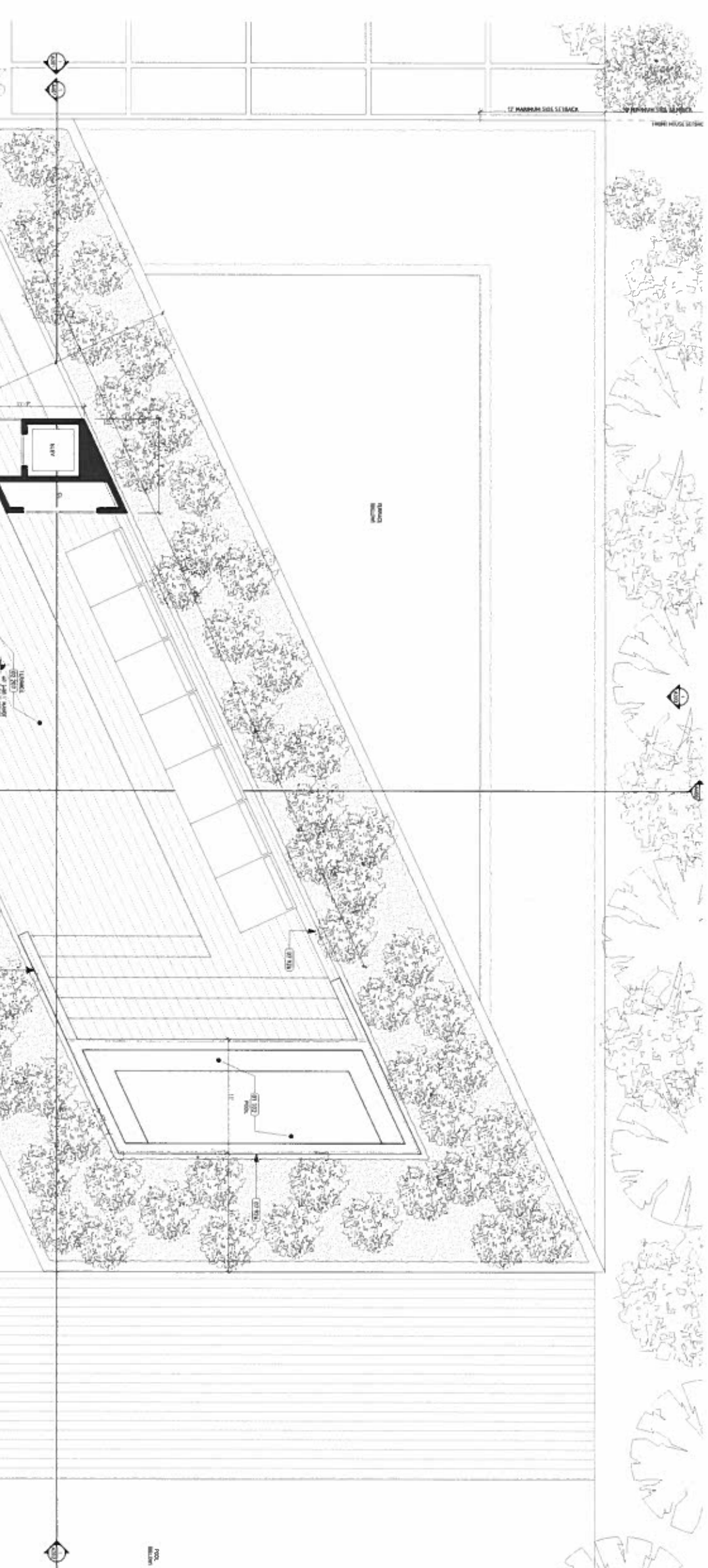
DESIGN DEVELOPMENT

ASHKENAZY RESIDENCE

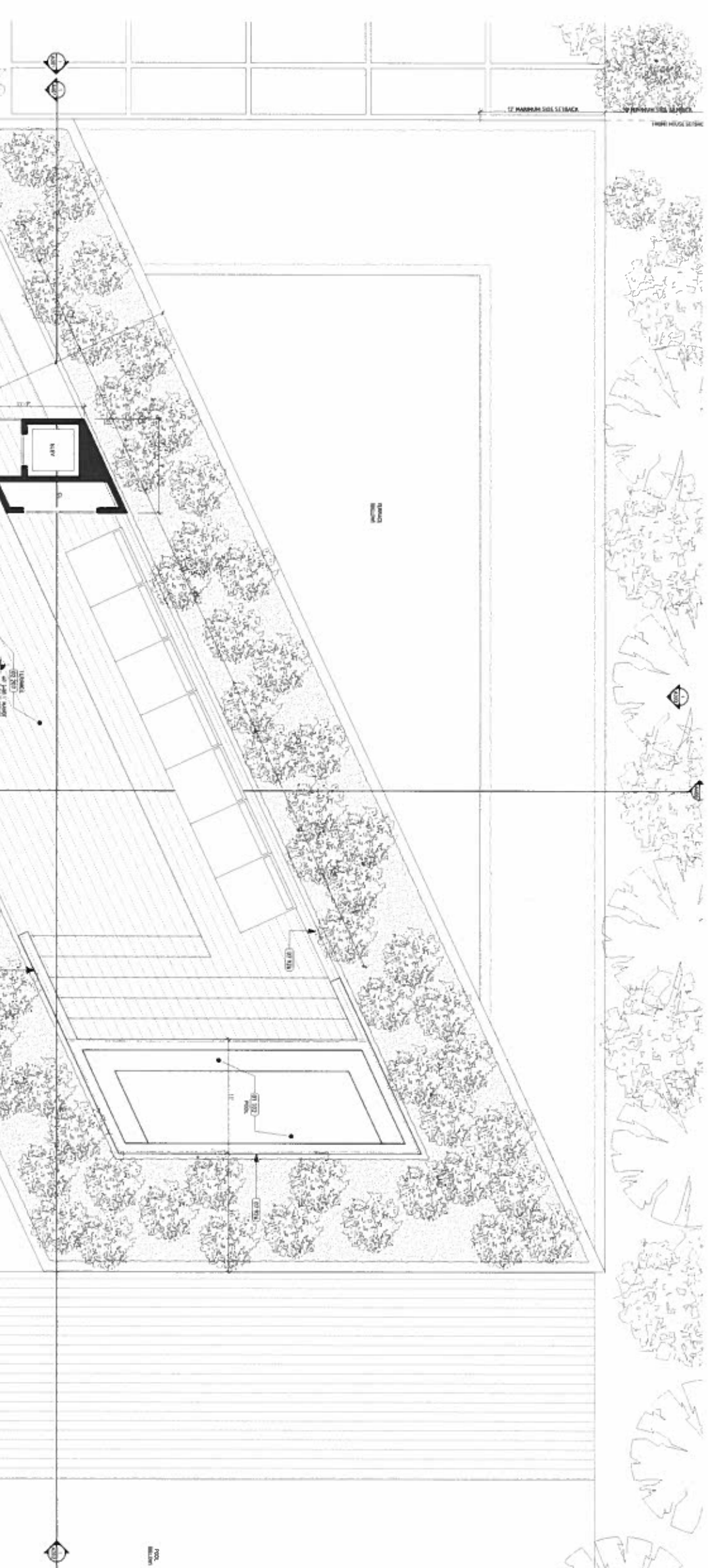
Drawing based on: 12/17/18

A103

DESCRIPTION	REVISION
ACCESSORIES	01
EQUIPMENT REVISIONS: SEE NEW PLANT FOR LAYOUT AND MATERIALS	
ELIMINATE 12" DIA. 10' TALL TREE	02
REPLACE 12" DIA. 10' TALL TREE WITH 12" DIA. 10' TALL TREE	03
REPLACE 12" DIA. 10' TALL TREE WITH 12" DIA. 10' TALL TREE	04
REPLACE 12" DIA. 10' TALL TREE WITH 12" DIA. 10' TALL TREE	05
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REPLACE 12" DIA. 10' TALL TREE WITH 12" DIA. 10' TALL TREE	93
REPLACE 12" DIA. 10' TALL TREE WITH 12" DIA. 10' TALL TREE	94
REPLACE 12" DIA. 10' TALL TREE WITH 12" DIA. 10' TALL TREE	95
REPLACE 12" DIA. 10' TALL TREE WITH 12" DIA. 10' TALL TREE	96
REPLACE 12" DIA. 10' TALL TREE WITH 12" DIA. 10' TALL TREE	97
REPLACE 12" DIA. 10' TALL TREE WITH 12" DIA. 10' TALL TREE	98
REPLACE 12" DIA. 10' TALL TREE WITH 12" DIA. 10' TALL TREE	99
REPLACE 12" DIA. 10' TALL TREE WITH 12" DIA. 10' TALL TREE	100



01.01	CONCRETE	CONCRETE
01.02	CEMENT	CEMENT
01.03	BRICK	BRICK
01.04	STONE	STONE
01.05	WOOD	WOOD
01.06	GLASS	GLASS
01.07	METAL	METAL
01.08	PLASTER	PLASTER
01.09	PAINT	PAINT
01.10	ROOFING	ROOFING
01.11	LANDSCAPING	LANDSCAPING
01.12	UTILITIES	UTILITIES
01.13	STRUCTURAL	STRUCTURAL
01.14	MECHANICAL	MECHANICAL
01.15	ELECTRICAL	ELECTRICAL
01.16	PLUMBING	PLUMBING
01.17	HEATING	HEATING
01.18	Cooling	Cooling
01.19	Fire Protection	Fire Protection
01.20	Security	Security
01.21	Accessibility	Accessibility
01.22	Signage	Signage
01.23	Furniture	Furniture
01.24	Lighting	Lighting
01.25	Sound	Sound
01.26	Water	Water
01.27	Sewer	Sewer
01.28	Storm Drainage	Storm Drainage
01.29	Transportation	Transportation
01.30	Other	Other



Project #18

1811

Client
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Lighting

Town of Golden Beach
Building Department Advisory Board
Chairman: J. L. B. 3-18

JAN 0 8 2019

APPROVED

DISAPPROVED

VARIANCE REQ.

City of Golden Beach
No. AB 181438
Revisions

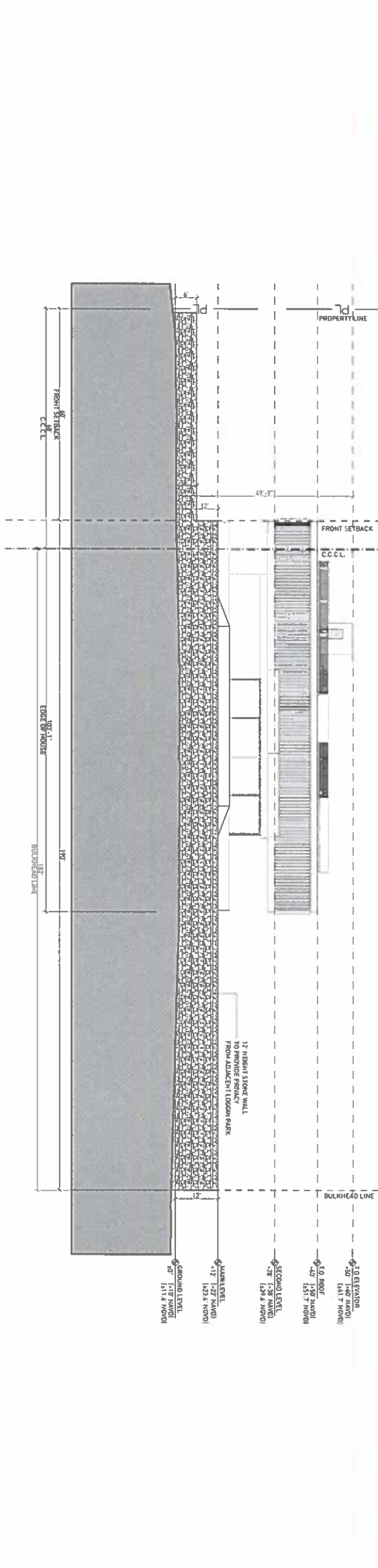
Rev.	Date	Description

THIS
SOUTH
ELEVATION

3/16" = 1'-0"
1/16" = 1'-0"
NOT FOR CONSTRUCTION
DESIGN DEVELOPMENT

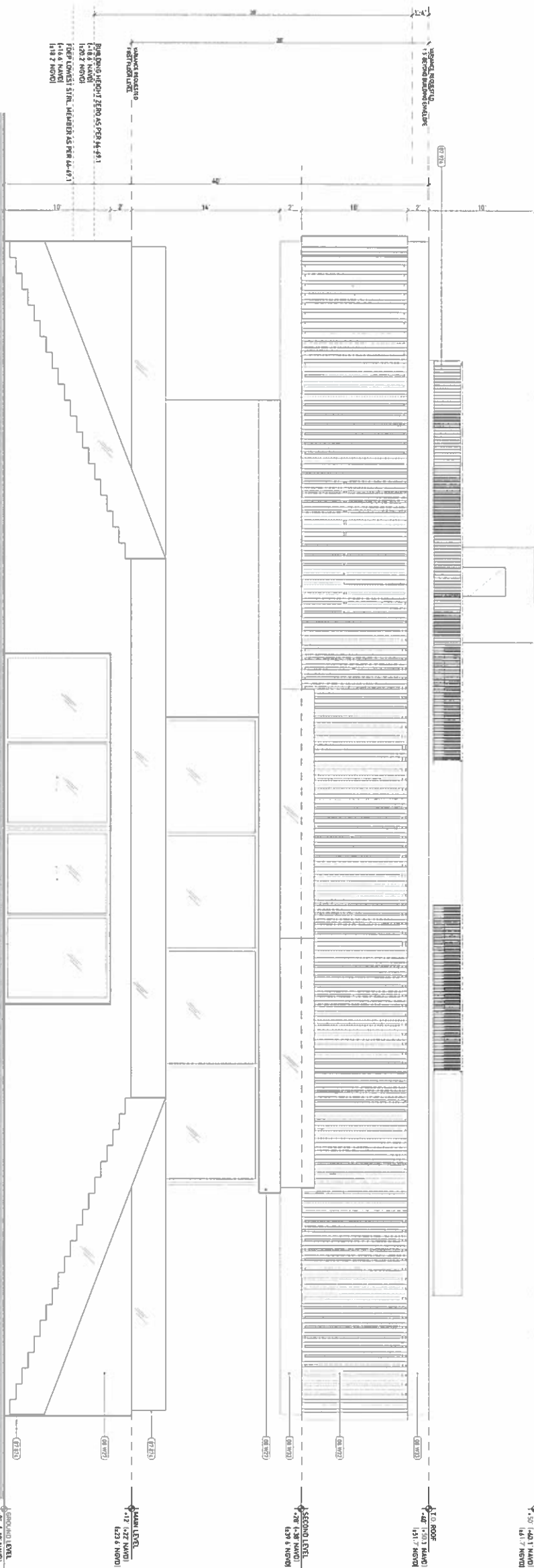
1811
ASHKENAZY RESIDENCE
Drawing Issued on 12/13/18

A300



2 SOUTH ELEVATION STONE WALL

SCALE 1/8" = 1'-0"



1 SOUTH ELEVATION

SCALE 1/8" = 1'-0"

REMARKS	
* All Remarks apply to both.	
1. ACCESSORIES	
(02.01) EQUIPMENT	1.10. SEE HIGH PLANS FOR LAYOUT AND INSTALLATION
(02.02) ELECTRICAL	1.11. SEE HIGH PLANS FOR LAYOUT AND INSTALLATION
(02.03) MECHANICAL	1.12. SEE HIGH PLANS FOR LAYOUT AND INSTALLATION
(02.04) METAL	1.13. SEE HIGH PLANS FOR LAYOUT AND INSTALLATION
(02.05) FRAMING	1.14. SEE HIGH PLANS FOR LAYOUT AND INSTALLATION
(02.06) WOOD	1.15. SEE HIGH PLANS FOR LAYOUT AND INSTALLATION
(02.07) CUSTOM	1.16. SEE HIGH PLANS FOR LAYOUT AND INSTALLATION
(02.08) 1/2\"	1.17. SEE HIGH PLANS FOR LAYOUT AND INSTALLATION
2. DOORS AND WINDOWS	
(02.09) SCHEDULED	2.10. SEE HIGH PLANS FOR LAYOUT AND INSTALLATION
3. MATERIALS	
(02.10) WOOD	3.10. SEE HIGH PLANS FOR LAYOUT AND INSTALLATION
(02.11) POLISHED	3.11. SEE HIGH PLANS FOR LAYOUT AND INSTALLATION
(02.12) STONE	3.12. SEE HIGH PLANS FOR LAYOUT AND INSTALLATION
(02.13) WOOD	3.13. SEE HIGH PLANS FOR LAYOUT AND INSTALLATION
4. PLUMBING	
(02.14) DISBURSE	4.14. SEE HIGH PLANS FOR LAYOUT AND INSTALLATION
(02.15) SITE	4.15. SEE HIGH PLANS FOR LAYOUT AND INSTALLATION
(02.16) NEW	4.16. SEE HIGH PLANS FOR LAYOUT AND INSTALLATION
(02.17) NEW	4.17. SEE HIGH PLANS FOR LAYOUT AND INSTALLATION
(02.18) NEW	4.18. SEE HIGH PLANS FOR LAYOUT AND INSTALLATION
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(02.92) NEW	4.92. SEE HIGH PLANS FOR LAYOUT AND INSTALLATION
(02.93) NEW	4.93. SEE HIGH PLANS FOR LAYOUT AND INSTALLATION
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(02.96) NEW	4.96. SEE HIGH PLANS FOR LAYOUT AND INSTALLATION
(02.97) NEW	4.97. SEE HIGH PLANS FOR LAYOUT AND INSTALLATION
(02.98) NEW	4.98. SEE HIGH PLANS FOR LAYOUT AND INSTALLATION
(02.99) NEW	4.99. SEE HIGH PLANS FOR LAYOUT AND INSTALLATION
(03.00) NEW	5.00. SEE HIGH PLANS FOR LAYOUT AND INSTALLATION

Client:
ASHKENAZY RESIDENT

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W raymondjungles.com

Uspolnjenje

**Town of Golden Beach
Building Regulatory Advisory Board**
contributes to development 2019

JAN 08 2019

APPROVED _____
DISAPPROVED _____
VARIANCE REC _____

Results

Notes	Date	Inspector

WEST ELEVATION

3/16" = 1'-0"

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

1011
ASHKENAZY RESIDENCE
Drawing issued on 12/12/10

A301

Architectural drawing of the exterior elevation of a building. The drawing shows a long, low structure with a flat roof and a series of windows. The drawing includes dimensions, level markers, and a section cut.

Dimensions:

- Overall width: 10' 0"
- Overall height: 10' 0"
- Section cut: 10' 0"

Level Markers:

- 10' ELEVATION (14.1' ABOVE GROUND)
- 10' ROOF (14.1' ABOVE GROUND)
- SECOND FLOOR (12.7' ABOVE GROUND)
- GROUND LEVEL (11.7' ABOVE GROUND)
- 10' ELEVATION (14.1' ABOVE GROUND)

Section Cut:

- 10' ELEVATION (14.1' ABOVE GROUND)
- 10' ROOF (14.1' ABOVE GROUND)
- SECOND FLOOR (12.7' ABOVE GROUND)
- GROUND LEVEL (11.7' ABOVE GROUND)
- 10' ELEVATION (14.1' ABOVE GROUND)

Notes:

- 10' ELEVATION (14.1' ABOVE GROUND)
- 10' ROOF (14.1' ABOVE GROUND)
- SECOND FLOOR (12.7' ABOVE GROUND)
- GROUND LEVEL (11.7' ABOVE GROUND)
- 10' ELEVATION (14.1' ABOVE GROUND)

KEYNOTES

* All Keynotes May no Apply.

#	DESCRIPTION	UNIFORMS	PLUMBING	PAINTS & LANDSCAPING	WALL FINISHES
(6.1.60)	EQUIPMENT BENCHES. SEE HENR. PLANS FOR LAYOUT AND INSTALLATION.				
(6.1.61)	ELECTRICIAN'S 8-200 PSI. LBS. FLOODLIGHT. ALL ELECTRONIC/CENTRAL	(6.1.60)			
(6.1.62)	REPAIRS TO EXISTING WALLS WITH NEW BRICKWORK. BRICKWORK	(6.1.60)			
(6.1.63)	REPAIRS TO EXISTING WALLS WITH NEW BRICKWORK. BRICKWORK	(6.1.60)			
(6.1.64)	REPAIRS TO EXISTING WALLS WITH NEW BRICKWORK. BRICKWORK	(6.1.60)			
(6.1.65)	REPAIRS TO EXISTING WALLS WITH NEW BRICKWORK. BRICKWORK	(6.1.60)			
(6.1.66)	REPAIRS TO EXISTING WALLS WITH NEW BRICKWORK. BRICKWORK	(6.1.60)			
(6.1.67)	REPAIRS TO EXISTING WALLS WITH NEW BRICKWORK. BRICKWORK	(6.1.60)			
(6.1.68)	REPAIRS TO EXISTING WALLS WITH NEW BRICKWORK. BRICKWORK	(6.1.60)			
(6.1.69)	REPAIRS TO EXISTING WALLS WITH NEW BRICKWORK. BRICKWORK	(6.1.60)			
(6.1.70)	REPAIRS TO EXISTING WALLS WITH NEW BRICKWORK. BRICKWORK	(6.1.60)			
(6.1.71)	REPAIRS TO EXISTING WALLS WITH NEW BRICKWORK. BRICKWORK	(6.1.60)			
(6.1.72)	REPAIRS TO EXISTING WALLS WITH NEW BRICKWORK. BRICKWORK	(6.1.60)			
(6.1.73)	REPAIRS TO EXISTING WALLS WITH NEW BRICKWORK. BRICKWORK	(6.1.60)			
(6.1.74)	REPAIRS TO EXISTING WALLS WITH NEW BRICKWORK. BRICKWORK	(6.1.60)			
(6.1.75)	REPAIRS TO EXISTING WALLS WITH NEW BRICKWORK. BRICKWORK	(6.1.60)			
(6.1.76)	REPAIRS TO EXISTING WALLS WITH NEW BRICKWORK. BRICKWORK	(6.1.60)			
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(6.1.78)	REPAIRS TO EXISTING WALLS WITH NEW BRICKWORK. BRICKWORK	(6.1.60)			
(6.1.79)	REPAIRS TO EXISTING WALLS WITH NEW BRICKWORK. BRICKWORK	(6.1.60)			
(6.1.80)	REPAIRS TO EXISTING WALLS WITH NEW BRICKWORK. BRICKWORK	(6.1.60)			
(6.1.81)	REPAIRS TO EXISTING WALLS WITH NEW BRICKWORK. BRICKWORK	(6.1.60)			
(6.1.82)	REPAIRS TO EXISTING WALLS WITH NEW BRICKWORK. BRICKWORK	(6.1.60)			
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(6.1.85)	REPAIRS TO EXISTING WALLS WITH NEW BRICKWORK. BRICKWORK	(6.1.60)			
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(6.1.97)	REPAIRS TO EXISTING WALLS WITH NEW BRICKWORK. BRICKWORK	(6.1.60)			
(6.1.98)	REPAIRS TO EXISTING WALLS WITH NEW BRICKWORK. BRICKWORK	(6.1.60)			
(6.1.99)	REPAIRS TO EXISTING WALLS WITH NEW BRICKWORK. BRICKWORK	(6.1.60)			
(6.2.00)	REPAIRS TO EXISTING WALLS WITH NEW BRICKWORK. BRICKWORK	(6.1.60)			

Project No.

1811

Client
ASHKENAZY RESIDENCE

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Architect of Record
OPPENHEIM

ARCHITECTURE

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Miami, FL 33137

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W coastalsystemsintl.com

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F 305 512 5861

W optimusd.com

MEP Engineer

MEP Engineer

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MEP Engineer

JAN 08 2019

Town of Golden Beach
Building Department
Advisory Board

APPROVED

DISAPPROVED

VARIANCE REQUEST

Chief Engineer

MEP Engineer

MEP Engineer

MEP Engineer

MEP Engineer

MEP Engineer

MEP Engineer

MEP Engineer

MEP Engineer

MEP Engineer

MEP Engineer

MEP Engineer

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MEP Engineer

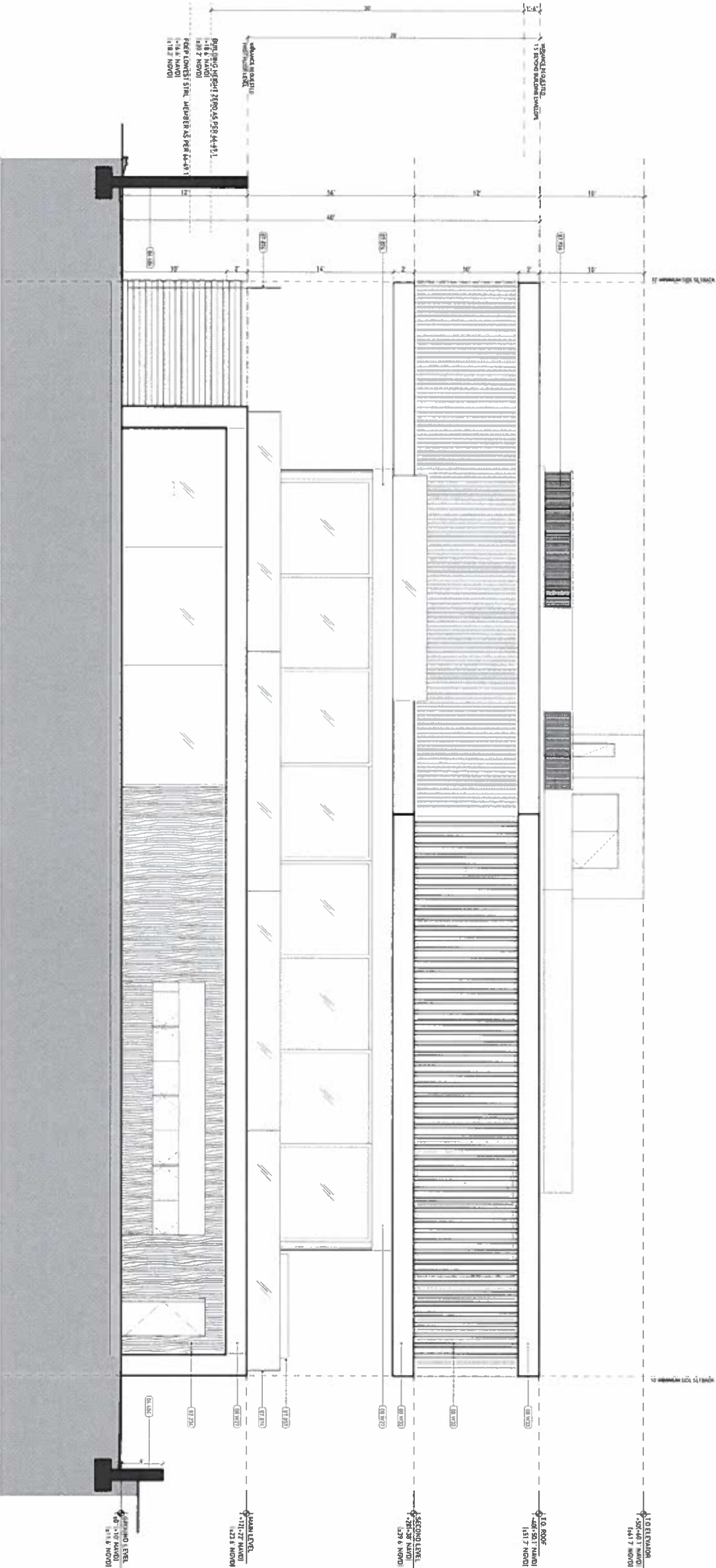
MEP Engineer

MEP Engineer

MEP Engineer

MEP Engineer

MEP Engineer



KEYNOTES

* All dimensions are in feet.

#	DESCRIPTION
(11.00)	DOORS AND WINDOWS
(11.01)	SCHEMATIC DOOR
(11.02)	WATERFALLS
(11.03)	WOOD FLOORING PLANKS 5/4" x 1/2" ON CONC. SLAB FINISH T.B.O.
(11.04)	WOOD DECK SPACING & SAND BASE BELOW
(11.05)	POURED CONCRETE FLOOR
(11.06)	STONE FINISH FLOOR
(11.07)	WOOD PANEL
(11.08)	PLUMBING
(11.09)	DISTRIBUTED POOL EQUIPMENT AREA. POOL EQUIPMENT UNDER SEPARATE PERMIT
(11.10)	SITE CONSTRUCTION
(11.11)	NEW POOL. REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS. UNDER SEPARATE PERMIT
(11.12)	NEW KITCHEN AREA. REFER TO SCHEMATIC AND POOL DRAWINGS
(11.13)	TREES / LANDSCAPING PLANTING / GROUND COVER / LAWN. REFER TO LANDSCAPE DRAWINGS
(11.14)	TREES / LANDSCAPING PLANTING / GROUND COVER / LAWN. REFER TO LANDSCAPE DRAWINGS
(11.15)	DRIVEWAY STONE CURB WITH PAVED JOINTS. REFER TO CIVIL & LANDSCAPE AT A LATER DATE
(11.16)	STONE DRIVEWAY. REFER TO CIVIL & LANDSCAPE DMS
(11.17)	STONE DRIVEWAY. REFER TO CIVIL & LANDSCAPE DMS
(11.18)	STONE DRIVEWAY. REFER TO CIVIL & LANDSCAPE DMS
(11.19)	STONE DRIVEWAY. REFER TO CIVIL & LANDSCAPE DMS
(11.20)	STONE DRIVEWAY. REFER TO CIVIL & LANDSCAPE DMS
(11.21)	STONE DRIVEWAY. REFER TO CIVIL & LANDSCAPE DMS
(11.22)	STONE DRIVEWAY. REFER TO CIVIL & LANDSCAPE DMS
(11.23)	STONE DRIVEWAY. REFER TO CIVIL & LANDSCAPE DMS
(11.24)	STONE DRIVEWAY. REFER TO CIVIL & LANDSCAPE DMS
(11.25)	STONE DRIVEWAY. REFER TO CIVIL & LANDSCAPE DMS
(11.26)	STONE DRIVEWAY. REFER TO CIVIL & LANDSCAPE DMS
(11.27)	STONE DRIVEWAY. REFER TO CIVIL & LANDSCAPE DMS
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(11.99)	STONE DRIVEWAY. REFER TO CIVIL & LANDSCAPE DMS
(12.00)	STONE DRIVEWAY. REFER TO CIVIL & LANDSCAPE DMS

EAST ELEVATION

3/16" = 1'-0"

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

WALL FINISHES

INTERIOR FINISHES

EXTERIOR FINISHES

Drawing Issued on 12/12/18

A302

Project No.

1811

Client
ASHKENAZY RESIDENCE
401 Ocean Boulevard
Orlando Beach, FL 32116

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OPPENHEIM ARCHITECTURE
245 NE 37 Street
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Lighting

Town of Golden Beach
Building Department Advisory Board
CERTIFIED & OFFICIAL 2018
JAN 08 2019

DISAPPROVED
VARIANCE #200
Chief Designer
No. AB 8014430
Architect

Notes

Rev	Date	Description

1811
ASHKENAZY RESIDENCE
Drawing Based on: 17212110

DESIGN DEVELOPMENT

LONGITUDINAL SECTION

3/16" = 1'-0"

NOT FOR CONSTRUCTION

A401

Project No.

1811

Client
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Lighting

Town of Golden Beach
Building Department Advisory Board
COMMITTEE MEETING 2018
Meeting Date

JAN 08 2018

APPROVED

JCE, P.E.

Chief Engineer

No. AB 2014-29

Resolutions

Title
**PERSPECTIVE
VIEW**

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

1811

ASHKENAZY RESIDENCE

Drawing Issued on 12/12/18

A1001



1 VIEW FROM POOL.

Client
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W raymondjungles.com

Lighting

Town of Golden Beach
Hidden Beach, a Advisory Board
COMMITTEE @ 2009 PRESENT 2019
Planning Code

JAN 0 8 2 019

APPROVED
APPROVED
Chief Operating Officer
No. AR 0011429

Revisions

Rev.	Date	Description

Title
**PERSPECTIVE
VIEW**

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

1811

ASHKENAZY RESIDENCE

Drawing Issued on 12/13/18

A1002

1 VIEW FROM STREET



Project No

1811

Client
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489 Ocean Boulevard
Golden Beach, FL 33169
Architect of Record

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W coastalsystemsintl.com

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W raymondjungles.com

Lighting

Town of Golden Beach
Building Department Advisory Board
COMMITTEE & PRESENTER 2019
Meeting Date

JAN 08 2019

APPROVED
PROJECT
DATE 1/8/19
Chief Engineer
No. 42 891428

Revisions

PERSPECTIVE
VIEW

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

1811
ASHKENAZY RESIDENCE
Drawing issued on 12/15/18

A1003

1 VIEW AT ENTRY

