



TOWN OF GOLDEN BEACH

**1 Golden Beach Drive
Golden Beach, Fl. 33160**

**AGENDA
BUILDING REGULATION ADVISORY BOARD
July 9, 2019 at 6pm**

- A. CALL MEETING TO ORDER:**
- B. BOARD ATTENDANCE:**
- C. STAFF ATTENDANCE:**
- D. APPROVAL OF MINUTES:** June 11, 2019
- E. REQUEST FOR ADDITIONS, DEFERRALS, DELETIONS & WITHDRAWALS**

- 1. Galasky Construction Enterprises 2 LLC
429 Center Islands
Golden Beach, Fl 33160

Property Address: 399 Golden Beach Dr, Golden Beach, Fl 33160-0000
Folio No: 19-1235-005-0330
Legal Description: Gb Sec E Pb 8-122 N19.50ft Of Lot 39 & All Lot 40 Blk 4

Approval for installation of an entry canopy, variance required.

Move item to next meeting.

- 2. Lior Ben Shmuel
508 N Parkway
Golden Beach, Fl 33160-2253

Property Address: 570 N ISLAND DR, Golden Beach, Fl 33160
Folio No: 19-1235-006-0920
Legal Description: GB Sec D Pb 10-10, Lt 42 & S 1/2 of 41, Blk 5

Addition and remodel of interior and exterior residence.

Move item to next meeting.

3. Suzanne C & Isaac Mendal Trs
378 Golden Beach Dr
Golden Beach, FL 33160

Property Address: 378 Golden Beach Dr, Golden Beach, FL 33160
Folio No: 19-1235-005-0710
Legal Description: GB Sec E, PB 8-122 LOT 47 & S1/2 Of LOT 48 BLK G

Installation of a new concrete seawall cap to +5.5 NGVD, new concrete batter & king piles, and a new marginal wood dock.

Move item to next meeting.

4. Teddy S & Kerri Toledano
185 Golden Beach Dr
Golden Beach, FL 33160

Property Address: 185 Golden Beach Dr, Golden Beach, FL 33160
Folio No: 19-1235-004-1230
Legal Description: Gb Sect D, Pb 10-10, Lot 37 & S1/2 Of Lot 38 Blk 6

Approval for demolition of an existing residence and accessory structures and construction of a new two-story single-family residence and accessory structures and approval of the landscape design.

Move item to next meeting.

F. VARIANCE REQUEST(S):

5. Jan A Marks Trs & 307 Ocean Boulevard Tr
1001 Liberty Ave Ste 1150
Pittsburgh, Pa 15222

Property Address: 307 Ocean Blvd, Golden Beach, FL. 33160
Folio No.: 19-1235-002-0490
Legal Description: GB SEC B PB 9-52, LOTS 18 & 19 BLK B

Application for approval of exterior modifications adding a summer kitchen, Pergola and changes to the landscaping design.

66-251 – Cabanas/Gazebos/Pergolas

a) In Zone One, one Cabana, Gazebo or Pergola separate from the main house structure may be permitted to be erected and only within the rear yard. The

covered area of such structure, whether covered with roofing, trellis or open rafters, shall not exceed two percent of the net lot area up to a maximum floor area of 500 square feet. The roofed area measurement shall not include eaves or overhangs.

Request to allow an additional Pergola to be constructed measuring about 163 square feet when the code only allows for one.

6. Mark and Yrina Barrocas
395 Warren Street
Brookline MA. 02445120

Property Address: 501 Ocean Boulevard, Golden Beach, FL. 33160
Folio No: 19-1235-001-0640
Legal Description: GB Sec A, PB 9-52 LOTS 39 & 40 BLK D

Revisions to a previously approved design.

66-69.1 – Zone One (Ocean Front Properties)

1). Request relief from Town Code Sections 66-69.1 – (d) Building Height – (1) Main Residence

d. 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, a gym, laundry room 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.

To allow the first-floor finished elevation to be at 23.5' NGVD with a building height not to exceed 51.5' NGVD.

2). Request relief from Town Code Section 66.69.1 – (d) Building Height - (2) Guest/Garage Accommodations

b. The height measurement for free-standing garages and/or guest accommodations shall be measured from a height of two feet above the average crown of the road adjoining the site, as opposed to the height allowance for the main residence.

To allow the Garage/Guest house structure to be measured from a first-floor slab elevation of +12'4" NGVS + 2 feet instead of the Town's code requirement of Crown of the Road 9' + 2 feet.

G. OLD BUSINESS:

7. Jan A Marks Trs & 307 Ocean Boulevard Tr
1001 Liberty Ave Ste 1150
Pittsburgh, Pa 15222

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Revisions to a previously approved design.

H. NEW BUSINESS:

9. Reuben Ezekiel
801 S University Dr Ste A112
Plantation, Fl 33324-3337

Property Address: 471 Center Island Dr, Golden Beach, Fl 33160-2207
Folio No: 19-1235-005-0960
Legal Description: GB Sec E Pb 8-122, N ½ Of Lots 8 & All Lot 9 Blk L

Approval for installation of a 24k cradle boat lift with 4 concrete pilings.

I. PRELIMINARY DESIGN REVIEWS - ITEMS FOR DISCUSSION AND POSSIBLE APPROVAL

J. ADJOURNMENT

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