

# TOWN OF GOLDEN BEACH COMMUNITY DEVELOPMENT MEMORANDUM

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

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

**Date:** June 4<sup>th</sup>, 2019

**Subject:** Zoning Variance Application  
Habitable First Floor Height & Height Above Base Flood Elevation  
501 Ocean Boulevard  
Lots 39 & 40, Block D, Section A  
MMPA Acct. No.: 04-0101-0517

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## ISSUE

The applicant, Choeff Levy Fischman Architecture + Design, as agent for the property owners, Mark & Yrina Barrocas, has submitted an application with the Town for two (2) zoning variances related to a new single-family home that was approved by the BRAB on August 14<sup>th</sup>, 2018 located at 501 Ocean Boulevard. The Town's August 2018 approval by the BRAB met all Town Code provisions. Apparently as the architects worked on the construction drawings a design issue arose that caused them to research other Town approvals for oceanfront homes with similar site conditions (undulating dune elevations / excavation concerns / state permitting issues).

The following are the applicant's current requests:

- Variance from §66-69.1(d)(1)(d) for a lowest habitable floor height from 20.2' (18.2' + 2') to 23.5' NVGD.
- Variance from §66-69.1(d)(2)(b) to allow an increase the height of the garage / guest building by measuring the height from the new garage floor elevation (12'-4' + 2') versus the Code required measurement - crown of the abutting road plus 2' (9' + 2').

## 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)(d) to allow the first habitable floor to start at 23.5' 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 (11'-13' NGVD) with a gentle slope toward Ocean Boulevard west of the CCCL to about 10' near the street, as a home was previously built on this site (no pronounced dunes). The highest FEMA Flood Zone on the site is AE 10' – it is not known why the latest design shows the garage floor at 12.33'. As a matter of information, the sea level has risen about 9.63 inches in the last 100 years at Haulover Park – the nearest recoding station according to NOAA. Therefore, no imminent flooding is envisioned. If a large storm surge occurs with a tropical storm this is why the lowest habitable floor is at 18'-2' with breakaway panels below that elevation. The state does allow limited excavation as well, but the fill must remain on the site with few exceptions.

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 purpose of the request is address drainage – this was already analyzed / designed / approved in August 2018 when the BRAB approved the original site improvements. The applicant also argues that since the Town granted variances for others at similar height, they are somehow entitled to the same relief. MMPA notes the house will still be under the allowable maximum height, if the Town decides to approve this. MMPA notes the space below 18'-2" east of the CCCL under home is only allowed to be used for parking spaces, storage, a gym, 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)(2)(b) to allow an increase the height of the garage / guest building by measuring the height from the new garage floor elevation (12'-4' + 2') versus the Code required measurement - crown of the abutting road plus 2' (9' + 2').**

From the applicant's justification statement, the sole purpose of this request appears to be related to increasing the height of the garage to be the same as the main house slab – same scale. There is no practical reason stated to raise the garage slab that high – there would be a significant slope from the garage to the street due to the short distance. In our opinion there is no reason for the garage floor to be set at 12'-4" - the existing grade is about 10' NGVD where the garage will be constructed. For the reasons stated above, MMPA feels that this request is unwarranted and may result in a home slightly out of scale with other homes that have been built. There is no valid reason that the home / garage cannot be constructed in compliance with the normal Town Code height requirements. We believe the Town's urban design objective is to have shorter buildings near the Ocean Boulevard frontage with the main home placed 60' east of the road taller.

#### **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)(d) and §66-69.1(d)(2)(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 applicant's stated justification is to improve drainage on the site. When the original house was reviewed / approved in mid-2018 the site drainage was analyzed and signed off by engineering review staff. Raising the home / garage will have no impact on the drainage design or flood water storage. The site is quite high already compared to others in the Town. The ground floor (below 18'-2") is not to be habitable and may only include limited uses that can be lost in a storm event. The site can be excavated to make the ground floor space high enough for the intended uses. For the reasons stated MMPA is not in support of these variance requests.

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

The applicant's stated justification is to improve drainage on the site and allow "adequate" ceiling heights in the garage. Again, when the original house was reviewed / approved in mid-2018 the site drainage was analyzed and signed off. The garage ceiling height was adequate at that time – it is just the desire of the applicant to now raise the floor levels to high elevations. 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 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, a gym and one (1) bathroom. The overall height limitation could be met, but the applicant desires higher ceiling heights, which is again a design choice. For the reasons stated MMPA is not in support of these variance requests.

- 4) *Granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Chapter of the Town Code to other lands or structures in the same district.*

The applicant's stated justification is that others were given variances to increase the floor heights so they should be entitled to it too. There does not appear to be any unique site conditions. For the reasons stated MMPA is not in support of these variance requests.

- 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. The applicant's stated justification is to improve drainage on the site and allow "adequate" ceiling heights in the garage. Again, when the original house was reviewed / approved in mid-2018 the site drainage was analyzed and signed off. The garage ceiling height was adequate at that time – it is just the desire of the applicant to now raise the floor levels to high elevations. For the reasons stated MMPA is not in support of these variance requests.

- 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. The applicant's stated justification is to improve drainage on the site and allow "adequate" ceiling heights in the garage. Again, when the original house was reviewed / approved in mid-2018 the site drainage was analyzed and signed off. The garage ceiling height was adequate at that time – it is just the desire of the applicant to now raise the floor levels to high elevations. The land can be excavated to lower the slabs. For the reasons stated MMPA is not in support of these variance requests.

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

The applicant's states the variances will be in harmony with the intent and purpose of the Code and will not be injurious or detrimental. With all due respect the Town recently studied many of its land development regulations and updated the Code to set parameters for desired development. Only a few variances have been requested since that time – and mostly related to oceanfront lots with significant undulating dune elevations. That is not present in this case - the lot is almost flat. The scale of building near Ocean Boulevard was an important factor is setting the base grades to measure building height. Drainage is not an issue on sandy oceanfront lots. For the reasons stated MMPA is not in support of these variance requests.

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 may result in these areas being used illegally for habitable uses, when it is only allowed to be used for parking, storage, a gym and one (1) bathroom. Raising the garage elevation will result in a taller building near Ocean Boulevard, in opposition to the Town's goals of lower scaled buildings.

## **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, gym and one (1) bathroom and an overall height that may be 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.



# TOWN OF GOLDEN BEACH NOTICE OF PUBLIC HEARING

The **BUILDING ADVISORY BOARD** and **THE TOWN COUNCIL** of the Town of Golden Beach will hold a **Public Hearing** on the following proposal:

- Variance Request(s)
- New Construction

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.

JOB ADDRESS: 501 Ocean Boulevard, Golden Beach, FL. 33160  
 OWNER ADDRESS: 395 Warren St., Brookline MA. 02445  
 REQUESTED BY: Mark and Yrina Barrocas  
 Block DESCRIPTION: Lot 39 & 40, Block D, Sect A, PB 9-52  
 FOLIO NO.: 19-1235-001-0640

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

PLACE: GOLDEN BEACH TOWN HALL  
 1 GOLDEN BEACH DR., GOLDEN BEACH, FL.  
 DATE: July 9, 2019 at 6pm

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

PLACE: GOLDEN BEACH TOWN HALL  
 1 GOLDEN BEACH DR., GOLDEN BEACH, FL.  
 DATE: August 20, 2019 at 7pm

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: June 26, 2019

  
 Linda Epperson, Building & Zoning Director

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

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

Property Location: 501 Ocean Blvd. Golden Beach, FL. 33160 Meeting Date: \_\_\_\_\_  
Variance Hearing Dates: Advisory Board \_\_\_\_\_ Town Council \_\_\_\_\_

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  
Building Regulation Advisory Board  
Hearing Date  
APPROVED \_\_\_\_\_  
DISAPPROVED \_\_\_\_\_  
VARIANCE REQ: \_\_\_\_\_

**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
	<p>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:</p> <ul style="list-style-type: none"> <li>a. Property Legal Description</li> <li>b. Property Folio number</li> <li>c. Street address</li> <li>d. Owners of record</li> <li>e. Owner and agent names and signatures properly notarized.</li> </ul>	
	<p>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" &amp; 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</p>	
	<p>Conceptual construction drawings prepared and signed by a licensed design professional that shall include, at a minimum, the following:</p> <ul style="list-style-type: none"> <li>a. Site plan at a scale not less than 1/8" = 1'-0" (Include grade elevations)</li> <li>b. Proposed Floor Plan views, at a scale not less than 1/4"=1'-0"</li> <li>c. Cross and longitudinal sections preferably through vaulted areas, if any.</li> <li>d. Typical exterior wall cross section.</li> <li>e. Full elevations showing flat roof and roof ridge height and any other higher projections.</li> <li>f. Sample board of construction materials to be used.</li> <li>g. Existing and proposed ground floor elevations (NGVD).</li> <li>h. Grading &amp; Drainage Calculations</li> <li>i. Zone 3 Properties: Affidavit of Seawall Conformity</li> </ul>	
	<p>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)</p>	
	<p>Pervious area calculations marking the geometrical areas used to calculate the overall required pervious area percentage.</p>	
	<p>Colored rendering showing new or proposed addition Work marked with the applicable address.</p>	
	<p>Estimated cost of proposed work. For additions/remodels fair market value of property showing land value and structure value separately.</p>	
	<p>Site plan detailing construction site personnel parking.</p>	

TOWN OF GOLDEN BEACH  
APPLICATION FOR  
BUILDING REGULATION ADVISORY BOARD HEARING

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

New residence/addition: New Residence Variance(s): \_\_\_\_\_  
Exterior alterations: \_\_\_\_\_ Other Structure: \_\_\_\_\_  
Date application filed: \_\_\_\_\_ For hearing date: \_\_\_\_\_

1. Project information:

Project description: Request for design approval for a new two-story CBS single-family residence located at 501 Ocean Blvd.

Legal Description: See Exhibit "A"

Folio #: 19-1235-001-0640

Address of Property: 501 Ocean Blvd. Golden Beach, FL 33160

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

Owner's Name: Mark & Yrina Barrocas Phone (617) 383-5616 Fax \_\_\_\_\_

Owner's address: 395 Warren St. City/State Brookline, MA Zip 02445

Email address: MBarrocas@sharkninja.com

Agent: \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

Agent's address: \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_

Email address: \_\_\_\_\_

Architect: Choeff Levy Fischman Phone 305-434-8338 Fax \_\_\_\_\_

Email address: rlevy@clfarchitects.com

Contractor: \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

3. Describe project and/ or reason for hearing request: \_\_\_\_\_  
Request for design approval for a new two-story single-family residence, accessory structure, and site amenities such as motorcourt, cabana, pool and pool deck for property located at 501 Ocean Blvd.

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

Building Plans:

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

Other: \_\_\_\_\_

5. Estimated cost of work: \$ \_\_\_\_\_

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? YES
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 May 06 day of, 2019

Type of identification: 

  
Notary Public

**Owner/Power of Attorney Affidavit:**

I, being duly sworn, depose and say I am the owner (\*) of the property described in this application and that I am aware of the nature and request for: \_\_\_\_\_  
\_\_\_\_\_ relative to my property and I  
am hereby authorizing \_\_\_\_\_ to be my legal  
representative before the Building Regulation Advisory Board and Town Council.

\_\_\_\_\_  
Signature of owner(s)

Acknowledged before me this \_\_\_\_\_ day \_\_\_\_\_ 20\_\_\_\_\_

Type of identification:

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

(\*) If owner of record is a corporation then the president with corporate seal, the president and the secretary (without corporate seal), or duly authorized agent for the corporation may execute the application, proof that the corporation is a corporation in good standing.

TOWN OF GOLDEN BEACH  
APPLICATION FOR  
BUILDING REGULATION ADVISORY BOARD HEARING

Property Address: 501 Ocean Blvd. Golden Beach, Florida 33160  
Legal Description: See Exhibit A  
Owner's Name: Mark & Yrina Barrocas Phone (617) 383-5616 Fax \_\_\_\_\_  
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 single-family residence at 501 Ocean Blvd.  
Lot size: 351.50' x 100.00'  
Lot area: 35,197.30 sq. ft.  
Frontage: 100'-0", Ocean Blvd.  
Construction Zone: Zone 1  
Front setback: 22'-5" Garage / Guest House Accommodations, 67'-1 1/2" Primary Residence  
Side setback: 10'-0"  
Rear setback: 95'-6"  
Coastal Construction: Yes X No \_\_\_\_\_ East of coastal const. control line: Yes X No \_\_\_\_\_  
State Road A1A frontage: 100'-0", Ocean Blvd.  
Swimming pool: X Yes \_\_\_\_\_ No \_\_\_\_\_ Existing: To be removed Proposed: X  
Fence Type: Masonry & Stucco Existing: X Proposed: X  
Finished Floor elevation N.G.V.D.: +23.5' NGVD 1st Habitable Fl., +12.33' NGVD at Ground Level  
Seawall: Concrete Existing: To be modified Proposed: \_\_\_\_\_  
Lot Drainage: Internal drainage & retention system. See Civil design.  
How will rainwater be disposed of on site? \_\_\_\_\_  
Retained on site. See Civil design.  
Adjacent use (s): Single-Family Residential  
Impervious area: 13,516 SF  
% of impervious area: 38.4%  
Existing ground floor livable area square footage: N/A  
Proposed ground floor livable area square footage: 3,899 SF at Ground Level, 4,391 SF at 1st Hab. Flr.  
Existing 2<sup>nd</sup> floor livable area square footage: N/A  
Proposed 2<sup>nd</sup> floor livable area square footage: 3,602 SF  
Proposed % of 2<sup>nd</sup> floor over ground floor: 82.0%  
Vaulted area square footage: N/A  
Vaulted height: N/A  
Color of main structure: See Renderings  
Color of trim: See Renderings  
Color & material of roof: See Renderings  
Building height (above finished floor elevation): 28'-0" above 1st habitable flr.  
Swale: (Mandatory 10'-0" from edge of payment, 10 ft. wide x 1 ft. deep minimum): \_\_\_\_\_  
Existing trees in Lot: \_\_\_\_\_ in Swale: \_\_\_\_\_  
Proposed trees in Lot: \_\_\_\_\_ in Swale: \_\_\_\_\_  
Number & type of shrubs: \_\_\_\_\_  
Garage Type: Enclosed Existing: \_\_\_\_\_ Proposed: X  
Driveway width & type: 20'-0" width; Concrete w/ Bound Aggregate Joints

Signature of Applicant:  Date: 5/6/19

BUILDING REGULATION ADVISORY BOARD APPLICATION (September 2016)

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


Affidavit by Owner:

Folio No.: 19-1235-001-0640

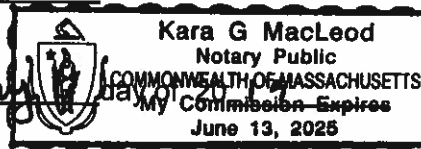
Address: 501 Ocean Blvd. Golden Beach, FL 33160

Legal Description: See Exhibit "A"

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: Mark Berrocas

Sworn to and subscribed before me this May



  
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: \_\_\_\_\_

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

I, Mark Barrocas 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: 501 Ocean Blvd. Folio No. 19-1235-001-0640

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)**: \_\_\_\_\_

Section 66-69.1 (d)(1)d.: The Applicant is requesting a variance to raise the 1st floor slab 3.3 feet, such that top of slab is at +23.5' 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. \_\_\_\_\_

Yes, we are asking for a variance from the zoning regulation Section 66-69.1 (d)(1)d. of the Town Code.

- b. Special conditions and circumstances exist which are peculiar to the land or structure involved, and which are not applicable to other lands or structures in the same district. \_\_\_\_\_

Yes, the ground floor is sandwiched between existing grade and the bottom of 1st floor structure as established in the Code, which restricts our ability to provide usable head room on the ground floor and grade the site for proper drainage.

- c. The special conditions and circumstances do not result from the actions of the applicant. \_\_\_\_\_

Yes, the grade existed prior to Ownership's purchase of the property and the 1st floor slab elevations are established by Golden Beach's Town Code.

- 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. \_\_\_\_\_

Yes, other beachfront properties were granted similar variances due to similar existing circumstances that were not results of actions by the property owners.

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, maintaining the 1st floor slab elevations as established by Town Code will constrain our ability to provide a usable ground floor and adequate site drainage.

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

Yes, this will allow the structure to be raised above existing grade so that the site can accommodate a proper drainage system, protect the home from flooding, and maintain a usable ceiling height at the ground floor.

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.

Yes, the variance will be in harmony with the intent and purpose of the Town Code and the requested variance does not exceed those granted for other properties that have requested similar variances. As such, we will maintain a roof height of no more than 51.5'.

Does the Variance being requested comply with all the above listed criteria?

Yes     No

6. Our code states that submission of a written statement is invited and encouraged. Has the applicant (petitioner) explained the variance to the owners of the nearest adjacent residences and sought their approval in writing?     Yes  No.

Please attach any written letters of no objection to this petition.

7. Is this request related to new construction?     Yes     No

8. Is construction in progress?    NO

9. Is this request as a result of a code violation?    NO

10. Did this condition exist at the time property was acquired?     Yes     No

11. Is this request sought as a remedy to a case to be heard, or action taken by the Special Magistrate?    NO

12. Do you have a building permit?     Yes  No

Building Permit No. \_\_\_\_\_ Date issued: \_\_\_\_\_



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

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

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

I, Mark Barrocas 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: 501 Ocean Blvd. Folio No. 19-1235-001-0640

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)**: \_\_\_\_\_

Section 66-69.1 (d)(2)b.: The Applicant is requesting a variance to measure Garage Maximum Roof height and height setbacks from Garage Floor slab elevation (+12'-4" NGVD) plus 2 feet, instead of Crown of Road (+9'-0" NGVD) plus 2 feet.

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. \_\_\_\_\_

Yes, we are asking for a variance from the zoning regulation Section 66-69.1 (d)(2)d. of the Town Code.

- b. Special conditions and circumstances exist which are peculiar to the land or structure involved, and which are not applicable to other lands or structures in the same district. \_\_\_\_\_

Yes, we are asking for a variance to raise the 1st floor of the Main House to improve site conditions for drainage. The same hardship is present for the garage structure if we are not permitted to measure the maximum height and height setbacks from a higher elevation benchmark than Crown of Road.

- c. The special conditions and circumstances do not result from the actions of the applicant. \_\_\_\_\_

Yes, the grade existed prior to Ownership's purchase of the property and the maximum height and height setbacks are established by Golden Beach's Town Code, which does not provide enough to provide adequate site drainage and usable ceiling heights in the garage structure.

- 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. \_\_\_\_\_

Yes, the request for the variance is a response to conditions established by the Town's code and existing site condition, and would expect that the Town would make similar accommodations for other properties that share the same constraints.

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, measuring the maximum height and height setbacks from Crown of Road plus 2 feet, as established by Town Code, will constrain our ability to provide a usable ground floor and adequate site drainage.
4. The Variance granted is the minimum Variance that will make possible the reasonable use of the land or structure. Yes, this will allow the garage structure to be raised above existing grade so that the site can accommodate a proper drainage system, and maintain usable ceiling heights.
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. Yes, the variance will be in harmony with the intent and purpose of the Town Code and will not be injurious to the area involved or otherwise detrimental to the public welfare.

Does the Variance being requested comply with all the above listed criteria?  
 Yes  No

6. Our code states that submission of a written statement is invited and encouraged. Has the applicant (petitioner) explained the variance to the owners of the nearest adjacent residences and sought their approval in writing?  Yes  No.  
Please attach any written letters of no objection to this petition.
7. Is this request related to new construction?  Yes  No
8. Is construction in progress? NO
9. Is this request as a result of a code violation? NO
10. Did this condition exist at the time property was acquired?  Yes  No
11. Is this request sought as a remedy to a case to be heard, or action taken by the Special Magistrate? NO
12. Do you have a building permit?  Yes  No
- Building Permit No. \_\_\_\_\_ Date issued: \_\_\_\_\_

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

Affidavit by Owner for Variance Request(s):

Folio No.: 19-1235-001-0640

Address: 501 Ocean Blvd.

Legal Description: LOT 39 and 40, Block "D", of Section "A" of GOLDEN BEACH, according to Plat thereof, as recorded in Plat Book 9, Page 52, of the Public Records of Miami-Dade County, Florida.

Being duly sworn, deposes and says: That He/She is the Owner named in the application for Building Advisory Board for the hearing date of \_\_\_\_\_ 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.

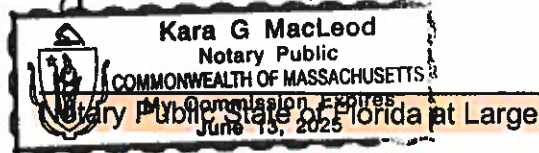
I acknowledge notification by The Town of Golden Beach, that granting of a variance(s) by The Town Council, is conditioned on the following:

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 May 6 day of, 20 19



Personally know to me

Produced Identification

# EXHIBIT "A"

## LEGAL DESCRIPTION:

Property Address: 501 Ocean Blvd, Golden Beach, FL 33160

Legal Description: LOT 39 and 40, Block "D", of Section "A" of GOLDEN BEACH, according to Plat thereof, as recorded in Plat Book 9, Page 52, of the Public Records of Miami-Dade County, Florida.

Town of Golden Beach  
Building Regulatory Advisory Board  
Meeting Date

JUN 11 2019

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

Return to:

Mark S. Meland, Esq.  
Meland, Russin & Budwick P.A.  
200 S. Biscayne Boulevard, Suite 3200  
Miami, Florida 33131

Prepared by:

Peter M. Brooke, Esq.  
Krinzman Huss & Lubetsky, LLP  
800 Brickell Avenue Suite 1501  
Miami, FL 33131  
(305) 854-9700

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 27<sup>th</sup> day of December, 2017 between 501 Ocean Boulevard, LLLP, a dissolved Florida limited liability limited partnership ("Grantor"), whose post office address is 175 Sparks Avenue, North York, Ontario M2H 2S5, Canada, and Mark Barrocas and Yrina Barrocas, husband and wife ("Grantee"), whose post office address is 395 Warren Street, Brookline, Massachusetts 02445 :

(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 39 and 40, Block "D", of Section "A" of GOLDEN BEACH, according to the Plat thereof, as recorded in Plat Book 9, Page 52, of the Public Records of Miami-Dade County, Florida**

**Parcel Identification Number: 19-1235-001-0640**

**The Grantor warrants and represents that the above described property, being vacant land, is not his homestead property, or the homestead property of anyone associated with 501 Ocean or the Ocean Trust, within the purview of the laws or the Constitution of the State of Florida**

**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 this Warranty Deed is made to wind up the affairs of the dissolved Grantor; 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, 2017**.

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

Town of Golden Beach  
Building Regulatory Advisory Board  
Hearing Date

JUN 11 2019

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

Signed, sealed and delivered in our presence:

501 Ocean Boulevard, LLLP, a dissolved Florida limited liability limited partnership

Witness Name: *Christine Palmy*  
*Christine Palmy*

By: Jeffrey Feldberg, as its appointee and authorized signatory  
*Jeffrey Feldberg*

Witness Name: *Peter M. Brooke*  
*Peter M. Brooke*

State of Florida  
County of *Broward*

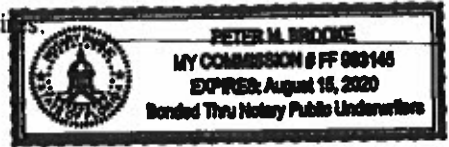
The foregoing instrument was acknowledged before me this *27<sup>th</sup>* day of December, 2017 by Jeffrey Feldberg, as the appointee and authorized signatory for 501 Ocean Boulevard, LLLP, a dissolved Florida limited liability limited partnership, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

*Peter M. Brooke*  
Notary Public

Printed Name: *Peter M. Brooke*

My Commission Expires \_\_\_\_\_



May 8, 2019

Town of Golden Beach  
Building Regulatory Advisory Board  
Hearing Date

**Letter of Intent**

JUN 11 2019

To whom it may concern:

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

Please accept this application and consider our request for two variances for a new single family home planned for the property at 501 Ocean Blvd, in Golden Beach. Please be aware that the design of this home initially came to the BRAB in August of 2018 and was approved without any requested for variances. However, after much concern about the grade elevations that were approved, and after seeing the Town approve a few similar requests for variances by other applicants, to raise their first floor elevations, we'd like to ask the Board to hear and approve these variances so that the resiliency of the site and home can be substantially improved. The design of the house has not changed much in concept and massing since it was approved last year. Our primary objective for this BRAB meeting is to request the following variances:

**Variance #1: Sec. 66-69.1(d) (1)d.**

**We are requesting a variance to raise the first floor slab 3.3 feet, such that the top of the slab is at +23.5' NGVD.**

The code requires that the 1<sup>st</sup> habitable floor slab is set at 2 feet above the bottom of the lowest structural member of the floor structure as dictated by FDEP, which is +20.2' NGVD. The existing Crown of Road (C.O.R.) at +9'-0" NGVD makes it difficult to accommodate a ground floor with adequate ceiling space without depressing the ground floor slab as low as possible, but no lower than C.O.R. Setting the site level with C.O.R. will make this site substantially lower than the adjacent sites and will make it vulnerable to flooding and extreme sea-level rise. Raising the site 3'-4" would allow for adequate ceiling space in the enclosed ground floor, provide resiliency to the structure and improve the site's capability to manage run-off.

Earlier this year, the Town heard a few similar requests for variances. We looked at the application for 401 Ocean Blvd as a precedent that we'd like to follow for 501. They were permitted to raise their first floor elevation to 23.5' NGVD if they lowered the overall height from 30 feet to 28 feet, where the roof elevation would be at 51.5' NGVD. We are asking for the same

consideration, whereby we'd like to establish our first floor at 23.5' and a roof elevation of 51.5', yielding a 28' tall building.

**Variance #2: Sec. 66-69.1(d)(2)b.**

**We are requesting a variance to measure the Garage height and the Garage's height setbacks from Garage Floor elevation (+12'-4" NGVD) plus 2 feet, instead of from C.O.R. (+9'-0" NGVD) plus 2 feet.**

The code measures the height of the garage and the height of the garage's setbacks from 2 feet above C.O.R. By raising the garage in accordance with raising the Main House, but without adjusting where its elevations are measured from, the roof would exceed the maximum permitted height for a garage. Also, the portions of the south side of the garage structure would now encroach in the side setback where above 18 feet above 2 feet above C.O.R. The design of the garage did not change but simply due to the fact that the structure is being raised with the site, portions of the garage structure now exceed the maximum height and encroach in the setbacks. Allowing the measurement of the garage height and the height setbacks from 2 feet above the garage floor elevation (+12'-4" NGVD) would alleviate this hardship. It should be noted as well that we are not maximizing the height of the garage structure and that the raised garage would only exceed the maximum height from C.O.R. by 1'-4".

We look forward to presenting to the Board and would like to thank the Board and Staff for their time and attention to consider this application.

Sincerely,

Raphael Levy, Architect  
Choeff Levy Fischman, P.A.



# STORM DRAINAGE CALCULATIONS

May 8, 2019

**501 OCEAN BOULEVARD  
GOLDEN BEACH, FLORIDA**

**SITE CIVIL**  
Permit Submittal

*By:*



**COASTAL SYSTEMS INTERNATIONAL, INC.**  
464 South Dixie Highway • Coral Gables, Florida 33146  
Tel: (305) 661-3655 • Fax: (305) 661-1914

State of Florida EB # 7087

Town of Golden Beach  
Building Regulatory Advisory Board  
Hearing Date

JUN 11 2019

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

MAY 08 2019  
Andres Perez, P.E.  
FL No. 66507

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**TOWN OF GOLDEN BEACH**

**DRAINAGE COMPUTATION WORKSHEET**

# TOWN OF GOLDEN BEACH DRAINAGE COMPUTATION WORKSHEET

Last Updated January 24<sup>th</sup>, 2017

In order to help professionals designing 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 in their publication "Technical Publication EMA #390 - Frequency Analysis of Daily Rainfall Maxima for Central and South Florida" dated January 2001. Applicants may include the calculations on this worksheet with their permit application. A registered professional engineer or a registered architect must perform these calculations.

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

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

## Definitions are located below the worksheet.

### Step 1:

Determine A  $A = \underline{20,759}$  square feet

### Step 2:

Determine AP and AI  $AP = \underline{7,133}$  square feet  
 $AI = \underline{13,626}$  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 =  $\underline{+7.00}$  feet NGVD

**Step 4:**

Determine the distance between the average high ground water elevation and the average elevation of the pervious areas. For design purposes, the average high ground water elevation for most of Golden Beach is 2 feet NGVD (Additionally, please check with your geotechnical engineer and/or geotechnical report.)

Distance = 5 feet

**Step 5:**

Determine an S<sub>1</sub> value from the table below:

Distance between ground water table and average elevation of pervious areas.	S <sub>1</sub>
1 foot	0.45 inches
2 feet	1.88 inches
3 feet	4.95 inches
4 feet	8.18 inches
>4 feet	8.18 inches

If necessary, compute a value of S<sub>1</sub> by interpolation.

S<sub>1</sub> = 8.18 inches

**Step 6:**

Determine S as:

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

S is computed in inches      S = 2.81 inches

**Step 7:**

Determine runoff depth (R) as:

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

Where P = 7.00 inches of rainfall produced during a 10-year / one-day storm. Then:

$$R = \frac{(7.00 - 0.2 * S)^2}{(7.00 + 0.8 * S)}$$

R is computed in inches      R = 4.48 inches

**Step 8:**

Determine runoff depth (R) as:

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

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

$$V = \underline{7,752} \text{ cubic feet}$$

**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 the property.

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

$$VP = \underline{8,473} \text{ cubic feet}$$

**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 = 8,473 cubic feet) > (V = 7,752 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.

1) OVERALL	20,759 sf	0.48 ac
2) TOTAL GREEN AREAS	7,132.84 sf	0.16 ac
TOTAL SITE IMPERVIOUS	13,625.79 sf	0.31 ac

3) A=Total Area of Property in square feet  
20,759 sf

4) H= High Water Elevation  
2.00 ft NGVD (2.00 ft NGVD Provide by Town of Golde Beach)

5) Distance = 5.00 ft Distance between the High Ground Water and the Average Elev of Pervious Area

6) S1= Dist from Average Grond to Water Table  
Using table for <4ft: 8.18

7) S=Soil Storage in inches  
S=  $\frac{AP}{A} \times S1$   
S= 2.81 inches

8) P= 10 yr-1 day Rainfall Depth in inches  
7.00 inches (Provide by Town of Golde Beach)

R=Runoff Depth in inches

R=  $\frac{(P-0.2 \times S)^2}{(P+0.8 \times S)}$   $\frac{P-0.2 \times S}{P+0.8 \times S}$   
4.48 in  $\frac{41.45}{9.26}$

9) V= Volume of Runof in cubic feet.

V=  $\frac{AxR}{12} = \frac{93026}{12}$   
V= 7,752 cf

10) VP= Retention Volume Provided

TRENCH STORAGE =  $[(W \times H - DIA.)0.5] + DIA. ]L$

VP= 0.19 Ac-ft.Storage 8,473 cf

11) VP > V

---

**STORM WATER QUALITY  
TREATMENT VOLUME  
CALCULATION**



501 Ocean Blvd.  
Golden Beach, Fl.

**Drainage Calculations**  
**Treatment Volume Computation**

Date: 3/4/2019  
Calc: A.P.  
Chk: O.B.  
Proj. No.: 314712

<b>OVERALL</b>	<b>20,759 sf</b>	<b>0.13</b>
<b>TOTAL GREEN AREAS</b>	<b>7,132.84 sf</b>	<b>0.25</b>
<b>SITE IMPERVIOUS AREAS</b>	<b>13,625.79 sf</b>	<b>0.51</b>

**Water Quality Treatment Volumes**

<b>Treatment Volume II Required (2.5" over impervious area)</b>			
<i>Impervious Area (sf)</i>	<i>First 2.5" (ft)</i>	<i>Treatment Volume (cf)</i>	<i>Treatment Volume (ac-ft)</i>
13,626	0.21	2,838.71	0.07

<b>Treatment Volume I Required (1" over entire site area)</b>			
<i>Total Area (sf)</i>	<i>First 1" (ft)</i>	<i>Treatment Volume (cf)</i>	<i>Treatment Volume (ac-ft)</i>
20,759	0.08	1,729.19	0.04

<b>Results</b>
<i>Treatment Volume Available (ac-ft)</i>
0.07

*The site is designed to contain and treat the greater of the two volumes using drainage swales and exfiltration*



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## COMPUTATION WORKSHEET

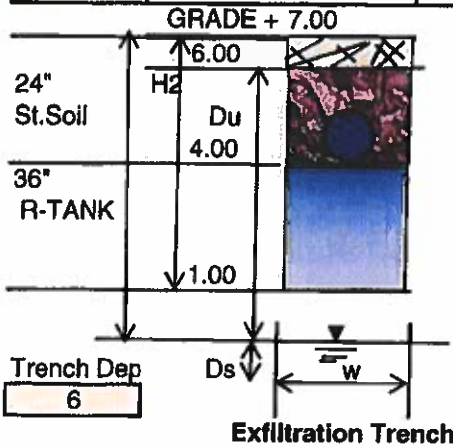
STORAGE AND DISCHARGE FOR 100 YR-1 DAY / 25 YR-3  
DAY / 10 YR- 1DAY / 5 YR-1 DAY STORM

**DRAINAGE CALCULATIONS**  
**STORAGE AND STAGE DISCHARGE**  
Overall Site

**K =** 1.50E-04 cfs/ft<sup>2</sup> -fthead *Hydraulic Conductivity* Soil Test P-1c  
**H =** 0.43 ft *Water Level NAVD (+2.00 NGVD)*  
**W =** 4 ft *Drainage Basin Areas (Acres)*  
**H2 =** 6.57 ft *Total Basin Area* 0.48  
**Ds =** 0.00 ft *Acres of impervious area* 0.31  
**Du =** 5.57 ft *Acres of pervious area (Planters):* 0.16  
**Pipe DIA. =** 1.25 ft *1.226563 sf*  
**L =** 130 ft *Proposed feet of french drain around the Module*

**TRENCH STORAGE =**  $[(W \times H) \times 0.5] \times L$   
**DISCHARGE =**  $[(D_s + H)^2 + W] \times H \times K \times L$

STAGE (NAVD)	STORAGE					DISCHARGE			
	Trench	Trenc Pipe	R-Tank	Module	TOTAL	Trench	Well	Module	TOTAL
0.43	<i>First Stage there is no storage and no discharge**</i>								
1	0.00	0.00	0.01	0.00	0.01	0.06	0.00	0.02	0.08
2	0.00	0.00	0.02	0.01	0.03	0.22	0.00	0.07	0.29
3	0.00	0.00	0.03	0.01	0.04	0.46	0.00	0.14	0.60
4	0.00	0.00	0.03	0.02	0.05	0.78	0.00	0.22	1.00
5	0.02	0.004	0.03	0.02	0.08	1.17	0.00	0.31	1.49
6	0.03	0.004	0.03	0.06	0.12	1.64	0.00	0.42	2.07
7	0.03	0.004	0.03	0.12	0.19	2.20	0.00	0.55	2.74
8	0.04	0.004	0.03	0.12	0.19	2.83	0.00	0.69	3.51



**Rainfall Intensity**

15.6 inches (100 Year - 24 Hour) Rain Fall  
14.5 inches (25 Year - 72 Hour) Rain Fall  
**SCS Program Rainfall Information 24-hour Rainfall Amount:**  
10.8 inches  
8.7 inches (10 Year - 24 Hour) Rain Fall for 24 hour Frequency  
7.0 inches (5 Year - 24 Hour) Rain Fall for 24 hour Frequency

Using Table 5.7 (Curve Numbers for Urban Land Uses) SCS 1986  
 $K(\text{in/hr}) = K(3600\text{sec/hr})(12\text{in/ft}) = 6.48 (\text{in/hr})$

Use group A

A = 0.3 to 0.45<  
B = 0.15 to 0.3  
C = 0.05 to 0.15  
D = < 0.05

Cover Type and Hydrologic Conditions

**Impervious Areas:**

*Paved Parking Lots, Roofs, Driveways, etc.*

Cn = 98

**Pervious Areas:**

*Good Condition ( grass cover > 75 % )*

Cn = 39

Cn = Curve Numbers For Hydrologic Soil Group

CN = 77.72712 Total Curve Number

$CN = (\% \text{ pervious})(Cn \text{ pervious}) + (\% \text{ impervious})(Cn \text{ impervious})$

S = 2.865523 inches Ground Storage

$S = (1000/CN) - 10$

**DRAINAGE CALCULATIONS**  
**STORAGE AND STAGE DISCHARGE**  
Overall Site

K =	1.50E-04	cfs/ft <sup>2</sup> -fthead	Hydraulic Conductivity
H =	0.43	ft	Average Ground Water Level
W =	6	ft	Under parking spaces
H2 =	6.57	ft	
Ds =	2.00	ft	
Du =	4.99	ft	
L =	24	ft	Proposed Linear feet of trench

**Storm Capture Module**

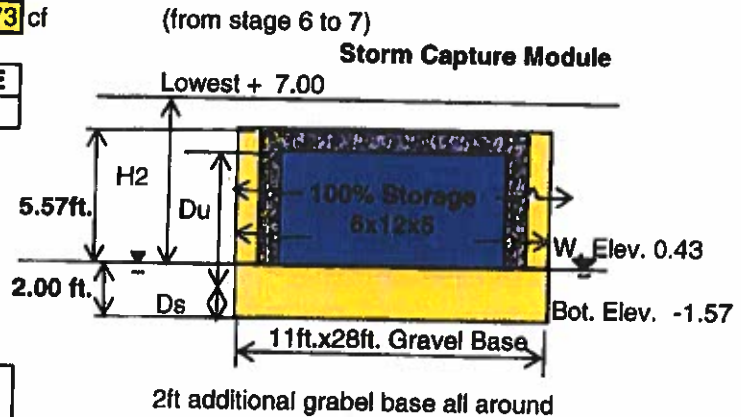
Size (I.D.)	Stragage / Unit	Quantity	Total Storage
6x12xDu	72 sf X Du	2	718.56 cf

**Additional Ground Storage**

$(2x(L+W)xDu)x0.5$  = 149.7 cf

**Infiltration System Area**  
 $1xAx0.5$  = 234.73 cf

STAGE	STORAGE	DISCHARGE
0.43	First Stage there is no storage	
1	0.003	0.02
2	0.008	0.07
3	0.013	0.14
4	0.018	0.22
5	0.023	0.31
6	0.058	0.42
7	0.123	0.55
8	0.123	0.69



**TRENCH** STORAGE =  $[(WxH-DIA.)0.5]+DIA.]L$   
DISCHARGE =  $[(Ds+H)2+W]HxKxL$

**ADD'L SURFACE STORAGE**

	DEPTH	SF	
FFE	7.5		
SWALE	7	USE	
R/W-PL	8.1		
SEAWALL	7.38	USE	
	0.38	14260.44	0.5 2709.48322 cf
			0.06220118 Ac-Ft.

**Add'l Pipe**

Pipe DIA. =	DEPTH	SF	
1	ft		
145	lf		
0.67	ft		
22	lf		
	0.785	sf	113.825 cf
	0.3523865	sf	7.7525 cf
		<b>Total Pipe</b>	<b>121.578 cf</b>
			0.00279104 Ac-Ft.

**SDS PROGRAM DRAINAGE CALCULATIONS**

**STORAGE AND DISCHARGE FOR 100 YR-1 DAY /**

**25 YR-3 DAY / 10 YR- 1DAY / 5 YR-1 DAY STORM**

S C S P R O G R A M

PROJECT NAME . . . . : 501 OCEAN BLVD.  
 REVIEWER . . . . . : OB  
 PROJECT AREA . . . . : .48 ACRES  
 GROUND STORAGE . . . : 2.87 INCHES  
 TERMINATION DISCHARGE : .00 CFS  
 DISTRIBUTION TYPE . . : SFWMD  
 RETURN FREQUENCY . . : 5.00 YEARS  
 RAINFALL DURATION . . : 1-DAY  
 24-HOUR RAINFALL . . : 7.00 INCHES  
 REPORTING SEQUENCE . : STANDARDIZED

STAGE (FT)	STORAGE (AF)	DISCHARGE (CFS)
.43	.00	.00
1.00	.01	.08
2.00	.03	.29
3.00	.04	.60
4.00	.05	1.00
5.00	.08	1.49
6.00	.12	2.07
7.00	.19	2.74
8.00	.19	3.51

- - - - - R E S E R V O I R - - - - -

TIME (HR)	RAIN FALL (IN)	ACCUM. RUNOFF (IN)	BASIN DISCHGE (CFS)	ACCUM. INFLOW (AF)	VOLUME (AF)	ACCUM. OUTFLOW (AF)	INSTANT DISCHGE (CFS)	AVERAGE DISCHGE (CFS)	STAGE (FT)
.00	.00	.00	.0	.0	.0	.0	.0	.0	.43
4.00	.31	.00	.0	.0	.0	.0	.0	.0	.43
8.00	.96	.05	.0	.0	.0	.0	.0	.0	.49
10.00	1.49	.22	.1	.0	.0	.0	.0	.0	.68
11.00	1.88	.41	.1	.0	.0	.0	.1	.0	.86
11.50	2.23	.61	.2	.0	.0	.0	.1	.1	1.07
11.75	3.28	1.32	1.4	.1	.0	.1	.2	.2	1.72
12.00	4.59	2.35	2.0	.1	.1	.0	.9	.6	3.74
12.50	5.10	2.77	.4	.1	.0	.1	.7	.9	3.28



TAPE7									
13.00	5.37	3.00	.2	.1	.0	.1	.4	.5	2.24
14.00	5.73	3.31	.1	.1	.0	.1	.2	.3	1.67
16.00	6.16	3.69	.1	.1	.0	.1	.1	.2	1.16
20.00	6.66	4.14	.1	.2	.0	.2	.1	.1	.84
24.00	7.00	4.45	.0	.2	.0	.2	.0	.0	.70
30.00	7.00	4.45	.0	.2	.0	.2	.0	.0	.44
36.00	7.00	4.45	.0	.2	.0	.2	.0	.0	.43
42.00	7.00	4.45	.0	.2	.0	.2	.0	.0	.43
43.75	7.00	4.45	.0	.2	.0	.2	.0	.0	.43

1

SUMMARY INFORMATION

MAXIMUM STAGE WAS 4.08 FEET AT 12.25 HOURS  
 MAXIMUM DISCHARGE WAS 1.0 CFS AT 12.25 HOURS

TAPE7

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S C S P R O G R A M

PROJECT NAME . . . . : 501 OCEAN BLVD.  
REVIEWER . . . . . : OB  
PROJECT AREA . . . . : .48 ACRES  
GROUND STORAGE . . . : 2.87 INCHES  
TERMINATION DISCHARGE : .00 CFS  
DISTRIBUTION TYPE . . : SFWMD  
RETURN FREQUENCY . . : 10.00 YEARS  
RAINFALL DURATION . . : 1-DAY  
24-HOUR RAINFALL . . : 8.70 INCHES  
REPORTING SEQUENCE . : STANDARDIZED

STAGE (FT)	STORAGE (AF)	DISCHARGE (CFS)
.43	.00	.00

TAPE7

1.00	.01	.08
2.00	.03	.29
3.00	.04	.60
4.00	.05	1.00
5.00	.08	1.49
6.00	.12	2.07
7.00	.19	2.74
8.00	.19	3.51

TIME (HR)	RAIN FALL (IN)	ACCUM. RUNOFF (IN)	BASIN DISCHGE (CFS)	ACCUM. INFLOW (AF)	- - - - - R E S E R V O I R - - - - -				STAGE (FT)
					VOLUME (AF)	ACCUM. OUTFLOW (AF)	INSTANT DISCHGE (CFS)	AVERAGE DISCHGE (CFS)	
.00	.00	.00	.0	.0	.0	.0	.0	.0	.43
4.00	.39	.00	.0	.0	.0	.0	.0	.0	.43
8.00	1.19	.11	.0	.0	.0	.0	.0	.0	.57
10.00	1.85	.40	.1	.0	.0	.0	.1	.0	.84
11.00	2.34	.67	.2	.0	.0	.0	.1	.1	1.08
11.50	2.78	.96	.3	.0	.0	.0	.2	.1	1.33
11.75	4.08	1.93	1.9	.1	.1	.0	.4	.3	2.34
12.00	5.71	3.30	2.6	.1	.1	.0	1.2	.8	4.45
12.50	6.34	3.85	.5	.2	.1	.1	1.1	1.2	4.20
13.00	6.67	4.15	.3	.2	.0	.2	.5	.8	2.73
14.00	7.12	4.55	.2	.2	.0	.2	.3	.3	1.83
16.00	7.66	5.04	.1	.2	.0	.2	.1	.2	1.30
20.00	8.28	5.62	.1	.2	.0	.2	.1	.1	.95
24.00	8.70	6.01	.0	.2	.0	.2	.0	.1	.78
30.00	8.70	6.01	.0	.2	.0	.2	.0	.0	.44
36.00	8.70	6.01	.0	.2	.0	.2	.0	.0	.43
42.00	8.70	6.01	.0	.2	.0	.2	.0	.0	.43
44.00	8.70	6.01	.0	.2	.0	.2	.0	.0	.43

1

SUMMARY INFORMATION

MAXIMUM STAGE WAS 4.67 FEET AT 12.25 HOURS  
 MAXIMUM DISCHARGE WAS 1.3 CFS AT 12.25 HOURS

TAPE7

TAPE7

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1

S C S P R O G R A M

PROJECT NAME . . . . : 501 OCEAN BLVD.  
 REVIEWER . . . . . : OB  
 PROJECT AREA . . . . : .48 ACRES  
 GROUND STORAGE . . . . : 2.87 INCHES  
 TERMINATION DISCHARGE : .00 CFS  
 DISTRIBUTION TYPE . . : SFWMD  
 RETURN FREQUENCY . . : 25.00 YEARS  
 RAINFALL DURATION . . : 3-DAY  
 24-HOUR RAINFALL . . : 10.80 INCHES  
 REPORTING SEQUENCE . : STANDARDIZED

STAGE (FT)	STORAGE (AF)	DISCHARGE (CFS)
.43	.00	.00
1.00	.01	.08
2.00	.03	.29
3.00	.04	.60
4.00	.05	1.00
5.00	.08	1.49
6.00	.12	2.07
7.00	.19	2.74
8.00	.19	3.51

TIME (HR)	RAIN FALL (IN)	ACCUM. RUNOFF (IN)	BASIN DISCHGE (CFS)	ACCUM. INFLOW (AF)	- - - - - R E S E R V O I R - - - - -				STAGE (FT)
					VOLUME (AF)	ACCUM. OUTFLOW (AF)	INSTANT DISCHGE (CFS)	AVERAGE DISCHGE (CFS)	
.00	.00	.00	.0	.0	.0	.0	.0	.0	.43
4.00	.26	.00	.0	.0	.0	.0	.0	.0	.43
8.00	.53	.00	.0	.0	.0	.0	.0	.0	.43
12.00	.79	.02	.0	.0	.0	.0	.0	.0	.45

TAPE7										
16.00	1.05	.07	.0	.0	.0	.0	.0	.0	.0	.48
20.00	1.31	.15	.0	.0	.0	.0	.0	.0	.0	.50
24.00	1.58	.26	.0	.0	.0	.0	.0	.0	.0	.52
28.00	1.96	.45	.0	.0	.0	.0	.0	.0	.0	.60
32.00	2.34	.68	.0	.0	.0	.0	.0	.0	.0	.62
36.00	2.73	.92	.0	.0	.0	.0	.0	.0	.0	.65
40.00	3.11	1.19	.0	.0	.0	.0	.0	.0	.0	.66
44.00	3.49	1.47	.0	.1	.0	.1	.0	.0	.0	.67
48.00	3.88	1.77	.0	.1	.0	.1	.0	.0	.0	.69
52.00	4.36	2.16	.1	.1	.0	.1	.0	.0	.0	.78
56.00	5.36	2.99	.1	.1	.0	.1	.1	.1	.1	1.16
58.00	6.18	3.71	.2	.1	.0	.1	.2	.1	.1	1.42
59.00	6.78	4.25	.3	.2	.0	.2	.2	.2	.2	1.67
59.50	7.32	4.74	.5	.2	.0	.2	.3	.3	.3	2.05
59.75	8.94	6.23	2.9	.2	.1	.1	1.0	.7	.7	4.05
60.00	10.96	8.14	3.7	.3	.1	.2	1.7	1.3	1.3	5.30

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- - - - - R E S E R V O I R - - - - -										
TIME (HR)	RAIN FALL (IN)	ACCUM. RUNOFF (IN)	BASIN DISCHGE (CFS)	ACCUM. INFLOW (AF)	VOLUME (AF)	ACCUM. OUTFLOW (AF)	INSTANT DISCHGE (CFS)	AVERAGE DISCHGE (CFS)	STAGE (FT)	
60.50	11.75	8.90	.7	.4	.1	.3	1.5	1.7	5.06	
61.00	12.16	9.29	.4	.4	.1	.3	1.0	1.3	3.99	
62.00	12.71	9.82	.2	.4	.0	.4	.3	.5	2.02	
64.00	13.38	10.47	.2	.4	.0	.4	.2	.2	1.48	
68.00	14.16	11.22	.1	.4	.0	.4	.1	.1	1.07	
72.00	14.68	11.72	.1	.5	.0	.5	.1	.1	.88	
80.00	14.68	11.72	.0	.5	.0	.5	.0	.0	.43	
88.00	14.68	11.72	.0	.5	.0	.5	.0	.0	.43	
92.50	14.68	11.72	.0	.5	.0	.5	.0	.0	.43	

SUMMARY INFORMATION

MAXIMUM STAGE WAS 5.54 FEET AT 60.25 HOURS  
 MAXIMUM DISCHARGE WAS 1.8 CFS AT 60.25 HOURS

TAPE7

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S C S P R O G R A M

PROJECT NAME . . . . : 501 OCEAN BLVD.  
REVIEWER . . . . . : OB  
PROJECT AREA . . . . : .48 ACRES  
GROUND STORAGE . . . . : 2.87 INCHES  
TERMINATION DISCHARGE : .00 CFS  
DISTRIBUTION TYPE . . : SFWMD  
RETURN FREQUENCY . . : 100.00 YEARS  
RAINFALL DURATION . . : 1-DAY  
24-HOUR RAINFALL . . : 15.60 INCHES

REPORTING SEQUENCE . : STANDARDIZED

STAGE (FT)	STORAGE (AF)	DISCHARGE (CFS)
.43	.00	.00
1.00	.01	.08
2.00	.03	.29
3.00	.04	.60
4.00	.05	1.00
5.00	.08	1.49
6.00	.12	2.07
7.00	.19	2.74
8.00	.19	3.51

TIME (HR)	RAIN FALL (IN)	ACCUM. RUNOFF (IN)	BASIN DISCHGE (CFS)	ACCUM. INFLOW (AF)	- - - - - R E S E R V O I R - - - - -				STAGE (FT)
					VOLUME (AF)	ACCUM. OUTFLOW (AF)	INSTANT DISCHGE (CFS)	AVERAGE DISCHGE (CFS)	
.00	.00	.00	.0	.0	.0	.0	.0	.0	.43
4.00	.70	.01	.0	.0	.0	.0	.0	.0	.44
8.00	2.14	.55	.1	.0	.0	.0	.1	.0	1.01
10.00	3.32	1.35	.2	.1	.0	.1	.2	.1	1.48
11.00	4.20	2.02	.4	.1	.0	.1	.3	.2	1.87
11.50	4.98	2.67	.6	.1	.0	.1	.5	.4	2.60
11.75	7.32	4.73	4.0	.2	.1	.1	1.3	.9	4.53
12.00	10.23	7.45	5.3	.3	.2	.1	2.1	1.7	6.09
12.50	11.37	8.53	1.1	.3	.1	.2	2.1	2.2	6.03
13.00	11.97	9.10	.6	.4	.1	.3	1.4	1.8	4.90
14.00	12.76	9.87	.3	.4	.0	.4	.5	.9	2.56
16.00	13.73	10.80	.2	.4	.0	.4	.2	.3	1.77
20.00	14.85	11.89	.1	.5	.0	.5	.1	.2	1.26
24.00	15.60	12.62	.1	.5	.0	.5	.1	.1	1.05
30.00	15.60	12.62	.0	.5	.0	.5	.0	.0	.44
36.00	15.60	12.62	.0	.5	.0	.5	.0	.0	.43
42.00	15.60	12.62	.0	.5	.0	.5	.0	.0	.43
45.00	15.60	12.62	.0	.5	.0	.5	.0	.0	.43



TAPE7

SUMMARY INFORMATION

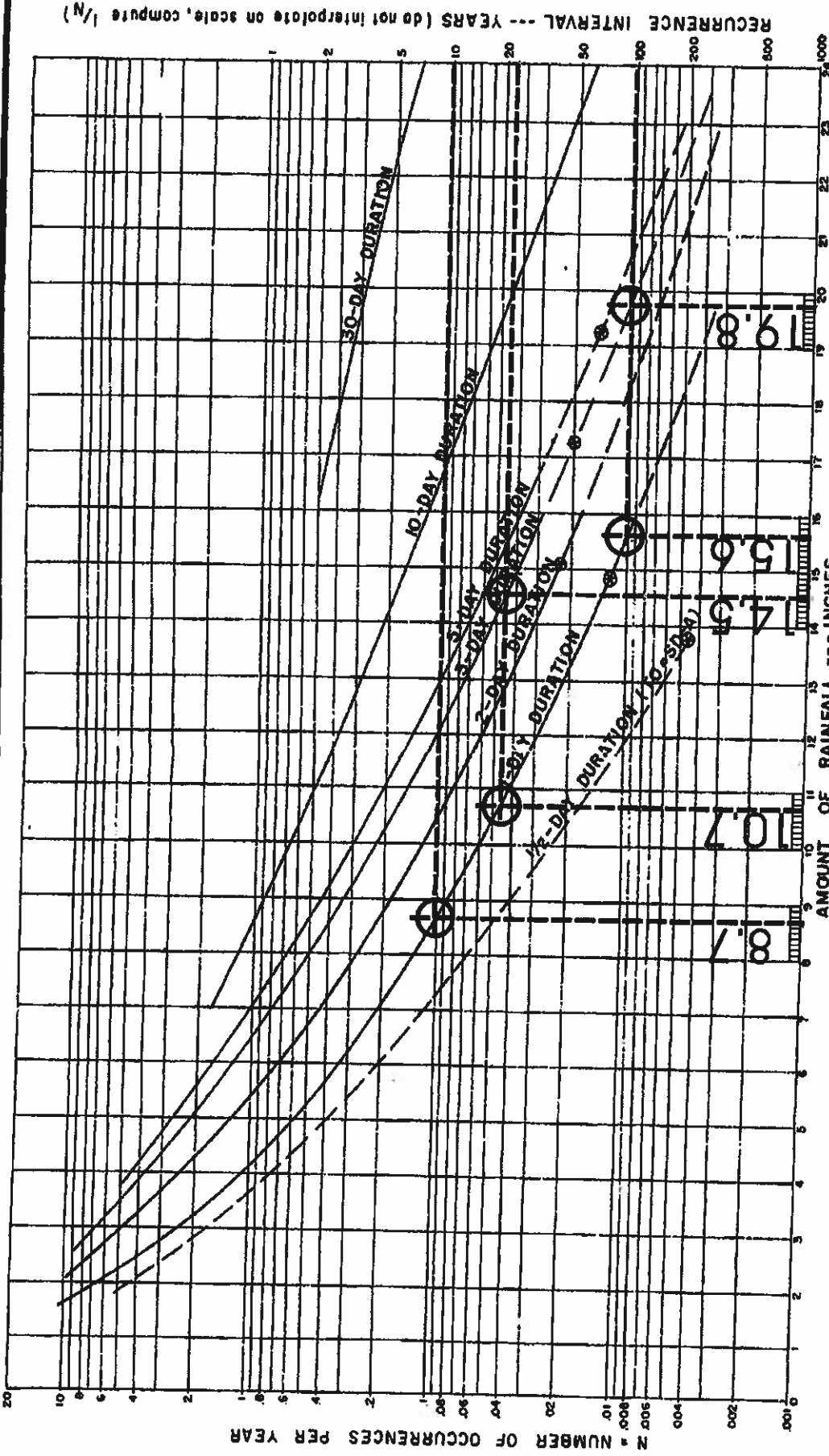
MAXIMUM STAGE WAS 6.37 FEET AT 12.25 HOURS  
MAXIMUM DISCHARGE WAS 2.3 CFS AT 12.25 HOURS

TAPE7

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# MIAMI-DADE COUNTY RAINFALL DATA



NOTES:

1. ⊕ = MAXIMUM OF RECORD.
2. MAXIMUM 30 DAYS = 31.81"
3. MAXIMUM CALENDAR MONTH = 27.86" (OCT. 1928).

RECURRENCE INTERVAL --- YEARS (do not interpolate on scale, compute 1/N)

DESIGN STANDARDS  
 RAINFALL FREQUENCY  
 - MIAMI -  
 1/2, 1, 2, 3, 5, 10 & 30-DAY RAINS

REVISED

APPROVED  
 9/28/68

METROPOLITAN  
 DADE COUNTY  
 PUBLIC WORKS  
 DEPARTMENT

WC  
 1.2  
 SHEET OF 1

---

# **GEOTECHNICAL REPORT**

# LANGAN

13 July 2018

Twenty Two Group  
3841 NE 2nd Avenue  
Suite 300  
Miami, Florida 33137  
Attn: Ms. Yeny Rivera

**Re: Exfiltration (Percolation) Tests Results  
Residence  
501 Ocean Boulevard, Golden Beach, Florida 33160  
Langan Project No.: 300232801**

Dear Ms. Rivera:

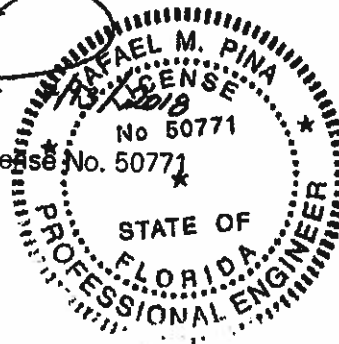
Langan Engineering & Environmental Services, Inc. (Langan) is pleased to present our results of the exfiltration (percolation) test performed for the proposed residence at 501 Ocean Boulevard, in Golden Beach, Florida. Exfiltration testing was performed on 6 July 2018 and consisted of drilling one (1) exfiltration test borehole (designated as P-1) at the subject site. The exfiltration test was performed in general accordance with the South Florida Water Management District (SFWMD) Usual Open Hole Test Procedures. As requested by the project civil engineer, the exfiltration test was performed at a depth of 5 feet. Test was subsequently repeated at a depth of 10 feet, but no improvement on the measured flow rate or in the calculated hydraulic conductivity (K) value resulted from performing the test at the greater depth. The individual exfiltration test results and approximate location of the test are attached herein.

If you have any questions please call us at (786)264-7200.

Sincerely,  
**Langan Engineering and Environmental Services, Inc.**



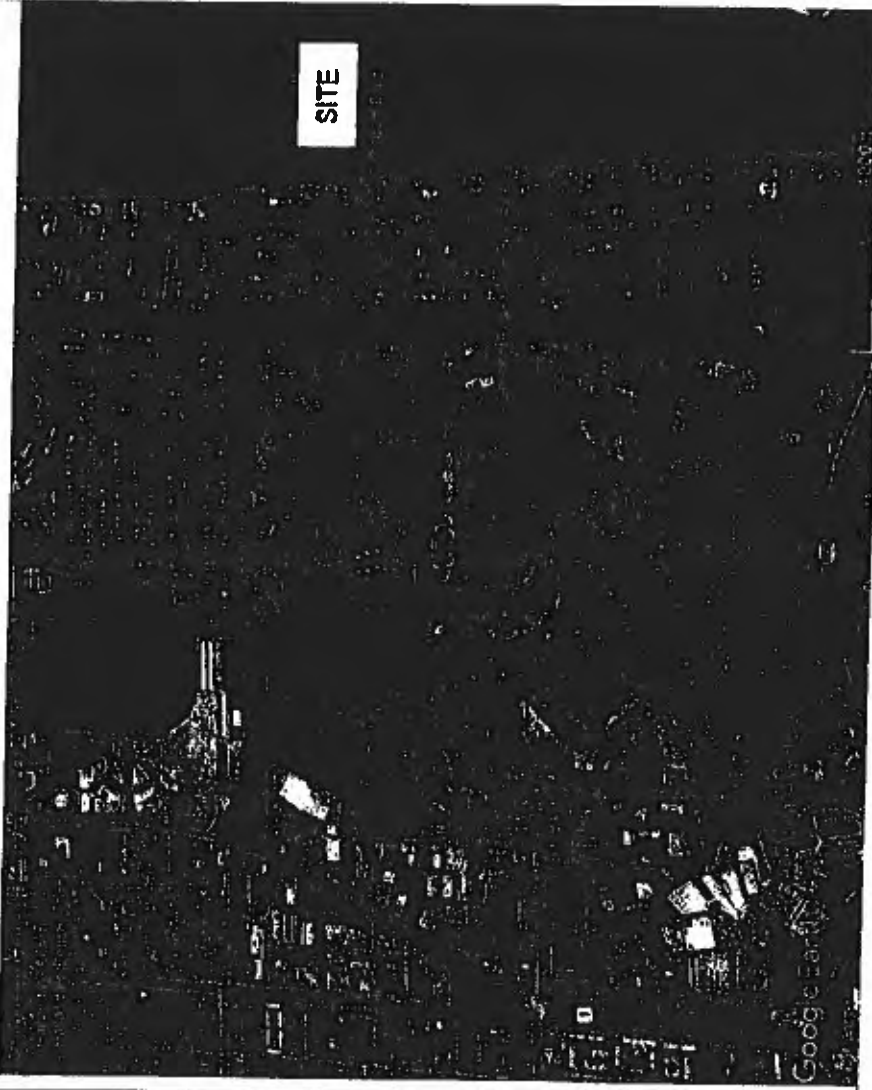
Rafael M. Pina, P.E.  
Professional Engineer License No. 50771



Enclosure(s): Site and Vicinity Map  
Exfiltration Test Location Plan  
Report of Exfiltration Test

FL Certificate of Authorization No. 6601

W:\eng\miami\A\data\300232801\Project Data\Discipline\Geotechnical\Reports\Percolation Test\2018-07-10\501 Ocean Blvd Residence Exfiltration Test.docx



**LEGEND:**  
 1. REFERENCE: GOOGLE EARTH PROFESSIONAL, LICENSED 2018.

**LANGAN**  
 Professional Corporation  
 17700 N.W. 22nd St., Suite 200  
 Miami Lakes, FL 33016  
 T: 781.324.2260 F: 305.324.7320 www.langan.com  
 Langan Corporation, a subsidiary of Langan Engineering & Construction, LP  
 Langan Engineering & Construction, LP is an Equal Opportunity and Affirmative Action Employer. Minorities and women are encouraged to apply.  
 Langan is an Equal Opportunity Employer. M/F/V  
 Langan is an Equal Opportunity Employer. M/F/V  
 Langan is an Equal Opportunity Employer. M/F/V

**Project**  
 501 OCEAN BLVD.  
 RESIDENCE  
 501 OCEAN BLVD.  
 GOLDEN BEACH  
 MIAMI-DADE COUNTY FLORIDA

**Drawing Title**  
 SITE AND VICINITY MAP

**Project No.** 300232801  
**Drawing No.** FIG.1  
**Date** JULY 2018  
**Scale** NOT TO SCALE  
**Drawn By** AV  
**Checked By** RP

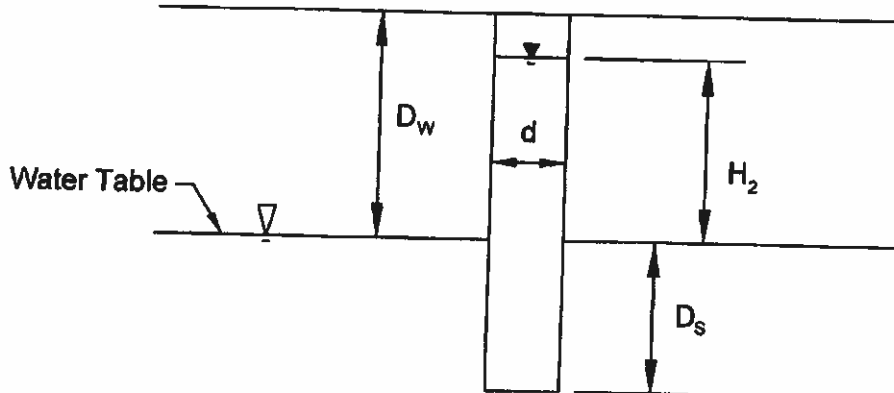
Sheet 1 of 2

Plot Date: 7/10/2018 10:00 AM  
 Plot Path: C:\Users\lucy\Documents\Projects\501 Ocean Blvd\Fig 1.dwg  
 Plot Title: Langan - Layout - Vicinity Map





**SOUTH FLORIDA WATER MANAGEMENT DISTRICT  
"USUAL CONDITION OPEN-HOLE TEST"  
EXFILTRATION TEST**



Test No.	Test Date	Test Depth	Test Location	Ground Surface Elevation	Witnessed By
P-1	7/6/2018	5 ft	SHOWN ON SKETCH	+9.5 ft, NAVD	A. Velasquez

**TEST DATA**

$d$  = Drilled Diameter of hole = 5.0 inches  
 $D_w$  = Depth to Water Table = Not present  
 $H_2$  = Head on Water Table = 5.0 feet  
 $D_s$  = Saturated Hole Depth = 0 feet  
 $Q$  = Average Stabilized Flow Rate = 1.1 GPM

**HYDRAULIC CONDUCTIVITY**

$K$  = Hydraulic Conductivity =  $4Q / (\pi d (2H_1 + 4H_2 D_s + H_1 D_s))$   
 $1.5 \times 10^{-4}$  CFS/FT 1 FT HEAD

**SOIL PROFILE**

Depth	Description
0-5'	Tan to brown fine to medium SAND, trace fragmented shell

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15150 NW 79th Ct., Suite 200 Miami Lakes, FL 33018  
 P: 786.264.7200 F: 786.264.7201  
 www.langan.com

NEW JERSEY PENNSYLVANIA NEW YORK CONNECTICUT FLORIDA NEVADA  
 CALIFORNIA VIRGINIA GREECE DUBAI ABU DHABI LONDON

FL Certificate of Authorization No. 0006601

**501 OCEAN BOULEVARD RESIDENCE**

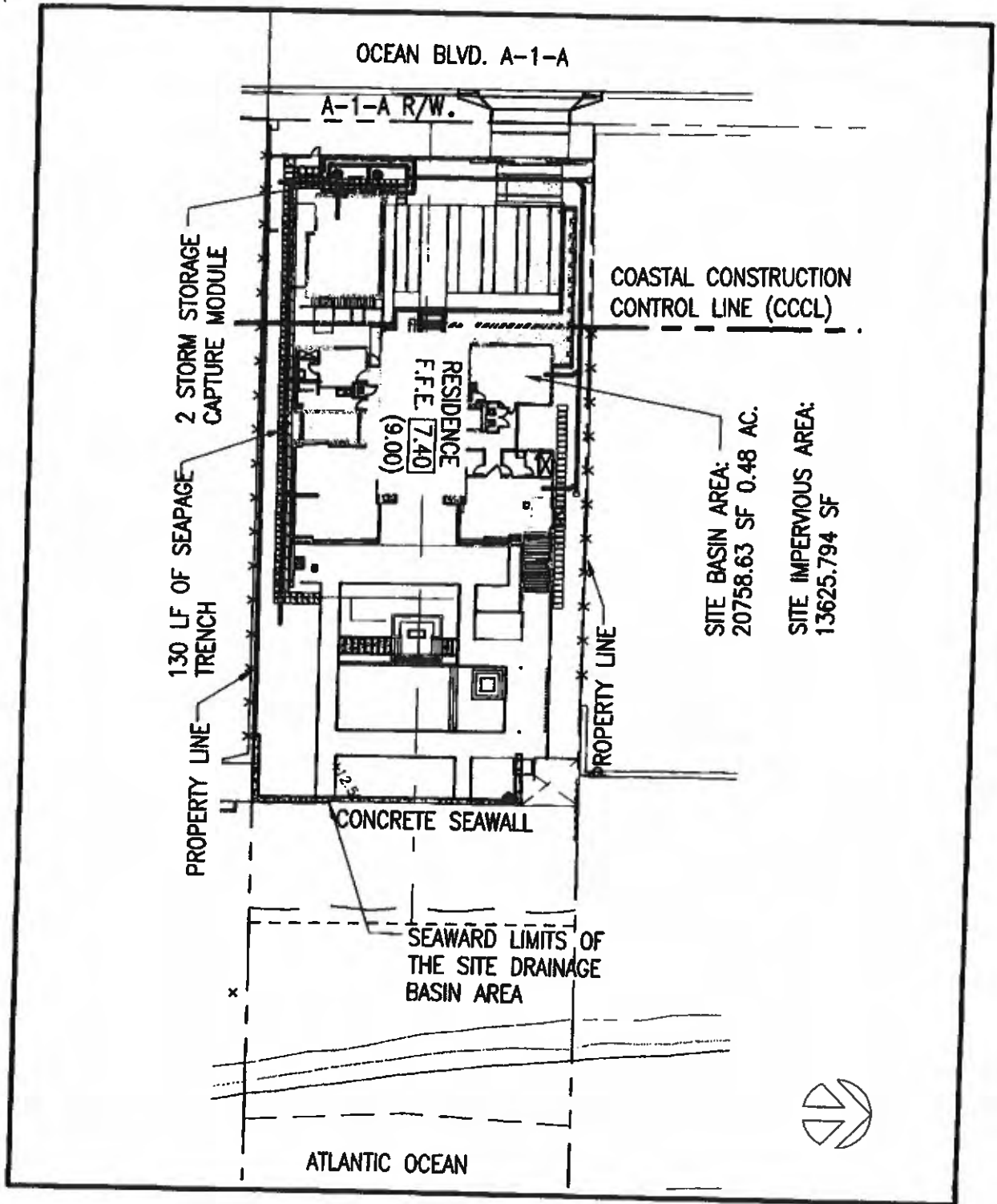
**GOLDEN BEACH**

**FLORIDA**

Project No.  
300232801

---

# DRAINAGE MAPS



SITE BASIN AREA:  
20758.63 SF 0.48 AC.

SITE IMPERVIOUS AREA:  
13625.794 SF

**DRAINAGE MAP**

501 N. OCEAN BLVD.  
GOLDEN BEACH, FLORIDA

MARK BARROCAS  
YRINA BARROCAS  
395 WARREN STREET  
BROOKLINE, MA 02445

521 GOLDEN BEACH LLC  
C/O JSRE ACQUISITIONS LLC  
546 FIFTH AVENUE  
NEW YORK, NY 10036

DANIELLE LASRY  
525 OCEAN BOULEVARD  
GOLDEN BEACH, FL. 33160

DAVID AMAR AND ODETTE AMAR  
530 OCEAN BOULEVARD  
GOLDEN BEACH, FL. 33160

PASCAL & VERONIQUE LASRY  
520 OCEAN BOULEVARD  
GOLDEN BEACH, FL. 33160

RECREIO INVESTMENTS LLC  
510 OCEAN BOULEVARD  
GOLDEN BEACH, FL. 33160

FLORENCE DIPIETRO  
500 OCEAN BOULEVARD  
GOLDEN BEACH, FL. 33160

FUTURE PROPERTIES LLC  
2772 SE 13<sup>TH</sup> COURT  
POMPANO BEACH, FL. 33062

ROBERT POPPITI JR  
DEBORAH D. POPPITI  
487 OCEAN BOULEVARD  
GOLDEN BEACH, FL. 33160

SIMON T. STECKEL  
483 OCEAN BOULEVARD  
GOLDEN BEACH, FL. 33160

JEAN MARC AND LINE GIRARDIN  
477 OCEAN BOULEVARD  
GOLDEN BEACH, FL. 33160

STANLEY J. FEINMAN TRS  
STANLEY J. FEINMAN REVOCABLE  
TRUST.  
475 OCEAN BOULEVARD  
GOLDEN BEACH, FL. 33160

THOMAS JOYNER  
469 OCEAN BOULEVARD  
GOLDEN BEACH, FL. 33160

SHE DDF2 FL2 LLC  
C/O AGENTIS PLLC  
501 BRICKELL KEY DR., STE 300  
MIAMI, FL. 33131

PASCAL LASRY  
484 OCEAN BOULEVARD  
GOLDEN BEACH, FL. 33160

RACHIK MARKARIAN AND  
SVETLANA GORBUNOVA  
490 OCEAN BOULEVARD  
GOLDEN BEACH, FL. 33160

7-9-19 SD/ OLEW



**TOWN OF GOLDEN BEACH**

1 Golden Beach Drive  
Golden Beach, Fl. 33160

**SUMMARY MINUTES DRAFT  
BUILDING REGULATION ADVISORY BOARD  
July 9, 2019 at 6pm**

- A. CALL MEETING TO ORDER:** 6:05pm
- B. BOARD ATTENDANCE:** Isaac Murciano, Jerome Hollo, Judith Mimoun and Alan Macken (6:15pm)
- C. STAFF ATTENDANCE:** Michael Miller-Michael Miller Planning and Linda Epperson-Director Building and Zoning.
- D. APPROVAL OF MINUTES:** June 11, 2019

A motion to approve the minutes was made by Isaac Murciano, Seconded by Judith Mimoun  
Isaac Murciano-Aye, Jerome Hollo-Aye, Judith Mimoun-Aye.  
Motion passed 3 – 0

**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, FI 33160

Property Address: 378 Golden Beach Dr, Golden Beach, FI 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, FI 33160

Property Address: 185 Golden Beach Dr, Golden Beach, FI 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.

A motion to defer items 1 through 4 to the August 13, 2019 meeting date was made by Isaac Murciano, Seconded by Judith Mimoun Isaac Murciano-Aye, Jerome Hollo-Aye, Judith Mimoun-Aye.  
Motion passed 3 – 0

#### **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

Michael Miller – Michael Miller Planning entered his report into the record.  
Martin Litman with Toma Design Group spoke on behalf of the applicants.

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.

In accordance with Town Code Section 66-41, "authorized, general procedure", pertaining to variances and exceptions, 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 for a second Accessory structure (Pergola) was made by Isaac Murciano, Seconded by Judith Mimoun  
On roll call: Isaac Murciano-Nay, Jerome Hollo-Nay and Judith Mimoun-Nay  
Motion failed 3 – 0

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.

In accordance with Town Code Section 66-41, "authorized, general procedure", pertaining to variances and exceptions, 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 Isaac Murciano, Seconded by Judith Mimoun

On roll call: Isaac Murciano-Nay, Jerome Hollo-Nay, Judith Mimoun-Nay and Alan Macken-Aye

Motion failed 3 – 1 (Aye)

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.

In accordance with Town Code Section 66-41, "authorized, general procedure", pertaining to variances and exceptions, 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 for was made by Isaac Murciano, Seconded by Alan Macken.

On roll call: Isaac Murciano-Nay, Jerome Hollo-Nay, Judith Mimoun-Nay and Alan Macken-Aye

Motion failed 3 – 1 (Aye)

## **G. OLD BUSINESS:**

7. 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

Michael Miller – Michael Miller Planning – entered his report into the record.  
Martin Litman with Toma Design Center spoke on behalf of the applicant.



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

A motion to approve the design, without approval of the Pergola, was made by Isaac Murciano, Seconded by Alan Macken

On roll call: Isaac Murciano-Aye, Jerome Hollo-Aye, Judith Mimoun-Aye, Alan Macken-Aye

Motion passed 4 – 0

The applicant was notified that they needed to return to the Building Advisory Board for approval of the Pergola if their Variance request is granted by the Town Council.

8. 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.

A motion to table the item to the September 2019 Building Advisory Board was made by Isaac Murciano, Seconded by Alan Macken

On roll call: Isaac Murciano-Aye, Jerome Hollo-Aye, Judith Mimoun-Aye, Alan Macken-Aye

Motion passed 4 – 0

#### 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

Michael Miller – Michael Miller Planning – entered his report into the record.  
Bill Thomas of Unlimited Permit Services spoke on behalf of the applicant.

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

A motion to approve the item was made by Isaac Murciano, Seconded by Alan Macken

On roll call: Isaac Murciano-Aye, Jerome Hollo-Aye, Judith Mimoun-Aye, Alan Macken-Aye

Motion passed 4 – 0

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

**J. ADJOURNMENT - 7:28pm**

**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.**

# GOLDEN BEACH RESIDENCE

BRAAB ORIGINAL SUBMISSION  
5/13/2019

501 OCEAN BOULEVARD

GOLDEN BEACH, FLORIDA



**CLIENT**

MARK & IRINA BARROCAS  
501 OCEAN BLVD.  
GOLDEN BEACH, FL.

**ARCHITECT**

CHOEFF LEVY FISCHMAN  
8425 BISCAYNE BLVD STE 201  
MIAMI, FL 33138  
(305) 434-8338

**CIVIL ENGINEER**

COASTAL SYSTEMS INTERNATIONAL, INC.  
464 SOUTH DYKE HIGHWAY  
CORAL GABLES, FL 33146  
(305) 663-8651

**LANDSCAPE ARCHITECTURE**

CLAD LANDSCAPE  
60 NE 86TH ST.  
MIAMI, FL 33138  
(786) 253-071

Town of Golden Beach  
Building Regulatory Advisory Board  
Heather Potts

JUN 11 2019

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

**REQUEST FOR VARIANCES**

VARIANCE REQUEST #1  
Section 66-69.1 (d)(1)(d).

Raise the 1st floor slab to +23.5' NGVD, or 3.33' above FDEP  
lowest structural member at 18.2' NGVD + 2 feet.

VARIANCE REQUEST #2  
Section 66-69.1 (d)(2)(b).

Maximum maximum height and setbacks from top of Garage  
Floor (+12.33' NGVD) plus 2 feet, instead of measuring from  
Crown of Road (+9.0' NGVD) plus 2 feet.

GOLDEN BEACH RESIDENCE  
501 Ocean Boulevard  
GOLDEN BEACH, FLORIDA 33160

seal

Registered by  
registered architect  
A00004778  
AA00000009  
1801  
date: 5/1/2019  
revised:

sheet no.

A-0.0

CHOEFF LEVY FISCHMAN  
ARCHITECTURE + DESIGN

8425 Biscayne Blvd, suite 201  
Miami, Florida 33138

www.clfarchitects.com

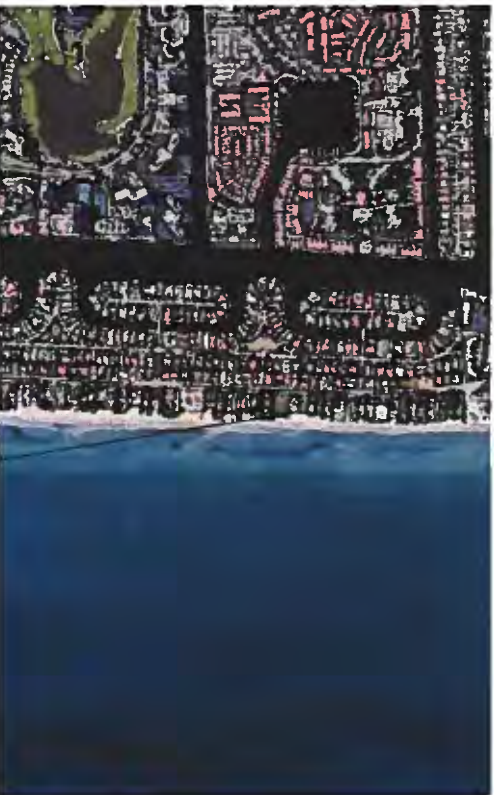
(t) 305.434.8338  
(f) 305.682.5292

# GOLDEN BEACH RESIDENCE

BRAB ORIGINAL SUBMISSION  
5/13/2019

501 OCEAN BOULEVARD

GOLDEN BEACH, FLORIDA



LOCATION MAP  
SCALE: NTS

501 OCEAN BLVD.  
GOLDEN BEACH FL

## INDEX OF DRAWINGS

A-00	COVER SHEET / SCOPE OF WORK
A-01	INDEX OF DRAWINGS / LOCATION MAP
A-02a	SURVEY (FULL)
A-02b	SURVEY (FRONT PROPERTY SPOT ELEV.)
A-02c	SURVEY (REAR PROPERTY SPOT ELEV.)
CONTEXT-11	LOCATION MAP
CONTEXT-12	CONTEXT IMAGERY

## ARCHITECTURAL

A-04	SITE PLAN
A-05	CALCULATIONS AND DIAGRAMS
A-06	CALCULATIONS AND DIAGRAMS
A-07	VARIANCE REQUEST #1
A-08	GROUND FLOOR PLAN
A-11	FIRST FLOOR PLAN
A-12	SECOND FLOOR PLAN
A-13	ROOF PLAN
A-14	FRONT + REAR ELEVATION
A-31	SIDE ELEVATIONS
A-32	CABANA ELEVATIONS
A-33	SECTION
A-41	SECTION
CONTEXT-13	MATERIAL BOARD
CONTEXT-14	FRONT RENDERING
CONTEXT-15	REAR RENDERING

GOLDEN BEACH RESIDENCE  
501 Ocean Boulevard  
GOLDEN BEACH, FLORIDA 33160

3081

Registered Architect  
AR0204779  
AAS000008  
COMM. NO.

1801  
date: 5/1/2019  
revised:

Town of Golden Beach  
Building Regulatory Advisory Board  
Hearing Date

5/1/2019

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

sheet no  
**A-0.1**





Town of Golden Beach  
Building Regulatory Advisory Board  
Hearing Date

JUN 11 2019

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



PHOTOGRAPH DIRECTORY

sheet no.  
CONTEXT-1.1

CHOEFF LEVY FISCHMAN  
ARCHITECTURE + DESIGN



1 521 OCEAN BLVD



2 501 OCEAN BLVD (SUBJECT PROPERTY)



3 495 OCEAN BLVD



4 510 OCEAN BLVD



5 500 OCEAN BLVD

City of Golden Beach  
Building Regulatory Advisory Board  
Hearing Date

JUN 11 2019

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

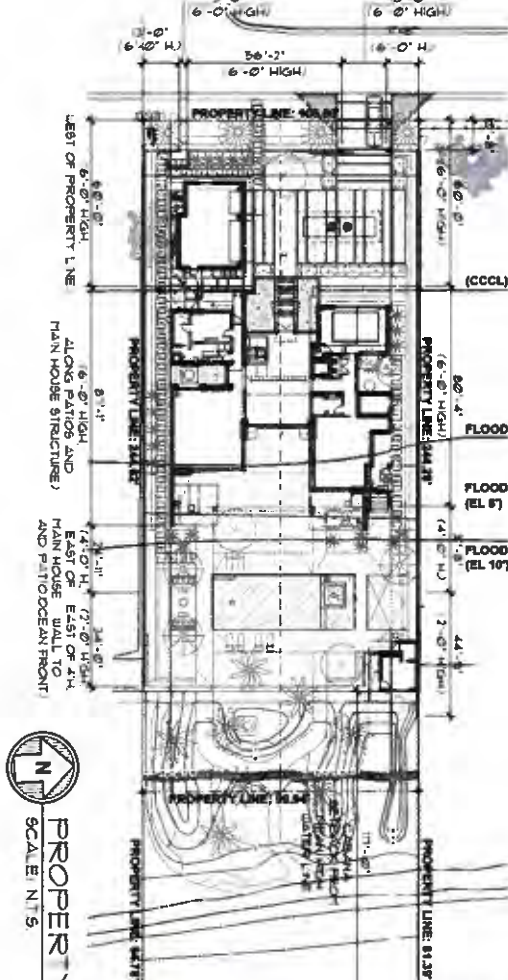
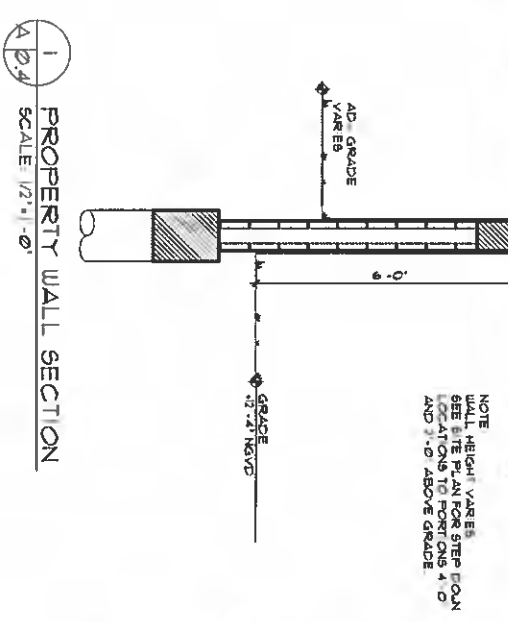
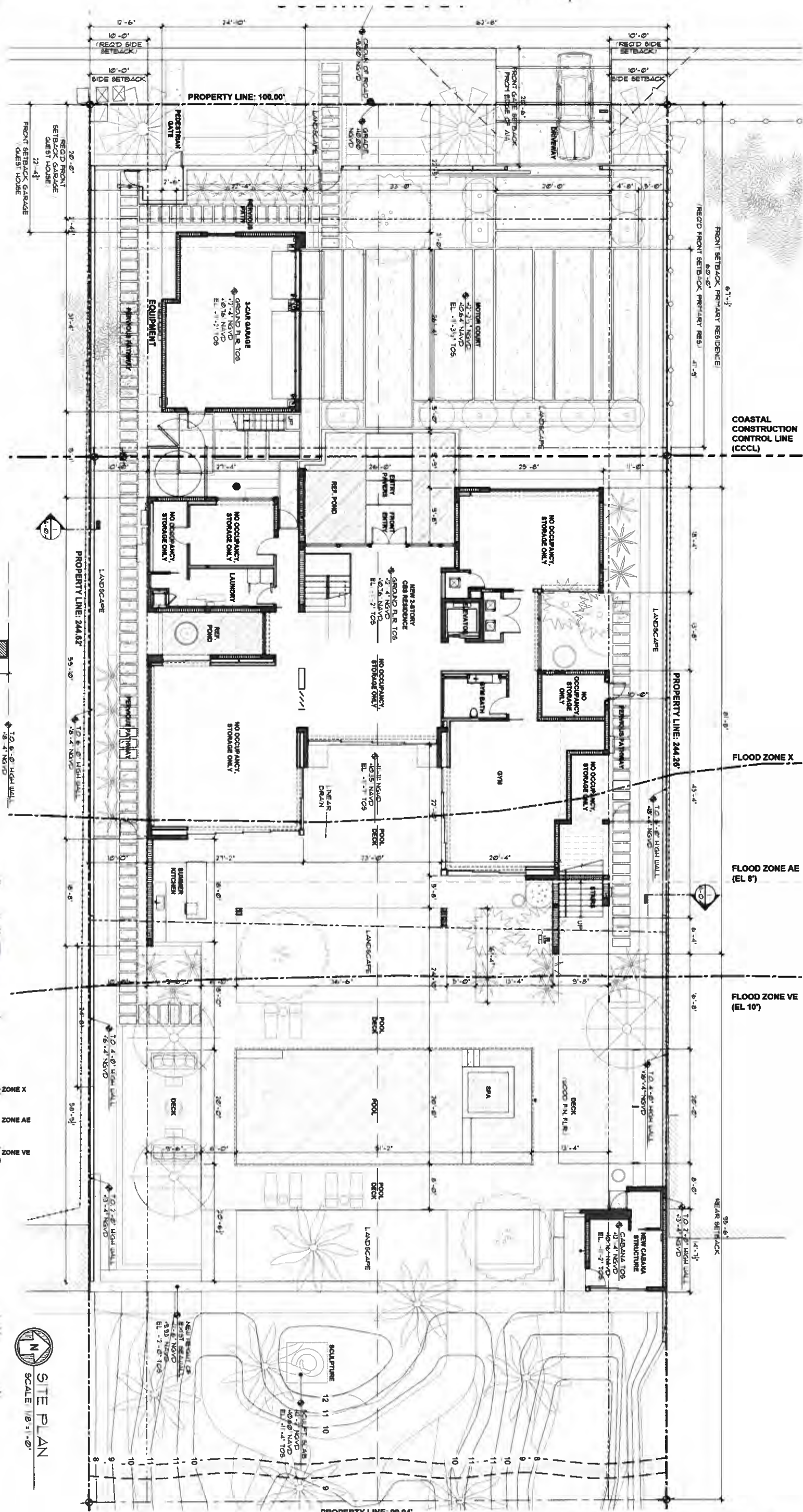


6 490 OCEAN BLVD

CONTEXT IMAGERY

sheet no.  
CONTEXT-1.2

CHOEFFF LEVY FISCHMAN  
ARCHITECTURE + DESIGN



**APPROVED**  
**DESAPPROVED**  
**VARIANCE REQ.**

Town of Golden Beach  
 Building Regulatory Ad Board  
 Hearing Date  
 Revised

1801  
 comm no. A48003008  
 AR0004778  
 registered architect  
 Raphael Levy

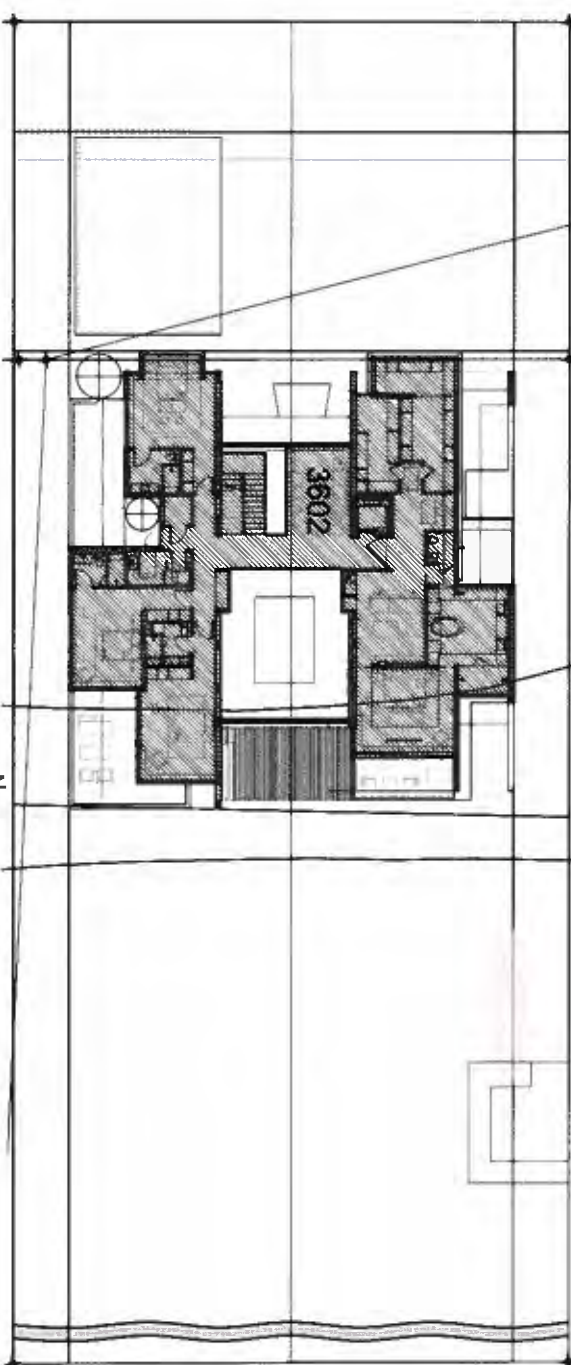
**PROPERTY WALL SECTION**  
 SCALE 1/2" = 1'-0"

**PROPERTY WALL PLAN**  
 SCALE 1/8" = 1'-0"

sheet no. **A-0.4**



PROPERTY ADDRESS: 501 OCEAN BLVD.  
 LEGAL DESCRIPTION: LOT 39 AND 40, BLOCK "D", OF SECTION "X" OF GOLDEN BEACH, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 82 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
 MUNICIPALITY: TOWN OF GOLDEN BEACH  
 ZONING DISTRICT: SINGLE-FAMILY RESIDENTIAL  
 LOT SIZE: 35,197 SQ. FT.  
 LOT AREA: 35,197 SQ. FT.  
 STATE ROAD A/M FRONTAGE: 136'-0" OCEAN BLVD.



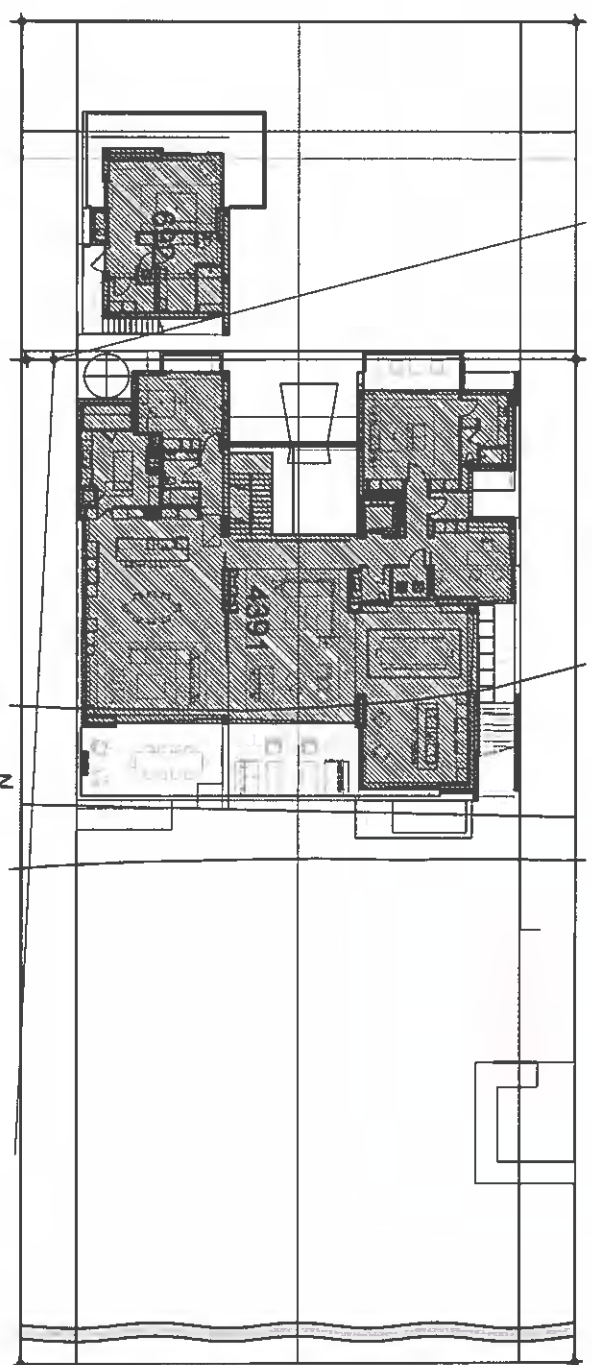
3 SECOND FLOOR AREA CALCULATION  
 SCALE: 1/8" = 1'-0"

ITEM	REQUIRED	PROVIDED
LOT AREA	35,197 SF	35,197 SF
FRONT (WEST) SETBACK - PRIMARY STRUCTURE	60'-0"	67'-1 1/2"
REAR (EAST) SETBACK - PRIMARY STRUCTURE	10'-0"	66'-6"
SIDE (NORTH) SETBACK - PRIMARY RESIDENCE	10'-0"	10'-0"
SIDE (SOUTH) SETBACK - PRIMARY RESIDENCE	10'-0"	10'-0"
FRONT (WEST) SETBACK - GARAGE / GUEST SUITE	20'-0"	22'-4 1/2"
SIDE (NORTH) SETBACK - GARAGE / GUEST SUITE	10'-0"	62'-6"
SIDE (SOUTH) SETBACK - GARAGE / GUEST SUITE	10'-0"	12'-6"
EXISTING GROUND FLOOR ELEVATION	N/A	N/A
GROUND FLOOR ELEVATION	+20.2' NGVD	+20.0' NGVD
1st HABITABLE F.L. ELEVATION	30'-0"	28'-0"
MAIN RESIDENCE HEIGHT (measured from 1st habitable fl.)	25'-0"	23'-2"
GARAGE / GUEST SUITE HEIGHT (measured from 1st habitable fl.)	23'-0"	23'-2"
BUILDING SEPARATION	2,300 SF	3,000 SF
NON-AC SPACE	12,000 SF (33%)	14,200 SF (40.3%)
PERVIOUS SURFACE	22,878 SF (65% min)	14,200 SF (40.3%)
LIVING AREA		
AC SPACE PROVIDED		3,000 SF
GROUND FLOOR		4,374 SQ. FT.
MAIN		720 SQ. FT.
GUEST		300 SQ. FT.
SECOND FLOOR		1,304 SQ. FT.
NON-AC SPACE		12,788 SQ. FT.
TOTAL AC SPACE	3,000 SF MIN	720 SQ. FT.
TOTAL NON-AC SPACE		13,973 SQ. FT.

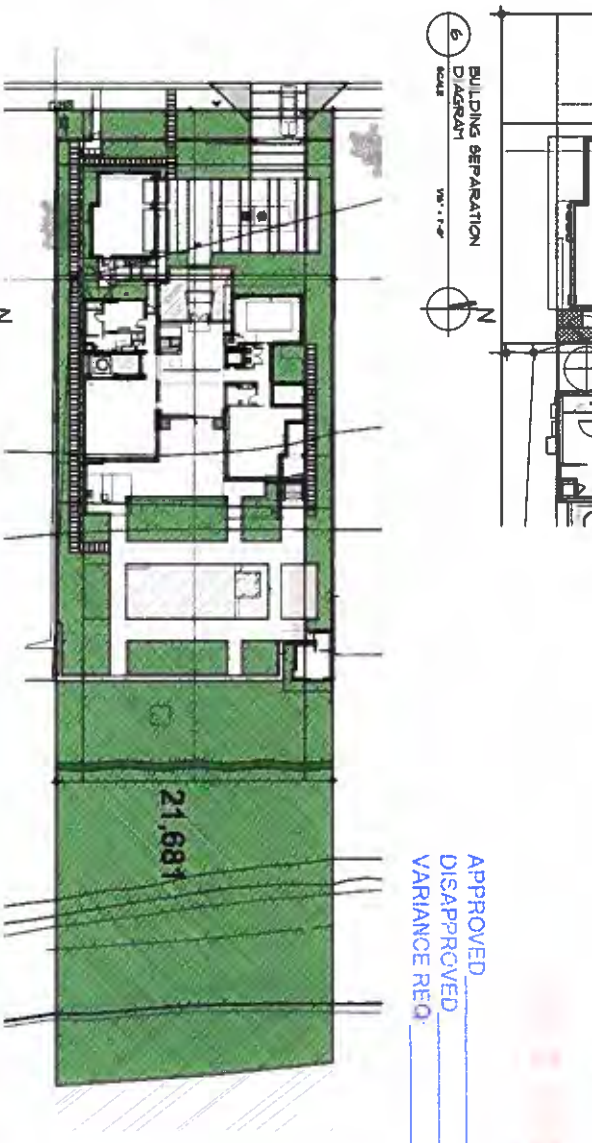
SEE VARIANCE REQUEST #1  
 SEE VARIANCE REQUEST #2

Town of Golden Beach  
 Building Regulatory Advisory Board  
 Date

APPROVED  
 DISAPPROVED  
 VARIANCE REQ.



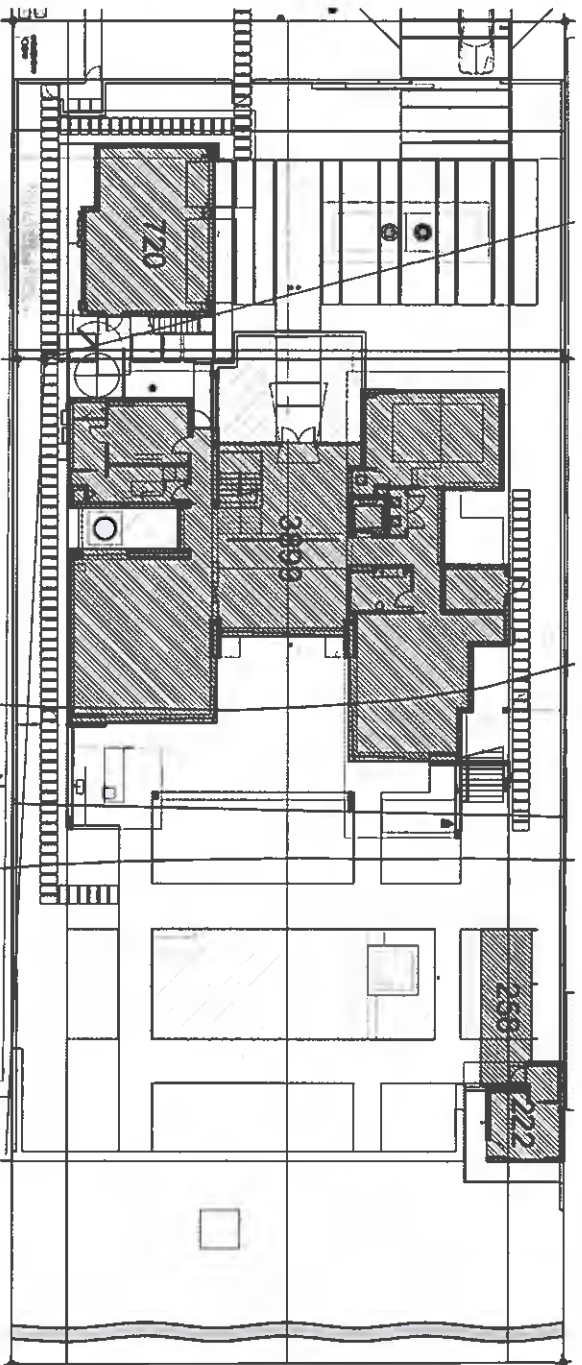
2 FIRST FLOOR AREA CALCULATION  
 SCALE: 1/8" = 1'-0"



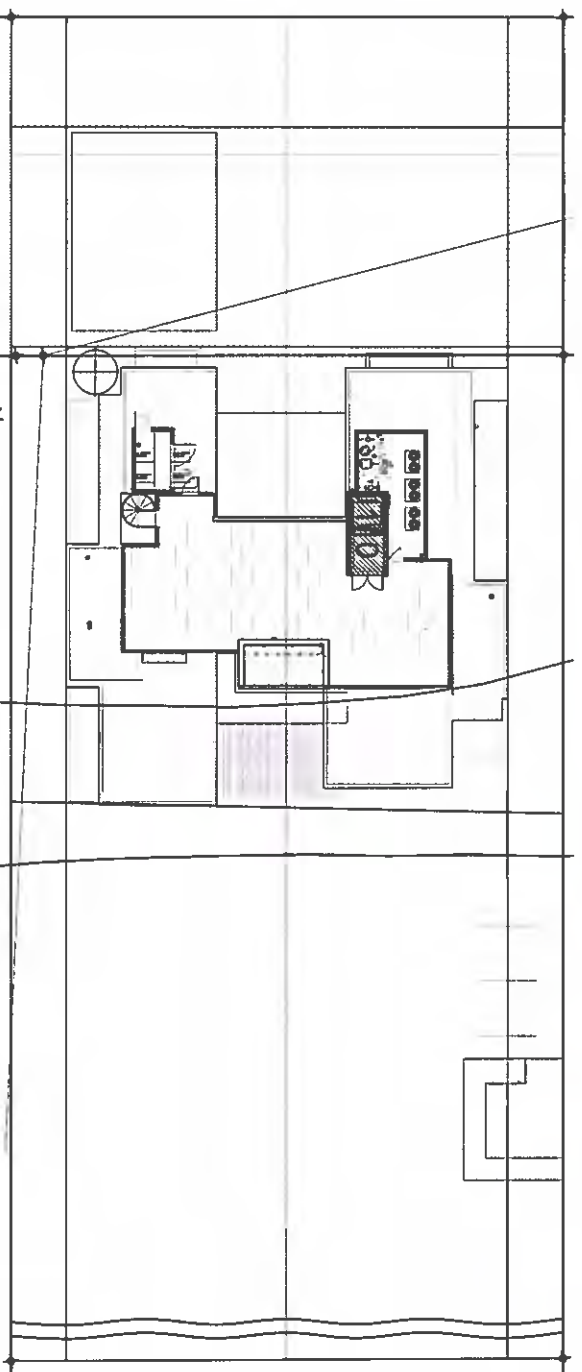
5 PERVIOUS & IMPERVIOUS AREA CALCULATION  
 SCALE: 1/8" = 1'-0"

GOLDEN BEACH RESIDENCE  
 501 Ocean Boulevard  
 GOLDEN BEACH, FLORIDA 33160

seal



1 GROUND FLOOR AREA CALCULATION  
 SCALE: 1/8" = 1'-0"



4 ROOF LEVEL AREA CALCULATION  
 SCALE: 1/8" = 1'-0"

Revised Levy  
 ARCH004/7/3  
 A-03000008  
 COMM. NO.  
**1801**  
 date: 5/1/2019  
 revised

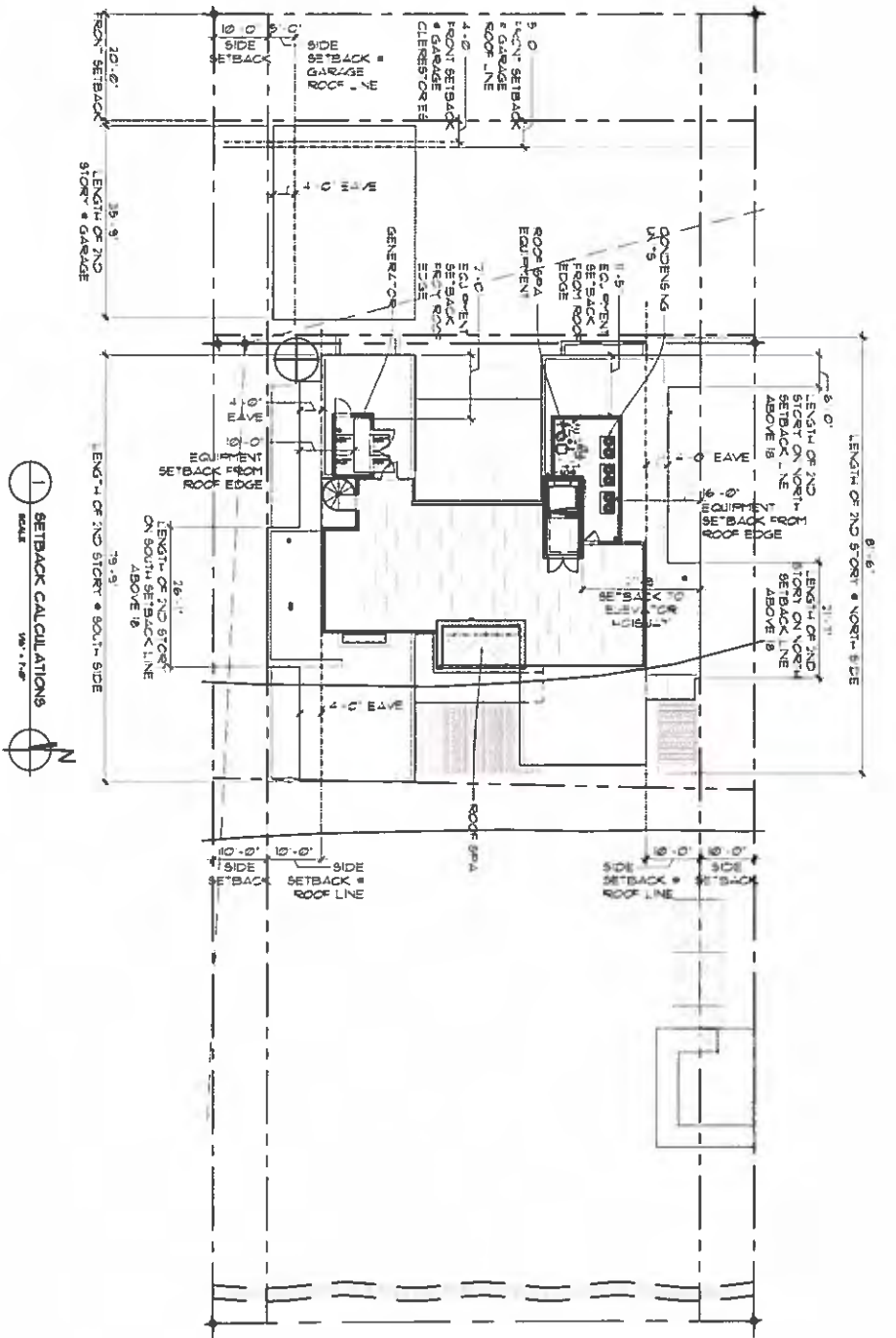
sheet no  
**A-0.5**

CHOFF LEVY FISCHMAN  
 ARCHITECTURE + DESIGN

8425 Biscayne Blvd, suite 201  
 Miami, Florida 33138

www.c2aarchitects.com

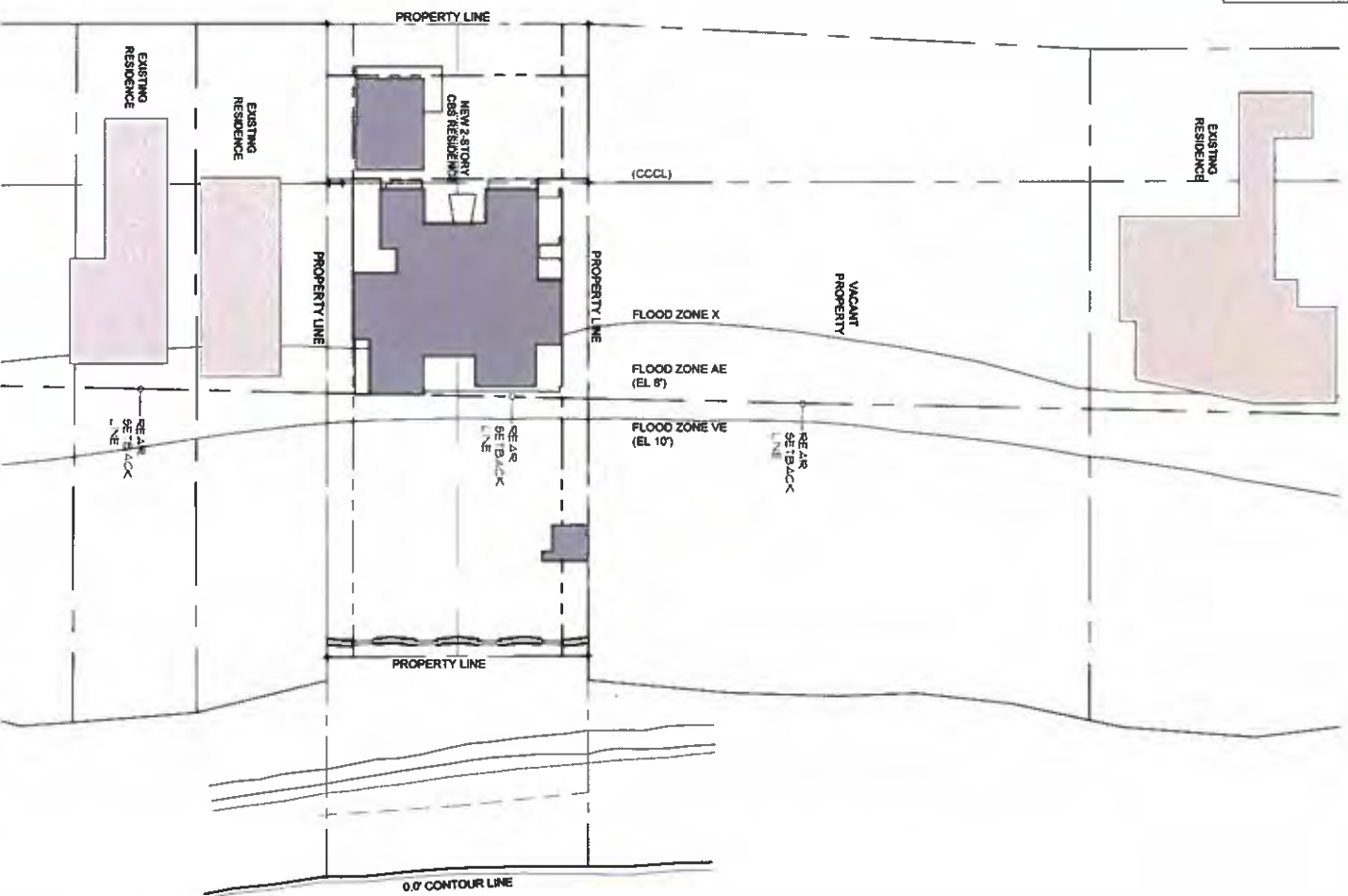
(305) 434-8338  
 (305) 882-5292



SETBACK CALCULATIONS  
SCALE 1/8" = 1'-0"

SETBACK CALCULATIONS	
MAIN HOUSE	
LENGTH OF 2ND STORY NORTH SIDE	34'-9"
LENGTH OF 2ND STORY SOUTH SIDE	31'-11"
LENGTH OF 2ND STORY ON SETBACK ABOVE 18'	27'-2"
LENGTH OF 2ND STORY SOUTH SIDE	29'-9"
1/3 LENGTH OF 2ND STORY	28'-7"
LENGTH OF 2ND STORY ON SETBACK ABOVE 18'	26'-1"
GARAGE	
LENGTH OF 2ND STORY SOUTH SIDE	38'-9"
LENGTH OF 2ND STORY NORTH SIDE	14'-11"
LENGTH OF 2ND STORY ABOVE 18'	0'-0"

NOTE:  
AT THE MAIN HOUSE, THE ROOF ELEVATION IS 10'-0" ABOVE 18 FEET ABOVE THE 1ST FLOOR AS SUCH, THE MINIMUM SIDE SETBACK FOR 2/3 OF THE LENGTH OF THE 2ND STORY IS 10'-0".  
AT THE GARAGE, THE ROOF ELEVATION IS 5'-0" ABOVE 18 FEET ABOVE 2 FEET ABOVE CROWN OF ROAD AS SUCH, THE MINIMUM FRONT SETBACK IS 5'-0" AND THE MINIMUM SIDE SETBACK FOR 2/3 OF THE LENGTH OF THE 2ND STORY IS 5'-0".



NEAREST EXISTING RESIDENCES SETBACKS  
SCALE 1/8" = 1'-0"

Town of Golden Beach  
Building Regulatory Advisory Board  
Hearing Date

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

seal

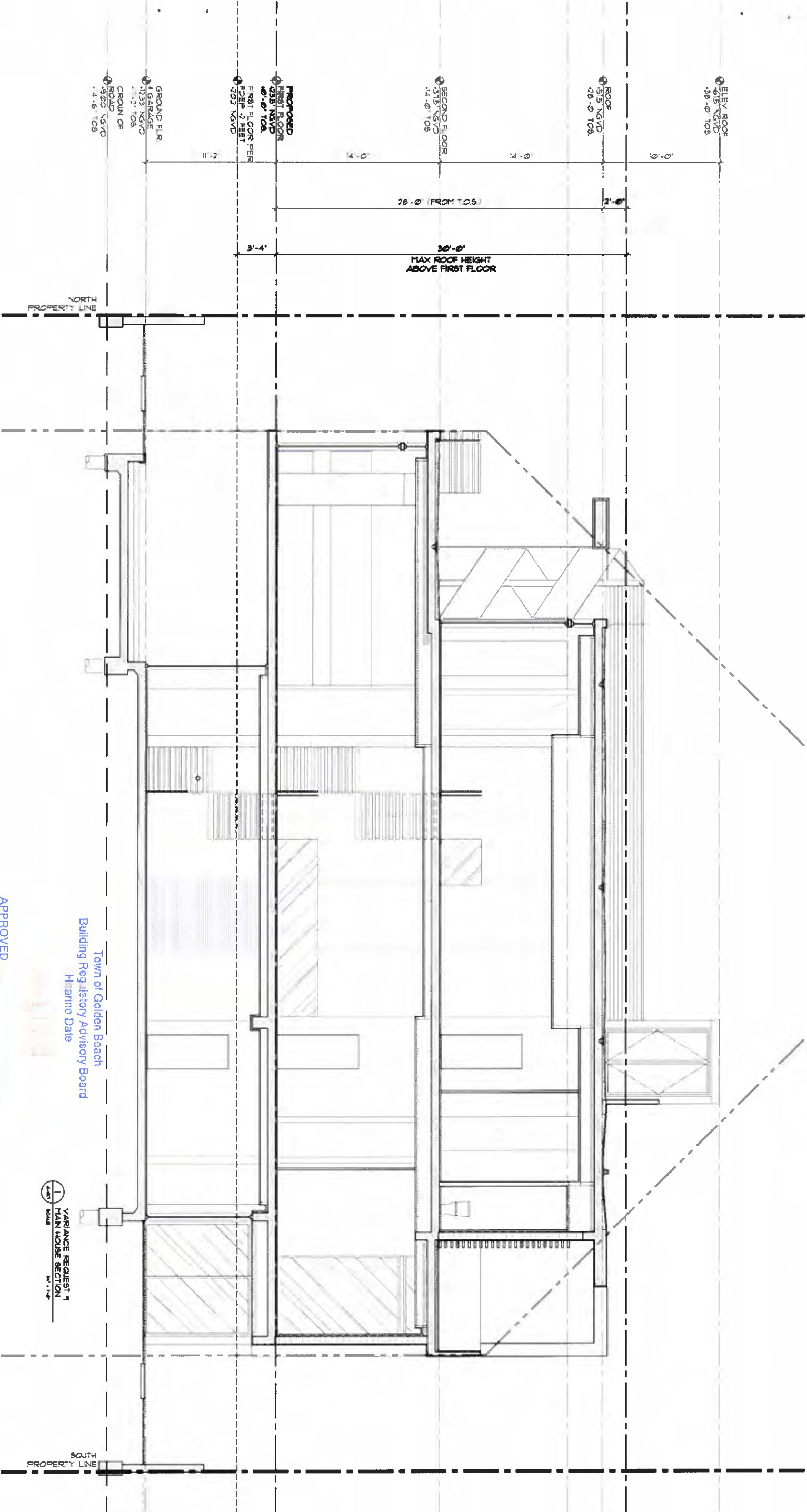
**GOLDEN BEACH RESIDENCE**  
501 Ocean Boulevard  
GOLDEN BEACH, FLORIDA 33160

**CHOFF LEVY FISCHMAN**  
ARCHITECTURE + DESIGN  
6425 Biscayne Blvd, suite 201  
Miami, Florida 33138  
www.cflarchitects.com  
(305) 434-8338  
(305) 892-5292

Registered Professional Architect  
Raphael Levy  
ADDRESS: 1801  
COMM. NO. 1801  
DATE: 5/17/2018  
REVISED:

sheet no. **A-0.6**

**VARIANCE REQUEST #1**  
 Section 66-69.1 (d)(1)d: Raise the 1st floor slab to +23.5' NGVD, or 3.33' above FDEP lowest structural member at 18.2' NGVD + 2 feet.



Town of Golden Beach  
 Building Registry Advisory Board  
 Hearing Date

VARIANCE REQUEST #1  
 MAIN HOUSE SECTION  
 18.2' NGVD

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

seal

**GOLDEN BEACH RESIDENCE**  
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 GOLDEN BEACH, FLORIDA 33160

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 ARCHITECTURE + DESIGN

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 (f) 305.892.5292

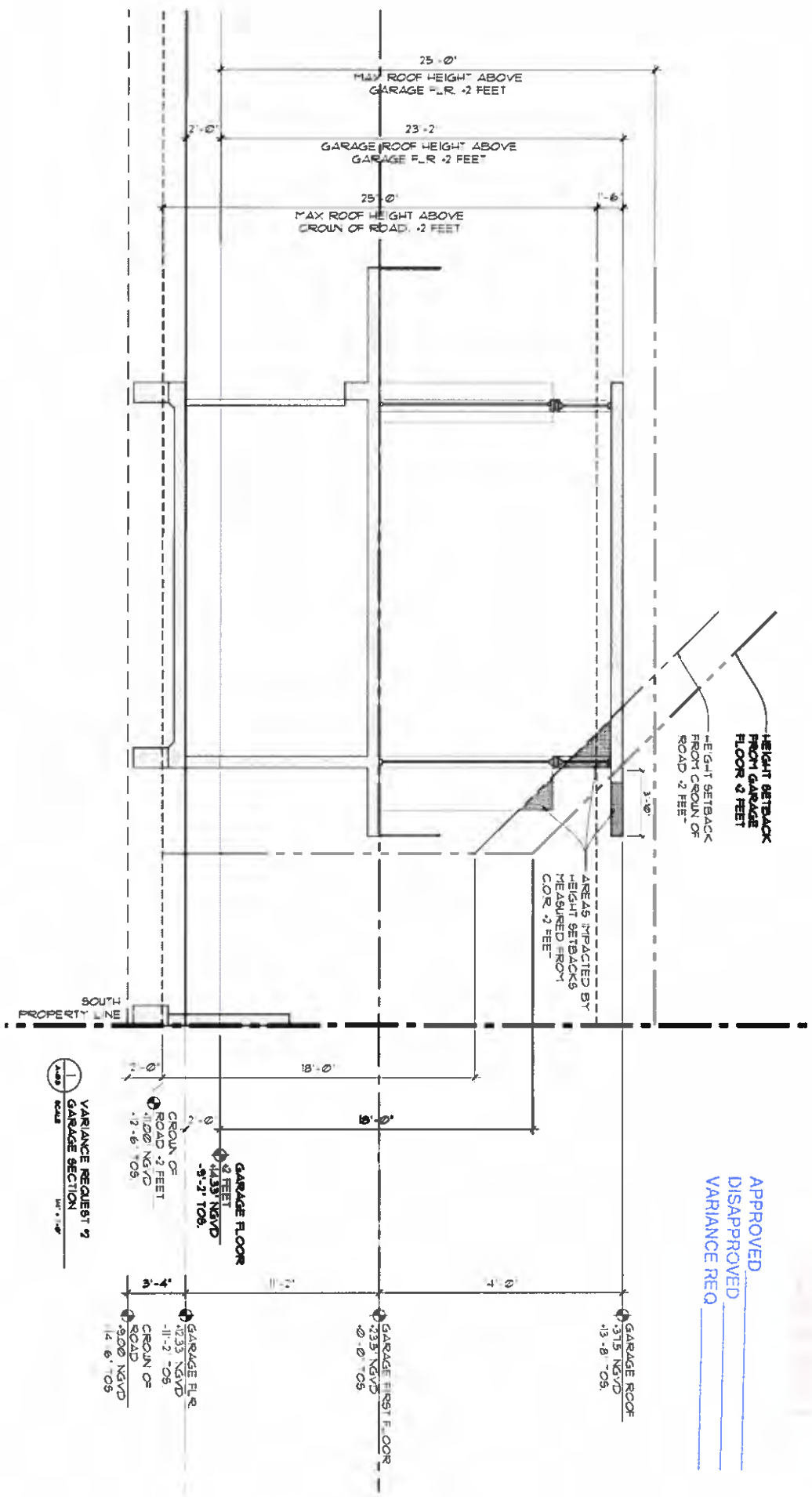
Registered Architect  
 Raphael Levy  
 License No. 1801  
 date: 5/11/2018  
 revised:

sheet no.  
**A-0.7**

**VARIANCE REQUEST #2**  
 Section 66-69.1 (d)(2)b: Measure maximum height and setbacks from top of Garage Floor (+12.33' NGVD) plus 2 feet, instead of measuring from Crown of Road (+9.0' NGVD) plus 2 feet.

Town of Golden Beach  
 Building Regulatory Advisory Board  
 Herminé Dora

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



**GOLDEN BEACH RESIDENCE**  
 501 Ocean Boulevard  
 GOLDEN BEACH, FLORIDA 33160

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 (1) 305.892.5292  
 www.clarchitects.com

Revised/Levy  
 registered architect  
 A190041778  
 AA20000208  
 COMM. NO.  
**1801**  
 date  
 5/11/2018  
 revised:

Sheet no.  
**A-0.8**

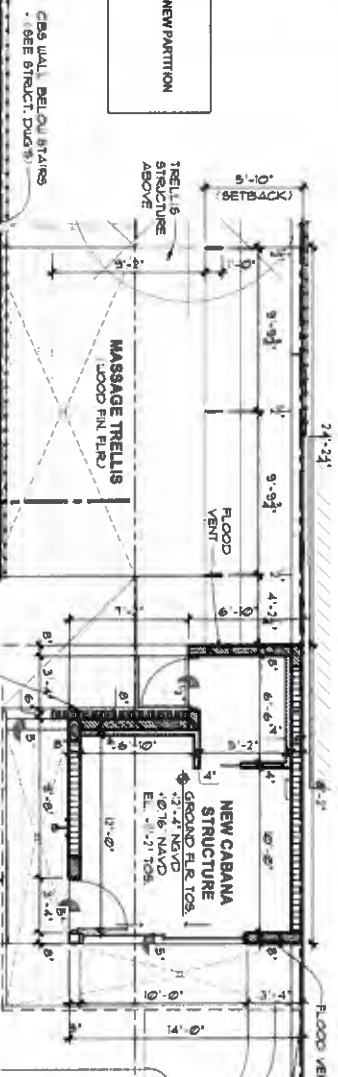
**CABANA FLOOD VENT CALCULATIONS:**  
 TOTAL CABANA AREA = 222 SQ. FT.  
 FLOOD VENT REQUIRED = 222 SQ. INCHES  
 EXISTING FLOOD VENTS = 4 BLOCK WALL  
 SPACED VENTS = 2000 SQ. INCHES EA.  
 2000 SQ. INCHES x 2 VENTS = 4000 SQ. INCHES  
 CALCULATIONS ARE BASED ON SPACED VENT  
 MODEL, IS-40-326, CERTIFICATION FL-5827-K1  
 FLOOD VENT REQUIRED IS PROVIDED

**APPLICABLE CODE NOTE:**  
 ALL PLANS AND SPECIFICATIONS PREPARED  
 IN COMPLIANCE WITH THE 2017 RESIDENTIAL  
 BUILDING REGULATORY ADVISORY BOARD  
 HAVING THE DATE

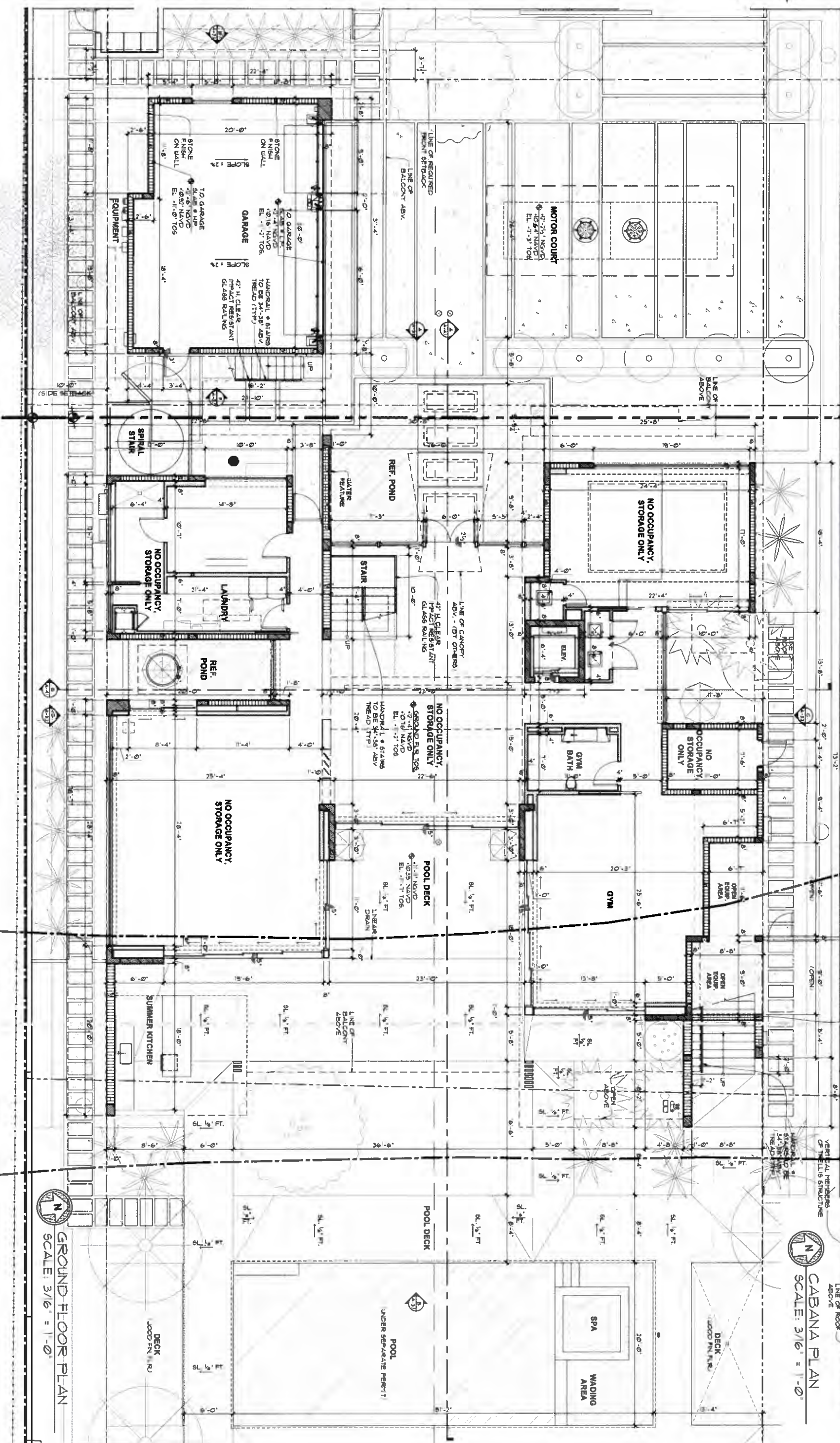
**WALL TYPE NOTE**  
 SEE A4.3 FOR TYPICAL WALL SECTIONS

**LEGEND**  
 CONC. BLOCK WALL  
 NEW EAST CONC. COLUMN WALL  
 NEW PARTITION

APPROVED  
 DISAPPROVED  
 VARIATION



**CABANA PLAN**  
 SCALE: 3/16" = 1'-0"



**GROUND FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"

sheet no. **A-1.1**  
 1801  
 date: 5/11/2019  
 revised:  
 Raphael Levy  
 registered architect  
 A43900009

**GOLDEN BEACH RESIDENCE**  
 501 Ocean Boulevard  
 GOLDEN BEACH, FLORIDA 33160

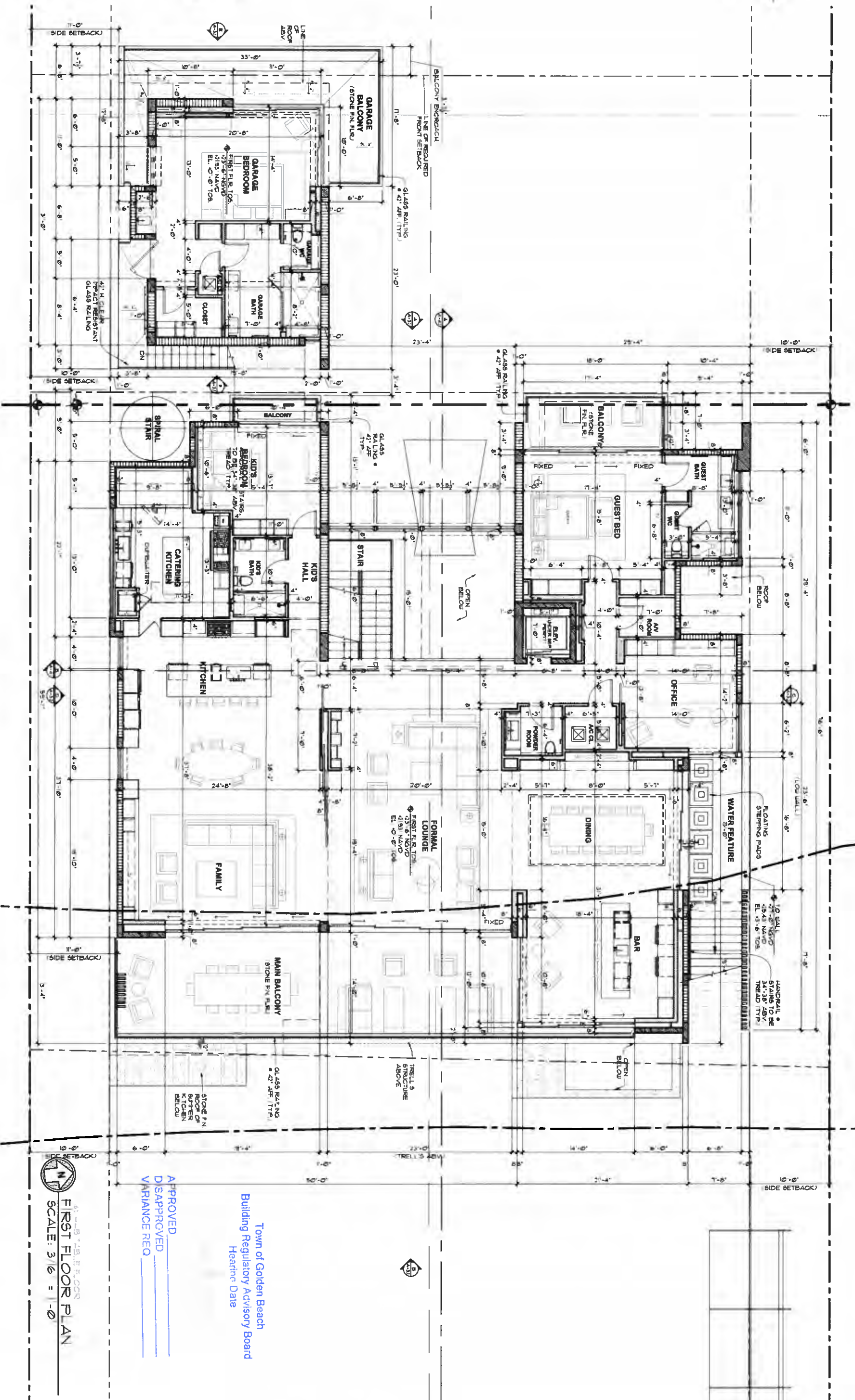
**CHOFF LEVY FISCHMAN**  
 ARCHITECTURE + DESIGN

8425 Biscayne Blvd, suite 201  
 Miami, Florida 33138  
 (305) 434.8338  
 (305) 892.5292

WALL TYPE NOTE  
 SEE A-4.3 FOR TYPICAL WALL SECTIONS

LEGEND  
 IIII CONC BLOCK WALL  
 NEW CAST CONC COLUMN/WALL  
 NEW PARTITION

APPLICABLE CODE NOTE:  
 APPLICABLE CODE: FBC 2017 RESIDENTIAL  
 ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED  
 IN COMPLIANCE WITH FBC 2017 RESIDENTIAL



Town of Golden Beach  
 Building Regulatory Advisory Board  
 Hearing Date  
 APPROVED  
 DISAPPROVED  
 VARIANCE REQ

Reprint Law  
 registration  
 A-20000000  
 1801  
 date: 5/11/2019  
 revised:

GOLDEN BEACH RESIDENCE  
 501 Ocean Boulevard  
 GOLDEN BEACH, FLORIDA 33150

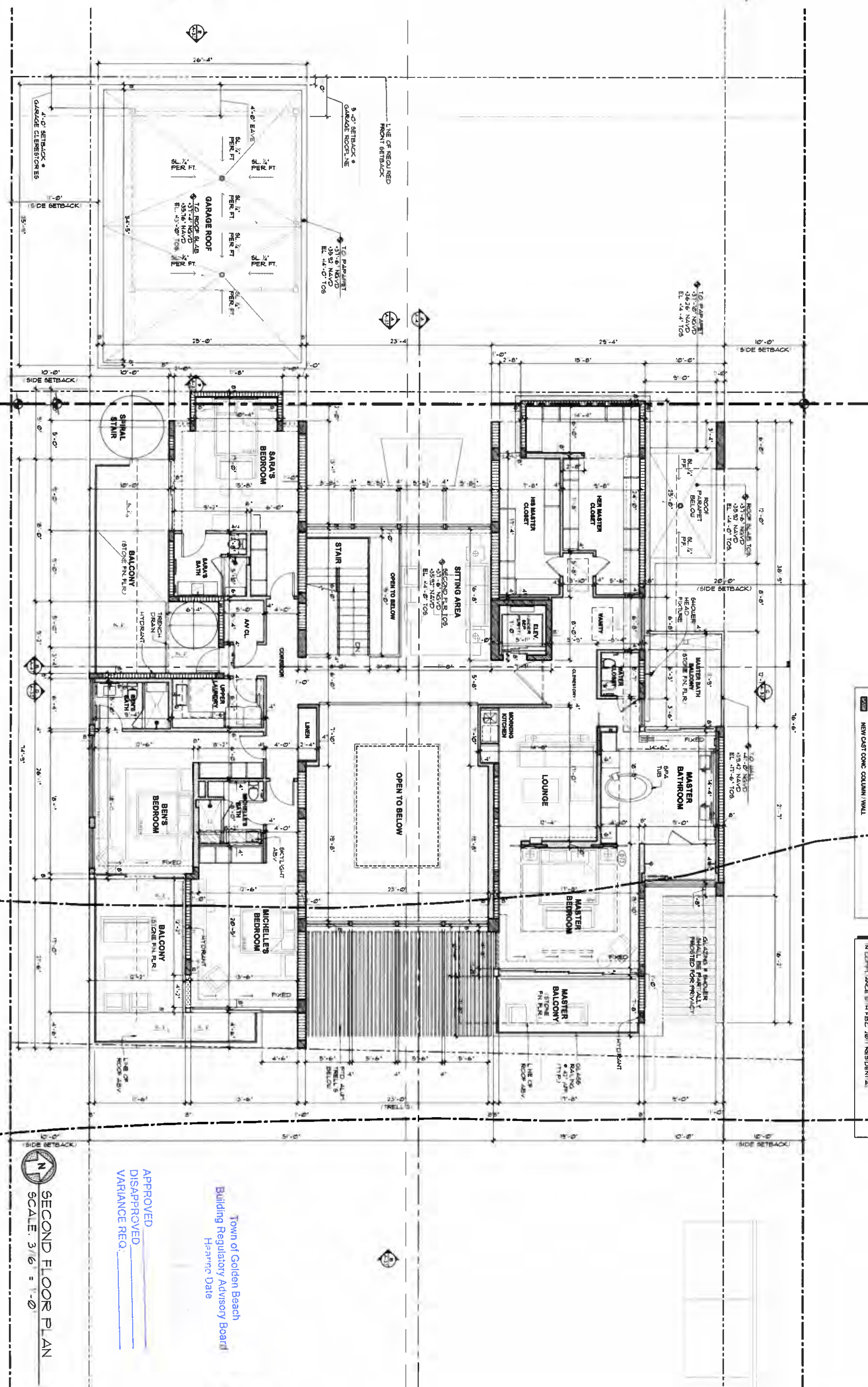
CHOFF LEVY FISCHMAN  
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 Miami, Florida 33138

(t) 305.434.8338  
 (f) 305.892.5282

FIRST FLOOR PLAN  
 SCALE: 3/16" = 1'-0"

A-1.2  
 sheet no



**WALL TYPE NOTE**  
 SEE A4.3 FOR TYPICAL WALL SECTIONS

**LEGEND**  
 IIII CONC BLOCK WALL  
 [Symbol] NEW CAST CONC COLUMN / WALL  
 [Symbol] NEW PARTITION

**APPLICABLE CODE NOTE:**  
 APPL. CABLE CODE SEC 101 RESIDENTIAL.  
 ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED  
 IN ACCORDANCE WITH SEC 1801 RESIDENTIAL.

**GOLDEN BEACH RESIDENCE**  
 501 Ocean Boulevard  
 GOLDEN BEACH, FLORIDA 33160

**CHOFF LEVY FISCHMAN**  
 ARCHITECTURE + DESIGN

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 Miami, Florida 33138

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 (305) 892.5292

Town of Golden Beach  
 Building Regulatory Advisory Board  
 Hearing Date

APPROVED  
 DISAPPROVED  
 VARIANCE REQ.

Project No: AR00304778  
 A450000008  
 COMM NO: 1801  
 date: 5/1/2019  
 revised:

**SECOND FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"

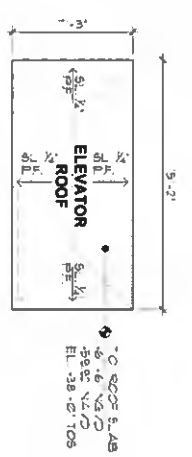
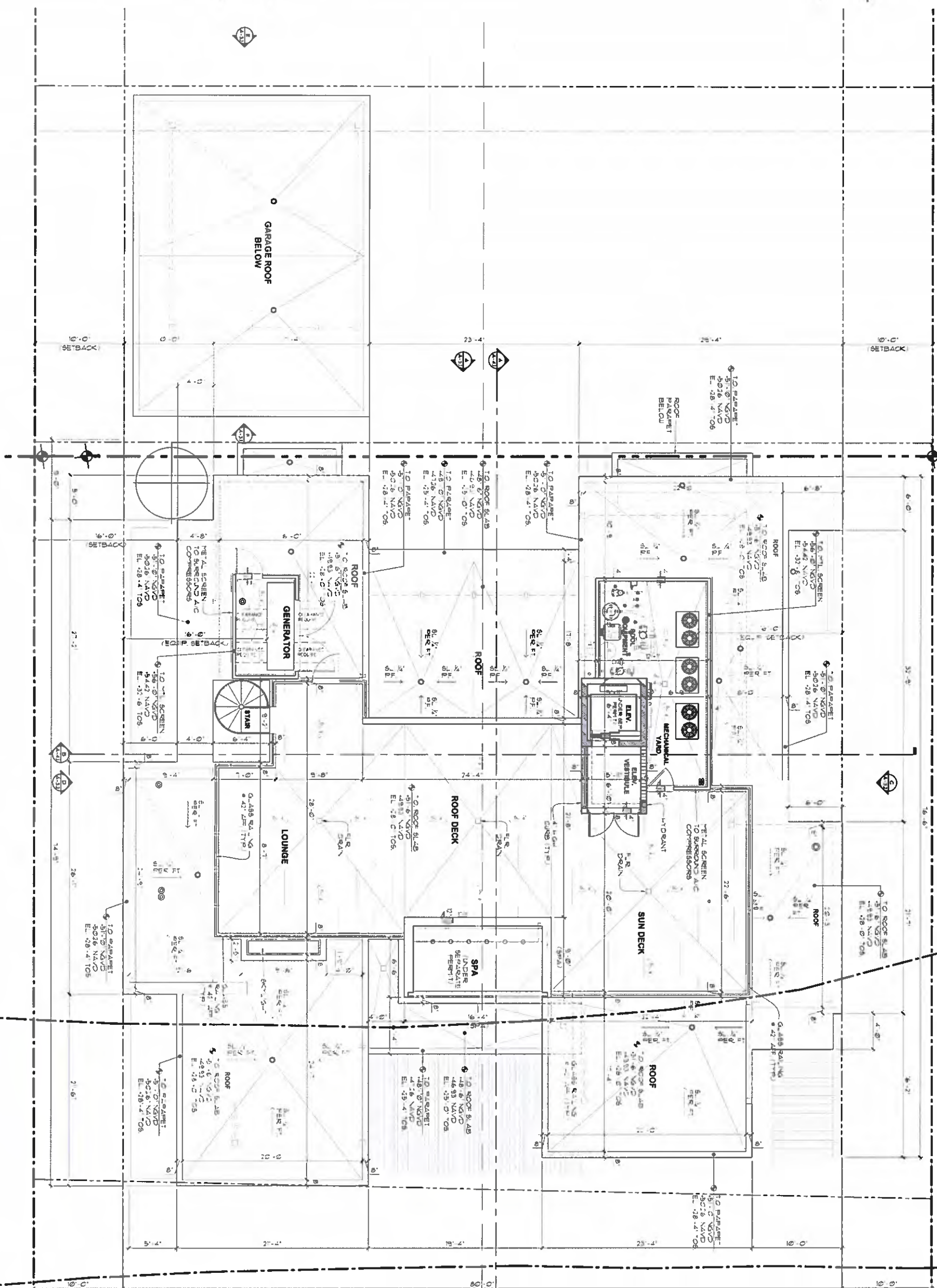
Sheet no: A-1.3

**WALL TYPE NOTE**  
SEE A4.3 FOR TYPICAL WALL SECTIONS

**LEGEND**

- III CONC BLOCK WALL
- NEW CAST CONC COLUMN / WALL
- NEW PARTITION

**APPLICABLE CODE NOTE:**  
APPLICABLE CODE: FBC FOR RESIDENTIAL  
ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH FBC FOR RESIDENTIAL



**APPROVED**  
DISAPPROVED  
VARIANCE REQ.

Town of Golden Beach  
Building Regulatory Advisory Board  
Hearing Date

1801  
date 5/11/2019  
revised:

**GOLDEN BEACH RESIDENCE**  
501 Ocean Boulevard  
GOLDEN BEACH, FLORIDA 33160

**CHOFF LEVY FISCHMAN**  
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**ROOF FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

Sheet no. **A-1.4**

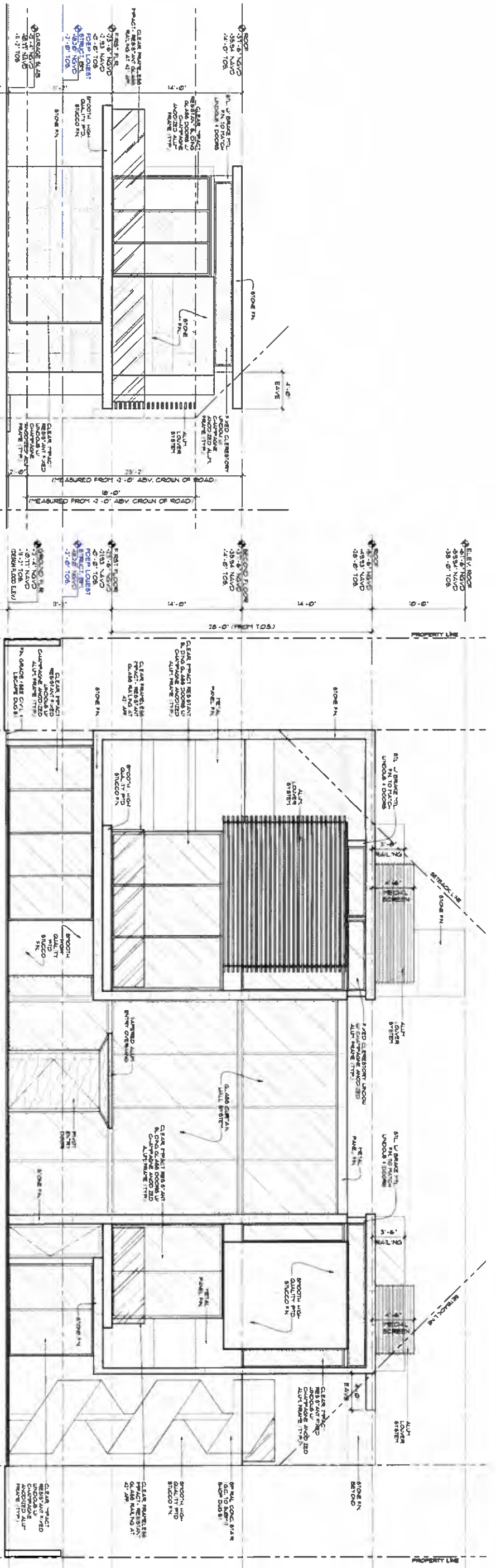


seal

Registered Architect  
 Raphael Levy  
 License No. AA0000098  
 COMM. NO.  
**1801**  
 date  
 5/11/2018  
 revised:

sheet no.

**A-3.1**

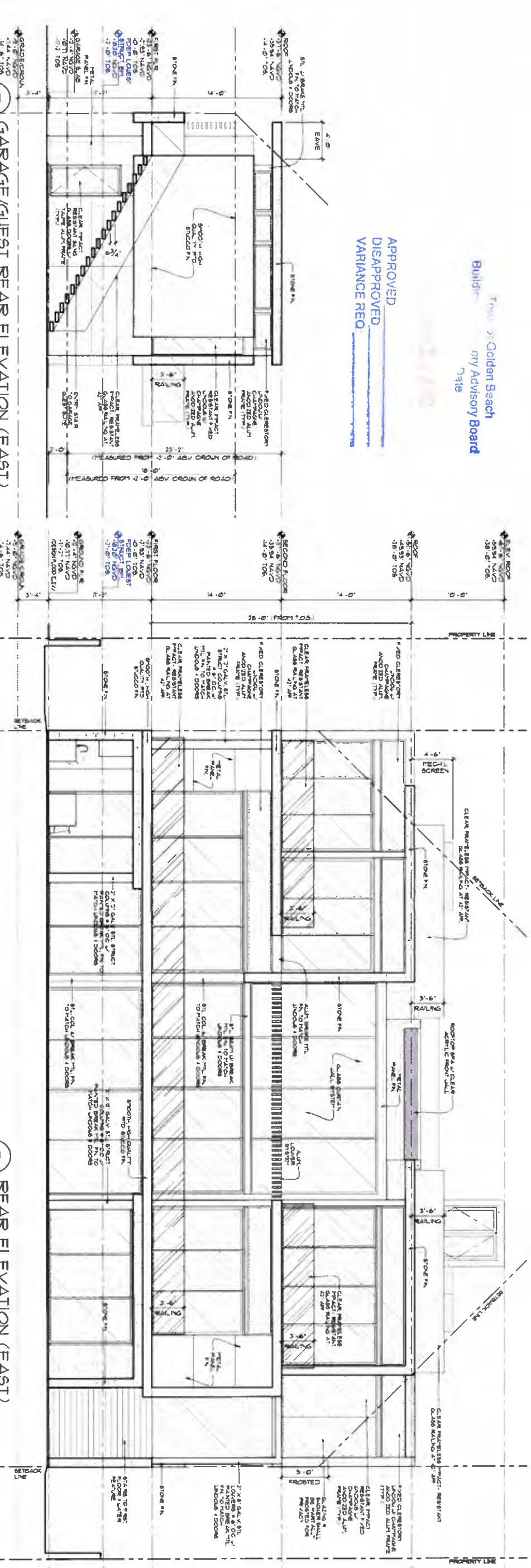


**E** GARAGE/GUEST FRONT ELEVATION (WEST)  
 SCALE: 3/16\"/>

**A** FRONT ELEVATION (WEST)  
 SCALE: 3/16\"/>

Approved  
 DISAPPROVED  
 VARIANCE REQ.

Builder: **Three Golden Beach**  
 City/Advisory Board: **Gate**

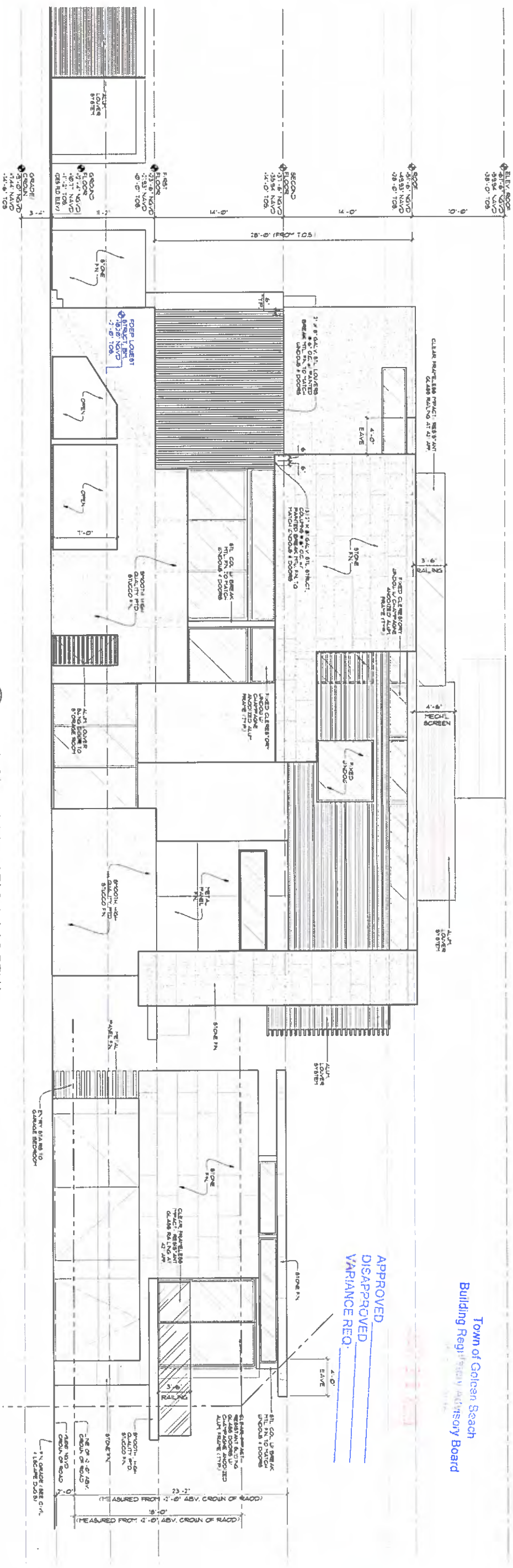


**F** GARAGE/GUEST REAR ELEVATION (EAST)  
 SCALE: 3/16\"/>

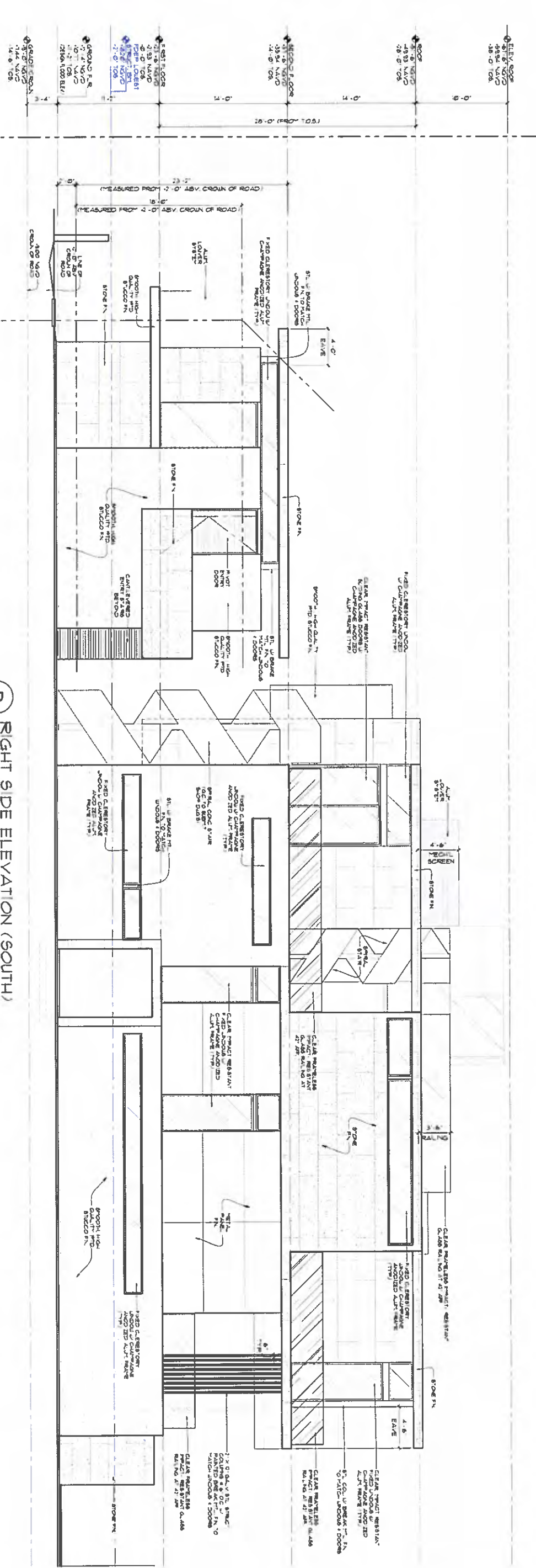
**B** REAR ELEVATION (EAST)  
 SCALE: 3/16\"/>

Town of Galen Beach  
Building Regl. & Inspr. Advisory Board

APPROVED  
DISAPPROVED  
VARIANCE REQ.



C LEFT SIDE ELEVATION (NORTH)  
SCALE: 3/16" = 1'-0"



D RIGHT SIDE ELEVATION (SOUTH)  
SCALE: 3/16" = 1'-0"



Town of Golden Beach  
Building Regulatory Advisory Board  
Hear no Date

JUN 11 2019

APPROVED \_\_\_\_\_  
DISAPPROVED \_\_\_\_\_  
VARIANCE REC. \_\_\_\_\_

501

sheet no.  
CONTEXT-1.4

CHOEFFE **LEVY** FISCHMAN  
ARCHITECTURE + DESIGN

FRONT RENDERING



Town of Golden Beach  
Building Regulatory Advisory Board  
Hearing Date

**JUN 11 2019**

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

REAR RENDERING

sheet no.  
CONTEXT-1.5

**CHOEFFE LEVY FISCHMAN**  
ARCHITECTURE + DESIGN