



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

**AGENDA  
BUILDING REGULATION ADVISORY BOARD  
July 14, 2020 at 6pm**

**ZOOM ROOM MEETING ID: 845 8159 7145      PASSWORD: 912382**  
**FOR DIAL IN ONLY CALL: 929-205-6099      MEETING ID: 845 8159 7145**

- A.      CALL MEETING TO ORDER:**
- B.      BOARD ATTENDANCE:**
- C.      STAFF ATTENDANCE:**
- D.      APPROVAL OF MINUTES:** June 24, 2020
- E.      REQUEST FOR ADDITIONS, DEFERRALS, DELETIONS & WITHDRAWALS**

- 1. Steven & Lauren Geduld  
21200 Ne 38th Ave, Apt 2601  
Miami, FL 33180-3863

Property Address: 250 South Island Dr, Golden Beach, FL 33160-0000  
Folio No: 19-1235-004-0760  
Legal Description: GB Sec D Pb 10-10, Lot 42 & All Lot 43, Blk J

Installation of a new marginal dock.

- 2. Jason Rubin  
268 South Parkway  
Golden Beach, FL 33160

Property Address: 268 South Parkway, Golden Beach, FL 33160-0000  
Folio No: 19-1235-004-0140  
Legal Description: GB Sec D Pb 10-10, Lot 18 & 19, Blk G

Installation of a new 4- post boat lift in existing slip way.

**F.      VARIANCE REQUEST(S):**

- 3. Central Park Tower Corp  
C/O Jennifer Levin Esq  
20295 Ne 29 Pl Ste 200  
Aventura, FL 33180

Property Address: 365 Ocean Boulevard, Golden Beach, FL.  
Folio No: 19-1235-002-0410  
Legal Description: Lots 5 & 6, Block B, GB Section B, PB 9-52

1. Variance request from Town Code 66-69.1 - Zone One; (1) (b) (c): Lowest Habitable Floor Height. Main Residence and Building Height.

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

c) The height measurement for main residences shall be measured from the lowest habitable Living Area which is a maximum of two feet above the FDEP lowest structural member (18.2 feet NGVD). This height measurement shall include all portions of the main residence east of the 60-foot front Setback line or Coastal Construction Control Line (CCCL), whichever is more westerly.

Request is to allow the first habitable floor to start at 23.6' instead of 20.02' NVGD as stated in the Town's code and to increase the overall building height to 31.6' NGVD instead of 30'. (1<sup>st</sup> floor elevation 23.6' + 1.6' of Building height = total height of 51.5' NGVD)

2. Variance request from Town Code Section 66-102 (a) Minimum lot and swale elevations

The finished grade of any lot shall not exceed an elevation of 24 inches above the crown of the road adjacent to the lot and in no event shall exceed an elevation of six feet N.G.V.D. except for lots abutting Ocean Boulevard where the minimum elevation shall be 12 inches above the crown of the road, and the maximum elevation shall not exceed an elevation of 11 feet N.G.V.D. Exterior slabs and walkways shall not exceed an elevation of 36 inches above the crown of the road adjacent to the lot.

Request is to allow a finished lot grade to be up to elevation 11.30" NGVD instead of the 11.00' NGVD stated in the Town's Code.

3. Variance request from Town Code Section 66-261 – Roof Top Activities (b) (5)

(b) Within Zone one, the roof of the highest roofed structure may be used for passive leisure activities, including entertainment and other passive recreational/leisure uses subject to the following limitations:

(5) An elevator and any covered elevator vestibule serving the rooftop shall be limited to an area of no more than 110 square feet. Any elevator and any covered elevator vestibule, if permitted, shall be placed near the center of the rooftop, but not less than seven and one half feet from the edge of the roof on lots less than 75 feet in width, or less than ten feet from the edge of the roof on lots 75 feet or more in width.

Request is to allow for a covered elevator override to be increased to 134.95 square feet instead of the stated 110 square feet in the code.

**G. NEW BUSINESS:**

4. 521 Golden Beach LLC  
C/o JSRE Acquisitions LLC  
546 Fifth Ave  
New York, NY 10036

Property Address: 521 Ocean Boulevard, Golden Beach, FL 33160-0000  
Folio No: 19-1235-001-0630  
Legal Description: GB Sec A Pb 9-52, Lot 35-38, Blk D

Construction of a new single-family residence, with separate garage and guest house, pool, pool deck, site wall, accessory structure and approval of the landscape design.

**H. OLD BUSINESS:**

5. Jean-Marc & Line Girardin  
477 Ocean Boulevard  
Golden Beach, FL 33160-2213

Property Address: 477 Ocean Boulevard, Golden Beach, FL 33160-0000  
Folio No: 19-1235-002-0600  
Legal Description: Gb Sec B Pb-9-52, Lot 17 Blk C

Exterior Alteration of an existing residence.

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

1. Central Park Tower Corp  
C/O Jennifer Levin Esq  
20295 Ne 29 Pl Ste 200  
Aventura, FL 33180

Property Address: 365 Ocean Boulevard, Golden Beach, FL.  
Folio No: 19-1235-002-0410  
Legal Description: Lots 5 & 6, Block B, GB Section B, PB 9-52

Construction of a new single-family residence, fencing, driveway, pool, pool deck, cabana, & approval of the landscape design.

## **J. ADJOURNMENT**

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