



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

**AGENDA  
BUILDING REGULATION ADVISORY BOARD  
March 9, 2021 at 6pm**

**Zoom Meeting ID: 892 9110 8015 Passcode: 752288 For Dial in only call: 929-205-6099**

**A. CALL MEETING TO ORDER:**

**B. BOARD ATTENDANCE:**

**C. STAFF ATTENDANCE:**

**D. APPROVAL OF MINUTES:** February 9, 2021

**E. REQUEST FOR ADDITIONS, DEFERRALS, DELETIONS & WITHDRAWALS**

1. Joel & Edith Newman  
355 Ocean Blvd  
Golden Beach, Fl 33160-2211

Property Address: 355 Ocean Blvd, Golden Beach, Fl 33160-0000  
Folio No: 19-1235-002-0420  
Legal Description: Lot 7 to 11 INC Blk B GB Sec B PB 9-52

Remodeling & Addition to existing SFR.

2. 310 South Parkway LLC  
310 S Parkway  
Golden Beach, Fl 33160

Property Address: 310 South Parkway, Golden Beach, Fl 33160-0000  
Folio No: 19-1235-005-0590  
Legal Description: Lot 31 & 32 BLK G GB Sec E PB 8-122

Relocated Pool/ Deck Misc.

**F. VARIANCE REQUEST(S):**

3. 7A0A1A Ocean LLC  
17141 Collins Ave 3201  
Sunny Isle, Fl 33160

Property Address: 699 Ocean Blvd, Golden Beach, Fl 33160-0000  
Legal Description: N 100 Feet of E 325 Feet of Govt Lot 1  
Folio No.: 19-1235-000-0010

Construction of a new home Zone 1 – Ocean Front.

1. Variance request from Town Code 66-69.1 - Zone One; (d) (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 24' NGVD instead of 20.02' NGVD as stated in the Town's code and to increase the overall building height to 52' NGVD

2. 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 not to be centered on the roof as required and at a setback of 9'-7" from the North side and 4'-2" from the West side instead of the 10' outlined in the Code.

3. Variance request from Town Code Section 66-261 – Roof Top Activities (b) (2)

(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:

(2) The usable area of the roof must be set back a minimum of ten feet from the edge of the roof in all directions except from the rear (ocean front), where no setback is required; however, for lots of less than 64 feet in width, the useable area may be reduced to seven and one half feet from the edge of the roof in all directions except the rear (ocean front), where no setback is required.

Request is to allow for the usable area at the North side to be a 0' setback instead of the 10' setback outlined in the Code.

4. Variance request from Town Code Section 66-186 (a). - Height restrictions.

In Zone One no wall or fence between estates or lots shall be constructed or altered to exceed in height the following: Parallel to the side property line within 60 feet of the west property line, a height of six feet; thence easterly along patios and main house structure to height of six feet; thence easterly for 30 feet, a height of four feet; thence easterly to the ocean front, a height of two feet. No wall or fence higher than two feet may be erected on the east (Ocean Front) property line. No wall or fence higher than six feet above the crown of the road may be erected on the (Ocean Boulevard) property line.

Request is to allow the wall along the North side property line to be at 11' from finished site grade. Terminating with the Condominium wall along the North property line.

5. Variance request from Town Code Section 66.69-1- Zone One (Oceanfront properties).

(h) Side yard Setbacks. 1 - Main Residence.

For lots or any combination of lots with 75 feet or more of Frontage, no portion of any building shall be closer than ten feet from each side lot line

All residences designed as two-story structures shall be required to increase the side Setbacks along two-thirds of the length of the second story by one foot for each one foot (1:1) of building height above the first 18 feet.

Request is to allow a 5' side yard setback from the North side property line instead of the 10' outlined in the code and to allow the upper floors along the North side property line of proposed structure to not increase the side Setbacks along two-third of the length of the structure by one foot for each one foot of building height above the first 18'.

6. Variance request from Town Code Section 66-69.1 (g) (1) & (2)

(g) Rear yard Setbacks. No portion of any house shall be placed closer to the east "rear" lot line abutting the Atlantic Ocean than behind a line drawn between the corners of the nearest existing residences parallel to the beach. Notwithstanding the foregoing, stairs and/or balconies may be located closer to the east "rear" lot line than behind a line drawn between the corners of the nearest adjacent residences parallel to the beach, subject to the following restriction

Elevation. The stairs and/or balconies area shall not exceed an elevation of 20.2 feet NGVD;

Width. The width of the stairs and/or balconies shall not exceed 50 percent of the width of the principal building. In addition, the stairs and/or balconies shall be aligned on the building's center and from Town Code Section 66-141 – Projections

(b) Balconies and rooftops designed to support habitable activities consistent with section 66-261, and stairs leading to balconies or such rooftops shall not extend into side Setbacks and shall not extend more than four feet into rear or front yard Setback areas.

In Zone One no walkways, patios, steps, terraces, or platforms shall be constructed closer than 36 inches to the adjacent side lot lines. In Zone One no such accessory structure shall be permitted east of the

established bulkhead line. In Zones Two and Three no walkways, patios, steps, terraces, or platforms shall be constructed closer than 36 inches to the adjacent side or rear lot lines. In all Zones a walkway with or without steps extending from a driveway or directly from an adjoining street to the front door not exceeding 8 feet in width shall be permitted in front yards or street-side (corner lots) yards. No steps or platforms over 36 inches in height above the average lot grade shall extend into minimum side, rear or front yard Setback areas.

Request is to allow for the balconies on the east façade of the house to encroach more than 4' into the rear yard setback at 5'-5" and to allow the structure to be taller than 36" in height above the average grade of the lot

**G. OLD BUSINESS:**

**H. NEW BUSINESS:**

4. 7A0A1A Ocean LLC  
17141 Collins Ave 3201  
Sunny Isle, Fl 33160

Property Address: 699 Ocean Blvd, Golden Beach, Fl 33160-0000  
Legal Description: N 100 Feet of E 325 Feet of Govt Lot 1  
Folio No.: 19-1235-000-0010

Construction of a new single-family residence and landscape design approval.

5. 483 Center Island LLC  
483 Center Island Dr  
Miami, Fl 33160

Property Address: 483 Center Island Dr, Golden Beach, Fl 33160-0000  
Folio No: 19-1235-005-0930  
Legal Description: Lot 6 & N 30 FT OF Lot 5 BLK L GB Sec E PB 8-122

Dock & Seawall cap repair for Single Family Residence.

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

**J. ADJOURNMENT**

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