

Prepared By:

Cheryl Julien Kaufman, Esq.
Cheryl Julien Kaufman, PA
2301 Sunset Drive
Miami Beach, FL 33140

Order No.: 20-029S

Property Appraiser's Parcel I.D. (folio) Number:
19-1235-003-0150

TRUSTEE'S DEED

THIS TRUSTEE'S DEED made and executed as of the 30th day of November, 2020, by Tamar Duffner Shendell, Rachel Duffner Dwyer and Fay Duffner Varhan, as successor trustees under the Duffner Family 2012 Irrevocable Trust u/d/t dated Dec. 26, 2012, having an address of business of c/o Cheryl Julien Kaufman, PA, 2301 Sunset Drive, Miami Beach, FL 33140 (collectively, the "Grantor"), to Pablo J. Umansky as trustee of the Umansky 2015 Family Trust dated Dec. 30, 2015, whose post office address is 57 E. Willow Tree Rd, Spring Valley, NY 10977 (the "Grantee"):

(Wherever 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.)

WITNESSETH: That the Grantor, for and in consideration of the sum of No Dollars And No/100 Dollars (\$0.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in County of Miami-Dade, State of Florida, viz:

Lot 18, Block A, Golden Beach Section "C", according to the map or plat thereof as recorded in Plat Book 9, Page 52, Public Records of Miami-Dade County, Florida (the "Property").

Subject to (a) comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; (b) restrictions and matters appearing on the Plat or otherwise common to the subdivision; (c) outstanding oil, gas and mineral rights of record without right of entry; (d) unplatted public utility easements or record (located contiguous to real property lines and not more than 10 feet in width as to rear or front lines and 7 ½ feet in width as to side lines); (e) taxes accruing subsequent to December 31, 2020.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, except taxes accruing subsequent to: December 31, 2020.

The Grantee shall have the powers set forth in Florida Statutes Section 689.073(1) which include the power and authority to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the Property.

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

AUG 10 2021

APPROVED _____
DISAPPROVED _____
VARIANCE REQ: _____

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents as of the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature Lamy Shendell

Printed Name of First Witness

[Signature]
Witness Signature

Ashley Milano
Printed Name of Second Witness

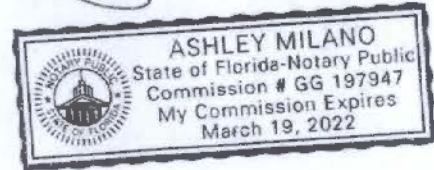
By: [Signature]
Tamar Duffner Shendell, successor co-trustee
of the Duffner Family 2012 Irrevocable Trust
u/d/t dated Dec. 26, 2012

State of Florida
County of Broward

The foregoing instrument was executed and acknowledged before me by means of physical presence or online notarization on November 29, 2021 by Tamar Duffner Shendell, as a successor co-trustee under the Duffner Family 2012 Irrevocable Trust u/d/t dated Dec. 26, 2012 who is personally known or who provided _____ as identification.

My Commission Expires:

[Signature]
Notary Public



Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

AUG 10 2021

APPROVED _____
DISAPPROVED _____
VARIANCE REQ: _____

Patrick Hastings
Witness Signature

Patrick Hastings
Printed Name of First Witness

[Signature]
Witness Signature

Jacob Lowell Lewinson
Printed Name of Second Witness

✓ Rachel Duffner Dwyer
By: Rachel Duffner Dwyer, successor co-trustee
of the Duffner Family 2012 Irrevocable Trust
u/d/t dated Dec. 26, 2012

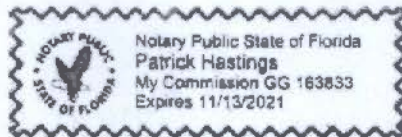
State of Florida
County of MIAMI-DADE

The foregoing instrument was executed and acknowledged before me by means of X physical presence or online notarization on 11/27/2020, by Rachel Duffner Dwyer, as a successor co-trustee under the Duffner Family 2012 Irrevocable Trust u/d/t dated Dec. 26, 2012 who is personally known or X who provided FDIC as identification.

My Commission Expires:

11/13/2021

Patrick Hastings
Notary Public



Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

AUG 10 2021

APPROVED _____
DISAPPROVED _____
VARIANCE REQ: _____

[Signature]
Witness Signature

Chad O'Nan
Printed Name of First Witness

[Signature]
Witness Signature

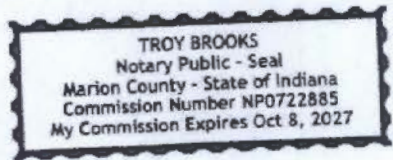
ANNA O'NAN
Printed Name of Second Witness

By: [Signature]
Fay Duffner Varhan, successor co-trustee of the
Duffner Family 2012 Irrevocable Trust u/d/t dated Dec.
26, 2012

State of Indiana)
County of Hamilton)

The foregoing instrument was executed and acknowledged before me by means of physical presence or online notarization on 11/27/2020, by Fay Duffner Varhan, as a successor co-trustee under the Duffner Family 2012 Irrevocable Trust u/d/t dated Dec. 26, 2012 who is personally known or who provided State drivers license as identification.

My Commission Expires: Oct. 8, 2027 [Signature]
Notary Public



Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

AUG 10 2021

APPROVED _____
DISAPPROVED _____
VARIANCE REQ: _____

TOWN OF GOLDEN BEACH

DRAINAGE COMPUTATION WORKSHEET

Last updated January 24th, 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= 12000 square feet

Step 2:

Determine AP AP= 4406 square feet

AI= 7594 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.

Page 1 of 3

Average Elevation of Pervious Areas= 9.50 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= 7 feet

Step 5:

Determine an S_1 value from the table below:

Distance between ground water table and average elevation of pervious areas,	S_1
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_1 by interpolation.

S_1 = 8.18 inches

Step 6:

Determine S as:

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

S is computed in inches $S =$ 3.00 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:

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

$$(7.00+0.8*S)$$

R is computed in inches R= 4.36 inches

Step 8:

Determine runoff depth (R) as:

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

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

V= 4360 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.

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

VP= 4,395.11 cubic feet

Step 10:

Compute 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= 4395.11 cubic feet) > (V= 4360 cubic feet)

NOTE: These volumes 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 (ie., total impervious area).		

Note:* means multiply.

PABLO J UMANSKY TRS
UMANSKY 2015 FAMILY TRUST
57 E WILLOW TREE RD
SPRING VALLEY, NY 10977 USA

NORMAN B GAYLIS TRS
NORMAN B GAYLIS DECL OF TRUST
179 OCEAN BLVD
GOLDEN BEACH, FL 33160

SCOTT SCHLESINGER
201 OCEAN BLVD
GOLDEN BEACH, FL 33160-2209

BRENDA MCHUGH
195 OCEAN BLVD
GOLDEN BEACH, FL 33160

GOLD BEACH 2020 LLC
C/O MOISES GRAYSON ESQ
25 SE SECOND AVE 730
MIAMI, FL 33131

176 OCEAN GB LLC
1212 SE 3 AVE
FORT LAUDERDALE, FL 33316

KEVIN P MALONEY
191 OCEAN BLVD
GOLDEN BEACH, FL 33160

JEAN-PIERRE LEVY
175 OCEAN BLVD
GOLDEN BEACH, FL 33160-2208

PIETRO OPPEDISANO
31-07 FARRINGTON ST
FLUSHING, NY 11354

SCOTT P SCHLESINGER
201 OCEAN BLVD
GOLDEN BEACH, FL 33160 USA

ARYEH RUBIN & W RAQUEL
165 OCEAN BLVD
GOLDEN BEACH, FL 33160-2208

AVRAM SABAN
ESTY DANINO SABAN
162 OCEAN BLVD
GOLDEN BEACH, FL 33160

IGOR V SIVOKOZOV TRS
IGOR V SIVOKOZOV TRUST
205 OCEAN BLVD
GOLDEN BEACH, FL 33160

HEDY WHITEBOOK & H
DANIEL S WHITEBOOK
155 OCEAN BLVD
AVENTURA, FL 33160-2208

ORIAN AZULAY
DIKLA E AZULAY
152 OCEAN BLVD
GOLDEN BEACH, FL 33160

CAMILLE KRESTOW
VICTOR P KRESTOW
215 OCEAN BLVD
GOLDEN BEACH, FL 33160

145 OCEAN BLVD LLC
16901 COLLINS AVE UNIT 805
SUNNY ISLES BEACH, FL 33160 USA

PETER G MANNERS TRS
MANNERS HEADLEY FMY LIFE CARE TR
MICHELLE C HEADLEY TRS
198 OCEAN BLVD
GOLDEN BEACH, FL 33160

CHAY AMAR (LESSOR)
NEHAMA AMAR (LESSOR)
ME-YAD JEWISH OUTREACH PROGRAM-
CHABAD OF GOLDEN BEACH INC LEASSE
200 OCEAN BLVD
GOLDEN BEACH, FL 33160-2210

RYAN ALEXANDER JUNEE
ALINA KOCHKAROVA
210 OCEAN BLVD
GOLDEN BEACH, FL 33160

RUBEN SALAMA
ROCHEL LEA WILDSTEIN SALAMA
220 OCEAN BLVD
GOLDEN BEACH, FL 33160



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

Summary Minutes
BUILDING REGULATION ADVISORY BOARD
August 10, 2021 at 6pm

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

- A. CALL MEETING TO ORDER: 6:04**
- B. BOARD ATTENDANCE:** Jerome Hollo, Isaac Murciano and Alan Macken
Absent: Judy Mimoun, Zvi Shiff, Eric Cohen and Stephanie Halfen
- C. STAFF ATTENDANCE:** Linda Epperson- Building & Zoning Director and Michael Miller, Michael Miller Planning.
- D. APPROVAL OF MINUTES:** June 8, 2021

A motion to approve the minutes by Isaac Murciano, Seconded by Alan Macken
All were in favor – no one opposed
Motion passed 3 – 0

E. REQUEST FOR ADDITIONS, DEFERRALS, DELETIONS & WITHDRAWALS

- 1. 422 GB LLC
18200 Ne 19 Ave, Ste 101
North Miami Beach, Fl 33162

Property Address: 422 Golden Beach Drive, Golden Beach, Fl 33160-0000
Folio No: 19-1235-005-0510
Legal Description: Lot 45 & N1/2 of Lot 46 BLK F GB Sec E PB 8-122

Seawall Reinforcement and new dock.

- 2. 416 Golden Beach LLC
17600 Collins Ave
Sunny Isles Beach, Fl 33160

Property Address: 416 Golden Beach Drive, Golden Beach, Fl 33160-0000
Folio No: 19-1235-005-0520
Legal Description: Lot 47 & S1/2 of Lot 46 & Lot 48 Blk F

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

- 3. Evgeny Melashchenko
194 South Island Drive
Sunny Isles Beach, Fl 33160

Property Address: 194 South Island Drive, Golden Beach, Fl 33160
Folio No: 19-1235-004-0650
Legal Description: Lot 26 & S35FT of Lot 27 Blk J GB Sec D PB 10-10

Construction of a new two story single-family residence, gazebo, and landscape design approval.

4. GB 620 LLC
19495 Biscayne Blvd 608
Aventura, FL 33180

Property Address: 620 Ocean Blvd., Golden Beach, FL 33160-0000
Folio No: 19-1235-001-0060
Legal Description: Lot 6 & 7 Blk 1 GB Sec A PB 9-52

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

5. Germany House LLC
136 Ocean Blvd
Golden Beach, FL 33160

Property Address: 136 Ocean Blvd., Golden Beach, FL 33160-0000
Folio No: 19-1235-003-0610
Legal Description: Lot 12 & 13, Blk 6 GB Sec C PB 9-52

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

6. Pablo J. Umansky Trs. - Umansky Family Trust
57 E Willow Tree Rd
Spring Valley, NY 10977

Property Address: 185 Ocean Blvd., Golden Beach, FL 33160-0000
Folio No: 19-1235-003-0150
Legal Description: Lot 18 BLK A GB Sec C PB 9-52

Demolition of an existing structure and construction of a new three story single-family residence.

A motion to approve deferring items 1 – 6 to the next Building Advisory Board meeting by Isaac Murciano, Seconded by Alan Macken
All were in favor – no one opposed
Motion passed 3 – 0

F. VARIANCE REQUEST(S):

7. Pablo J. Umansky Trs. - Umansky Family Trust
57 E Willow Tree Rd
Spring Valley, NY 10977

Property Address: 185 Ocean Blvd., Golden Beach, FL 33160-0000
Folio No: 19-1235-003-0150
Legal Description: Lot 18 BLK A GB Sec C PB 9-52

Demolition of an existing structure and construction of a new three story single-family residence.

Variance requests for a proposed new single-family residence located in Zone 1.

Michael Miller - Miller Planning summarized his reports into the record.
Shane Ames – Architect for project spoke on behalf of the applicant

Relief from Town Code Sec. 66-102. - Minimum lot and swale elevations; grade.

(a) 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 portions of the rear yard elevations around the pool area to be between 11.0' NGVD and 12.0' NGVD.

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

Motion to recommend approval by Alan Macken, Seconded by Isaac Murciano
On roll call: Isaac Murciano- Aye, Alan Macken – Aye and Jerome Hollo-Aye
Motion passed 3 – 0

Relief from Town Code Sec. 66-69.1 - Zone One (Oceanfront properties); (h) (1) (c)

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

c. 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 the applicant not to increase the side setbacks in the second story by one foot for each one foot (1:1) of building height above the first 18 feet, along two-thirds of the length of the building.

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

Motion to recommend approval by Alan Macken, Seconded by Isaac Murciano
On roll call: Isaac Murciano- No, Alan Macken – Yes and Jerome Hollo-No
Motion failed 2 – 1

G. OLD BUSINESS:

8. Tariq Smith & Audra Schnepf Charif
530 North Parkway
Golden Beach, FL 33160

Property Address: 530 North Parkway, Golden Beach, FL 33160-0000
Folio No: 19-1235-006-0710
Legal Description: Lot 17 BLK F GB Sec F PB 10-11

Michael Miller – Michael Miller Planning summarized his report into the record.
Henry Albello – Trident on behalf of the applicant

Seawall Reinforcement and new timber dock.

A motion to approve by Isaac Murciano, Seconded by Alan Macken
Conditioned on a six-inch drainage area at the seawall. The condition was accepted and
On roll call: Isaac Murciano – Aye, Alan Macken-Aye and Jerome Hollo-Aye
Motion passed 3 – 0

9. X Group LLC
2980 NE 207th St, Ste 804
Miami, FL 33180-1466

Property Address: 650 Golden Beach Drive, Golden Beach, FL 33160-0000
Folio No: 19-1235-006-0440
Legal Description: Lot 9 & 10 BLK E GB Sec C PB 10-11

Michael Miller – Michael Miller Planning summarized his report into the record.
Henry Albello – Trident on behalf of the applicant

Seawall Reinforcement and new timber dock.

A motion to approve by Alan Macken, Seconded by Isaac Murciano
Conditioned on the depth of the dock from property line to be at what is permitted by
Town's code and to lower the dock decking over seawall cap to a not to exceed 4.425'
NAVD 88 instead of the 4.450' NAVD 88 shown on the plans.
On roll call: Isaac Murciano – Aye, Alan Macken-Aye and Jerome Hollo-Aye
Motion passed 3 – 0

H. NEW BUSINESS:

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

I. ADJOURNMENT 7:00pm

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