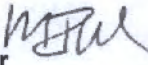


# **TOWN OF GOLDEN BEACH COMMUNITY DEVELOPMENT MEMORANDUM**

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

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

**Date:** July 14<sup>th</sup>, 2021

**Subject:** Zoning Variances Application  
185 Ocean Boulevard – Proposed New Single-Family Home  
Lot 18 of Block A, Section C  
MMPA Acct. No.: 04-0101-0526

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## **ISSUE**

The applicant, Ames International Architecture, Inc., as agent for the property owner, Pablo J. Umansky, has filed applications with the Town for approval of a new single-family home on an oceanfront undersized lot (50-foot width) and related variances. The applications include (1) a BRAB Site Development Plan design as well as (2) a request for zoning variances from the Town Code to construct a proposed single-family residence. The applicant has filed two (2) variance applications.

## **BACKGROUND INFORMATION**

The subject site is currently developed with a one-story home built in 1953 (according to MDPA website) with approximately 3,100 sq. ft. of floor area. The home and all site improvements will be demolished and removed from the site. The subject site is "undersized" meaning it is at least 50' in width but less than 75' in width and has at least 7,500 sq. ft. of lot area. The adjoining sites are developed; therefore, there is no opportunity to acquire / combine sites to create a "full-sized" lot for a large oceanfront estate.

The applicant is proposing to construct a new 3-story home on the site (two habitable floors over one grade level uninhabitable). Due to the narrow lot width and undulating dune topography the applicant is requesting relief related to: (1) upper floor (above 18') additional building setbacks, and (2) lot grade elevations (greater than 11' NGVD).

The following are the applicant's initial requests:

- Variance from §66-102(a) Lot Elevation – 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 NGVD.



- Variance from §66-69.1(h)(1)(c) - All residences designed as two-story structures shall be required to increase the side setback 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.

#### **PROPERTY DESCRIPTION**

The subject site is rectangularly shaped extending from Ocean Boulevard to the Atlantic Ocean. The site is approximately 50' in width. The east / west property lines are about 240' in length. The site area is 12,000 sq. ft. / .275 acres in size according to the survey and MDPA records. An additional beach area is located between the eastern property line and mean sea level. The site is generally level with topography ranging from about 9.0' near Ocean Boulevard to just below 12.0' at the rear (oceanfront) property line. As stated above both adjoining sites are developed with existing single-family home. There are existing sections of concrete walls and various types of fences along both the north and south property lines.

#### **SUMMARY 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:

**Variance #1 - Variance from Section 66-102(a) to allow portions of the redeveloped lot grade to exceed 11.0' NGVD. The applicant is requesting to not exceed the current lot elevations, some of which already exceed 11.0'.**

The applicant is requesting a variance to exceed the Town Code lot grade limit of 11.0' NGVD. As stated above portions of the developed lot range from about 9.0' NGVD near Ocean Boulevard to about 12.0' NGVD near the eastern property line. The proposed redevelopment plans show several rear yard elevations around the pool area between 11.0' NGVD and 12.0' NGVD. The applicant seeks permission to grade the lot at near similar conditions.

**Variance #2 - Variance from Section 66-69.1(h)(1)(c) to not require those portions of the house built above 18' to increase the side yard setbacks at a 1':1' ratio.**

The applicant is requesting a variance to not provide additional setbacks for the taller portions of the new home (over 18' in height). The applicant argues that due to the existing narrow 50' wide lot and minimum 7.5' side setbacks only 35' of buildable area exists. By requiring the upper floor areas to pinch in severely affects the design usability within the remaining building envelope. The Town's administration will support this request.

#### **ANALYSIS**

#### **NON-USE VARIANCE JUSTIFICATION**

- 1) *The variance requested is for relief from the provisions of the Town Code.*

The applicant seeks relief from Town Zoning Code Section §66-102(a) and Section 66-69.1(h)(1)(c) of the Town's Code of Ordinances which are all relate to the narrow lot constraints and existing lot elevations / grades. These are the proper Code provisions.



**MMPA Comment** – The Code sections stated are correct.

2) In Order to recommend the granting of the variance, it must meet the following criteria.

- a. The variance is in fact a Variance from a zoning regulation as set forth within the Zoning Chapter of the Town Code.

**MMPA Comment** – This has been confirmed by MMPA as described above and as set forth in the variance applications by the applicant.

- 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.*

*The applicant states special conditions will arise due to reduction in finish floor elevation of exterior. Please note that current conditions are based on existing conditions. The applicant also states that due to the somewhat rare narrow lot width which affects the useability of the site, previous Town approvals for similar situations, and loss of upper floor area negatively affects the home design. It is stated the top floor will only have two (2) bedroom suites as per agreement with the Town Manager discussions. Lastly as related to the increase in the lowest habitable floor elevation there would only be about 6' clear area from the ground to the 18'-2" elevation which negatively affects the usability of the ground level. By allowing an increase the area is more useable. Several other oceanfront sites have requested and received similar variance approvals.*

**MMPA Comment** – In our opinion, there is a valid reason for the requested variances due to the narrow width of the lot, the inability to acquire land to increase the lot size, and the lot elevations exist and not proposed to be altered from the existing conditions.

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

*The applicant states no special conditions and/or circumstances will be produced by this variance and actions of the applicant. The overall lot height of the areas in question will remain as it. The owner cannot acquire additional land to create a larger site and the loss of upper floor area results in a design hardship. Due to the undulating dune lot elevations and Code limitations the ground level would not be usable due to the height constraint.*

**MMPA Comment** – In our opinion, there is a valid reason for the requested variances due to the narrow width of the lot, the inability to acquire land to increase the lot size, and the lot elevations exist and not proposed to be altered from the existing conditions.



- 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.*

*The applicant states no privileges will be granted to the owner. The rear yard will remain at the existing elevations and is compatible with the current existing elevations of the site and adjacent properties to both north and south sides. The overall building height will not be increased.*

**MMPA Comment** – In our opinion, there is a valid reason for the requested variances due to the narrow width of the lot, the inability to acquire land to increase the lot size, and the lot elevations exist and not proposed to be altered from the existing conditions.

- 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.*

*The applicant states yes, because adhering to the new requirements will compromise the design integrity and efficiency of the site and therefore render it not feasible. The State DEP will not allow excavation of fill east of the Coastal Construction Control Line (CCCL). The applicant also states yes, that if built in compliance with the Code limitations the design and usability will be negatively compromised and not feasible.*

**MMPA Comment** – In our opinion, there is a valid reason for the requested variances due to the narrow width of the lot, the inability to acquire land to increase the lot size, and the lot elevations exist and not proposed to be altered from the existing conditions. Application of the Code criteria negatively affects this site.

- 4) *The Variance granted in the minimum Variance that will make possible the reasonable use of the land or structure.*

*The applicant states this variance will grant the minimum required to make this project viable and still maintain the original configuration and pre-approved heights, including zoning requirements.*

**MMPA Comment** – In our opinion, there is a valid reason for the requested variances due to the narrow width of the lot, the inability to acquire land to increase the lot size, and the lot elevations exist and not proposed to be altered from the existing conditions. MMPA believes these are minimal requests.

- 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.*

*The applicant states granting of the variance will be in harmony with the general intent and purpose of the code, keeping public welfare intact. The variance requested meets with all the conditions above.*

**MMPA Comment** – 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. In this instance the requested variance would not be injurious to the area involved or otherwise detrimental to the public welfare. In our opinion, there is a valid reason for the requested variances.

#### **SUMMARY & RECOMMENDATIONS**

MMPA was requested to review and comment on the requested zoning variances for a proposed replacement single-family home. MMPA has attempted to analyze each request and provide urban design comments and advise to the Town.

**As to Variance request #1** - For the reasons stated herein related to allowing the new lot grades to be similar to the existing lot grades, that current slightly exceed the Code limitations in some locations (11.0'), MMPA feels the request is reasonable.

**As to Variance request #2** - For the reasons stated herein related to allowing for reduced upper floor side setbacks for the house due to the narrow lot width (50') and resultant negative affect on the house design, MMPA feels the setback reduction request is reasonable.





## 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:

(2) Variance Request(s)

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

**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.

**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.

JOB ADDRESS:	185 Ocean Boulevard, Golden Beach, FL,
OWNER ADDRESS:	185 Ocean Boulevard, Golden Beach, FL.
REQUESTED BY:	Pablo J. Umansky Trs. - Umansky Family Trust
LEGAL DESCRIPTION:	Lot 18, Block A, GB Section C, PB 9-52
FOLIO NO.:	19-1235-003-0150

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

GOLDEN BEACH TOWN HALL  
1 GOLDEN BEACH DR., GOLDEN BEACH, FL.  
August 10, 2021 at 6pm - (via zoom):  
<https://us02web.zoom.us/j/89291108015?pwd=NS8rWnJhN21mSUdlcmFadHErei8yZz09>  
Meeting ID: 892 9110 8015, Passcode: 752288

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

GOLDEN BEACH TOWN HALL  
1 GOLDEN BEACH DR., GOLDEN BEACH, FL.  
August 31, 2021 at 6pm (via zoom)  
[hweb.zoom.us/j/88515933885?pwd=Vjl6UEdrRUxZU0VPS1F5ZEphdC92QT09](https://web.zoom.us/j/88515933885?pwd=Vjl6UEdrRUxZU0VPS1F5ZEphdC92QT09)  
Meeting ID: 885 1593 3885, Passcode: 179035

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: July 27, 2021

  
Linda Epperson - Director Building & Zoning

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 TO PARTICIPATE FULLY AND EFFECTIVELY IN A MEETING OF THE BUILDING REGULATION BOARD MUST SO NOTIFY THE TOWN CLERK, AT (305) 932-0744 AT LEAST 24 HOURS PRIOR TO THE DATE OF THE MEETING.



TOWN OF GOLDEN BEACH  
APPLICATION FOR  
BUILDING REGULATION ADVISORY BOARD HEARING

Application fee: \_\_\_\_\_

Request hearing in reference to:

New residence/addition: NEW Variance(s): 2  
Exterior alterations: N/A Other Structure: \_\_\_\_\_  
Date application filed: 06/02/2021 For hearing date: 07/13/2021

1. Project information:

Project description: NEW 2-STORY RESIDENCE WITH FULL BASEMENT, POOL, DECK & GAZEBO

Legal Description: LOT 18, BLOCK "A", SECTION "C" 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

Folio #: 19-1235-003-0150

Address of Property: 185 OCEAN BLVD. GOLDEN BEACH, FLORIDA 33160

2. Is a variance(s) required: Yes ☒ No ☐ How Many? 2  
(If yes, please submit variance application form for each request).

Owner's Name: PABLO J UMANSKY TRS Phone 305-216-8315 Fax \_\_\_\_\_

Owner's address: 57 E WILLOW TREE RD City/State SPRING VALLEY, NY Zip 10977

Email address: pjumansky@cs.com

Agent: AMES INTERNATIONAL ARCHITECTURE, INC Phone 561-274-6444 Fax \_\_\_\_\_

Agent's address: 203 DIXIE BLVD City/State DELRAY BEACH, FL Zip 33444

Email address: sames@amesintl.com

Architect: SHANE AMES Phone 561-274-6444 Fax \_\_\_\_\_

Email address: sames@amesintl.com

Contractor: BARRON DEVELOPMENT CORP Phone 954-749-7295 Fax \_\_\_\_\_

3. Describe project and/ or reason for hearing request: DESIGN REVIEW

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

Building Plans:

Conceptual: ☐ Preliminary: ☒ Final: ☐  
Other: \_\_\_\_\_

5. Estimated cost of work: \$ 5,100,000.00  
Estimated market value of: Land \$ 3,794,256.00

Building \$ EXISTING TO BE DEMOLISHED

(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

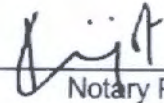
6. Is hearing being requested as a result of a Notice of Violation? NO
7. Are there any structures on the property that will be demolished? YES
8. Does legal description conform to plat? YES
9. Owner Certification: I hereby certify that I am the owner of record (\*) of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

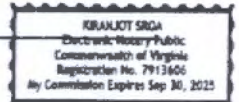
Signature of owner(s): Pablo Umanovsky

Acknowledged before me this 28 day of May, 2021

Type of identification:

DL

  
Notary Public



Owner/Power of Attorney Affidavit:

Notarized online using audio-video communication

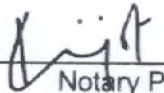
I, being duly sworn, depose and say I am the owner (\*) of the property described in this application and that I am aware of the nature and request for: \_\_\_\_\_  
\_\_\_\_\_ relative to my property and I  
am hereby authorizing \_\_\_\_\_ to be my legal  
representative before the Building Regulation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

Pablo Umanovsky  
Signature of owner(s)

Acknowledged before me this 28 day of May, 2021

Type of identification:

OL

  
Notary Public



Notarized online using audio-video communication

(\*) 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: 185 OCEAN BLVD. GOLDEN BEACH, FLORIDA 33160  
Legal Description: LOT 18, BLOCK A, SECTION C, GOLDEN BEACH PLAT BOOK 9, PAGE 52  
Owner's Name: PABLO J UMANSKY TRS Phone (305) 216-8315 Fax \_\_\_\_\_  
Agent's Name: AMES INTERNATIONAL ARCHITECTURE, INC Phone (561) 274-6444 Fax \_\_\_\_\_  
Board Meeting of: 7/13/21

- NOTE: 1. **Incomplete applications will not be processed.**  
2. Applicant and/or architect must be present at meeting.

Application for: PROPOSED NEW RESIDENCE AT 185 OCEAN BLVD, GOLDEN BEACH, FLORIDA 33160  
Lot size: 240  
Lot area: 12,000  
Frontage: 50  
Construction Zone: ZONE 1  
Front setback: 60 FT  
Side setback: 7.5 FT  
Rear setback: 10 FT  
Coastal Construction: Yes ☐ No ☒ East of coastal const. control line: Yes ☒ No ☐  
State Road A1A frontage: 50 FT  
Swimming pool: ☒ Yes ☐ No Existing: \_\_\_\_\_ Proposed: YES  
Fence Type: CBS WALL Existing: \_\_\_\_\_ Proposed: YES  
Finished Floor elevation N.G.V.D.: 21.84  
Seawall: NO Existing: \_\_\_\_\_ Proposed: \_\_\_\_\_  
Lot Drainage: SEE CIVIL PLANS  
How will rainwater be disposed of on site? FRENCH DRAINS

Adjacent use (s): RESIDENTIAL  
Impervious area: SEE CIVIL PLANS  
% of impervious area: SEE CIVIL PLANS  
Existing ground floor livable area square footage: N/A  
Proposed ground floor livable area square footage: 1ST FLOOR = 2,612 SF  
Existing 2<sup>nd</sup> floor livable area square footage: N/A  
Proposed 2<sup>nd</sup> floor livable area square footage: 2ND FLOOR = 2,657 SF  
Proposed % of 2<sup>nd</sup> floor over ground floor: 102%  
Vaulted area square footage: N/A  
Vaulted height: N/A  
Color of main structure: WHITE STUCCO  
Color of trim: BLACK, CHERRY, DARK CHARCOAL (SEE EXTERIOR RENDERINGS AND MATERIAL SAMPLE)  
Color & material of roof: WHITE / BUILT-UP ROOF  
Building height (above finished floor elevation): 27'-6"  
Swale: (Mandatory 10'-0" from edge of payment, 10 ft. wide x 1 ft. deep minimum):

Existing trees in Lot: SEE SURVEY PLANS in Swale: \_\_\_\_\_  
Proposed trees in Lot: SEE LANDSCAPE PLANS in Swale: \_\_\_\_\_  
Number & type of shrubs: SEE LANDSCAPE PLANS  
Garage Type: \_\_\_\_\_ Existing: N/A Proposed: 3-CAR GARAGE  
Driveway width & type: SEE PLANS / CONCRETE

Signature of Applicant:  Date: 7/13/21

BUILDING REGULATION ADVISORY BOARD APPLICATION (July 2020)



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

Date: 7/13/21

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

I, PABLO J. UMANSKY 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: 185 OCEAN BLVD. GOLDEN BEACH, FLORIDA 33160 Folio No. 19-1235-003-0150

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 66-102 (a) LOT ELEVATION  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
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. SECTION 66-102 (a) LOT ELEVATION  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  - 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. SPECIAL CONDITIONS WILL ARISE DUE TO REDUCTION IN FINISH FLOOR ELEVATION OF EXTERIOR. PLEASE, NOTE THAT THE CURRENT CONDITIONS ARE BASED ON EXISTING CONDITIONS.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  - c. The special conditions and circumstances do not result from the actions of the applicant. NO SPECIAL CONDITIONS AND/OR CIRCUMSTANCES WILL BE PRODUCED BY THIS VARIANCE AND ACTIONS OF THE APPLICANT. THE OVERALL HEIGHT OF THE AREAS IN QUESTION WILL REMAIN AS IT HAS BEEN SINCE ITS CONSTRUCTION.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  - 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. NO PRIVILEGES WILL BE GRANTED TO THE OWNER. THE REAR YARD WILL REMAIN AT THE EXISTING ELEVATIONS AND IS COMPATIBLE WITH THE CURRENT EXISTING ELEVATIONS OF THE ADJACENT PROPERTIES TO BOTH NORTH AND SOUTH SIDES.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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, DUE TO THE FACT THAT ADHERING TO THE NEW REQUIREMENTS WILL COMPROMISE THE DESIGN INTEGRITY AND EFFICIENCY OF THE SITE AND THEREFORE RENDER IT NOT FEASIBLE. THE STATE DEP WILL NOT ALLOW EXCAVATION OF FILL EAST OF THE COASTAL CONSTRUCTION CONTROL LINE (CCCL)

4. The Variance granted is the minimum Variance that will make possible the reasonable use of the land or structure. THIS VARIANCE WILL GRANT THE MINIMUM REQUIRED TO MAKE THIS PROJECT VIABLE AND STILL MAINTAIN THE ORIGINAL CONFIGURATION AND PRE-APPROVED HEIGHTS, INCLUDING ZONING REQUIREMENTS.

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. GRANTING OF THE VARIANCE WILL BE IN HARMONY WITH THE GENERAL INTENT AND PURPOSE OF THE CODE, KEEPING PUBLIC WELFARE INTACT. THE VARIANCE REQUESTED MEETS WITH ALL THE CONDITIONS ABOVE.

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.: 19-1235-003-0150

Address: 185 OCEAN BLVD. GOLDEN BEACH, FL

Legal Description: LOT 18, BLOCK A, SECTION C, GOLDEN BEACH ACCORDING  
TO PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 52. MIAMI-DADE PUBLIC RECORDS

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 7/13/21 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.

Pablo Umanak

Signature of Owner or Legal Representative

Sworn to and subscribed before me this 28 day of, May, 2021

[Signature]  
Notary Public State of ~~Florida~~ at Large  
Virginia



Notarized online using audio-video communication

☐ Personally know to me

☒ Produced Identification



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

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

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

I, PABLO J. UMANSKY 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: 185 OCEAN BLVD. GOLDEN BEACH, FLORIDA 33160 Folio No. 19-1235-003-0150

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 (h) (1) (c) BUILDING SIDE SETBACK

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. SECTION 66-69.1 (h) (1) (c) BUILDING SIDE SETBACK

- 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. BUT, BECAUSE OF THE EXISTING CONDITION OF BEING ONE OF THE ORIGINAL NARROWER LOTS WHICH IS GREATLY AFFECTED WITH THE SHORTEST FRONTAGE DIMENSION OF 50 FEET, AND HAVING THE PRECEDENT OF THE APPROVAL OF THIS VARIANCE ON SIMILAR PROPERTIES LIKE THE ONE LOCATED AT 495 OCEAN BLVD. AND WITH THE CAVEAT OF THE ADDITION OF 2 NEW SUITES ON THE HIGHEST HABITABLE LEVEL, AND WITH THE PRIOR SUPPORT OF THE TOWN MANAGER, THE APPLICANT WOULD LIKE TO REQUEST A VARIANCE FOR THE PROPOSED BUILDING TO BE ERECTED TO THE MAX. ALLOWABLE HEIGHT THROUGHOUT ITS FULL LENGTH.

- c. The special conditions and circumstances do not result from the actions of the applicant. NO SPECIAL CONDITIONS AND/OR CIRCUMSTANCES WILL BE PRODUCED BY THE GRANTING OF THIS VARIANCE AND ACTIONS OF THE APPLICANT. THE PROPOSED BUILDING WILL KEEP COMPLYING WITH THE REQUIRED MAX. ALLOWABLE BUILDING HEIGHT.

- 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. NO PRIVILEGES WILL BE GRANTED TO THE OWNER. THE BUILDING COMPLIES WITH THE REQUIRED MAX. ALLOWABLE BUILDING HEIGHT AND WILL BE COMPATIBLE WITH THE HEIGHTS OF THE ADJACENT PROPERTIES TO THE NORTH AND SOUTH SIDES.



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, DUE TO THE FACT THAT BY ADHERING TO THE CODE REQUIREMENTS WILL COMPROMISE THE DESIGN INTEGRITY AND EFFICIENCY OF THE PROPOSED BUILDING AND THEREFORE RENDER IT NOT FEASIBLE.

4. The Variance granted is the minimum Variance that will make possible the reasonable use of the land or structure. THIS VARIANCE WILL GRANT THE MINIMUM REQUIRED TO MAKE THIS PROJECT VIABLE AND STILL MAINTAIN THE REQUIRED CONFIGURATION AND PRE-APPROVED 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. THE GRANTING OF THE VARIANCE WILL BE IN HARMONY WITH THE GENERAL INTENT AND PURPOSE OF THE CODE, KEEPING THE PUBLIC WELFARE INTACT. THE REQUESTED VARIANCE MEETS WITH ALL THE CONDITIONS ABOVE.

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.: 19-1235-003-0150

Address: 185 OCEAN BLVD. GOLDEN BEACH, FL

Legal Description: LOT 18, BLOCK A, SECTION C, GOLDEN BEACH ACCORDING  
TO PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 52. MIAMI-DADE PUBLIC RECORDS

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 7/13/21 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.

Pablo Umanak

Signature of Owner or Legal Representative

Sworn to and subscribed before me this 28 day of May, 2021

[Signature]  
Notary Public State of ~~Florida~~ at Large  
Virginia



Notarized online using audio-video communication

☐ Personally know to me

☒ Produced Identification



**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 30<sup>th</sup> 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:

Witness Signature

Printed Name of First Witness

Witness Signature

Printed Name of Second Witness

By:

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

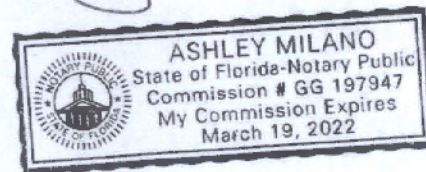
State of Florida

County of Broward

The foregoing instrument was executed and acknowledged before me by means of ☒ physical  
presence or ☐ online notarization on November 29, 2012 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:

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 Levinson  
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

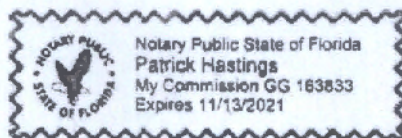
State of Florida  
County of MIAMI-DADE

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'Neil  
Printed Name of First Witness

[Signature]  
Witness Signature

ANNA O'NEIL  
Printed Name of Second Witness

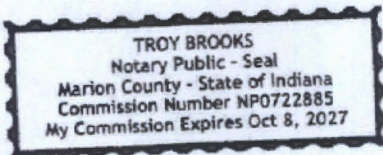
By: [Signature]  
Fay Duffner Varhan, successor co-trustee of the  
Duffner Family 2012 Irrevocable Trust u/d/t dated Dec.  
26, 2012

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: \_\_\_\_\_



**Last updated January 24<sup>th</sup>, 2017**

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

$$A = 7594 \text{ square feet}$$

**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= 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:

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



$$(7.00+0.8*S)$$

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.

$$V = \underline{4360} \text{ cubic feet}$$

**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.

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

$$VP = \underline{4,395.11} \text{ cubic feet}$$

**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