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 FEASABLE. 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 Umansky
Signature of Owner or Legal Representative

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

Notary Public State of ~~Florida at Large~~ Virginia

KIRANJOT SIROA
Electronic Notary Public
Commonwealth of Virginia
Registration No. 7913606
My Commission Expires Sep 30, 2023

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 PRECENDENT 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 FEASABLE.

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 INTANCT. 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

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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.

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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 Umansky
Signature of Owner or Legal Representative

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

Notary Public State of ~~Florida at Large~~ Virginia

BRANJOT SRAI
Electronic Notary Public
Commonwealth of Virginia
Registration No. 7913604
My Commission Expires Sep 30, 2025

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 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 assign 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 20, 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:

Notary Public

ASHLEY MILANO
State of Florida-Notary Public
Commission # GG 197947
My Commission Expires
March 19, 2022

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

AUG 10 2021

APPROVED_____
DISAPPROVED_____
VARIANCE REQ:_____

Witness Signature

Patrick Hastings
Printed Name of First Witness

Witness Signature

Jacob Lowell Levinson
Printed Name of Second Witness

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 FL D/L as identification.

My Commission Expires:

11/13/2021

Notary Public

Notary Public State of Florida
Patrick Hastings
My Commission GG 163833
Expires 11/13/2021

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

AUG 10 2021

APPROVED_____
DISAPPROVED_____
VARIANCE REQ:_____

:_____
Witness Signature

Chad O'Nan
Printed Name of First Witness

_____
Witness Signature

ANNA O'NAN
Printed Name of Second Witness

By:_____
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

_____
Notary Public

TROY BROOKS
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0722885
My Commission Expires Oct 8, 2027

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.