



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

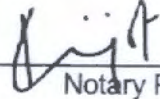
6. Is hearing being requested as a result of a Notice of Violation? NO
7. Are there any structures on the property that will be demolished? YES
8. Does legal description conform to plat? YES
9. Owner Certification: I hereby certify that I am the owner of record (*) of the property described in this application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

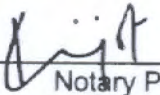
I, being duly sworn, depose and say I am the owner (*) of the property described in this application and that I am aware of the nature and request for: _____
_____ relative to my property and I
am hereby authorizing _____ to be my legal
representative before the Building Regulation Advisory Board and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

Pablo Umanovsky
Signature of owner(s)

Acknowledged before me this 28 day of May, 2021

Type of identification:

DL


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 2nd floor livable area square footage: N/A
Proposed 2nd floor livable area square footage: 2ND FLOOR = 2,657 SF
Proposed % of 2nd 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.

