



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

AGENDA
BUILDING REGULATION ADVISORY BOARD
September 14, 2021 at 6pm

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

- A. CALL MEETING TO ORDER:**
- B. BOARD ATTENDANCE:**
- C. STAFF ATTENDANCE:**
- D. APPROVAL OF MINUTES:** August 10, 2021
- E. REQUEST FOR ADDITIONS, DEFERRALS, DELETIONS & WITHDRAWALS**

- 1. 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.

- 2. 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.

- 3. Jean Jacques & Deborah Myara
342 South Parkway
Golden Beach, FL 33160

Property Address: 342 South Parkway, Golden Beach, FL 33160-0000
Folio No: 19-1235-005-0660
Legal Description: Lot 39 BLK GB Sec E PB 8-122

Seawall Reinforcement and new dock.

F. VARIANCE REQUEST(S):

4. Vivian Niremberg
330 South Parkway,
Golden Beach, FL.

Property Address: 330 South Parkway, Golden Beach, FL,
Folio No: 19-1235-005-0630
Legal Description: Lot 36, Block G, GB Sect E, PB 8-122

Construction of a dock and seawall improvements.

Relief from Town Code Sec. 46-87 – *Proximity of Lot Lines (b)*

(b) No portion of a dock, boat lift, hydro hoist or any other method of elevation, mooring piles, boat davits, dolphin piles or any other structure, and no portion of a boat elevated above the water moored at a dock or seawall, shall protrude into the waterway, unless it is within the triangle formed by connecting the points indicated below, that form a triangle where the waterfront property line is the base of the triangle and the triangle sides extend towards the waterway at a 45 degree angle until the lines intersect on the waterway side of the lot, but never to exceed 25 feet into the waterway from each of the lot property line. Neither elevated boats nor docks shall encroach in any instance within the side setback area. The base of the triangle shall be determined as follows:

(1) The base of the D5 triangle for all lots is set back five feet inside each of the side property lines.

(2) When the lot line is curved, the base shall be measured at the straight line, forming the chord, connecting the two side property lines (or the two side setback lines) at the point where they cross the seawall. The side setback shall be determined based upon the length of the chord as provided in this subsection,

Request is to allow the seawall to encroach into the waterway outside of the property line approximately 3'

5. David and Lorena Rodriguez
17475 Collins Avenue, #1402
Sunny Isles Beach, FL. 33160

Property Address: 125 Ocean Boulevard, Golden Beach, FL. 33160
Folio No: 19-1235-003-0040
Legal Description: Lot 6 & S /2 of Lot 7, Block A, GB Sect C., PB 9-52

Construction of a new home Zone 1 – Ocean Front.

1 .Variance request from Town Code 66-69.1 - Zone One; (d) (1) (a) (c): Lowest Habitable Floor Height. Main Residence and Building Height:

(b). Primary residential structures built on lots with a street Frontage of 75 feet or more shall not exceed 27.5 feet in height.

(c) The height measurement for main residences shall be measured from the lowest habitable Living Area which is a maximum of two feet above the FDEP lowest structural member (18.2 feet NGVD). This height measurement shall include all portions of the main residence east of the 60-foot front Setback line or Coastal Construction Control Line (CCCL), whichever is more westerly.

Request is to allow the first habitable floor to start at 23.6' NGVD instead of 20.02' NGVD as stated in the Town's code and to increase the overall building height listed in the code of 27.5' NGVD.

6. 255 OB LLC
18200 NE 19th Ave., Suite 101
North Miami Beach, FL. 33162

Property Address: 255 Ocean Boulevard, Golden Beach, FL. 33160
Folio No: 19-1235-003-0250
Legal Description: Lots 34 & 35, Block A, GB Section C, PB 9-52

Construction of a new home Zone 1 – Ocean Front.

1 .Relief from Town Code 66-69.1 - Zone One; (d) (1) (b) (c): Lowest Habitable Floor Height. Main Residence and Building Height:

(b). Primary residential structures built on lots with a street Frontage of 100 feet or more shall not exceed 30 feet in height.

(c) The height measurement for main residences shall be measured from the lowest habitable Living Area which is a maximum of two feet above the FDEP lowest structural member (18.2 feet NGVD). This height measurement shall include all portions of the main residence east of the 60-foot front Setback line or Coastal Construction Control Line (CCCL), whichever is more westerly.

Request is to allow the first habitable floor to start at 24.5' NGVD instead of 20.02' NGVD as stated in the Town's code with a building height not exceed 51.5' NGVD

2. 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 elevation area to be at 13.0' NGVD.

7. Barry E. Somerstein Trs, Under Trust Agreement dated March 10, 2021
200 East Broward Blvd., Suite 1800
Ft Lauderdale, FL. 33301

Property Address: 399 Ocean Boulevard, Golden Beach, FL. 33160
Folio No: 19-1235-002-0370
Legal Description: Lot 1, Block B, GB Section B, PB 9-52

Construction of a new home Zone 1 – Ocean Front.

1 .Variance request from Town Code 66-69.1 - Zone One; (d) (1) (b) (c): Lowest Habitable Floor Height. Main Residence and Building Height:

(a). Primary residential structures built on lots with a street Frontage of 75 feet shall not exceed 27.5 feet in height.

(c) The height measurement for main residences shall be measured from the lowest habitable Living Area which is a maximum of two feet above the FDEP lowest structural member (18.2 feet NGVD). This height measurement shall include all portions of the main residence east of the 60-foot front Setback line or Coastal Construction Control Line (CCCL), whichever is westerly.

Request is to allow the first habitable floor to start at 23' NGVD instead of 20.02' NGVD as stated in the Town's code and not exceed a building height of 50.5' NGVD

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

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

Request is to allow the wall along the North side property line to be at 11' from finished site grade to the eastern edge of the Lot.

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

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

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

(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 a 7.5' side yard setback from the North side property line instead of the 10' outlined in the code and to allow the upper floors along the North side property line of proposed structure partial relief to allow the side yard setback of the second-story above the 18' (1':1") increased setback along the norther side of the lot for ¼ of its' length as opposed to two-thirds (2/3rd) of its' length which is outlined in the code.

4. Variance request from Town Code Section 66-262(b)(1) Balconies

(b) Balconies are permitted in Zones One, Two, and Three subject to the following criteria:

(1) Balconies located on the front or rear façade of a building may not extend more than four feet into the yard beyond the respective setback.

And from Town Code Section 66-141 – Projections

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

Request is to allow for the angled balconies on the 1st and 2nd floors to extend out from the rear of the home (east façade of the house) to encroach more than 4' into the rear yard setback at 11.0' aligning with the Pavilion bathrooms.

5. Variance request from Town Code Section 66-69.1(h)(b)(c)(2)

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

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

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.

(2) Garage/Guest Accommodations. A garage structure may be built separate from the main house, in which event it shall be set back a minimum ten feet from any Side Property Line. If such a structure is constructed with a second story, the sidewalls shall be set back along two-thirds of the length of the second story an additional one foot for each one-foot (1:1) of total building height above the first 18 feet.

Request is to allow for a reduction of the 10' minimum side setback for a free-standing garage/guest quarters to be at a 5' side yard setback and to not require the 2nd floor building above the 18' feet in height to be setback the required 1':1" increase over the 18 foot height.

G. OLD BUSINESS:

8. 422 GB LLC
18200 Ne 19 Ave, Ste 101
North Miami Beach, FI 33162

Property Address: 422 Golden Beach Drive, Golden Beach, FI 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.

9. David Rubin
Anna Rubin
236 South Island Drive,
Golden Beach, FI 33160

Property Address: 236 South Island Drive, Golden Beach, FI 33160
Folio No: 19-1235-004-0730
Legal Description: Golden Beach Sec D Pb 10-10, Lot 39 & Port Lot 40 Blk J Desc, Beg Sw Cor Lot 39 NLY Alg W/L, Lots 39 & 40 A Dist Of 128.32ft, S 62 Deg E152.06ft Sly Alg E/L, Lots 39 & 40 A Dist Of 59.88ftw

Remodeling & Addition to existing SFR.

10. Germany House LLC
136 Ocean Blvd
Golden Beach, FI 33160

Property Address: 136 Ocean Blvd., Golden Beach, FI 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.

11. 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.

12. Mark Feldman
Colette B. Feldman
3752 NE 199 Street,
Aventura, FL 33180

Property Address: 138 South Island Drive, Golden Beach, FL 33160
Folio No: 19-1235-004-0540
Legal Description: Lot 12, Blk J GB Sec D PB 10-10

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

13. 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.

H. NEW BUSINESS:

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

14. Vivian Niremberg
330 South Parkway,
Golden Beach, FL.

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Folio No: 19-1235-005-0630
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17. Barry E. Somerstein Trs, Under Trust Agreement dated March 10, 2021
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Construction of a new single-family residence and landscape design approval.

I. ADJOURNMENT

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