



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

AGENDA
BUILDING REGULATION ADVISORY BOARD
October 12, 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:** September 14, 2021
- E. REQUEST FOR ADDITIONS, DEFERRALS, DELETIONS & WITHDRAWALS**
- F. VARIANCE REQUEST(S):**

- 1. Vivian Niremberg
330 South Parkway,
Golden Beach, FL 33160

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 Dock to encroach outside the D-5 Triangle.

2. 577 OCEAN LP
577 Ocean Blvd.
Golden Beach, FL 33160

Property Address: 577 Ocean Boulevard, Golden Beach, FL,
Folio No: 19-1235-001-0560
Legal Description: Lot 23 THRU 25 Block D, GB Sect A, 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 21.5' NGVD instead of 20.2' NGVD as stated in the Town's code with no increase in building height (Allowable Building Height – 20.02' + 30' = 50'-2" to the roof)

G. OLD BUSINESS:

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

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

Seawall Reinforcement and new dock.

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

Property Address: 185 Ocean Blvd., Golden Beach, FI 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.

5. Josi Kiblisky
Yael Noemi Rothenberg
212 Golden Beach Drive,
Golden Beach, FL33160

Property Address: 212 Golden Beach Drive, Golden Beach, FL,
Folio No: 19-1235-004-0030
Legal Description: Lot 3 & 4, Block G, GB Sect E, PB 8-122

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

6. 416 Golden Beach LLC
17600 Collins Ave
Sunny Isles Beach, FI 33160

Property Address: 416 Golden Beach Drive, Golden Beach, FI 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.

H. NEW BUSINESS:

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

7. Vivian Niremberg
330 South Parkway,
Golden Beach, FL 33160

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.

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 I