


**TOWN OF GOLDEN BEACH
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Building Regulatory Advisory Board
Town of Golden Beach

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: August 20th, 2021

Subject: Zoning Variance Application
Elevation of Lowest Habitable Floor
255 Ocean Boulevard
Lots 34 & 35 in Block A of Section C (PB 9 / PG 52)
MMPA Project No.04-0101-0529

ISSUE

The landowner / applicant, 255 OB, LLC, represented by architect Stephanie De Halfen at SDH Studio, has filed applications with the Town for approval of a new single-family home on a full-sized oceanfront lot (100-foot width). The applications include (1) a BRAB Site Development Plan as well as (2) a request for one variance from the Town Code related to the allowable FFE elevation in order to construct a proposed new single-family residence. During the initial review of this project, it was discovered that an additional variance is required for the high finished lot grade desired – a separate application and report will be prepared for that issue. Finally, our research found that in 2017 the Town granted variances for the same issues, and the BRAB approved a new site plan; however, no building permit application was ever made or permits issued within the two (2) year timeframe - so those applications all expired.

Following is the applicant's current variance request for the lowest habitable floor elevation only:

- Variance from Section ~~66-69.1(d)(1)(c)~~ to allow the lowest habitable floor to be constructed at an elevation of ~~23.6'~~ ^{24.5'} NGVD vs. 20.2' NGVD which is the maximum permitted by Code.

ANALYSIS

As per the Town's request MMPA has completed our review of the above referenced variance application and provide the following comments for consideration:

Variance from Section 66-69.1(d)(1)(c) to allow the lowest habitable floor (not grade level) to be at an elevation of 24.5' NGVD vs. 20.2' NGVD which is the maximum permitted by Code.

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255 Ocean Blvd. – Variance Request
Elevation of Lowest Habitable Floor
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24.5
The applicant is requesting a variance to raise the lowest habitable floor slab elevation to a height of 24.5' NGVD versus the 20.2' height limit set forth in the Code (max. 2.0' above the lowest structural member @ 18.2' NGVD east of the CCCL). The applicant argues that due to the low elevation of the adjoining street (Ocean Blvd.) there is inadequate height for the ground level uses. The Town's adjoining street elevation zoning criteria only relates to the allowable height of a freestanding garage / guest quarters placed in the Zone One front yard 60' main house setback area. The correct Code section is cited for the main house, but the real hardship is the existing / proposed land elevations, the FDEP oceanfront building height & structural requirements, and the Town's height measurement criteria. Other oceanfront landowners with similar land elevation situations have focused on that as justification which is valid. The Town / MMPA has requested the applicant to revise their variance application justification text to include a discussion about the existing undulating / high lot grades, the FDEP and Town 18.2' / 20.2' limits and the limited useability of the grade level spaces due to the limited height span.

In this instance where the house will be located the existing / proposed land elevations range around 12.0' – 13.0' NGVD. The site is vacant except for what appears to be an older one-story nonconforming garage structure located at the southwest corner of the site – which is planned to be demolished with the new construction. As mentioned above, in 2016-17 a proposal was made to the Town for a new house. That proposal included two (2) variances, including one for the exact same building design height issue – allow a raised lowest habitable floor elevation (different height requested). The Town approved a Site Development Plans and two variances – but they all expired as no building permits were requested / issued within the two-year timeframe. The proposed new grade level floor (garage / other allowed uses) is proposed at 13.0' NGVD. Since FDEP requires the lowest structural beam to be at least 18.2' NGVD and the Town allows a maximum of 2' above that for the lowest habitable floor (20.2' NGVD) this would leave only about 5.2' of useable height for the ground floor areas. Typically, at least 8' is necessary for a garage / storage use and about 9' of useable height is desired for a functional floor. The applicant is requesting a variance to increase the lowest habitable floor elevation from 20.2' NGVD to 24.5' NGVD which would provide about 11.5' of height for the ground / grade level home areas. Several other oceanfront owners have requested / been granted similar variances (a range of hgt. increases have been approved) due to the undulating oceanfront dune elevations. In the past the Town's administration has supported raising the first habitable floor elevation slightly, to provide for an adequate inside dimension for use (8'+/-). This would equal 21.0' NGVD to the lowest structural member instead of 18.2' (12.0' + 8.0') and 23.0' (21.0' + 2.0') to the lowest habitable floor. The applicant is requesting the additional height so as to not alter the garage / other grade level areas. The applicant has committed that if the variance is granted, the overall height of the house would not exceed the normal height limit (30' above 20.2' NGVD) – as shown the maximum height of the main house would be 22' above 24.5' NGVD or 46.5' NGVD. While MMPA understands the reason for the request, we feel this site is no different or unique than other oceanfront sites that have built following the current standards or requested elevation increases to somewhat less heights at about 21.5' – 22.0' NGVD to the 1st habitable floor elevation.

NON-USE VARIANCE JUSTIFICATION

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

The applicant seeks relief from Section 66-69.1(d)(1)(c) of the Town's Code of Ordinances.

MMPA Comment – The Code sections stated are correct.

2) *In order to recommend the granting of the variance, it must meet all of 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 Zoning Code.*

Applicants Response: Yes – Request is to allow the first habitable floor to start at 24.5' NGVD instead of 20.2' NGVD as stated in the Town's Code.

MMPA Comment – Yes, we agree.

- 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.*

Applicants Response: Yes – the existing elevation of the street results in a very low height for the ground floor of the residence, making the space not adequate. A variance is requested to increase height at ground level, without increasing overall permitted height of the residence, in order to provide the space with more height.

MMPA Comment – As stated above, the adjoining street elevations have nothing to do with the height measurement of the main house – that applies only if there is a freestanding garage / guest quarters in the Zone One 60' front yard setback area. There is a new one-story garage proposed so building height is not an issue. The real hardship is the existing / proposed land elevations, the FDEP oceanfront building height & structural requirements, and the Town's height measurement criteria. Other oceanfront landowners with similar land elevation situations have used that justification which is valid. The Town / MMPA has requested the applicant to revise their variance application justification text to include a discussion about the existing undulating / high lot grades, the FDEP and Town 18.2' / 20.2' height limits and the limited useability of the grade level spaces due to the limited height span. The lot grades east of the CCCL cannot be easily removed or excavated from the property due to FDEP limitations. The existing lot grades where the house footprint will be range from 12.0' NGVD to 13.0' NGVD, which renders the space below the living areas pretty much unusable for storage / parking / etc. Per conversations with FDEP, they would allow for limited excavation of portions of the existing dune if the excavated material is to remain in the immediate area from which it was removed. However, the applicant does not propose any excavation – they desire to build the grade level floor at 13.0' NGVD and request that the 1st habitable floor beams / finished floor be increased several feet to 24.6' NGVD. If the Town allows the internal grade level garage height of 8.0' from finished floor to the lowest structural member (21.0'), which is more than adequate for a garage, the 1st habitable floor could be 23.0' vs. 24.5'. The applicant is requesting additional height for 9.5'+/- height.

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

Applicants Response: Yes.

MMPA Comment – We agree the conditions and circumstance are not a result of actions of the applicant. The existing land elevations, FDEP restrictions, and Town Code limitations create the site conditions the designers must deal with. The oceanfront land elevations undulate from north to south and from Ocean Blvd. to the Atlantic Ocean. No two lots are exactly the same. In this instance, where the house will be located, the existing / proposed land elevations range around 12.0' – 13.0' NGVD. The proposed new grade level floor is proposed at 13.0' NGVD. Since FDEP requires the lowest structural beam to be at least 18.2' NGVD and the Town allows a maximum of 2' above that for the lowest habitable floor (20.2' NGVD) this would leave only about 5.0' of useable height for the ground floor areas. Typically, at least 8' is necessary for a garage / storage use and about 9'-10' of useable height is desired for a functional floor. The applicant is requesting a variance to increase the lowest habitable floor elevation from 20.2' NGVD to 24.5' NGVD which would provide about 9.5' of height for the ground / grade level home areas.

- 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.*

Applicants Response: No.

MMPA Comment – Due to the unique undulating land elevations of the oceanfront lots several other oceanfront owners have requested / been granted similar variances (a range of hgt. increases have been approved) due to the undulating oceanfront dune elevations. In the past the Town's administration has supported raising the first habitable floor elevation slightly, to provide for an adequate inside dimension for use (8'+/-). This would equal 21.0' NGVD to the lowest structural member instead of 18.2' (13.0' + 8.0') and 23.0' (21.0' + 2.0') to the lowest habitable floor. The applicant is requesting the additional height so as to not alter the garage / other grade level areas. The applicant has committed that if the variance is granted, the overall height of the house would not exceed the normal height limit.

- 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.*

Applicants Response: Yes.

MMPA Comment – MMPA believes there is some truth to the applicant's response. Due to the unique undulating land elevations of the oceanfront lots several other oceanfront owners have requested / been granted similar variances (a range of hgt. increases have been approved) due to the undulating oceanfront dune elevations. Without this variance the useability of the ground level spaces would be restricted with excavation. If the ground floor areas were used for "habitable" purposes the overall building height would be measured from the floor of that area – not the FDEP height.

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

Applicants Response: Yes.

MMPA Comment – MMPA disagrees with the applicant's claim that the variance requested (a 4.3' height increase from 20.2' to 24.5') is the minimum variance necessary for a reasonable use of the land or structure. Several other oceanfront owners have requested / been granted variances (a range of hgt. increases have been approved) but not many at the requested elevation. Based on our analysis with an 8' ground floor height an increase of 2' would suffice from 20.0' to 23.0'.

- 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.*

Applicants Response: Yes.

MMPA Comment – MMPA agrees with the applicant's claim that the variance requested would be in harmony with the general intent and purpose of the Code, and there would not be "injury" to the surrounding area or general welfare. Several other oceanfront owners have requested / been granted similar variances (a range of hgt. increases have been approved) but not many at the requested elevation. At a lower elevation reasonable use of the ground floor can occur.


SUMMARY

MMPA was requested to review and comment on the requested variances. MMPA has attempted to analyze each request and provide the Town with analysis / design comments.

While MMPA understands the request, we feel the height increase is too aggressive as to a 24.5' 1st habitable floor height and 9.5'+/- inside height dimension in the garage / other ground level uses, as others in similar situation have been seeking around 21.5' NGVD and providing an 8.0' – 9.0' inside dimensions. If the Town approves the variance the overall allowable building height should be maintained.

TOWN OF GOLDEN BEACH COMMUNITY DEVELOPMENT MEMORANDUM

To: Building Regulatory Advisory Board
Town of Golden Beach

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: August 20th, 2021

Subject: Zoning Variance Application
Lot Grade Elevations Exceeding Town Height Limits
255 Ocean Boulevard
Lots 34 & 35 in Block A of Section C (PB 9 / PG 52)
MMPA Project No.04-0101-0529B

ISSUE

The landowner / applicant, 255 OB, LLC, represented by architect Stephanie De Halfen at SDH Studio, has filed applications with the Town for approval of a new single-family home on a full-sized oceanfront lot (100-foot width). The applications include (1) a BRAB Site Development Plan as well as (2) a request for one variance from the Town Code related to the allowable home lowest habitable floor elevation (FFE) in order to construct a proposed new single-family residence. During the initial review of this project, it was discovered that an additional variance is required for a higher finished lot grade desired – a separate application and report is required for that issue. Finally, our research found that in 2017 the Town granted two variances for the same issues, and the BRAB approved a new site plan; however, no building permit application was ever made or permits issued within the two (2) year timeframe - so those applications all expired.

Following is the applicant's current variance request for the lot grade elevation only:

- Variance from Section 66-102(a) to allow portions of the yard areas to be at an elevation of 13.0' NGVD (11.0' NGVD maximum permitted by Code).

ANALYSIS

As per the Town's request MMPA has completed our review of the above referenced variance application and provide the following comments for consideration:

The survey submitted shows site elevations ranging between approximately 10-foot NGVD (near Ocean Blvd.) to 13-foot NGVD around the house and up to the rear (oceanfront) yard area. The front of the oceanfront lots adjoining Ocean Boulevard are about equal with the roadway (9.8' NGVD) but rise-up over the coastal dune system and then drop down to the ocean. The applicant is proposing to level / maintain the lot elevations without any excavation.

The new Site Development Plans show the lot elevations will remain at 10'+/- near Ocean Blvd. and about 13'+/- near the rear of the house / accessory use improvements with a finished floor elevation for the ground level at 13.0' NGVD. The site will slope down to Ocean Boulevard pavement / valley gutter (+/- 10' NGVD), to the ocean, and to the swales in the side yards that will retain the storm-water on site. MMPA notes that previous reports from the Town's Building Official state that FDEP does not allow excavation or disturbance (lowering) of natural dune topography; therefore, the site would not be permitted by FDEP to comply with the 11.0 NGVD maximum land elevation required by Town Code.

NON-USE VARIANCE JUSTIFICATION

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

The applicant seeks relief from Sections 66-102(a) of the Town's Code of Ordinances.

MMPA Comment – The Code section stated is correct.

- 2) *In order to recommend the granting of the variance, it must meet all of 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 Zoning Code.*

Applicant's Response: Yes – Request is to allow the finished lot grades to exceed the 11.0' NGVD Town limit by allowing the existing lot grade elevations to be maintained without excavation as per FDEP restrictions.

MMPA Comment – Yes, we agree.

- 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.*

Applicant's Response: The applicant states that properties east of the CCCL cannot remove excavated material from the property and that the existing grade is higher than permitted by Town Code.

MMPA Comment – Per Bldg. Official communications with FDEP they will not permit much excavation of the existing dune. MMPA notes that the existing lot grades are higher than permitted by Town Code in most instances (dune system).

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

Applicant's Response: The applicant stated that the existing grades are higher than allowed by the Town Code which are a pre-existing condition of the site. MMPA notes that the elevations shown on the survey submitted is consistent with the applicants' statement.

- 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.*

Applicant's Response: The applicant stated that other properties have been granted variances by the Town for similar site issues.

MMPA Comment - MMPA notes that other oceanfront lots in this area have been granted variances to allow the yard areas / finished floor elevations to be higher than permitted by Code, due to the raised coastal dune system.

- 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.*

Applicant's Response: The applicant stated that Florida Administrative Code (FAC) Rule 62B33.005(6) prevents excavating material from being removed from the property but Town Code Sec. 66-102(a) would require excavation to comply.

MMPA Comment - MMPA notes that other oceanfront lots in this area have been granted variances to allow the yard areas / finished floor elevations to be higher than permitted by Code, due to the raised coastal dune system.

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

Applicant's Response: The applicant stated they are requesting to maintain the existing grade elevations on the property and do not seek any additional height.

MMPA Comment - MMPA agrees that it appears the applicant is not requesting to raise the grade higher than existing.

- 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.*

Applicant's Response: The applicant stated that the variances requested are to maintain the existing grade elevations on the property which will not be injurious or detrimental to the public or neighbors.

**Town of Golden Beach
255 Ocean Blvd.
Lot Grade Elevation Variance Request
August 20th, 2021
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MMPA Comment - MMPA agrees that it appears the applicant is not requesting to raise the grade any higher than existing, and others have been allowed to do the same.

SUMMARY

MMPA was requested to review and comment on the requested non-use variances for the finished lot grade land elevations. Based on the above analysis we feel the granting of the requested variance would be appropriate to allow for a new single-family home to be built similar to other existing homes and newly constructed homes in the area.



TOWN OF GOLDEN BEACH Notice of Public Hearing

The Town Council of the Town of Golden Beach will hold a Public hearing on the following proposal:

- (2) Variance Request(s)
- X New Residential Structure

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.

JOB ADDRESS: Vacant Lot a/k/a 255 Ocean Boulevard, Golden Beach, FL. 33160
 OWNER ADDRESS: 18200 NE 19th Ave., Suite 101
 North Miami Beach, FL. 33162
 REQUESTED BY: 255 OB LLC
 LEGAL DESCRIPTION: Lots 34 & 35, Block A, GB Section C, PB 9-52
 FOLIO NO.: 19-1235-003-0250

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

PLACE: GOLDEN BEACH TOWN HALL

1 GOLDEN BEACH DR., GOLDEN BEACH, FL
 DATE: September 14, 2021 at 6pm (via zoom)
 Zoom Meeting <https://us02web.zoom.us/j/89291108015?pwd=NS8rWnJhN21mSUdlcmFadHErei8yZz09>
 Meeting ID: 892 9110 8015 Passcode: 752288

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

PLACE: GOLDEN BEACH TOWN HALL
 1 GOLDEN BEACH DR., GOLDEN BEACH, FL.
 October 19, 2021 at 6pm (tentatively) – via zoom – visit website: goldenbeach.us for details.

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: August 26, 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.

255 Ocean

**TOWN OF GOLDEN BEACH
BUILDING REGULATORY ADVISORY BOARD
APPLICATION and REVIEW PROCEDURE**

SEP 13 2021

DISAPPROVED _____
VARIANCE REQ. _____

Thank you for applying to the Building Advisory Board for approval of your project. Below is a brief guideline on how the application review process works and what can be expected. The attached application form contains additional guidelines and information pertinent to your submittal. Please follow all directions contained within the application prior to submitting your package to our office:

Submittal

Submit your completed application package to the Town by the required deadlines which are available on the Town's website at www.goldenbeach.us.

Upon receipt of your application and within the first week after you submit, the Town's zoning and landscape reviewers will perform their first review. Following their review you will receive reports for an approval or comments requesting additional information and/or needed corrections to your plans and/or your application.

Reports

Two basic types of reports can be issued under a zoning and landscape review; the first report that may be issued will list code deficiencies, if any, as the zoning and landscape reviewer sees them in relationship to the Town's current Zoning Code, the report for zoning will be entitled "Planning and Zoning Comments". This process will continue each time updated information is received and until all issues have been addressed.

After all deficiencies have been addressed and the zoning and Landscape reviewers do not find any deficiencies then a second report will be issued entitled "Town of Golden Beach - Community Development Memorandum" this report is the clearance memorandum to allow the item to move forward and be placed on the Agenda for possible approval by the Board. You will receive two separate reports one from zoning and one from landscaping.

Deadlines - Agenda Placement

A positive review prior to the meeting is required in order for your application to be placed on the Agenda. As with all applications sufficient time is needed by the Town's reviewers and staff for processing prior to the item moving forward for placement on the Agenda.

Your application will require a satisfactory review within the seven days prior to the scheduled meeting in order to be placed on the Agenda. If a satisfactory recommendation is not received within the time period specified, then the application will be tabled to the next Building Advisory Board meeting in the next month, pending approval of the application. Building Advisory Board meetings are scheduled for the Second Tuesday of each month pending quorum. All notifications will be sent via email on the progress of your application and the Board's ability to meet.

Special Note

Simple applications might not receive comment sheets and will move directly to a "Town of Golden Beach - Community Development Memorandum" mentioned in the previous paragraph allowing the item to be placed on the Agenda to be heard by the Board.

Questions

You may direct all questions to the Building department via email; lepperson@goldenbeach.us

RECEIVED

Per _____

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD MEETING/HEARING

Property Location: 255 Ocean Blvd

Meeting Date: _____

Variance Hearing Dates: Advisory Board _____

Town Council _____

APPROVAL FROM THE BUILDING REGULATION ADVISORY BOARD IS REQUIRED FOR:

- A. Plans for new residence
- B. Plans for addition to or exterior alterations of an existing structure.
- C. Additional structures on premises of existing residences
- D. Review of landscape plan for new construction, renovation or addition to existing residence.
- E. Recommendation to Town Council for the approval or denial of variances and special exceptions.
- F. Recommendation to Town Council for interpretation regarding apparent conflicts or inconsistencies in the zoning provisions in Chapters 46 & 66

APPLICATION HEARING PROCESS

Building Approval:

Applicant shall submit 2 completed packages for review and approval. Each package shall consist of an application, survey, warranty deed and drawings as required. The plans shall be sized as follows: 1 set 11" x 17", 1 full size set 24" x 36" and 1 CD containing all drawings marked with the address. This is separate from the landscaping plan submittal

Landscape Approval - Separate Submittal from the Building Submittal

Applicant shall submit 2 complete packages for review and approval. Each package shall consist of an application, existing landscape and tree disposition survey, proposed site plan and landscape plans as required. The plans shall be sized as follows: 1 set 11 x 17, 1 full size set 24" x 36" and 1 CD containing all drawings separate from the building plan submittal.

Zoning Variance Approval:

Submittals for a zoning variance: submit 2 complete packages for approval: each package shall consist of an application, survey, warranty deed and drawings are required. The plans shall be sized as follows: 1 set; 11" x 17", 1 full size set, 24" x 36" and 1 CD containing all drawings.

Final Submittal Requirement:

Eight days prior to the meeting and after all approvals have been obtained. The applicant shall submit for the Board's approval an additional 7 completed application packages, for both Building and Landscaping, which shall consist of a copy of the completed application, approved plans 1 full size set, 24" x 36", and 7 sets 11 x 17, a survey, warranty deed, and any other required documentation by the reviewer.

The Building Regulation Advisory Board (B.R.A.B.) meets at 6:00 P. M. on the second Tuesday of every month. Applications must be submitted 40 days prior to scheduled meeting, (not including the day of the meeting), by 2:00 P.M. that day to allow for preliminary review and for mailing of a public notice if a variance is requested.

Any variances required must be heard and approved by the Town Council after the Building Regulation Advisory Board has considered the item. The Variance will be heard by the Town Council, in the following month, (on the third Tuesday), after the Building Regulation Advisory Board's action, at the Town Council's regularly scheduled meeting.

****NOTICE****

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. PLEASE MAKE SURE THAT YOU, THE APPLICANT, HAVE CHECKED AND MARKED ALL THE REQUIREMENTS OF THE APPLICATION.

SEP 14 2021

**TOWN OF GOLDEN BEACH APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING**

1. The application deadline date will be adhered to. No application will be accepted after the date and time specified.
2. The Building Department will review the application package. If it is determined that the application is incomplete, the item will not be accepted and returned to the applicant for correction.
3. During the Forty Day (40) period from the deadline date to the hearing date the following events shall take place in proper order:
 - a) During the first week upon submittal, the zoning and landscape reviewers, or the Town's designated agent will review the application and complete a comment sheet specifying all deficiencies for correction which will be emailed to you the applicant/agent of record.
 - b) Corrections for any deficiencies must be submitted within 15 days of the scheduled meeting/hearing date. Corrections not approved or received for a scheduled Agenda item will be deferred to the next B.R.A.B. meeting/hearing date.
 - c) All applicants shall be made aware that incomplete applications or deficiencies not corrected in time as per these regulations, will not be included on the agenda, and are hereby rejected, and will be returned to the applicant.
 - d) Upon receipt of a Staff Recommendation report approving the project the balance of the applications with plans and documents, need to be submitted to the Building Department for distribution to the Board Members and Staff. The Building Dept. shall retain all originals for the records. At that time the applicant's request will be placed on the Agenda for approval by the B.R.A.B. Board Members.
4. A Notice of Hearing for variance will be mailed no later than 10 days before the date of meeting, as per Town Code.
5. After approval of the item by the Board, two (2) copies of the approved application and plans will be retained by the building department, the applicant must request the two reduced sized sets for inclusion into the building permit package.

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

SEP 24 2021

APPROVED _____
DISAPPROVED _____
VARIANCE REQ. _____

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

Applicant check here	Complete application, sign, and notarize.	Bldg Dept Use
<input checked="" type="checkbox"/>	<p>If a zoning variance is applied for, the petition for variance, pages 9, 10 and 11 shall be submitted with the application and shall include:</p> <ol style="list-style-type: none"> a. Property Legal Description b. Property Folio number c. Street address d. Owners of record e. Owner and agent names and signatures properly notarized. 	
<input type="checkbox"/>	<p>Initial submittal as directed on page one; surveys, building plans, Warranty Deeds, and applications, After Zoning approval is issued completed sets are to be submitted 8 days prior to the meeting date as follows: Seven (7) copies no larger than 11" x 17" & 1 original full size sealed set 24" x 36". The same amount of copies are required for a variance. Each completed package shall consist of 1 each of an application, survey, Warranty Deed and building plans. Submit 1 CD with all documents included</p>	
<input type="checkbox"/>	<p>Conceptual construction drawings prepared and signed by a licensed design professional that shall include, at a minimum, the following:</p> <ol style="list-style-type: none"> a. Site plan at a scale not less than 1/8" = 1'-0" (Include grade elevations) b. Proposed Floor Plan views, at a scale not less than 1/4"=1'-0" c. Cross and longitudinal sections preferably through vaulted areas, if any. d. Typical exterior wall cross section. e. Full elevations showing flat roof and roof ridge height and any other higher projections. f. Sample board of construction materials to be used. g. Existing and proposed ground floor elevations (NGVD). h. Grading & Drainage Calculations i. Zone 3 Properties: Affidavit of Seawall Conformity 	
<input type="checkbox"/>	<p>Landscaping Plan, separate from building plan package, prepared and signed by a licensed landscape design professional: The same amount of copies as outlined in the Building plan submittal. Each completed package shall consist of 1 each of an application, existing landscape survey, Warranty Deed, landscape plans with building site plans. Mark CD accordingly (separate from building)</p>	
<input type="checkbox"/>	<p>First Floor and Second Floor area calculations marking the geometrical areas used to calculate the overall floor areas.</p>	
<input type="checkbox"/>	<p>Colored rendering showing new construction or proposed addition. Marked with the applicable address.</p>	
<input type="checkbox"/>	<p>Estimated cost of proposed work. For additions/remodels fair market value of property showing land value and structure value separately.</p>	
<input type="checkbox"/>	<p>Site plan detailing construction site personnel parking.</p>	

Town of Golden Beach
 Building Regulatory Advisory Board
 Hearing Date

SEP 14 2021

APPROVED _____
 DISAPPROVED _____
 VARIANCE REC'D _____

**TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING**

Application fee: _____

Request hearing in reference to:

New residence/addition: 255 Ocean Blvd Variance(s): Height exception
 Exterior alterations: _____ Other Structure: _____
 Date application filed: _____ For hearing date: _____

1. Project information:

Project description: New construction, Single Family Residence, three stories with new pool, rooftop terrace and spa, new driveway, gazebo and covered terrace
 Legal Description: Lots 34 and 35, Block "A" of Golden Beach Subdivision Section "C", according to the plat thereof, as recorded in Plat Book 9, at page 52, of the Public Records of Miami-Dade County, Florida.
 Folio #: 19-1235-0030250
 Address of Property: 255 Ocean Blvd, Golden Beach, Fl. 33160

2. Is a variance(s) required: Yes No How Many? 1
 (If yes, please submit variance application form for each request).

Owner's Name: 255 OB LLC Phone 305 851 2130 Fax _____

Owner's address: 18200 NE 19TH Ave, Suite 101 City/State Fl Zip 33162

Email address: ricardo@treconstruction.com

Agent: Stephanie Halfen Phone (305) 519-5731 Fax _____

Agent's address: 96 Golden Beach Dr City/State Florida Zip 33160

Email address: stephanie@sdhstudio.com

Architect: SDH Studio Phone (305) 519-5731 Fax _____

Email address: cristina@sdhstudio.com

Contractor: Treo Construction Phone (305) 725-0310 Fax _____

3. Describe project and/ or reason for hearing request: New Construction, Single Family Residence, three stories with new pool, rooftop terrace and spa, new driveway, gazebo and covered terrace

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

Building Plans:

Conceptual: Preliminary: Final:
 Other: _____

5. Estimated cost of work: \$5,400,000
 Estimated market value of: Land \$ 10,656,000.00
 Building \$ 0.00

(Note: If estimated cost of work is 40% of the market value of the building an independent appraisal is required).

Town of Golden Beach
 Building Regulatory Advisory Board
 Hearing Date: _____

APPROVED _____
 DISAPPROVED _____
 VARIANCE REQ: _____

5-23-2021

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? No
8. Does legal description conform to plat? No
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): _____

Acknowledged before me this 03 day of August, 2021

Type of identification:



Owner/Power of Attorney Affidavit:

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.

Signature of owner(s)

Acknowledged before me this _____ day _____ 20

Type of identification:

Notary Public

(*) 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
Building Regulatory Advisory Board
Hearing Date

8-10-21

APPROVED _____
DISAPPROVED _____
VARIANCE REQ: _____

**TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING**

Property Address: 255 Ocean Blvd, Golden Beach, Fl. 33160
 Legal Description: Lots 34 and 35, Block "A" of Golden Beach, Subdivision Section "C", Plat Book 9, Pg 52, Miami-Dade
 Owner's Name: 255 OB LLC Phone (305) 851-2130 Fax _____
 Agent's Name: Stephanie Halfen Phone (305) 519-5731 Fax _____
 Board Meeting of: _____

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

Application for: 255 Ocean Blvd New Construction, 3 stories
 Lot size: 28,400
 Lot area: 28,400
 Frontage: 100'
 Construction Zone: Residential
 Front setback: 23' Guest house /64'-11" Main House
 Side setback: 10-0"
 Rear setback: Varies
 Coastal Construction: Yes No East of coastal const. control line: Yes No
 State Road A1A frontage: _____
 Swimming pool: Yes No Existing: No Proposed: New
 Fence Type: Metal fence Existing: No Proposed: New
 Finished Floor elevation N.G.V.D.: 24.50
 Seawall: No Existing: _____ Proposed: _____
 Lot Drainage: As per Civil Plans
 How will rainwater be disposed of on site? Swales and Trench Drains

Adjacent use (s): Residential
 Impervious area: 11,295 sqf
 % of impervious area: 40%
 Existing ground floor livable area square footage: N/a
 Proposed ground floor livable area square footage: 6,390 sqf
 Existing 2nd floor livable area square footage: N/a
 Proposed 2nd floor livable area square footage: 5,519 sqf
 Proposed % of 2nd floor over ground floor: _____
 Vaulted area square footage: N/A
 Vaulted height: N/A
 Color of main structure: TBD Stone
 Color of trim: TBD
 Color & material of roof: TBD
 Building height (above finished floor elevation): 27'
 Swale: (Mandatory 10'-0" from edge of payment, 10 ft. wide x 1 ft. deep minimum): _____

Existing trees in Lot: _____ in Swale: _____
 Proposed trees in Lot: _____ in Swale: _____
 Number & type of shrubs: _____
 Garage Type: Enclosed Existing: _____ Proposed: _____
 Driveway width & type: 20'- Pervious Pavers

Signature of Applicant:  Date: 01/3/21

Town of Golden Beach
 Building Regulatory Advisory Bo
 Hearing Date

SEP 14 2021

APPROVED _____
 DISAPPROVED _____
 VARIANCE REQ: _____

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

Date: _____

Fee: _____

I, Ricardo Halfen 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: 295 Ocean Blvd Folio No. 19-1235-0030250

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)**: Chapter 66, Sec. 66-69.1 Zone One, (d)(1)(c):
Lowest Habitable Floor Height

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. Yes- Request to allow the first habitable floor to start at 24.5' NGVD instead of 20.2 NGVD as stated in th Town's Code.

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. Yes. The existing elevation of the street results in a very low height for the ground floor of the residence, making this space not adequate. A variance is requested to increase height at ground level, without increasing overall permitted height of the residence, in order to provide the space with more height.

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

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

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

SEP 14 2021

APPROVED _____
DISAPPROVED _____
VARIANCE REQ: _____

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

4. The Variance granted is the minimum Variance that will make possible the reasonable use of the land or structure. Yes

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. Yes

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 Regulatory Advisory Board
Hearing Date

SEP 14 2021

APPROVED _____
DISAPPROVED _____
VARIANCE REQ. _____

TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
PETITION FOR VARIANCE
AFFIDAVIT BY OWNER

Affidavit by Owner for Variance Request(s):

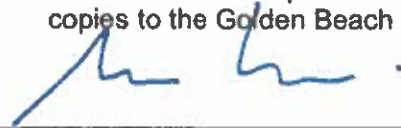
Folio No.: 19-1235-003-0250 Address: 255 Ocean Blvd

Legal Description: Lots 34 and 35, Block "A" of Golden Beach Subdivision Section "C", According to the plat thereof as recorded in Plat Book 9, at page 52, of the Public records of Miami- Dade County, Florida

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 _____ 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.



Signature of Owner or Legal Representative

Sworn to and subscribed before me this 03 day of August, 2021



Notary Public State of Florida at Large


Personally know to me Produced Identification

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

SEP 14 2021

APPROVED _____
DISAPPROVED _____
VARIANCE REQ: _____



A Civil Engineering Firm
Tel: (786)302-7693 • Email: wilford@zephyrengineeringfl.com

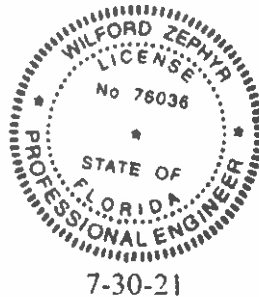
July 30, 2021

Drainage Calculations for Private Residence at 255 Ocean Blvd Golden Beach, FL 33160

Prepared by:

**WILFORD
ZEPHYR**

Digitally signed
by WILFORD
ZEPHYR
Date: 2021.07.30
22:21:45 -04'00'



Wilford Zephyr, P.E., LEED AP, CFM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

RECEIVED

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

Per _____

APPROVED _____
DISAPPROVED _____
VARIANCE REQ. _____

5451 Pierce Street, Hollywood, FL 33021
website: zephyrengineeringfl.com

APPROVED _____
DISAPPROVED _____
VARIANCE REQ. _____

Average Elevation of Pervious Areas= 11.50 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= 9.50 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 $S =$ 4.93 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:

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

Town of Golden Beach
 Building Regulatory Advisory Board
 Meeting Date

5-2 | 34 2021

APPROVED _____
 DISAPPROVED _____
 VARIANCE REQ: _____

$$(7.00+0.8*S)$$

R is computed in inches R= 3.30 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.

$$V = \frac{7.810}{12} \text{ cubic feet}$$

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.

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

$$VP = \frac{8.349}{12} \text{ cubic feet}$$

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= 8.349 cubic feet) > (V= 7.810 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.

Town of Golden Beach
 Building Regulatory Advisory Board
 Meeting Date: SEP 14 2021 3 | 3

APPROVED _____
 DISAPPROVED _____
 VARIANCE REQ. _____

Exfiltration Trench Length Calculation

All elevations are referenced to NGVD29 vertical datum.

Calculating H_2

Design Water Table (WT) = 2.00 ft
 Lowest Catch Basin Elevation = 9.75 ft
 Bottom of Exfiltration Trench = (-)4.00 ft
 Top of Exfiltration Trench = 8.25 ft
 $E_{L_{min}} = N/A$
 $H_2 = 7.75$ ft

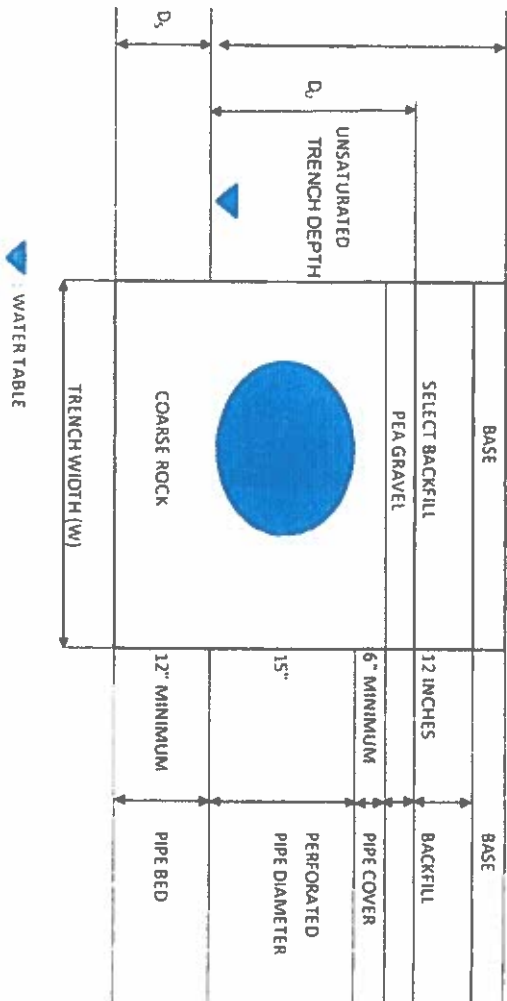
Calculating Exfiltration Trench Length

$E_{L_{min}}$ = invert elevation of lowest weir/bleeder allowing discharge from trench
 L_e = length of trench required (ft)
 L_e = length of trench provided (ft)
 V_{safety} = volume in exfiltration trench (ac-in)
 FS = factor of safety
 K = hydraulic conductivity (cfs/ft² · ft head)
 H_2 = head on saturated surface (ft)
 w = trench width (ft)
 D_u = unsaturated trench depth (ft)
 D_s = saturated trench depth

$$L_e = \frac{FS(V_{safety})}{K[H_2w + 2H_2D_u \cdot D_u + 2H_2D_s] + (1.39 \times 10^{-3})(WD_u)}$$

$V_{safety} = 2.3$ (8,349 CF)
 $FS = 2$
 $K = 0.000223$
 $H_2 = 7.75$
 $w = 6$
 $D_u = 6.25$
 $D_s = 6$

$L_e = 93.47'$ of exfiltration trench required.
 $L_e = 94'$ of exfiltration trench provided.



Town of Golden Beach
 Building Regulatory Advisory Board
 Hearing Date

SEP 4 2021

APPROVED _____
 DISAPPROVED _____
 VARIANCE REQ. _____

MAILING FOR 255 OCEAN

255 OB LLC
18200 NE 19 AVE 101
NORTH MIAMI BEACH, FL 33162 USA

JOSEPH ISAACOFF
274 OCEAN BLVD
GOLDEN BEACH, FL 33160

RUBEN SALAMA
ROCHEL LEA WILDSTEIN SALAMA
220 OCEAN BLVD
GOLDEN BEACH, FL 33160

SAMUEL OHEV ZION
MICHELLE BITTMAN
263 OCEAN BLVD
GOLDEN BEACH, FL 33160 USA

266 OBGB LLC
266 OCEAN DR
GOLDEN BEACH, FL 33160

275 G BH LLC
275 OCEAN BLVD
GOLDEN BEACH, FL 33160 USA

YD NYACK INC
11 ORCHARD ST
NYACK, NY 10960

JEREMY ALTERS TRS
JEREMY ALTERS REV TRUST AGREEMENT
JEREMY ALTERS
277 OCEAN BLVD
GOLDEN BEACH, FL 33160 USA

PHILIP & MARIA YANG
PO BOX 277
PLAINSBORO, NJ 08536

SILVERLANE RLTY LLC
2801 NE 208 TERR STE 102
AVENTURA, FL 33180-1428

BRADLEY I MEIER
229 OCEAN BLVD
GOLDEN BEACH, FL 33160

BRUCE WEBER & NAN BUSH
325 OCEAN BLVD
GOLDEN BEACH, FL 33160-2211

LIOR BEN SHMUEL TRS
ILS TRUST
508 NORTH PARKWAY
GOLDEN BEACH, FL 33160

RACHMIL LEKACH & W SARITA
296 OCEAN BLVD
GOLDEN BEACH, FL 33160-2210

KASHAYAR PASHOOTAN
PAIGE PASHOOTAN
250 S OCEAN BLVD
GOLDEN BEACH, FL 33160

288 OCEAN BLVD LLC
288 OCEAN BLVD
GOLDEN BEACH, FL 33160 USA

SK INVEST GROUP LLC
17100 N BAY RD 1612
SUNNY ISLES BEACH, FL 33160

MOISES SALAMA
284 OCEAN BLVD
GOLDEN BEACH, FL 33160 USA

MARIA LORENA ZUCCOLILLO
230 OCEAN BLVD
GOLDEN BEACH, FL 33160-2210

In accordance with Town Code Section 66-41 a motion to recommend approval was made by Eric Cohen, Seconded by Zvi Shiff – with a height not to exceed 50'10" NGVD
On roll call: Eric Cohen-Aye, Zvi Shiff-Aye, and Jerome Hollo-Aye.
Motion passed 3 – 0

5. 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.

Stephanie Halfen recused herself from voting on this item
Michael Miller – Michael Miller Planning summarized his report into the record.
Stephanie Halfen – Architect – spoke on behalf of the applicant

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 westerly.

Request is to allow the first habitable floor to start at 24.6' NGVD instead of 20.2' NGVD as stated in the Town's code with a building height not exceed 51.6' NGVD

Height of the structure (building envelope) without the variance: 20.2' FFE + 30' = 50.02', with the variance the building envelope height is 51.6' NGVD, 1.6' difference (taller) in the height of the structure measured from the First Floor Finished elevation of 24.6'

In accordance with Town Code Section 66-41 a motion to recommend approval was made by Zvi Shiff, Seconded by Eric Cohen – with a building envelope height not to exceed 51.6' NGVD
On roll call: Eric Cohen-Aye, Zvi Shiff-Aye, and Jerome Hollo-Aye.
Motion passed 3 – 0

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.

In accordance with Town Code Section 66-41 a motion to recommend approval was made by Zvi Shiff, Seconded by Eric Cohen
On roll call: Eric Cohen-Aye, Zvi Shiff-Aye, and Jerome Hollo-Aye.
Motion passed 3 – 0



255 OCEAN BLVD
255 OCEAN BLVD, GOLDEN BEACH, FL. 33160

SDH_STUDIO
 ARCHITECTURE+DESIGN
 Firm License No. AA26002883
 18200 NE 19th Ave, Suite 100
 North Miami Beach, Florida 33162
 305.501.5013
 www.sdhstudio.com

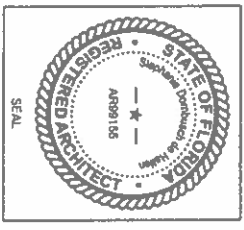
	LANDSCAPING	ARCHITECTURE	STRUCTURAL	PLUMBING	MECHANICAL	ELECTRICAL	CIVIL
DRAWING INDEX		A-000 COVER PAGE A-001 GENERAL NOTES A-1-00-1 GROUND FLOOR PLAN A-1-00-2 BUILDING DIAGRAMS A-1-00-3 BUILDING CONTEXT PHOTOGRAPHS A-1-00-4 ELEVATION DIAGRAMS A-1-00-5 SURROUNDING SITE OVERLAYS A-1-00-7 FRONT SUPERIMPOSITION A-1-02 SECOND FLOOR FURNITURE A-1-03 ROOF TOP PLAN A-1-04 SECTIONS A-201 ELEVATIONS A-301 SECTIONS A-302 WALL SECTIONS A-303 ADDITIONAL SECTIONS AND DETAILS A-304 DOOR AND WINDOWS SCHEDULE A-300					
PROJECT TEAM							APPROVED _____ DISAPPROVED _____ VARIANCE REQ: _____ Town of Golden Beach Building Regulatory Advisory Board Meeting Date SEP 14 2021

SDH-STUDIO
ARCHITECTURAL DESIGN

442602143
4830 NE 87th Ave, Suite 108
North Miami Beach, FL 33162
305.555.1100
info@sdhstudio.com

STEPHEN B. DE MARCO
ARCHITECT P.A.
ARCHITECT #1983

255 OCEAN BLVD
255 OCEAN BLVD, GOLDEN BEACH, FL 33160
255 08 LLC



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING
RELEASE DATE: ISSUE DATE

A-100

LEGAL DESCRIPTION
ADDRESS: 255 OCEAN BLVD, GOLDEN BEACH, FL 33160
LOT: 34/23 BLOCK: A PLAT BOOK: 9 PAGE: 32
HIGHEST CROWN OF ROAD ELEVATION: 10'-0" ± 0.0
BASE FLOOD: 100
FLOOD ZONE: X2/ZONE
AVERAGE OF CROWN OF ROAD ELEVATION: 10'-0" ± 0.0
BASE FLOOD: 100

ALL SITE INFORMATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY: SURVEYOR'S NAME: MASES CONSULTING P.L.L.C. #733 FIELD WORK DATE: 07/22/2021
LOWEST FLOOR ELEVATION: GARAGE/STORAGE ELEV. ADJACENT GRADE ELEV. PROPOSED: 2'-0" (WOOD) 11'-0" (CONCRETE) MINIMUM

AS BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS BUILT 1 ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (ICC-303)

SITE PLAN
1/16" = 1'-0"

APPROVED
MISAPPROVED
VARIANCE REQ.

SEP 14 2021

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

SITE DESCRIPTION

LEGAL DESCRIPTION
ADDRESS: 255 OCEAN BLVD, GOLDEN BEACH, FL 33160
LOT: 34/23 BLOCK: A PLAT BOOK: 9 PAGE: 32
HIGHEST CROWN OF ROAD ELEVATION: 10'-0" ± 0.0
BASE FLOOD: 100
FLOOD ZONE: X2/ZONE
AVERAGE OF CROWN OF ROAD ELEVATION: 10'-0" ± 0.0
BASE FLOOD: 100

ALL SITE INFORMATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY: SURVEYOR'S NAME: MASES CONSULTING P.L.L.C. #733 FIELD WORK DATE: 07/22/2021
LOWEST FLOOR ELEVATION: GARAGE/STORAGE ELEV. ADJACENT GRADE ELEV. PROPOSED: 2'-0" (WOOD) 11'-0" (CONCRETE) MINIMUM

AS BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS BUILT 1 ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (ICC-303)

ZONING INFORMATION

ART. III - DISTRICT REGULATIONS SECTION 66-41.5
ZONE ONE - OCEANFRONT FRONTAGES

REQUIRED	PROVIDED
20'-0"	23'-0"
60'-0"	64'-11"
REFER TO PLAN	REFER TO PLAN
10'-0"	10'-0" N - 10'-0" S
11'-0" NORTH & 23'-0" SOUTH	
30' FROM LOWEST HABITABLE AREA	27' FROM LOWEST HABITABLE AREA
35% ± 28,400 ± 0.35-9,242 SQ'	10,981 SF ± 38.6%
66% ± 28,400 ± 0.68-9,440 SQ'	23,621 SF
	11,295 SF

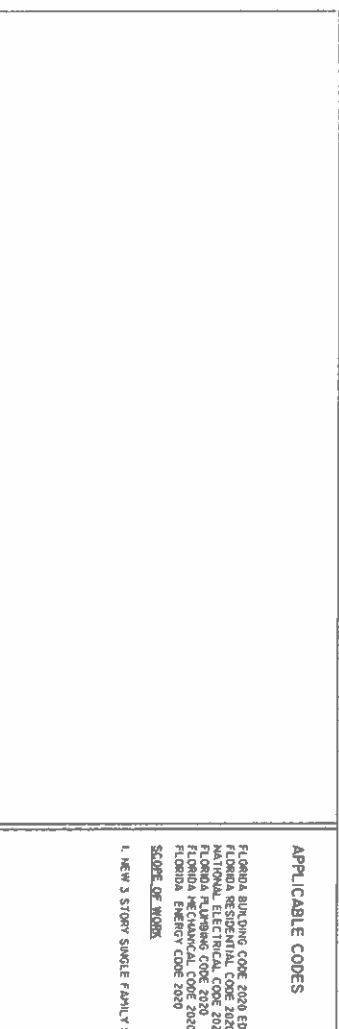
APPLICABLE CODES

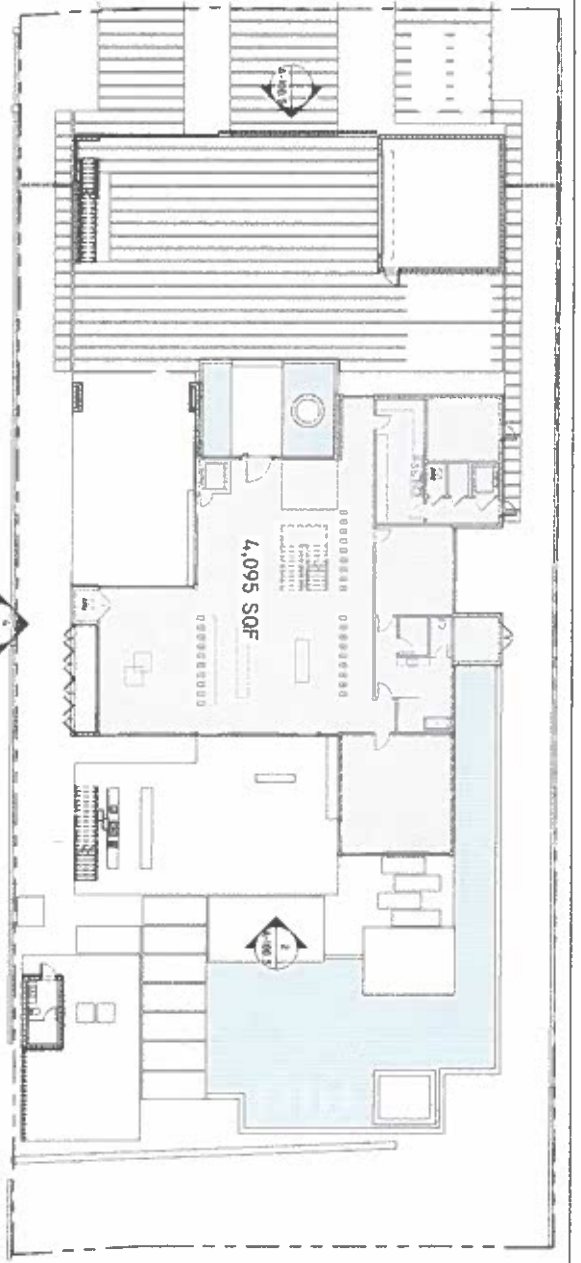
FLORIDA BUILDING CODE 2020 EDITION
FLORIDA ELECTRICAL CODE 2020
NATIONAL ELECTRICAL CODE 2020
FLORIDA PLUMBING CODE 2020
FLORIDA MECHANICAL CODE 2020
FLORIDA ENERGY CODE 2020

SCOPE OF WORK
1. NEW 3 STORY SINGLE FAMILY RESIDENCE

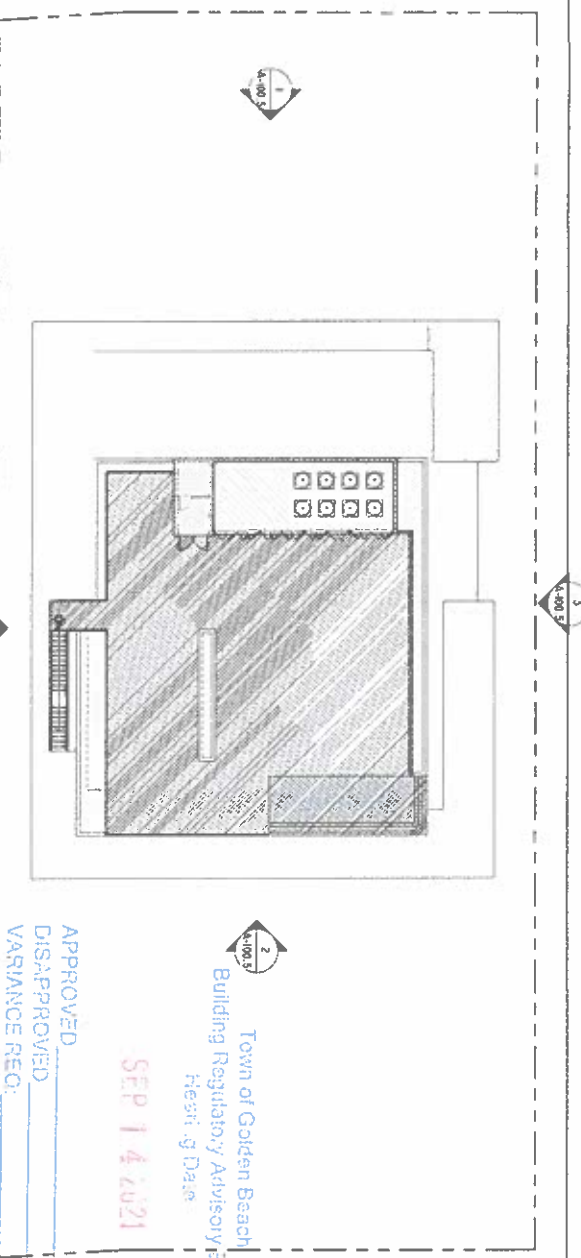
AREA TALLY

LOT AREA	28,400 SF
A/C GARAGE FL	4,095 SF
A/C MAIN FL	5,462 SF
A/C SECOND FL	5,599 SF
A/C TOTAL	15,076 SF
ENTRY	171 SF
COVERED OUTDOORS	2,861 SF
GARAGE	593 SF
BALCONIES	5,454 SF
ROOF TOP	3,503 SF
POOL - POOL DECK	2,415 SF ± 413 SF
DRIVEWAY	1,029 SF






1 GROUND FLOOR AC
1/16" = 1'-0"

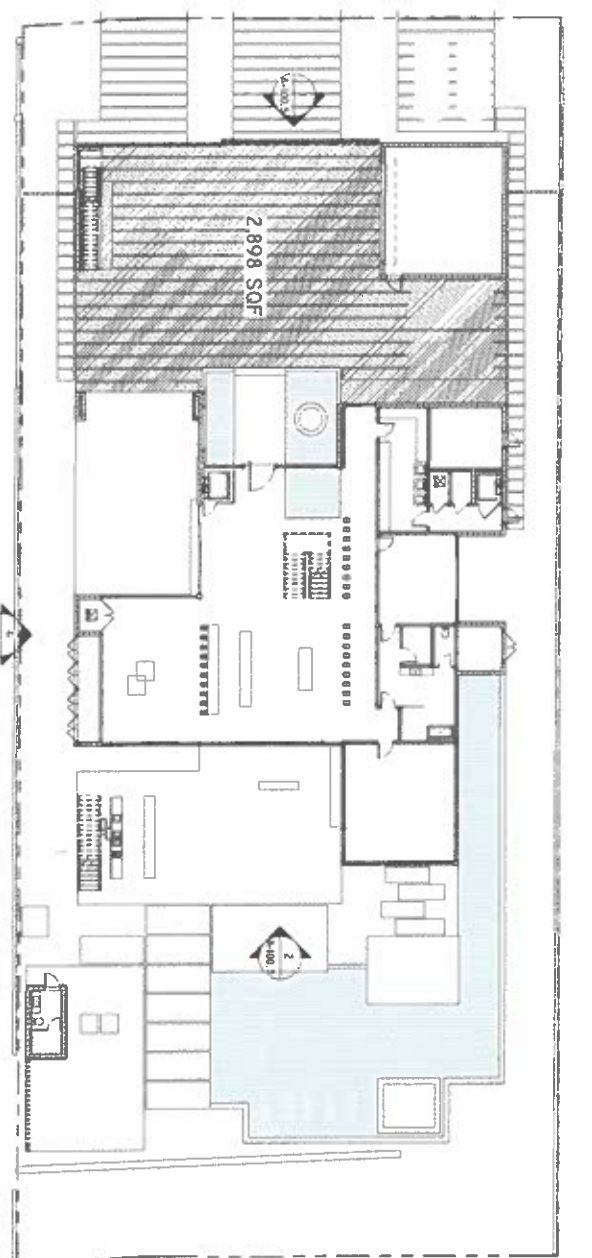


5 ROOF AREA DIAGRAM
1/16" = 1'-0"


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 Meeting Date
SEP 14 2021
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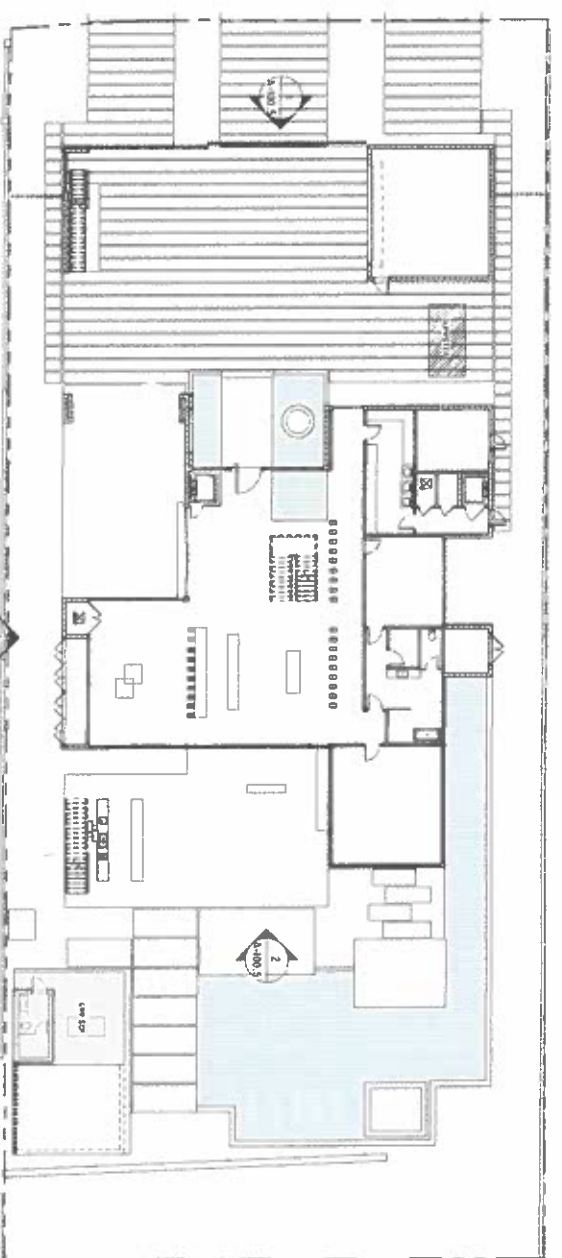
2 MAIN FLOOR AC
1/16" = 1'-0"



4 BUILDING SEPARATION DIAGRAM
1/16" = 1'-0"



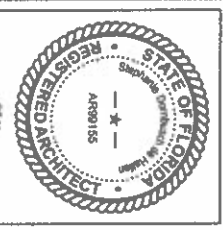
3 SECOND FLOOR AC
1/16" = 1'-0"



6 GAZEBRO AREA DIAGRAM
1/16" = 1'-0"

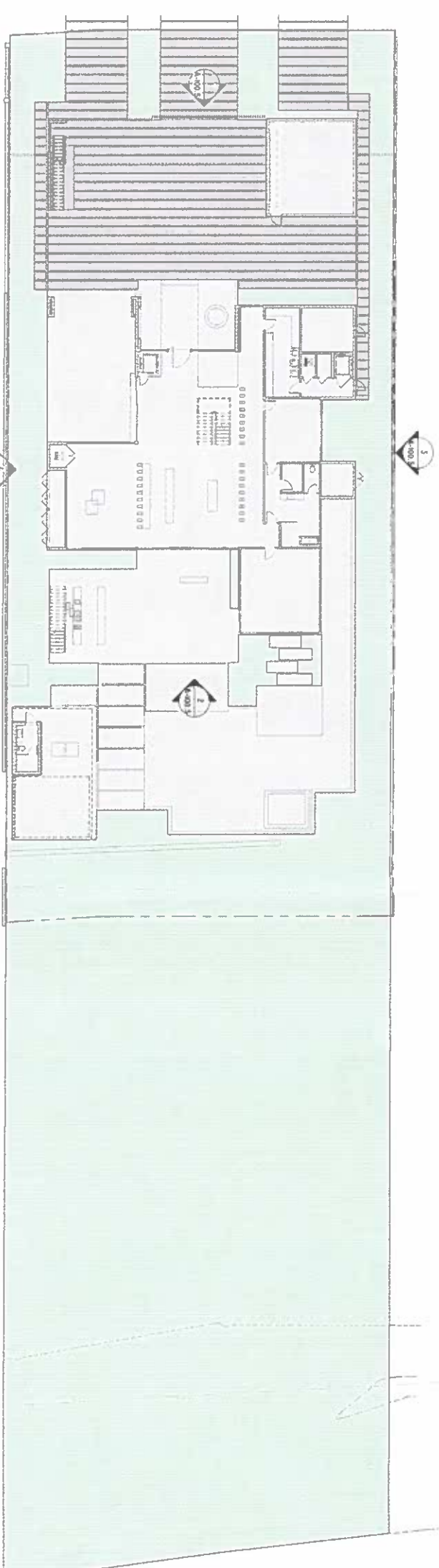
SDH STUDIO
 ARCHITECTURE
 18100 NE 17th Ave, Suite 200
 North Palm Beach, FL 33411
 561-842-1111
 www.sdhstudio.com
 STIPWALD & DE MURPHY
 ARCHITECT P.A.
 ARCHITECTS-9865

255 OCEAN BLVD
 255 OCEAN BLVD, GOLDEN BEACH, FL 33160
 255 08 LLC



BUILDING DIAGRAMS
 DRAWN BY: SDH
 CHECKED BY: RB
 INITIAL DRAWING: ISSUE DATE
 RELEASE DATE:
A-100.2

NOTES/COMMENTS
 REVISIONS / SUBMISSIONS



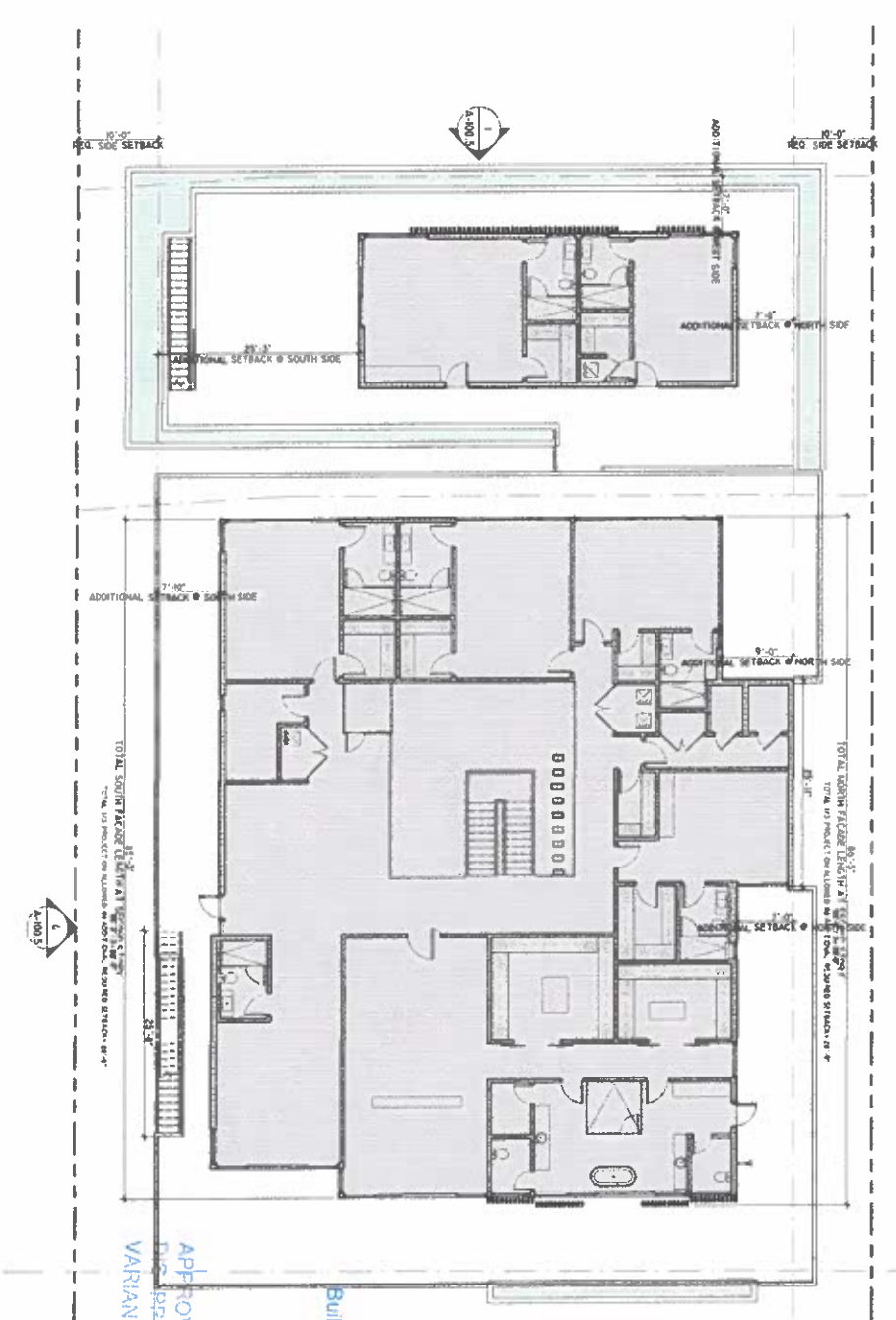
- PERVIOUS AREA, 110' x 255'
- PROPOSED BUILDING FOOTPRINT
- PERVIOUS AREA, 110' x 255'
- PROPOSED BUILDING FOOTPRINT

1 PERVIOUS AREA DIAGRAM
1/16" = 1'-0"



- TRAVERTINE STONE FOR GENERAL FACADES
- CLEAR GLASS FOR WINDOWS AND MAIN HOUSE RAILINGS
- WOOD CLADDING FOR ROOF
- WOOD FINISH FOR LOUNERS
- CABLE GUARD RAILING FOR SIDE STAIRS

3 PROPOSED MATERIALS



Town of Golden Beach
Building Regulatory Advisory Board
Heath, S. Date
SEP 14 2021

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2 SETBACK DIAGRAM
3/32" = 1'-0"

SDH_STUDIO
ARCHITECTURAL DESIGN

AL20004983
4800 NE First Ave, Suite 40
North Miami Beach, FL 33162
anderson@sdhstudio.com
305.944.1111

STEPHANE & BRUNNEN
ARCHITECTS P.A.
ARCHITECTS

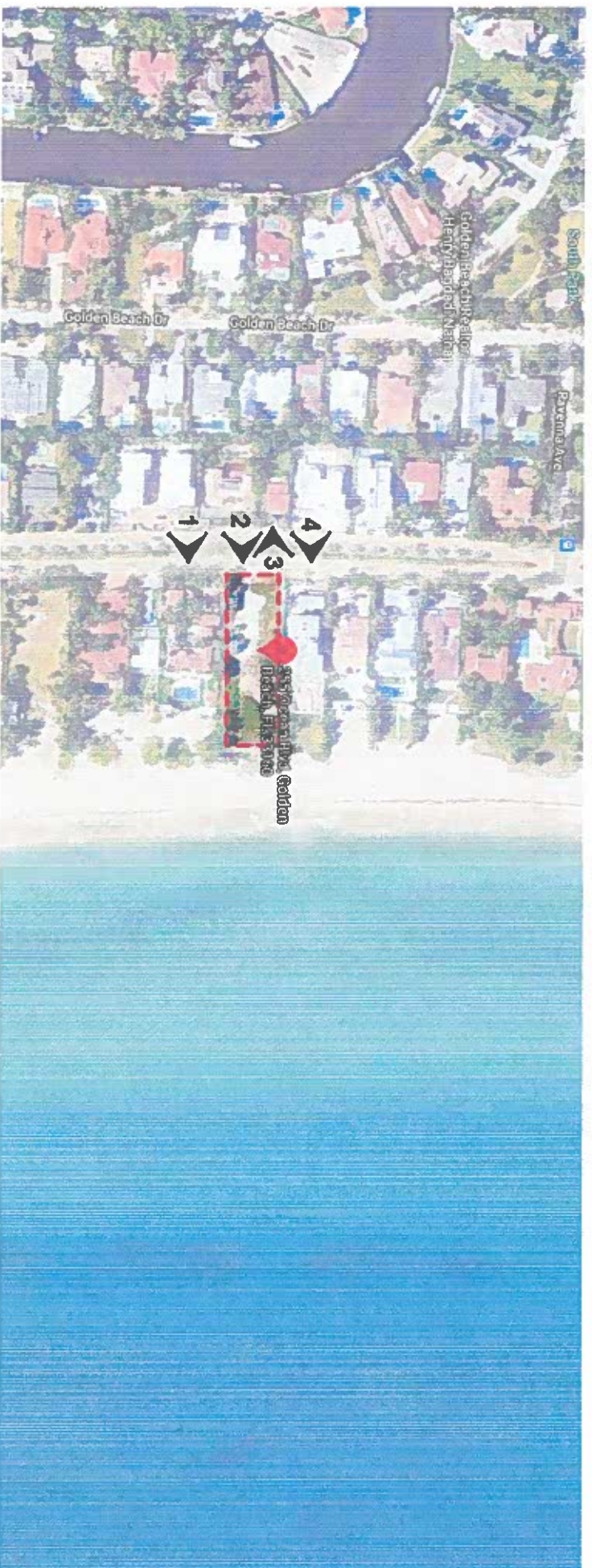
255 OCEAN BLVD
255 OCEAN BLVD, GOLDEN BEACH, FL 33660

255 08 L.C.

STATE OF FLORIDA
Professional Seal
REGISTERED ARCHITECT
A009155

NOTES/COMMENTS
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INITIAL DRAWING RELEASE DATE
ISSUE DATE

A-100.3

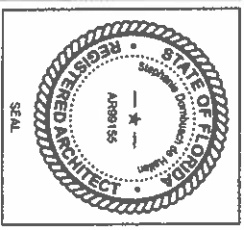


Town of Golden Beach
 Building Regulatory Advisory Board
 Hearing Date
SEP 14 2021

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 LOCATION / FINANCE REQ.

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 4520 N.E. 97th Ave., Suite 202
 North Palm Beach, FL 33462
 (561) 241-5000
 www.sdhstudio.com
 STEPHEN & DEBRA HAYES
 ARCHITECTS P.A.

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 255 OCEAN BLVD, GOLDEN BEACH, FL 33406
 255 09 LLC



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BUILDING CONTEXT PHOTOGRAPHS

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VIEW #1



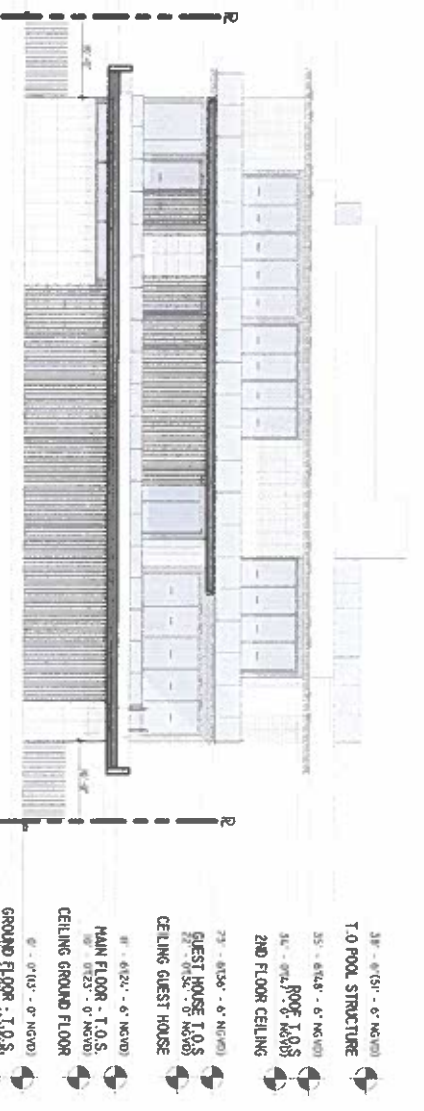
VIEW #2



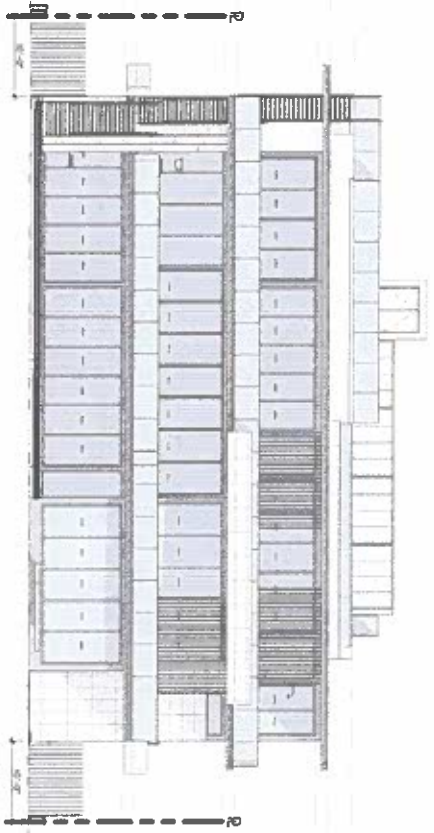
VIEW #3



VIEW #4



- 38' - 6" (1st) - 6' (NOI)
- 1.0 POOL STRUCTURE
- 35' - 6" (1st) - 6' (NOI)
- ROOF T.O.S
- 34' - 0" (1st) - 6' (NOI)
- 2ND FLOOR CEILING
- 28' - 6" (1st) - 6' (NOI)
- GUEST HOUSE T.O.S
- 27' - 0" (1st) - 6' (NOI)
- CEILING GUEST HOUSE
- 18' - 6" (1st) - 6' (NOI)
- MAIN FLOOR - T.O.S
- 18' - 0" (1st) - 6' (NOI)
- CEILING GROUND FLOOR
- 6' - 0" (1st) - 6' (NOI)
- GROUND FLOOR - T.O.S
- 6' - 0" (1st) - 6' (NOI)
- C.O.R + 2

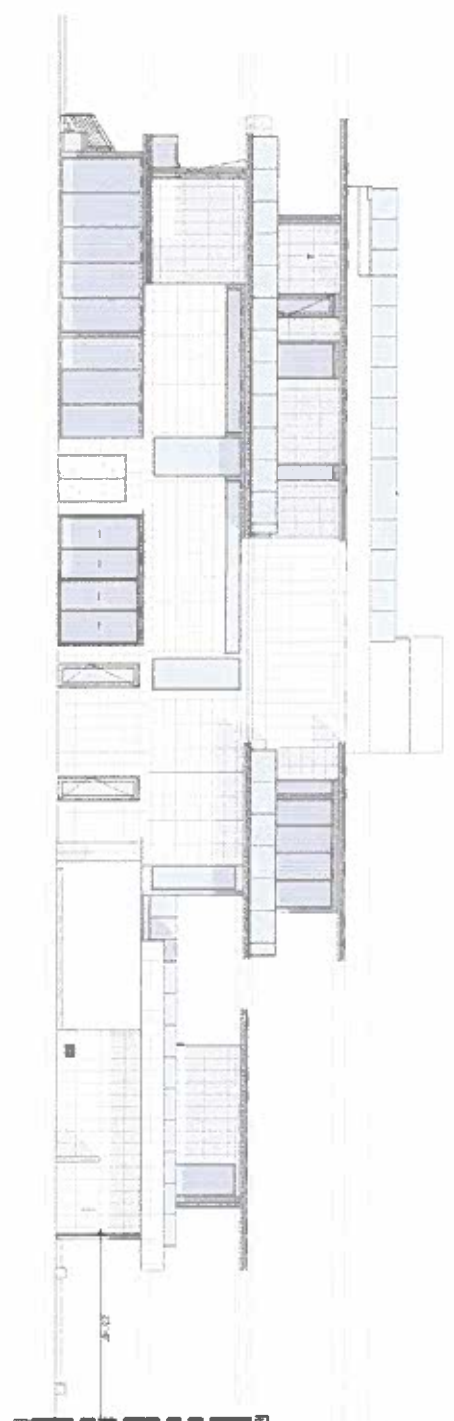


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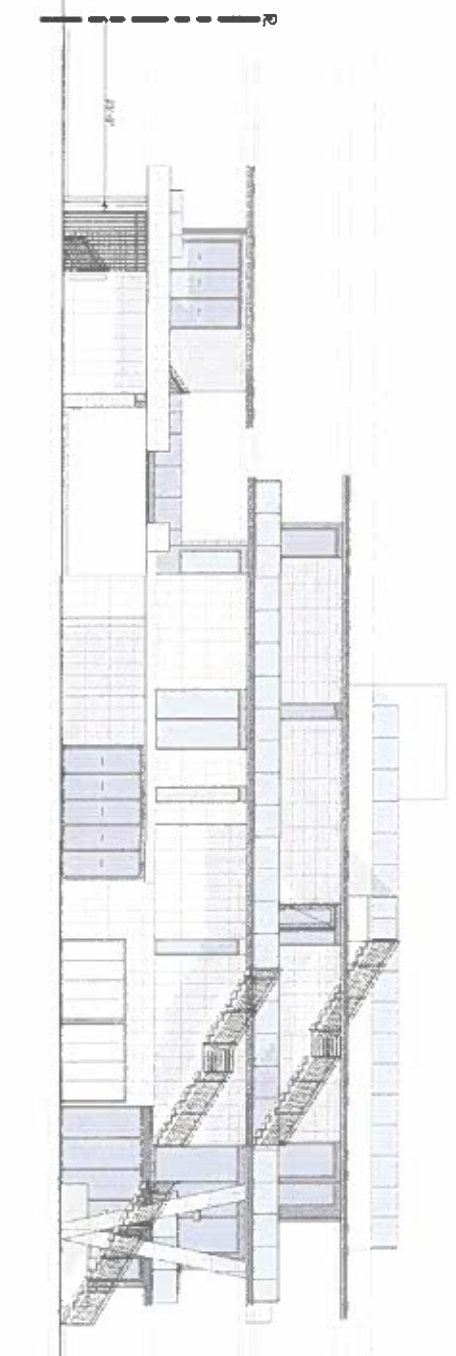
Town of Golden Beach
 Building Regulatory Advisory Board
 Hearing Date

SEP 14 2021

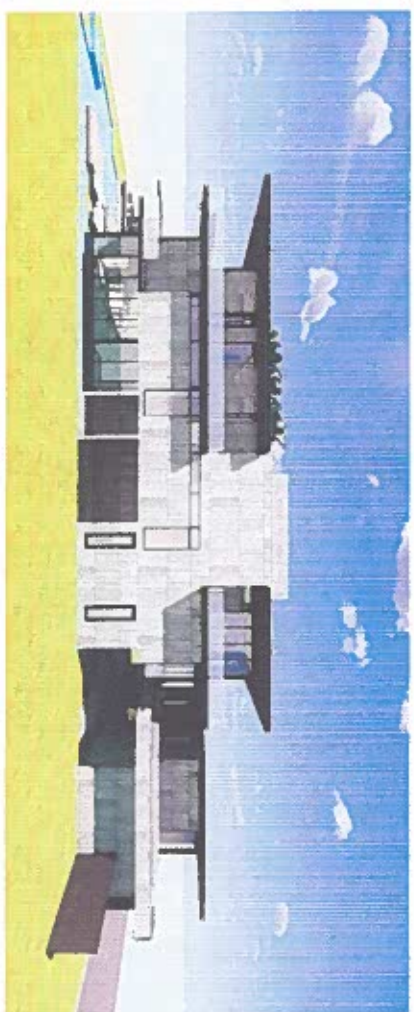
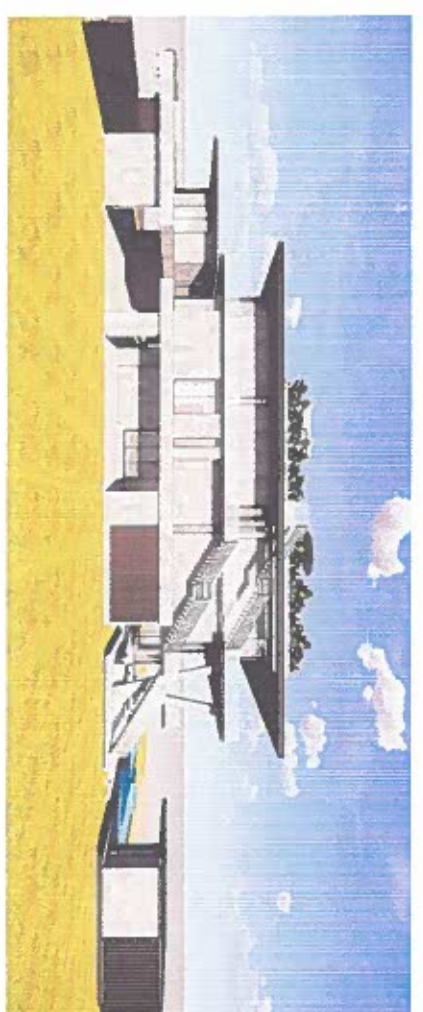
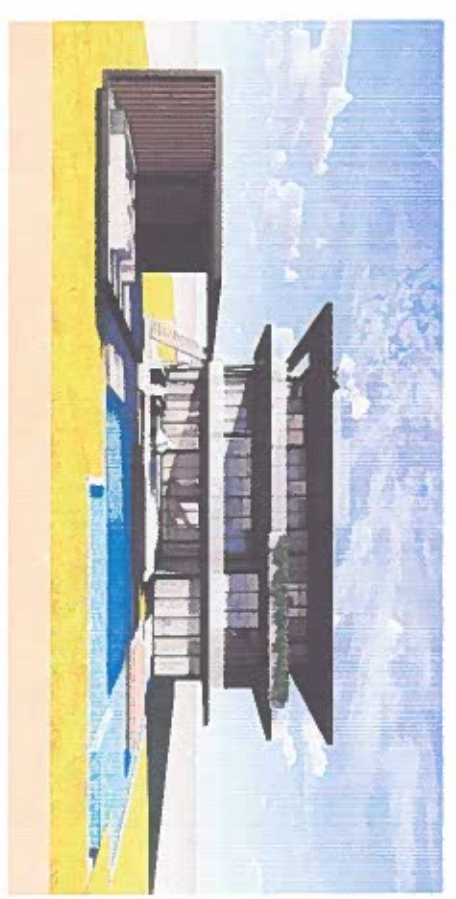
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 VARIANCE REQ.



- 38' - 6" (1st) - 6' (NOI)
- 1.0 POOL STRUCTURE
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- MAIN FLOOR - T.O.S
- 18' - 0" (1st) - 6' (NOI)
- CEILING GROUND FLOOR
- 6' - 0" (1st) - 6' (NOI)
- GROUND FLOOR - T.O.S
- 6' - 0" (1st) - 6' (NOI)
- C.O.R + 2



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- 6' - 0" (1st) - 6' (NOI)
- C.O.R + 2



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 (561) 844-1111

255 OCEAN
 BLVD
 255 OCEAN BLVD, GOLDEN
 BEACH, FL 33160
 255 00 LLC



NOTES / COMMENTS

REVISIONS / SUBMISSIONS

ELEVATION DIAGRAMS

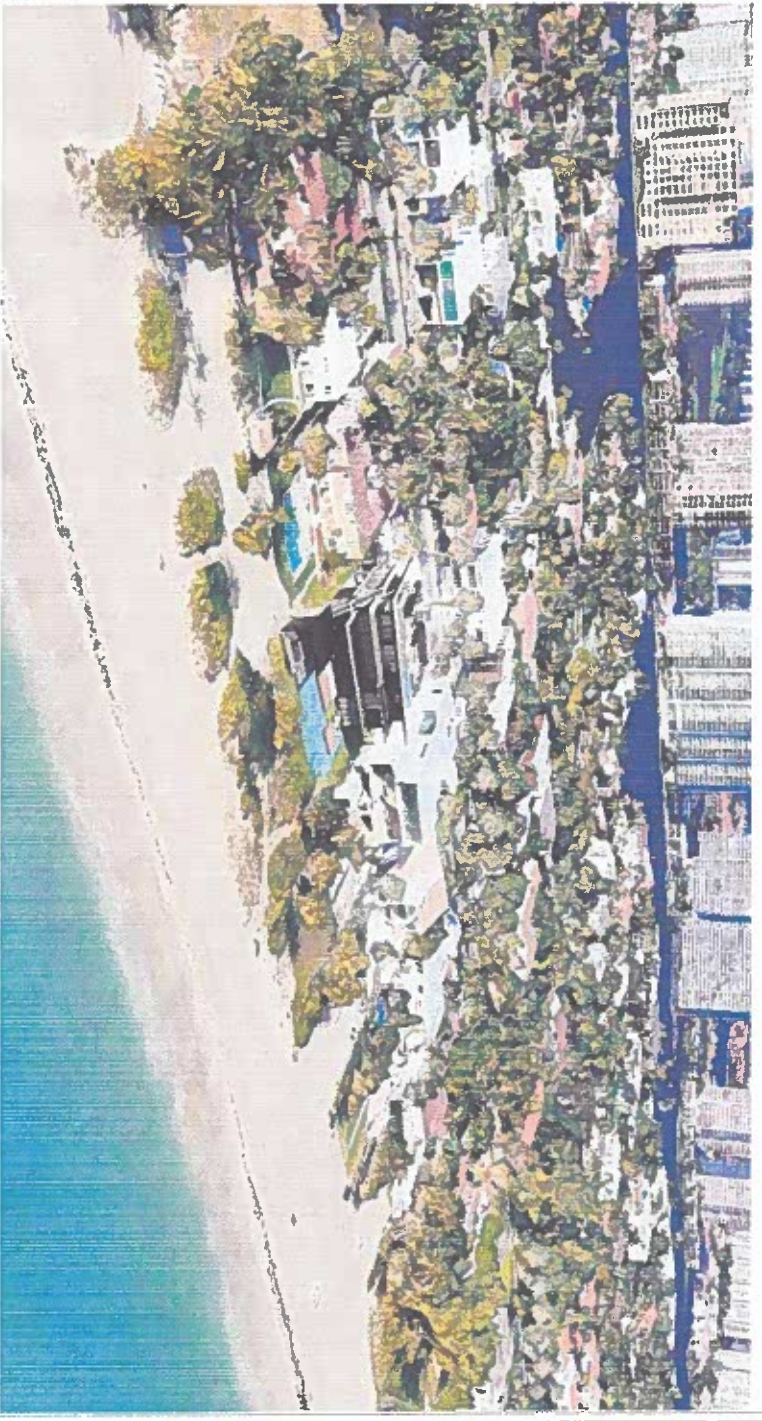
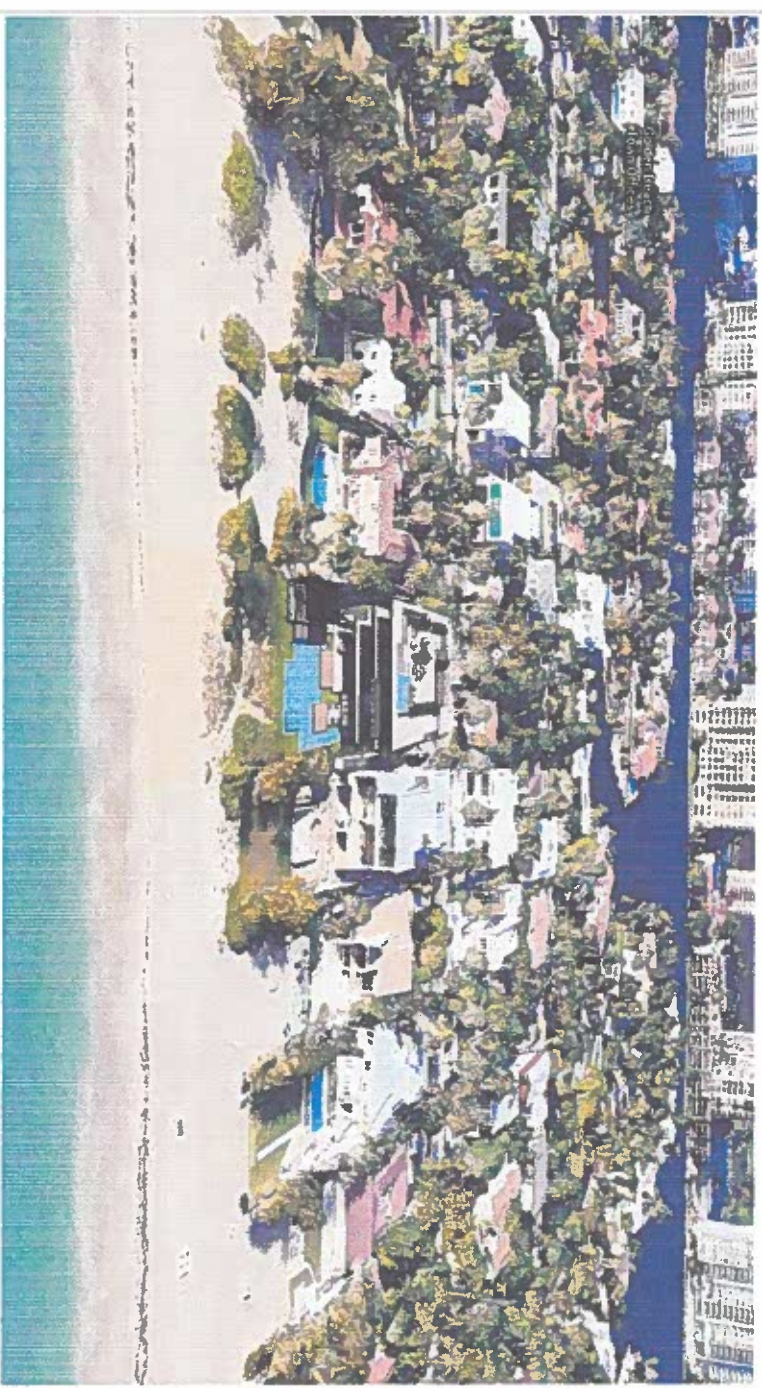
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BEACH, FL 33160
259 08 LLC

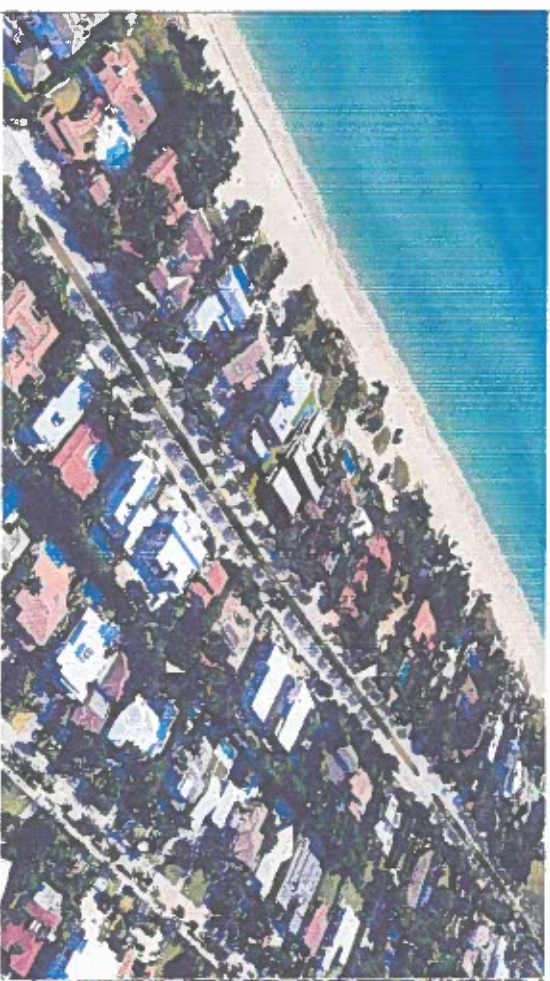


NOTES/COMMENTS
REVISIONS / SUBMISSIONS

**SURROUNDING SITE
OVERLAYS**



1 EAST VIEWS SUPERIMPOSITION



2 TOP NORTH VIEW SUPERIMPOSITION

3 TOP SOUTH VIEW SUPERIMPOSITION

4 TOP WEST VIEW SUPERIMPOSITION

Town of Golden Beach
Building Regulatory Advisory Board
Hear: 9 Days

APPROVED _____
DISAPPROVED _____
VARIANCE REQ. _____

SEP 14 2024

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A-100.6

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STEPHEN S. DE LUCA
ARCHITECT, P.A.
ARCH. REG.# 4968

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BEACH, FL 33160
255 08 1116



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

FRONT SUPERIMPOSITION

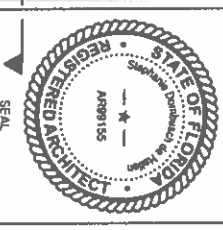
Approved for the Town of Golden Beach, Florida, for the use of the Building Regulatory Advisory Board on the part of the State of Florida, and for the use of the Building Regulatory Advisory Board on the part of the State of Florida, and for the use of the Building Regulatory Advisory Board on the part of the State of Florida.

Town of Golden Beach
Building Regulatory Advisory Board
Hour: 9 Date
SEP 14 2021
APPROVED _____
DISAPPROVED _____
VARIANCE REC. _____



1 FRONT VIEW SUPERIMPOSITION

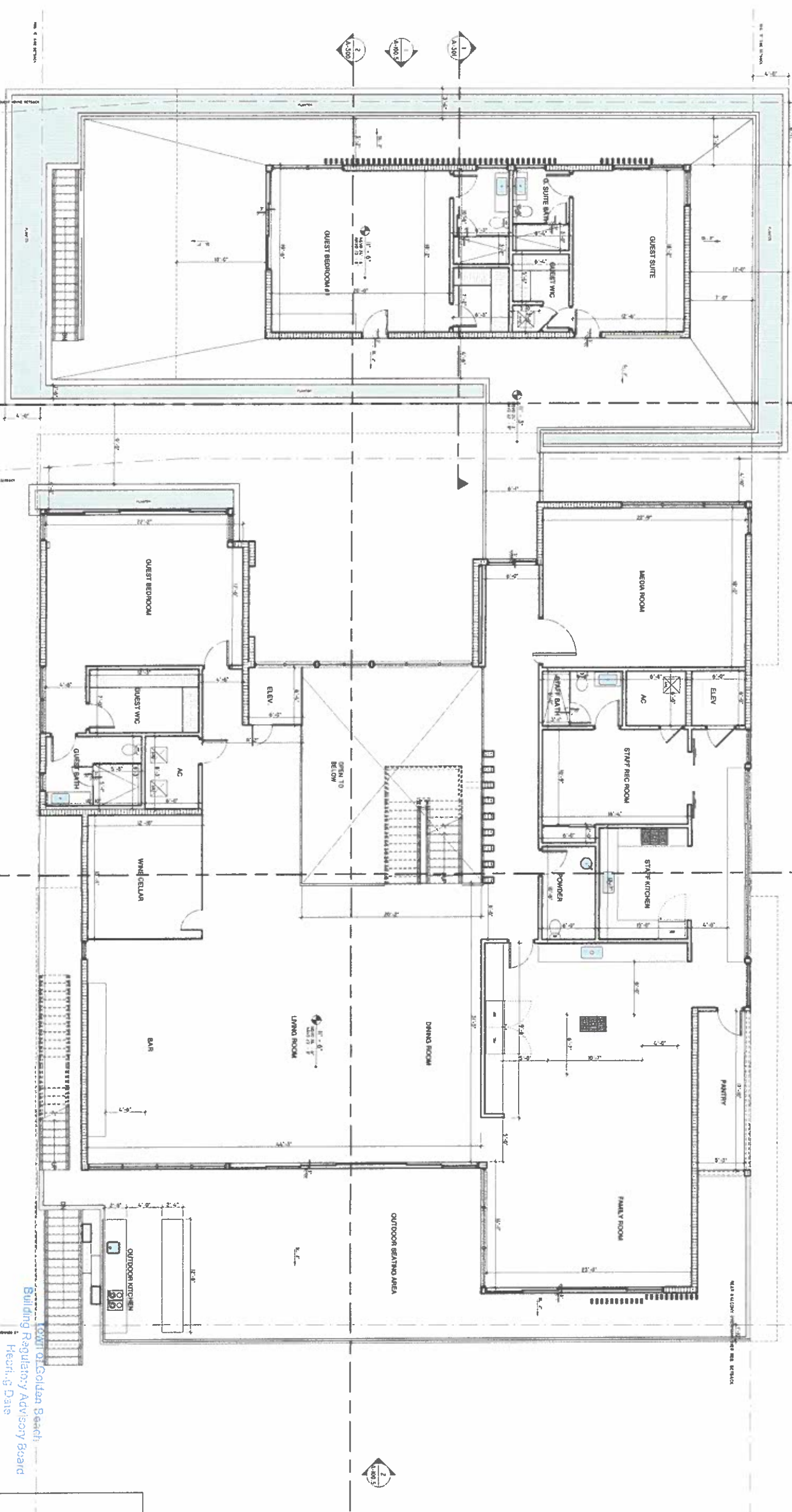
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INITIAL DRAWING ISSUE DATE
RELEASE DATE:
A-100.7



NOTES/COMMENTS
REVISIONS / SUBMISSIONS

MAIN FLOOR PLAN

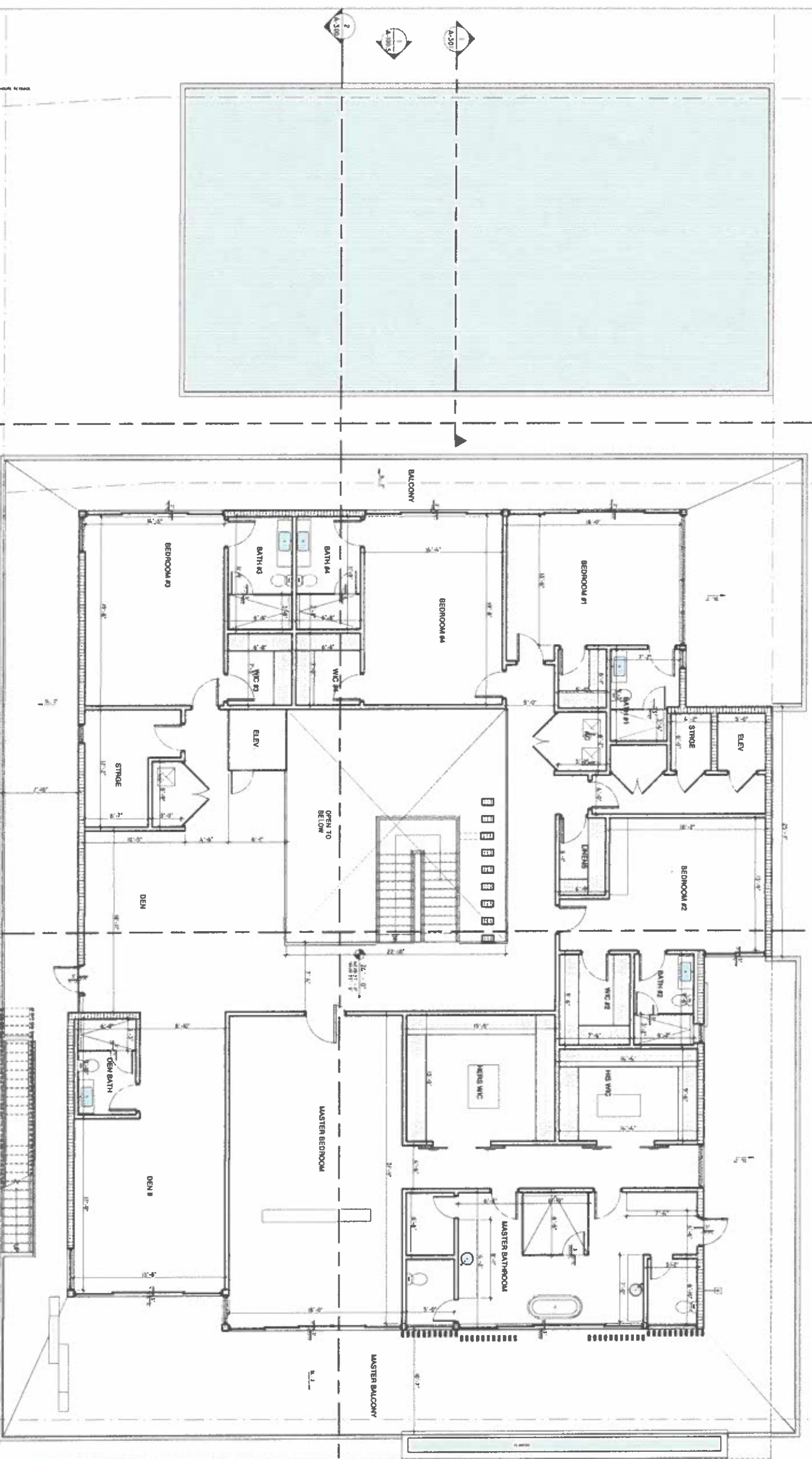
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TOWN of Golden Beach
Building Regulatory Advisory Board
Hearing Date
EP 14 2021

NOT APPROVED
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VARIANCE REQ.
MAIN FLOOR
3/16" = 1'-0"

A-300



SEE PLAN SHEET A-101 FOR FLOOR PLAN

SEE PLAN SHEET A-101 FOR FLOOR PLAN

A-101

A-101

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 VARIANCE REQ.

Town of Golden Beach
 Building Regulatory Advisory Board
 Hearing Date
 SEP 14 2021

1 SECOND FLOOR
 3/16" = 1'-0"

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 ARCHITECTURE

ARCHITECT
 255 OCEAN BLVD. SUITE 102
 NORTH PALM BEACH, FL 33408
 (561) 840-1000
 WWW.SDHSTUDIO.COM

STEPHANE S. DE LUCA
 ARCHITECT
 A00185440

255 OCEAN
 BLVD
 255 OCEAN BLVD. GOLDEN
 BEACH, FL 33160
 255 08 LLC



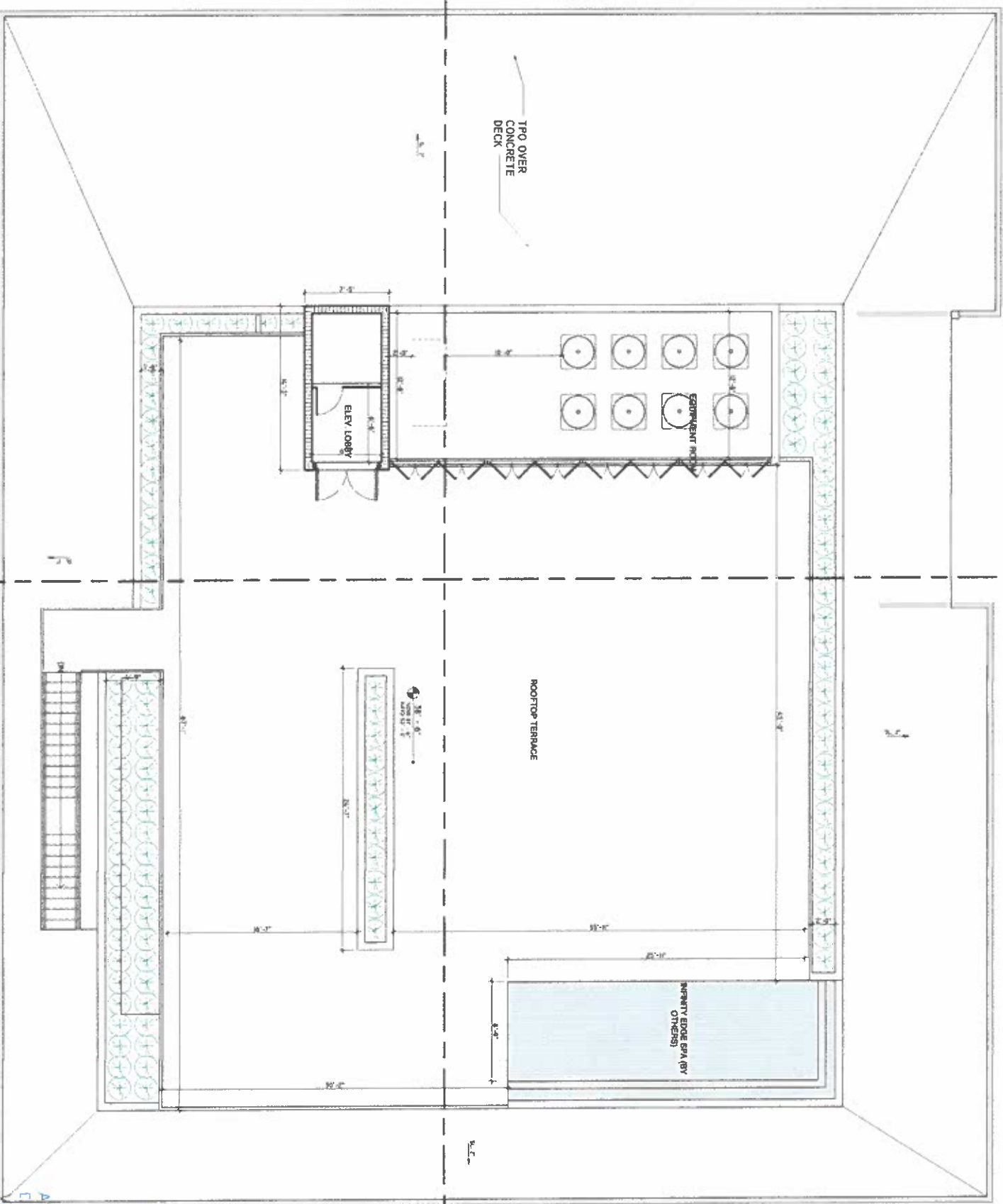
NOTES/COMMENTS

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 ISSUE DATE: _____

SECOND FLOOR FURNITURE

A-102

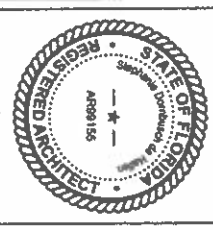


Town of Golden Beach
 Building Regulatory Advisory Board
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SEP 14 2021
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1 POOL STRUCTURE
 3/16" = 1'-0"

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 THOMAS B. SMITH
 ARCHITECT, P.A.
 ARCH. REG. NO. 14964

255 OCEAN BLVD
 255 OCEAN BLVD, GOLDEN BEACH, FL 33160
 255 08 LLC



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

ROOFTOP PLAN

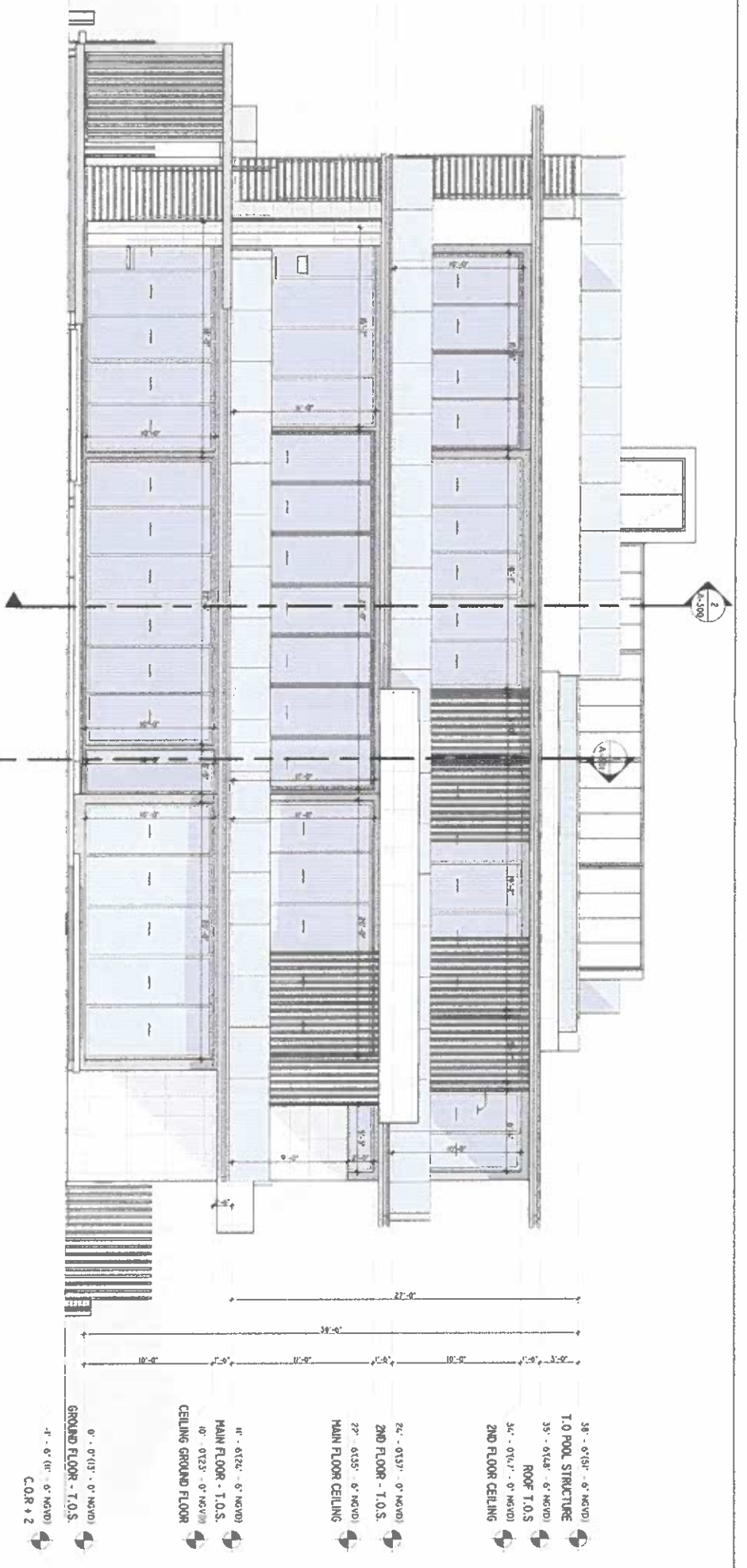
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NOTIFICATIONS
REVISIONS / SUBMISSIONS

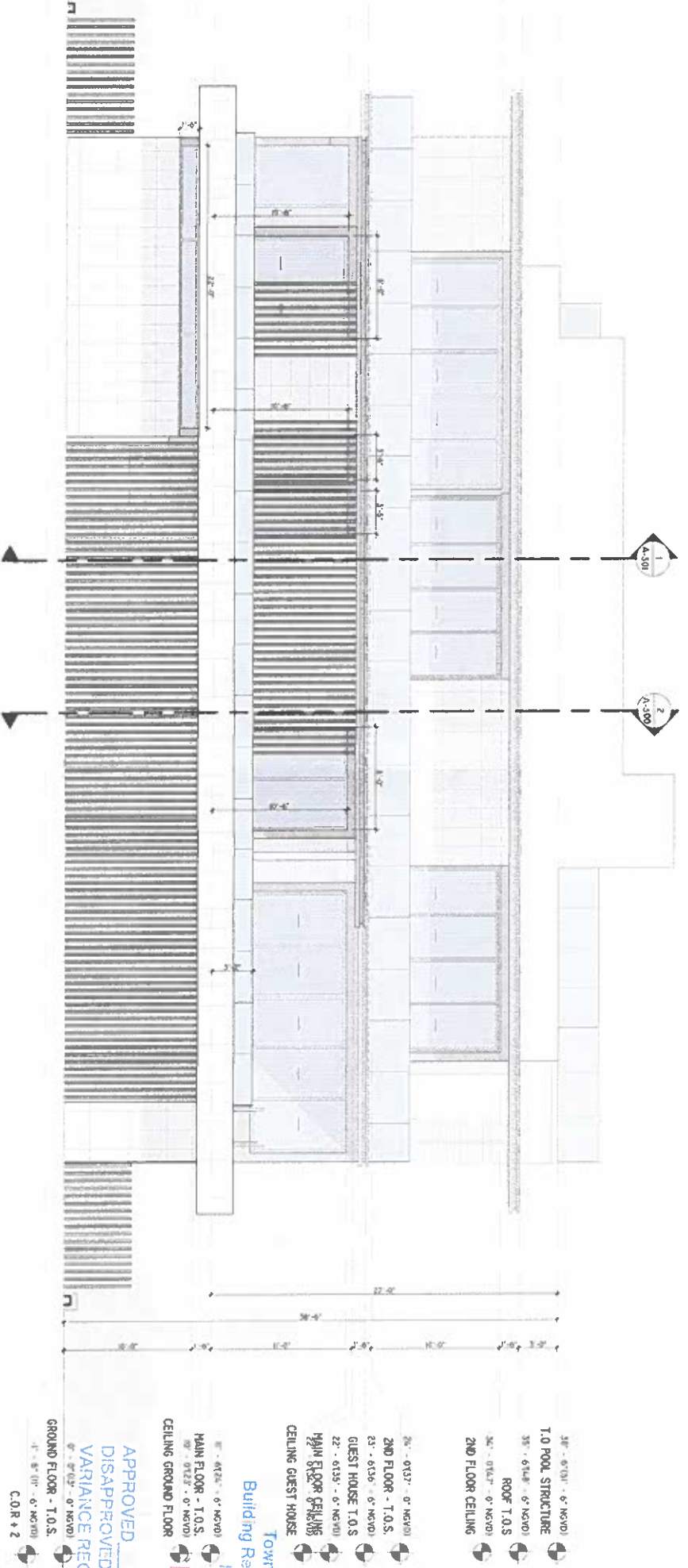
ELEVATIONS

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A-200



- 38' - 0" (31' - 0" NCVD)
- 1.0 POOL STRUCTURE
- 35' - 0" (34' - 0" NCVD)
- ROOF T.O.S
- 34' - 0" (31' - 0" NCVD)
- 2ND FLOOR CEILING
- 24' - 0" (23' - 0" NCVD)
- 2ND FLOOR - T.O.S
- 22' - 0" (21' - 0" NCVD)
- MAIN FLOOR CEILING
- 14' - 0" (12' - 0" NCVD)
- MAIN FLOOR - T.O.S
- 10' - 0" (12' - 0" NCVD)
- CEILING GROUND FLOOR
- 0' - 0" (13' - 0" NCVD)
- GROUND FLOOR - T.O.S
- 1' - 0" (11' - 0" NCVD)
- C.O.R + 2

1 BACK
3/16" = 1'-0"



- 34' - 0" (31' - 0" NCVD)
- 1.0 POOL STRUCTURE
- 33' - 0" (34' - 0" NCVD)
- ROOF T.O.S
- 32' - 0" (31' - 0" NCVD)
- 2ND FLOOR CEILING
- 24' - 0" (23' - 0" NCVD)
- 2ND FLOOR - T.O.S
- 23' - 0" (21' - 0" NCVD)
- GUEST HOUSE T.O.S
- 22' - 0" (21' - 0" NCVD)
- MAIN FLOOR CEILING
- CEILING GUEST HOUSE
- 14' - 0" (12' - 0" NCVD)
- MAIN FLOOR - T.O.S
- 10' - 0" (12' - 0" NCVD)
- CEILING GROUND FLOOR
- 0' - 0" (13' - 0" NCVD)
- GROUND FLOOR - T.O.S
- 1' - 0" (11' - 0" NCVD)
- C.O.R + 2

2 FRONT
3/16" = 1'-0"

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date
EP 142021

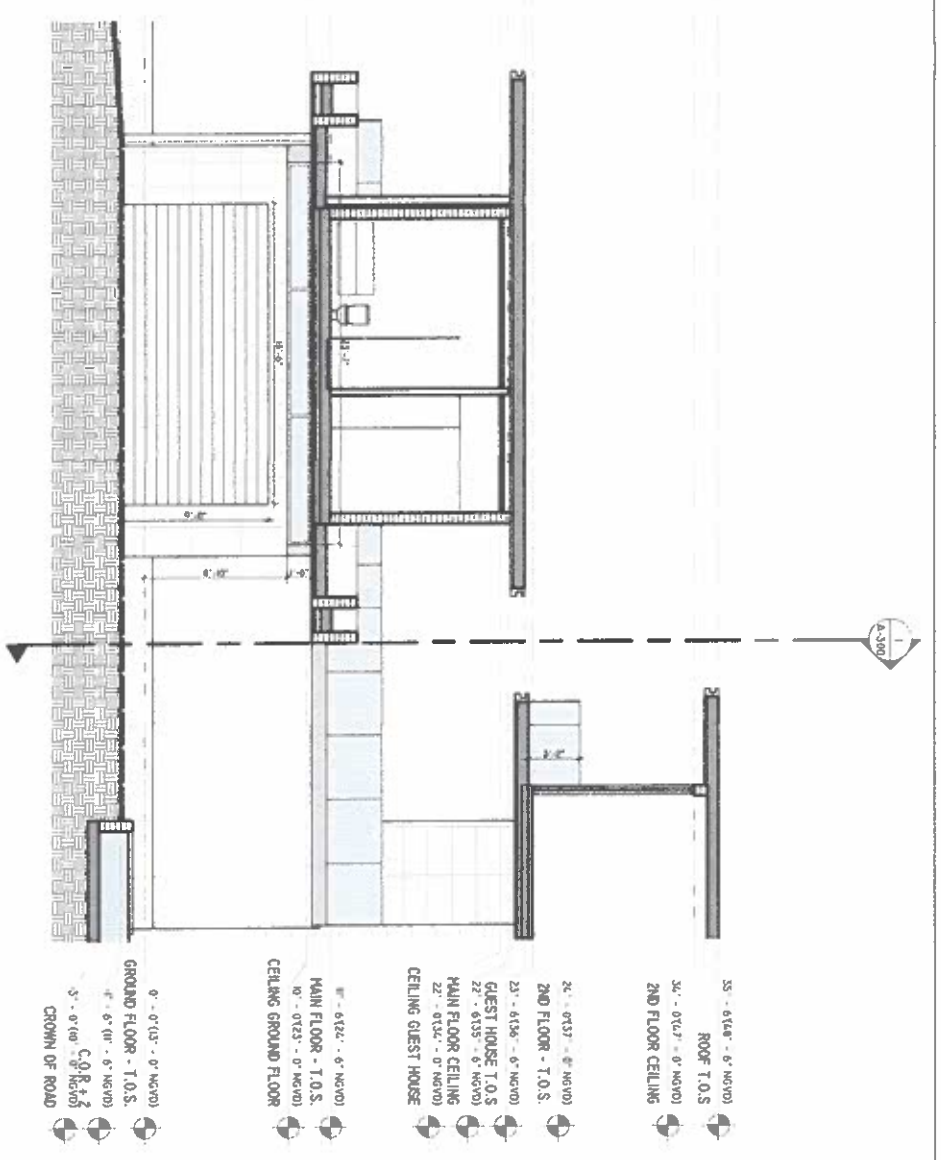
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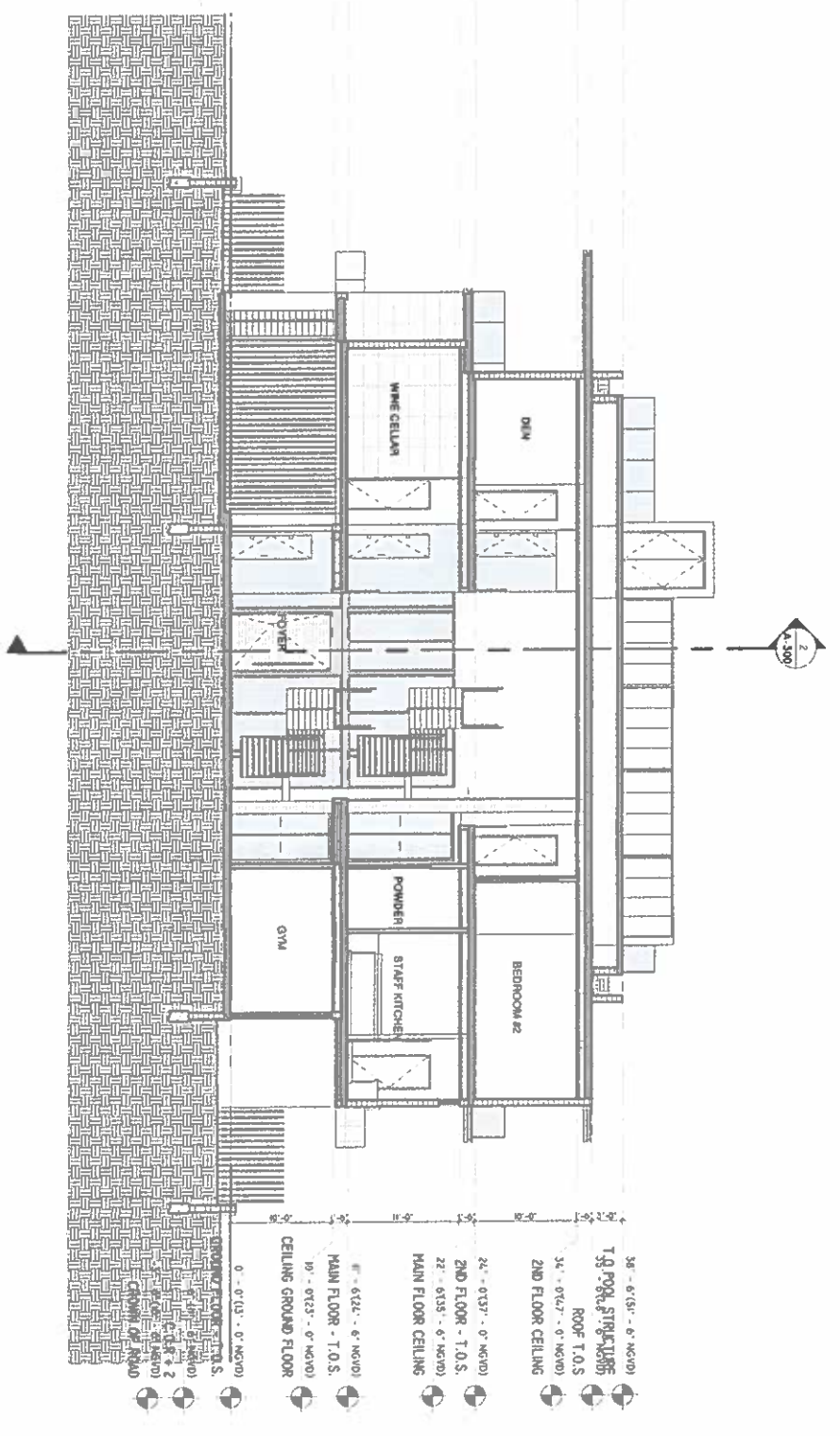
NOTES/COMMENTS
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SECTIONS

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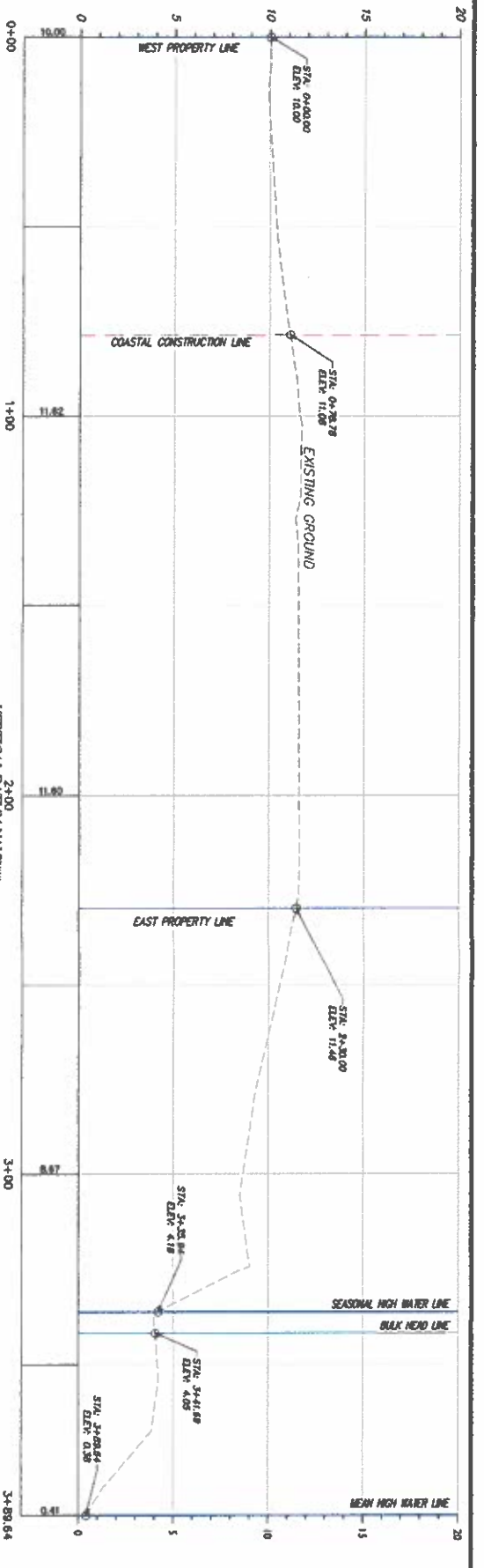
SECTION 5
3/16" = 1'-0"



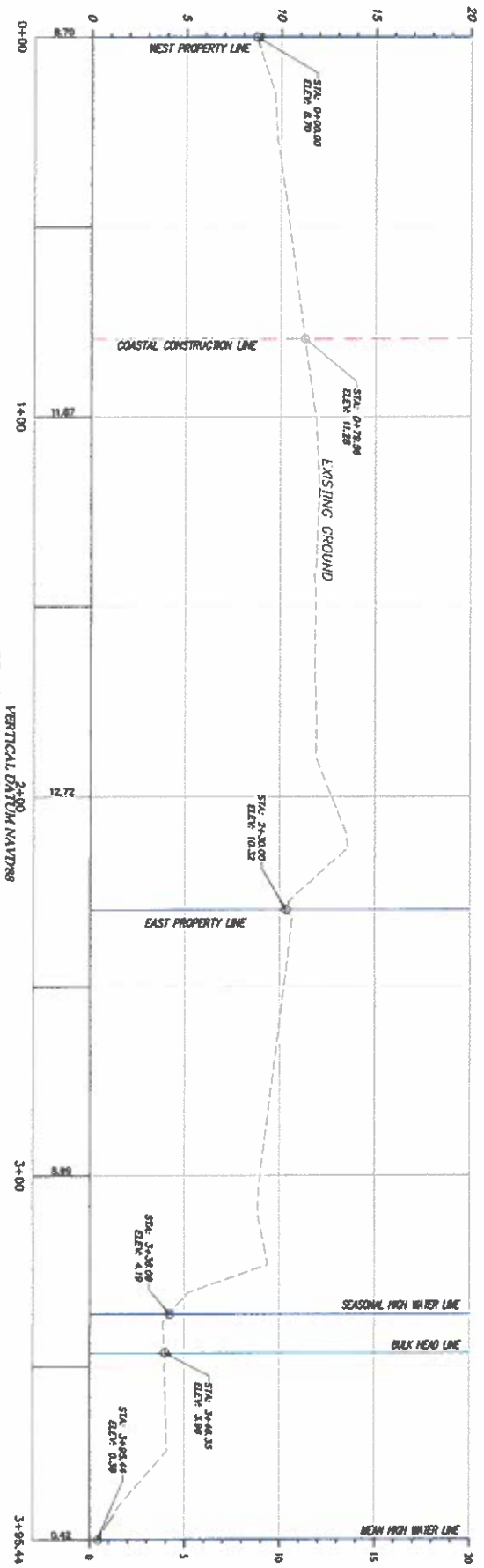
SECTION 4
1/8" = 1'-0"

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date
SEP 14 2021

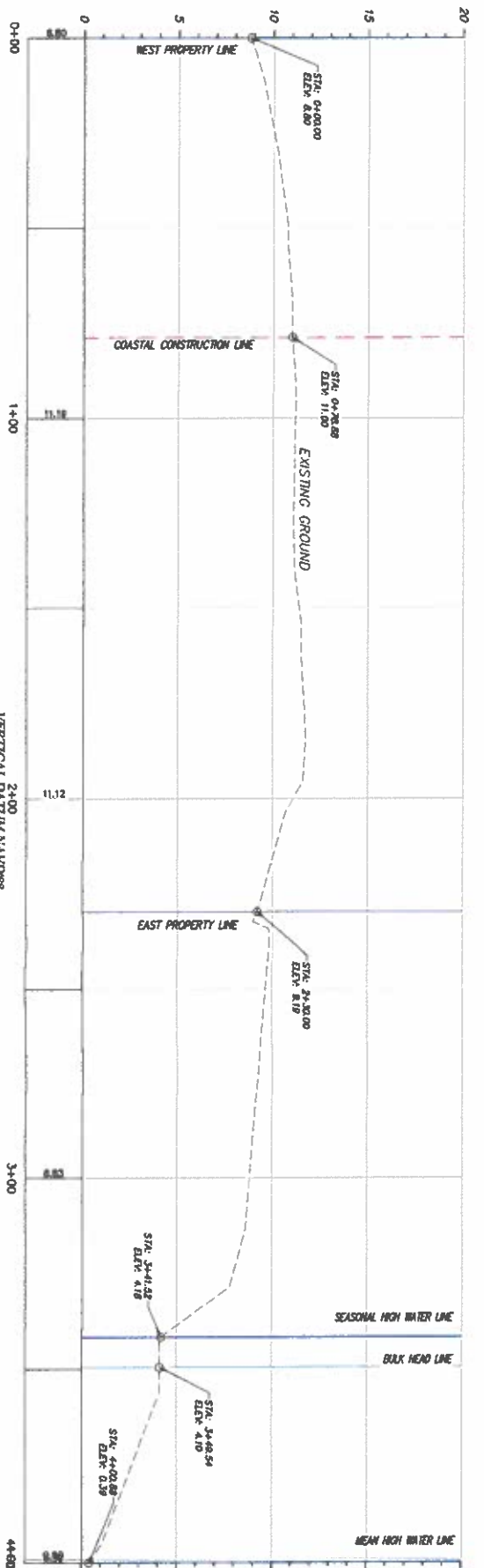
APPROVED
DISAPPROVED
VARIANCE REQ.



VERTICAL DATUM NAVD83
 PROFILE OF ALIGNMENT - NORTH
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 4'



VERTICAL DATUM NAVD83
 PROFILE OF ALIGNMENT - MIDDLE
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 4'



VERTICAL DATUM NAVD83
 PROFILE OF ALIGNMENT - SOUTH
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 4'

Town of Golden Beach
 Building Regulatory Advisory Board
 Hearing Date
SEP 14 2021

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MASER
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 1501 W. WYOMING AVE. SUITE 100
 TAMPA, FL 33606
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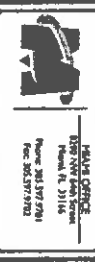
Project Location:
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811
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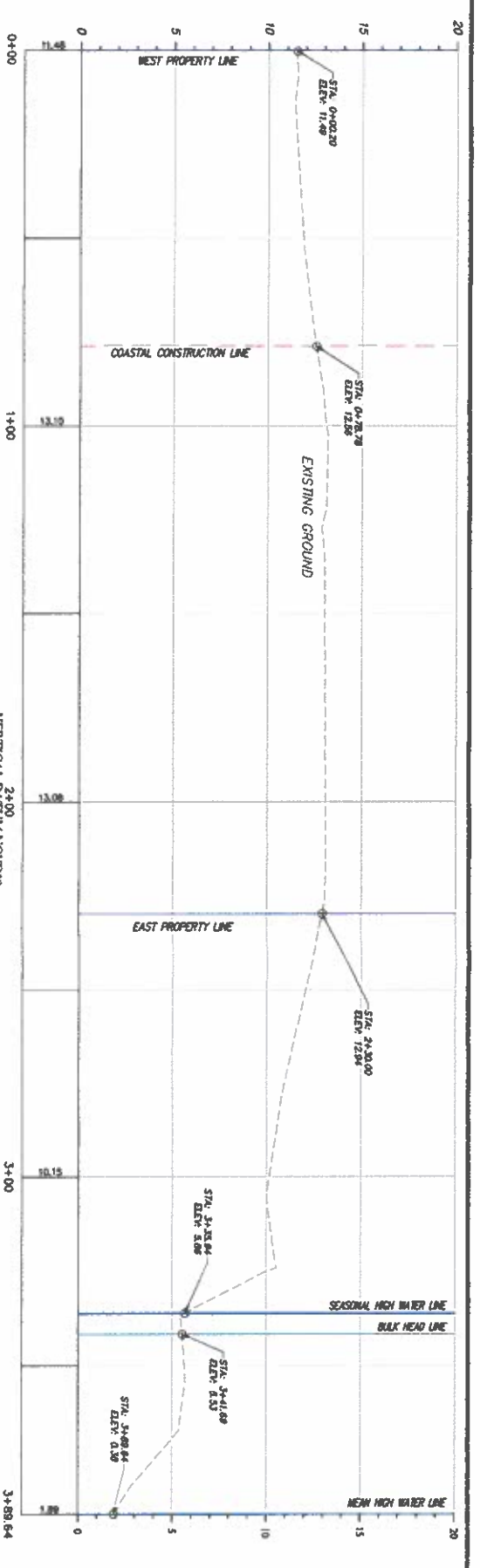
REV	DATE	DRAWN BY	DESCRIPTION
1	01/15/94	SP	ORIGINAL SURVEY F.B. 295 PG. 57
2	01/22/02	SP	UPDATE ADJACENT TOPO & BEACH PROFILES

BOUNDARY AND MEAN
 HIGH WATER LINE SURVEY
 FOR
 255 OCEAN
 BOULEVARD

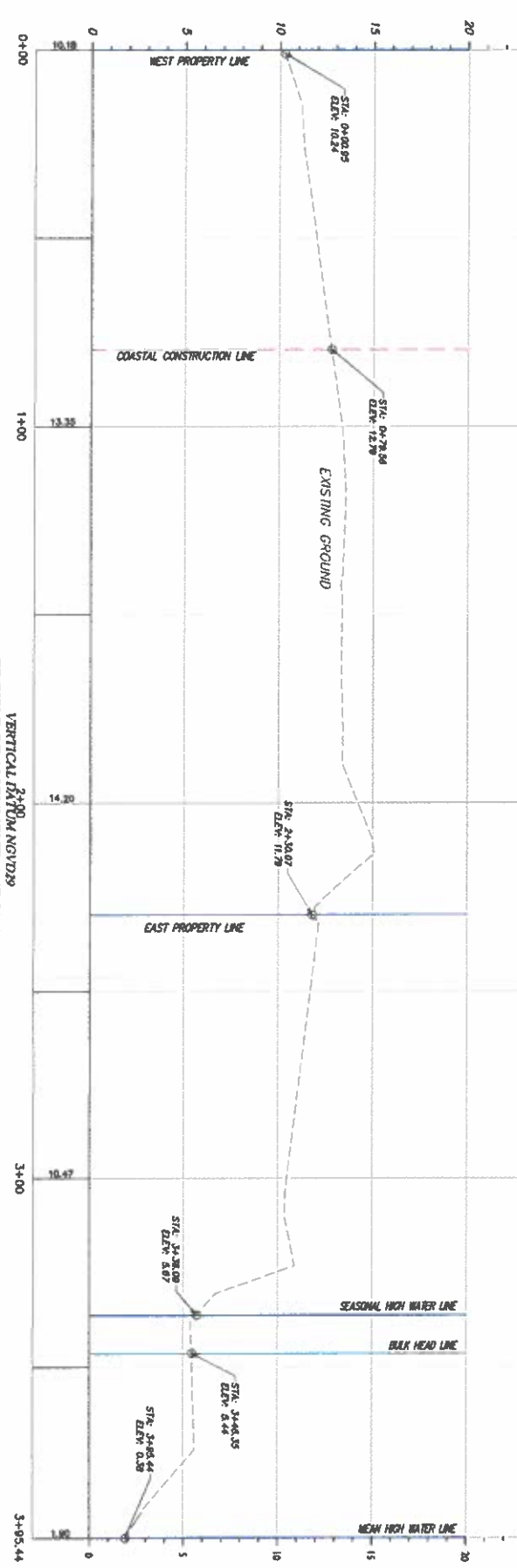
GOLDEN BEACH
 MIAMI-DADE COUNTY
 FLORIDA 33160



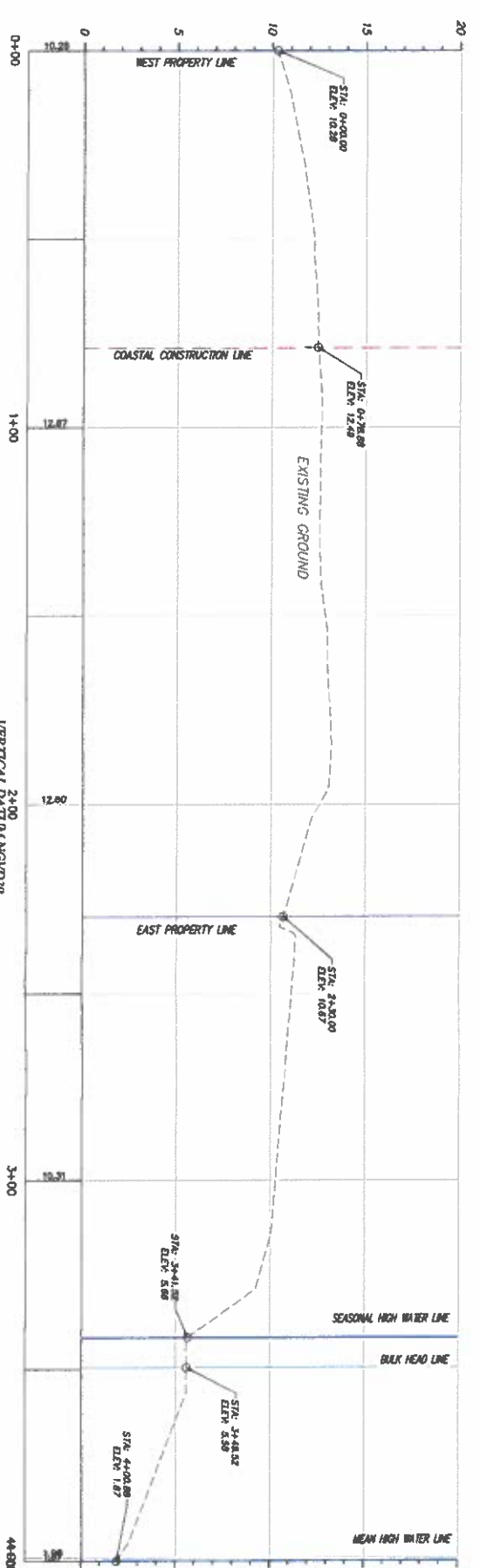
Scale: 1" = 20'
 Date: 9/14/21
 Drawn by: SP
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VERTICAL DATUM NGVD83
 PROFILE OF ALIGNMENT - NORTH
 HORIZONTAL: 1" = 4'



VERTICAL DATUM NGVD83
 PROFILE OF ALIGNMENT - MIDDLE
 HORIZONTAL: 1" = 4'



VERTICAL DATUM NGVD83
 PROFILE OF ALIGNMENT - SOUTH
 HORIZONTAL: 1" = 4'

Town of Golden Beach
 Building Regulatory Advisory Board
 Herring Date
 SEP 14 2021

APPROVED
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 VARIANCE REQ.

MASER CONSULTING
 10000 N. W. 11th St., Suite 100
 Ft. Lauderdale, FL 33304
 Phone: 954.579.7100
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REV	DATE	DRAWN BY	DESCRIPTION
1	01/15/2014	JP	ORIGINAL SURVEY P&I BY P&I JP
2	01/23/2021	JP	UPDATE ADJACENT TOPO & BEACH PROFILE

BOUNDARY AND MEAN
 HIGH WATER LINE SURVEY
 FOR
 255 OCEAN
 BOULEVARD
 GOLDEN BEACH
 MIAMI-DADE COUNTY
 FLORIDA 33160

SEAL
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 LICENSE NO. 12345
 EXPIRES 12/31/2024

SEAL
 STATE OF FLORIDA
 PROFESSIONAL SURVEYOR
 LICENSE NO. 67890
 EXPIRES 12/31/2024