

**TOWN OF GOLDEN BEACH, FLORIDA**

**RESOLUTION NO. 2864.23**

**A RESOLUTION OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING VARIANCE REQUESTS FOR THE PROPERTIES LOCATED AT 254 AND 260 OCEAN BOULEVARD, GOLDEN BEACH, FLORIDA 33160, TO PERMIT APPROVAL OF TWO LOTS OF LESS THAN 11,250 SQUARE FEET EACH AS REQUIRED IN THE CODE TO; 1) LOT A - 260 OCEAN BOULEVARD AT 11,238 SQ. FT., AND 2). LOT B, 254 OCEAN BOULEVARD, AT 11,216 SQ. FT.; PROVIDING FOR IMPLEMENTATION AND AN EFFECTIVE DATE.**

**WHEREAS**, YD NYACK INC. (the "Applicant") filed a Petition for Variances/Exception (the "Petition") for properties located at 254 and 260 Ocean Boulevard, Golden Beach Florida 33160, (Lot 11 & 12, Blk 5, GB Sect C, PB 9-52), in the records of Miami-Dade County, Folio No. 19-1235-003-0410 and 260 Ocean Boulevard, Golden Beach, Florida 33160, (Lot 13, Blk 5, GB Sect C, PB 9-52), in the records of Miami-Dade County, Folio No. 19-1235-003-0420, (collectively the "Properties"), and

**WHEREAS**, the Town's Building Regulation Advisory Board held an advertised public hearing on the Petition, and recommended approval of the requested variances; and

**WHEREAS**, a public hearing of the Town Council was advertised and held, as required by law, and all interested parties were given an opportunity to be heard; and

**WHEREAS**, the Town Council having considered the evidence presented, finds that the Petition meets the criteria of the applicable codes and ordinances.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:**

**Section 1. Recitals Adopted.** Each of the above stated recitals are hereby adopted and confirmed.

**Section 2. Approval.** The Petition is hereby granted.

**Section 3. Conditions.** The Petition as granted is subject to the following conditions:

(1) Applicant shall record a certified copy of this Resolution in the Public Records of Miami-Dade County;

(2) The Properties must be sub-divided according to the Boundary & Topographical Survey for Waiver of Plat, prepared by Gino Furlano, #5044, FL Licensed Surveyor and Mapper, Seal dated June 4, 2022.

**Section 4. Implementation.** That the Building and Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Town of Golden Beach Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this Resolution.

**Section 5. Effective Date.** This Resolution shall be effective immediately upon adoption.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

The Motion to adopt the foregoing Resolution was offered by Councilmember Lusskin, seconded by Councilmember Mendal and on roll call the following vote ensued:

|                                |               |
|--------------------------------|---------------|
| Mayor Glenn Singer             | <u>Aye</u>    |
| Vice Mayor Kenneth Bernstein   | <u>Absent</u> |
| Councilmember Judy Lusskin     | <u>Aye</u>    |
| Councilmember Bernard Einstein | <u>Aye</u>    |
| Councilmember Jaime Mendal     | <u>Aye</u>    |

**PASSED AND ADOPTED** by the Town Council of the Town of Golden Beach, Florida, this 18<sup>th</sup> day of April, 2023.

  
\_\_\_\_\_  
MAYOR GLENN SINGER

ATTEST:

  
\_\_\_\_\_  
LISSETTE PEREZ  
TOWN CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

  
\_\_\_\_\_  
STEPHEN J. HELFMAN  
TOWN ATTORNEY



# TOWN OF GOLDEN BEACH

One Golden Beach Drive  
Golden Beach, FL 33160

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## MEMORANDUM

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**Date:** April 18, 2023

**To:** Honorable Mayor Glenn Singer &  
Town Council Members

**From:** Alexander Diaz, *Alex B*  
Town Manager

**Subject:** Resolution No. 2864.23 – Variance Request for 254 and 260 Ocean Boulevard Golden Beach Drive, Golden Beach, FL. (subdivision of lots for Waiver of Plat approval).

|                       |
|-----------------------|
| Item Number:<br><br>1 |
|-----------------------|

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### Recommendation:

It is recommended that the Town Council allow the applicant the opportunity to seek approval of the variance request presented in Resolution No. 2864.23.

### Background and History:

This request is to sub-divide two properties, 254 and 260 Ocean Boulevard, with a combined total lot area of 22,454 square feet and 160.12' of frontage, located on the West side of Ocean Boulevard. The applicant has requested to separate the parcels into two properties with frontage of 75.12' and a lot area of 11,216 sq. ft. for the property 254 Ocean Blvd., marked "Parcel B", and 75' of frontage and a lot area of 11,238 sq. ft., for the property 260 Ocean, marked "Parcel A". The combined lots are short 46 square feet of lot area to meet a full size lot size.

The Building Regulation Advisory Board met April 11, 2023, and recommended approval of the variance request, the motion passed with a Board vote of 3 – 0.

### Attachments:

- Resolution
- Zoning Review Memorandum
- Notice of Hearing
- Building Regulation Advisory Board Application
- Copy of resident notification listing
- Summary minutes

**Financial Impact:** None



# TOWN OF GOLDEN BEACH

One Golden Beach Drive  
Golden Beach, FL 33160

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## MEMORANDUM

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**Date:** April 11, 2023  
**To:** Building Advisory Board  
**From:** Linda Epperson  
Assistant Town Manager  
**Subject:** Variance Request for subdivision of Properties 254 and 260 Ocean Boulevard

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### Recommendation:

To allow the applicant the opportunity to seek approval of the variance request presented.

### Background and History

Applicant requests a Subdivision of Lots, for two properties 254 and 260 Ocean Boulevard, GB, FL., respectively. 254 Ocean has a property frontage of 100.12' and a lot area of 14,953 sq. ft., and 260 Ocean Boulevard, GB, FL has a property frontage of 50' and a lot area of 7,500 sq. ft. The two properties combined Total 22,454 as detailed on the Boundary and Topographic Survey provided by Gino Furlano, PSM - JAF Surveying Services Inc.

The request is to dedicate 25' of frontage from 254 Ocean, to 260 Ocean creating two properties, with 75.12' of frontage and a lot area of 11,216 sq. ft at 254 Ocean Blvd., "Parcel B", and 75' of frontage and a lot area of 11,238 sq. ft. at 260 Ocean Blvd., "Parcel A".

The properties combined are short 46 sq. ft. of area footage for two full sized lots, a full sized lot requires 75' of frontage and 11,250 sq. ft. of lot area.

Administration is in favor of the subdivision of the properties as it will create two lots of 75' of frontage on the west side of Ocean Boulevard.



## TOWN OF GOLDEN BEACH NOTICE OF PUBLIC HEARING

The **BUILDING ADVISORY BOARD** and the **TOWN COUNCIL** of the **TOWN OF GOLDEN BEACH** will hold a Public hearing on the following proposal:

    X     Variance Request(s)  
           Accessory Structure

Request for approval to subdivide, 254 and 260 Ocean Boulevard with a combined square footage of 22,454 into two separate undersized lot areas of 11,216 square feet and 75.12' of frontage, and 11,238 square feet and 75 feet of frontage.

JOB ADDRESS: 254 Ocean Boulevard and 260 Ocean Boulevard, Golden Beach, FL.  
OWNER ADDRESS: 11 Orchard Street, Nyack, NY  
REQUESTED BY: YD Nyack Inc.  
LEGAL DESCRIPTION: Lot 11, 12 & 13, Block 5, GB Section C, PB 9-52  
FOLIO NO.: 19-1235-003-0420 and 19-1235-003-0410

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

:GOLDEN BEACH TOWN HALL  
1 GOLDEN BEACH DR., GOLDEN BEACH, FL.  
April 11, 2023 at 6pm

<https://us02web.zoom.us/j/89291108015?pwd=NS8rWnJhN21mSUDlcmFadHErei8yZz09>

Meeting ID: 892 9110 8015

Passcode: 75228

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

GOLDEN BEACH TOWN HALL  
1 GOLDEN BEACH DR., GOLDEN BEACH, FL.  
April 18, 2023 at 6pm – tentatively  
(via zoom – please check the Town's 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: March 29, 2023

  
Linda Epperson – Assistant Town Manager

PURSUANT TO FLA. STATUTE 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT: IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COUNCIL, BOARD OR COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, AFFECTED PERSONS MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. ANY INDIVIDUAL WHO BELIEVES HE OR SHE HAS A DISABILITY WHICH REQUIRES A REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE FULLY AND EFFECTIVELY IN A MEETING OF THE BUILDING REGULATION BOARD MUST SO NOTIFY THE TOWN CLERK, AT (305) 932-0744 AT LEAST 24 HOURS PRIOR TO THE DATE OF THE MEETING.

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

Application fee: \_\_\_\_\_

Request hearing in reference to:

New residence/addition: \_\_\_\_\_ Variance(s): 1  
Exterior alterations: \_\_\_\_\_ Other Structure: Subdivision of Lots  
Date application filed: 3/1/2023 For hearing date: 4/11/2023

**1. Project information:**

**Project description:** Subdivision of 254 and 260 Ocean Boulevard properties - combining both properties to subdivide into two properties - Lot A - 260 Ocean with square footage of 11,238 and Lot B 254 Ocean with square footage of 11,216

**Legal Description:** Lots 11, 12 and 13, Block 5, GB Sect C PB 9-52

**Folio #:** 19-1235-003-0410 and 191235-003-0420

**Address of Property:** 254 and 260 Ocean Boulevard, GB FL

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

Owner's Name: YD Nyack Inc. Phone \_\_\_\_\_ Fax \_\_\_\_\_

Owner's address: 11 Orchard Street City/State Nyack NY Zip \_\_\_\_\_

Email address: \_\_\_\_\_

Agent: \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

Agent's address: \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_

Email address: \_\_\_\_\_

Architect: \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

Email address: \_\_\_\_\_

Contractor: \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

3. Describe project and/ or reason for hearing request: Request to subdivide combined properties 254 and 260 Ocean Boulevard of 22,454, into two undersized lots of 11,216 and 11,238 square feet

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

**Building Plans:**


Conceptual:  Preliminary:  Final:   
Other: \_\_\_\_\_

5. Estimated cost of work: \$ \_\_\_\_\_  
Estimated market value of: Land \$ \_\_\_\_\_  
Building \$ \_\_\_\_\_

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

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

6. Is hearing being requested as a result of a Notice of Violation? Yes
7. Are there any structures on the property that will be demolished? Yes
8. Does legal description conform to plat? Yes
9. **Owner Certification:** I hereby certify that I am the owner of record (\*) of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

X Signature of owner(s):  VAN KUTSY.  
Acknowledged before me this 3 day of April, 2023

Type of identification:

NYDL



  
Notary Public

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  
APPLICATION FOR  
BUILDING REGULATION ADVISORY BOARD HEARING**

Property Address: 254 and 260 Ocean Boulevard, Golden Beach, FL 33160  
Legal Description: Lots 11, 12 and 13 block 5, GB Sect C PB 9-52  
Owner's Name: \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Agent's Name: \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Board Meeting of: 4/11/23

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

Application for: Subdivision of combined Lots  
Lot size: \_\_\_\_\_  
Lot area: 22.454  
Frontage: 75.12' and 75'  
Construction Zone: \_\_\_\_\_  
Front setback: NA  
Side setback: NA  
Rear setback: NA  
Coastal Construction: Yes  No  East of coastal const. control line: Yes  No   
State Road A1A frontage: Yes  
Swimming pool:  Yes  No Existing: Yes Proposed: \_\_\_\_\_  
Fence Type: \_\_\_\_\_ Existing: Yes Proposed: \_\_\_\_\_  
Finished Floor elevation N.G.V.D.: \_\_\_\_\_  
Seawall: \_\_\_\_\_ Existing: \_\_\_\_\_ Proposed: \_\_\_\_\_  
Lot Drainage: \_\_\_\_\_  
How will rainwater be disposed of on site? \_\_\_\_\_

Adjacent use (s): \_\_\_\_\_  
Impervious area: \_\_\_\_\_  
% of impervious area: \_\_\_\_\_  
Existing ground floor livable area square footage: \_\_\_\_\_  
Proposed ground floor livable area square footage: \_\_\_\_\_  
Existing 2<sup>nd</sup> floor livable area square footage: \_\_\_\_\_  
Proposed 2<sup>nd</sup> floor livable area square footage: \_\_\_\_\_  
Proposed % of 2<sup>nd</sup> floor over ground floor: \_\_\_\_\_  
Vaulted area square footage: \_\_\_\_\_  
Vaulted height: \_\_\_\_\_  
Color of main structure: \_\_\_\_\_  
Color of trim: \_\_\_\_\_  
Color & material of roof: \_\_\_\_\_  
Building height (above finished floor elevation): \_\_\_\_\_  
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: \_\_\_\_\_ Existing: \_\_\_\_\_ Proposed: \_\_\_\_\_  
Driveway width & type: \_\_\_\_\_

Signature of Applicant:  Date: 4/11/23

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

Date: 4/11/23

Fee: 750.00

I, \_\_\_\_\_ 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: 254 and 260 Ocean Boulevard, GB FL Folio No. 19-1235-003-0410 and 003-0420

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)**: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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. \_\_\_\_\_  
Yes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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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

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Does the Variance being requested comply with all the above listed criteria?  
 Yes     No

6. Our code states that submission of a written statement is invited and encouraged. Has the applicant (petitioner) explained the variance to the owners of the nearest adjacent residences and sought their approval in writing? Yes  No   
Please attach any written letters of no objection to this petition.

7. Is this request related to new construction?  Yes     No

8. Is construction in progress? No

9. Is this request as a result of a code violation? No

10. Did this condition exist at the time property was acquired?  Yes     No

11. Is this request sought as a remedy to a case to be heard, or action taken by the Special Magistrate? No

12. Do you have a building permit?  Yes     No

Building Permit No. \_\_\_\_\_ Date issued: \_\_\_\_\_

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

Affidavit by Owner for Variance Request(s):

Folio No.: 19-1235-003-0410 and 003-0420 Address: 254 and 260 Ocean Blvd

Legal Description: Lots 11, 12, and 13, Block 5, GB Sect C PB 9-52

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 4/11/23 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.

X \_\_\_\_\_  
Signature of Owner or Legal Representative

Sworn to and subscribed before me this 3 day of APRIL 2023

[Signature]  
Notary Public State of Florida at Large

Personally know to me

Produced Identification

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

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](http://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](mailto:lepperson@goldenbeach.us)

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

Property Location: 254 and 260 Ocean Boulevard, GB FL  
Variance Hearing Dates: Advisory Board 4/11/23

Meeting Date: 4/11/23  
Town Council 4/11/23

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: 2 sets 11" x 17" and 1 USB/ flash drive containing everything submitted hard copy (including application). 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 USB/ flash drive containing everything submitted hard copy (including application).

**Zoning Variance Approval:**

Submittal 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: 2 sets 11" x 17" and 1 USB/ flash drive containing everything submitted hard copy (including application).

**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 8 completed application packages, for both Building and Landscaping, which shall consist of a copy of the completed application, approved plans 8 sets 11 x 17 of the approved building and landscape applications, a survey, warranty deed, any other required documentation by the reviewer, and USB/ flash drive containing everything submitted hard copy (including application).

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

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.**

**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. After approval of the item by the Board, You will also need to retain a copy of the BRAB approved application package with the minutes for submission at the time of the permit application. Make sure to request a copy of the minutes on the 3rd Tuesday of the following month of your approval.
5. If a Variance: A Notice of Hearing for variance will be mailed no later than 10 days before the date of meeting, as per Town Code.
6. Variance have a two step process: The Building Advisory Board is a recommendation Board to the Town Council – The Town Council is the ultimate authority on Granting or Denial of Variance requests. The Town council will hear your requests for the Variance at the next hearing, it is at that Hearing that the Town Council will either approve or deny your requests. Someone needs to be present at the meeting. The Town Council meetings are held every 3rd Tuesday of every month.
7. After approval of the item by the Board, The Resolutions approving your variance will need to be prepared and you will be notified when they are ready to be picked up and get recorded with the Miami Dade County Clerk's recording office. You will need to forward us a Certified copy of recorded Resolutions and retain a copy for your records.
8. Required for permitting: A copy of the Certified copy of recorded Resolutions and BRAB approved application package along with the minutes.

**TOWN OF GOLDEN BEACH  
BUILDING REGULATION ADVISORY BOARD  
SCHEDULE OF FEES**

14. Application for the legalization of construction built without the approval of the B.R.A.B., when the Board should have approved such construction, will be assessed a fee equal to four (4) times the regular fee applicable to the matter.

15. Special Requests for a meeting, variance, or waiver of plat hearing:

a. For matters that have been heard, but the process had not been completed, i.e., tabled subjects, or unfinished subjects to be continued, the applicant must notify the Building & Zoning Department in writing if they would like the item continued

If the notification is received by the Department before the deadline for the next B.R.A.B. meeting, there will be no charge for the continuance. If the notification is received after the deadline, and the applicant still wants the matter included in the agenda for the next meeting, there will be a special fee of

\$200.00      \_\_\_\_\_

b. If the agenda has already been prepared and the applicant wants the matter to be heard, the request must be received in writing to be added to the agenda at the beginning of the meeting with the approval of the Building Official or Building & Zoning Director. There will be a special fee of

\$200.00      \_\_\_\_\_

c. When a special meeting or hearing of the B.R.A.B. is requested by an applicant, for either a new matter or continuance of a subject already heard, there will be a special fee for a 2 hour time period of

\$500.00      \_\_\_\_\_

If the time limit is exceeded, an additional fee of ½ of the fee will be assessed for the seconded time period

\$250.00      \_\_\_\_\_



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

| Applicant check here     | Complete application, sign, and notarize.  | Bldg Dept Use |
|--------------------------|--|---------------|
| <input 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> <ul style="list-style-type: none"> <li>a. Property Legal Description</li> <li>b. Property Folio number</li> <li>c. Street address</li> <li>d. Owners of record</li> <li>e. Owner and agent names and signatures properly notarized.</li> </ul>  |               |
| <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" &amp; 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> <ul style="list-style-type: none"> <li>a. Site plan at a scale not less than 1/8" = 1'-0" (Include grade elevations)</li> <li>b. Proposed Floor Plan views, at a scale not less than 1/4"=1'-0"</li> <li>c. Cross and longitudinal sections preferably through vaulted areas, if any.</li> <li>d. Typical exterior wall cross section.</li> <li>e. Full elevations showing flat roof and roof ridge height and any other higher projections.</li> <li>f. Sample board of construction materials to be used.</li> <li>g. Existing and proposed ground floor elevations (NGVD).</li> <li>h. Grading &amp; Drainage Calculations</li> <li>i. Zone 3 Properties: Affidavit of Seawall Conformity</li> </ul> |               |
| <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>  |               |

N

CARLOS AND JESSIE MENDAL  
217 GOLDEN BEACH DRIVE  
GOLDEN BEACH, FL 323160

YARIV & HAVA SHAKED  
225 GOLDEN BEACH DRIVE  
GOLDEN BEACH, FL 33160

JOAO & SHARON COHEN WOILER  
229 GOLDEN BEACH DRIVE  
GOLDEN BEACH, FL 33160

LAURENT & JOHANNA ABITBOL  
237 GOLDEN BEACH DRIVE  
GOLDEN BEACH, FL 333160

MOISES CROITORU  
241 GOLDEN BEACH DRIVE  
GOLDEN BEACH, FL 33160

245 GBD LLC  
2875 NE 191<sup>ST</sup> ST., SUITE 801  
AVENTURA, FL 33180

STEPHEN & LUCIA BERMINGHAM  
255 GOLDEN BEACH DRIVE  
GOLDEN BEACH, FL 33160

DAVID BITTAN OBADIA  
BECKY SHEERO DE BITTAN  
259 GOLDEN BEACH DRIVE  
GOLDEN BEACH, FL 33160

ISHAC & MINDY HARDOON  
271 GOLDEN BEACH DRIVE  
GOLDEN BEACH, FL 33160

OMRI & MICHELLE PAPO  
277 GOLDEN BEACH DRIVE  
GOLDEN BEACH, FL 33160

RUBEN & ROCHEL SALAMA  
220 OCEAN BOULEVARD  
GOLDEN BEACH, FL 33160

BRADLEY I MEIER  
229 OCEAN BOULEVARD  
GOLDEN BEACH, FL 33160

MARIA LORENA ZUCCOLILLO  
230 GOLDEN BEACH DRIVE  
GOLDEN BEACH, FL 33160

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

PHILIP & MARIA YANG  
249 OCEAN BOULEVARD  
GOLDEN BEACH, FL 33160

KASHAYAR & PAIGE PASHOOTAN  
250 OCEAN BOULEVARD  
GOLDEN BEACH, FL 33160

YD NYACK INC.  
11 ORCHARD ST  
NYACK, NY 10960

255 OB LLC  
18200 NE 19<sup>TH</sup> AVE., 101  
NORTH MIAMI BEACH, FL 33162

SAMUEL OHEV ZIO  
MICHELLE BITTMAN  
263 OCEAN BOULEVARD,  
GOLDEN BEACH, FL 33160

266 OB GB LLC  
266 OCEAN BOULEVARD  
GOLDEN BEACH, FL 33160

NATACHA LEA HEYMAN & DAVID  
BEN AIM  
274 OCEAN BOULEVARD  
GOLDEN BEACH, FL 33160

275 GBH LLC  
275 OCEAN BOULEVARD  
GOLDEN BEACH, FL 33160

JEREMY ALTERS TRS  
277 OCEAN BOULEVARD  
GOLDEN BEACH, FL 33160

MOISES SALAMA  
284 OCEAN BOULEVARD  
GOLDEN BEACH, FL 33160

BRETT HARRIS  
288 OCEAN BOULEVARD  
GOLDEN BEACH, FL 33160

GREGORY M COGAN TRS  
FL LAND TRUST 1GB  
151 TREAMONT ST, 110 PMB 392  
BOSTAN, MA. 02111

*Mailing list 254 & 260 Ocean Blvd  
4/2023 Waiver of Plat*

15. YD Nyack Inc.  
11 Orchard Street,  
Nyack, NY

Property Address: 254 Ocean Boulevard & 260 Ocean Boulevard, Golden Beach, FL.  
Folio No: 19-1235-003-0420 and 19-1235-003-0410  
Legal Description: Lots 11, 12 & 13, Block 5, GB Section C, PB 9-52

Linda Epperson – Assistant Town Manager summarized the report for the Board  
Mr. Kutsy – owner of the properties was present.

Request for approval to subdivide, 254 and 260 Ocean Boulevard with a combined square footage of 22,454 into two separate undersized lot areas of 11,216 square feet and 75.12' of frontage, and 11,238 square feet and 75 feet of frontage.

In accordance with Town Code Section 66-41, "authorized, general procedure", pertaining to variances, the board considered all evidence and testimony presented by the applicant, the public and the Town and made a finding that the applicant has complied with the seven criteria.

A motion was made to recommend approval by Stephanie Halfen, Seconded by Alan Macken.  
On roll call: Jerome Hollo-Aye, Stephanie Halfen-Aye and Alan Macken-Aye  
Motion passed 3 – 0

**G. NEW BUSINESS:**

**H. OLD BUSINESS:**

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

**J. ADJOURNMENT - 6:22pm**

PURSUANT TO FLA. STATUTE 288.0196, 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

Property Address: 343 Center Island Drive, Golden Beach, FL, 33160  
Folio No: 19-1235-005-0820  
Legal Description: Lot 11 & BK K GB Sect E, PB 8-122

Christopher Gratz summarized his report into the record.  
David Carpenter, owner of the property spoke on his own behalf.  
Shaun Carpenter, owner of the property spoke on his own behalf.  
James Mackenzie – Max Marine – spoke on behalf of the applicants.

Construction of a new seawall and dock.

Relief from Town Code Sec. 46-81. - Extension of seawall into waterways.  
No part of any seawall, including slabs may extend beyond any lot property line into any waterway in the Town. The piles and cap beam may encroach into the waterway, if approved by the agency having jurisdiction.  
Request is to allow the existing seawall to continue to encroach up to 4 feet; into the Town's waterway for 125 feet of the seawall.

In accordance with Town Code Section 66-41, "authorized, general procedure", pertaining to variances, the board considered all evidence and testimony presented by the applicant, the public and the Town and made a finding that the applicant has complied with the seven criteria.

A motion was made to recommend approval by Stephanie Halfen, Seconded by Alan Macken. .  
After discussion by the Board on this item, the motion was rescinded and a new motion was made to table the items, with the condition of requiring a new survey showing the encroachment of the seawall from outside the property line to the wet face of the seawall and to show the width of the seawall cap.

On roll call: Jerome Hollo-Aye, Stephanie Halfen-Aye and Alan Macken-Aye  
Motion passed 3 – 0

14. Allegro Acquisitions Corporation  
349 Center Island Dr  
Golden Beach, Fl 33160

Property Address: 345 Center Island Drive, Golden Beach, FL, 33160  
Folio No: 19-1235-005-0830  
Legal Description: Lot 12 & BK K GB Sect E, PB 8-122

Construction of a new seawall and dock.

Relief from Town Code Sec. 46-81. - Extension of seawall into waterways.  
No part of any seawall, including slabs may extend beyond any lot property line into any waterway in the Town. The piles and cap beam may encroach into the waterway, if approved by the agency having jurisdiction.

Request is to allow the existing seawall to continue to encroach up to 5.25 feet; the entire seawall is encroaching into the Town's waterway.

Email receive\*to defer this item to the next meeting date updating survey  
Motion to defer by Stephanie Halfen, Seconded by Alan Macken  
On roll call: Jerome Hollo-Aye, Stephanie Halfen-Aye and Alan Macken-Aye  
Motion passed 3 – 0

Remodel of an existing residence.

9. Allegro Acquisitions Corporation  
349 Center Island Dr.  
Golden Beach, FL 33160

Property Address: 349 Center Island Drive, Golden Beach, FL, 33160  
Folio No: 19-1235-005-0840  
Legal Description: Lot 13 & BEG NE COR Lot 14, Block K GB Sect E, PB 8-122

Construction of a new seawall and dock.

10. Bret L Lusskin Jr  
Jennifer A Lusskin  
668 Golden Beach Drive  
Golden Beach, FL 33160

Property Address: 668 Golden Beach Drive, Golden Beach, FL, 33160  
Folio No: 19-1235-006-0471  
Legal Description: Lot 14, Block K, GB Sect F, PB 10-11

Installation new dock & seawall.

11. Allegro Acquisitions Corporation  
343 Center Island Dr  
Golden Beach, FL 33160

Property Address: 343 Center Island Drive, Golden Beach, FL, 33160  
Folio No: 19-1235-005-0820  
Legal Description: Lot 11 & BK K GB Sect E, PB 8-122

Construction of a new seawall and dock.

12. Allegro Acquisitions Corporation  
349 Center Island Dr  
Golden Beach, FL 33160

Property Address: 345 Center Island Drive, Golden Beach, FL, 33160  
Folio No: 19-1235-005-0830  
Legal Description: Lot 12 & BK K GB Sect E, PB 8-122

Construction of a new seawall and dock.

Motion to defer items 1 – 12 by Stephanie Halfen, Seconded by Alan Macken  
On roll call: Jerome Hollo-Aye, Stephanie Halfen-Aye, and Alan Macken –Aye  
Motion passed 3 – 0

**F. VARIANCE REQUEST(S):**

13. Allegro Acquisitions Corporation  
343 Center Island Dr  
Golden Beach, FL 33160

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

4. Center Island LLC  
393 Center Island Drive  
Golden Beach, FL 33009 USA

Property Address: 393 Center Island Drive, Golden Beach, FL 33160

Folio No: 19-1235-005-0880

Legal Description: Lot 22 & Lot 23 Blk GB Sec E PB 8-122

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

5. Jose A De Paula Torres Lima  
Marcia C Nogueira Torres Lima  
547 Golden Beach  
Golden Beach, FL 33160-2215

Property Address: 547 Golden Beach, Golden Beach, FL 33160-2215

Folio No: 19-1235-006-0250

Legal Description: Lot 25 & 26, Blk 2 GB Sec F, PB 10-11

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

6. Alexandre Luiz M. Do Amaral  
309 Center Island Drive  
Golden Beach, FL 33160-2215

Property Address: 309 Center Island Drive, Golden Beach, FL 33160-2215

Folio No: 19-1235-005-0770

Legal Description: Lot 3 & 4, Blk K GB Sec E, PB 8-122

Boatlift, wood deck, and dock over pour.

7. Germany House LLC  
136 Ocean Boulevard  
Golden Beach, FL 33160

Property Address: 136 Ocean Blvd., Golden Beach, FL, 33160

Folio No: 19-1235-005-0590

Legal Description: Lot 12 & 13, Block 6, GB Sect C, PB 9-52

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

8. David M Lazarus Trs  
88 Terracina Land Trust  
Jeffrey M Perlow Trs  
20295 NE 29 PL, Ste 200  
Aventura, FL 33180

Property Address: 88 Terracina Avenue, Golden Beach, FL, 33160

Folio No: 19-1235-004-0350

Legal Description: Lot 23 & 24, Block H, GB Sect D, PB 10-10



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

**SUMMARY MINUTES (DRAFT)**  
**BUILDING REGULATION ADVISORY BOARD**  
April 11, 2023 at 6pm

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

- A. CALL MEETING TO ORDER: 6:00PM**
- B. BOARD ATTENDANCE:** Jerome Hollo, Stephanie Halfen, Alan Macken  
Absent: Zvi Shiff, Judy Mimoun, Isaac Murciano and Eric Cohen
- C. STAFF ATTENDANCE:** Linda Epperson-Asst Town Manager and Christopher Gratz-Zoning Reviewer.
- D. APPROVAL OF MINUTES: March 14, 2023**  
A motion to approve the minutes by Stephanie Halfen, Seconded by Alan Macken  
All were in favor – no one opposed
- E. REQUEST FOR ADDITIONS, DEFERRALS, DELETIONS & WITHDRAWALS:**

1. 310 South Parkway LLC  
310 S Parkway  
Golden Beach, FL 33160

Property Address: 310 South Parkway, Golden Beach, FL, 33160  
Folio No: 19-1235-005-0590  
Legal Description: Lot 31 & 32, Block G, GB Sect E, PB 8-122

Installation dock replacement & seawall repair.

2. 200 Golden Beach LLC  
17201 Collins Ave 3501  
Sunny Isles Beach, FL 33160

Property Address: 200 Golden Beach, Golden Beach, FL 33160-2215  
Folio No: 19-1235-004-0010  
Legal Description: Lot 1 & 2, Blk G GB Sec D, PB 10-10

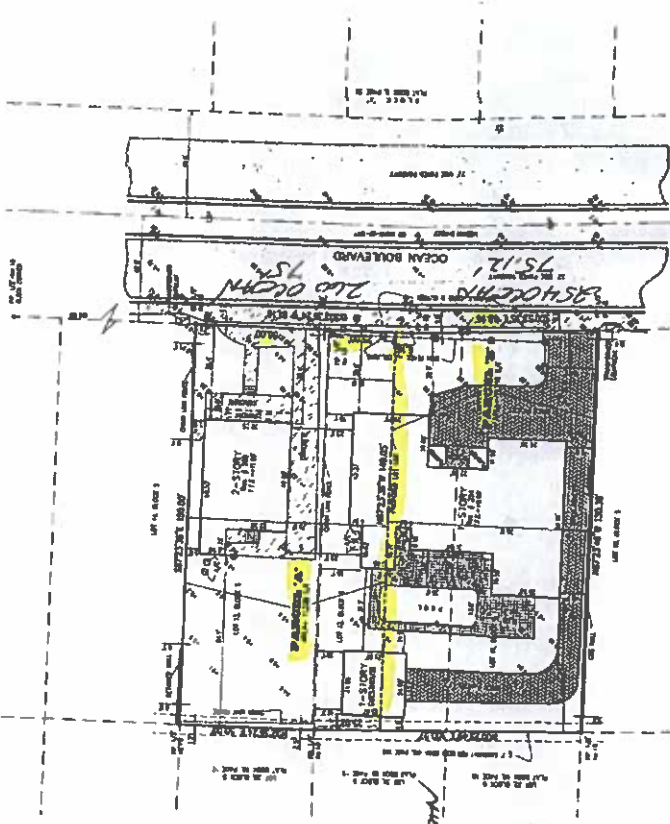
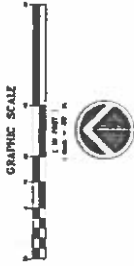
Construction of a new single-family residence and landscape design approval.

3. Center Island LLC  
393 Center Island Drive  
Golden Beach, FL 33009 USA

Property Address: 397 Center Island Drive, Golden Beach, FL 33160  
Folio No: 19-1235-005-0885  
Legal Description: Lot 24 Less S12 50 FT & Lot 25 Blk GB Sec E PB 8-122

# BOUNDARY & TOPOGRAPHIC SURVEY

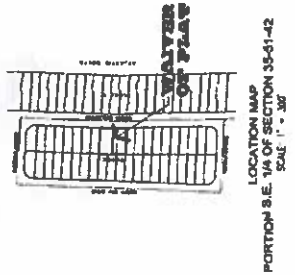
FOR WAIVER OF PLAT  
 Lots 11, 12 and 13, in Block 5 of 'SECTION 'C' OF GOLDEN BEACH' according to the plat  
 thereof as recorded in Plat Book 9 at Page 52 of the Public Records of  
 Miami-Dade County, Florida.  
 Lying in the S.E. 1/4 of Section 35, Township 51 South, Range 42 East



**254 + 260 OCEAN COMBLED**  
 LEGAL DESCRIPTION: (PARENT TRACT)  
 Lots 11 and 13, in Block 5 of 'SECTION 'C' OF GOLDEN BEACH', according to  
 the plat thereof as recorded in Plat Book 9 at Page 52 of the Public Records of  
 Miami-Dade County, Florida.  
 Said lands containing 27,000 square feet, more or less.  
**260 OCEAN**  
 LEGAL DESCRIPTION: (OUT-OUT PARCEL 'A')  
 The block 25 feet of Lot 13 and of Lot 15, in Block 5 of 'SECTION 'C' OF GOLDEN  
 BEACH', according to the plat thereof as recorded in Plat Book 9 at  
 Page 52 of the Public Records of Miami-Dade County, Florida.  
 Said lands containing 11,750 square feet, more or less.  
**254 OCEAN**  
 LEGAL DESCRIPTION: (OUT-OUT PARCEL 'B')  
 Lots 11 and 13, LESS the lands 25 feet thereof, in Block 5 of 'SECTION 'C' OF  
 GOLDEN BEACH', according to the plat thereof as recorded in Plat Book 9 at  
 Page 52 of the Public Records of Miami-Dade County, Florida.  
 Said lands containing 11,750 square feet, more or less.

**CONTACT INFORMATION**  
 OWNER: YD NYACK INC.  
 11 ORCHARD STREET, NYACK, N.Y. 10960  
 SURVEYOR:  
 GINO FURLANO, PSM  
 JAS SURVEYING SERVICES, INC.  
 3646 WEST 86 TERRACE  
 HIALEAH, FLORIDA 33018  
 OFFICE: (786) 416-1018  
 FAX: (305) 817-9709  
 E-MAIL: jfurlano@jassurveys.com

|                     |            |
|---------------------|------------|
| FILED IN 11/20/2020 | 11/20/2020 |
| FILED IN 11/20/2020 | 11/20/2020 |
| FILED IN 11/20/2020 | 11/20/2020 |
| FILED IN 11/20/2020 | 11/20/2020 |
| FILED IN 11/20/2020 | 11/20/2020 |



**SURVEYOR'S NOTES:**  
 1. The above mentioned property was surveyed and described based on  
 2. The survey was conducted in accordance with the Florida Statutes, Chapter 403, and the  
 3. The survey was conducted in accordance with the Florida Statutes, Chapter 403, and the  
 4. The survey was conducted in accordance with the Florida Statutes, Chapter 403, and the  
 5. The survey was conducted in accordance with the Florida Statutes, Chapter 403, and the  
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 12. The survey was conducted in accordance with the Florida Statutes, Chapter 403, and the  
 13. The survey was conducted in accordance with the Florida Statutes, Chapter 403, and the  
 14. The survey was conducted in accordance with the Florida Statutes, Chapter 403, and the  
 15. The survey was conducted in accordance with the Florida Statutes, Chapter 403, and the  
 16. The survey was conducted in accordance with the Florida Statutes, Chapter 403, and the  
 17. The survey was conducted in accordance with the Florida Statutes, Chapter 403, and the  
 18. The survey was conducted in accordance with the Florida Statutes, Chapter 403, and the  
 19. The survey was conducted in accordance with the Florida Statutes, Chapter 403, and the  
 20. The survey was conducted in accordance with the Florida Statutes, Chapter 403, and the

**SURVEYOR'S CERTIFICATE:**  
 I, GINO FURLANO, State Registered Professional Surveyor, No. 11111, State of Florida, do hereby certify that the above described property was surveyed and described in accordance with the Florida Statutes, Chapter 403, and the Florida Board of Professional Surveyors, and that the same is true and correct to the best of my knowledge and belief.  
 GINO FURLANO  
 State Registered Professional Surveyor, No. 11111, State of Florida

**J A F SURVEYING SERVICES, INC.**  
 3546 WEST 86 TERRACE, HIALEAH, FLORIDA 33018, PHONE: 786-416-1018, FAX: 305-817-9709  
 E-MAIL: jfurlano@jassurveys.com  
 BOUNDARY & TOPOGRAPHIC SURVEY  
 FOR WAIVER OF PLAT  
 YD NYACK, INC.



# SURVEY MAP

SCALE: 1" = 20'



Property Location



260 Ocean Boulevard  
Golden Beach, Florida 33160

**Legal Description**

Lot 13, Block 5 of GOLDEN BEACH SECTION C, according to the Plat thereof, as recorded in Plat Book 9, Page 52, of the Public Records of Miami-Dade County, Florida

Survey Date: 11/05/2018  
Job Number: 18-5019  
Order Number:  
Revision:

**National Flood Insurance**  
Community Panel 12086 C 0153 L  
Flood Zone: X  
Base Flood Elevation: N/A  
Firm Date: 09/11/2009

**Certified to:**  
YO NYACK, Inc., a New York Corporation  
Serber & Associates, P.A.  
Fidelity National Title Insurance Company

**SURVEYORS NOTES**

- This is a Boundary survey.
- Legal description used for this survey was provided by others.
- This Survey has been prepared for the exclusive use of the entities named hereon and do not extend to any unnamed parties.
- No title policy, title commitment, abstract, or certificate of title was available; therefore easements and other matters of record may not be reflected in this survey. Obtain current title work and verify easements before constructing improvements
- Bearings, if any, shown hereon are based on Plat Book 9, Page 52 of Miami-Dade County, Florida
- All dimensions and directions shown hereon are in substantial agreement with record values unless otherwise noted
- Due to varying construction standards, house dimensions are approximate.
- All ties to property line are perpendicular to it, unless otherwise noted.
- In all cases dimensions shall control location over scaled positions
- Elevations, if shown, are based of NAVD 88.
- Benchmark No.                      Elevation:        feet, located at
- This survey does not determine or imply ownership
- Underground improvements and utilities were not located.
- Not valid without the signature & raised seal of a Florida licensed surveyor and mapper
- HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE FOR THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
- No part of this drawing may be reproduced by photocopying, recording or by any other means, or stored, processed or transmitted in or by any computer or other systems without the prior written permission of R. Minguell Land Surveyors. Copies of this plan without an original signature and professional seal are not valid.

**Encroachments**

- Utility covers on NE corner of property

**Legend**

- chain link fence
- wood fence
- metal fence
- Pool pump
- Air Conditioner
- Property Line
- Center Line
- Plot to South
- Broward County Records
- Miami-Dade County Records
- Existing Elevation



Richard J. Minguell  
Registered Land Surveyor & Mapper  
No. 8402, State of Florida



**R. Minguell, Inc.**

Land Surveyors & Planners  
L.B.7872  
954-288-8935  
Minguell@bellsouth.net  
591 S.W. 112 Avenue  
Plantation, Florida 33326

