

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 2812.22

A RESOLUTION OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING VARIANCE REQUESTS FOR THE PROPERTY LOCATED AT 200 SOUTH ISLAND DR., GOLDEN BEACH, FLORIDA 33160 TO PERMIT A SEAWALL TO ENCROACH OUTSIDE THE PROPERTY LINE INTO THE WATERWAY BY APPROXIMATELY 3'5". WHEN TOWN CODE SECTION 46-81 DOES NOT PERMIT THE SEAWALL TO ENCROACH.

WHEREAS, the applicant, Maxie Ezratti, ("the applicant"), filed a Petition for Variances/exceptions, from Section 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.

WHEREAS, the applicant's request is to allow the seawall to encroach into the waterway outside the property line by approximately 3'5".

WHEREAS, these variances and exceptions are for the property at 200 South Island Dr., Golden Beach, FL. 33160 (Golden Beach Sec D, Lots 29 & 30, Blk J, as recorded in PB 10-10, of the Public Records of Miami-Dade County, (Folio No. 19-1235-004-0680 (the "Property") and ;

WHEREAS, the Town's Building Regulation Advisory Board held an advertised public hearing on the Petition for Variance/Exception and recommended approval of the request for the seawall encroachment, for approval by the Town Council; 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 of Variance meets the criteria of the applicable codes and ordinances to the extent the application is granted herein.

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 for Variance to permit each of the requested variances/exception is hereby granted.

Section 3. Conditions. The Petition for Exception/Variance 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; and the construction shall be completed substantially in accordance with those certain plan pages by Adolfo J. Gonzalez, Professional Engineer, pages numbered S1 through S8, seal dated 04/04/2022, and the Sketch of Boundary Survey, prepared by Javier De La Rocha, #6080, FL Licensed Surveyor and Mapper, dated 10/20/2021 for the property located at 200 South Island Dr., Golden Beach, FL. 33160

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. A copy of this Resolution shall be attached to the building permit application documents.

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

Sponsored by Administration.

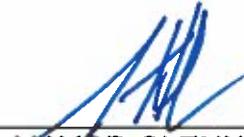
The Motion to adopt the foregoing Resolution was offered by Councilmember Lusskin, seconded by Councilmember Bernstein, and on roll call the following vote ensued:

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

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida, this 17th day of May, 2022.

ATTEST:


LISSETTE PEREZ
TOWN CLERK


MAYOR GLENN SINGER

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


STEPHEN J. HELFMAN
TOWN ATTORNEY



TOWN OF GOLDEN BEACH

One Golden Beach Drive
Golden Beach, FL 33160

MEMORANDUM

Date: May 17, 2022
To: Honorable Mayor Glenn Singer &
Town Council Members
From: Alexander Diaz,
Town Manager

Item Number:

1

Subject: Resolution No. 2812.22 – Variance Request for 200 South Island Drive,
Golden Beach, FL. (seawall encroachment outside the property line)

Recommendation:

It is recommended that the Town Council allow the applicant the opportunity to seek approval of the variance request presented in Resolution No. 2812.22.

Background and History:

Town Code Section 46-81 – Extension of seawall into the waterways reads:

No part of any seawall, including slabs, may extend beyond any lot property line into any waterway. The pile and cap beam may encroach into the waterway if approved by the agency having jurisdiction.

The applicant's request is to allow the existing seawall to encroach outside the property line, 3'5" for approximately 70 linear feet of the 100 foot seawall.

The Building Regulation Advisory Board met May 10, 2022 and recommended approval of the variance request, the motion passed with a Board vote of 3 – 0.

Attachments:

- Resolution
- Christopher Gratz, 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
BUILDING AND ZONING DEPARTMENT
MEMORANDUM



TO: Building Regulatory Advisory Board
FROM: Christopher M. Gratz, AICP, Consulting Planner
DATE: May 10th, 2022
SUBJECT: Variance, 200 South Island Drive

GENERAL PROPERTY INFORMATION

Land Use Designation: Low Density Residential
Zoning District: Zone Three (3)
Address: 200 South Island Drive
Legal Description: Lot 29 and 30, Block "J", "Golden Beach Section D", According to the Plat thereof, as recorded in Plat Book 10, Page 10 of the Public Records of Miami-Dade County.
Lot Information: Full-sized lot, 100' frontage, 165' deep, 16,500 square feet (0.38 acres) Ranging from 3.29' NAVD at the front to 3.5' NAVD near the rear property line with a home built with a 5.67' F.F.E. NAVD

APPLICATION INFORMATION

Owner/Applicant: Maxie Ezratti/ Ocean Consulting, LLC/Kirk Lofgren

REQUEST

Variance **FROM:** Town Code §46-81 which does not allow any part of seawalls, including slabs, to extend beyond any lot property line into any waterway in the Town and requires that during the construction of a new seawall or renovation of an existing seawall if it is found that portions of the existing seawall encroach into a public waterway adjoining a lot, those portions of the seawall encroachment shall be modified or removed, unless a Variance is granted by the Town;

TO: allow a new seawall to encroach into a Town waterway ranging between 2'-3" to 3'-5" for approximately 70' of the 100' wide property.

HISTORY

The site is developed with a 2-story 8,289 square foot home originally constructed in 2014 according to the Miami-Dade Property Appraiser's website. The existing seawall was constructed entirely within the Town's waterway by 1' to 1'-6". Additionally, the property has a boat notch that is nonconforming because it allows a vessel to be moored 4'-11" from the side property line and §46-55(3) of the Town Code requires vessels to be maintained entirely within the established 10' setback.

APPLICATION DETAILS

The applicant is proposing to:

- Remove the existing wood dock and piles; wood mooring piles; boatlift in the boat notch; concrete seawall cap and batter piles along the waterway; glass railing; and concrete seawall, cap, and footer from the north side of the boat notch.
- Install new concrete seawall cap atop concrete seawall panels in the boat notch.
- Install a new concrete seawall cap to raise the seawall from 3.525' NAVD to 4.425' NAVD.
- Install new 8" concrete seawall panels water-ward of existing seawall with the result being an encroachment ranging from 2'-3" to 3'-5" for approximately 70' of the 100' wide property.

ANALYSIS

DIVISION 2. - VARIANCES

§66-41. - Authorized, general procedure.

(a) The Building Regulation Advisory Board may recommend pursuant to the hearing as provided in §66-42 the granting of a Variance by the Town Council from the terms of the zoning provision of this chapter if it is not contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to recommend any Variance from the terms of this chapter, the Board shall find the following:

- (1) The Variance is in fact a Variance from a zoning regulation as set forth within this chapter.

The request is for a variance from zoning regulation.

- (2) 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.

This property typical rectangular waterfront lot in Zone 3 and the Town's requirement that seawalls not encroach into the Town's waterway is applicable to all properties.

(3) The special conditions and circumstances do not result from the actions of the applicant.

The variance request is a direct result of the applicant's desire to leave the existing encroaching seawall in place and install another seawall against it instead of replacing it in the correct location.

(4) Granting the Variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands or structures in the same district.

The Town Code does not allow encroachments into its waterways unless a variance is granted. Granting the variance will give the owner the privilege to occupy approximately 201.25 square feet (70' by an average of 2.875' encroachment) of Town property for free in perpetuity. The current assessed land value of the property is \$3,465,000 which equates to the encroachment having an approximate value of \$16,480.

(5) Literal interpretation of the provisions of this chapter 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.

No owners have the right to have a seawall encroach into the Town's waterway and use the Town's land for free in perpetuity; the basis for this request is financial.

(6) The Variance granted is the minimum Variance that will make possible the reasonable use of the land or structure.

The requested is variance minimum the applicant needs to avoid reconstructing the seawall in the correct location. No evidence has been presented that reconstructing the seawall within the property lines as required is not possible.

(7) The granting of the Variance will be in harmony with the general intent and purpose of this chapter and the Variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The intent of the Town Code is to promote the construction of luxury homes; consistency in the placement of seawalls is an inherent quality of a luxury home community. No evidence has been provided showing the resulting seawall will be aligned with the neighboring properties and will not have a negative appearance.

(b) In recommending the granting of any Variance, the Building Regulation Advisory Board may prescribe appropriate conditions and safeguards in conformity with this Code. Violation of the conditions and safeguards, when made a part of the terms under which the Variance is granted, shall be deemed a violation of the Code of Ordinances. The Building Regulation Advisory Board may prescribe a reasonable time limit wherein the Construction of the structure subject to the Variance is required to be completed.

If the applicant can prove that the resulting seawall will be aligned with the neighboring properties and not have a negative appearance, it would be reasonable to approve the request if the owner is required to pay for the use of the Town's submerged land in both assessed value and the taxes for this land in perpetuity.

(c) Under no circumstances shall the Building Regulation Advisory Board recommend the granting of a Variance or a use not generally permitted in the district involved or any use expressly or by implication prohibited by the terms of this Code in the district. No nonconforming use of neighboring lands, structures or buildings in the same district and no permitted use of lands, structures or buildings in other districts shall be considered grounds for a Variance.

The Town Code does not allow its submerged land to be used for the construction a seawall. The applicant is asserting that the new seawall will align with the neighboring properties, which would mean that their seawalls are also nonconforming and encroach into the Town's waterway. No evidence has been presented that the neighboring properties' seawalls were constructed with Town approved permits that allowed them to encroach into the Town's waterway and more importantly that the resulting seawall will align with them in an aesthetically acceptable manner. The requested encroachment ranges from 2'-3" to 3'-5"; this is a substantial encroachment and absent any evidence to the contrary the difference will be noticeable and have a negative appearance.

RECOMMENDATION

The applicant has failed to provide any substantial competent evidence to support the request and fails to meet the criteria required by the Town Code for the granting of a variance; therefore **denial** of the application is recommended.



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 Structures

Construction of a new seawall.

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 new seawall cap and panels to encroach outside the property line, into the waterway, at approximately 3.5'

JOB ADDRESS: 200 South Island Dr., Golden Beach, FL.
OWNER ADDRESS: 200 South Island Dr., Golden Beach, FL.
REQUESTED BY: Maxine Ezrati
LEGAL DESCRIPTION: Lots 29 & 30, Block J, GB Section D, PB 10-10
FOLIO NO.: 19-1235-4-0680

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

GOLDEN BEACH TOWN HALL
1 GOLDEN BEACH DR., GOLDEN BEACH, FL.
May 10, 2022 at 6pm – (via zoom):
<https://us02web.zoom.us/j/89291108015?pwd=NS8rWnJhN21mSUdlcmFadHErei8yZz09>
Meeting ID: 892 9110 8015
Passcode: 752288

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

GOLDEN BEACH TOWN HALL
1 GOLDEN BEACH DR., GOLDEN BEACH, FL.
May 17, 2022 at 6pm (via zoom)
<https://us02web.zoom.us/j/89241227574?pwd=VmNsZGllbINyZfBQklyN0M1MUxwUT09>
Meeting ID: 892 4122 7574
Passcode: 387996

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: April 21, 2022


Linda Epperson – Director Building & Zoning

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

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

Application fee: _____

Request hearing in reference to:

New residence/addition: _____ Variance(s): _____
 Exterior alterations: Installation of a new concrete seawall and seawall cap. Other Structure: _____
 Date application filed: _____ For hearing date: _____

1. Project information:

Project description: Installation of a new concrete seawall and concrete seawall cap waterward of the property line.

Legal Description: GOLDEN BEACH SEC D PB 10-10 LOTS 29 & 30 BLK J LOT SIZE 100.000
 X 165 COC 242592127 02 2006 1

Folio #: 19-1235-004-0680

Address of Property: 200 S. Island Drive

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

Owner's Name: Maxie Ezratti Phone _____ Fax _____

Owner's address: 200 South Island Drive City/State Golden Beach, FL Zip 33323

Email address: maxie.ezratti@gmail.com

Agent: Ocean Consulting, LLC/ Kirk Lofgren Phone (305) 921-9344 Fax _____

Agent's address: 340 Minorca Ave, Suite #7 City/State Coral Gables, FL Zip 33134

Email address: kirk@oceanconsultingfl.com/daniela@oceanconsultingfl.com

Architect: Adolfo Gonzalez P.E. Phone (305) 415-8782 Fax _____

Email address: adolfo.gonzalezpe@gmail.com

Contractor: Southeast Marine Construction, Inc Phone (954) 630-2300 Fax _____

3. Describe project and/ or reason for hearing request: The project is proposing the installation of a new concrete seawall and concrete seawall cap immediately waterward of the existing seawall. The existing seawall extends beyond the property line. The Town is requiring a variance for approval of the new seawall and cap installation beyond the property line. The proposed seawall will encroach at a maximum of 3'-5" linear feet into the Town owned submerged lands.

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

Building Plans:

Conceptual: Preliminary: Final:
 Other: _____

5. Estimated cost of work: \$ 100,000
 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
Building Regulation Advisory Board
Meeting Date

MAY 10 2020

APPROVED
DISAPPROVED
VARIANCE REQ:

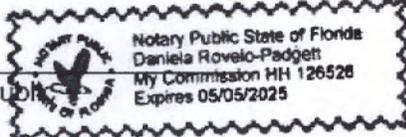
TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

6. Is hearing being requested as a result of a Notice of Violation? No
7. Are there any structures on the property that will be demolished? Yes
8. Does legal description conform to plat? Yes
9. Owner Certification: I hereby certify that I am the owner of record (*) of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of owner(s): [Signature]

Acknowledged before me this 21st day of March, 2022

Type of identification:
FL Drivers License

[Signature]
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: the installation of a new concrete seawall and seawall cap waterward of the property line. relative to my property and I am hereby authorizing Ocean Consulting, LLC c/o Kirk Lofgren to be my legal representative before the Building Regulation Advisory Board and Town Council.

[Signature]
Signature of owner(s)

Acknowledged before me this 21st day of March, 2022

Type of identification:
FL Drivers License

[Signature]
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

MAY 10 2022

APPROVED
DISAPPROVED
VARIANCE REQ:

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

Property Address: 200 South Island Drive
 Legal Description: GOLDEN BEACH SEC D PB 10-10 LOTS 29 & 30 BLK J LOT SIZE 100.000 X 165 COG 242582127 02 2006 1
 Owner's Name: Maxie Ezratti Phone _____ Fax _____
 Agent's Name: Ocean Consulting, LLC Phone (305) 921-9344 Fax _____
 Board Meeting of: _____

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

Application for: The installation of a new concrete seawall and seawall cap waterward of the property line.
 Lot size: _____
 Lot area: _____
 Frontage: _____
 Construction Zone: Waterfront
 Front setback: _____
 Side setback: _____
 Rear setback: _____
 Coastal Construction: Yes No East of coastal const. control line: Yes No
 State Road A1A frontage: _____
 Swimming pool: Yes No Existing: _____ Proposed: _____
 Fence Type: _____ Existing: _____ 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 2nd floor livable area square footage: _____
 Proposed 2nd floor livable area square footage: _____
 Proposed % of 2nd 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): _____

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

MAY 10 2022

APPROVED
DISAPPROVED
VACANCY REQ.

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: [Signature] Date: 03/21/2022

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

Date: _____

Fee: _____

I, Ms. Maxie Ezratti 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: 200 South Island Drive Folio No. 19-1235-004-0680

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)**: §46-81 Extension of seawall into waterways.

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. The new vertical concrete seawall panels and concrete cap are proposed to extend waterward of the property line. The proposed seawall will encroach at a maximum of 3'-5" linear feet of into the Town owned submerged lands.

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 seawall panels and seawall cap extend beyond the property line. It is not feasible to remove the existing seawall and excavate behind the wall to re-locate the seawall at the property line. Relocation would destroy the recently improved property, and would create a gap between neighboring property seawalls.

c. The special conditions and circumstances do not result from the actions of the applicant. Yes, correct. The existing seawall extends beyond the property line, and was not originally built by the current property owners.

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 correct. This variance has been granted to other property owners, and would keep the seawall in line with the adjacent property seawalls.

Town of Golden Beach
Building Regulation Advisory Board
MAY 10 2022

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, without the variance, the property owners cannot built a new seawall and cap in line with the adjacent property seawalls with the same conditions of the existing seawall beyond property line. Re-location of seawall back to the property line would also destroy the property, which has already been constructed.
4. The Variance granted is the minimum Variance that will make possible the reasonable use of the land or structure. Yes, correct. Miami-Dade County DERM has preliminarily approved the drawing set that shows the new seawall and cap immediately waterward of the existing, as close and tight to the existing seawall as possible.
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, all of the property owners along this waterfront are allowed to undertake improvements to their seawall. The new seawall is being built immediately waterward of the existing property seawall along this stretch of waterfront that has the same or similar conditions as neighboring properties. No impacts to public welfare are proposed or anticipated.

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
Meeting Date

MAY 10 2022

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):

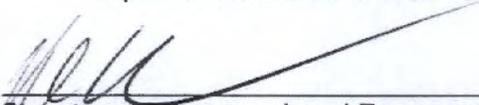
Folio No.: 19-1235-004-0680 Address: 200 South Island Drive

Legal Description: GOLDEN BEACH SEC D PB 10-10 LOTS 29 & 30 BLK J LOT SIZE 100.000 X 165 COC 242582127 02 2006 1

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.

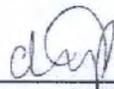
I acknowledge notification by The Town of Golden Beach, that granting of a variance(s) by The Town Council, is conditioned on the following:

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 21st day of March, 2022



Notary Public State of Florida at Large

Personally know to me

Produced Identification
FL Drivers License



MAY 10 2022

APPROVED
DISAPPROVED
VARIANCE REQ: _____



CFN 20120724869
 DR Bk 28309 Pgs 0365 - 3667 (2pgs)
 RECORDED 10/11/2012 12:27:50
 DEED DOC TAX 20,550.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:

Steven M. Helfman, Esq.
 1600 Sawgrass Corporate Parkway, Suite 400
 Sunrise, Florida 33323

Parcel I.D. No. 19-1235-004-0680

(Space Reserved for Clerk of Court)

WARRANTY DEED

THIS WARRANTY DEED is made and entered into as of the 11 day of September, 2012 by **STEVEN BERMAN AND DALIA BERMAN**, husband and wife ("**Grantor**"), whose mailing address is 1930 Harrison Street, #505, Hollywood, Florida 33020, to **MAXIE EZRATTI**, a single woman ("**Grantee**"), whose mailing address is 12717 West Sunrise Boulevard, #415, Sunrise, Florida 33323. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their successors and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's heirs, successors and assigns forever, the following described land situate and being in Miami-Dade County, Florida (the "Property"), to wit:

Lots 29 and 30, Block J of SECTION 'D' of GOLDEN BEACH, according to the plat thereof, as recorded in Plat Book 10, at Page 10 of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: (i) real estate taxes and assessments for the year 2012 and all subsequent years; (ii) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; and (iii) conditions, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that it is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey the Property, that it hereby

Town of Golden Beach
 Building Regulatory Advisory Board
 Hearing Date

MAY 10 2022

APPROVED _____
 DISAPPROVED _____
 VARIANCE REQ: _____

fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Witnessed by:
(as to both signatories)

Print Name: Eric Jacobs
ERIC JACOBS

STEVEN BERMAN

Print Name: JARED ANTON

DALIA BERMAN

Address: 1930 Harrison Street, #505
Hollywood, Florida 33020

STATE OF FLORIDA)
) ss:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 11 day of September, 2012, by STEVEN BERMAN and DALIA BERMAN, husband and wife. They are personally known to me or have produced _____ as identification.

[NOTARIAL SEAL]

NOTARY PUBLIC, State of Florida



Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

MAY 10 2012

APPROVED _____
DISAPPROVED _____
VARIANCE REQ: _____



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/11/2022

Property Information	
Folio:	19-1235-004-0680
Property Address:	200 S ISLAND DR Golden Beach, FL 33160-2256
Owner	MAXIE EZRATTI
Mailing Address	12717 WEST SUNRISE BLVD #415 SUNRISE, FL 33323 USA
PA Primary Zone	1300 SGL FAMILY - 2801-3000 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 5 / 1
Floors	2
Living Units	1
Actual Area	10,007 Sq.Ft
Living Area	7,716 Sq.Ft
Adjusted Area	8,289 Sq.Ft
Lot Size	16,500 Sq.Ft
Year Built	2014



Assessment Information			
Year	2021	2020	2019
Land Value	\$3,465,000	\$3,465,000	\$3,465,000
Building Value	\$1,792,082	\$1,811,146	\$1,830,211
XF Value	\$82,146	\$83,014	\$83,882
Market Value	\$5,339,228	\$5,359,160	\$5,379,093
Assessed Value	\$4,620,932	\$4,557,133	\$4,454,676

Benefits Information				
Benefit	Type	2021	2020	2019
Save Our Homes Cap	Assessment Reduction	\$718,296	\$802,027	\$924,417
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
GOLDEN BEACH SEC D PB 10-10 LOTS 29 & 30 BLK J LOT SIZE 100.000 X 165 QOC 24258-2127 02 2006 1

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$4,570,932	\$4,507,133	\$4,404,676
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$4,595,932	\$4,532,133	\$4,429,676
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$4,570,932	\$4,507,133	\$4,404,676
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$4,570,932	\$4,507,133	\$4,404,676

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/11/2012	\$3,425,000	28309-0365	Qual by exam of deed
08/31/2010	\$1,650,000	27420-1032	Qual by exam of deed
02/01/2006	\$3,100,000	24258-2127	Sales which are qualified
06/01/2000	\$850,000	19201-0282	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

MAXIE EZRATTI
12717 WEST SUNRISE BLVD #415
SUNRISE, FL 33323 USA

CHANDAN NANJUNDA MATHUR
CHRISTINA MADISON BERNDT
274 S ISLAND DR
GOLDEN BEACH, FL 33160 USA

EMILIO DI MARCOBERARDINO
MIRIAM KIBLISKY
224 S ISLAND DR
GOLDEN BEACH, FL 33160 USA

692 265 ONTARIO LTD
1 BRENDAN COURT
THORNHILL ONTARIO L3T 5T8, CANADA

DONNA M SMITH TRS
DONNA M SMITH REVOCABLE TR
220 ISLAND DR
GOLDEN BEACH, FL 33160 USA

MANUEL GROSSKOPF
MARIANA GROSSKOPF LEVI
284 S ISLAND DR
GOLDEN BEACH, FL 33160 USA

ALBERTO FRANCO &W ROSSANA
212 S ISLAND DR
GOLDEN BEACH, FL 33160

MARCOS LENCOVSKI &W SARA
294 S ISLAND DR
GOLDEN BEACH, FL 33160-0000

IGOR ANAPOLSKY TRS
IGOR ANAPOLSKY TRUST
ANGELIKA ANAPOLSKY TRS
210 S ISLAND DR
GOLDEN BEACH, FL 33160 USA

MOSHE KLAINBAUM
JENNY KLAINBAUM
100 S ISLAND DR
MIAMI, FL 33160 USA

RICARDO KASSIN
198 S ISLAND DR
GOLDEN BEACH, FL 33160 USA

STEVEN BANDEL
MINNIE BANDEL
110 S ISLAND DR
GOLDEN BEACH, FL 33160 USA

MICHAEL G KLINGER
MICHELLE FRÖHLICH KLINGER
194 S ISLAND DR
GOLDEN BEACH, FL 33160 USA

120 SOUTH ISLAND LLC
428 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160 USA

INTRAMARINA PROPERTIES LTD
% LOEB BLOCK & PARTNERS LLC
136 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160 USA

DANIEL ADES
GISELA ADES
21500 BISCAYNE BLVD STE 700
AVENTURA, FL 33180 USA

200 STD Variance Mailing List

Construction of a new single-family residence design approval.

A motion to defer items 1 – 8 was made by Zvi Shiff, Seconded by Stephanie Halfen
All were in favor – no one opposed
Motion passed 3 – 0

F. VARIANCE REQUEST(S):

9. Maxie Ezratti
12717 West Sunrise Blvd., #415
Sunrise, FL 33323

Property Address: 200 South Island Drive, Golden Beach, FL,
Folio No: 19-1235-004-0680
Legal Description: Lot 29 & 30, Block J, GB Sect D, PB 10-10

Christopher Gratz, Zoning Reviewer's Memorandum was entered into the record
Kirk Lofgren, Ocean Consulting, spoke on behalf of the applicant outlining the details
regarding the existing seawall being placed outside the property line for 70' of the 100'
seawall and the new panel placement would extend 8" waterward, making the
encroachment 3'5" in total.

Construction of a new seawall.

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 new seawall cap and panels to encroach outside the property
line, into the waterway, at approximately 3'5"

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 to recommend approval was made by Stephanie Halfen, Seconded by Zvi Shiff
On roll call: Zvi Shiff-Aye, Isaac Murciano-Aye, and Stephanie Halfen-Aye

G. OLD BUSINESS:

10. Maxie Ezratti
12717 West Sunrise Blvd., #415
Sunrise, FL 33323

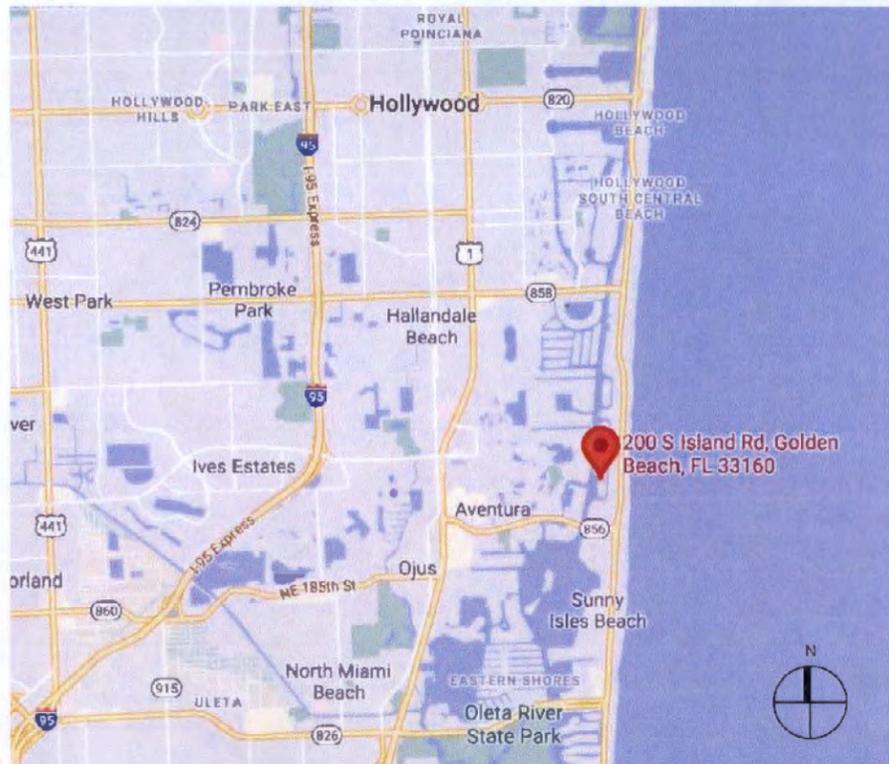
Property Address: 200 South Island Drive, Golden Beach, FL,
Folio No: 19-1235-004-0680
Legal Description: Lot 29 & 30, Block J, GB Sect D, PB 10-10

Construction of a new seawall.

Item Deferred.



LOCATION MAP AND LEGAL DESCRIPTION



PROJECT SITE LOCATION:
200 South Island Drive
Miami Beach, FL 33139

LATITUDE: 25°57'37.66"N
LONGITUDE: 80° 7'23.82"W

FOLIO No.: 19-1235-004-0680

LEGAL DESCRIPTION:

GOLDEN BEACH SEC D PB 10-10

LOTS 29 & 30 BLK J

LOT SIZE 100.000 X 165

COC 24258-217-02-2006
City of Golden Beach
Building Regulatory Advisory Board
Hearing Date

MAY 10, 2022

APPROVED
DISAPPROVED
VARIANCE REQ. _____

GENERAL NOTES:

- ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988
- ALL DIMENSIONS ON PLANS ARE SUBJECT TO VERIFICATION IN THE FIELD.
- IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ENGINEER BEFORE PROCEEDING WITH WORK. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR ALL LINES, ELEVATIONS, AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.
- IT IS THE INTENT OF THESE PLANS AND THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH LOCAL, STATE, AND FEDERAL ENVIRONMENTAL PERMITS ISSUED FOR THIS PROJECT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE AND GOVERN HIMSELF BY ALL PROVISIONS OF THESE PERMITS.
- APPLICABLE BUILDING CODE: FLORIDA BUILDING CODE, 2020 EDITION (AND CURRENT ADDENDUMS).
- APPROVED CONTRACTOR TO DETERMINE THE SUITABILITY OF EXISTING STRUCTURES AND VERIFY ALL DIMENSIONS. THE APPROVED CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, MEANS, SEQUENCES AND PROCEDURES OF WORK.
- DO NOT SCALE DRAWINGS FOR DIMENSIONS.
- CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK.
- CONTRACTOR TO PROPERLY FENCE AND SECURE AREA WITH BARRICADES.
- ANY DEVIATION AND/OR SUBSTITUTION FROM THE INFORMATION PROVIDED HEREIN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- ALL NEW MATERIALS AND/OR PATCHWORK SHALL BE PROVIDED TO MATCH EXISTING MATERIALS AND/OR ADJOINING WORK WHERE PRACTICAL EXCEPT AS SPECIFICALLY NOTED HEREIN.
- LICENSED CONTRACTOR SHALL USE ALL POSSIBLE CARE TO PROTECT ALL EXISTING MATERIALS, SURFACES, AND FURNISHINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.
- THE LICENSED CONTRACTOR TO INSTALL AND REMOVE ALL SHORING AND BRACING AS REQUIRED FOR THE PROPER EXECUTION OF THE WORK.
- ALL NEW WORK AND/OR MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF EACH ADMINISTRATIVE BODY HAVING JURISDICTION IN EACH PERTAINING CIRCUMSTANCE.
- THE CONTRACTOR WILL EMPLOY AND MAINTAIN ADEQUATE SEDIMENT AND EROSION CONTROL MEASURES TO PROTECT BISCAYNE BAY FROM SEDIMENT AND CONSTRUCTION DEBRIS.

DESIGN CRITERIA

STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE FOLLOWING CODES AND SPECIFICATIONS:

- FLORIDA BUILDING CODE (FBC), 2020 EDITION
 - ACI 318-19, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
 - ASCE 7-16, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
 - NDS NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2018 EDITION.
 - EM 1110-2-1100 (PART VI) COASTAL ENGINEERING MANUAL, 2011 EDITION.
- IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND THE REQUIREMENTS OF THE REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE PROVISIONS OF THE MORE STRINGENT SHALL GOVERN.

DOCK LL: 100 PSF

BOLTS:

- ALL BOLTS SHALL BE 316 STAINLESS STEEL, UNLESS OTHERWISE NOTED.

CONCRETE

- CONCRETE SHALL CONFORM TO ACI 318 (LATEST ED.) AND SHALL BE REGULAR WEIGHT, SULFATE RESISTANT, WITH A DESIGN STRENGTH OF 5,000 PSI AT 28 DAYS W/ A MAX WATER-CEMENTIOUS MATERIALS RATIO, BY WEIGHT, NORMAL WEIGHT AGGREGATE CONCRETE OF 0.40.
- OWNER SHALL EMPLOY AND PAY FOR TESTING SERVICES FROM AN INDEPENDENT TESTING LABORATORY FOR CONCRETE SAMPLING AND TESTING IN ACCORDANCE W/ ASTM.
- LICENSED CONTRACTOR IS RESPONSIBLE FOR THE ADEQUACY OF FORMS AND SHORING AND FOR SAFE PRACTICE IN THEIR USE AND REMOVAL.
- CONCRETE COVER SHALL BE 3" UNLESS OTHERWISE NOTED ON APPROVED DRAWINGS.
- REINFORCING STEEL SHALL BE IN CONFORMANCE WITH THE LATEST VERSION OF ASTM A615 GRADE 60 SPECIFICATIONS. ALL REINFORCEMENT SHALL BE PLACED IN ACCORDANCE W/ ACI 315 AND ACI MANUAL OF STANDARD PRACTICE.
- SPLICES IN REINFORCING BARS SHALL NOT BE LESS THAN 48 BAR DIAMETERS AND REINFORCING SHALL BE CONTINUOUS AROUND ALL CORNERS AND CHANGES IN DIRECTION. CONTINUITY SHALL BE PROVIDED AT CORNERS OR CHANGES IN DIRECTION BY BENDING THE LONGITUDINAL STEEL AROUND THE CORNER 48 BAR DIAMETERS.

WOOD

- PRIMARY WOOD FRAMING MEMBERS SHALL BE NUMBER 1 PRESSURE TREATED MARINE GRADE TEK SOUTHERN PINE, OR BETTER.

PILE DRIVING NOTES

- PILE DRIVING OPERATIONS SHALL BE OBSERVED BY A SPECIAL INSPECTOR, INCLUDING TEST PILES SUFFICIENT TO DETERMINE THE APPROXIMATE LENGTH REQUIRED TO MEET DESIGN CAPACITY.
- PILES SHALL BE DRIVEN USING AN APPROVED CUSHION BLOCK CONSISTING OF MATERIAL SO ARRANGED SO AS TO PROVIDE THE TRANSMISSION OF THE HAMMER ENERGY.
- PILES SHALL BE DRIVEN TO REQUIRED MINIMUM 15 TON BEARING CAPACITY.
- PILES SHALL BE DRIVEN WITH A DROP HAMMER OR GRAVITY HAMMER PROVIDED THE HAMMER SHALL WEIGH NO LESS THAN 3,000 POUNDS, AND THE FALL OF THE HAMMER SHALL NOT EXCEED 6 FT.
- PILES SHALL BE DRIVEN WITH A VARIATION OF NOT MORE THAN 1/4" PER FOOT FROM THE VERTICAL, OR FROM THE BATTER LINE INDICATED, WITH A MAX VARIATION OF THE HEAD OF THE PILE FROM THE POSITION SHOWN ON THE PLANS OF NOT MORE THAN 3".
- WHERE PILING MUST PENETRATE STRATA OFFERING HIGH RESISTANCE TO DRIVING, THE STRUCTURAL ENGINEER OF RECORD OR SPECIAL INSPECTOR MAY REQUIRE THAT PILES BE SET IN PRE-DRILLED OR PUNCHED HOLES. THE PILES SHALL REACH THEIR FINAL PENETRATION BY DRIVING.

200 S ISLAND DRIVE SEAWALL PROJECT

Golden Beach, Florida

CLIENT:
MS. MAXIE EZRATTI

12717 W. Sunrise Boulevard
Sunrise, Florida 33323

ENVIRONMENTAL CONSULTANT:

OCEAN CONSULTING, LLC.

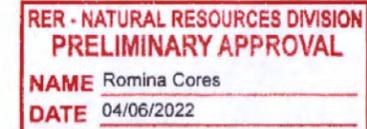
340 Minorca Avenue, Suite 7
Coral Gables, Florida 33134
Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:

PROJECT ENGINEER:
ADOLFO J. GONZALEZ P.E.

2050 Coral Way Suite 502
Miami, FL 33145
Office - 305-415-8782

SEAL / SIGNATURE / DATE



Digitally signed by Adolfo J. Gonzalez
Date: 2022.04.04 11:58:20 -04'00'

Adolfo J. Gonzalez PE
Lic. No. 58620

PERMIT DRAWINGS

Issue # Issue Date

① April 4, 2022

PROJECT: 21-10600 CLI-2021-0246

PROJECT LOCATION & NOTES

SCALE: AS SHOWN
SHEET NO.

S-1

**200 S ISLAND DRIVE
SEAWALL PROJECT**

Golden Beach, Florida

CLIENT:
MS. MAXIE EZRATTI

12717 W. Sunrise Boulevard
Sunrise, Florida 33323

ENVIRONMENTAL CONSULTANT:
**OCEAN
CONSULTING, LLC.**
340 Minorca Avenue, Suite 7
Coral Gables, Florida 33134
Tel: (305) 921-9344
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CONTRACTOR:

PROJECT ENGINEER:
ADOLFO J. GONZALEZ P.E.

2050 Coral Way Suite 502
Miami, FL 33145
Office - 305-415-8782

SEAL / SIGNATURE / DATE

Digitally signed
by Adolfo J
Gonzalez
Date: 2022.04.04
12:00:46 -04'00'

Adolfo J. Gonzalez PE
Lic. No. 58620

PERMIT DRAWINGS

Issue # Issue Date
① April 4, 2022

PROJECT: 21-10600 CLI-2021-0246

EXISTING CONDITIONS

SCALE: AS SHOWN
SHEET NO.

S-2

GOLDEN ISLE WATERWAY

**RER - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL**
NAME Romina Cores
DATE 04/06/2022

R.E.R D-5 BOUNDARY
T.O.G.B TRIANGLE
R.E.R D-5 BOUNDARY
T.O.G.B TRIANGLE

EXISTING WOOD
MOORING PILES TO
BE REMOVED.

EXISTING WOOD
DOCK AND PILES
TO BE REMOVED.

EXISTING GLASS
RAILING TO BE
REMOVED.

EXISTING CONCRETE
SEAWALL CAP AND BATTER
PILES TO BE REMOVED.

EXISTING CONCRETE
SEAWALL TO REMAIN.

EXISTING
CONCRETE
SEAWALL
TO REMAIN.

EXISTING
KING AND
BATTER
PILE TO BE
REMOVED.

EXISTING 4-POST
BOATLIFT TO BE
REMOVED.

EXISTING CONCRETE
SEAWALL CAP, ALL
KING AND BATTER
PILES TO REMAIN.

EXISTING CONCRETE
SEAWALL, CAP AND
FOOTER TO BE
REMOVED.

PROPERTY LINE

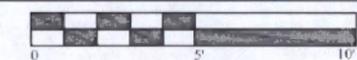
PROPERTY LINE

PROPERTY LINE

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date
MAY 10 2022

APPROVED
DISAPPROVED
VARIANCE REQ.

EXISTING CONDITIONS
-200 SOUTH ISLAND DRIVE -
Golden Beach, FL



SCALE: 3/16" = 1"

4'-11" 16'-5" 78'-6"

14'-7"

E
S-6

C
S-5

G
S-7

E
S-6

A
S-4

200 S ISLAND DRIVE SEAWALL PROJECT

Golden Beach, Florida

CLIENT:
MS. MAXIE EZRATTI

12717 W. Sunrise Boulevard
Sunrise, Florida 33323

ENVIRONMENTAL CONSULTANT:
OCEAN CONSULTING, LLC.

340 Minorca Avenue, Suite 7
Coral Gables, Florida 33134
Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:

PROJECT ENGINEER:
ADOLFO J. GONZALEZ P.E.

2050 Coral Way Suite 502
Miami, FL 33145
Office - 305-415-8782

SEAL / SIGNATURE / DATE

Digitally signed
by Adolfo J
Gonzalez
Date: 2022.04.04
12:02:08 -04'00'

Adolfo J. Gonzalez PE
Lic. No. 58620

PERMIT DRAWINGS

Issue # Issue Date

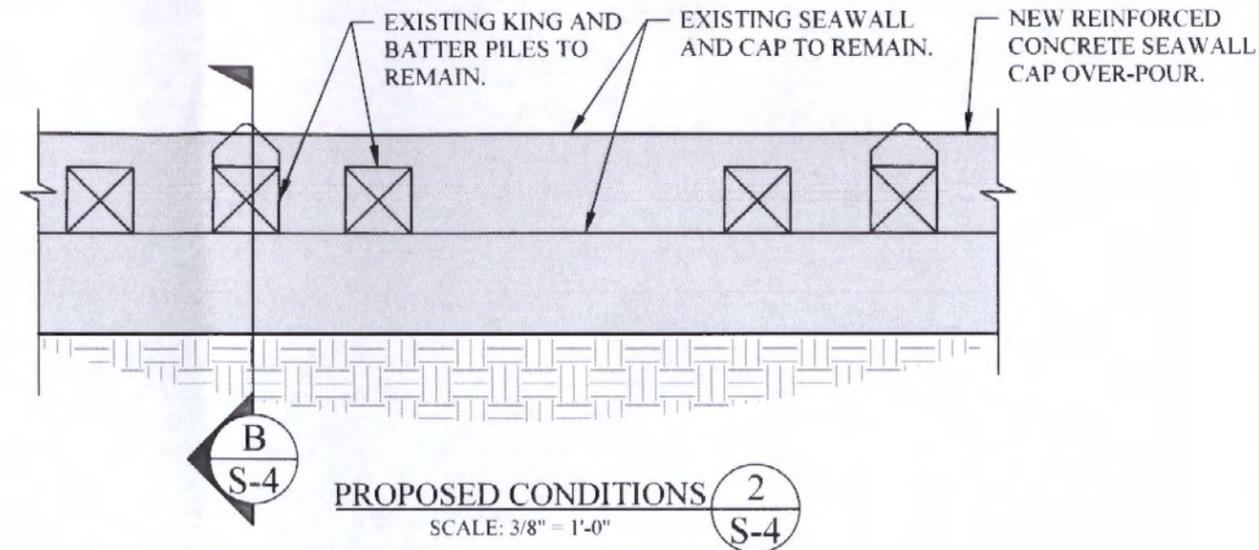
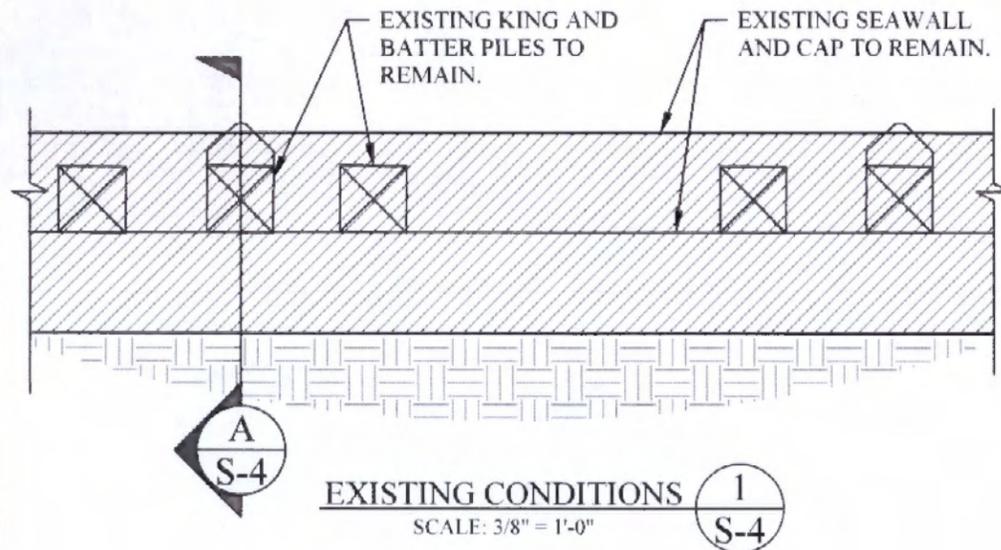
① April 4, 2022

PROJECT: 21-10600 CLI-2021-0246

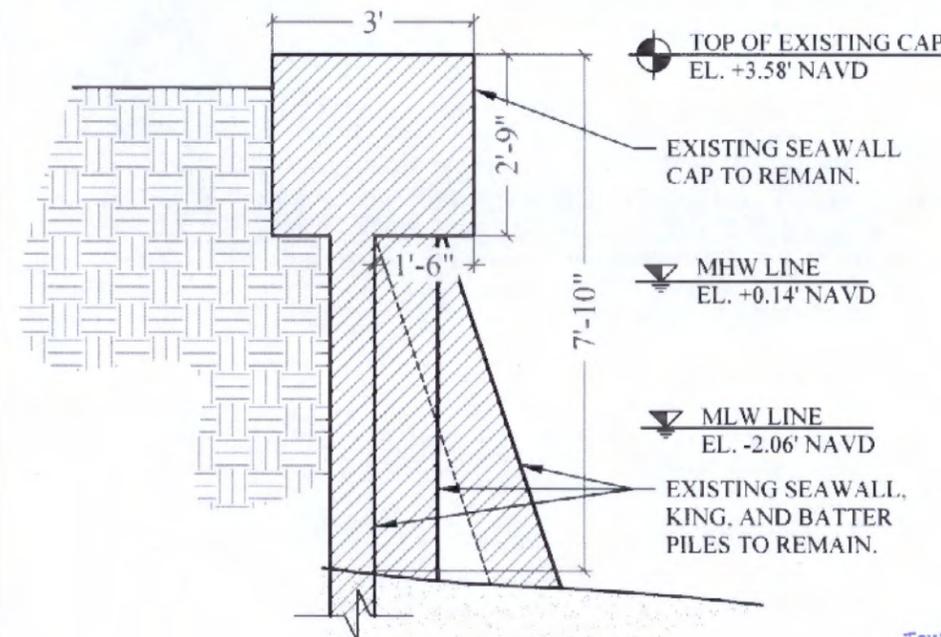
EXISTING & PROPOSED
CONDITIONS
IN BOAT NOTCH

SCALE: AS SHOWN
SHEET NO.

S-4



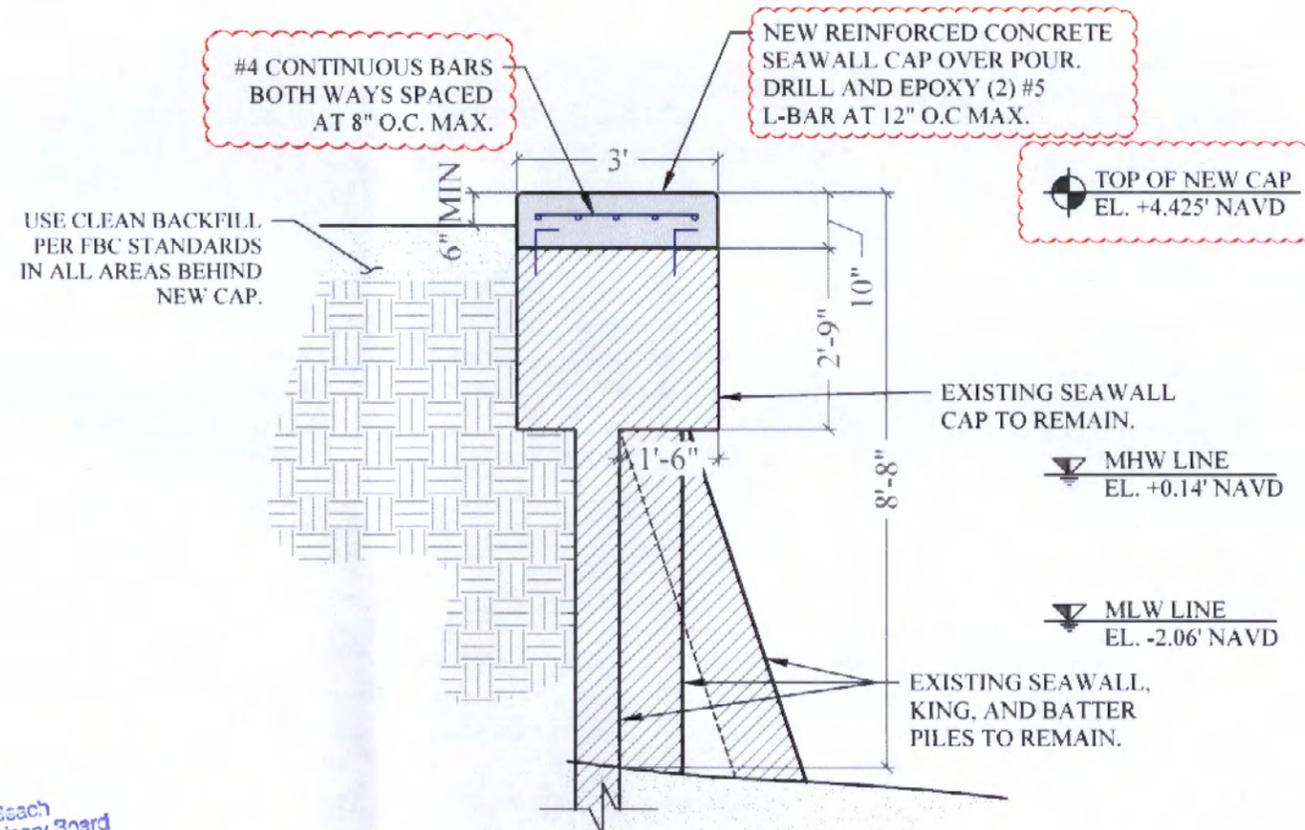
**RER - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL**
NAME Romina Cores
DATE 04/06/2022



Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

MAY 10 2022

APPROVED
DISAPPROVED
VARIANCE REQ.



200 S ISLAND DRIVE SEAWALL PROJECT

Golden Beach, Florida

CLIENT:
MS. MAXIE EZRATTI

12717 W. Sunrise Boulevard
Sunrise, Florida 33323

ENVIRONMENTAL CONSULTANT:
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CONTRACTOR:

PROJECT ENGINEER:
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Office - 305-415-8782

SEAL / SIGNATURE / DATE

Digitally signed
by Adolfo J
Gonzalez
Date: 2022.04.04
12:02:29 -04'00'

Adolfo J. Gonzalez PE
Lic. No. 58620

PERMIT DRAWINGS

Issue #	Issue Date
①	April 4, 2022

PROJECT: 21-10600 CLI-2021-0246

EXISTING & PROPOSED
CONDITIONS
IN BOAT NOTCH

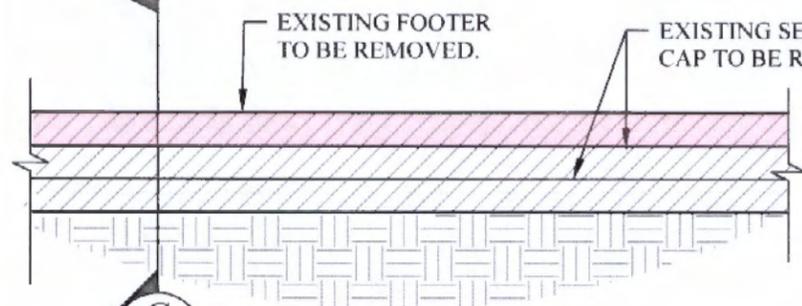
SCALE: AS SHOWN
SHEET NO.

S-5

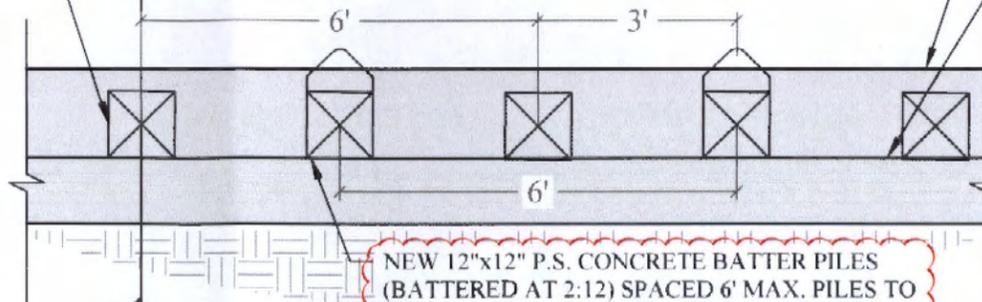
NEW 12"x12" P.S. CONCRETE KING PILES
SPACED 6-FT O.C. MAX. PILES TO BE DRIVEN
26-FT BELOW EXISTING SEAWALL SURFACE
TO 25(C)/7 (T) TON CAPACITY PER DYNATECH
GEOTECH REPORT DATED 3/18/21.

NEW REINFORCED
CONCRETE SEAWALL
CAP.

EXISTING SEAWALL
TO REMAIN.

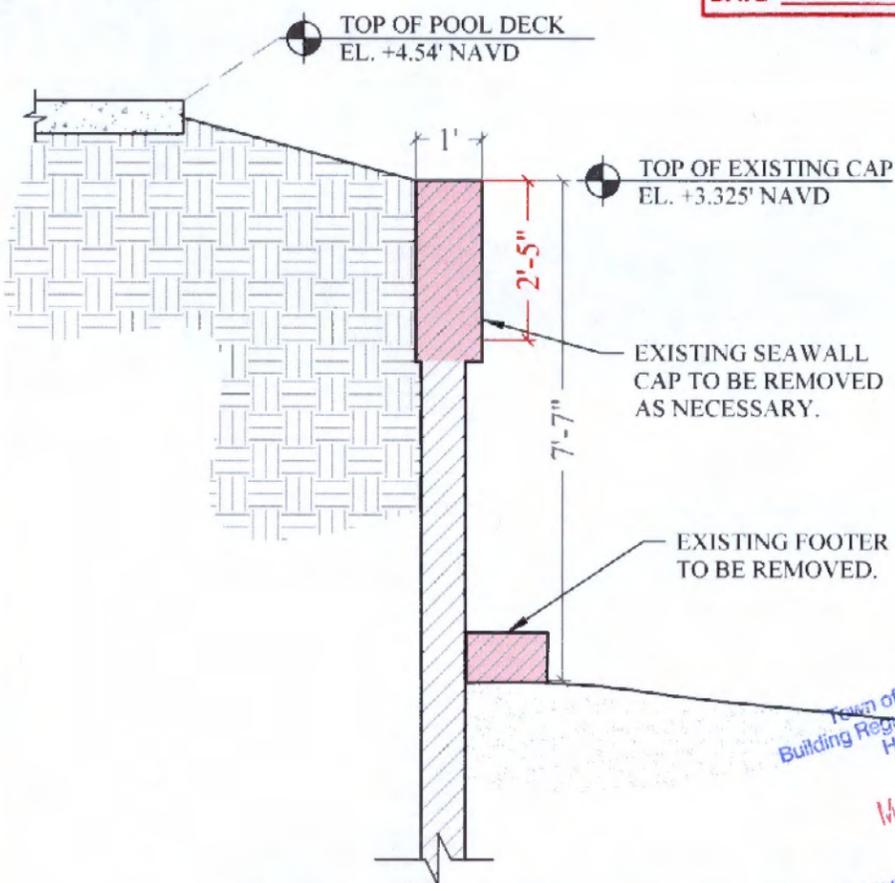


EXISTING CONDITIONS **2**
SCALE: 3/8" = 1'-0" **S-5**



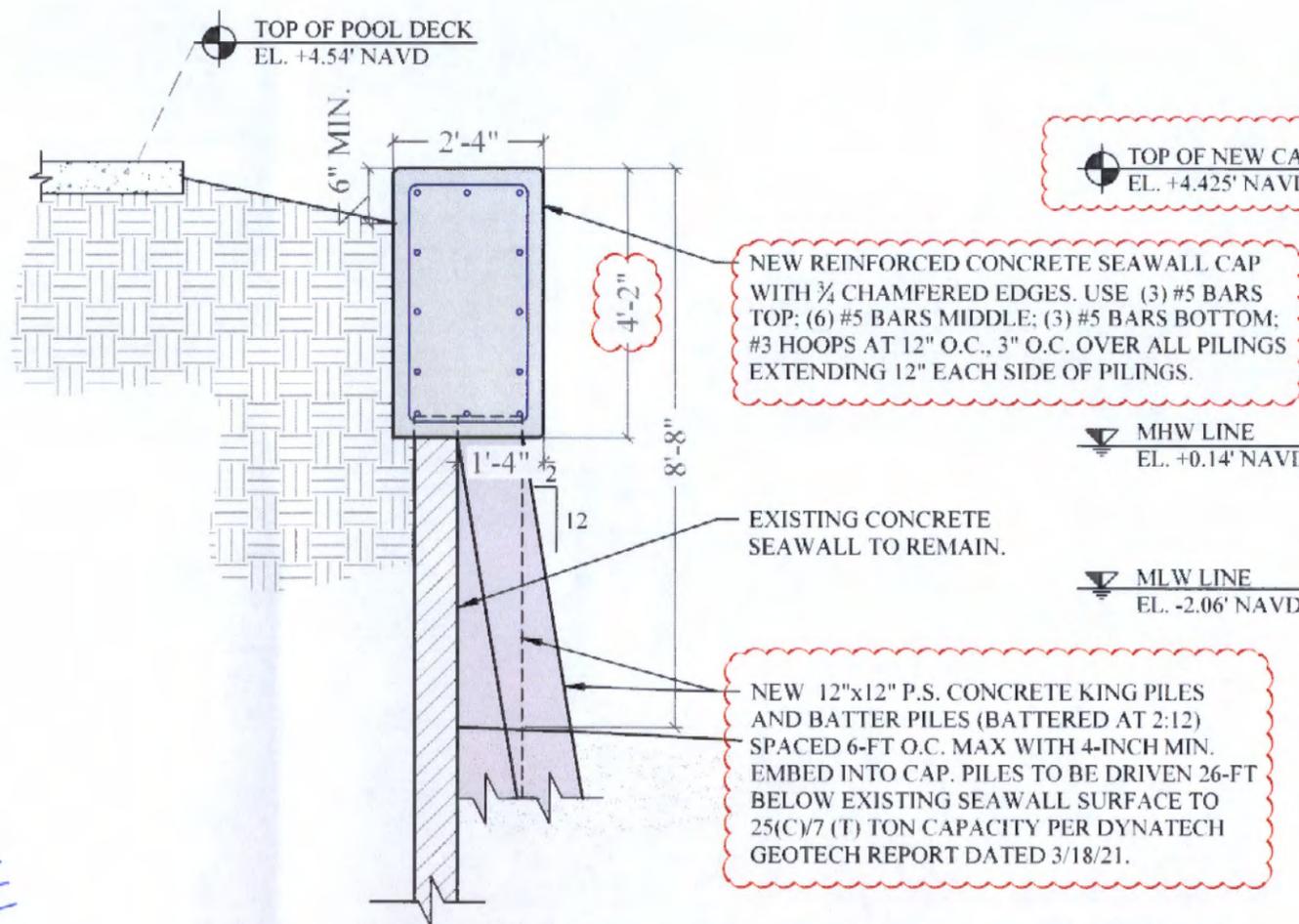
PROPOSED CONDITIONS **3**
SCALE: 3/8" = 1'-0" **S-5**

**RER - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL**
NAME Romina Cores
DATE 04/06/2022



EXISTING SEAWALL SECTION **C**
BOAT NOTCH **S-5**
SCALE: 3/8" = 1'-0"

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date
MAY 10 2022
APPROVED
DISAPPROVED
VARIANCE REQ.



PROPOSED SEAWALL SECTION **D**
BOAT NOTCH **S-5**
SCALE: 3/8" = 1'-0"

200 S ISLAND DRIVE SEAWALL PROJECT

Golden Beach, Florida

CLIENT:
MS. MAXIE EZRATTI

12717 W. Sunrise Boulevard
Sunrise, Florida 33323

ENVIRONMENTAL CONSULTANT:

OCEAN CONSULTING, LLC.

340 Minorca Avenue, Suite 7
Coral Gables, Florida 33134
Tel: (305) 921-9344
Fax: (305) 677-3254

CONTRACTOR:

PROJECT ENGINEER:
ADOLFO J. GONZALEZ P.E.

2050 Coral Way Suite 502
Miami, FL 33145
Office - 305-415-8782

SEAL / SIGNATURE / DATE



Digitally signed
by Adolfo J
Gonzalez
Date: 2022.04.04
12:02:47 -04'00'

Adolfo J. Gonzalez PE
Lic. No. 58620

PERMIT DRAWINGS

Issue # Issue Date

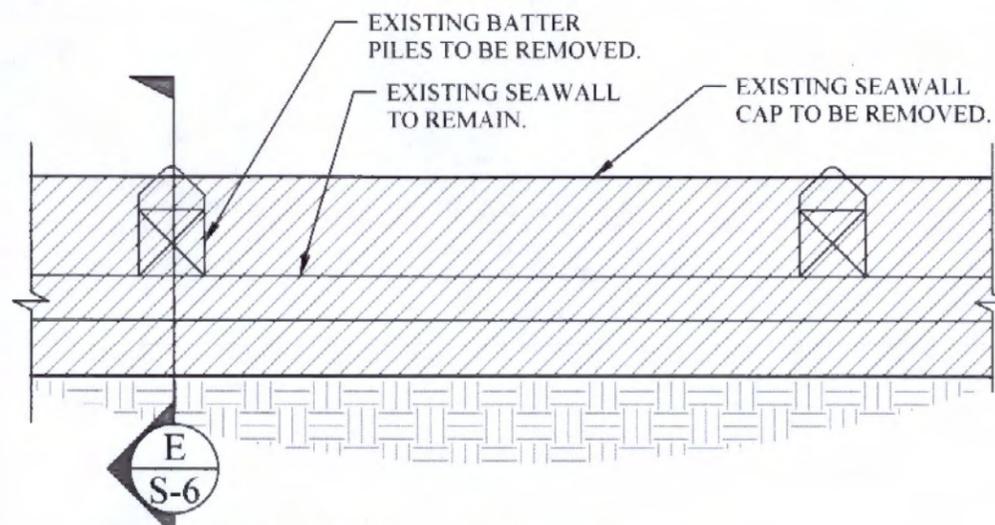
① April 4, 2022

PROJECT: 21-10600 CL1-2021-0246

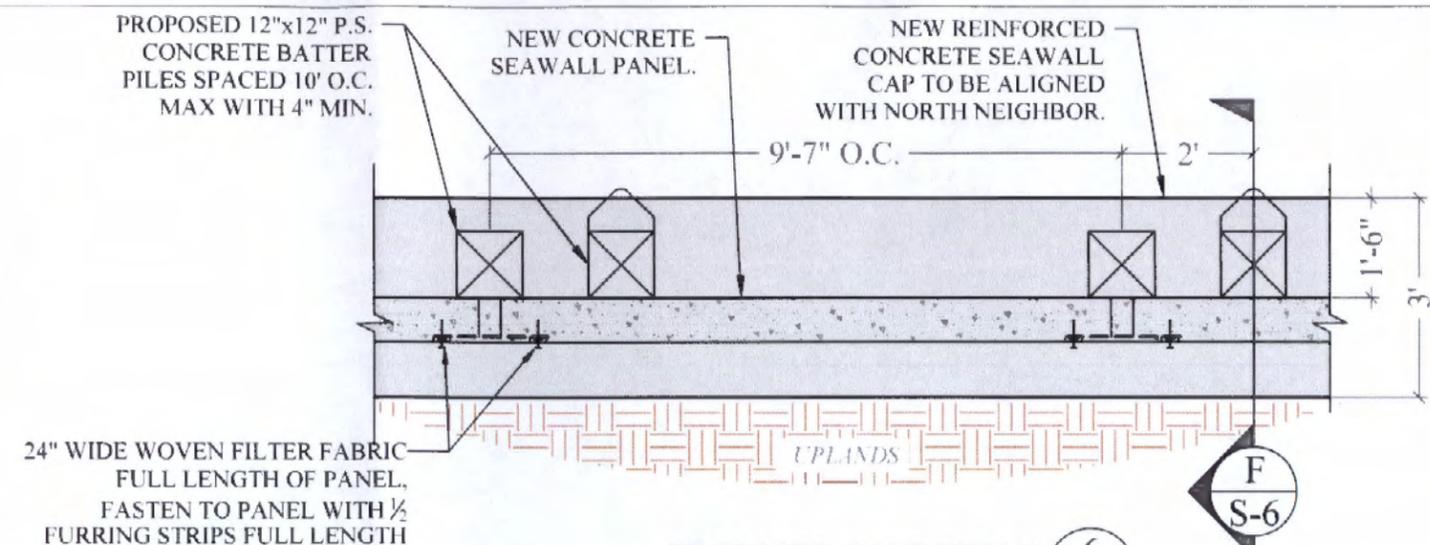
EXISTING & PROPOSED CONDITIONS

SCALE: AS SHOWN
SHEET NO.

S-6

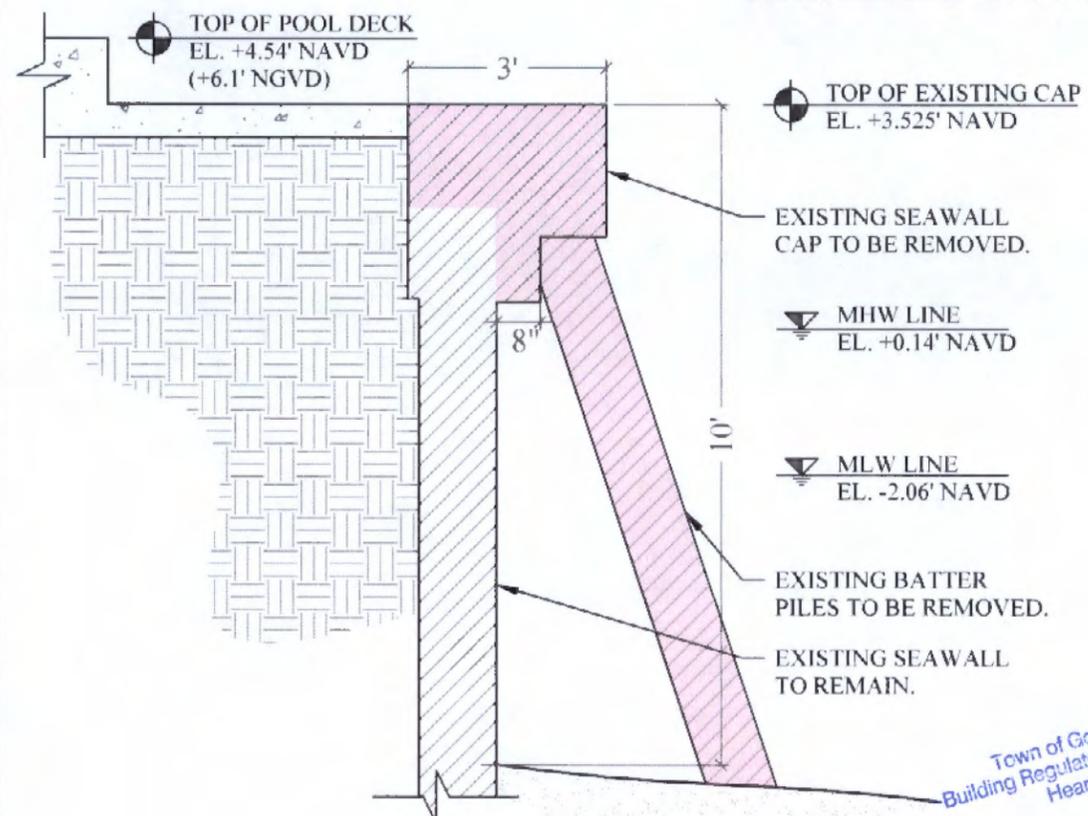


EXISTING CONDITIONS 5
SCALE: 3/8" = 1'-0" S-6

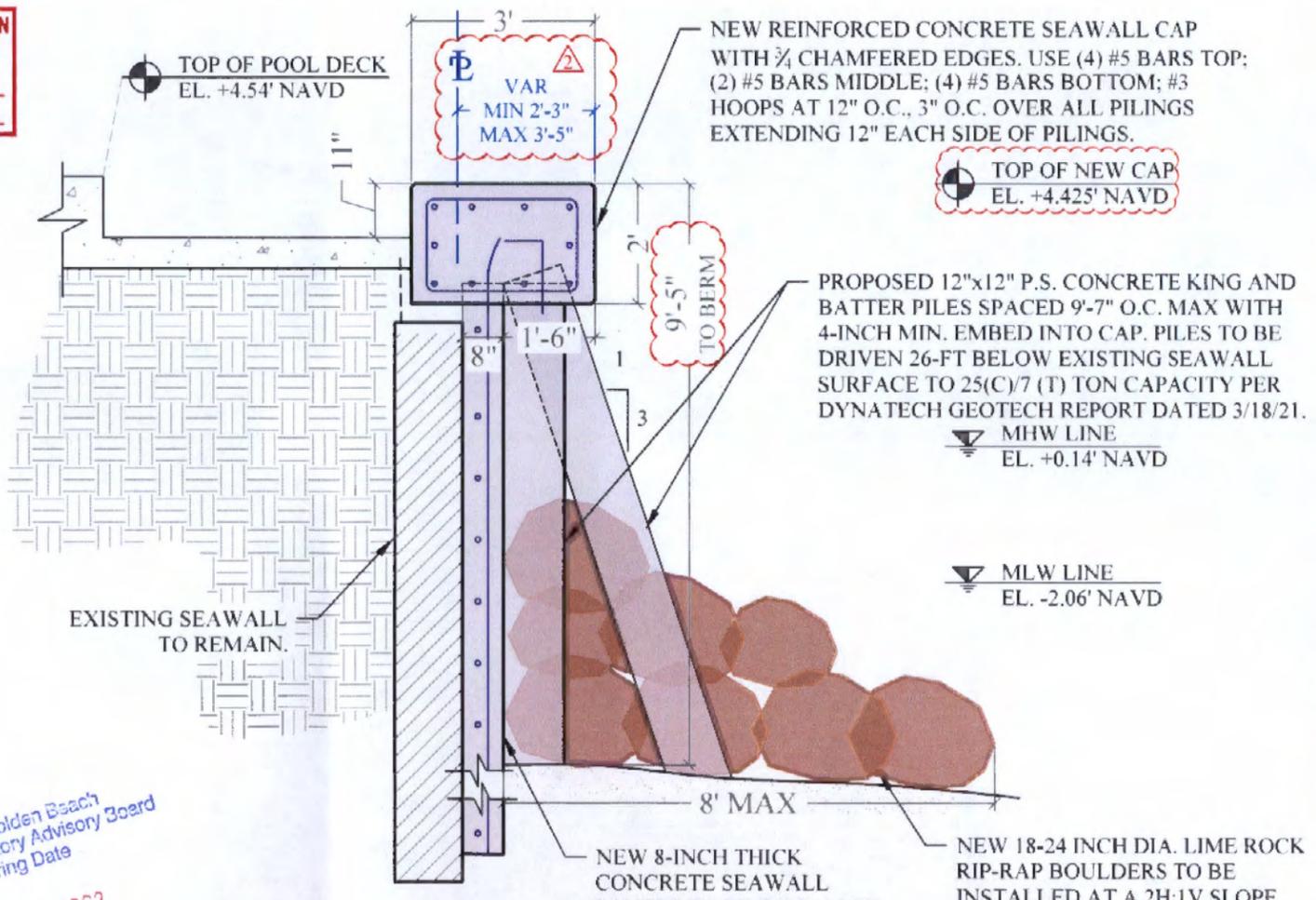


PROPOSED CONDITIONS 6
SCALE: 3/8" = 1'-0" S-6

**RER - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL**
NAME Romina Cores
DATE 04/06/2022



EXISTING SEAWALL SECTION E
SCALE: 3/8" = 1'-0" S-6



PROPOSED SEAWALL SECTION F
SCALE: 3/8" = 1'-0" S-6

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date
MAY 10 2022
APPROVED
DISAPPROVED
VARIANCE REQ: