



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

**AGENDA
BUILDING REGULATION ADVISORY BOARD
June 13, 2023 at 6pm**

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

- A. CALL MEETING TO ORDER:**
- B. BOARD ATTENDANCE:**
- C. STAFF ATTENDANCE:**
- D. APPROVAL OF MINUTES: May 9, 2023**
- E. REQUEST FOR ADDITIONS, DEFERRALS, DELETIONS & WITHDRAWALS:**

- 1. Steven Bandel
Minnie Bandel
110 S Island Drive
Golden Beach, FL 33160 USA

Property Address: 110 South Island Drive, Golden Beach, FL 33160-2207
Folio No: 19-1235-004-0470
Legal Description: Lots 3 & 4 & N25ft of Lot 5, Blk J GB Sec D, PB 10-10

Boatlift installation.

- 2. 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, garage, driveway, covered terrace, and landscape design approval.

- 3. 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

Variance for Boatlift, wood deck, and dock over pour.

4. 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.

5. 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.

6. Allegro Acquisitions Corporation – Tabled at 4/2023 meeting
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.

7. Allegro Acquisitions Corporation – Tabled at 4/2023 meeting
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.

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.

8. 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.

9. 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.

10. 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

Variance request for construction of a new seawall and dock.

11. 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.

12. GB Real Estate Holdings LLC
1200 Brickell Avenue, Ste 950
Miami, FL 33131

Property Address: 534 North Parkway, Golden Beach, FL, 33160
Folio No: 19-1235-006-0700
Legal Description: Lot 16 & Port of Lot 15, Block F, GB Sect F, PB 10-11

Installation concrete seawall.

13. GB Real Estate Holdings LLC
1200 Brickell Avenue, Ste 950
Miami, FL 33131

Property Address: 538 North Parkway, Golden Beach, FL, 33160
Folio No: 19-1235-006-0690
Legal Description: A Port of Lot 15 & S1/2 of Lot 14 Blk F GB Sect F, PB 10-11

Installation concrete seawall.

14. 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 repair.

15. AP Passion GB680 LLC
680 N ISLAND DR
Golden Beach, FL 33160-2257

Property Address: 680 North Island Drive, Golden Beach, FL, 33160
Folio No: 19-1235-006-1150
Legal Description: S20FT of Lot 44 & All of Lot 45 & N30 FT of Lot 46 BLK M, GB Sect F, PB 10-11

Installation new dock.

F. VARIANCE REQUEST(S):

16. Vivian Niremberg
330 S Parkway
Golden Beach, FL 33160 USA

Property Address: 330 South Parkway, Golden Beach, FL 33160
Folio No: 19-1235-005-0630
Legal Description: Lot 36, Blk G GB Sec 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 seawall to encroach up to 2.52 feet into a Town waterway; the entire seawall was constructed into the Town waterway.

G. OLD BUSINESS:

17. 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: N12.50 FT of Lot 22 & Lot 23 & S.12.50 of Lot 24 Blk GB Sec E
PB 8-122

Construction of a new single-family residence, gazebo, pool, pool deck, and landscape design approval.

18. 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: N12.50 FT of Lot 22 & Lot 23 & S.12.50 of Lot 24 Blk GB Sec E
PB 8-122

Installation new dock & seawall repair.

19. 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 K AKA PARCEL A PER WP
D-24793 OR33247-2744 GB Sec E PB 8-122

Construction of a new single-family residence, gazebo, pool, pool deck, and landscape design approval.

20. 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 K AKA PARCEL A PER WP
D-24793 OR33247-2744 GB Sec E PB 8-122

Installation new dock & seawall repair.

21. 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.

H. NEW BUSINESS:

22. David J Blumberg
415 Center Island Dr
Golden Beach, FL 33160

Property Address: 415 Center Island Drive, Golden Beach, FL 33160
Folio No: 19-1235-005-1060
Legal Description: Lot 22 & Lot 23 Blk L GB Sec E PB 8-122

Redesign of landscape planning design and wood deck.

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

J. ADJOURNMENT

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