



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

**AGENDA
BUILDING REGULATION ADVISORY BOARD
July 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:**
- B. BOARD ATTENDANCE:**
- C. STAFF ATTENDANCE:**
- D. APPROVAL OF MINUTES:** June 13, 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. 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

Construction a new seawall and dock.

- 3. 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.

4. 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.

5. 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.

6. 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.

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

8. 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.

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. 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.

11. 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.

12. 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.

13. 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 gazebo.

14. 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.

15. 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.

16. 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.

17. Nikita Zadorov
206 2 Ave Ne
Calgary, Ab T2e 0e2
Canada

Property Address: 652 Ocean Blvd., Golden Beach, FL 33160
Folio No: 19-1235-001-0120
Legal Description: Lot 12 & 13 Blk 1 GB Sec A PB 9-52

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

18. Kenneth R Bernstein
550 Golden Beach Dr.
Golden Beach, FL 33160

Property Address: 550 Golden Beach Drive, Golden Beach, FL 33160
Folio No: 19-1235-006-0650
Legal Description: S1/2 of Lot 10 & All of Lots 11 & 12, Blk F GB Sec F PB 10-11

Installation new dock & boatlift.

19. Olga Zueva
Alexey Labzin
688 Massini Ave.
Golden Beach, FL 33160

Property Address: 688 Massini Avenue, Golden Beach, FL 33160
Folio No: 19-1235-006-0650
Legal Description: Port Of Lots 20 & 21 Desc Beg At Ne Cor Of Lot 20 Th Wly Ad 45ft S 20 Deg W 177.73ft Ely Ad 38.74ft Ely & Sely 36.26ft N 10 Deg E 175ft To Pob Blk E Gb Sec F Pb 10-11

Installation new dock & boatlift.

F. VARIANCE REQUEST(S):

20. Alexandre Luiz M Do Amaral
309 Center Island Drive
Golden Beach, FL 33160 USA

Property Address: 309 Center Island, Golden Beach, FL 33160
Folio No: 19-1235-005-0770
Legal Description: Lot 3 & 4, Blk K 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 remain encroaching as much as 3.34' into a Town waterway.

21. Chay Amar (Lessor), Nehama Amar (Lessor)
Me-Yad Jewish Outreach Program- Chabad
of Golden Beach Inc Leasse
200 Ocean Blvd.
Golden Beach, FL. 3316

Property Address: 200 Ocean Blvd, Golden Beach, FL, 33160
Folio No: 19-1235-003-0330
Legal Description: Lot 1 and 2, Block 5, GB Sect. C, PB 9-52

Addition to an existing residence and request for a cabana in the rear yard.

Relief from Town Code Section 66-251- Cabanas/Gazebos/Pergolas.

(a) In Zone One, one Cabana, Gazebo or Pergola separate from the main house structure may be permitted to be erected and only within the rear yard. The covered area of such structure, whether covered with roofing, trellis or open rafters, shall not exceed two percent of the net lot area up to a maximum floor area of 500 square feet. The roofed area measurement shall not include eaves or overhangs.

(b) In Zones Two and Three, one Pergola or Gazebo separate from the main house structure may be permitted to be erected and only within the rear yard. The roofed area of such structure shall not exceed two percent of the lot area up to a maximum floor area of 500 square feet. The roofed area measurement shall not include eaves or overhangs. Cabanas are not permitted.

(c) In Zone Two the structure must be placed at least ten feet from the side lot line and ten feet from the rear lot line.

(d) No structure permitted under this section shall exceed one story or a height of 15 feet above BFE.

(e) Structures, other than Pergolas, under this section must contain matching roof slopes and detailing similar to the principal structure.

(f) The roof of the structure shall not be used as a solarium or for any similar purposes.

Request is to allow a cabana in the rear yard, setback 10'-5" from the west property line, and 10'- 7" from the south side property line, when cabanas are not permitted in Zone 2, and to allow the structure to have 500 square feet, when the size of the structure is limited to 2% of the lot area or 322 square feet.

OLD BUSINESS:

22. 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.

23. 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.

G. NEW BUSINESS:

24. Lydia Eskenazi
660 Golden Beach Drive
Golden Beach, FL 33160-2246

Property Address: 660 Golden Beach Drive, Golden Beach, FL 33160
Folio No: 19-1235-006-0470
Legal Description: Lot 13 Blk E GB Sec F PB 10-11

Installation new dock & seawall repair.

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

I. ADJOURNMENT

PURSUANT TO FLA. STATUTE 296.0105, 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 IT