

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 2779.21

A RESOLUTION OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING A VARIANCE REQUEST FOR THE PROPERTY LOCATED AT 255 OCEAN BLVD, GOLDEN BEACH, FLORIDA 33160, TO PERMIT THE FIRST FLOOR FINISHED ELEVATION TO BE AT 24.6' NGVD, WITH A BUILDING HEIGHT NOT TO EXCEED 51.6' NGVD, INSTEAD OF THE STARTING ELEVATION OF 20.2' AS STIPULATED IN THE CODE.

WHEREAS, the applicants, 255 OB LLC, ("the applicant"), filed a Petition for Variances/exceptions, from Section 66-69.1 – Zone One (Ocean Front Properties) – (d) Building Height – (1) Main Residence. d. The height measurement for main residences shall be measured from the lowest habitable Living Area, which is a maximum of two feet above the FDEP lowest structural member (18.2' NGVD). The height measurement shall include all portions of the main residence east of the 60-foot front Setback line or Coastal Construction Control Line (CCCL), whichever is more westerly, and;

WHEREAS, the applicant's request is to allow the first floor finished elevation of the main house to be at 24.6' NGVD with a building height not to exceed 51.6' NGVD, and;

WHEREAS, these variances and exceptions are for the property at 255 Ocean Boulevard, Golden Beach, FL. 33160 (GB Section C, Lots 34 & 35 Block A, as recorded in PB 9-52, of the Public Records of Miami-Dade County, (Folio No. 19-1235-003-0250 (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

first floor finished elevation to be at 24.6' NGVD with a building height not to exceed 51.6', 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 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 A-000-A-001, A-100.1 through A-100.7, A-102 through A-103, A-200 through A201, A-301 through A-302, A-400 and A-500 entitled SDH_Studio Architecture + Design, undated, and the Sketch of Boundary Survey, prepared by Jose David Morales, Surveyor, dated 1/21/2020 for the property located at 255 Ocean Boulevard, 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 Vice Mayor Lusskin, seconded by Councilmember Bernstein and on roll call the following vote ensued:

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

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida, this 19th day October, 2021.

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: October 19, 2021

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz,
Town Manager

Item Number:

3

Subject: Resolution No. 2779.21 – Variance Request for 255 Ocean Blvd, Golden Beach, FL 33160 (1st Floor Finished Elevation and Bldg. Height – Zone One)

Recommendation:

It is recommended that the Town Council allow the applicant the opportunity to seek approval of the variance request presented in Resolution No. 2779.21.

Background and History:

Variance request from Town Code 66-69.1 - Zone One; (d) (1) (b) (c): Lowest Habitable Floor Height. Main Residence and Building Height:

(b) Primary residential structures built on lots with a street Frontage of 100 feet in width or more shall not exceed 30 feet in height.

(c) The height measurement for main residences shall be measured from the lowest habitable Living Area which is a maximum of two feet above the FDEP lowest structural member (18.2 feet NGVD). This height measurement shall include all portions of the main residence east of the 60-foot front Setback line or Coastal Construction Control Line (CCCL), whichever is more westerly.

The applicant's request is to allow the lowest habitable floor living area to start at 24.5' NGVD with a building height not to exceed 51.5' NGVD.

The Building Regulation Advisory Board met September 14, 2021 and recommended approval of the variance request, the motion passed 3 – 0.

Attachments:

- Resolution
- Michael Miller Planning Critique
- Notice of Hearing
- Building Regulation Advisory Board Application
- Copy of resident notification listing
- Summary minutes

Financial Impact: None

**TOWN OF GOLDEN BEACH
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Building Regulatory Advisory Board
Town of Golden Beach

From: Michael J. Miller, AICP *MJM*
Consultant Town Planner

Date: August 20th, 2021

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

ISSUE

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

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

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

ANALYSIS

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

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

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

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

NON-USE VARIANCE JUSTIFICATION

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

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

MMPA Comment – The Code sections stated are correct.

2) *In order to recommend the granting of the variance, it must meet all of the following criteria (please provide a response to each item):*

- a. *The Variance is in fact a Variance from a zoning regulation as set forth within the Zoning Chapter of the Zoning Code.*

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

MMPA Comment – Yes, we agree.

- b. *Special conditions and circumstances exist which are peculiar to the land or structure involved, and which are not applicable to other lands or structures in the same district.*

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

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

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

Applicants Response: Yes.

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

- d. Granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Chapter of the Town Code to other lands or structures in the same district.*

Applicants Response: No.

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

- 3) Literal interpretations of the provisions of the Zoning Chapter of the Town Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of zoning regulations and would work unnecessary and undue hardship on the applicant.*

Applicants Response: Yes.

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

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

Applicants Response: Yes.

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

- 5) *The granting of the variance will be in harmony with the general intent and purpose of the Town Code and the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

Applicants Response: Yes.

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


SUMMARY

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

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

TOWN OF GOLDEN BEACH COMMUNITY DEVELOPMENT MEMORANDUM

To: Building Regulatory Advisory Board
Town of Golden Beach

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: August 20th, 2021

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

ISSUE

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

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

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

ANALYSIS

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

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

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

NON-USE VARIANCE JUSTIFICATION

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

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

MMPA Comment – The Code section stated is correct.

- 2) *In order to recommend the granting of the variance, it must meet all of the following criteria (please provide a response to each item):*

- a. *The Variance is in fact a Variance from a zoning regulation as set forth within the Zoning Chapter of the Zoning Code.*

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

MMPA Comment – Yes, we agree.

- b. *Special conditions and circumstances exist which are peculiar to the land or structure involved, and which are not applicable to other lands or structures in the same district.*

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

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

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

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

- d. *Granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Chapter of the Town Code to other lands or structures in the same district.*

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

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

- 3) *Literal interpretations of the provisions of the Zoning Chapter of the Town Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of zoning regulations and would work unnecessary and undue hardship on the applicant.*

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

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

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

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

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

- 5) *The granting of the variance will be in harmony with the general intent and purpose of the Town Code and the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

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

MMPA Comment - MMPA agrees that it appears the applicant is not requesting to raise the grade any higher than existing, and others have been allowed to do the same.

SUMMARY

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



TOWN OF GOLDEN BEACH

Notice of Public Hearing

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

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

Construction of a new home Zone 1 – Ocean Front.

1. Relief from Town Code 66-69.1 - Zone One; (d) (1) (b) (c): Lowest Habitable Floor Height. Main Residence and Building Height:

(b). Primary residential structures built on lots with a street Frontage of 100 feet or more shall not exceed 30 feet in height.

(c) The height measurement for main residences shall be measured from the lowest habitable Living Area which is a maximum of two feet above the FDEP lowest structural member (18.2 feet NGVD). This height measurement shall include all portions of the main residence east of the 60-foot front Setback line or Coastal Construction Control Line (CCCL), whichever is more westerly.

Request is to allow the first habitable floor to start at 24.5' NGVD instead of 20.02' NGVD as stated in the Town's code with a building height not exceed 51.5' NGVD

2. Relief from Town Code Sec. 66-102. - Minimum lot and swale elevations; grade. (a) The finished grade of any lot shall not exceed an elevation of 24 inches above the crown of the road adjacent to the lot and in no event shall exceed an elevation of six feet N.G.V.D. except for lots abutting Ocean Boulevard where the minimum elevation shall be 12 inches above the crown of the road, and the maximum elevation shall not exceed an elevation of 11 feet N.G.V.D. Exterior slabs and walkways shall not exceed an elevation of 36 inches above the crown of the road adjacent to the lot.

Request is to allow portions of the rear yard elevation area to be at 13.0' NGVD.

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

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

PLACE: GOLDEN BEACH TOWN HALL

DATE: 1 GOLDEN BEACH DR., GOLDEN BEACH, FL
 September 14, 2021 at 6pm (via zoom)
 Zoom Meeting <https://us02web.zoom.us/j/89291108015?pwd=NS8rWnJhN21mSUdJcmFadHErei8yZz09>
 Meeting ID: 892 9110 8015 Passcode: 752288

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

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

If you wish to submit written comments for consideration, they should be submitted to the Office of the Golden Beach Town Manager, prior to the scheduled meeting. If you have any questions regarding the proposed action, you may contact the Building Department at (305) 932-0744

DATED: August 26, 2021


 Linda Epperson-Director, Building & Zoning

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

255 Ocean

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

DISAPPROVED
VARIANCE REQ.

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

Submittal

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

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

Reports

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

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

Deadlines - Agenda Placement

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

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

Special Note

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

Questions

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

RECEIVED

Per _____

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

Property Location: 255 Ocean Blvd

Meeting Date: _____

Variance Hearing Dates: Advisory Board _____

Town Council _____

APPROVAL FROM THE BUILDING REGULATION ADVISORY BOARD IS REQUIRED FOR:

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

APPLICATION HEARING PROCESS

Building Approval:

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

Landscape Approval - Separate Submittal from the Building Submittal

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

Zoning Variance Approval:

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

Final Submittal Requirement:

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

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

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

****NOTICE****

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

SEP 14 2021

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

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

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

SEP 24 2021

APPROVED _____
DISAPPROVED _____
VARIANCE REQ. _____

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

Applicant check here	Complete application, sign, and notarize.	Bldg Dept Use
<input checked="" type="checkbox"/>	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: a. Property Legal Description b. Property Folio number c. Street address d. Owners of record e. Owner and agent names and signatures properly notarized.	
<input type="checkbox"/>	Initial submittal as directed on page one; surveys, building plans, Warranty Deeds, and applications, After Zoning approval is issued completed sets are to be submitted 8 days prior to the meeting date as follows: Seven (7) copies no larger than 11" x 17" & 1 original full size sealed set 24" x 36". The same amount of copies are required for a variance. Each completed package shall consist of 1 each of an application, survey, Warranty Deed and building plans. Submit 1 CD with all documents included	
<input type="checkbox"/>	Conceptual construction drawings prepared and signed by a licensed design professional that shall include, at a minimum, the following: a. Site plan at a scale not less than 1/8" = 1'-0" (Include grade elevations) b. Proposed Floor Plan views, at a scale not less than 1/4"=1'-0" c. Cross and longitudinal sections preferably through vaulted areas, if any. d. Typical exterior wall cross section. e. Full elevations showing flat roof and roof ridge height and any other higher projections. f. Sample board of construction materials to be used. g. Existing and proposed ground floor elevations (NGVD). h. Grading & Drainage Calculations i. Zone 3 Properties: Affidavit of Seawall Conformity	
<input type="checkbox"/>	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)	
<input type="checkbox"/>	First Floor and Second Floor area calculations marking the geometrical areas used to calculate the overall floor areas.	
<input type="checkbox"/>	Colored rendering showing new construction or proposed addition. Marked with the applicable address.	
<input type="checkbox"/>	Estimated cost of proposed work. For additions/remodels fair market value of property showing land value and structure value separately.	
<input type="checkbox"/>	Site plan detailing construction site personnel parking.	

Town of Golden Beach
 Building Regulatory Advisory Board
 Hearing Date

SEP 14 2021

APPROVED _____
 DISAPPROVED _____
 VARIANCE REC _____

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

Application fee: _____

Request hearing in reference to:

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

1. Project information:

Project description: New construction, Single Family Residence, three stories with new pool, rooftop terrace and spa, new driveway, gazebo and covered terrace

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

Folio #: 19-1235-0030250

Address of Property: 255 Ocean Blvd, Golden Beach, FL 33160

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

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

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

Email address: ricardo@treconstruction.com

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

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

Email address: stephanie@sdhstudio.com

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

Email address: cristina@sdhstudio.com

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

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

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

Building Plans:

Conceptual: ☐ Preliminary: ☐ Final: ☒
Other: _____

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

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

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

APPROVED _____
DISAPPROVED _____
VARIANCE REQ: _____

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

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

Signature of owner(s): _____

Acknowledged before me this 03 day of August, 2021

Type of identification: _____

Owner/Power of Attorney Affidavit:

I, being duly sworn, depose and say I am the owner (*) of the property described in this application and that I am aware of the nature and request for: _____ relative to my property and I am hereby authorizing _____ to be my legal representative before the Building Regulation Advisory Board and Town Council.

Signature of owner(s)

Acknowledged before me this _____ day _____ 20____

Type of identification: _____

Notary Public

(*) If owner of record is a corporation then the president with corporate seal, the president and the secretary (without corporate seal), or duly authorized agent for the corporation may execute the application, proof that the corporation is a corporation in good standing.

Town of Golden Beach
Building Regulation Advisory Board
Hearing Date

APPROVED _____
DISAPPROVED _____
VARIANCE REQ: _____

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

Property Address: 255 Ocean Blvd, Golden Beach, FL 33160

Legal Description: Lots 34 and 35, Block "A" of Golden Beach, Subdivision Section "C", Plat Book 9, Pg 52, Miami-Dade

Owner's Name: 255 OB LLC

Phone (305) 851-2130

Fax

Agent's Name: Stephanie Halfen

Phone (305) 519-5731

Fax

Board Meeting of:

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

Application for: 255 Ocean Blvd New Construction, 3 stories

Lot size: 28,400

Lot area: 28,400

Frontage: 100'

Construction Zone: Residential

Front setback: 23' Guest house /64'-11" Main House

Side setback: 10'-0"

Rear setback: Varies

Coastal Construction: Yes ☒ No ☐ East of coastal const. control line: Yes ☒ No ☐

State Road A1A frontage:

Swimming pool: ☒ Yes ☐ No Existing: No Proposed: New

Fence Type: Metal fence Existing: No Proposed: New

Finished Floor elevation N.G.V.D.: 24.50

Seawall: No Existing: Proposed:

Lot Drainage: As per Civil Plans

How will rainwater be disposed of on site? Swales and Trench Drains

Adjacent use (s): Residential

Impervious area: 11,295 sqf

% of impervious area: 40%

Existing ground floor livable area square footage: N/a

Proposed ground floor livable area square footage: 6,390 sqf

Existing 2nd floor livable area square footage: N/a

Proposed 2nd floor livable area square footage: 5,519 sqf

Proposed % of 2nd floor over ground floor:

Vaulted area square footage: N/A

Vaulted height: N/A

Color of main structure: TBD Stone

Color of trim: TBD

Color & material of roof: TBD

Building height (above finished floor elevation): 27'

Swale: (Mandatory 10'-0" from edge of payment, 10 ft. wide x 1 ft. deep minimum):

Existing trees in Lot: in Swale:

Proposed trees in Lot: in Swale:

Number & type of shrubs:

Garage Type: Enclosed Existing: Proposed:

Driveway width & type: 20'- Pervious Pavers

Signature of Applicant:

Date:

01/3/21

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

SEP 14 2021

BUILDING REGULATION ADVISORY BOARD APPLICATION (July 2020)

Page 8 of 15

APPROVED _____
DISAPPROVED _____
VARIANCE REQ: _____

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

Date: _____

Fee: _____

I, Ricardo Halfen hereby petition the Town of Golden Beach for a variance from the terms of the Town of Golden Beach Code of Ordinances affecting property located at: 299 Ocean Blvd Folio No. 19-1235-0030250

As specified in the attached "Application for Building Regulation Advisory Board" and related supporting material.

1. The Variance requested is for relief from the provisions of **(list section number(s) of the Town of Golden Beach Code of Ordinances)**: Chapter 66, Sec. 66-69.1 Zone One, (d)(1)(c):
Lowest Habitable Floor Height

2. In order to recommend the granting of the variance, it must meet all the following criteria (please provide a response to each item):
 - a. The Variance is in fact a Variance from a zoning regulation as set forth within the Zoning Chapter of the Town Code. Yes- Request to allow the first habitable floor to start at 24.5' NGVD instead of 20.2 NGVD as stated in th Town's Code.

 - b. Special conditions and circumstances exist which are peculiar to the land or structure involved, and which are not applicable to other lands or structures in the same district. Yes. The existing elevation of the street results in a very low height for the ground floor of the residence, making this space not adequate. A variance is requested to increase height at ground level, without increasing overall permitted height of the residence, in order to provide the space with more height.

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

 - d. Granting the Variance requested will not confer on the applicant any special privilege that is denied by the Zoning Chapter of the Town Code to other lands or structures in the same district. No

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

SEP 14 2021

APPROVED _____
DISAPPROVED _____
VARIANCE REQ. _____

TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
PETITION FOR VARIANCE

3. Literal interpretations of the provisions of the Zoning Chapter of the Town Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of zoning regulations and would work unnecessary and undue hardship on the applicant. Yes

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

5. The granting of the Variance will be in harmony with the general intent and purpose of the Town Code and the Variance will not be injurious to the area involved or otherwise detrimental to the public welfare. Yes

Does the Variance being requested comply with all the above listed criteria?

☒ Yes ☐ No

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

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

8. Is construction in progress? No

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

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

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

12. Do you have a building permit? ☐ Yes ☒ No

Building Permit No. _____ Date issued: _____

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

SEP 14 2021

APPROVED _____
DISAPPROVED _____
VARIANCE REQ. _____

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

Affidavit by Owner for Variance Request(s):

Folio No.: 19-1235-003-0250

Address: 255 Ocean Blvd

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

Being duly sworn, deposes and says: That He/She is the Owner named in the application for Building Advisory Board for the hearing date of _____ relating to Variance requests for construction or other work to be performed on, or in connection with, the premises located as indicated in the application.

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

1. That a Building Permit for the contemplated work pursuant to the Variance must be issued within two (2) years from the date of the approval of the Resolution granting such variance request.
2. If a Building Permit is not issued within the two (2) year time limit set then the Resolution granting the Variance approval will be null and void.
3. That as the applicant, and at my own expense, I shall record a certified copy of the Resolution in the public records of Miami-Dade County and return two (2) certified copies to the Golden Beach Town Hall for inclusion into my property records.

[Signature]
Signature of Owner or Legal Representative

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

[Signature]
Notary Public State of Florida at Large



☒ Personally know to me

☐ Produced Identification

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

SEP 14 2021

APPROVED _____
DISAPPROVED _____
VARIANCE REQ: _____



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

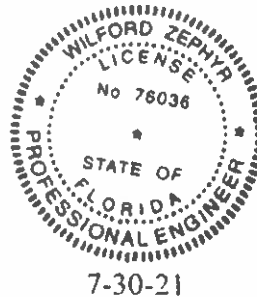
July 30, 2021

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

Prepared by:

**WILFORD
ZEPHYR**

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



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

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

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

RECEIVED

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

Per _____

APPROVED _____
DISAPPROVED _____
VARIANCE REQ _____

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

APPROVED _____
DISAPPROVED _____
VARIANCE REQ _____

TOWN OF GOLDEN BEACH

DRAINAGE COMPUTATION WORKSHEET

Last updated January 24th, 2017

In order to help professionals designing residential developments (single family units) the Town has developed a worksheet to aid applicants in determining the volume of runoff generated during a 10-year / one-day storm. This has been the adopted Level of Service (LOS) standard in the Town's Comprehensive Plan since December 1988 and is also the drainage standard specified in the Miami-Dade County Public Works Manual, Section D4 - Water Control. The calculations follow the methodology recommended by the SFWMD in their publication "Management and Storage of Surface Waters, Permit Information Manual, Volume 4" and in their publication "Technical Publication EMA #390 - Frequency Analysis of Daily Rainfall Maxima for Central and South Florida" dated January 2001. Applicants may include the calculations on this worksheet with their permit application. A registered professional engineer or a registered architect must perform these calculations.

Once the volume of runoff generated during a 10-year / one-day storm within the property or a sub-basin within the property is determined, the applicant must include calculations showing this volume will be contained within the property. Retention of this volume can be provided within shallow retention swales, injection wells, collection systems for reuse (example - cistern for irrigation), underground drains or other methods approved by the Town.

The applicant must also provide plans showing existing and proposed land elevations throughout the property demonstrating the volume of runoff generated during the design storm (10-year / one-day) will be contained within the on-site retention system. The existing and proposed land elevations must also show no overflow from the property will occur to adjacent properties or Right-of-Ways during a 10-year / one-day storm.

Definitions are located below the worksheet.

Step 1:

Determine A

A= 28,400 square feet

Step 2:

Determine AP

AP= 17,105 square feet

AI= 11,295 square feet

Note= P= Pervious/ I = Impervious

Step 3:

Determine the average NGVD land elevation of pervious areas within property or sub-basin within the property.

Building Regulatory Advisory Board
Hearing Date

SEP 14 2021

APPROVED _____
DISAPPROVED _____
VARIANCE REQ: _____

Average Elevation of Pervious Areas= 11.50 feet NGVD

Step 4:

Determine the distance between the average high ground water elevation and the average elevation of the pervious areas. For design purposes, the average high ground water elevation for most of Golden Beach is 2 feet NGVD (Additionally, please check with your geotechnical engineer and/or geotechnical report.)

Distance= 9.50 feet

Step 5:

Determine an S_1 value from the table below:

Distance between ground water table and average elevation of pervious areas,	S_1
1 foot	0.45 inches
2 feet	1.88 inches
3 feet	4.95 inches
4 feet	8.18 inches
>4 feet	8.18 inches

If necessary, compute a value of S_1 by interpolation.

S_1 = 8.18 inches

Step 6:

Determine S as:

$$S = \frac{AP}{A}$$

$$*S_1$$

S is computed in inches $S =$ 4.93 inches

Step 7:

Determine runoff depth (R) as:

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

Where P= 7.00 inches of rainfall produced during a 10- year/ one-day storm. Then:

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

Town of Golden Beach
 Building Regulatory Advisory Board
 Meeting Date

3-2-2021

APPROVED _____
 DISAPPROVED _____
 VARIANCE REQ: _____

$$(7.00+0.8*S)$$

R is computed in inches R= 3.30 inches

Step 8:

Determine runoff depth (R) as:

$$V = \frac{A * R}{12}$$

V is computed in cubic feet. V is the volume of runoff generated during a 10 year- year/ one day storm within the property or sub-basin of the property.

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

Step 9:

Compute "retention volume provided" (VP) as the retention volume capacity, in cubic feet, of swales, retention areas, and drains within the property or sub-basin within the property.

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

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

Step 10:

Compute values of retention volume provided (VP in Step 9) with retention volumes needed (V in Step 8). Retention volume provided (VP) must be larger than retention volume needed (V). (VP= 8.349 cubic feet) > (V= 7.810 cubic feet)

NOTE: These volumes calculations are needed to satisfy the Town of Golden Beach Comprehensive Plan Level of Service (LOS) and Code requirements.

DEFINITIONS			
P:	Rainfall depth in inches.	A:	Total area of property in square feet.
S:	Soil storage capacity in inches.	AP:	Total pervious areas within property in square feet.
R:	Runoff depth in inches.	V:	Volume of runoff in cubic feet.
AI:	Total area of roof, pavement patios, pool decks, walkways and any other hardscape areas within the property in square feet (ie., total impervious area).		

Note:* means multiply.

Town of Golden Beach
Building Regulatory Advisory Board
Meeting Date: 3/3
3/3/2021
APPROVED _____
DISAPPROVED _____
VARIANCE REQ: _____

4/28/20

Exfiltration Trench Length Calculation

All elevations are referenced to NGVD29 vertical datum.

Calculating H_2

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

Calculating Exfiltration Trench Length

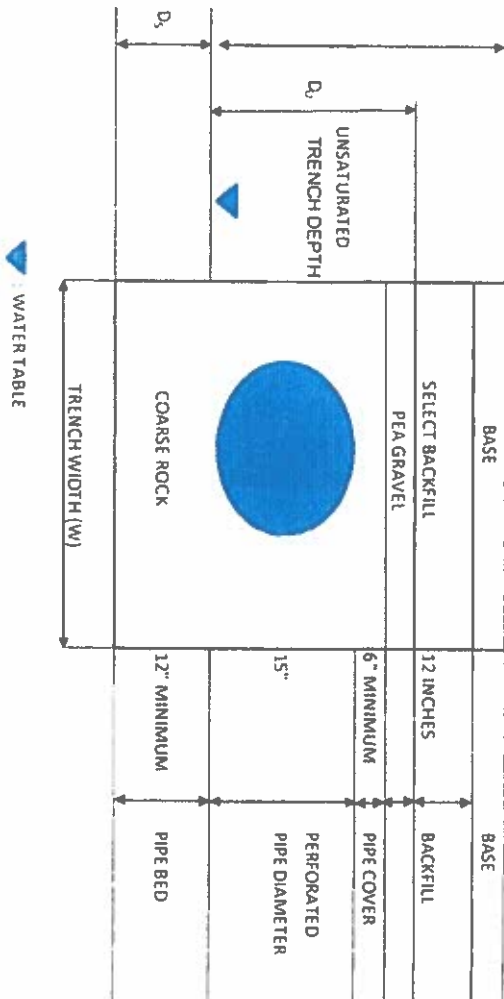
EL_{inv} = invert elevation of lowest weir/bleeder allowing discharge from trench
 L_e = length of trench required (ft)
 L_p = length of trench provided (ft)
 V_{exn} = volume in exfiltration trench (ac-in)
 FS = factor of safety
 K = hydraulic conductivity (cfs/ft² · ft head)
 H_2 = head on saturated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

$$L_e = \frac{FS(V_{exn})}{K[H_2W + 2H_2D_u + D_u^2 + 2H_2D_s] + (1.39 \times 10^{-3})(WD_u)}$$

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

$L_e = 93.47'$ of exfiltration trench required.

$L_p = 94'$ of exfiltration trench provided.



Town of Golden Beach
 Building Regulatory Advisory Board
 Hearing Date

15-274-2021

APPROVED _____
 DISAPPROVED _____
 VARIANCE REQ. _____

MAILING FOR 255 OCEAN

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

JOSEPH ISAACOFF
274 OCEAN BLVD
GOLDEN BEACH, FL 33160

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

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

266 OBGB LLC
266 OCEAN DR
GOLDEN BEACH, FL 33160

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

YD NYACK INC
11 ORCHARD ST
NYACK, NY 10960

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

PHILIP & MARIA YANG
PO BOX 277
PLAINSBORO, NJ 08536

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

BRADLEY I MEIER
229 OCEAN BLVD
GOLDEN BEACH, FL 33160

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

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

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

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

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

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

MOISES SALAMA
284 OCEAN BLVD
GOLDEN BEACH, FL 33160 USA

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

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

5. 255 OB LLC
18200 NE 19th Ave., Suite 101
North Miami Beach, FL. 33162

Property Address: 255 Ocean Boulevard, Golden Beach, FL. 33160
Folio No: 19-1235-003-0250
Legal Description: Lots 34 & 35, Block A, GB Section C, PB 9-52

Construction of a new home Zone 1 – Ocean Front.

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

1 .Relief from Town Code 66-69.1 - Zone One; (d) (1) (b) (c): Lowest Habitable Floor Height. Main Residence and Building Height:

(b). Primary residential structures built on lots with a street Frontage of 100 feet or more shall not exceed 30 feet in height.

(c) The height measurement for main residences shall be measured from the lowest habitable Living Area, which is a maximum of two feet above the FDEP lowest structural member (18.2 feet NGVD). This height measurement shall include all portions of the main residence east of the 60-foot front Setback line or Coastal Construction Control Line (CCCL), whichever is westerly.

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

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

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

2. Relief from Town Code Sec. 66-102. - Minimum lot and swale elevations; grade.

(a) The finished grade of any lot shall not exceed an elevation of 24 inches above the crown of the road adjacent to the lot and in no event shall exceed an elevation of six feet N.G.V.D. except for lots abutting Ocean Boulevard where the minimum elevation shall be 12 inches above the crown of the road, and the maximum elevation shall not exceed an elevation of 11 feet N.G.V.D. Exterior slabs and walkways shall not exceed an elevation of 36 inches above the crown of the road adjacent to the lot.

Request is to allow portions of the rear yard elevation area to be at 13.0' NGVD.

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



255 OCEAN BLVD

255 OCEAN BLVD, GOLDEN BEACH, FL. 33160

SDH_STUDIO

ARCHITECTURE+DESIGN

Firm License No. AA26002883

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North Miami Beach, Florida 33162

305.501.5013

www.sdhstudio.com

LANDSCAPING		ARCHITECTURE	STRUCTURAL	PLUMBING	MECHANICAL	ELECTRICAL	CIVIL
DRAWING INDEX		A-000 COVER PAGE A-001 GENERAL NOTES A-100.1 GROUND FLOOR PLAN A-100.2 BUILDING DIAGRAMS A-100.3 BUILDING DIAGRAMS A-100.4 BUILDING CONTEXT PHOTOGRAPHS A-100.5 ELEVATION DIAGRAMS A-100.6 SURROUNDING SITE OVERLAYS A-100.7 FRONT SUPERIMPOSITION A-102 SECOND FLOOR FURNITURE A-103 ROOF TOP PLAN A-104 ELEVATIONS A-201 SECTIONS A-301 SECTIONS A-302 WALL SECTIONS A-400 ADDITIONAL SECTIONS AND DETAILS A-500 DOOR AND WINDOWS SCHEDULE					Town of Golden Beach Building Regulatory Advisory Board Meeting Date SEP 14 2021 APPROVED DISAPPROVED VARIANCE REQ:
PROJECT TEAM							

SDH-STUDIO

ARCHITECTURE • DESIGN

ALLS00021043

4830 NE 8TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33142
305.555.1000
info@sdhstudio.com

STEPHEN J. DE LUCA

ARCHITECT P.A.
ARCHITECT #1963

255 OCEAN
BLVD

255 OCEAN BLVD, GOLDEN
BEACH, FL 33160

255 08 LLC

STATE OF FLORIDA

REGISTERED ARCHITECT

AR091156

SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

SITE PLAN

DRAWN BY: SDH

CHECKED BY: RB

INITIAL DRAWING

RELEASE DATE:

A-100

ALL REVISIONS MUST BE MADE BY THE ARCHITECT OR A DESIGN PROFESSIONAL. ANY REVISIONS MUST BE APPROVED BY THE ARCHITECT AND THE CLIENT. ANY REVISIONS MUST BE APPROVED BY THE ARCHITECT AND THE CLIENT.

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

APPROVED
DISAPPROVED
VARIANCE REQ.

SITE DESCRIPTION	
LEGAL DESCRIPTION	ADDRESS: 255 OCEAN BLVD, GOLDEN BEACH, FL 33160
LOT: 34/35	BLOCK: A
HIGHEST CROWN OF ROAD ELEVATION: 10' - 0"	PLAT BOOK: 9
AVERAGE OF CROWN OF ROAD ELEVATION: 10' - 0"	FLOOD ZONE: X2/ZONE
BASE FLOOD: 10'	
ALL SITE INFORMATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY: SURVEYOR'S NAME: MASE CONSULTING, P.A. L.L.C. 4733 FIELD WORK DATE: 07/22/2021	
PROPOSED LOWEST FLOOR ELEVATION: 2' - 0" MGD	ADJACENT GRADE ELEV. 0' - 0" MGD
MINIMUM	
AS BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS BUILT 1 ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (IRC-303)	

ZONING INFORMATION		TOWN OF GOLDEN BEACH SECTION 66-473	
ART. III - DISTRICT REGULATIONS		ZONE ONE - OCEANFRONT FRONTIERS	
BUILDING SET BACK		REQUIRED	
GARAGE/GUEST HOUSE SETBACK		20'-0"	
MAIN HOUSE FRONT SETBACK		60'-0"	
REAR SETBACK		REFER TO PLAN	
SIDE SETBACK		10'-0"	
POOL SETBACK		10' - 0"	
HEIGHT LIMITATION		30' FROM LOWEST HABITABLE AREA	
LOT OCCUPATION		27' FROM LOWEST HABITABLE AREA	
GARAGE		3,000 SQ'	
MIN LIVING AREA		10,981 SF ± 38.6%	
MIN PERVIOUS AREA		23,621 SF	
MAX IMPERVIOUS AREA		11,295 SF	

AREA TALLY	
LOT AREA	28,400 SF
A/C GARAGE FL	4,095 SF
A/C MAIN FL	5,462 SF
A/C SECOND FL	5,599 SF
A/C TOTAL	15,016 SF
ENTRY	171 SF
COVERED OUTDOORS	2,841 SF
GARAGE	595 SF
BALCONIES	5,454 SF
ROOF TOP	3,503 SF
POOL - POOL DECK	2,415 SF-475 SF
DRIVEWAY	1,029 SF

APPLICABLE CODES

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

SCOPE OF WORK

1. NEW 3 STORY SINGLE FAMILY RESIDENCE





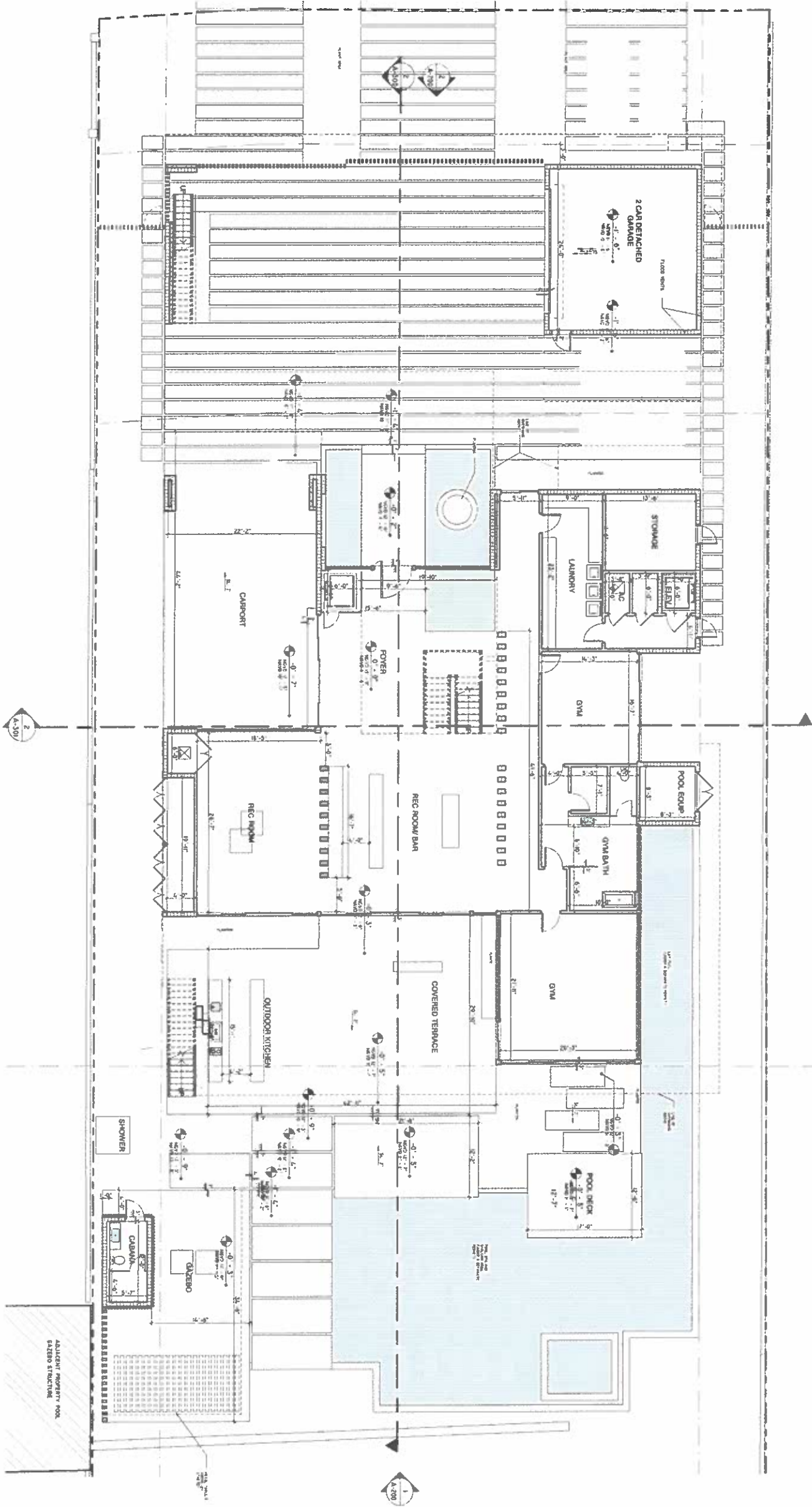
NOTES/COMMENTS

REVISIONS / SUBMISSIONS

GROUND FLOOR PLAN

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS
SHOWN ON THIS DRAWING ARE THE FINAL DIMENSIONS.
CONTRACTOR TO VERIFY ALL DIMENSIONS.

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING
RELEASE DATE:
A-100.1

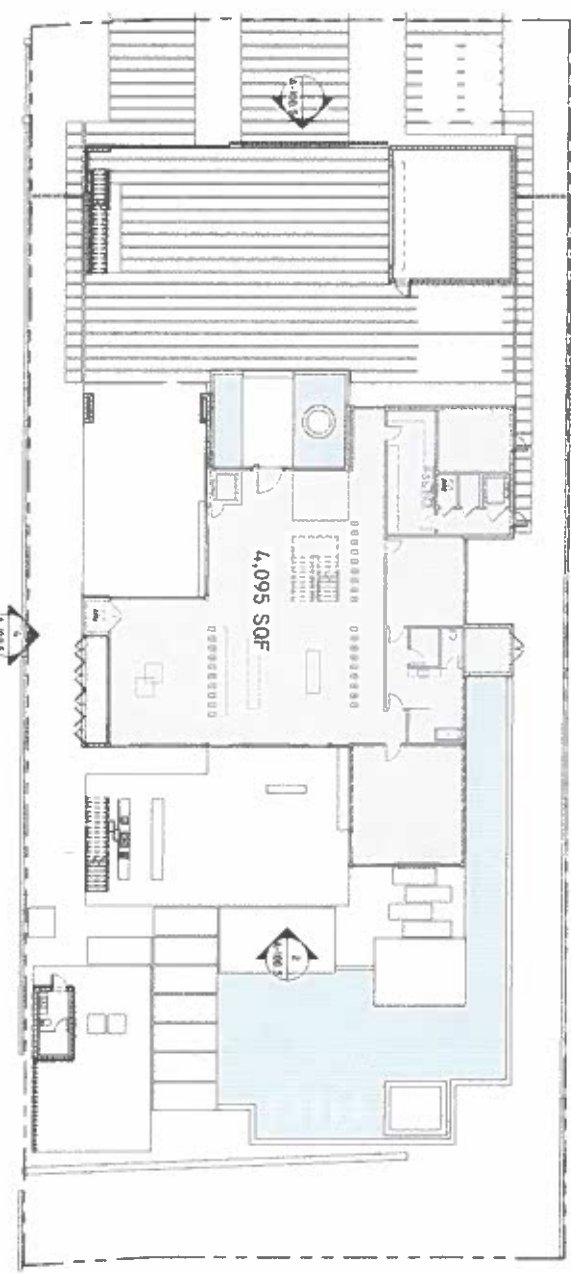


Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date
1/8" = 1'-0"

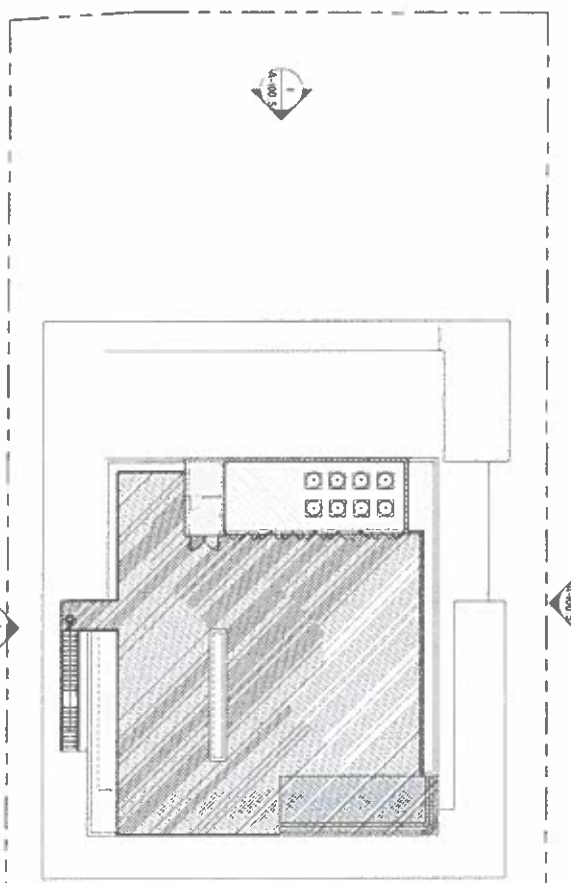
SEP 14 2021

APPROVED
DISAPPROVED
VARIANCE REC.

SDH STUDIO
ARCHITECTS
ARCHITECTS
255 OCEAN BLVD. SUITE 200
NORTH PALM BEACH, FL 33408
PH: 561.840.1234
WWW.SDHSTUDIO.COM
STEPHEN S. DE LUCA
ARCHITECT P.A.
ARCHITECT-00000000

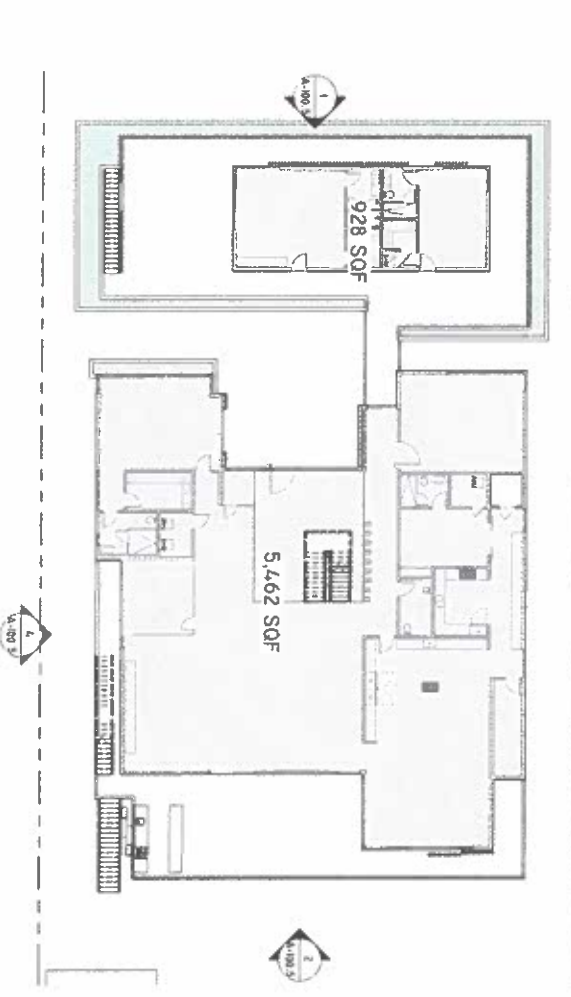


1 GROUND FLOOR AC
1/16" = 1'-0"

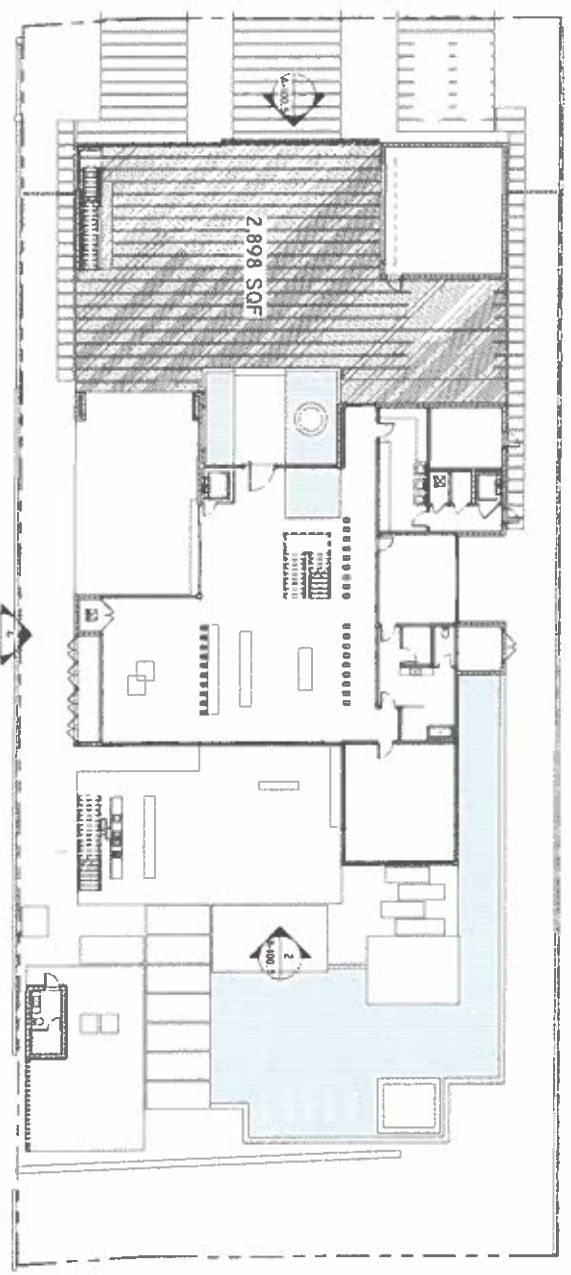


5 ROOF AREA DIAGRAM
1/16" = 1'-0"

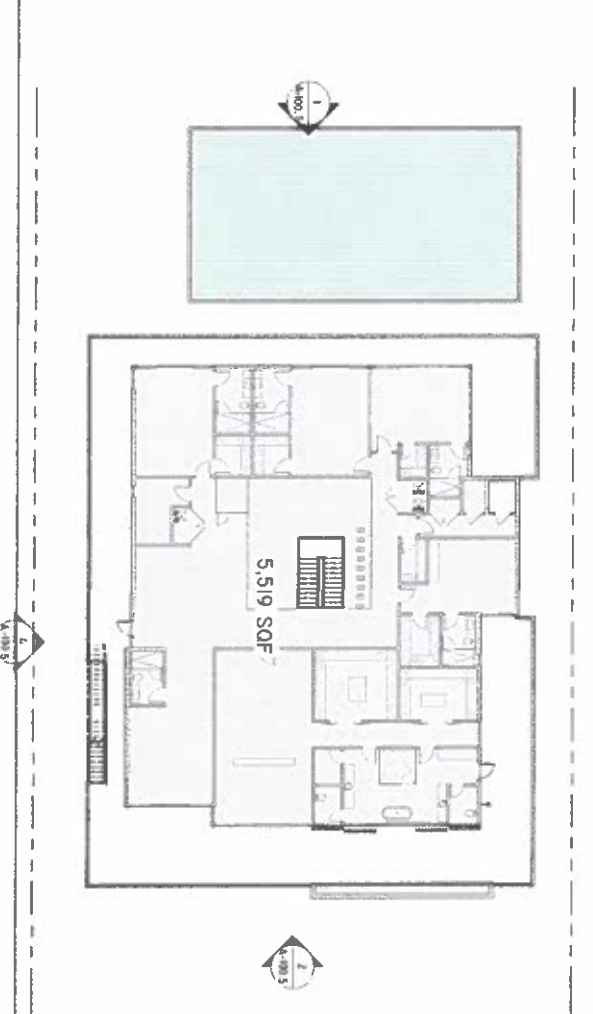
Town of Golden Beach
Building Regulatory Advisory Board
Meeting Date
SEP 14 2021
APPROVED
DISAPPROVED
VARIANCE REQ.



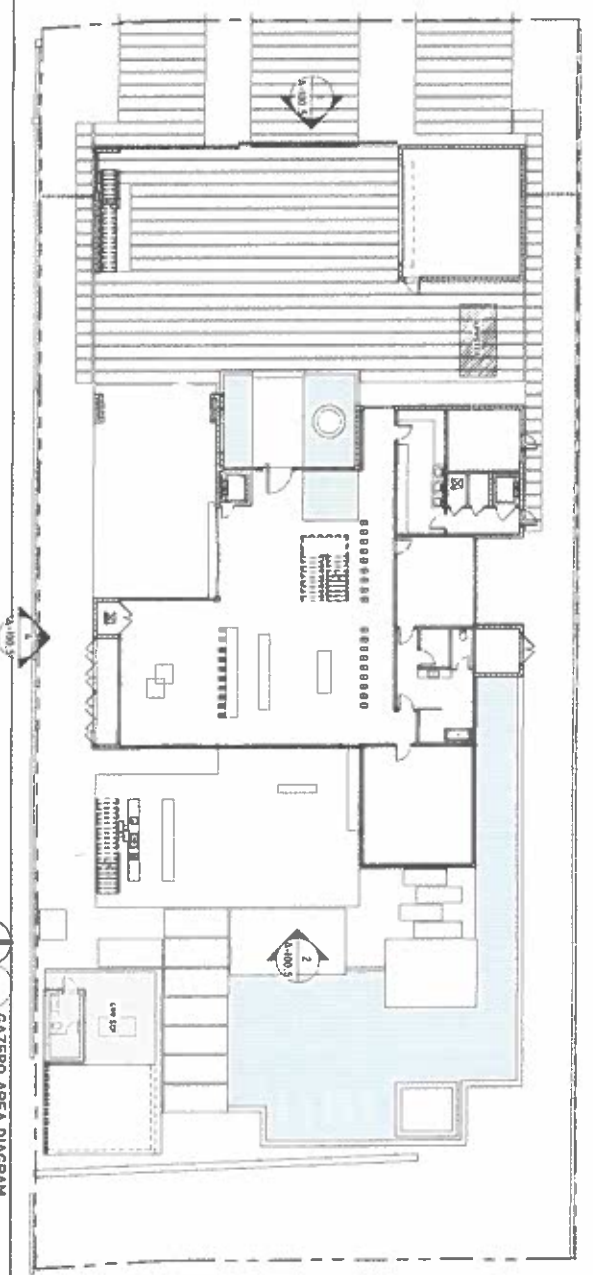
2 MAIN FLOOR AC
1/16" = 1'-0"



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



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



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

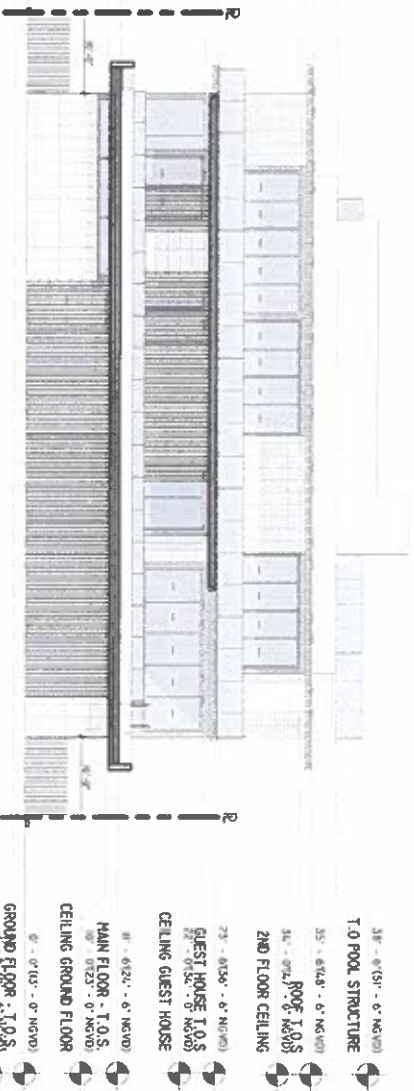


NOTES/COMMENTS

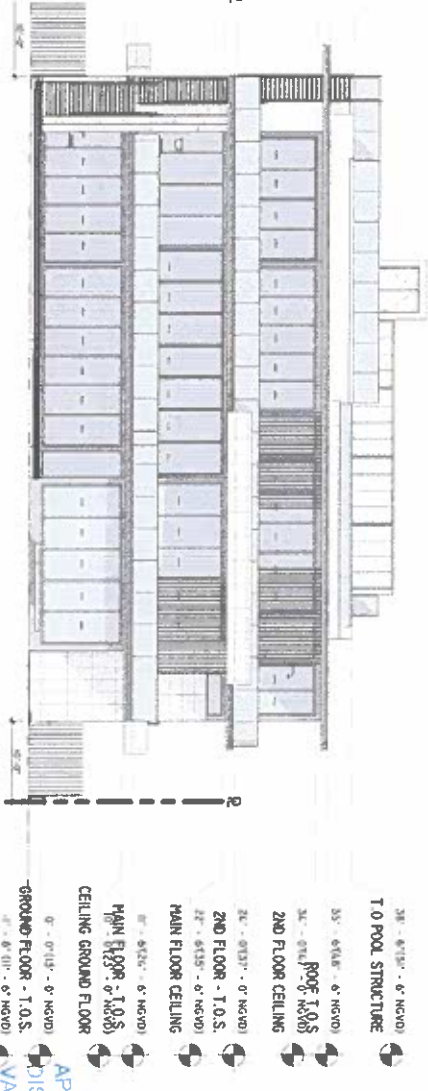
REVISIONS / SUBMISSIONS

BUILDING DIAGRAMS

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

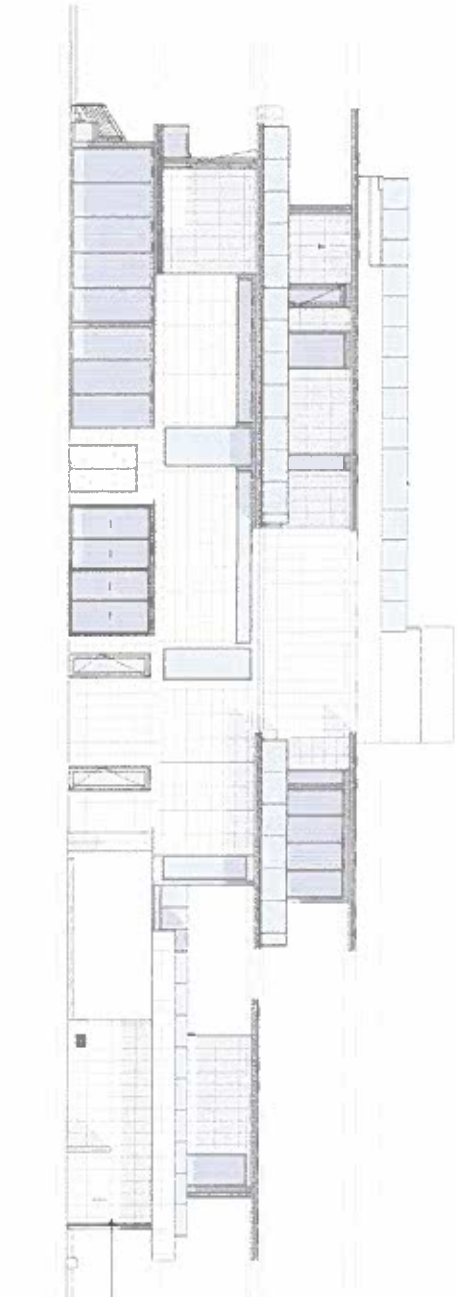


- 38' - 6'15\"/>
- 1.0 POOL STRUCTURE
- 35' - 6'14\"/>
- ROOF 1.0.5
- 34' - 0'11\"/>
- 2ND FLOOR CEILING
- 23' - 6'10\"/>
- GUEST HOUSE 1.0.5
- 22' - 0'13\"/>
- CEILING GUEST HOUSE
- 18' - 6'12\"/>
- MAIN FLOOR - 1.0.5
- 17' - 0'13\"/>
- CEILING GROUND FLOOR
- 0' - 0'10\"/>
- GROUP 1 FLOOR - 1.0.5
- 0' - 0'10\"/>
- C.O.R + 2

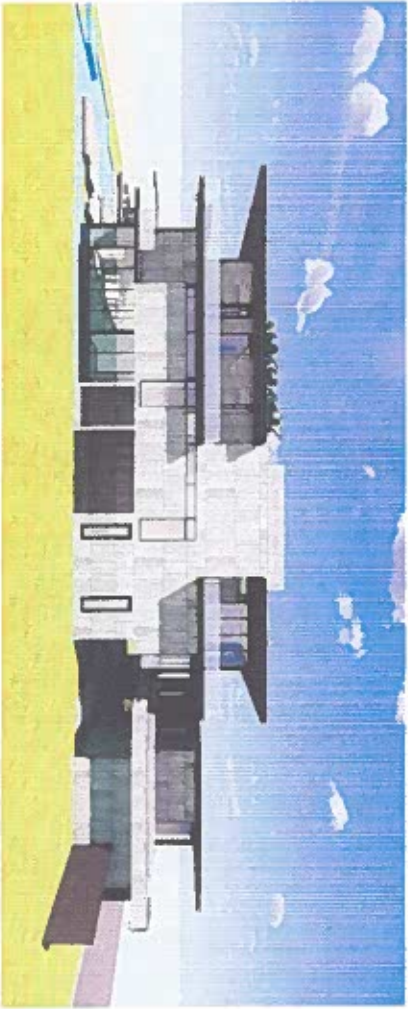
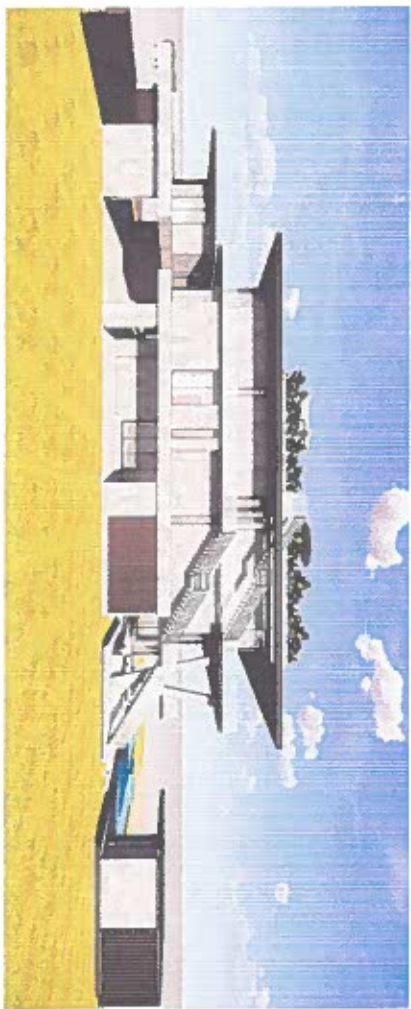
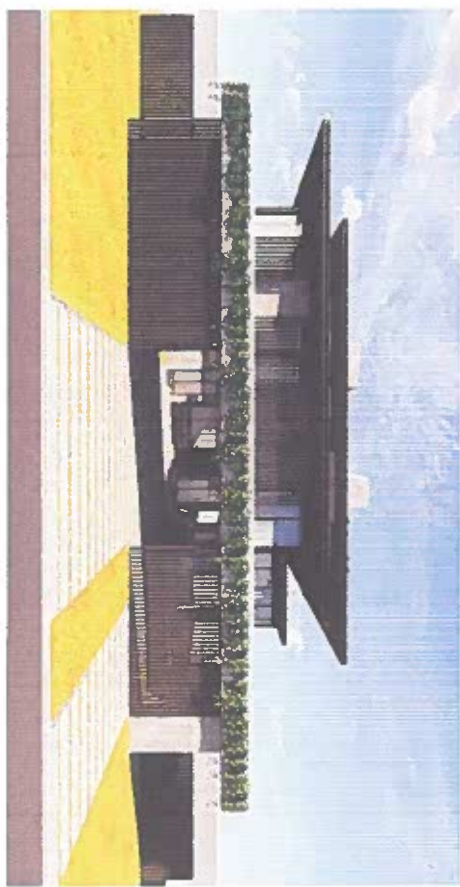


- 38' - 6'15\"/>
- 1.0 POOL STRUCTURE
- 35' - 6'14\"/>
- ROOF 1.0.5
- 34' - 0'11\"/>
- 2ND FLOOR CEILING
- 24' - 0'13\"/>
- 2ND FLOOR - 1.0.5
- 22' - 6'12\"/>
- MAIN FLOOR CEILING
- 18' - 6'12\"/>
- MAIN FLOOR - 1.0.5
- 0' - 0'13\"/>
- CEILING GROUND FLOOR
- 0' - 0'10\"/>
- GROUND FLOOR - 1.0.5
- 0' - 0'10\"/>
- C.O.R + 2

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date
SEP 14 2021
APPROVED
DISAPPROVED
VARIANCE REQ.

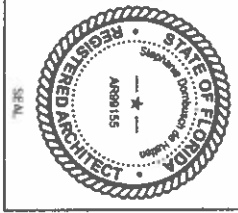


- 38' - 6'15\"/>
- 1.0 POOL STRUCTURE
- 35' - 6'14\"/>
- ROOF 1.0.5
- 34' - 0'11\"/>
- 2ND FLOOR CEILING
- 24' - 0'13\"/>
- 2ND FLOOR - 1.0.5
- 22' - 6'12\"/>
- GUEST HOUSE 1.0.5
- 18' - 6'12\"/>
- MAIN FLOOR CEILING
- 17' - 0'13\"/>
- CEILING GUEST HOUSE
- 16' - 0'13\"/>
- MAIN FLOOR - 1.0.5
- 0' - 0'13\"/>
- CEILING GROUND FLOOR
- 0' - 0'10\"/>
- GROUND FLOOR - 1.0.5
- 0' - 0'10\"/>
- C.O.R + 2



SDH_STUDIO
ARCHITECTURAL DESIGN
ARCHITECT
255 OCEAN BLVD, SUITE 100
GOLDEN BEACH, FL 33422
PH: 813.486.1234
STUDIO: 1.0.5
ARCHITECT: 1.0.5

255 OCEAN
BLVD
255 OCEAN BLVD, GOLDEN
BEACH, FL 33422
255 OCEAN LLC



NOTES / COMMENTS
REVISIONS / BUSINESS DAYS

ELEVATION DIAGRAMS

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING
RELEASE DATE:
A-100.5

ABCDEF GHIJ KLMN OPQR STUV WXYZ

ABEILLE (A. 9983)

55 08 11C



NOTES/COMMENTS

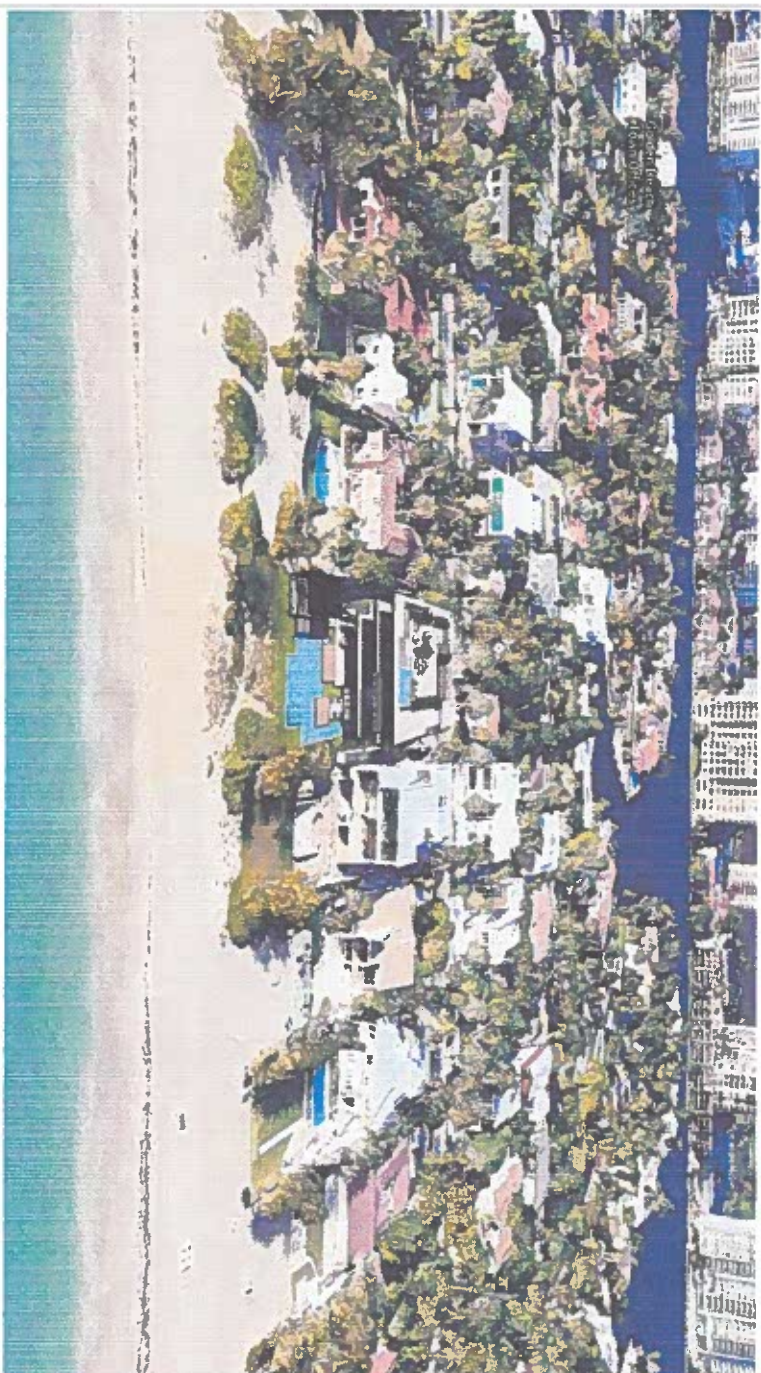
REVISIONS / SUBMISSIONS

OVERLAPS

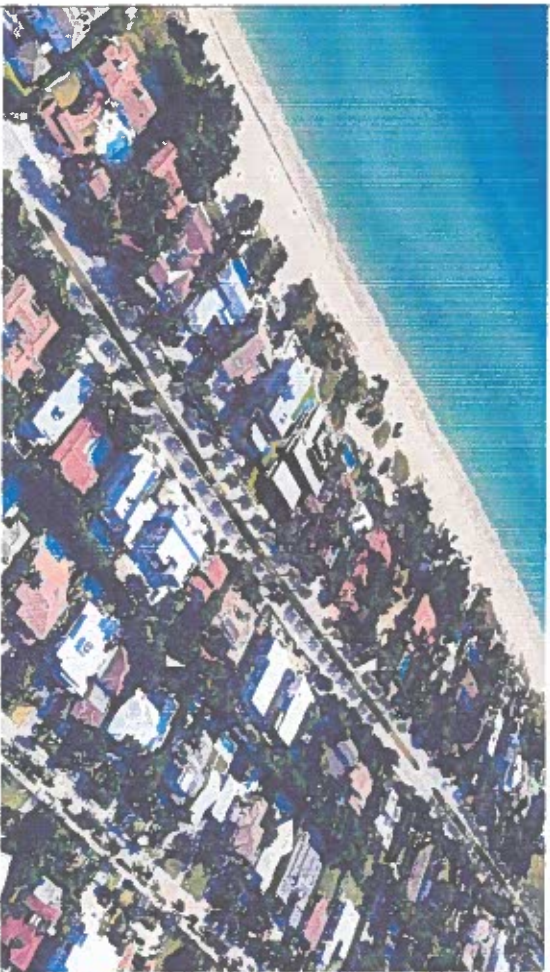
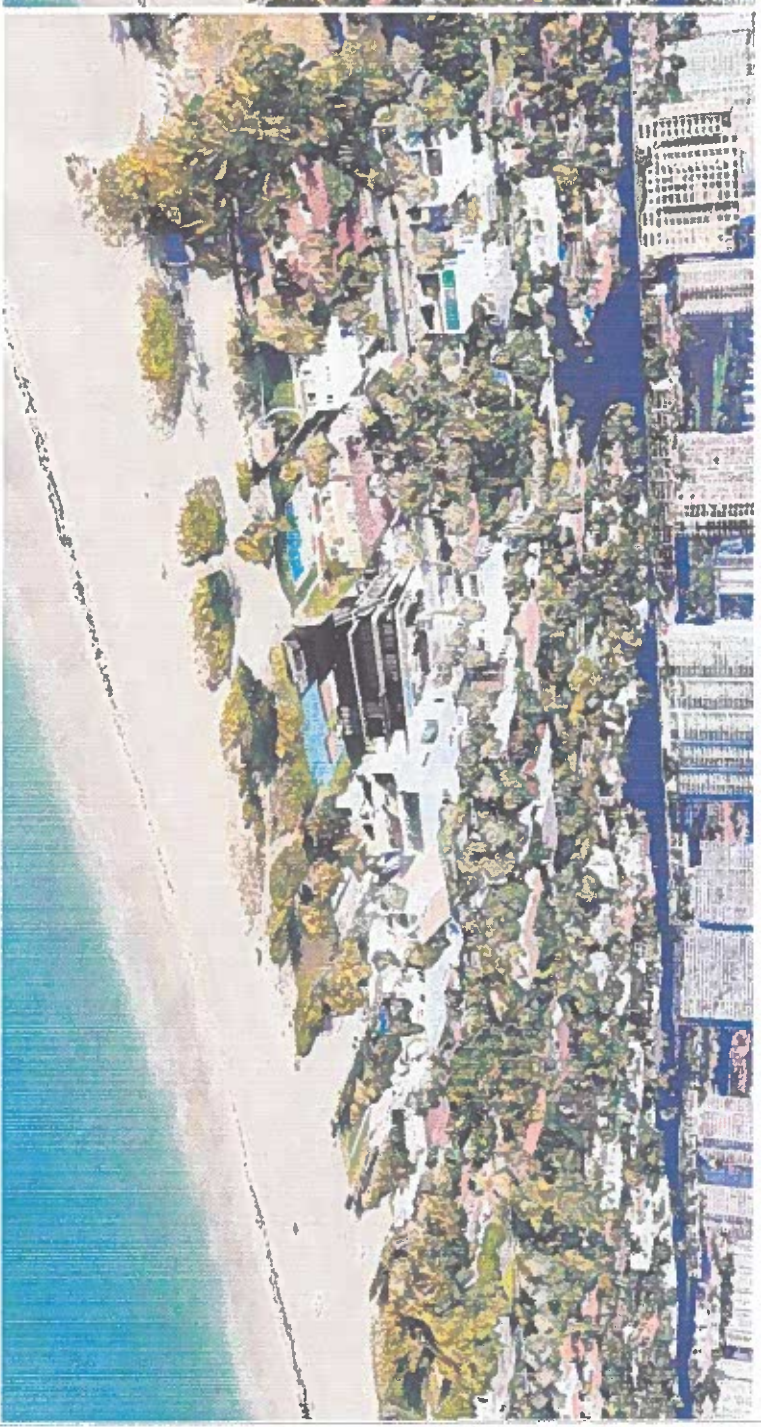
Call 1-800-368-2776 for more information.

RELEASE DATE:

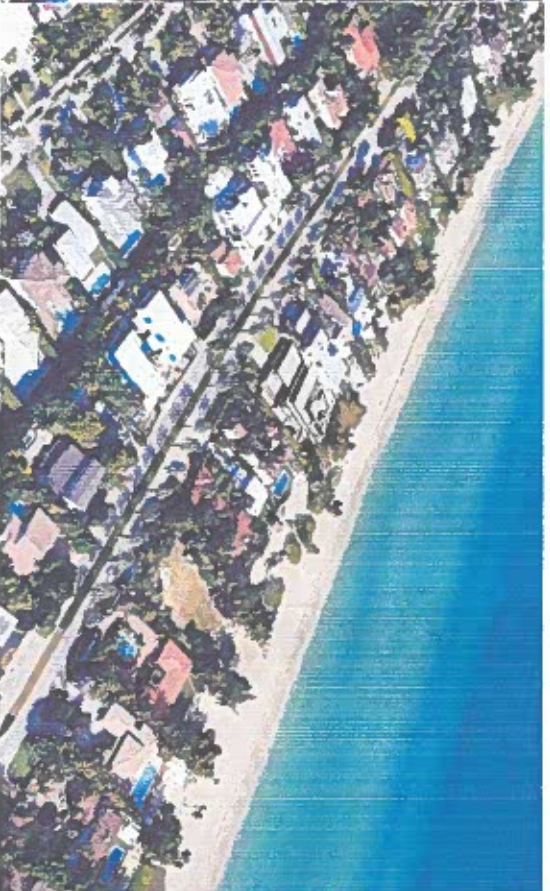
A-100.C



EAST VIEWS SUPERIMPOSITION



2 UP NORTH VIEW SUPERIMPOSITION



TOP SOUTH VIEW SUPERIMPOSITION



TOP WEST VIEW SUPERIMPOSITION

Heart & Darr

VARIANCE REQ:

A-100.C

SDH STUDIO
ARCHITECTURE + DESIGN

A426007843
4420 NE 8TH AVE, SUITE 300
NORTH PALM BEACH, FL 33407
954.886.1100
www.sdhstudio.com

STEWART S. DE MATHY
ARCHITECT, P.A.
ARCH. NO. 44064

255 OCEAN
BLVD

255 OCEAN BLVD, GOLDEN
BEACH, FL 33160

255 08 LLC



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

FRONT SUPERIMPOSITION

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DRAWN BY: SMH
CHECKED BY: RB
INITIAL DRAWING
RELEASE DATE:
A-100.7

Town of Golden Beach
Building Regulatory Advisory Board
Meeting Date

SEP 14 2021

APPROVED _____
DISAPPROVED _____
VARIANCE REQ. _____



1 FRONT VIEW SUPERIMPOSITION



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

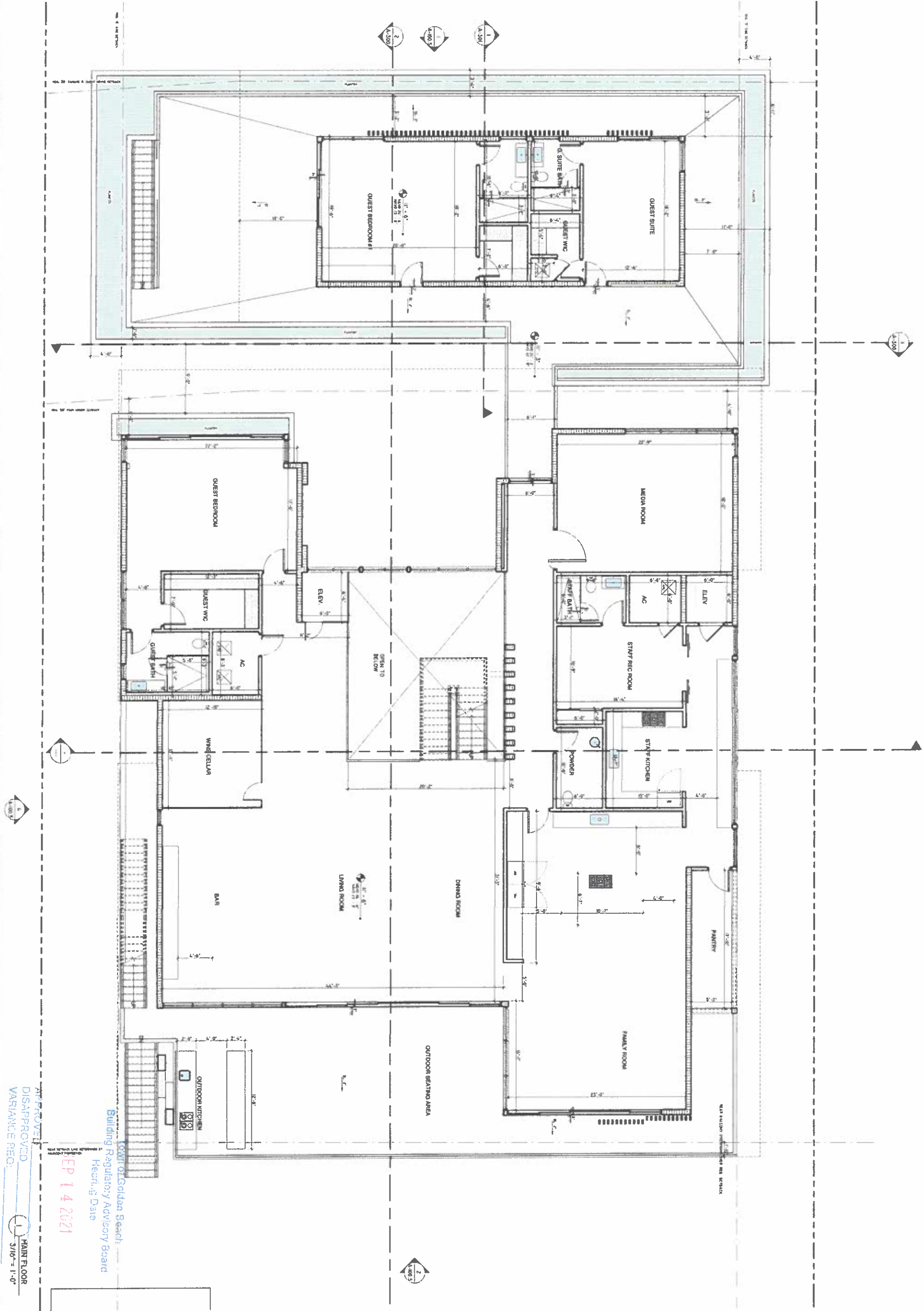
MAIN FLOOR PLAN

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING
RELEASE DATE: A-101

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

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

APPROVED
DISAPPROVED
VARIANCE REQ: 1
MAIN FLOOR
3/16" = 1'-0"



SDH_STUDIO
ARCHITECTURE

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STEPHEN B. DE LUCA
ARCHITECT, P.A.
ARCH. REG. #0003

255 OCEAN
BLVD

255 OCEAN BLVD. GOLDEN
BEACH, FL 33160

255 OB LLC



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

SECOND FLOOR
FURNITURE

ALL DIMENSIONS ARE GIVEN IN FEET AND INCHES. DIMENSIONS
SHOWN ON THIS DRAWING ARE THE FINAL DIMENSIONS FOR THE
PROJECT. © STEPHEN B. DE LUCA

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

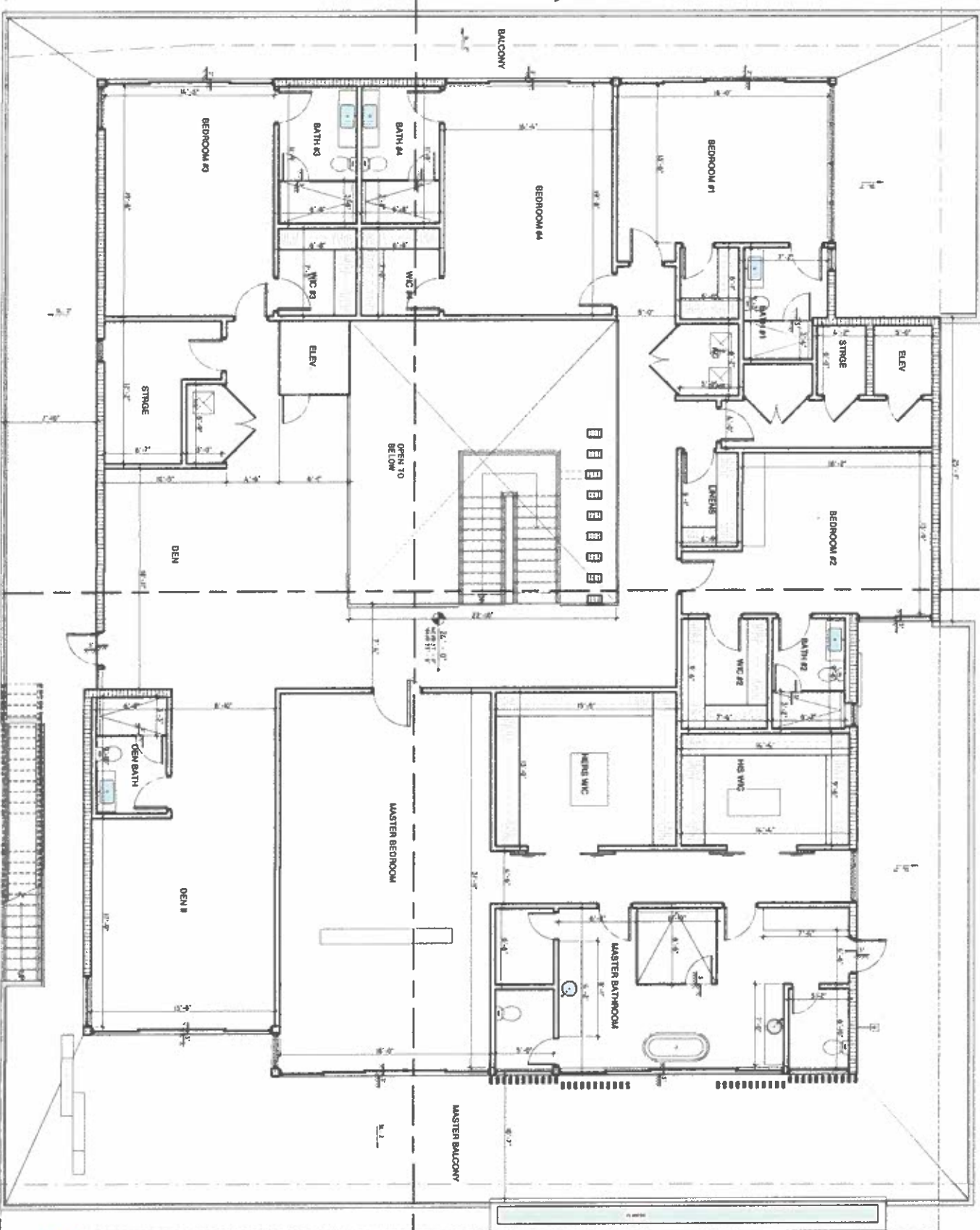
A-102

APPROVED
DISAPPROVED
VARIANCE REQ.

SEP 14 2021

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

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



A-300

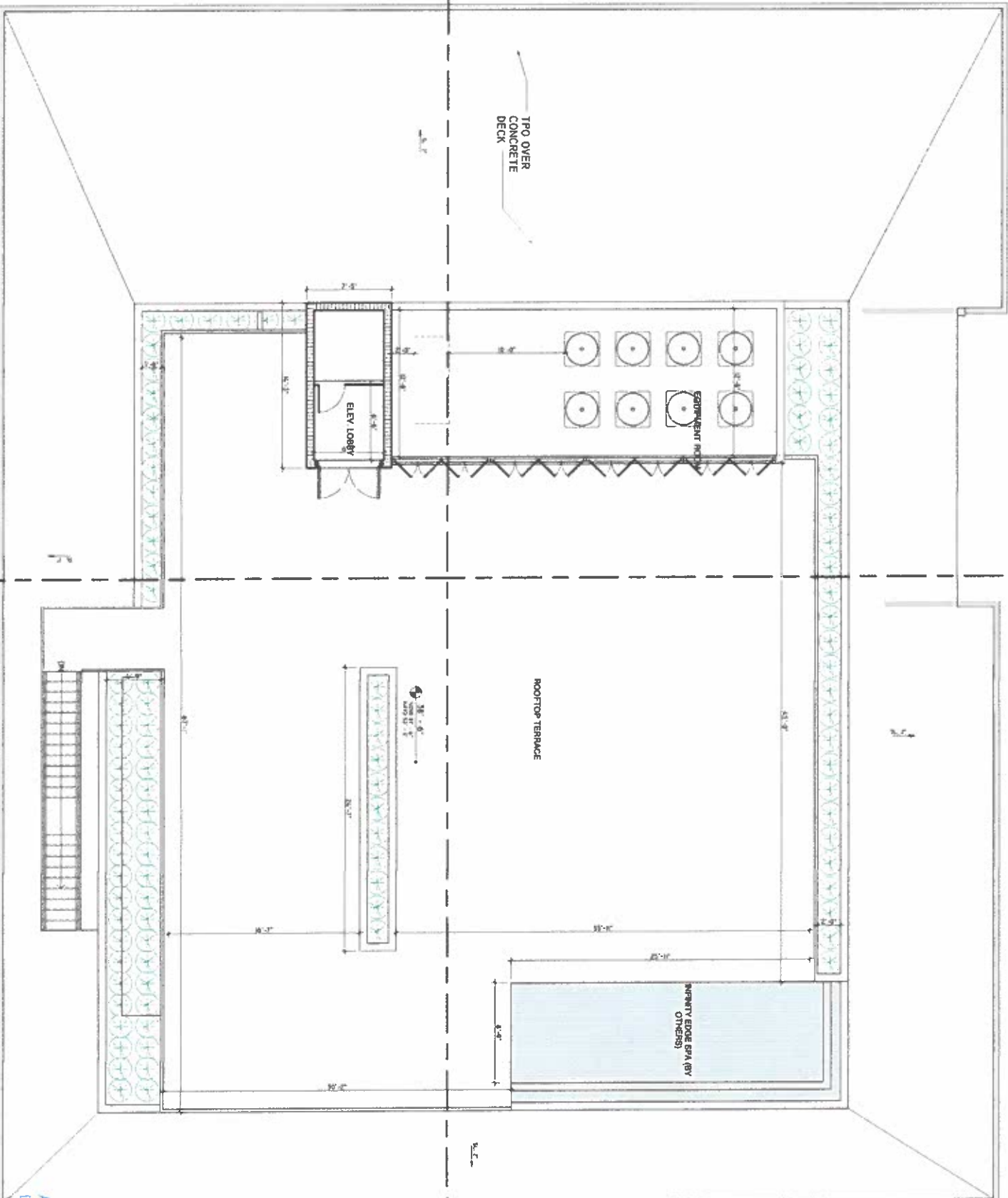
A-300

A-300

A-300

SEE PLAN SHEET 1 FOR FLOOR PLAN

SEE PLAN SHEET 1 FOR FLOOR PLAN



Town of Golden Beach
Building Regulatory Advisory Board
Meeting Date
SEP 14 2021
APPROVED
DISAPPROVED
VARIANCE REQ.

POOL STRUCTURE
1/16" = 1'-0"

SDH_STUDIO
ARCHITECTURE - DESIGN

442602243
4100 NE 19th Ave, Suite 400
North Palm Beach, FL 33462
561.844.1900
www.sdhstudio.com

STEPHANIE D. SMITH
ARCHITECT, P.A.
ARCH. REG. #19964

255 OCEAN
BLVD

255 OCEAN BLVD, GOLDEN
BEACH, FL 33160

255 08 LLC

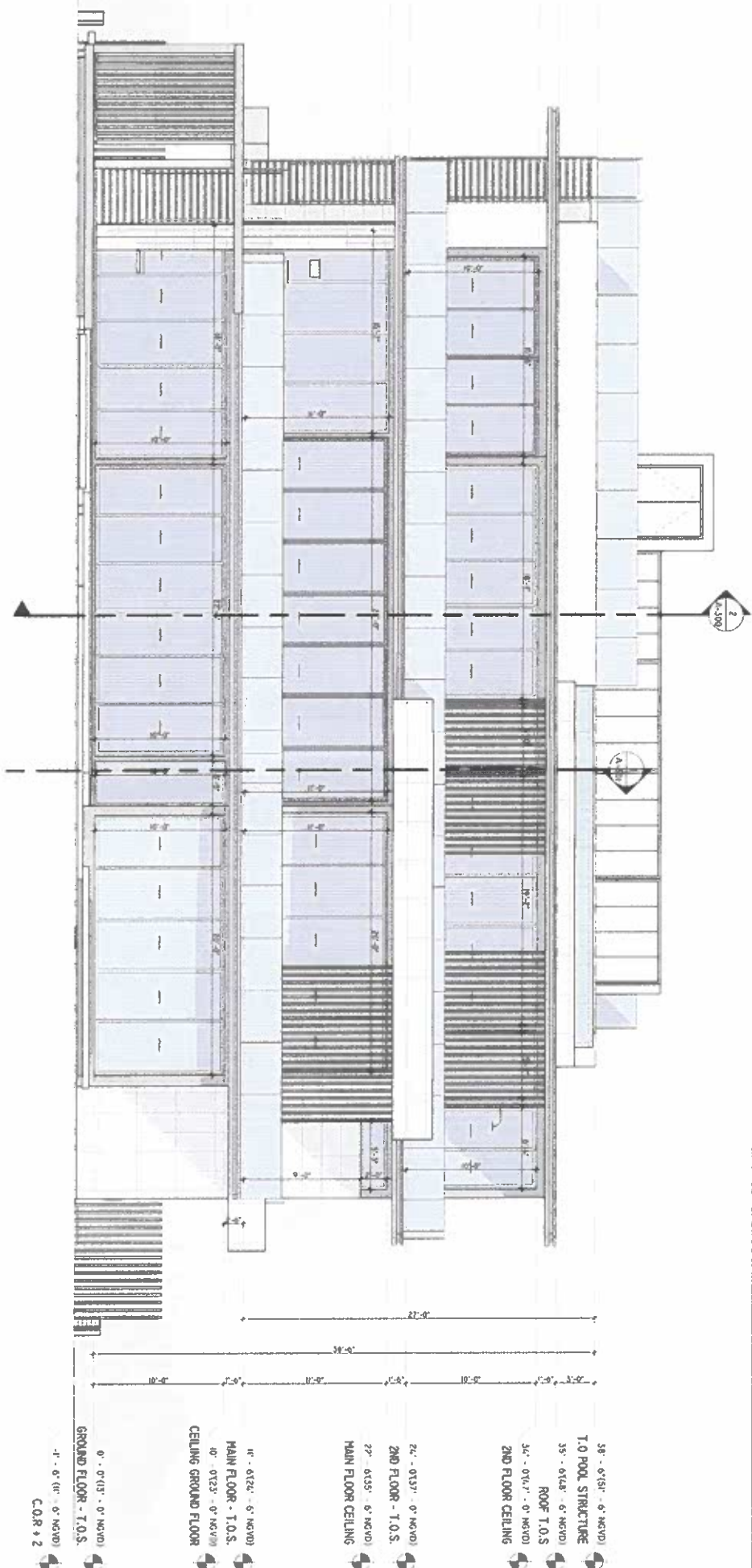


NOTES/COMMENTS

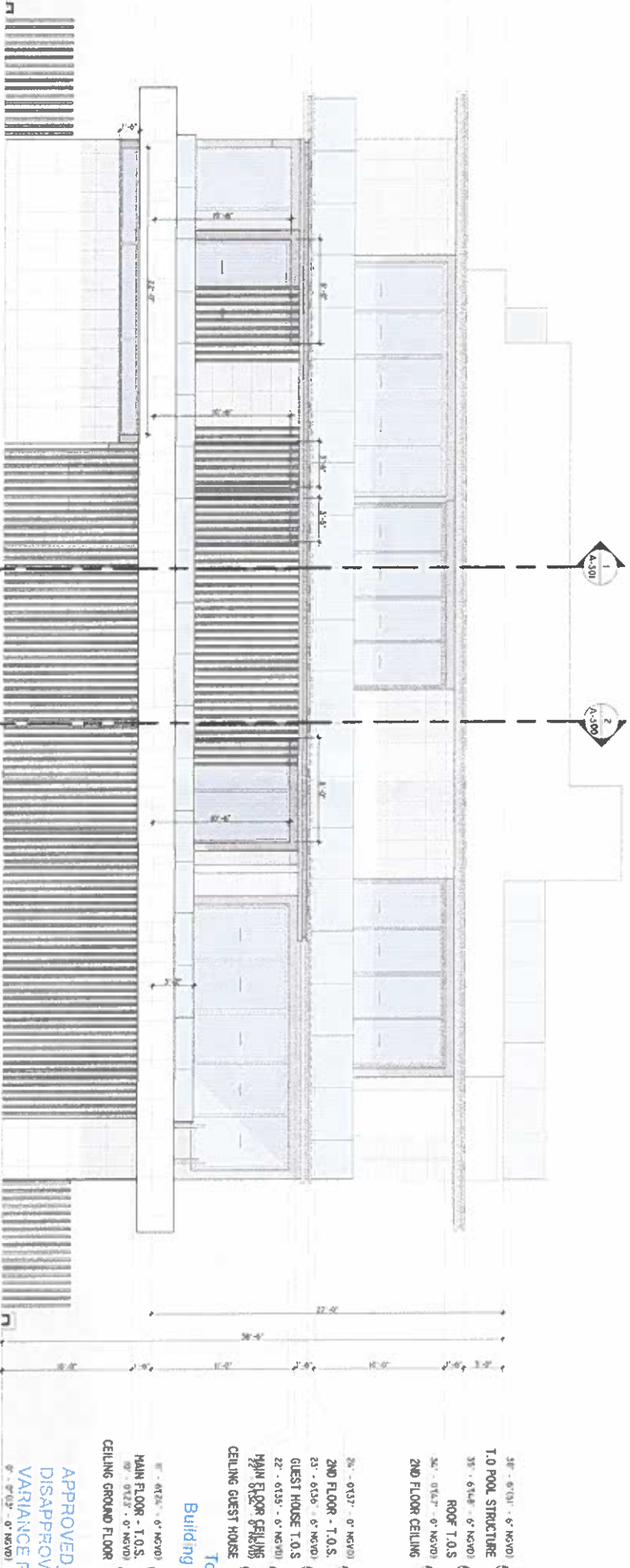
REVISIONS / SUBMISSIONS

ROOFTOP PLAN

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING
RELEASE DATE:
A-103



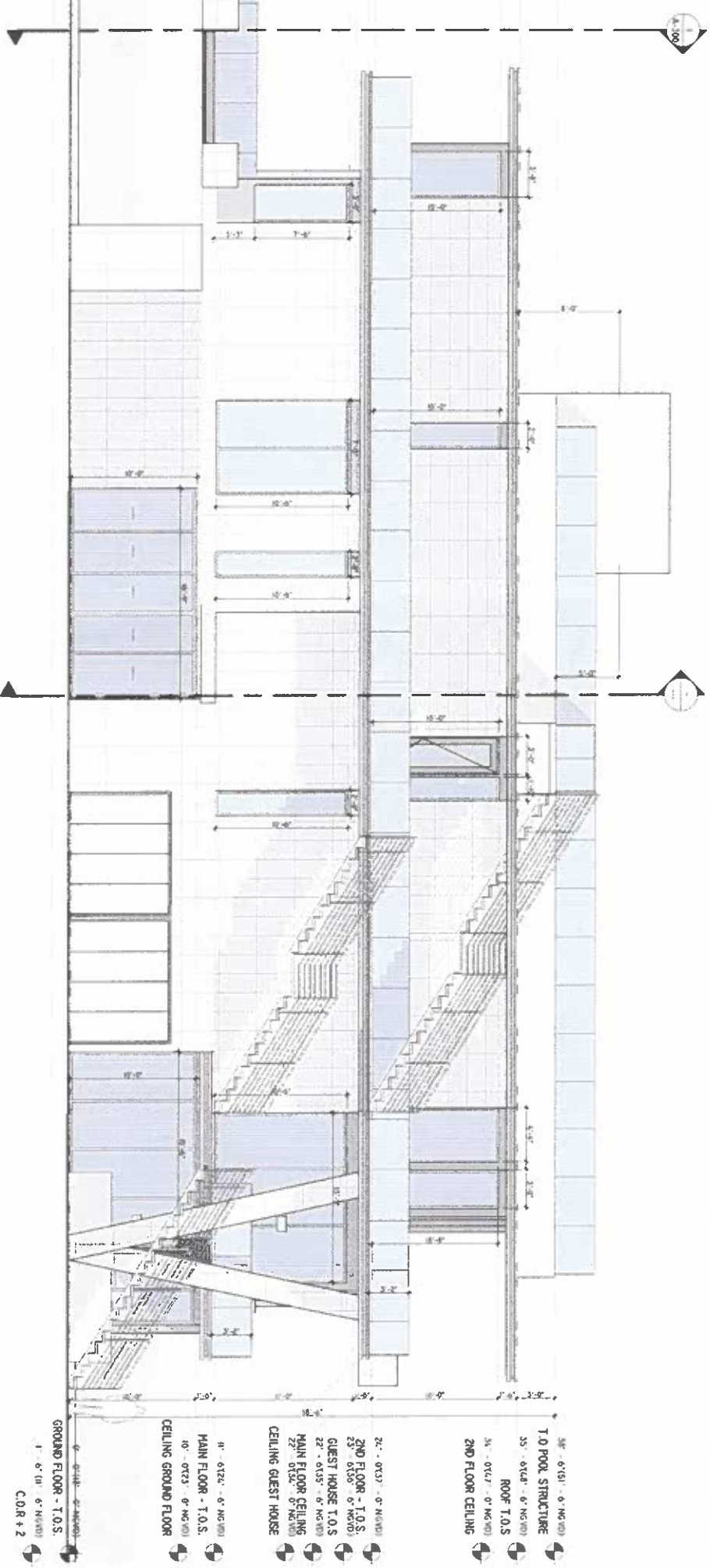
1 BACK
3/16" = 1'-0"



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

24' - 0" (3' - 0" NGVD)
1.0 POOL STRUCTURE
35' - 6" (4' - 6" NGVD)
ROOF 1.0.S
36' - 0" (4' - 0" NGVD)
2ND FLOOR CEILING
26' - 0" (3' - 0" NGVD)
2ND FLOOR - 1.0.S
23' - 6" (3' - 6" NGVD)
GUEST HOUSE 1.0.S
22' - 6" (3' - 6" NGVD)
MAIN FLOOR CEILING
CEILING GUEST HOUSE
Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date
EP 142021
APPROVED
DISAPPROVED
VARIANCE REQ.
0' - 0" (0' - 0" NGVD)
GROUND FLOOR - 1.0.S
0' - 6" (0' - 6" NGVD)
C.O.R + 2

FINISH MATERIALS		
MATERIAL FLAIR	MATERIAL NAME	MATERIAL DESCRIPTION
02	ALUMINUM CL ADHES	DARK BRONZE ANODIZED FINISH
07	ALUMINUM	DARK BRONZE



255 OCEAN
BLVD
255 OCEAN BLVD, GOLDEN
BEACH, FL. 33669
255 08 LLC

SDHSM STUDIO
ARCHITECTURE DIVISION

ARCHITECTS

18200 NE 19TH AVE, SUITE 300
NORTH MIAMI BEACH, FL 33156
(305) 756-3043
www.sdhstudio.com

STUDIO & OFFICE
INTERIOR DESIGN

ARCHITECTS



NOTES/COMMENTS

REVIEWS / SUBMISSIONS

ELEVATIONS

Abstract

SEP 14 2011

C.O.R + 2

win of Golden Beach
GROUND FLOOR - 2003
Hearing Date

2 LEFT 3/16" x 1/2" x 1/2"

DRAWN BY:
 CHECKED BY:
 DATE:
 ISSUE DATE:
 A-201



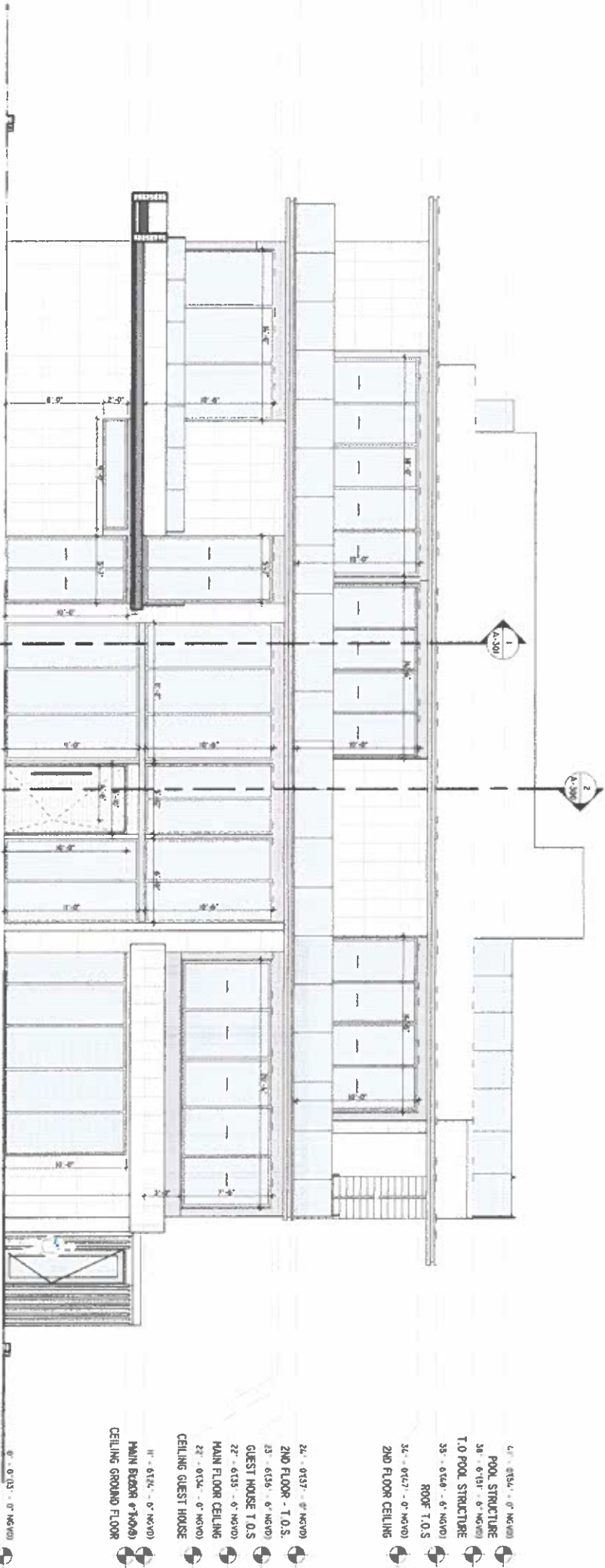
NOTES/COMMENTS

REVISIONS / SUBMISSIONS

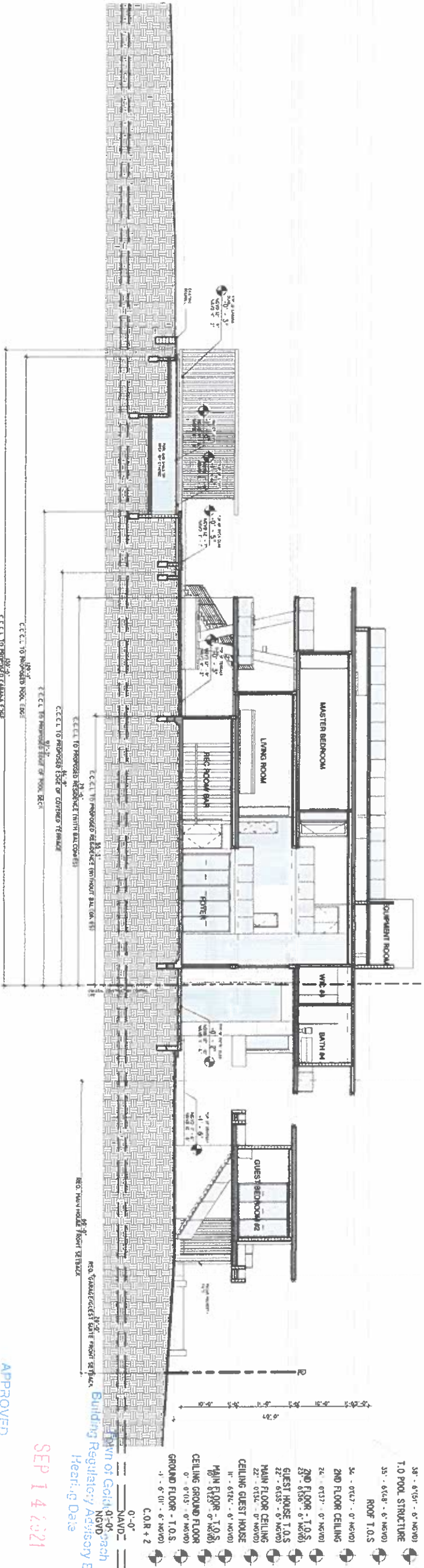
SECTIONS

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

A-300



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



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

SEP 14 2021

APPROVED
DISAPPROVED

SECTION A
2
3/16" = 1'-0"

City of Golden Beach
Building Regulatory Advisory Board
Hearing Date



NOTES/COMMENTS

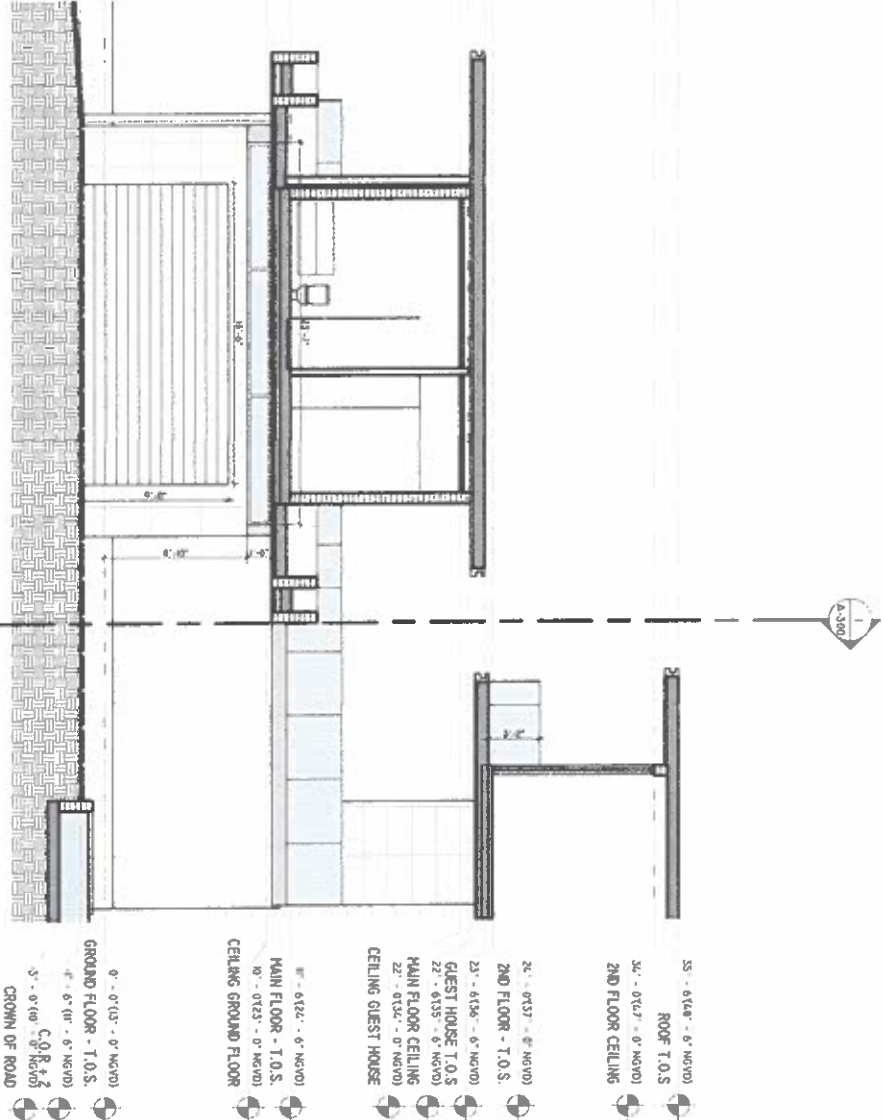
REVISIONS / SUBMISSIONS

SECTIONS

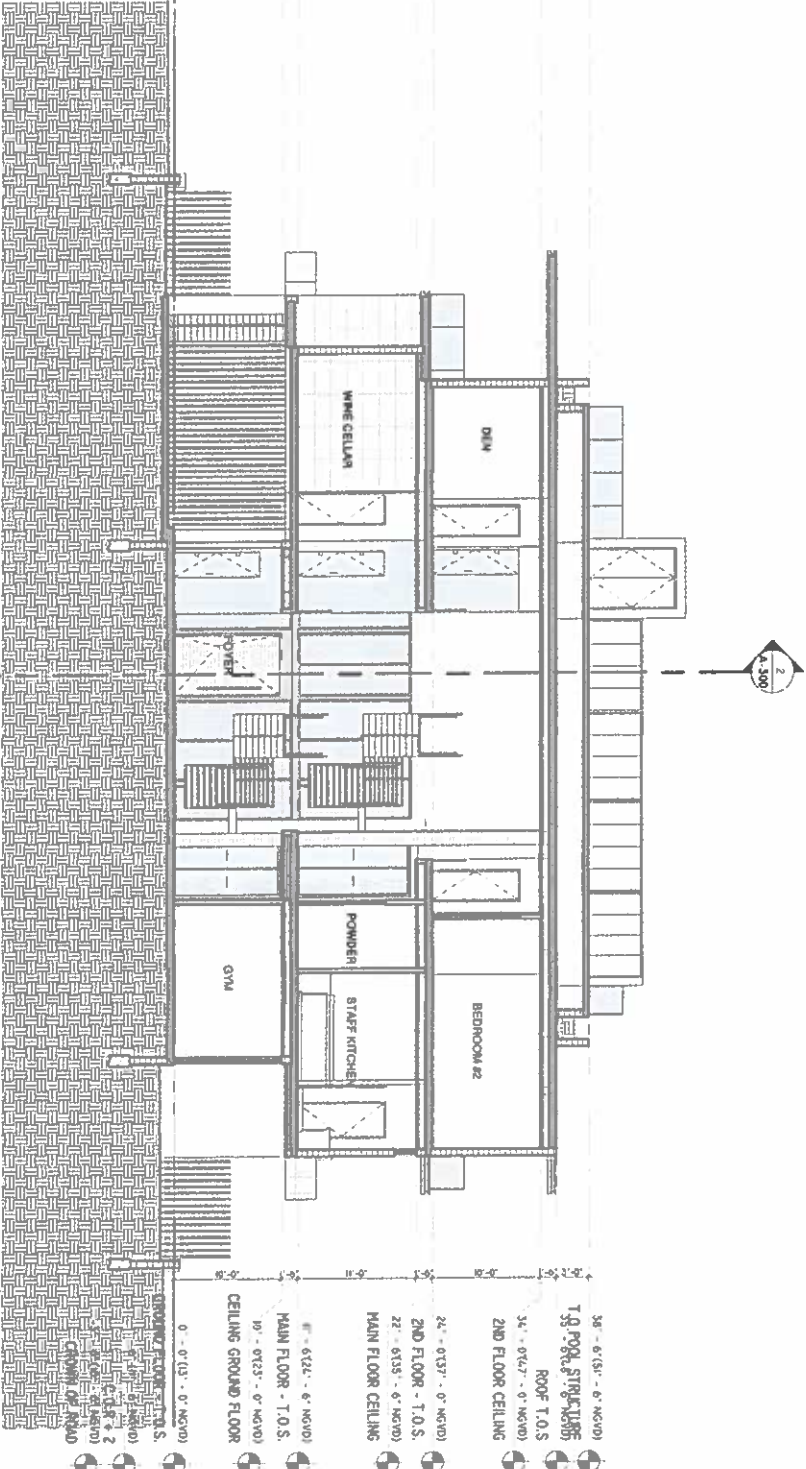
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CHECKED BY: RB
INITIAL DRAWING
RELEASE DATE: _____

A-301



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



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

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date
SEP 14 2021
APPROVED _____
DISAPPROVED _____
VARIANCE REQ. _____

