

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 2592.19

A RESOLUTION OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING A VARIANCE REQUEST FOR THE PROPERTY LOCATED AT 401 OCEAN BOULEVARD, GOLDEN BEACH, FLORIDA 33160 TO PERMIT THE FIRST FLOOR FINISHED ELEVATION TO START AT 23.0' N.G.V.D INSTEAD OF 20.02 FEET N.G.V.D ESTABLISHED BY TOWN CODE.

WHEREAS, the applicants, Golden Beach Owners, LLC, ("the applicant"), filed a Petition for a Variance/exception, from Town Code 66-69.1 - Zone One; (d) (1) (c): Building Height. (1) Main Residence. 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. Areas occupied below 18.2 feet NGVD, including only garages, storage areas and one bathroom shall not be considered habitable areas. If any other use occurs in the area below 18.2 feet NGVD it is considered expendable from a flood or wave action damage standpoint, and those areas shall be considered habitable; therefore, the building height shall be measured from the lowest floor level below 18.2 feet NGVD plus 2 feet or 20.02 feet, request is to allow a first floor finished elevation to be at 23.0 feet NGVD, in lieu of the first floor finished elevation of 20.02' N.G.V.D. set by the Town's code, at the property 401 Ocean Boulevard, Golden Beach, FL. 33160 (Golden Beach Section "C", Lots 1 & 2, Block C, as recorded in PB 9-52, of the Public Records of Miami-Dade County, (Folio No. 19-1235-002-0510 (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 variance to 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 request for a variance to allow for a first floor elevation at 23' N.G.V.D. is hereby granted subject to the following conditions:

(1) Applicant shall record a certified copy of this Resolution in the public records of Miami-Dade County; and with the exception of the first floor elevation, the property shall be completed substantially in accordance with those certain plans, A-100 through A-103, A-300 through A-303, A-400 and A-401, A-1000 through A-1003, by Oppenheim Architecture, dated 12/13/2018, and the Sketch of Boundary Survey, prepared by Ross Engineering, Inc. G-002, Site Plan G-003, Zoning Overview, G-004, dated 12/13/2018, for the property.

(2) The overall height of the proposed home shall not exceed 51.6' N.G.V.D.

Section 4. Implementation. That the Building and Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Town of Golden Beach Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this Resolution. A copy of this Resolution shall be attached to the building permit application documents.

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

Sponsored by Administration.

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

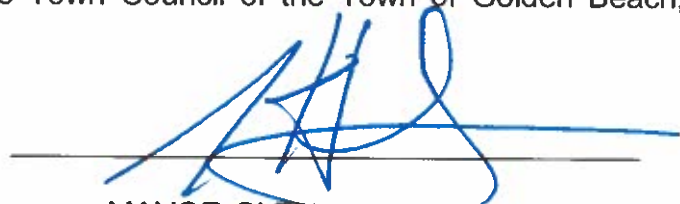
Mayor Glenn Singer	<u>Aye</u>
Vice Mayor Jaime Mendal	<u>Aye</u>
Councilmember Kenneth Bernstein	<u>Aye</u>
Councilmember Judy Lusskin	<u>Aye</u>
Councilmember Amy Isackson-Rojas	<u>Aye</u>

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida, this 22nd day of January, 2019

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: January 22, 2019

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz,
Town Manager

Item Number:

4

Subject: Resolution No. 2592.19 - Variance Requests for 401 Ocean Blvd., Golden Beach, FL 33160 (1st Floor Finished Elevation -New Single Family Residence)

Recommendation:

It is recommended that the Town Council allow the applicant the opportunity to seek approval of the variance request as presented in Resolution No. 2592.19.

Background and History:

The applicant is requesting a Variance/Exception request as detailed in this cover memorandum:

Seeking relief from the Town's Code 66-69.1 - Zone One; (d) (1) (c): Building Height. (1) Main Residence. 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) or 20.02 feet HGVD – The request is to allow the first floor finished elevation to start at 23.6' NGVD.

The Building Regulation Advisory Board met January 8, 2019 and recommended approval of the variance, the motion passed with a Board vote of 3 - 0.

There were no objections to the project.

Attachments:

- Resolution
- Michael Miller Planning Zoning 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: December 17th, 2018

Subject: Zoning Variance Application
Habitable First Floor Height & Height Above Base Flood Elevation
401 Ocean Boulevard
Lots 1 and 2, Block C, Section B
MMPA Acct. No.: 04-0101-0511

ISSUE

The applicant, Oppenheim Architecture + Design, as agent for the property owner Shlomy Alexander, has submitted an application with the Town for the construction of a new single-family home at 401 Ocean Boulevard. The applications include a BRAB application for building / site design, as well as a request for two (2) variances related to building height. There is also a Code compliance issue with the height of a proposed 12' tall buffer wall on the southerly lot line that will need to be addressed.

The following are the applicant's current requests:

- Variance from §66-69.1(d)(1)(c) for a lowest habitable floor height from 20.2' (18.2' + 2') to 23.6' NVGD.
- Variance from §66-69.1(d)(1)(b) for a height above the first-floor elevation from 30' to 31.6' NVGD.

ANALYSIS

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

- 1) Variance from §66-69.1(d)(1)(c) to allow the first habitable floor to start at 23.6' as opposed to 20.2' NVGD.

Over the last few years the Town has spent considerable time studying and updating its Land Development Regulations (LDRs). Building floor height was extensively looked at and adjusted; however, and a few minor variances have been issued @ 21'-6". This is a vacant lot and the topography from Ocean Boulevard to the Atlantic Ocean is quite flat (no pronounced dunes).

In our opinion, there is no valid reason that the home cannot be constructed in compliance with the normal Town Code height requirements. The applicant's justification states that the ground floor level will be an "unsightly, dank unusable space" under the house without the additional height. MMPA notes the space below 18'-2" east of the CCCL under home is only allowed to be used for parking spaces, storage and may contain only one (1) bathroom per the Town Code and FDEP allowances. Further, if any habitable use occurs in this space the overall building height is then measured from the floor of that space, reducing the upper height limit. In our opinion, there is no need to allow the floor to be higher. Granting of this request may result in the space being used contrary to the Town Code.

2) Variance from §66-69.1(d)(1)(b) for an overall height of 31.6' above the first-floor elevation as opposed to 30'.

The additional 1.5' of overall height being requested is a result of the applicant's request to have increased height of the first habitable floor elevation. For the reasons stated above, MMPA feels that this request for an additional 1.5' of overall building height is unwarranted and may result in a home slightly out of scale with other homes that have been building in compliance with the 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 §66-69.1(d)(1)(c) and §66-69.1(d)(1)(b) of the Town's Code of Ordinances which are all related to building heights.

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

The property is rectilinear, vacant and the site topography from Ocean Boulevard to the Atlantic Ocean is quite flat (no pronounced dunes). In our opinion, there is no reason that this home cannot be designed to comply with the Town's Code as other homes in the area have been constructed. The deviation from the required first floor habitable height may result in the ground floor space being used contrary to the Town Code for more than just parking, storage and one (1) bathroom, and the overall height being 1.5' taller may result in a home that is slightly out of scale with the homes in the area built in compliance with the Town Code.

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

This property does not possess any characteristics that make constructing a home in compliance with the required first floor habitable height and overall height possible. The lot is rectilinear (not odd shaped) and almost flat (9'-10' in buildable area with no pronounced dunes). These appear to be design choices being made by the applicant. A ground floor space with a higher ceiling appears to be requested so that the space below the lowest FDEP habitable floor height can be useable, when it is only allowed to be used for parking, storage and one (1) bathroom. The overall height limitation could be met, but the applicant desires higher ceiling heights, which is again a design choice.

- 4) *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.*

Approval of the applicant's request would, in our opinion, grant them the ability to construct this home unlike others in the area.

- 5) *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.*

Without the variances the applicant can construct a new home that meets the Town's Code and is in character with others constructed in the Town.

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

No variances are needed to construct a home in compliance with the Town's requirements.

- 7) *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.*

One of the intents of Zoning Codes and other Land Development Regulations (LDRs) is to balance the interest of the general welfare of the Town and that of individual property owners. Allowing this property owner to construct a home that will have a higher ground floor ceiling height so that this area could be illegally used for habitable uses, when it is only allowed to be used for parking, storage and one (1) bathroom, may be injurious to the Town and/or human life by creating a space not in compliance with flood zone regulations. Raising the overall height of the home will result in a structure that is slightly out of scale with the other homes in the area built in compliance with the Town Code could detract from the high-quality appearance desired by the Town.

SUMMARY

MMPA was requested to review and comment on the requested variances related building height. The requested additional height appears to be a design choice and is not necessary to construct a high-quality home desired. Deviations from the Town Code such as this may result in a home that has a ground floor level that can be used for more than just parking, storage and one (1) bathroom and an overall height that is slightly out of scale with the other homes in the area constructed in compliance with the Town Code. For these reasons MMPA is not in support of the variances requested. Again, the plans show a 12' tall wall along the southerly lot line next to the Town's Loggia Park, when a maximum of 6' is allowed near the home with tapers toward Ocean Boulevard and the ocean. In our opinion a formal variance is also necessary to allow this. Our understanding of the Town Charter and LDRs require the Town Council to approve such variations, after receiving advice from the BRAB.



TOWN OF GOLDEN BEACH

Notice of Public Hearing

The **Building Regulation Board** and the **Town Council** of the Town of Golden Beach will hold a Public hearing on the following proposal:

 (2) Variance Request(s)
 New Residential Structure

Construction of a new home Zone 1 – Ocean Front.

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

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. Areas occupied below 18.2 feet NGVD, including only garages, storage areas and one bathroom shall not be considered habitable areas. If any other use occurs in the area below 18.2 feet NGVD it is considered expendable from a flood or wave action damage standpoint, and those areas shall be considered habitable; therefore, the building height shall be measured from the lowest floor level below 18.2 feet NGVD.

Request is to allow the first habitable floor to start at 23.6' instead of 20.02' NVGD required by the Town's code.

2. Variance Request from 66-69.1 – Zone One (d) (1) (b) and (c)
(d) Building Height - (1) Main Residence.

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. Areas occupied below 18.2 feet NGVD, including only garages, storage areas and one bathroom shall not be considered habitable areas. If any other use occurs in the area below 18.2 feet NGVD it is considered expendable from a flood or wave action damage standpoint, and those areas shall be considered habitable; therefore, the building height shall be measured from the lowest floor level below 18.2 feet NGVD.

Request is to allow for an overall height of 31.6' above the first-floor elevation instead of the 30' required by the Town's code.

JOB ADDRESS: Vacant Lot - a/k/a 401 Ocean Boulevard, Golden Beach, FL.
OWNER ADDRESS: 150 East 58th Street, 3rd Floor, New York, NY 10115
REQUESTED BY: Golden Beach Owners LLC
LEGAL DESCRIPTION: Lots 1 & 2, Block C, GB Section C, PB 9-52
FOLIO NO.: 19-1235-002-0510

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

PLACE: GOLDEN BEACH TOWN HALL
1 GOLDEN BEACH DR., GOLDEN BEACH, FL
DATE: January 8, 2019 at 6:00pm

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

PLACE: GOLDEN BEACH TOWN HALL
1 GOLDEN BEACH DR., GOLDEN BEACH, FL.
January 22, 2019 at 7:00pm

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: December 21, 2018  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.

JAN 08 2019

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

APPROVED _____
APPROVED _____
VARIANCE REQ: _____

Property Location: 401 Ocean Boulevard Meeting Date: Jan 8, 2018
Variance Hearing Dates: Advisory Board N/A Town Council N/A

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: submit 8 complete packages for approval: each package shall consist of an application, survey, warranty deed and drawings as required. The plans shall be sized as follows: 7 sets; 11" x 17", 1 **full size** set and 1 CD containing all drawings marked with the address. Separate from the landscaping plan submittal

Landscape Approval:

Applicant submit, separate from the Building application, 8 complete packages for approval. Each package shall consist of an application, existing landscape survey, and drawings as required. The plans shall be sized as follows: 7 sets; 11 x 17, 1 **full size** set and 1 CD containing all drawings separate from the building plan submittal.

Zoning Variance Approval:

Submittals for a zoning variance: submit 16 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: 15 sets; 11" x 17", 1 **full size** set and 1 CD containing all drawings.

As directed by the Building Official or Building Director.

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 30 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.

Fees must be paid at time of application submittal.

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.

Please see page 5 for required documents.

****NOTICE****

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. PLEASE MAKE SURE THAT YOU, THE APPLICANT, HAVE CHECKED AND MARKED ALL ITEMS ON PAGE 5. THANK YOU.

BUILDING REGULATION ADVISORY BOARD APPLICATION (September 2016)

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

1. The application deadline date will be strictly complied with. No application shall be accepted after that date and time.
2. The Building Official and/ or the Building Director will review the application package. If it is determined that the application is incomplete, the item will tabled and not placed on the Agenda for that month.
3. During the three (3) week period from deadline date to the hearing date, the following events shall take place in proper order:
 - a. During the first week of submittal, the Building Official, or agent will endeavor to review the application, and complete a comment sheet 15 days prior to the meeting. The critique sheet will specify all deficiencies for correction.
 - b. The critique sheet will be faxed, or emailed, to the applicant as soon as the review is completed.
 - c. If the deficiencies are substantial the application will be moved to the next scheduled meeting/hearing of the B.R.A.B.
 - d. If the deficiencies are minor, the applicant must submit the corrections including the revised paperwork within 5 days of the scheduled meeting/hearing. Corrections not received for a scheduled Agenda item will be deferred to the next B.R.A.B. meeting/hearing date.
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. During the third week all applications with plans and documents shall be properly arranged. One complete copy of the package will be given to the processor and the Friday, prior to the scheduled meeting one set will be delivered to each Board member. The Building Dept shall retain all originals for the records.
6. 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.
7. After the meeting, three (3) copies of the approved items (one full size and 2 ledger) shall 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 REGULATION ADVISORY BOARD
SCHEDULE OF FEES**

Appropriate fee shall be paid at time of application. These fees are not refundable.

<u>Type of request</u>	<u>Fee</u>
1. Residence (new construction).....	\$300.00
2. Addition/Remodel of existing structure.....	\$225.00
3. Fencing, site walls, driveways, pool decks (charged per each item included in the plans)	\$150.00
4. Accessory Building or Structure.....	\$150.00
5. Swimming pools.....	\$100.00
6. Docks.....	\$100.00
7. Boat Lifts.....	\$100.00
9. Carports, awnings.....	\$100.00
10. Landscape plan review; required for new construction, addition and remodeling project. (submit plans with site plan elevations separate from the building plan approval package)	\$300.00
11. Resubmissions, based on original fee paid...	75.0%
12. Zoning Variances and special exceptions, per variance or exception:	
a. First variance/ exception.	\$750.00
b. Per additional variance/exception, for the same initial variance (example: request for a dock, affecting two different codes)	\$200.00
c. When a variance is granted, the property owner, at his expense, shall have the resolution for the variance recorded in the public records of Miami-Dade county, and two (2) certified copies of the recorded resolution shall be submitted to the Town for inclusion into the property records	
d. If the Town Council grants a variance, a building permit must be secured within two years of the approval date or the variance will become null and void	
13. Request to the Board for verification of any section of the Zoning Code, For each Section to be verified.....	\$100.00

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

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

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

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

If the notification is received by the Department before the deadline for the next B.R.A.B. meeting, there will be no charge for the continuance. If the notification is received after the deadline, and the applicant still wants the matter included in the agenda for the next meeting, there will be a special fee of \$200.00

- b. If the agenda has already been prepared and the applicant wants the matter to be heard, the request must be received in writing to be added to the agenda at the beginning of the meeting with the approval of the Building Official or Building & Zoning Director. There will be a special fee of \$200.00

- c. When a special meeting or hearing of the B.R.A.B. is requested by an applicant, for either a new matter or continuance of a subject already heard, there will be a special fee for a 2 hour time period of \$500.00

If the time limit is exceeded, an additional fee of ½ of the fee will be assessed for the seconded time period \$250.00

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

Applicant check here	Complete application, sign, and notarize.	Bldg Dept Use
√	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.	
√	Eight (8) property surveys, building plans, Warranty Deeds, and applications (1 original, 7 copies). Survey not older than six (6) months. Completed sets are to be submitted as follows: Seven (7) copies no larger than 11" x 17" & 1 original at full size. Sixteen (16) copies are required for a variance, (15 copies no larger than 11" x 17" and 1 original at full size). Each completed package shall consist of 1 each of an application, survey, Warranty Deed and building plans. Submit 1 CD with all documents included	
√	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	
√	Landscaping Plan, separate from building plan package, prepared and signed by a licensed landscape design professional: Each completed package shall consist of 1 each of an application, existing landscape survey, Warranty Deed, landscape plans with building site plans. Seven (7) 11 x 17 and One (1) full size set. Submit 1 CD with all documents included. Mark CD accordingly (separate from building)	
√	Pervious area calculations marking the geometrical areas used to calculate the overall required pervious area percentage.	
√	Colored rendering showing new or proposed addition Work marked with the applicable address.	
√	Estimated cost of proposed work. For additions/remodels fair market value of property showing land value and structure value separately.	
√	Site plan detailing construction site personnel parking.	

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

Application fee: \$1000

Request hearing in reference to:

New residence/addition: New Residence Variance(s): N/A
Exterior alterations: N/A Other Structure: N/A
Date application filed: Nov. 11, 2018 For hearing date: Dec. 11, 2018

1. Project information:

Project description: The project is a new single family residence with a swimming pool.

Legal Description: Lots 1 and 2 in block "C" of section "B", Golden Beach, according to the plat thereof, as recorded in Plat Book 9, Page 53, of the Public Records of Miami-Dade county, Florida.

Folio #: _____

Address of Property: 401 Ocean Blvd, Golden Beach FL 33160

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

Owner's Name: Shlomy Alexander Phone 305 302 2222 Fax 305 919 9590

Owner's address: 248 Bal Bay Drive City/State Bal Harbour, FL Zip 33154

Email address: shlmoyalexander@gmail.com

Agent: _____ Phone _____ Fax _____

Agent's address: _____ City/State _____ Zip _____

Email address: _____

Architect: Oppenheim Architecture + Design Phone 3055768404 Fax 3055768433

Email address: kevin@oppenoffice.com, charles@oppenoffice.com

Contractor: _____ Phone _____ Fax _____

3. Describe project and/ or reason for hearing request: The project is a new single family residence with a swimming pool. The site is currently vacant and is positioned on the ocean and adjacent to Loggia Park.
4. The following information is submitted for assisting in review:

Building Plans:

Conceptual: _____ Preliminary: _____ Final: _____

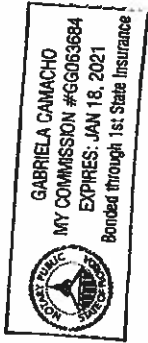
Other: _____

5. Estimated cost of work: \$ 9,000,000
Estimated market value of: Land \$ _____
Building \$ _____

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

TOWN OF GOLDEN BEACH
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? _____
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 Dec 13 day of, 20 18

Type of identification:

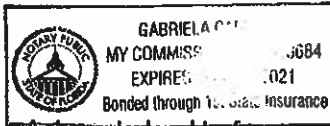
personally known

Notary Public

Owner/Power of Attorney Affidavit:

I, being duly sworn, depose and say I am the owner (*) of the property described in this application and that I am aware of the nature and request for: _____

am hereby authorizing _____ relative to my property and I
representative before the Building Regulation Advisory Board and Town Council. _____ to be my legal



Signature of owner(s)

Acknowledged before me this Dec 13 day _____ 20 18

Type of identification:

personally known

Notary Public

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

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

Property Address: 401 Ocean Blvd., Golden Beach, FL 33160
 Legal Description: Lots 1 and 2 in block "C" of section "B", Golden Beach, according to the plat thereof, as recorded in Plat Book 9, Page 53, of the Public Records of Miami-Dade county, Florida.
 Owner's Name: Shlomy Alexander Phone 305 302 2222 Fax 3059199590
 Agent's Name: _____ Phone _____ Fax _____
 Board Meeting of: _____

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

Application for: New Residence
 Lot size: 125' x 325'
 Lot area: 44,000 SF
 Frontage: 125'
 Construction Zone: 31,250 SF
 Front setback: 60'
 Side setback: 10'
 Rear setback: Extent of Adjacent Property
 Coastal Construction: Yes No East of coastal const. control line: Yes No
 State Road A1A frontage: _____
 Swimming pool: Yes No Existing: _____ Proposed:
 Fence Type: _____ Existing: _____ Proposed:
 Finished Floor elevation N.G.V.D.: 23.6'
 Seawall: _____ Existing: _____ Proposed: N/A
 Lot Drainage: _____
 How will rainwater be disposed of on site? Rainwater will be disposed of on site by means of dry retention and exfiltration trench.
 Adjacent use (s): Single Family Residence, Loggia Park
 Impervious area: 16,935 SF
 % of impervious area: 54.2%
 Existing ground floor livable area square footage: _____ N/A
 Proposed ground floor livable area square footage: _____ 5,631 SF
 Existing 2nd floor livable area square footage: _____ N/A
 Proposed 2nd floor livable area square footage: _____ 6,977
 Proposed % of 2nd floor over ground floor: _____ 100%
 Vaulted area square footage: _____ N/A
 Vaulted height: _____ N/A
 Color of main structure: _____ Wood & Coral Stone
 Color of trim: _____ N/A
 Color & material of roof: _____ Flat Roof (Wood Deck)
 Building height (above finished floor elevation): _____ 28'
 Swale: (Mandatory 10'-0" from edge of payment, 10 ft. wide x 1 ft. deep minimum):
Swale provided
 Existing trees in Lot: 20 in Swale: 4
 Proposed trees in Lot: 46 in Swale: 2
 Number & type of shrubs: 1,510; Mix of Native and Non-Native Shrubs (98% Native)
 Garage Type: Attached Existing: N/A Proposed: _____
 Driveway width & type: 20' wide, Stone Pavers
 Signature of Applicant: [Signature] Date: 12/13/18

TOWN OF GOLDEN BEACH
ACKNOWLEDGEMENT and AFFIDAVIT BY OWNER
Chapter 46 Waterways of the Code of Ordinances
Article IV Seawalls and Docks.

Affidavit by Owner:

Folio No.: _____ Address: _____

Legal Description: _____

Being duly sworn, deposes and says: That He/She is the Owner named in the permit application for construction or other related work to be performed on, or in connection with, the premises, as indicated above, and is in agreement that granting of a permit for construction on said premises, agrees to repair, or replace said seawall in question, to a conforming 4 foot elevation and to replace/and or repair any deteriorated seawall or portion thereof, as required by the Town's Code of Ordinances, Article IV "Seawalls and Docks, The Dept. of Environmental Resource Management, and the Florida Building Code 2010.

Signature of Owner or Legal Representative
Print Name: _____

Sworn to and subscribed before me this _____ day of, 20 _____

Notary Public State of Florida at Large

_____ Personally know to me _____ Produced Identification

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

Date: Dec. 13, 2018

Fee: \$750

I, Shlomy Alexander 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: 401 Ocean Boulevard Folio No. 19-1235-002-0510

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)**: §66-69.1(d)(1)(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. Areas occupied below 18.2 feet NGVD, including only garages, storage areas and one bathroom shall not be considered habitable areas. If any other use occurs in the area below 18.2 feet NGVD it is considered expendable from a flood or wave action damage standpoint, and those areas shall be considered habitable; therefore, the building height shall be measured from the lowest floor level below 18.2 feet NGVD.
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. The city sets the maximum level for 1st floor dwellings east of the CCCL at 20.2' NGVD. Given parameters listed below, this would create a dank dark space below the house. We are requesting a higher starting point (23.6' NGVD) for the first floor.
 - 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. With new FDEP provisions to maintain excavated material on-site and the relatively high topography at the adjacent curb of Ocean Blvd. make the site susceptible to street run-off, we will not be able to excavate the site as similar properties have done in the past. Furthermore, the Florida Building Code (R322.11 and Section 3109.3) suggests buildings be "elevated at or above" the level deemed safe. As storms continue to intensify, we recommend additional safety.
 - c. The special conditions and circumstances do not result from the actions of the applicant. No, the grading conditions that initiated this process existed when this project began.
 - 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, this proposal is a compromise to give the client similar conditions provided to similar ocean front properties that lack the same topographical issues. The position of the first floor level at 23.6' NGVD both protects the house from future storm events and prevents an unsightly, dank, unusable space below. The requested 1.5' (separate letter) beyond the allowable envelope still reduces the building enclosure from 30' to 28'. Thus the projection is minimal and the main benefit is added safety.

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, the normal position of the floor would leave the client open to damage from intensifying storms, and a low, cramped space below the house would not be acceptable to the client's expectations nor the aesthetic expectations of the community of Golden Beach.

4. The Variance granted is the minimum Variance that will make possible the reasonable use of the land or structure. Given the site topography, the inability to excavate, the threat of worsening storms, and the ceiling heights expected on a house of this magnitude, this is the minimum, reasonable variance.

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. As the zoning ordinance in question is meant to regulate building height and more generally to protect the health, safety and welfare of the residents, we feel the project harmonizes with the intent of the town. We are compressing interior space to provide added safety as the Florida Building Code (R322.11 and Section 3109.3) suggests the building be "elevated at or above" the probable storm height.

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? Yes No

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

12. Do you have a building permit? Yes No

Building Permit No. _____ Date issued: _____

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

Affidavit by Owner for Variance Request(s):

Folio No.: 19-1235-002-0510 Address: 401 Ocean Blvd.

Legal Description: Lots 1 and 2 in block "C" of section "B", Golden Beach, according to the plat thereof, as recorded in Plat Book 9, Page 53, 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.

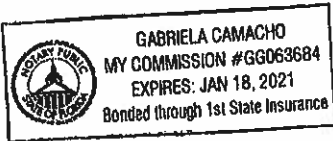
I acknowledge notification by The Town of Golden Beach, that granting of a variance(s) by The Town Council, is conditioned on the following:

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 of Owner or Legal Representative

Sworn to and subscribed before me this Dec 13 day of, 20 18





Notary Public State of Florida at Large

Personally know to me Produced Identification

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

Date: Dec. 13, 2018

Fee: \$250

I, Shlomy Alexander 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: 401 Ocean Boulevard Folio No. 19-1235-002-0510

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)**: §66-69.1(d)(1)(b) Primary residential structures built on lots with a street Frontage of 100 feet or more shall not exceed 30 feet in 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. The city sets the maximum level of 1st floor dwellings east of the CCCL at 20.2' NGVD as the base point and floor height of 30' from that point (50.2' NGVD). Given parameters listed in the related application resulting in a higher 1st floor level, this would compress the habitable levels of the house by 3.4' if we were to maintain the envelope. We are requesting a higher starting point (23.6' NGVD) for the first floor and an additional 1.5' beyond the allowable vertical extension of the building envelope (51.7' NGVD).
 - 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. With new FDEP provisions to maintain excavated material on-site and the relatively high topography at the adjacent curb of Ocean Blvd. make the site susceptible to street run-off, we will not be able to excavate the site as similar properties have done in the past. Furthermore, the Florida Building Code (R322.11 and Section 3109.3) suggests buildings be "elevated at or above" the level deemed safe. As storms continue to intensify, we recommend additional safety.
 - c. The special conditions and circumstances do not result from the actions of the applicant. No, the grading conditions that initiated this process existed when this project began.
 - 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, this proposal is a compromise to give the client similar conditions provided to similar ocean front properties that lack the same topographical issues. The position of the first floor level at 23.6' NGVD both protects the house from future storm events and prevents an unsightly, dank, unusable space below. The requested 1.5' beyond the allowable envelope still reduces the habitable building enclosure from 30' to 28'. Thus the projection is minimal and the main benefit is added safety.

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, the normal position of the floor would leave the client open to damage from intensifying storms, and a low, cramped space below the house would not be acceptable to the client's expectations nor the aesthetic expectations of the community of Golden Beach. The compromised height extension would provide the client with similar interior heights provided to comparable properties.
4. The Variance granted is the minimum Variance that will make possible the reasonable use of the land or structure. Given the site topography, the inability to excavate, the threat of worsening storms, and the ceiling heights expected on a house of this magnitude, this is the minimum, reasonable variance.
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. As the zoning ordinance in question is meant to regulate building height and more generally to protect the health, safety and welfare of the residents, we feel the project harmonizes with the intent of the town. We are compressing interior space to provide added safety as the Florida Building Code (R322.11 and Section 3109.3) suggests the building be "elevated at or above" the probable storm height.

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

6. Our code states that submission of a written statement is invited and encouraged. Has the applicant (petitioner) explained the variance to the owners of the nearest adjacent residences and sought their approval in writing? Yes No.
Please attach any written letters of no objection to this petition.
7. Is this request related to new construction? Yes No
8. Is construction in progress? No
9. Is this request as a result of a code violation? No
10. Did this condition exist at the time property was acquired? Yes No
11. Is this request sought as a remedy to a case to be heard, or action taken by the Special Magistrate? No
12. Do you have a building permit? Yes No
- Building Permit No. _____ Date issued: _____

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

Affidavit by Owner for Variance Request(s):

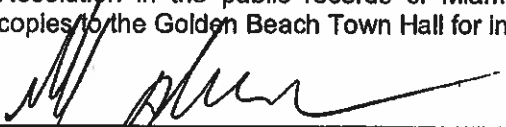
Folio No.: 19-1235-002-0510 Address: 401 Ocean Blvd.

Legal Description: Lots 1 and 2 in block "C" of section "B", Golden Beach, according to the plat thereof, as recorded in Plat Book 9, Page 53, 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.

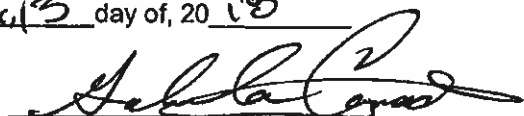
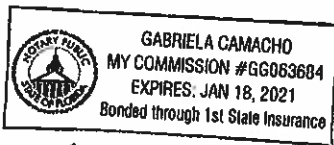
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2. If a Building Permit is not issued within the two (2) year time limit set then the Resolution granting the Variance approval will be null and void.
3. That as the applicant, and at my own expense, I shall record a certified copy of the Resolution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



Signature of Owner or Legal Representative

Sworn to and subscribed before me this Dec 3 day of, 20 18


Notary Public State of Florida at Large

Personally know to me

Produced Identification



CFN 2011R0842296
 DR Bk 27929 Pgs 3102 - 31031 (2pgs)
 RECORDED 12/15/2011 13:02:34
 DEED DOC TAX 36,000.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
 Seth M. Loft, Esq.
 Newman Guaranty Title Insurance Agency, Inc.
 1877 South Federal Highway #304
 Boca Raton, FL 33432
 561-368-3533
 File Number: 211-3613
 Will Call No.:

Town of Golden Beach
 Building Regulatory Advisory Board
 Hearing Date

JAN 08 2018

APPROVED _____
 DISAPPROVED _____
 VARIANCE REQ _____

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 8th day of December, 2011 between STEVEN FOX and SHERRI FOX, husband and wife whose post office address is 401 Ocean Blvd., Miami, FL 33160, grantor, and GOLDEN BEACH OWNERS, LLC, a New York limited liability company whose post office address is 150 East 58th St., 3rd Floor, New York, NY 10115, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida to-wit:

Lots 1 and 2 in Block "C" of Section "B", GOLDEN BEACH, according to the Plat thereof, recorded in Plat Book 9, Page 52, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 19-1235-002-0510

Subject to taxes for 2012 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Thomas L Newman
Witness Name: THOMAS L. NEWMAN

Steven Fox (Seal)
STEVEN FOX

Joyce M Newman
Witness Name: JOYCE M. NEWMAN

Sherrri Fox (Seal)
SHERRI FOX

Thomas L Newman
Witness Name: THOMAS L. NEWMAN

Joyce M Newman
Witness Name: JOYCE M. NEWMAN

State of Florida
County of Miami-Dade

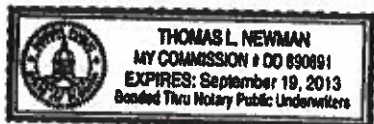
The foregoing instrument was acknowledged before me this 8th day of December, 2011 by STEVEN FOX and SHERRI FOX, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Thomas L Newman
Notary Public

Printed Name: _____

My Commission Expires: _____



TOWN OF GOLDEN BEACH DRAINAGE COMPUTATION WORKSHEET

Last Updated January 13th, 2017

In order to help the 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 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, and 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.

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

Definitions are located below the worksheet.

JAN 08 2019

Step 1:

Determine A

A = 31,250 square feet

APPROVED _____
DISAPPROVED _____
VARIANCE REQ. _____

Step 2:

Determine AP and AI

AP = 16,935 square feet
AI = 14,315 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.

Average Elevation of Pervious Areas = 11.27 feet NGVD

Step 8:

Determine runoff depth (R) as:

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

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

$$V = \underline{12,333} \text{ cubic feet}$$

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 property.

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

$$VP = \underline{13,035} \text{ cubic feet}$$

Step 10:

Compare 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).

$$(VP = \underline{13,035} \text{ cubic feet}) > (V = \underline{12,333} \text{ cubic feet})$$

NOTE: These volume 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 (i.e., total impervious area).		

Note: * means multiply.



B3 MATERIAL TESTING ENGINEERING

Essence of Perfection

1676 West 31 PL, Hialeah FL, 33012 - Off. 786.773.5871/5889 - Fax. 786.615.5801

**PERCOLATION TEST
USUAL OPEN HOLE TEST (CONSTANT HEAD)**

PROJECT NO.	18-289	DATE:	10/31/2018
PROJECT	Vacant lot		
	401 Ocean Blvd.		
	Golden Beach, Florida 33166		
CLIENT	ROSS Engineering, Inc.		
	3325 S. University Drive, Suite 111		
	Davie, Florida 33125		

LOCATION OF TEST	30' East of fence & 30' North of south bushes.		
DIAMETER OF HOLE (IN)	6	LATITUD:	LONGITUD:
DEPTH HOLE (FEET)	15	DATE TEST PERFORMED: 10/31/2018	
WATER TABLE BELOW GROUND SURFACE (FT.)	5.9	TEST #:	P-1


No.	ELAPSE TIME (min)	GPM
1	1	12.2
2	1	12.0
3	1	11.8
4	1	11.7
5	1	11.6
6	1	11.6
7	1	11.6
8	1	11.5
9	1	11.5
10	1	11.3

DEPTH (FT)	SOIL DESCRIPTION
0' to 2"	Grass & Vegetation with light brown fine sand.
2" to 4'	Brown fine to medium sand with shell fragments.
4' to 6'	Light brown fine sand with shell fragments.
6' to 15'	Brown fine to medium sand with shell fragments.
-	
-	

PERCOLATION RATE:	11.7
K-VALUE:	2.308E-04

Respectfully submitted,

FIELD TECH.:	al
TYPE BY:	bm


CESAR CASTILLO, P.E.
 FLA. Reg. #68447

Report Distribution:

- 1 Client
- 1 Bill Office





**TECHNICAL PUBLICATION
EMA # 390**

**Frequency Analysis of Daily Rainfall Maxima
For Central and South Florida**

January 2001

by

Chandra S. Pathak

**Hydro Information Systems & Assessment Department
Environmental Monitoring & Assessment Division
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, Florida 33406**

Results and Discussion

From the selected probability distribution, the rainfall estimates at various probability levels (i.e., inverse of return periods) were determined for each station. The rainfall estimates for two-, five-, 10-, 25-, 50-, and 100-year return periods and for three durations are presented in Appendices N, O, and P.

The summary of results from the frequency analysis is presented in Table 11. The table shows the range of rainfall estimates (in inches) for six return periods and three durations. For 2-year return period, the ratios of three-day to one-day rainfall estimate were 1.31 and 1.32 for minimum and maximum, respectively. For 100-year return period, the ratios of three-day to one-day rainfall estimate were 1.48 and 1.09 for minimum and maximum, respectively. Likewise, for 2-year return period, the ratios of five-day to one-day rainfall estimate were 1.42 and 1.38 for minimum and maximum, respectively. For 100-year return period, the ratios of five-day to one-day rainfall estimate were 1.83 and 1.27 for minimum and maximum, respectively. In addition, it was evident that the rainfall estimated values for a given return period and duration vary from one gage station to another indicating spatial variation in rainfall estimates. As expected, the variations in rainfall estimates for one-day duration are highest compare to three-day and five-day durations. Similarly, the variations in rainfall estimates increase as the return period increase from 2-year to 100-year.

Table 11
Rainfall Estimates (inches) for Various Return Periods and Three Durations

Duration	One-Day		Three-Day		Five-Day	
	Rainfall (inches)		Rainfall (inches)		Rainfall (inches)	
	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
2-year	2.6	5.0	3.4	6.6	3.7	6.9
5-year	3.7	8.8	4.9	8.9	5.7	10.0
10-year	4.5	11.4	6.2	11.5	7.1	12.4
25-year	5.3	15.1	7.2	15.4	8.9	16.6
50-year	5.7	17.8	8.1	18.9	10.1	21.2
100-year	6.0	21.0	8.9	22.8	11.0	26.6

The areas located within the Key West islands and Lake Okeechobee were excluded from this rainfall frequency analysis.

401 OCEAN BLVD. -MAILING LIST
FOR VARIANCE REQUEST JAN 2019

407 OCEAN LLC
1110 BRICKELL AVE, SUITE 404
MIAM, FL. 33131

387 OCEAN BOULEVARD LLC
1212 SE 3RD AVE
FT. LAUDERDALE, FL. 33316-1906

MALCOLM DORMAN
443 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

GH OCEAN BLVD. LLC
1212 SE 3RD AVENUE
FT. LAUDERDALE, FL. 33316-1906

LINDA G. BROWN TRUST
370 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

HUGO L. & AIDA MARTINEZ TRUST
380 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

NILDO & ISORA HERRERA
REVOCABLE LIVING TRUST
400 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

MARCOS & LEA CARMONA
410 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

KAREN PERRY EBSTEIN
416 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

DM GOLDEN BEACH LLC
C/O MARK C. KATZEF PA
2999 NE 191ST STREET, SUITE 805
AVENTURA, FL. 33180

BISMARCK HOLDINGS LLC
C/O KRAUSE AND BAXTER
3195 PONCE DE LEON BLVD., #200
CORAL GABLES, LF. 33134



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

SUMMARY MINUTES
BUILDING REGULATION ADVISORY BOARD
January 8, 2019 at 6pm

- A. CALL MEETING TO ORDER:** 6:13pm
- B. BOARD ATTENDANCE:** Eric Cohen, Jerome Hollo and Zvi Shiff
- C. STAFF ATTENDANCE:** Christopher Gratz – Miller Planning & Development, Linda Epperson-Director, Building & Zoning
- D. APPROVAL OF MINUTES:** November 13, 2018
Motion to approve the minutes as presented by Zvi Shiff, Seconded by Eric Cohen
On roll call: Eric Cohen-Aye, Jerome Hollo-Aye and Zvi Shiff-Aye
Motion passed 3 – 0
- E. REQUEST FOR ADDITIONS, DEFERRALS, DELETIONS & WITHDRAWALS**
- F. VARIANCE REQUEST(S):**

1. Golden Beach Owners LLC.
150 East 58th Street, 3rd Floor
New York, NY 10115

Property Address: Vacant Lot – a/k/a 401 Ocean Boulevard, GB FL. 33160
Folio No: 19-1235-002-0510
Legal Description: Lots 1 & 2, Block C, GB Sect B, PB 9-52

Michael Miller Planning summarized and entered their report into the record. Chad Oppenheim-Architect, Charles Kane and Kevin McMorris with Oppenheim Architecture spoke on behalf of the applicant
No one spoke in opposition.

New two-story single-family residence with a basement, roof top elements and recreational accessory structures.

1. Variance request from Town Code 66-69.1 - Zone One; (d) (1) (c): Building Height.

(1) Main Residence.

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. Areas occupied below 18.2 feet NGVD, including only garages,

storage areas and one bathroom shall not be considered habitable areas. If any other use occurs in the area below 18.2 feet NGVD it is considered expendable from a flood or wave action damage standpoint, and those areas shall be considered habitable; therefore, the building height shall be measured from the lowest floor level below 18.2 feet NGVD.

Request is to allow the first floor finished elevation to start at 23.6' NGVD instead of 20.02' NGVD as required by the Town's code.

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

A motion to recommend approval was made by Eric Cohen, Seconded by Zvi Shiff

On roll call: Eric Cohen-Aye, Jerome Hollo-Aye and Zvi Shiff-Aye

Motion passed 3 – 0

2. Variance Request from 66-69.1 – Zone One (d) (1) (b) and (c)

(d) Building Height - (1) Main Residence.

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. Areas occupied below 18.2 feet NGVD, including only garages, storage areas and one bathroom shall not be considered habitable areas. If any other use occurs in the area below 18.2 feet NGVD it is considered expendable from a flood or wave action damage standpoint, and those areas shall be considered habitable; therefore, the building height shall be measured from the lowest floor level below 18.2 feet NGVD.

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A motion to recommend approval was made by Zvi Shiff, Seconded by Eric Cohen

On roll call: Eric Cohen-Nay, Jerome Hollo-Aye and Zvi Shiff-Nay

Motion failed 2 – 1 (Jerome Hollo-Aye)

2. FGAS 1980 LLC
801 Brickell Avenue, #1610
Miami, FL. 33131

Property Address: 616 North Island Dr., Golden Beach, FL. 33160
Folio No: 19-1235-006-1010
Legal Description: Lt 28 & S30' of Lot 29, Block M, GB Sect F, PB 10-11

Michael Miller Planning summarized and entered their report into the record.
Daniel Sorogon-Architect, spoke on this item.

Variance request from Town Code 66-69.3 - Zone Three; (f) Front Yard Setbacks: No building or part thereof, including garages, shall be erected closer than 35 feet to the front lot line.

Request is to allow a 6" architectural projection to be installed at 34.5' from the front property line instead of the 35' front setback required by the Town's code.

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Motion passed 3 – 0

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New two-story single-family residence with a basement, roof top elements and recreational accessory structures.

No action was taken by the Board until approval or denial of the variance requests receive an action from the Town Council.

I PRELIMINARY DESIGN REVIEWS - ITEMS FOR DISCUSSION AND POSSIBLE APPROVAL

4. Ricardo and Luz Gonzalez.
236 Golden Beach Drive
Golden Beach, FL. 33160

Property Address: VL a/k/ 234 Golden Beach Drive, GB, FL. 33160
Folio No: 19-1235-004-0060
Legal Description: Lot 8, Block G, GB Sect. D, PB 10-10

Michael Miller Planning summarized and entered their report into the record.
Ramon Valdez-Denis-Architect spoke on behalf of the applicant.
No one spoke in opposition to this item.

Construction of new two-story single family residence.

A motion to approve was made by Eric Cohen, Seconded by Zvi Shiff
Condition on the following: 1. Compliance with landscaping comments, 2.
Seawall to be brought to into compliance with the new Town Code of a
minimum 5' or maximum 6' NAVD elevation 3. Setback of the rear decking
off of the seawall by 5' or installation of a drainage system approved by the
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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



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ASHKENAZY GB RESIDENCE

DESIGN DEVELOPMENT

12/13/18

OPPENHEIM ARCHITECTURE

© OPPENHEIM 2018

8 2019

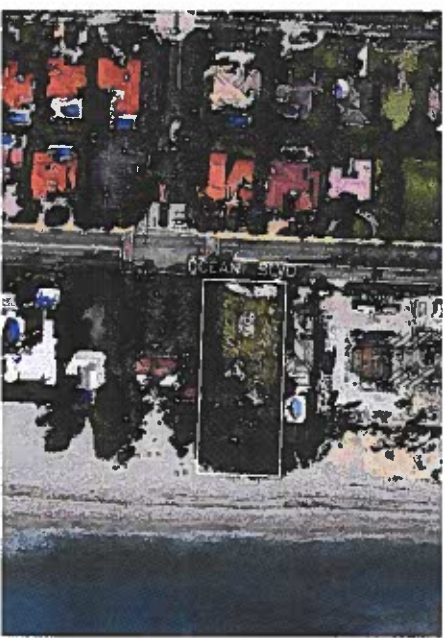
Design & Construction
OPPENHEIM
ARCHITECTURE
751 W. 73rd Street
New York, NY 10023
P: 201.576.2442
F: 201.576.2533
www.opa.com

ROSA
C. J. Fryer
Engineering Inc.
20125 S. Orange Ave.
P.O. Box 13333
P.O. Box 13333
Orlando, FL 32816

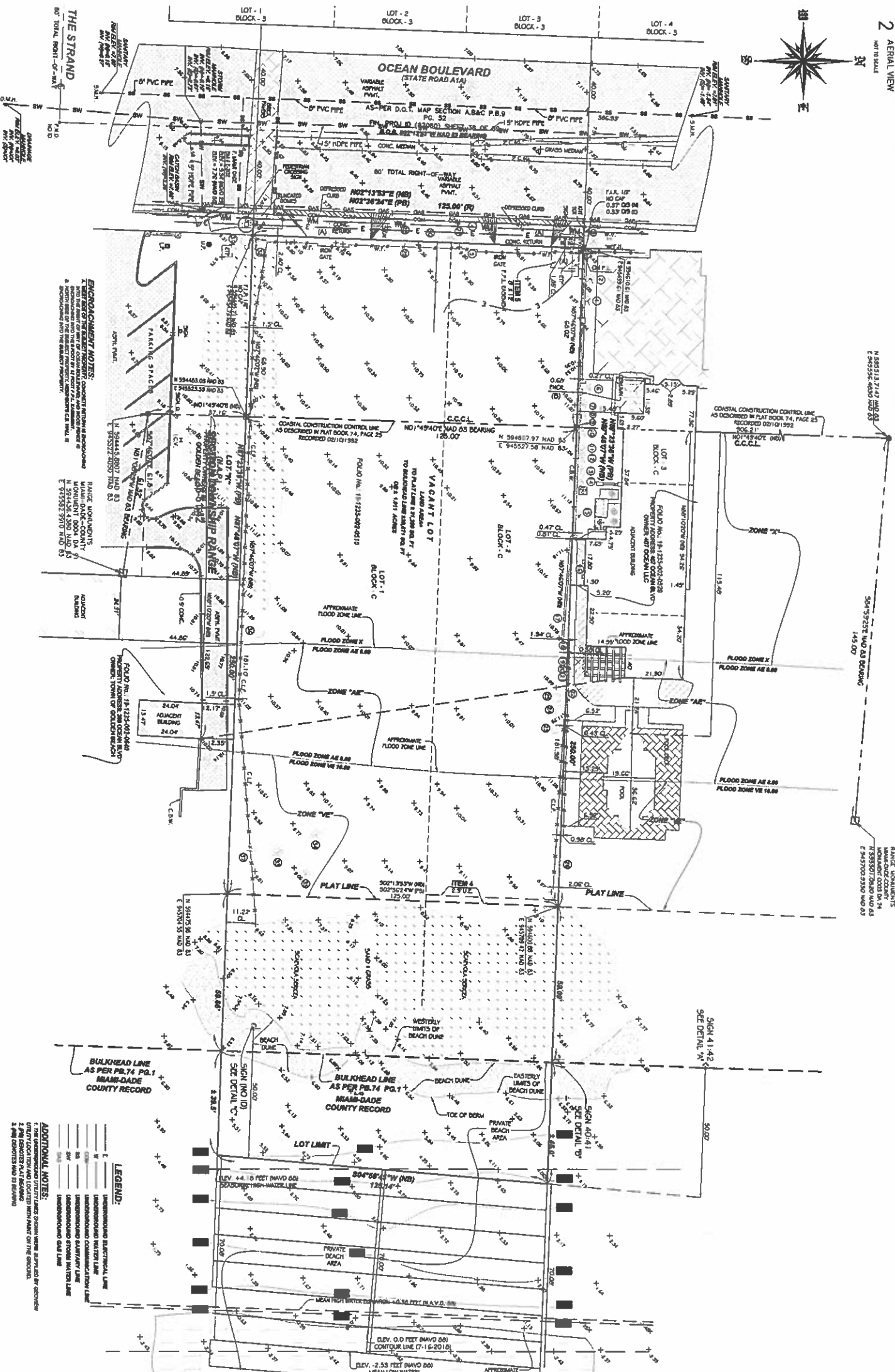
Landmark 24/7, Inc.
Hybridland Analytics, Inc.
P.O. Box 4000
Coral Gables, FL 33133
P: 305.224.7242
www.landmark247.com

Environmental Systems
COASTAL SYSTEMS
INTERNATIONAL
Sea Level Rise
P.O. Box 13333
Orlando, FL 32816

Structural Engineers
Optimus Steel Design, LLC
1500 W. 10th St.
Suite 202
P.O. Box 13333
Orlando, FL 32816
F: 201.576.2533
www.osd.com



2 AERIAL VIEW
NOT TO SCALE



LEGAL DESCRIPTION: OF SECTION 9, TOWNSHIP 26S, RANGE 26E, COUNTY OF BROWARD, FLORIDA, AS RECORDED IN PLAT BOOK 74, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:
GOLDEN BEACH, FLORIDA 33160
OCEAN BLVD. 1415

OWNER:
GOLDEN BEACH OWNERS, LLC, A NEW YORK LIMITED LIABILITY COMPANY

DESIGNER:
ROSS ENGINEERING, INC.
3325 UNIVERSITY DR.
SUITE 111
SUNRISE, FL 33196
P 954.318.0242
F 954.328.0190
WWW.ROSSENGINEERS.COM

DATE: JAN 08 2019

**Town of Golden Beach
Building Department
Planning Board
JAN 08 2019**

**PROVIDED
APPROVED
DATE:** 1/8/2019
BY: [Signature]

DESIGNER'S NOTES:
1. THE SURVEY WAS CONDUCTED ON 12/15/18 AND 12/16/18.
2. ALL DIMENSIONS ARE IN FEET AND INCHES.
3. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE OUTSIDE UNLESS OTHERWISE NOTED.
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LEGEND:
--- UNDEVELOPED SUBSTRATE LINE
--- UNDEVELOPED WATER LINE
--- UNDEVELOPED COMMUNICATION LINE
--- UNDEVELOPED SANITARY LINE
--- UNDEVELOPED STORM WATER LINE
--- UNDEVELOPED DRAIN LINE

ADDITIONAL NOTES:
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1811

Client
ASHKENAZY RESIDENCE
401 Ocean Boulevard
Golden Beach, FL 33160

Architect of Record
OPPENHEIM ARCHITECTURE
246 NE 37 Street
Miami, FL 33137
P 305 574 8404
F 305 574 8433
W oppenheim.com

Environmental Engineer
Coastal Systems Intl.
444 South Dixie Hwy
Coral Gables, FL 33114
P 305 441 3435
F 305 441 1914
W coastalsystemsintl.com

Structural Engineer
Optimus Struct Dsgn, LLC
1780 NW 14th St
Suite 305
Miami Lakes, FL 33016
P 305 512 8640
F 305 512 2841
W optimusd.com

M.E.P. Engineer

City Engineer
Ross Engineering, Inc.
3325 University Dr
Suite 111
Sunrise, FL 33196
P 954.318.0242
F 954.328.0190
W rossengineers.com

Landmark Architect
Raymond Jungles, Inc
2944 Ashton Ave NW
Coral Gables, FL 33133
P 305 852 9777
F 305 363 6282
W raymondjungles.com

G002

401 Ocean Boulevard
Golden Beach, FL 33160
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OPPENHEIM ARCHITECTURE
245 NE 37 Street
Miami, FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

Environmental Engineer
Coastal Systems Intl.
444 South Dixie Hwy
Coral Gables, FL 33144
P 305 441 3435
F 305 441 1914
W coastal-systems.com

Structural Engineer
Goffman Sisti Dsgn, LLC
7950 NW 14th St
Suite 305
Miami Lakes, FL 33016
P 305 512 8860
F 305 512 8861
W goffmansisti.com

M.E.P. Engineer

Chief Engineer
Ross Engineering, Inc.
3325 S University Dr
Suite 111
Miami, FL 33133
P 305 378 8324
F 305 378 8190
W rossengineering.com

Landscape Architect
Raymond Jungles, Inc
2544 Anselm Avenue
Coconut Grove, FL 33133
P 305 852 6777
F 305 853 6282
W raymondjungles.com

Lighting

Town of Golden Beach
Building Department
1515 Highway 1
Golden Beach, FL 33160
P 305 576 8433
F 305 576 8433
W townofgoldenbeach.com

APPROVED
DISAPPROVED
VARIANCE

JAN 08 2019

Scale: _____

North Arrow

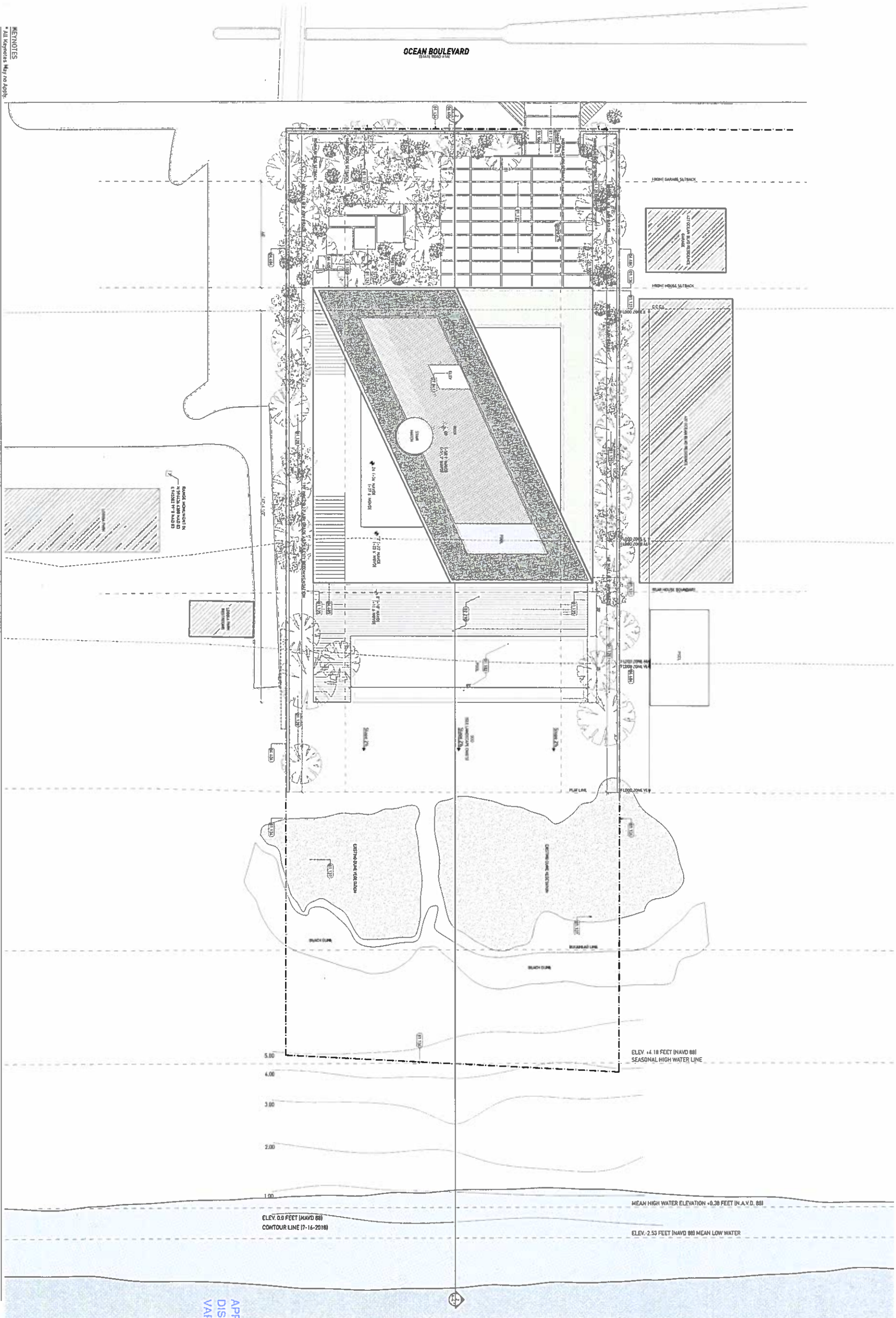
SITE PLAN

1/16" = 1'-0"

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

Created: 12/17/18
Drawing Number: 1811



- KEYNOTES**
* All Keynotes May not Apply
- ACCESSIONS**
 (E2A) Exposed brickwork, see each plan for layout and installation
 (E2B) Elevator shaft 5.8' dia. min. - LBI component and elevation mechanical, electrical, and plumbing
 (E2C) Diagonal reinforcement with WFR prior to proceeding
 (E2D) Metal screen green vegetation wall
 (E2E) Framed glass tempered glass railing see shop drawings
 (E2F) Wood custom built-in pantry wall and shelving
 (E2G) Custom built-in storage wood shelves
 (E2H) 4" green marine urethane, TB 0
- DOORS AND WINDOWS**
 (I2A) SCHEDULED DOOR
 (I2B) WOOD FLOOR FINISH SEE SCHEDULE
 (I2C) CONCRETE SAND BASE BELOW
 (I2D) FLOORING FINISH SEE SCHEDULE
 (I2E) STONE FLOOR FINISH
 (I2F) WOOD PANEL
- PLUMBING**
 (S2A) REFER TO POOL, SPA, AND WET AREA, POOL, EQUIPMENT UNDER SEPARATE REPORT
 (S2B) REFER TO POOL, SPA, AND WET AREA, POOL, EQUIPMENT UNDER SEPARATE REPORT
 (S2C) REFER TO POOL, SPA, AND WET AREA, POOL, EQUIPMENT UNDER SEPARATE REPORT
 (S2D) REFER TO POOL, SPA, AND WET AREA, POOL, EQUIPMENT UNDER SEPARATE REPORT
- SITE CONSTRUCTION**
 (C1A) REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS
 (C1B) REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS
 (C1C) REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS
 (C1D) REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS
 (C1E) REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS
 (C1F) REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS
 (C1G) REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS
 (C1H) REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS
 (C1I) REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS
 (C1J) REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS
 (C1K) REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS
 (C1L) REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS
 (C1M) REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS
 (C1N) REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS
 (C1O) REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS
 (C1P) REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS
 (C1Q) REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS
 (C1R) REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS
 (C1S) REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS
 (C1T) REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS
 (C1U) REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS
 (C1V) REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS
 (C1W) REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS
 (C1X) REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS
 (C1Y) REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS
 (C1Z) REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS
- WALL FINISHES**
 (W2A) STONE FINISH TB 01
 (W2B) WOOD FINISH TB 01
 (W2C) WOOD FINISH TB 01
 (W2D) WOOD FINISH TB 01
 (W2E) WOOD FINISH TB 01
 (W2F) WOOD FINISH TB 01
 (W2G) WOOD FINISH TB 01
 (W2H) WOOD FINISH TB 01
 (W2I) WOOD FINISH TB 01
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 (W2T) WOOD FINISH TB 01
 (W2U) WOOD FINISH TB 01
 (W2V) WOOD FINISH TB 01
 (W2W) WOOD FINISH TB 01
 (W2X) WOOD FINISH TB 01
 (W2Y) WOOD FINISH TB 01
 (W2Z) WOOD FINISH TB 01

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Oppenheim Architecture

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F 305 703 5822
W raymondjungles.com

Utility

Town of Golden Beach
Building Department Advisory Board
COMMITTEE MEETING 2019
JAN 08 2019

APPROVED
DISAPPROVED
VARIANCE REQ.
Chief Designer
No. AB 0016429
Residence

THIS
ZONING
OVERVIEW

NOT FOR CONSTRUCTION
DESIGN DEVELOPMENT

THIS
ARCHITECTURAL RESIDENCE
Drawing Issued on 12/13/18

GOOD

PROPERTY INFORMATION

ADDRESS
401 OCEAN BOULEVARD
GOLDEN BEACH, FL 33140

LEGAL DESCRIPTION
LOT 51 AND 7th BLOCK 'C' OF SECTION 'B' GOLDEN BEACH, ACCORDING TO THE PLAT NUMBER, AS RECORDED IN PLAT BOOK 'L' PAGE 32, 30 "THE PUBLIC RECORDS OF DADE COUNTY"

MUNICIPALITY
TOWN OF GOLDEN BEACH

ZONING DATA
ZONING DESIGNATION ZONE 1
ZONING DISTRICT SINGLE FAMILY RESIDENTIAL
LOT SIZE 172 X 325
LOT AREA 4,000 SQ FT
LOT RESIDE PLAT LIMITS 3' 2" 20' 20' FT
SITE BOUNDARY FRONTAGE 23' 0"

FLOOD ELEVATION
ZONE 'X' ELEVATION N/A
ZONE 'AE' ELEVATION 8 FT
ZONE 'VE' ELEVATION 10 FT

Table with 2 columns: LEGAL DESCRIPTION, PROVIDED. Rows include setbacks, area, and roof projections.

Table with 4 columns: LEVEL, AC SPACE, COVERED TERRACES, PLANTED TERRACES. Rows include ground, first, and roof levels.

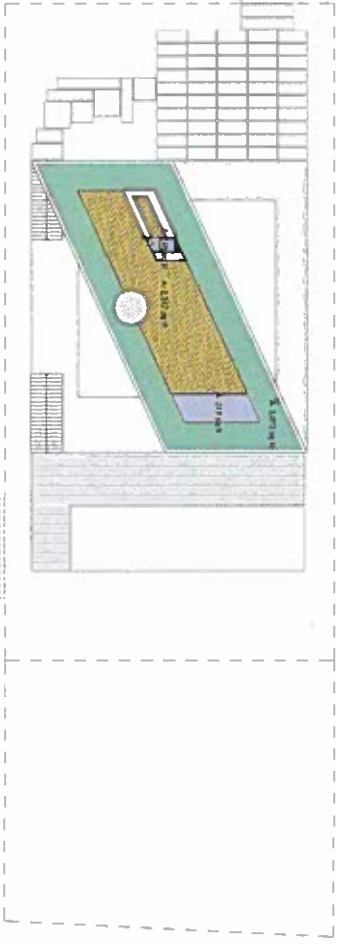
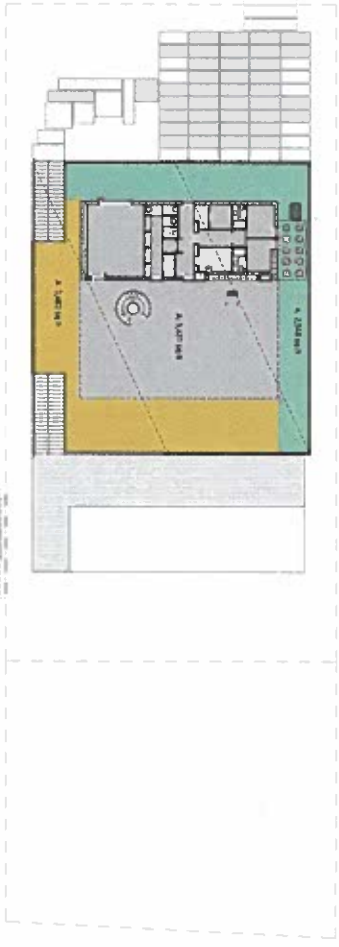
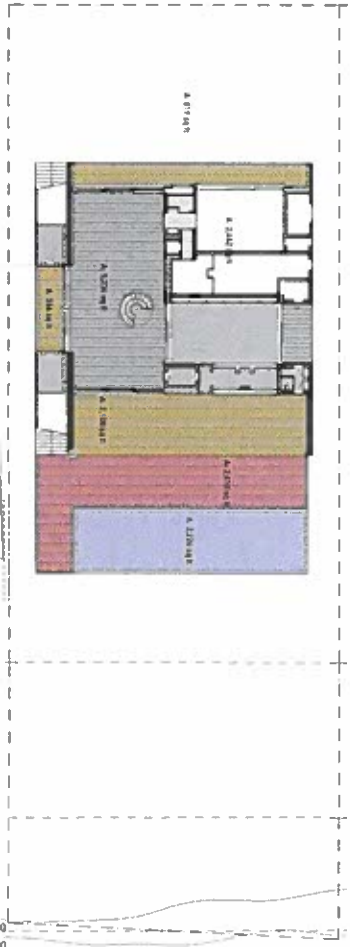


Table with 4 columns: ZONE 1, ASHKENAZY RESIDENCE, 1811, 1811. Rows include lot size, area, and zoning details.

NOTE: THE FIRST FLOOR FLOOR PLAN STRUCTURES SHALL BE SEPARATE FROM THE REST OF THE PROJECT. THE FIRST FLOOR SHALL BE SEPARATE FROM THE REST OF THE PROJECT. THE FIRST FLOOR SHALL BE SEPARATE FROM THE REST OF THE PROJECT.

SECOND FLOOR SETBACK: 5' from front, 5' from side, 5' from rear. SECOND FLOOR SETBACK: 5' from front, 5' from side, 5' from rear.

REQUIREMENTS: 1. All structures shall be set back from the front, side, and rear of the lot. 2. All structures shall be set back from the front, side, and rear of the lot.

MECHANICAL EQUIPMENT SETBACKS: 5' from front, 5' from side, 5' from rear. MECHANICAL EQUIPMENT SETBACKS: 5' from front, 5' from side, 5' from rear.

POOL: 5' from front, 5' from side, 5' from rear. POOL: 5' from front, 5' from side, 5' from rear.

SETBACKS: 5' from front, 5' from side, 5' from rear. SETBACKS: 5' from front, 5' from side, 5' from rear.

REQUIREMENTS: 1. All structures shall be set back from the front, side, and rear of the lot. 2. All structures shall be set back from the front, side, and rear of the lot.

REQUIREMENTS: 1. All structures shall be set back from the front, side, and rear of the lot. 2. All structures shall be set back from the front, side, and rear of the lot.

Client

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Architecture

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Lighting

City of Golden Beach
Building Regulatory Advisory Board
CONTRIBUTOR © OPPENHIM 2018
Gate

JAN 08 2019

APPROVED
DISAPPROVED
VARIANCE REQ.

Mr. Ashkenazy
401 Ocean Blvd

Project

Date

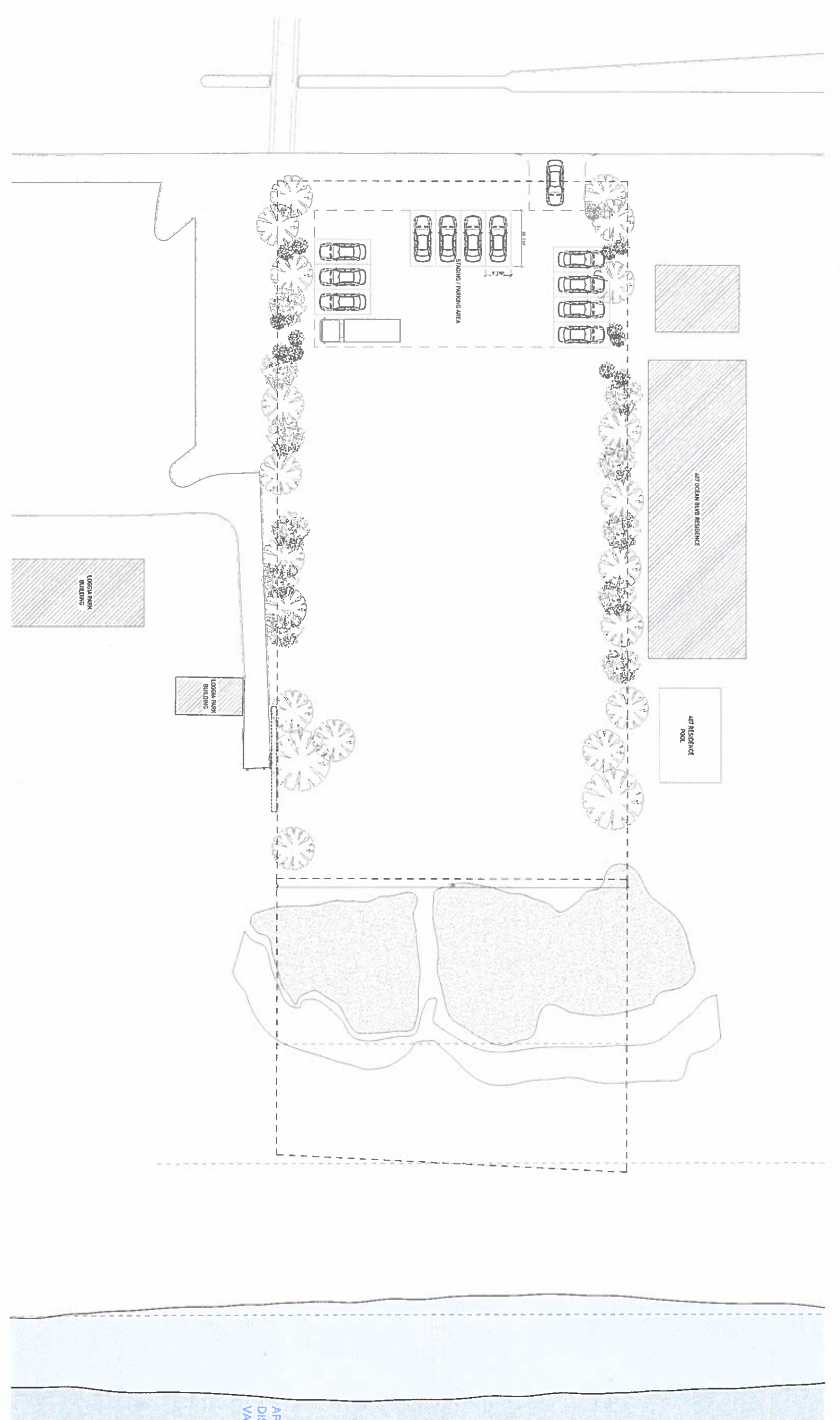
Description

CONSTRUCTION
PARKING

NOT FOR CONSTRUCTION
DESIGN DEVELOPMENT

1811
ASHKENAZY RESIDENCE
Drawing based on 12/17/18

G005



Client

ASHKENAZY RESIDENCE
401 Ocean Boulevard
Golden Beach, FL 33110

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W coastalssystemintl.com

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W optimusd.com

M.E.P. Engineer

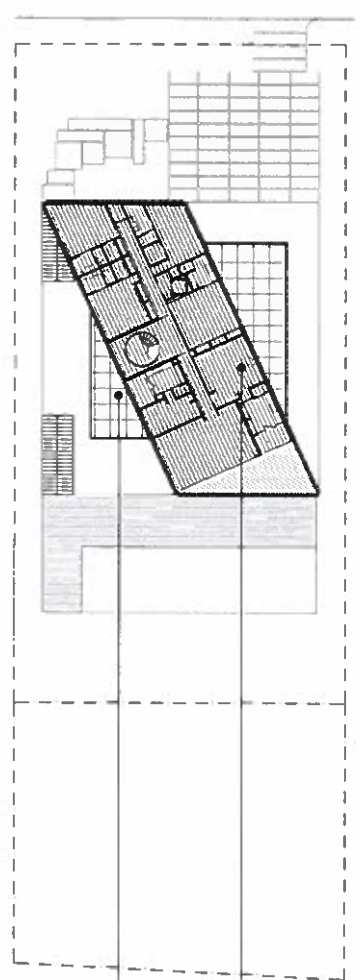
Ross Engineering, Inc.
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Miami, FL 33133
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F 954 338 0170
W rossengineers.com

Landscaping Architect

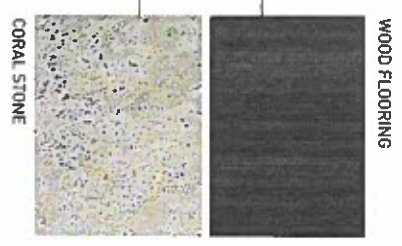
Raymond Jungles, Inc
2914 Anthon Avenue
Coconut Grove, FL 33133
P 788 832 8777
F 788 783 4282
W raymondjungles.com

Lighting

Lighting

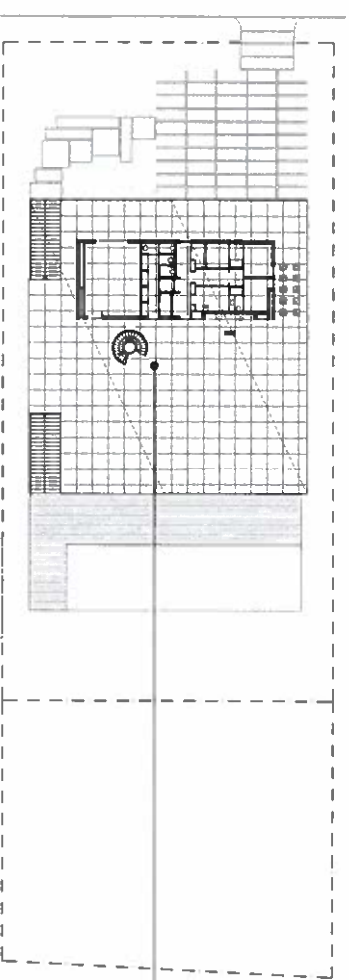


3 THIRD LEVEL (11)
SCALE: 1/32" = 1'-0"

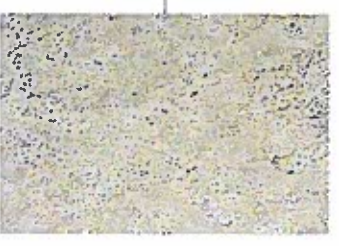


WOOD FLOORING

CORAL STONE

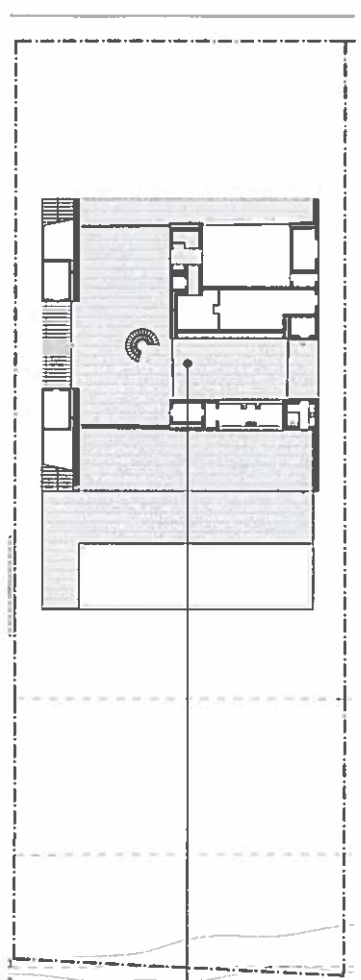


2 MAIN LEVEL
SCALE: 1/32" = 1'-0"



WOOD FLOORING

CORAL STONE



1 GROUND LEVEL (Garage) (1)
SCALE: 1/32" = 1'-0"



WOOD FLOORING

Town of Golden Beach
Building Department & Advisory Board
Hearing Date

JAN 08 2019

APPROVED
DISAPPROVED
VARIANC

Chief Administrator
Mr. Art 00114130

No.	Date	Description

MATERIAL CHART

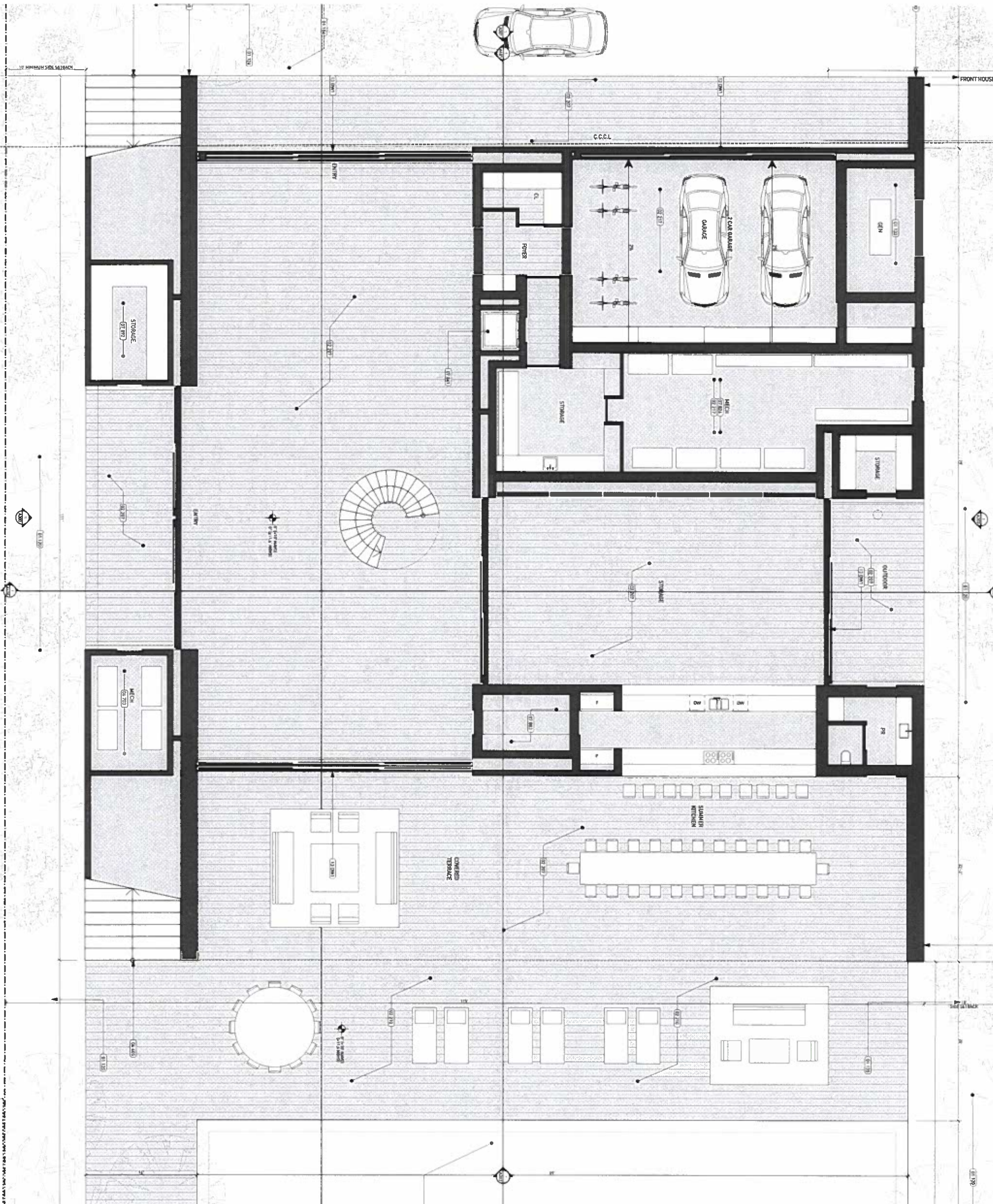
1/32" = 1'-0"

HOT FOR CONSTRUCTION
DESIGN DEVELOPMENT
111
ASHKENAZY RESIDENCE
Drawing Issued on 12/12/18

Lighting

KEYNOTES

- (K1) All Keynotes refer to Applt.
- # DESCRIPTION
- (K10) ACCESSORIES SEE RECD PLANS FOR EQUIPMENT BY OTHERS SEE RECD PLANS FOR LAND AND INSTALLATION
- (K11) ELEVATION FINISHES SEE RECD PLANS FOR LAND AND INSTALLATION
- (K12) FINISHES SEE RECD PLANS FOR LAND AND INSTALLATION
- (K13) ELECTRICAL AND MECHANICAL REQUIREMENTS WITH LAND PRIOR TO PROCEEDING
- (K14) METAL SCREEN GREEN VEGETATION WALL
- (K15) FRAULSES THUNDER BOLTS BUCKING SAFE SHIP DOME
- (K16) WOOD GARDEN BUILT IN PAINTED WOOD UNPAINTED
- (K17) CUSTOM 4'x12' H. STONE WOOD SHELVES
- (K18) 2" OPEN WOOD MATERIAL 1'8.0
- (K19) DOORS AND WINDOWS
- (K20) SCHEDULED DOOR
- (K21) MATERIALS
- (K22) WOOD FLOOR 3/4"x3/4"x1 1/4" V.G.O. ON CONC. SLAB FINISH 1'8.0
- (K23) WOOD DECK RESEMBLE SAND BLOC BELOW
- (K24) PAINTED CONCRETE FLOOR
- (K25) STONE FLOOR FINISH
- (K26) WOOD PANEL
- (K27) PLUMBING
- (K28) DISMANTLED POOL EQUIPMENT AREA, POOL EQUIPMENT UNDER APPROXIMATE POSITION
- (K29) SITE CONSTRUCTION
- (K30) NEW RENOVATION STRUCTURE
- (K31) NEW POOL, REFER TO LANDSCAPE AND POOL REPORT
- (K32) NEW POOL, REFER TO LANDSCAPE AND POOL REPORT
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- (K100) NEW POOL, REFER TO LANDSCAPE AND POOL REPORT



Town of Golden Beach
Building Board Advisory Board

JAN 08 2019

APPROVED
DISAPPROVED

VANTRINCE PRED
Coral Gables
No. AS 1811-23
Revisions

1/11
ASHMEZANY RESIDENCE
Drawing based on 12/17/18

3/16" = 1'-0"

NOT FOR CONSTRUCTION
DESIGN DEVELOPMENT

GROUND LEVEL
PLAN

A100

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 W raymondjungles.com

- NOTES**
- # All Notes refer to Appx.
 - (01.00) ACCESSORIES
 - (01.01) EQUIPMENT OTHERS SEE SPEC. KAVAS FOR LAYOUT AND INSTALLATION
 - (01.10) ELEVATION FINISHES SEE SPEC. KAVAS FOR LAYOUT AND INSTALLATION
 - (01.11) ELECTRICAL AND MECHANICAL WORKSHOWN WITH UPS FROM TO PROCEEDING
 - (01.20) FRAMESLESS TEMPERED GLASS SKYLIGHT FREE SHOP DWG 011
 - (01.21) WOOD CUSTOM BUILT IN PAINTER WINDOW/STAIR SCHEDULES
 - (01.22) CUSTOM BUILT IN STONE/AC WOOD SCHEDULES
 - (01.23) 1/2" OPEN POLYURETHANE FOAM T & B
 - (01.24) DOORS AND WINDOWS
 - (01.25) SCHEDULED DOOR
 - (01.26) MATERIALS
 - (01.27) 5/8" B FINISH T & B
 - (01.28) WOOD DECK FERRULES & SAND BED BELOW
 - (01.29) POLISHED CONCRETE FLOOR
 - (01.30) STONE FINISH FLOOR
 - (01.31) WOOD PAINT
 - (01.32) PLUMBING
 - (01.33) DISBURSED POOL EQUIPMENT RACK, POOL EQUIPMENT TUBS, SCHEDULED ROOF
 - (01.34) SITE CONSTRUCTION
 - (01.35) NEW PERMANENT STRUCTURE
 - (01.36) NEW POOL, REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS. WINDOW SCHEDULE
 - (01.37) NEW GROUND SLAB
 - (01.38) ALL FINISHES REFER TO SCHEDULE
 - (01.39) TREES/LANDSCAPING PLANTING/LANDSCAPING AND MOWING SPECIFICATIONS
 - (01.40) TREES/LANDSCAPING PLANTING/LANDSCAPING AND MOWING SPECIFICATIONS
 - (01.41) CONCRETE REFER TO CONCRETE DRAWINGS
 - (01.42) CONCRETE REFER TO CONCRETE DRAWINGS
 - (01.43) DRIVEWAY REFER TO DRIVEWAY DRAWINGS
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 - (01.99) DRIVEWAY REFER TO DRIVEWAY DRAWINGS
 - (02.00) DRIVEWAY REFER TO DRIVEWAY DRAWINGS

Town of Golden Beach
 Building Department Advisory Board
 Meeting Date

JAN 08 2019

APPROVED
 DISAPPROVED
 VARIANCE

Chief Engineer
 M. A. B. 08/14/18

Scale: 3/16" = 1'-0"

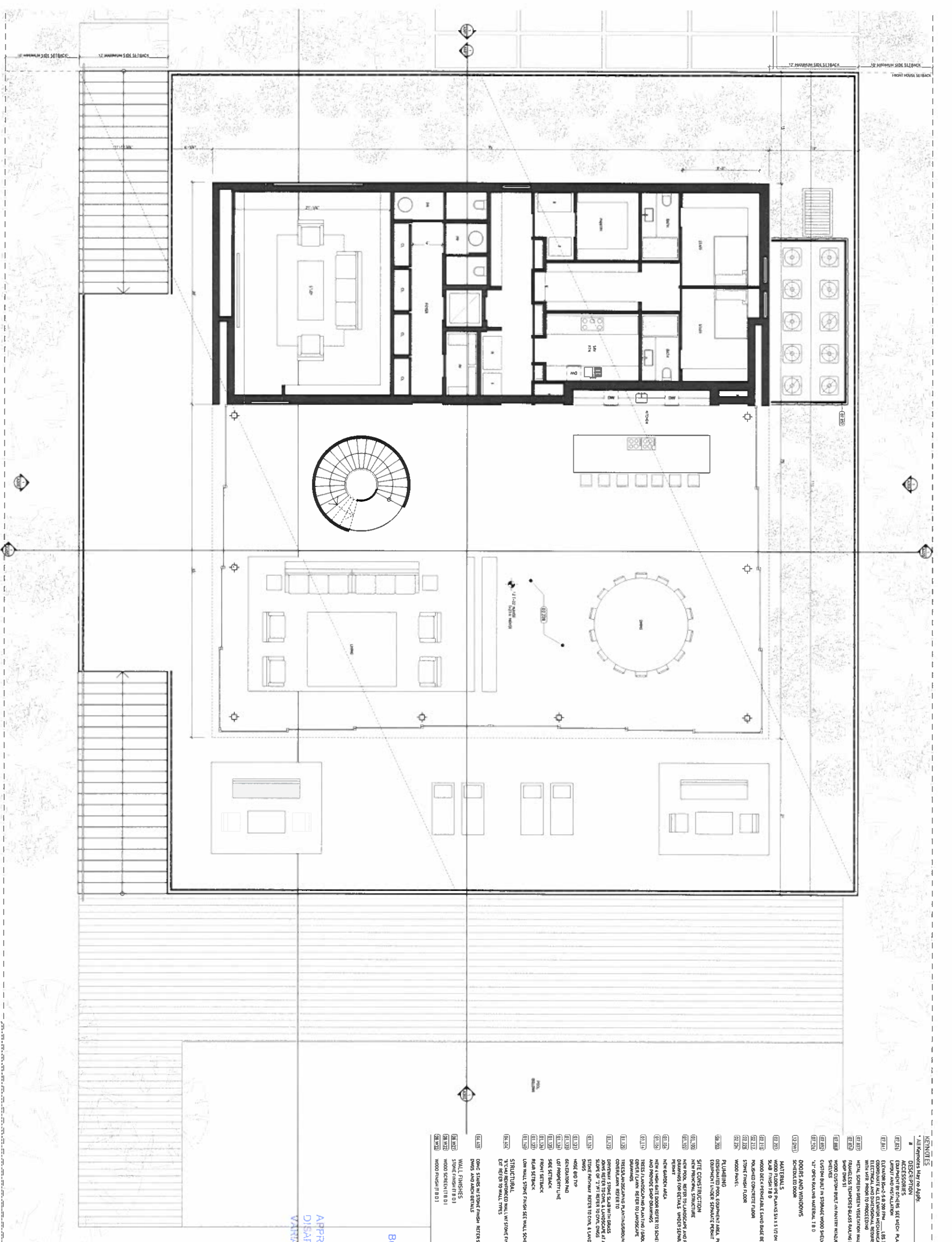
FIRST LEVEL PLAN

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

1811 CONSULTANT RESIDENCE
 Drawing Issued on 12/13/18

A101



ASHKENAZY RESIDENCE

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 Golden Beach, FL 33149

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M.E.P. Engineer

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 W raymondjungles.com

Lighting
Lighting



- KEYNOTES**
- * All Items are 1/4" on 1/4"
 - # DESCRIPTION
 - ACCESORIES
 - 77.61 EQUIPMENT OR OTHER SEE NOTES PLANS FOR LAYOUT AND INSTALLATION
 - 77.64 ELEVATION MARKS 5'-8 3/8" FROM FINISHED FLOOR
 - 77.65 METAL SCREEN GREEN VEGETATION WALL WITH AIR PROOF TO PROTECT W/ ELECTRICAL AND PROFESSIONAL REQUIREMENTS
 - 77.66 WOOD CUSTOM BUILT IN PAINTED WOOD/UNPAINTED WOOD FINISH
 - 77.67 FURNITURE SEE ARCHITECTURAL SCHEDULE
 - 77.68 FURNITURE SEE ARCHITECTURAL SCHEDULE
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 - 79.00 FURNITURE SEE ARCHITECTURAL SCHEDULE

Town of Golden Beach
 Building Board Advisory Board
 JAN 0 8 2019

APPROVED
 DISAPPROVED
 VARIANCE PEO
 Chief Officer
 Mr. Al Oshinski
 Resolution

Scale: Date: Description:
 Title:
SECOND LEVEL PLAN
 3/16" = 1'-0"
 NOT FOR CONSTRUCTION
 DESIGN DEVELOPMENT

M11
 ASHKENAZY RESIDENCE
 Drawing Issued on 12/13/18
A102

Project No
1811

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Town of Golden Beach
Building Regulatory Advisory Board
COMMUNITY @OPPENHEIM 3/15

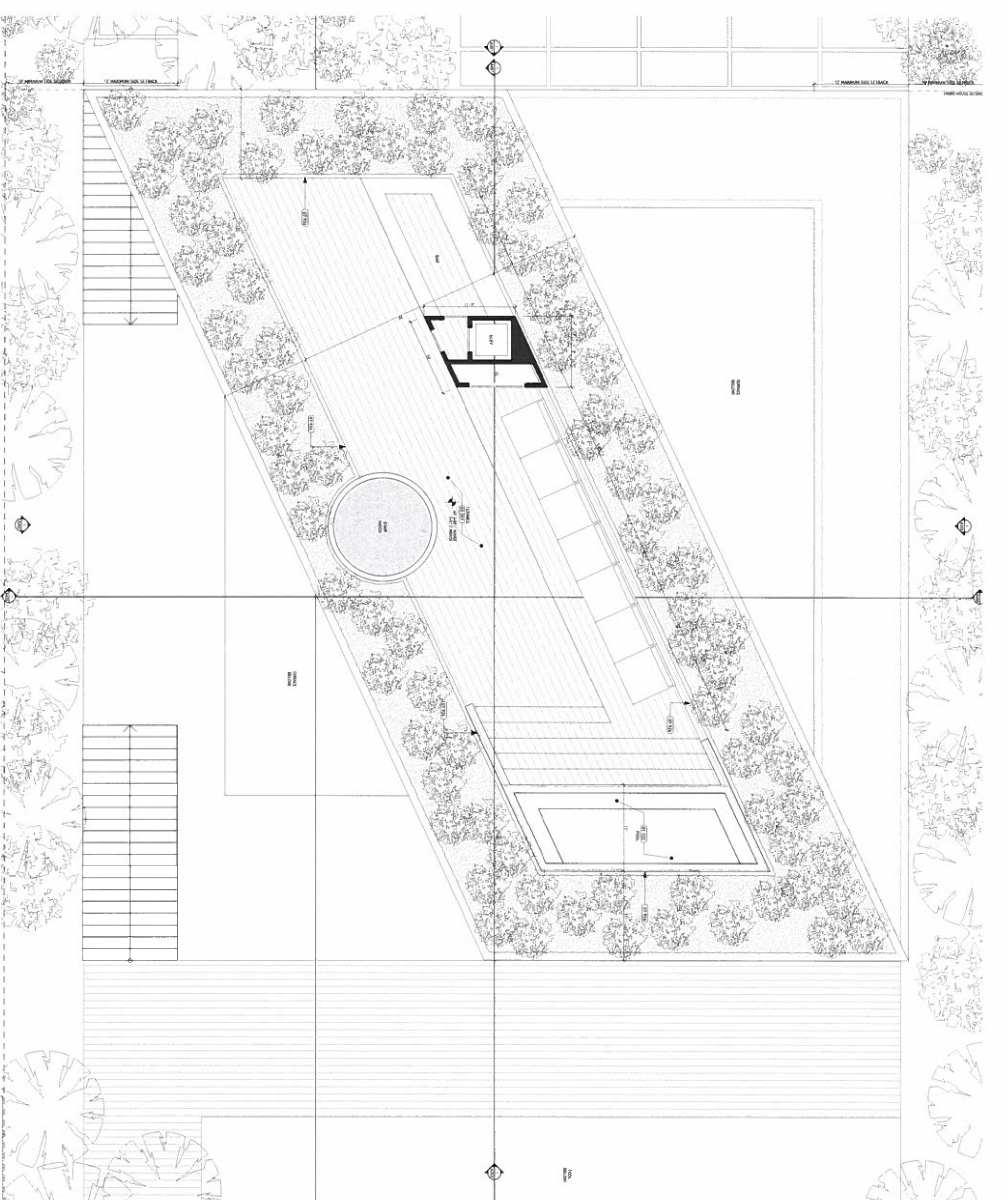
JAN 08 2019

APPROVED
DISAPPROVED
VENDOR USE REQ.

Chief Operator
No. AIR 001428
Revised

Scale: _____
Title: _____
ROOF LEVEL PLAN
3/16" = 1'-0"
NOT FOR CONSTRUCTION
DESIGN DEVELOPMENT
M.M. ASHKENAZY RESIDENCE
Drawing Based on 1811/15

A103



- KEYNOTES**
All Keynotes May not Apply
- (R 60) ACCESSORIES
 - (R 61) EQUIPMENT REVISIONS SEE MECH PLAN FOR LABOUR AND INSTALLATION
 - (E 2.1) ELEVATION DIMS TO FINISH
 - (E 2.2) ELEVATION DIMS TO UNFINISHED
 - (E 2.3) ELEVATION DIMS TO UNFINISHED WITH ROOF PITCH TO INDICATING
 - (E 2.4) METAL SCHEMATIC VIEW WITH WALL
 - (E 2.5) FRAMES TO INDICATE UNFINISHED
 - (E 2.6) SHOWN DIMS TO FINISH
 - (E 2.7) SHOWN DIMS TO UNFINISHED
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Town of Golden Beach
Building Department Advisory Board
Chairman: *Oppenheim RJA*
Member: *RJA*

JAN 0 8 2019

APPROVED
DISAPPROVED
VARIANCE REQ

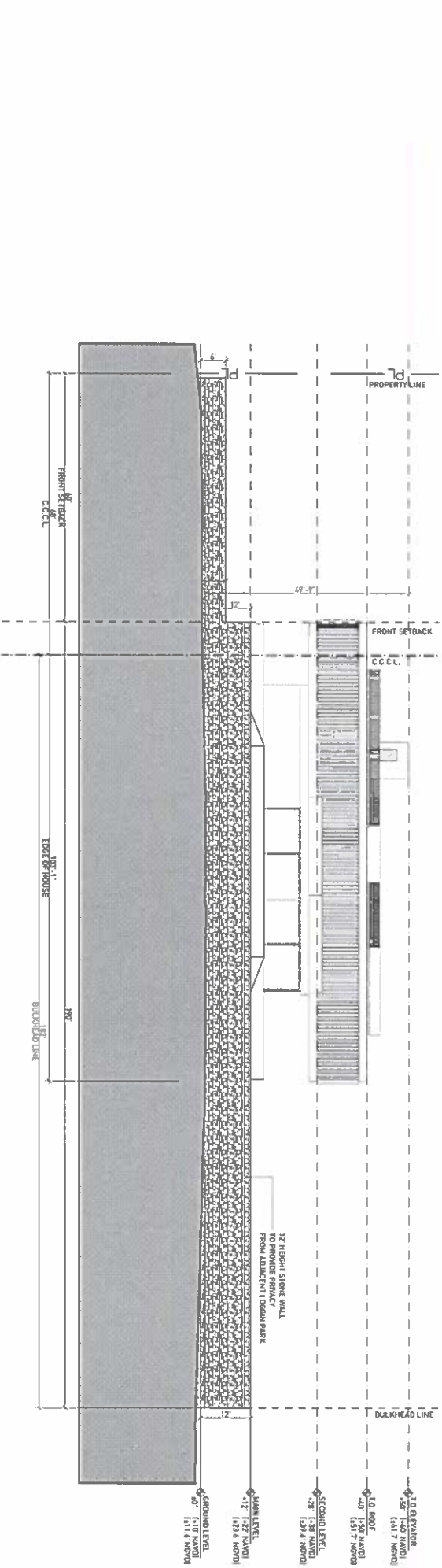
Chief Architect
Raymond Jungles
M: 305 852 8277

Revisions	Date	By	Description

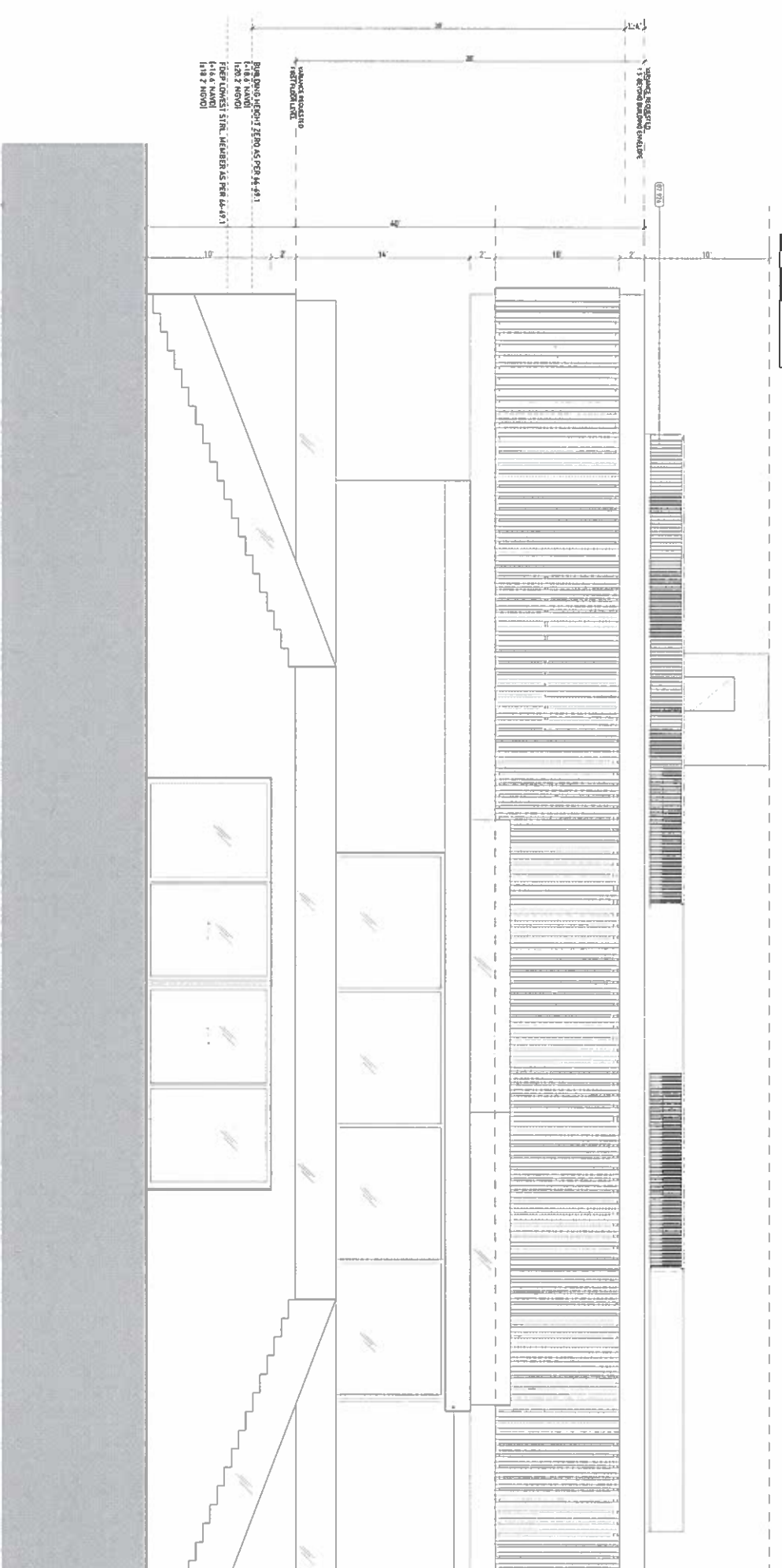
1811
ASHKENAZY RESIDENCE

Drawing Based on 12/12/18
A300

DESIGN DEVELOPMENT



2 SOUTH ELEVATION STONE WALL
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS

* All Revisions shall be as-shy.

- | | | | | | |
|--|---|--|--|---|--|
| <p>(E1.8) ACCESSORIES
EQUIPMENT FROM SEE ARCH PLANS FOR LAYOUT AND INSTALLATION
E.1.8.1 CONDUIT ALL ELEVATION MECHANICAL
E.1.8.2 METAL STRUT CHANNEL FOR VENTILATION WALL
E.1.8.3 FRAMELESS EMERGENCY GLASS SLAMMING BRK SHIP OWNS SI
WOOD CUSTOM BUILT ON ALUMINUM WIDENABLE SHELVES
E.1.8.4 CUSTOM BUILT IN STIPULATED WOOD SHELVES
E.1.8.5 1/4" TYP NAILING MATERIAL 18 0</p> | <p>(E1.9) MATERIALS
SCHEMATIC COLOR
WOOD DECK FURNISHING SAND BATH BELOW
WOOD FINISH FLOOR
WOOD PANEL</p> | <p>(E1.10) PLUMBING
DISMANTLE POOL EQUIPMENT AREA POOL EQUIPMENT UNDER SEPARATE PERMIT
SITE CONSTRUCTION
NEW POOL SETBACK TO LANDSCAPE AND POOL EQUIPMENT FOR DETAILS UNDER SEPARATE PERMIT
NEW LANDSCAPE REFER TO SCHEDULE AND PROVIDE SCAPE DRAWINGS</p> | <p>(E1.11) TREES / LANDSCAPING PLANTING / GROUND COVER (LAWN) REFER TO LANDSCAPE DRAWINGS
RE-EVALUATING PLANTING AROUND CONCRETE REFER TO SLOPE OR 2" TYP REFER TO CIVIL DWGS
STONE FINISH REFER TO CIVIL & LANDSCAPE DWGS
HOSE BID TYP
DETENTION POND
LOT PROPERTY LINE</p> | <p>(E1.12) SIDE SETBACK
FRONT SETBACK
REAR SETBACK
LOW WALL STONE FINISH (SEE WALL SCHEDULE
STRUCTURAL
3" CHAIR REINFORCED WALL W/ STONE FINISH ON EXT REFER TO WALL TYPES
CONC STAIRS W/ STONE FINISH REFER STRUCT DWGS AND DETAIL</p> | <p>(E1.13) WALL FINISHES
STONE FINISH (18 0)
WOOD SCREEN (18 0)
WOOD FINISH (18 0)</p> |
|--|---|--|--|---|--|

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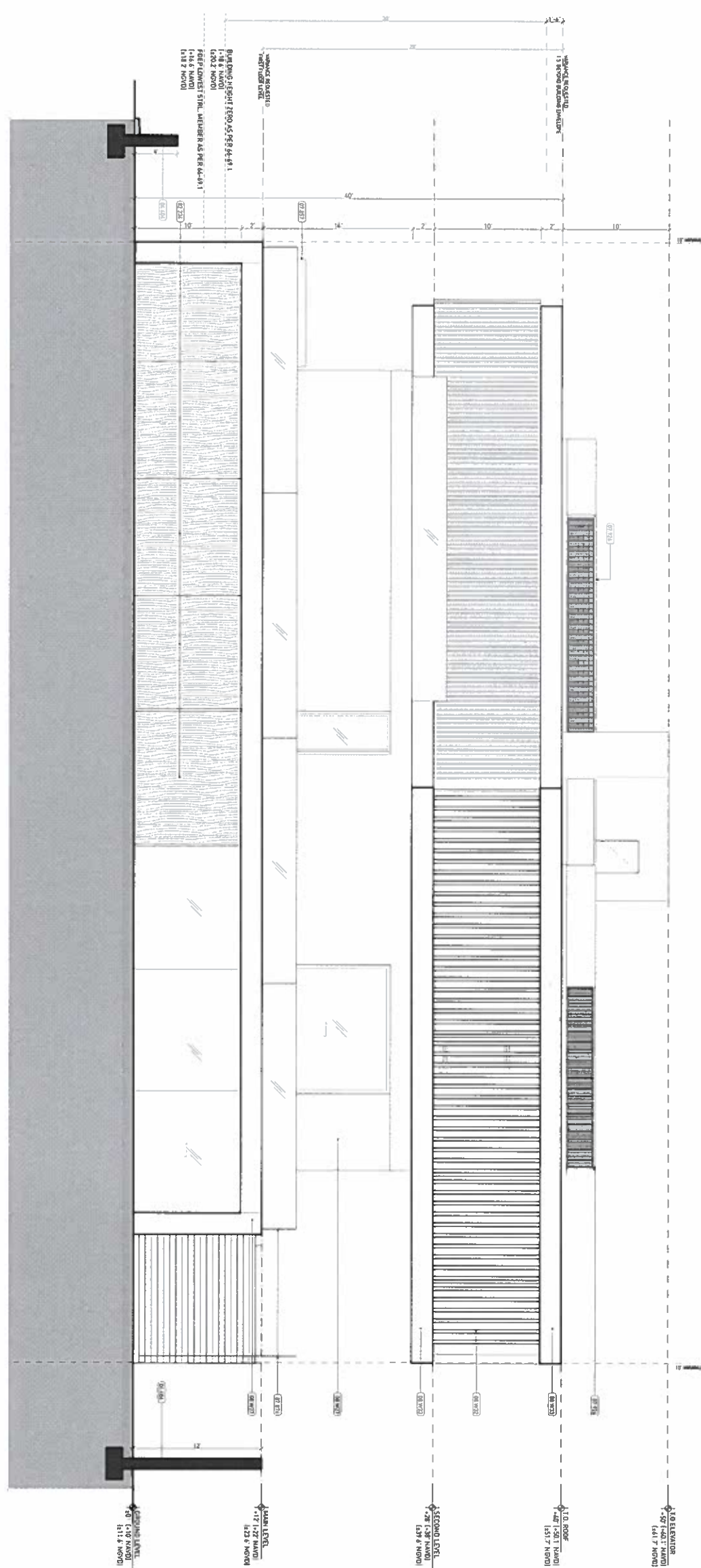
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Approved: *[Signature]*
DISAPPROVED: *[Signature]*
VARIANCE REQ.: *[Signature]*

Town of Golden Beach
 Building Regulatory Advisory Board
 COMMITTEE CHAIRPERSON *[Signature]*

JAN 08 2019



- KEYNOTES**
 * All Keynotes May not Apply
- (E1.1) ACCESSORIES SEE MECH PLANS FOR LAYOUT AND INSTALLATION
 - (E1.2) EQUIPMENT ROOMS SEE MECH PLANS FOR LAYOUT AND INSTALLATION
 - (E1.3) ELEVATION BOARD IS 8'20" HIGH — USE 1" COORDINATE ALL ELEVATION MECHANICAL
 - (E1.4) ELECTRICAL AND DIMENSIONAL REQUIREMENTS WITH HAZ PRIORITY PRECEDENCE
 - (E1.5) METAL SCREEN GREEN VEGETATION WALL
 - (E1.6) FRAMING TO BE PERFORMED ON CLASS FLOORING SEE SHOP DRAWINGS
 - (E1.7) WOOD CUSTOM BUILT IN PAINTS W/ANTHRAQUINONE SLICES
 - (E1.8) CUSTOM BUILT IN STONED WOOD SLICES
 - (E1.9) "T" OPEN WALLING MATERIAL, 1/8" D
 - (E2.1) DOORS AND WINDOWS
 - (E2.2) SCHEDULED DOOR
 - (E2.3) WOOD FLOORING PLANS SEE 4.3.1/2 ON CONC SLAB FINISH 1/8" O
 - (E2.4) MATERIALS
 - (E2.5) WOOD DECK RESINURABLE SAND BASE BELOW
 - (E2.6) FINISH CONCRETE FLOOR
 - (E2.7) STONE FINISH DOOR
 - (E2.8) WOOD FINISH
 - (E3.1) PAVING
 - (E3.2) DESIGN TOP POOL EQUIPMENT W/ AREA POOL EQUIPMENT UNDER SEPARATE PERMIT
 - (E3.3) SITE CONSTRUCTION
 - (E3.4) NEW FINANCIAL STRUCTURE
 - (E3.5) NEW POOL REFER TO LANDSCAPING AND POOL DRAWINGS FOR DETAILS UNDER SEPARATE PERMIT
 - (E3.6) NEW GARDEN AREA
 - (E3.7) NEW 4" DIA. DATE DOOR REFER TO SCHEDULE AND PROVIDE SHIP DELAY
 - (E4.1) TREES & LANDSCAPING PLANTING LANDSCAPING CONSULTANT REFER TO LANDSCAPING
 - (E4.2) TREES & LANDSCAPING PLANTING CONSULTANT REFER TO LANDSCAPING
 - (E4.3) TREES & LANDSCAPING PLANTING CONSULTANT REFER TO LANDSCAPING
 - (E4.4) PREPARED STONE SLAB WITH BEAMS JAMES REFER TO CIVIL & LANDSCAPE AT 1.1 IN SCALE OF 2"=1' REFER TO CIVIL DWS
 - (E4.5) STONE FINISH REFER TO CIVIL & LANDSCAPE DWS
 - (E4.6) GROUND PAD REFER TO CIVIL & LANDSCAPE DWS
 - (E4.7) GROUND PAD REFER TO CIVIL & LANDSCAPE DWS
 - (E4.8) CONC STAIRS W/ STONE FINISH REFER STRICT DWS AND ARCH DETAILS
 - (E5.1) WALL FINISHES
 - (E5.2) STONE FINISH (T O)
 - (E5.3) WOOD SCREEN (T O)
 - (E5.4) WOOD FINISH (T O)

3/16" = 1'-0"

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

A301

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Lighting

Town of Golden Beach
Building Department Advisory Board
Committee of Observation Staff
Meeting Date

JAN 08 2013

APPROVED
DISAPPROVED
VARIANCE REQUEST

Chief Architect
Michael A. Rosen
M.A. Rosen Architects
Architects

Name	Date	Description

EAST ELEVATION

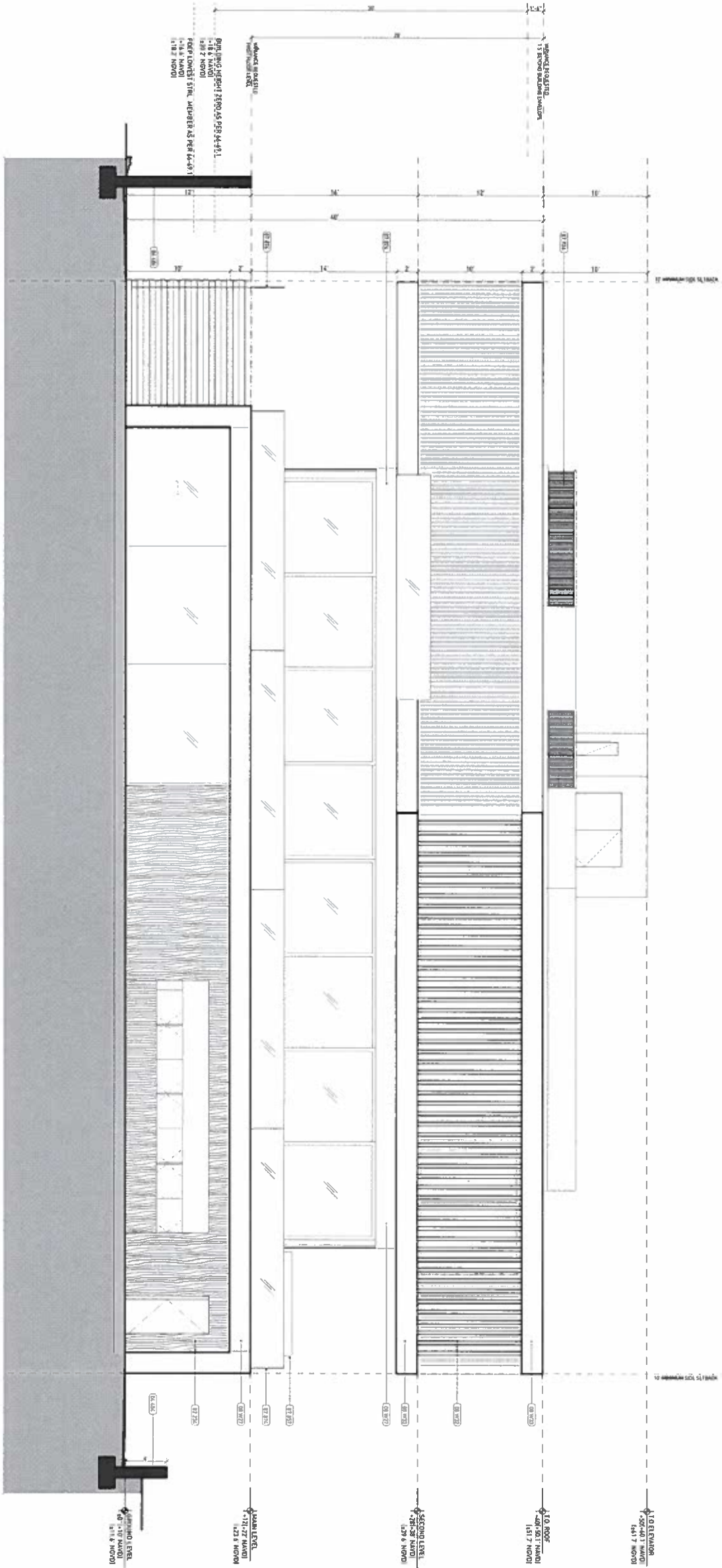
3/16" = 1'-0"

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

WALL FINISHES
SCHEMATIC RESIDENCE
DRIVING LAMINAR 12/12/18

A302



- REVISIONS**
- #1: ALL REVISIONS TO BE MADE BY ARCHITECT
 - #2: SEE ARCHITECT'S NOTES FOR MATERIALS AND INSTALLATION
 - #3: ELECTRICAL AND MECHANICAL REQUIREMENTS WITH MORE DETAILED INFORMATION TO BE PROVIDED TO THE CONTRACTOR
 - #4: METAL SCREENING DIVISION WALL
 - #5: FRAMELESS TEMPERED GLASS BALCONY SEE SHOP DRAWINGS
 - #6: WOOD CUSTOM BUILT IN-PARTY WINDFASTAKE SHELVES
 - #7: CUSTOM BUILT IN-STORAGE WOOD SHELVES
 - #8: 4\"/>
- DOORS AND WINDOWS**
- #1: WOOD DOOR FRAME PLANKS 5 1/2\"/>
- PLUMBING**
- #1: REGULATED POOL EQUIPMENT AREA POOL EQUIPMENT UNDER SEPARATE PERMIT
 - #2: NEW POOL REFER TO LANDSCAPE AND POOL DRAWINGS FOR DETAILS UNDER SEPARATE PERMIT
 - #3: NEW TUB DATE REFER TO SCHEMATIC AND POOL SHOP DRAWINGS
- TREES / LANDSCAPING PLANTING / GROUND COVER / LAWN** REFER TO LANDSCAPE DRAWINGS
- #1: TREES / LANDSCAPING PLANTING / GROUND COVER / LAWN REFER TO LANDSCAPE DRAWINGS
 - #2: DRIVEWAY STONE SLAB WITH GRASS JOINTS REFER TO CIVIL & LANDSCAPE AT A MIN SLOPE OF 7\"/>
- SOFT SCABACK**
- #1: FRONT SCABACK
 - #2: REAR SCABACK
 - #3: LOW WALL STONE FINISH SET WALL SCHEDULE
- STRUCTURAL**
- #1: 8\"/>
- WALL FINISHES**
- #1: STONE FINISH (T & B)
 - #2: WOOD SCHEMATIC (T & B)
 - #3: WOOD FINISH (T & B)

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Town of Golden Beach
Building, Permits, Advisory Board
Meeting @ goldenbeach.com
Meeting Date

JAN 08 2019

APPROVED
DISAPPROVED
VARIAN REQUIRED

Reviewed
M. AD 01/14/19

Item	Date	Approved/Reviewed

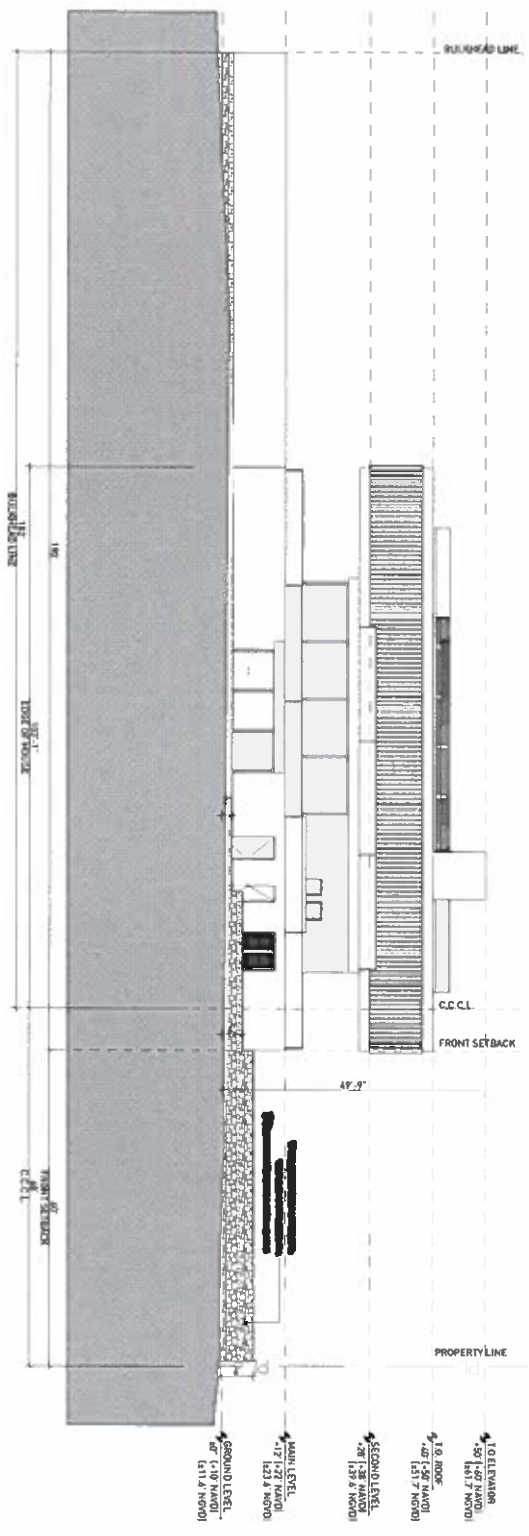
NORTH ELEVATION

3/16" = 1'-0"
1/16" = 1'-0"
NOT FOR CONSTRUCTION

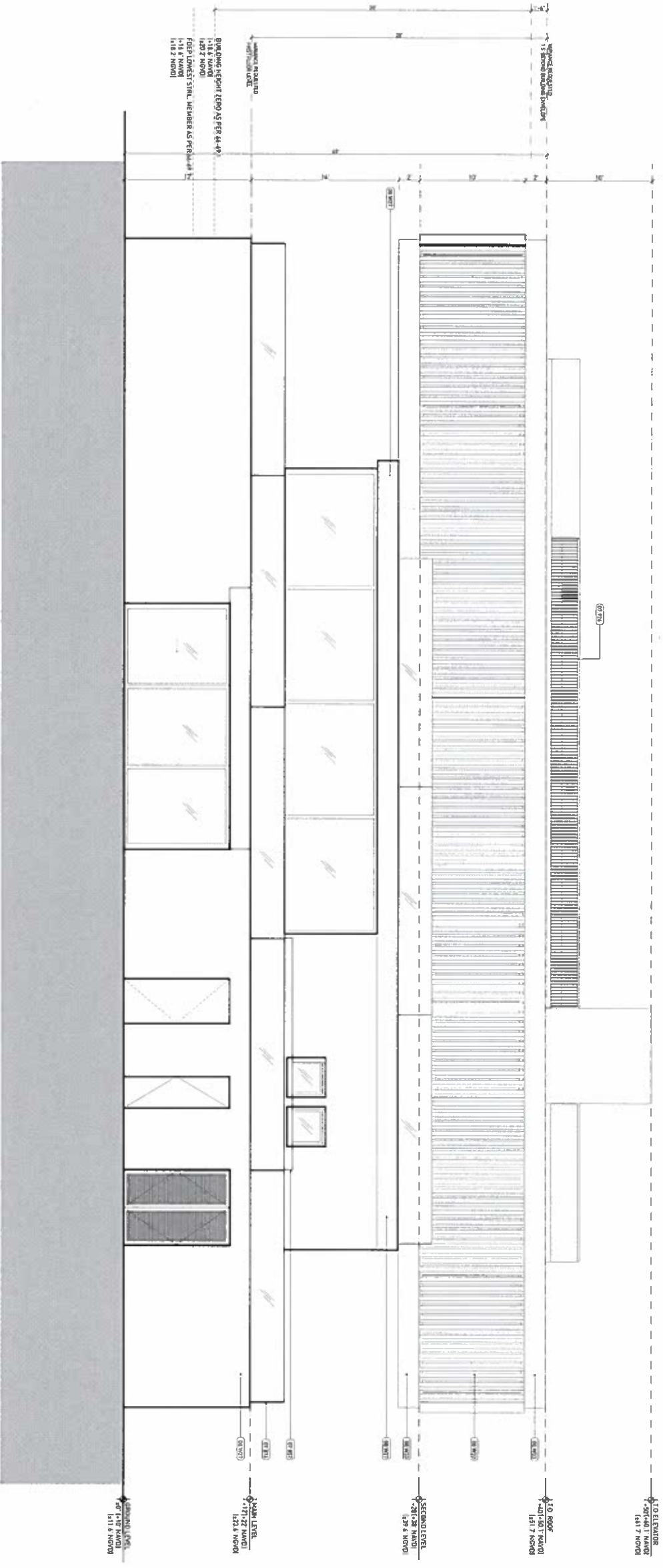
DESIGN DEVELOPMENT

M11
ARCHITECT/RENDERING
Drawing based on 12/13/18

A303



2 NORTH ELEVATION STONE WALL



1 NORTH ELEVATION

- * All Keynotes refer to A303.
- KEYNOTES**
- (E101) ACCESSORIES SEE ARCH PLANS FOR LAYOUT AND INSTALLATION
 - (E102) ELECTRICAL AND MECHANICAL SEE ARCH PLANS FOR LAYOUT AND INSTALLATION
 - (E103) METAL SCREENERIES SEE ARCH PLANS FOR LAYOUT AND INSTALLATION
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Lighting

Lighting

Building of Golden Beach
Advisory Board

certification & dispensation 2018

Issued 1/24/18

Approved 1/24/18

Approved 1/24/18

Approved 1/24/18

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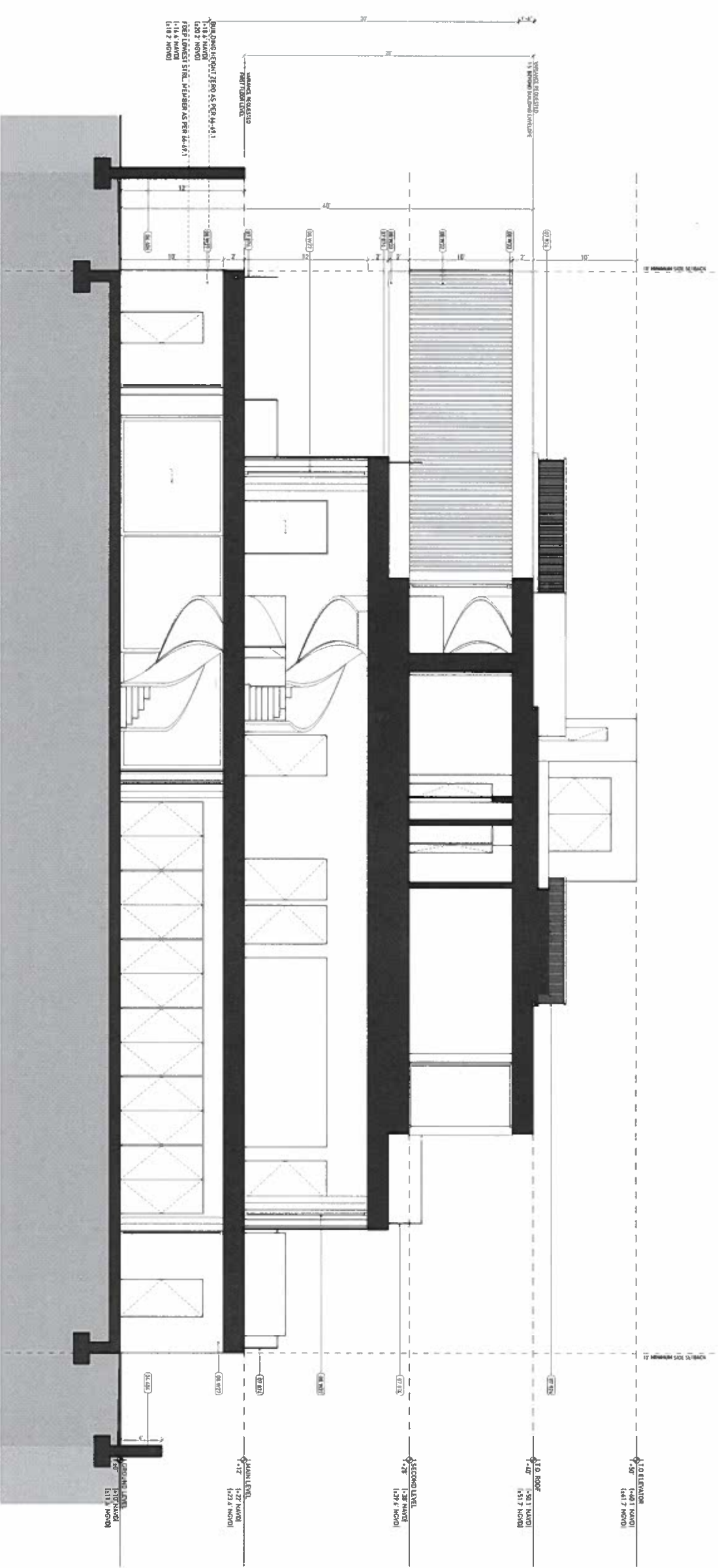
Approved 1/24/18

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Approved 1/24/18



KEYNOTES

- (K1) All references refer to Appendix A
- (E1) ACCESSORIES: EQUIPMENT GRITCHERS SEE MECH. PLANS FOR LOCATION AND INSTALLATION
- (E2) ELEVATION: ELEVATION 5 @ 200' P.M. - SEE ELEVATION 5 FOR MECHANICAL, ELECTRICAL AND DIMENSIONAL REQUIREMENTS WITH MECH. ROOM TO PROCEEDING
- (E3) MECH. ROOM: MECH. ROOM SEE MECH. PLANS FOR MECHANICAL ROOM TO PROCEEDING
- (E4) FRAMES: FRAMES TO BE CONSTRUCTED WITH W/4\"
- (E5) WOOD: WOOD FINISH FLOOR SEE MECH. PLANS FOR MECHANICAL ROOM TO PROCEEDING
- (E6) CUSTOM: CUSTOM BUILT IN PLACE W/4\"
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NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

3/16" = 1'-0"

Overlaid on 12/17/18

A400

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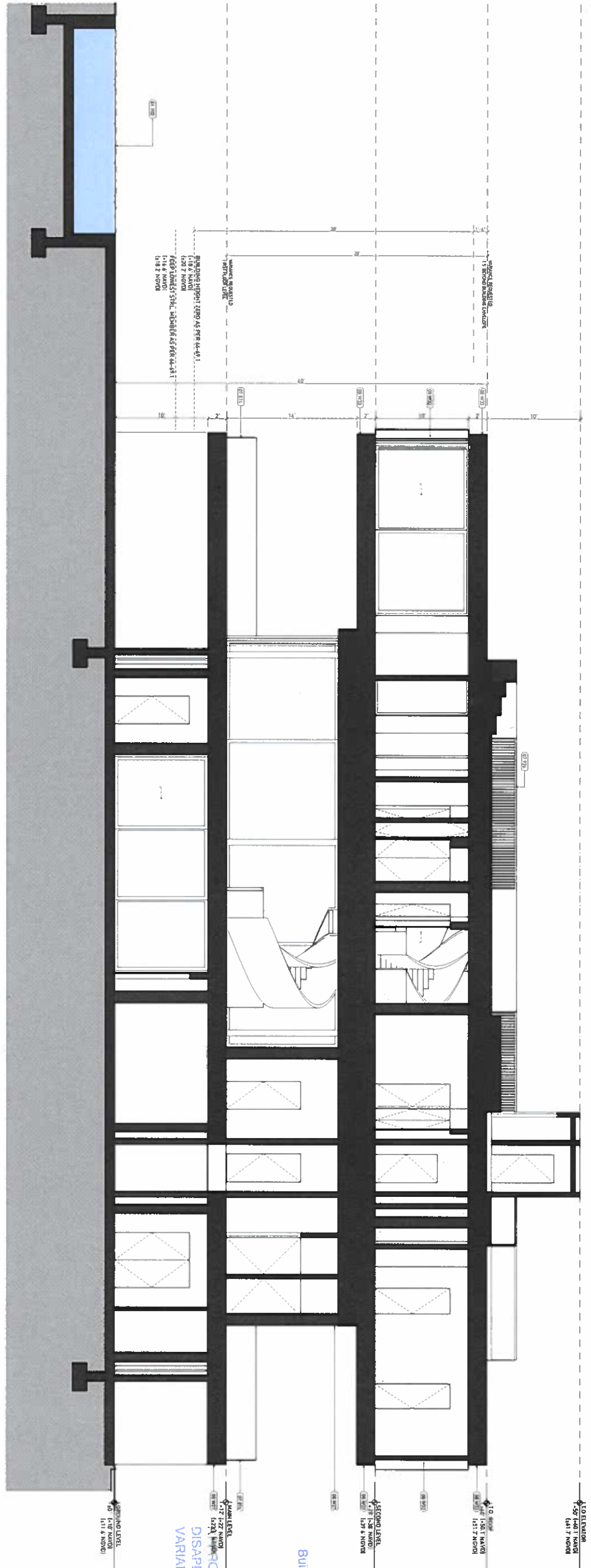
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Landscape Architect

Town of Golden Beach
Building Department Advisory Board
CERTIFICATE OF APPROVAL 2019
10/17/2019

JAN 08 2019

DISAPPROVED
VARIANCE PER
Chief Operating Officer
Ms. Ann McLaughlin
Architect



REMARKS

- (01.01) ACCESSORIES: EQUIPMENT BY OTHERS SEE MECH. PLANS FOR LAYOUT AND INSTALLATION.
- (01.02) ELECTRICAL: ELECTRICAL AND OVERHEAD RECONSTRUCTION WITH HIGH PRIORITY TO PROCEEDING.
- (01.03) METAL: METAL SCREETS GREEN VERTICAL WALL.
- (01.04) FRAMES: FRAMES TYPED GLASS WALLING SEE SHOP DWGS.
- (01.05) WOOD: WOOD CUSTOM BUILT IN PAINTED WOODS/STAIN & SHELVES.
- (01.06) CUSTOM BUILT IN STORAGE WOOD SHELVES.
- (01.07) 1/4" ON 1/4" BALKING MATERIAL 18 0
- (01.08) DOORS AND WINDOWS: SCHEDULED DOOR.
- (01.09) MATERIALS: WOOD DOOR FRAMES SU 11.12 ON CONC. SLAB FINISH 18 0.
- (01.10) WOOD DECK: WOOD DECK FINISH SAND BASE BOLD.
- (01.11) FLOORING: POLISHED CONCRETE FLOOR.
- (01.12) STONE: STONE FINISH FLOOR.
- (01.13) WOOD: WOOD PANEL.
- (01.14) PLUMBING: DESIQUATED POOL EQUIPMENT AREA. POOL EQUIPMENT UNDER SEPARATE PERMIT.
- (01.15) SITE CONSTRUCTION: NEW PAVEMENT STRUCTURE.
- (01.16) LANDSCAPE: NEW LANDSCAPE AND POOL DIMENSIONS FOR DETAILS UNDER SEPARATE PERMIT.
- (01.17) NEW GARDEN AREA: NEW GARDEN AREA REFER TO SCHEMATIC AND IMPROVE SLOPE DIMENSIONS.
- (01.18) TREES/LANDSCAPE: TREES/LANDSCAPE PLUMBING/DRINKING WATER LAYOUT REFER TO LANDSCAPE DIMENSIONS.
- (01.19) TRUCKS: TRUCKS/LOADING UNLOADING OVERLAP REFER TO LANDSCAPE DIMENSIONS.
- (01.20) DRIVEWAY: DRIVEWAY STONE SLAB WITH GRASS JOINTS REFER TO CIVIL & LANDSCAPE AT 2 MAN SLOPE OR 2:1 REFER TO CIVIL DWGS.
- (01.21) STONE: STONE FINISH REFER TO CIVIL & LANDSCAPE DWGS.
- (01.22) MOST: MOST BIP TOP.
- (01.23) DETENTION: DETENTION POND.
- (01.24) LOT: LOT PROPERTY LINE.
- (01.25) SETBACK: SETBACK FRONT SETBACK.
- (01.26) REAR: REAR SETBACK.
- (01.27) LOW: LOW WALL STONE FINISH SEE WALL SCHEDULE.
- (01.28) STRUCTURAL: STRUCTURAL W/CONC. REINFORCED WALL W/STONE FINISH ON EXT REFER TO WALL TYPES.
- (01.29) CONC: CONC. STAIRS W/STONE FINISH REFER STAIRS DWGS AND ARCH DETAILS.
- (01.30) WALL: WALL FINISHES.
- (01.31) STONE: STONE FINISH (F.O.).
- (01.32) WOOD: WOOD FINISH (F.O.).
- (01.33) WOOD: WOOD FINISH (F.O.).

3/16" = 1'-0"
NOT FOR CONSTRUCTION
DESIGN DEVELOPMENT

A401

Project No.

1811

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P 954 318 0624
F 954 328 0190
W ross-engineers.com

Landscape Architect
Raymond Jungles, Inc
2744 Ardillon Avenue
Cocoanut Grove, FL 33133
P 305 852 6777
F 784 703 4282
W raymondjungles.com

Lighting

Town of Golden Beach
Building Department Advisory Board
APPROVED FOR CONSTRUCTION BY
TICOMING DATE

JAN 08 2019

APPROVED

PROJECT NO. 1811

PROJECT NAME: ASHKENAZY RESIDENCE

PROJECT ADDRESS: 481 OCEAN BLVD, GOLDEN BEACH, FL 33148

PROJECT DATE: JAN 08 2019

PROJECT STATUS: APPROVED

PROJECT TYPE: RESIDENCE

PROJECT VALUE: \$1,200,000

PROJECT OWNER: ASHKENAZY RESIDENCE

PROJECT ARCHITECT: M&N ARCHITECTURE

PROJECT ENGINEER: OPTIMUS STEEL DESIGN

PROJECT LANDSCAPE ARCHITECT: RAYMOND JUNGLES

PROJECT LIGHTING: [REDACTED]

PROJECT NOTES: [REDACTED]

PROJECT CONTACT: [REDACTED]

PROJECT PHONE: [REDACTED]

PROJECT FAX: [REDACTED]

PROJECT EMAIL: [REDACTED]

PROJECT WEBSITE: [REDACTED]

PROJECT SOCIAL MEDIA: [REDACTED]

PROJECT ADDRESS: [REDACTED]

PROJECT CITY: [REDACTED]

PROJECT STATE: [REDACTED]



VIEW FROM OCEAN

NOT FOR CONSTRUCTION
DESIGN DEVELOPMENT

1811
ASHKENAZY RESIDENCE
Drawing issued on 12/13/18

A1000

Project No.

1811

Client
ASHKENAZY RESIDENCE
491 Ocean Boulevard
Gulf Breeze FL 32110
Architect of Record

Architecture
Oppenheim
243 NE 27 Street
Miami FL 33137
P 305 576 8404
F 305 576 8423
W oppen.com

Environmental Engineer
Coastal Systems Intl.
444 South Dixie Hwy
Coral Gables FL 33144
P 305 441 3495
F 305 441 1914
W coastalsystemsintl.com

Structural Engineer
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Miami Lakes FL 33016
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F 305 512 2861
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M.E.P. Engineer

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Doral FL 33228
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F 786 703 2387
W raymondjungles.com

Licensing

Town of Golden Beach
Building Department Advisory Board
Commitment & Participation 2018
Meeting Title

JAN 08 2013

APPROVED

JCF, P.E.

Chief Engineer

No. AB 0914429

Residence

Title	Name	Date	Description

PERSPECTIVE VIEW



1 VIEW FROM POOL

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT

1811
ASHKENAZY RESIDENCE

Drawing Issued on 12/12/18

A1001

Client
ASHKENAZY RESIDENCE
441 Ocean Boulevard
Golden Beach, FL 33140
Architect of Record

Architecture
Oppenheim
2145 NE 97 Street
Miami, FL 33137
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F 305 574 6433
W oppen.com

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444 South Dixie Hwy
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P 305 441 3485
F 305 641 1914
W coastal-systems.com

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F 305 512 5861
W dphsteel.com

M.E.P. Engineer
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F 305 528 9190
W rooseng.com

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2764 Ardillon Avenue
Coralton Green, FL 33133
P 305 852 6777
F 784 700 2482
W raymondjungles.com

Lighting
Lighting

Town of Golden Beach
Hidden Beach, a City Advisory Board
CONTRIBUTOR @ 2019 BIRDAK 2019
Featuring 2019

JAN 08 2019

APPROVED
City of Golden Beach
No. AR 2018-018

Revisions

No.	Description

Title

Author	Date	Description

PERSPECTIVE VIEW

NOT FOR CONSTRUCTION
DESIGN DEVELOPMENT

111
ASHKENAZY RESIDENCE
Drawing Issued on 12/17/18

A1002



VIEW FROM STREET

Project No.

1811

Client
ASHKENAZY RESIDENCE
489 Ocean Boulevard
Golden Beach, FL 33169
Architect of Record

Architecture
314 NE 27 Street
Miami, FL 33127
P 305 576 8404
F 305 576 8433
W optima.com

Environmental Engineer
Coastal Systems Intl.
444 South Dixie Hwy
Coral Gables, FL 33144
P 305 441 3455
F 305 441 1914
W coastalsystemsintl.com

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7850 NW 148th St
Sunra 303
Miami Lakes, FL 33016
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F 305 512 8841
W optimusd.com

M.E.P. Engineer

Civil Engineer
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W rosaeng.com

Landscape Architect
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2564 Anselton Avenue
Coral Gables, FL 33133
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F 794 700 4282
W raymondjungles.com

Lighting

Town of Golden Beach
Building, Boardwalk, Advisory Board
COMMITTEE & PRESIDENT 2018
Presiding Date

JAN 08 2018

APPROVED
DATE: 01/08/18
NAME: [Signature]
Title: [Signature]
No. A1003

Revisions

No.	Rev.	Description

THIS
PERSPECTIVE
VIEW



VIEW AT ENTRY

NOT FOR CONSTRUCTION
DESIGN DEVELOPMENT

1811
ASHKENAZY RESIDENCE
Drawing based on 12/17/18

A1003