

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 2611.19

A RESOLUTION OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING A VARIANCE REQUEST FOR THE PROPERTY LOCATED AT 587 OCEAN BOULEVARD, GOLDEN BEACH, FLORIDA 33160. TO PERMIT THE USABLE AREA OF THE ROOF TOP TERRACE SIDE SETBACKS TO BE SET AT A MINIMUM OF 7'-6" INSTEAD OF THE CODE'S CURRENT 10' ROOF TOP SIDE SETBACK REQUIREMENT.

WHEREAS, the applicants, Jan A. Marks Trs ("the applicant"), filed a Petition for Variances/exceptions, from Town Code Section 66-261 – Roof Top Activities.

(b) Within Zone One, the roof of the highest roofed structure may be used for passive leisure activities, including entertainment and other passive recreational/leisure uses subject to the following limitations:

(2): The usable area must be set back a minimum of ten feet from the edge of the roof in all directions except from the rear (ocean front), and;

WHEREAS, the applicant's request is to allow the Roof Top usable area side setbacks to be set at seven feet, six inches instead of the ten foot setbacks required by the code, and;

WHEREAS, these variances and exceptions are for the property at 587 Ocean Boulevard, Golden Beach, FL. 33160 (Golden Beach Section "A", Lot 22, Block D, as recorded in PB 9-52, of the Public Records of Miami-Dade County, (Folio No. 19-1235-001-0550 (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

Seven foot, six inch side setback requests (motion failed), for approval by the Town Council; and,

WHEREAS, a public hearing of the Town Council was advertised and held, as required by law, and all interested parties were given an opportunity to be heard; and

WHEREAS, the Town Council having considered the evidence presented, finds that the Petition of Variance meets the criteria of the applicable codes and ordinances to the extent the application is granted herein.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. Each of the above stated recitals are hereby adopted and confirmed.

Section 2. Approval. The Petition for Variance to permit each of the requested variances/exception is hereby granted.

Section 3. Conditions. The Petition for Exception/Variance as granted is subject to the following conditions:

- (1) Applicant shall record a certified copy of this Resolution in the public records of Miami-Dade County; and the construction shall be completed substantially in accordance with those certain plan pages CS (cover sheet), and A1.00 through A8.00 Kobi Karp, Architecture and Interior Design, plans labeled new single family residence, revision, dated 5/14/2019, roof top usable area variance and the attached Sketch of Boundary Survey, prepared by HADONNE, Land Surveyor, Raul Izquierdo, #LS6099, dated 11/29/2018, for the property located at 587 Ocean Blvd, Golden Beach, FL. 33160

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

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

Sponsored by Administration.

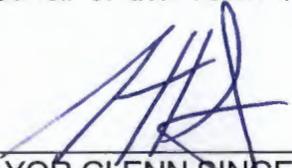
The Motion to adopt the foregoing Resolution was offered by Councilmember Lusskin, seconded by Councilmember Mendal and on roll call the following vote ensued:

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

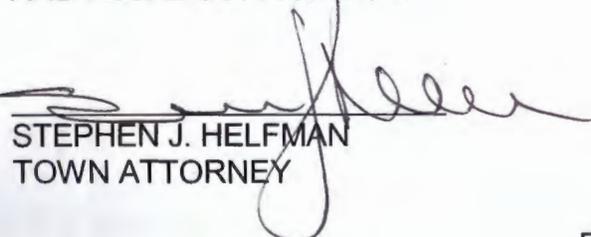
PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida, this 21st day May, 2019

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: May 21, 2019

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz, 
Town Manager

Subject: Resolution No. 2611.19 – Variance Request for 587 Ocean Boulevard,
Golden Beach, FL 33160 (Usable Roof Top Area)

Item Number:
2

Recommendation:

It is recommended that the Town Council allow the applicant the opportunity to seek approval of the variance request presented in Resolution No. 2611.19.

Background and History:

The owners (applicant) of 587 Ocean Boulevard are requesting a variance related to the setback requirements of the rooftop usable area. The code calls for the rooftop usable area be set back a minimum of ten feet from the edge of the roof in all directions except from the rear (ocean front). The applicant requested a 7'6" north and south side setback from the edge of the roof line instead of the ten foot minimum required by the code.

The Building Regulation Advisory Board met May 14, 2019 and recommended approval of the variance and the motion failed with a Board vote of 4 – 1 (Beth Geduld – Aye).

Sandra Levy, 577 Ocean Boulevard is in opposition to the variance request.
Richard Wurman, 584 Ocean Boulevard is in opposition to the variance request.
W. Tucker Gibbs, Attorney for Ivetta Golovneva spoke in opposition.
Evelina Libhen, Attorney for Oliva Investments Ltd, Ivetta Golovneva, spoke in opposition.
Mr. Rabin, 587 Ocean Boulevard, applicant, spoke on his own behalf.
Chris and Carolyn Gilson, 601 Ocean Boulevard, spoke on this item.

When creating usable rooftops the Administration did not account for undersize lots and the possible impact on the use. As such, should this variance be granted, we will be seeking a change to the Town's code to address this matter.

Attachments:

- Resolution
- Zoning Review – Staff Report
- 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: Town of Golden Beach
 Building Regulatory Advisory Board / Town Council

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

Date: May 14th, 2019

Subject: Zoning Variance Application
 Rooftop Recreation Area Setback
 587 Ocean Boulevard
 Lot 22 / Block D / Section A
 MMPA Project No.04-0101-0515

ISSUE

The applicant, architect Kobi Karp, on behalf of the property owner (Jan A. Marks Trust) has filed an application with the Town for approval of a zoning variance related to a rooftop recreation area for a new single-family home that is now under construction on an "undersized" 50-foot lot. In early 2017 the Town reviewed / approved applications for a new single-family home and several variances (floor height / open space between home & garage / roof spa / rooftop elevator size). Some of those variances would not have been necessary today as the Town updated sections of its Codes over the last few years so most would have been permitted as of right. At that time very limited rooftop uses were permitted. The Code now allows limited rooftop uses but includes setbacks from the edge of roofs (10') to control activities / noise / visual intrusion, and other restrictions to minimize impacts on neighbors.

Following is the applicant's current request:

- Variance from Section 66-261 to allow a rooftop recreational area to be built with a seven-foot six-inch (7'-6") setback from the edge of the roof instead of providing a 10-foot (10') setback for such facilities as required;

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:

**Town of Golden Beach
BRAB / Town Council Staff Report
587 Ocean Boulevard – Variance Request
May 14th, 2019**

Variance from Section 66-261 to allow a rooftop recreational area to be constructed with a seven-foot six-inch (7'-6") setback from the edge of the roof instead of providing a 10-foot (10') setback for such facilities as required.

The applicant is requesting a variance to allow for the construction of a rooftop recreational area on a new single-family home that is now under construction on an "undersized" 50-foot wide oceanfront lot located at 587 Ocean Boulevard. The original subdivision plat for Golden Beach included mostly narrow 50-foot wide lots. While most people acquired and built homes on combinations of whole lots or partial lots with 75' or more feet widths, there remains a few older narrow "undersized" 50-foot wide lots. Over the last few years the Town has studied and modernized / updated many of its Land Development Regulations (LDRs). During this timeframe in late 2016 / early 2017 this landowner submitted a development application to build on the above referenced site. As the Town was still in the process of studying / updating its Codes at that time, and the owner wanted to proceed with their new home development, they sought and received several zoning variances as part of their BRAB approval. The home is now well under construction. As part of the recent LDR updates the regulations for rooftop activities were modified to allow expanded uses, including a single pool or spa, seating areas, etc. The Code includes a minimum setback for all rooftop activities of ten (10) feet from the edge of a roof. The purpose of such rooftop setbacks is to minimize the building height appearance (raised parapet walls / railings / uses at edge of rooftops), visual & noise privacy intrusion restrictions to neighboring sites and similar issues. For a typical 75'-100' wide lot there could be about 35'-60' of usable roof width for rooftop activities (10' side setbacks each side / 10' rooftop setbacks each side). For a 50-foot "undersized" lot applying the same criteria would allow only about 15' of usable rooftop width area (7'-6" side setbacks each side / 10' rooftop setbacks each side). As requested, the reduced rooftop setbacks would be 7'-6" (same 7'-6" side yard setbacks) so the usable rooftop width would increase 5' to about 20'.

NON-USE VARIANCE JUSTIFICATION

In recent years the Town has studied its Land Development Regulations (LDRs) and updated many Code provisions to address perceived problems or inadequacies. When this house plan was submitted to the Town in 2016-17 the Town was still revising its LDRs. The applicant received several zoning variances at that time, including an allowance to place a spa on the rooftop – but comply with the Town's 10-foot wide rooftop setback requirement. The approved site plan / building permit drawings show a rooftop activity area that complies with the 10-foot setback requirement. It appears the request is to simply to allow more of the rooftop area to be used. MMPA acknowledges that 15' of useable rooftop width is marginal.

There are numerous other 50-foot wide "undersized" lots in the Town – is this site "unique" and should it receive special treatment not available to others? If found to be reasonable should the Town adjust the Code to reduce rooftop setbacks for similar undersized lots? It is really up to the Town to determine if the request is reasonable and agree that a smaller setback is OK.

The applicant provided individual responses to the justification statements for the variance. Below are the applicant's justification and MMPA responses.

**Town of Golden Beach
BRAB / Town Council Staff Report
587 Ocean Boulevard – Variance Request
May 14th, 2019**

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

The applicant seeks relief from Sections 66-261 of the Town's Code of Ordinances.

- 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 applicant notes the current Code requirement is to provide a minimum 10-foot wide rooftop setback for any useable activities but requests a setback reduction to 7'-6" to allow a wider useable area.

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

The applicant stated that the 50-foot wide lot is significantly narrower than other oceanfront lot or even other lots in the entire Town. The applicant claims this disproportionately negatively impacts the use of the rooftop due to the 10' setback. MMPA believes the owner / architect knew of the Town's regulations when the home was designed / approved / built and could have requested a setback variance at that time. This appears to be a "late game" request to test the Town's opinion on this issue.

- 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.*

The applicant stated that this 50' wide platted lot has existed for several decades as is and the Town's LDRs are too stringent – so they are entitled to relief from the Town's LDRs due to the lot width. Rooftop activities have been restricted in the Town for decades too due to resident complaints about noise / privacy intrusion. Approval of this request would seem to grant special privileges to this property nor afforded to others.

- 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.*

The applicant stated the literal interpretation and application of the Code requirement would deprive the applicant of the ability to develop their property in a manner compatible to others in the same district. The Town's rooftop use restrictions, including setback requirements have existed for many years and to our knowledge no other property owners have been granted similar variances to reduce the setback. Typically, setbacks requirements are established to ensure building scale / use relationships between neighboring sites is achieved. In 2017 the applicant received approval from the Town for a rooftop activity area meeting the Town's 10' setback requirement. For an "undersized" lot why should the Town's design criteria be reduced?

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

**Town of Golden Beach
BRAB / Town Council Staff Report
587 Ocean Boulevard – Variance Request
May 14th, 2019**

The applicant states the request will provide the minimum area necessary for a rooftop activity area. Again, the architect designed a useable rooftop activity area in 2017 that meet the Town's Code setback requirement. There was no evidence provided by the applicant as to why a 20' wide area is the minimum necessary to properly use the area. The approved site plans show the spa and seating areas fit and is adequate.

- 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.*

The applicant states the request will be in harmony with the general intent of the Code and not be injurious to the area or public welfare. The Town studied the 10' rooftop setback and determined this dimension is the minimum distance necessary so that people on a rooftop would not be able to easily peer down onto neighboring sites. This would be more true on a narrow lot with only a 7'-6" side setback where the homes are closer together. Allowing persons to stand nearer to the roof edge would increase visual angles and noises / light impacts would be closer.

SUMMARY

MMPA was requested to review and comment on the requested rooftop setback variance. MMPA has attempted to analyze the request and provide professional comments. We note a building plan / variances were approved in 2017 for a rooftop activity area that met the Town Code. The Town Code has been modified to expand the use of rooftops. We understand that a "undersized" lot has certain limitations – that is why the Town has required the assembly of older narrow lots into larger estate-sized lots, especially on the oceanfront. We do not believe a hardship has been presented – as the this rectangular (not odd-shaped) 50-foot lot has existed since the 1920s. While we understand the owner desires additional rooftop area to occupy, allowing activities closer to the roof edge may negatively impact neighbors privacy.



TOWN OF GOLDEN BEACH NOTICE OF PUBLIC HEARING

The **BUILDING ADVISORY BOARD** and **THE TOWN COUNCIL** of the Town of Golden Beach will hold a **Public Hearing** on the following proposal:

Variance Request(s)
 New Construction
 House Under Construction

For revisions to a house under construction.

Applicant is requesting relief from Town Code Sections 66-261 Roof Top Activities:

(b) Within Zone One, the roof of the highest roofed structure may be used for passive leisure activities, including entertainment and other passive recreational/leisure uses subject to the following limitations:

(2) The usable area must be set back a minimum of ten feet from the edge of the roof in all directions except from the rear (ocean front).

The applicant is requesting that the north and south side setbacks at the roof level be at 7.6 feet instead of the 10 feet outlined in the Town Code.

JOB ADDRESS: 587 Ocean Boulevard, Golden Beach, FL. 33160
OWNER ADDRESS: 587 Ocean Boulevard, Golden Beach, FL. 33160
REQUESTED BY: Jan A. Marks Trust
LEGAL DESCRIPTION: Lot 22, Block D, GB Sect A, PB 9-52
FOLIO NO.: 19-1235-001-0550

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

PLACE: GOLDEN BEACH TOWN HALL
1 GOLDEN BEACH DR., GOLDEN BEACH, FL.
DATE: May 14, 2019 at 6:00pm

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

PLACE: GOLDEN BEACH TOWN HALL
1 GOLDEN BEACH DR., GOLDEN BEACH, FL.
DATE: May 21, 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: April 29, 2019


Linda Epperson, Building & Zoning Director

PURSUANT TO FLA. STATUTE 288.0105, 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

MAY 14 2019



ARCHITECTURE INTERIOR DESIGN PLANNING

APPROVED _____
DISAPPROVED _____
VARIANCE REQ. _____

May 14th, 2019

Building Regulation Advisory Board
City of Golden Beach
1 Golden Beach Drive
Golden Beach, FL 33160

Re: BRAB Approval for revisions including a variance to a previous BRAB approval for the property Located at 587 Ocean Blvd., Golden Beach, FL 33160

Dear BRAB Members:

On behalf of the owner of the above-referenced property (the "Property"), please consider this letter composed by Kobi Karp (the "Architect") the letter of intent in support of design review approval by the Building Regulation Advisory Board ("BRAB") for the revisions including a variance to the previously approved BRAB approval for the new single-family residence currently under construction located at 587 Ocean Blvd., Golden Beach, FL 33160.

The Property. The Property is a 15,042 square foot oceanfront lot located in the Zone 1 zoning district. The property is identified by Miami-Dade County Folio No. 19-1235-001-0550. The new single-family residence is currently under construction under permit number B-18-06-8843 issued on 06-28-2018.

Description of Proposed Design Revision. The owners are proposing to rotate the detached garage 90 degrees to front Ocean Blvd., as opposed to previously where it was accessed from the driveway running along the south portion of the property. As such, we are proposing (2) single lane, 12'-0" wide driveway curb cuts off of Ocean Blvd. to access the property. The southern driveway will bring the vehicles into the property to access the detached garage, as well as continue further into the property to the main residence garage. The northern driveway will allow vehicles parked within the detached garage to safely back-up and maneuver in the proposed motor court within our property, and to exit the northern driveway safely onto Ocean Blvd. This proposed configuration also allows the flexibility for the owners to work with the city on installing appropriate landscape within the right of way to create a visual buffer between Ocean Blvd. and the detached garage. The second-floor orientation remains the same, with a balcony and full height glazing facing Ocean Blvd. The owners are proposing to increase the height of the eastern portion of the guesthouse by an additional 3'-0" to the allowable 25'-0" height limit, which will also meet and exceed the front setback requirements of the city code. Overall, the structure has only increased by 28sf from its original design, going from 986 sf to 1,014 sf.

The main residence volume has remained untouched for a total of 7,831 sf, while the façade has received an updated material palette, and a few minor modifications to the window

MAY 14 2019



APPROVED _____
DISAPPROVED _____
VARIANCE REQ: _____

ARCHITECTURE INTERIOR DESIGN PLANNING

placements and sizing. The owners are seeking a variance for the 10'-0" side setback requirement of the useable roof area which will be explained further in the following section.

The site plan itself has also remained relatively untouched, except for the modifications of the driveways at the front of the property, as well as the reworking of the planters running parallel along the side property walls.

Variance – Sec. 66-261 Rooftop Activities (2) The usable area must be set back a minimum of ten feet from the edge of the roof in all directions except from the rear (ocean front).

As the Property is only 50'-0" in width, the owners would like to seek a variance for a 2'-6" relief from both of the 10'-0" side setbacks for useable roof areas, thus making the new setback of the useable roof area from both side edge of the structure 7'-6" each. The 50'-0" width of the Property is significantly narrower than the majority of lots on the east side of Ocean Blvd., and in fact, the majority of properties in town. Accordingly, under the current approvals and city code the Property would be facing a sum of 15'-0" for the side setbacks of the residence structure plus a sum of 20'-0" for the useable roof area side setbacks from the residence structure which only allows for a 15'-0" wide roof deck. As such, we believe the outlined condition deprives the owners the ability to develop a useable roof in a manner consistent with other properties in the same district, as space would be extremely limited once any furniture is added. The new proposed setback would allow for a 20'-0" wide useable roof deck, which allows for a more useable space once furniture is added.

Variance – Sec. 66-226 Driveway Design Standards (a) Location of driveways. No portion of a driveway at a residence in the Town may be installed closer than five feet to the side and to any front (Street) yard lot line, except at the driveway connection to the roadway. For circular driveways, the landscape strip dimension may taper at the property line. Further no portion of such driveway shall be installed in the side yard setback beyond the imaginary extension of a line extended from the front wall of the residence to the side yard lot line.

The owner's would like to seek relief on the 5'-0" Front Yard setback of the driveway in order to provide a 20'-8" wide motor court for vehicles backing out of the detached garage to safely maneuver within the property limits in order to exit onto Ocean Blvd. head-on as opposed to having to back up into oncoming traffic. If granted, the overall project would still be in compliance with the required impervious/pervious percentages for the site. The project is limiting the amount of driveway curb cuts along Ocean Blvd. to just (2) 12'-0" wide driveway curb cuts in order to maximize the amount of right of way space available for future landscape buffering. We believe there would still be ample space and opportunity for the owner's to work with the city to create a visual landscape buffer between Ocean Blvd. and the detached garage, while allowing for an adequate amount of space between the detached garage and property line limits for vehicles to safely back up and maneuver within the property. With the restrictions of the lot only being 50'-0" in width, it creates a practical hardship on trying to orientate a garage and vehicle approach in the north-south direction to

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APPROVED _____
DISAPPROVED _____
VARIANCE REQ. _____

ARCHITECTURE INTERIOR DESIGN PLANNING

not front Ocean Blvd.. Once the 7'-6" setback for the garage structure, another 20'-6' for a parking garage structure, and another 20'-22' for ample space for a vehicle to back out of the parking garage is factored in, the width of the 50' property has been consumed. As such, we feel the proposed solution with the detached garage and motor court orientated towards Ocean Blvd. is the best solution to provide the owner's with an adequate two-car garage while the main residence garage will be used for smaller vehicles.

Conclusion. We believe that the approval of the revised design of the proposed home and variances for the useable roof area and driveway front setback will permit the owners to better utilize the residence, while maintaining compatibility with the prevailing character of the existing single-family neighborhood. We look forward to your favorable review of the application. If you have any questions or comments, please give me a call at (305) 573-1818.

Sincerely,

Kobi Karp
Lic. # AR0012578

MAY 14 2019

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

APPROVED _____
DISAPPROVED _____
VARIANCE REQ. _____

Property Location: 587 Ocean Blvd. Meeting Date: _____
Variance Hearing Dates: Advisory Board 05-14-2019 Town Council 05-21-2019

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 8 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.

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. Pool deck.....	\$100.00
7. Docks.....	\$100.00
8. 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	
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
<input checked="" type="checkbox"/>	<p>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:</p> <ol style="list-style-type: none"> a. Property Legal Description b. Property Folio number c. Street address d. Owners of record e. Owner and agent names and signatures properly notarized. 	
<input checked="" type="checkbox"/>	<p>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</p>	
<input checked="" type="checkbox"/>	<p>Conceptual construction drawings prepared and signed by a licensed design professional that shall include, at a minimum, the following:</p> <ol style="list-style-type: none"> a. Site plan at a scale not less than 1/8" = 1'-0" (Include grade elevations) b. Proposed Floor Plan views, at a scale not less than 1/4"=1'-0" c. Cross and longitudinal sections preferably through vaulted areas, if any. d. Typical exterior wall cross section. e. Full elevations showing flat roof and roof ridge height and any other higher projections. f. Sample board of construction materials to be used. g. Existing and proposed ground floor elevations (NGVD). h. Grading & Drainage Calculations i. Zone 3 Properties: Affidavit of Seawall Conformity 	
<input checked="" type="checkbox"/>	<p>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)</p>	
<input checked="" type="checkbox"/>	<p>First Floor and Second Floor area calculations marking the geometrical areas used to calculate the overall floor areas.</p>	
<input checked="" type="checkbox"/>	<p>Colored rendering showing new or proposed addition Work marked with the applicable address.</p>	
<input checked="" type="checkbox"/>	<p>Estimated cost of proposed work. For additions/remodels fair market value of property showing land value and structure value separately.</p>	
<input checked="" type="checkbox"/>	<p>Site plan detailing construction site personnel parking.</p>	

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

Application fee: _____

Request hearing in reference to:

New residence/addition: New Residence Variance(s): SEE ATTACHED MEMO
Exterior alterations: N/A Other Structure: N/A
Date application filed: 04/15/2019 For hearing date: 05/14/2019

1. Project information:

Project description: REVISION TO PREVIOUS SINGLE FAMILY BRAB APPROVAL INCLUDING A VARIANCE.
SEE ATTACHED MEMO.

Legal Description: LOT 22, IN BLOCK D, OF SECTION "A" OF GOLDEN BEACH, ACCORDING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 52 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

Folio #: 19-1235-001-0550

Address of Property: 587 OCEAN BLVD.

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

Owner's Name: _____ Phone _____ Fax _____

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

Email address: _____

Agent: _____ Phone _____ Fax _____

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

Email address: _____

Architect: KOBI KARP / TAYLOR SHUMATE Phone 305.573.1818 Fax _____

Email address: KOBIKARP@KOBIKARP.COM / TSHUMATE@KOBIKARP.COM

Contractor: BART REINES Phone 305.534.9099 Fax _____

3. Describe project and/ or reason for hearing request:

REVISION TO PREVIOUS SINGLE FAMILY BRAB APPROVAL INCLUDING VARIANCES. SEE ATTACHED MEMO.

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

Building Plans:

Conceptual: Preliminary: Final: _____

Other: _____

5. Estimated cost of work: \$ \$5,700,000 IN TOTAL

Estimated market value of: Land \$ \$4,250,000

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? ALREADY DONE UNDER PREVIOUS APPROVAL
8. Does legal description conform to plat? YES
9. **Owner Certification:** I hereby certify that I am the owner of record (*) of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of owner(s): [Signature]

Acknowledged before me this 12th day of, 20 April, 2019

Type of identification:

Driver's License



Owner/Power of Attorney Affidavit:

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

[Signature]

Signature of owner(s)

Acknowledged before me this 12th day April 20 19

Type of identification:

Driver's License



(*) 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: 587 OCEAN BLVD.
 Legal Description: SEE EXHIBIT A
 Owner's Name: _____ Phone _____ Fax _____
 Agent's Name: _____ Phone _____ Fax _____
 Board Meeting of: BRAB 05/14/2019 & COUNCIL 05/21/2019

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

Application for: REVISION OF PREVIOUS SINGLE FAMILY BRAB APPROVAL INCLUDING A VARIANCE
 Lot size: 50' X 300'-10"
 Lot area: 15,042 SF
 Frontage: 50'
 Construction Zone: ZONE 1
 Front setback: 60' FOR MAIN HOUSE / 20' FOR GUESTHOUSE
 Side setback: 7'-6" AS PER APPROVED VARIANCE
 Rear setback: 148'-1" TO BULKHEAD LINE
 Coastal Construction: Yes No East of coastal const. control line: Yes No
 State Road A1A frontage: YES - 50'
 Swimming pool: Yes No Existing: TO BE REMOVED Proposed:
 Fence Type: MASONRY AND STUCCO Existing: Proposed:
 Finished Floor elevation N.G.V.D.: 11.49' AT GROUND LEVEL / 21.49' AT 1ST HABITABLE LEVEL
 Seawall: _____ Existing: Proposed: _____
 Lot Drainage: SWALES AND STRUCTURES DRAINAGE TO BE DESIGNED BY CIVIL ENGINEER
 How will rainwater be disposed of on site? DRAINAGE STRUCTURES (FRENCH DRAINS) WITH CATCH BASINS & YARD DRAINS WILL BE PROVIDED

Adjacent use (s): SINGLE FAMILY HOUSE TO EACH SIDE
 Impervious area: 9,146 SF
 % of impervious area: 62.60%
 Existing ground floor livable area square footage: 2,886 SF DEMOLISHED UNDER PREVIOUS APPROVAL
 Proposed ground floor livable area square footage: 1,642 SF AT GROUND LEVEL / 2,687 SF AT FIRST HABITABLE LEVEL
 Existing 2nd floor livable area square footage: N/A
 Proposed 2nd floor livable area square footage: 2,954 SF
 Proposed % of 2nd floor over ground floor: 100%
 Vaulted area square footage: N/A
 Vaulted height: N/A
 Color of main structure: WHITE & LIGHT GREY
 Color of trim: GREY
 Color & material of roof: N/A (FLAT ROOF)
 Building height (above finished floor elevation): 27'-2" FROM 1ST HABITABLE LEVEL TO ROOF DECK
 Swale: (Mandatory 10'-0" from edge of payment, 10 ft. wide x 1 ft. deep minimum):
1'-0"
 Existing trees in Lot: 8 in Swale: _____
 Proposed trees in Lot: SEE LANDSCAPE PLANS in Swale: _____
 Number & type of shrubs: SEE LANDSCAPE PLANS
 Garage Type: ENCLOSED Existing: _____ Proposed:
 Driveway width & type: 12'-8" WIDE WITH GREY STONE PAVERS

Signature of Applicant:  Date: _____

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.: 19-1235-001-0550

Address: 587 OCEAN BLVD.

Legal Description: LOT 22, IN BLOCK D, OF SECTION "A" OF GOLDEN BEACH, ACCORDING TO THE

MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 52 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

Being duly sworn, deposes and says: That He/She is the Owner named in the 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: RIITA CABRIN

Sworn to and subscribed before me this 12th day of April, 2019


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: 04-15-2019

Fee: _____

I, _____ 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: 587 OCEAN BLVD. Folio No. 19-1235-001-0550

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):

SEC. 66-261 ROOFTOP ACTIVITIES (2): THE USEABLE AREA MUST BE SET BACK A MINIMUM OF TEN FEET FROM THE EDGE OF THE ROOF IN ALL DIRECTIONS EXCEPT FROM THE REAR (OCEAN FRONT).

Sec. 66-226 Driveway Design Standards (a) Location of driveways. No portion of a driveway at a residence in the Town may be installed closer than five feet to the side and to any front (Street) yard lot line, except at the driveway connection to the roadway.

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

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

YES, THE APPLICANT IS REQUESTING A 7'-6" SIDE SETBACK FOR THE USEABLE AREA OF THE ROOF WHERE THE CODE CURRENTLY REQUIRES a 10'-0" SETBACK

THE APPLICANT IS ALSO SEEKING A 5'-0" RELIEF FROM THE REQUIRED 5'-0" FRONT DRIVEWAY SETBACK.

- 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.

THE PROPERTY IS ONLY 50'-0" IN WIDTH, SIGNIFICANTLY NARROWER THAN THE MAJORITY OF LOTS ON THE EAST SIDE OF OCEAN BLVD., AND IN FACT, THE MAJORITY OF PROPERTIES IN THE TOWN. ACCORDINGLY, THE PROPERTY IS DISPROPORTIONATELY NEGATIVELY IMPACTED BY THE TOWN'S USEABLE ROOF AREA SIDE SETBACK REGULATION.

ALSO DUE TO THE SIZE OF THE LOT, PROVIDING GARAGE ACCESS FROM A GARAGE DOOR NOT FACING THE STREET IS EXTREMELY TIGHT, AND THUS THE APPLICANT IS SEEKING THE ADDITIONAL 5'-0" OF SPACE FOR THE MOTORCOURT TO PROPERLY MANUEVER VEHICLES AT THE FRONT OF THE PROEPRTY.

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

THE PROPERTY IS COMPRISED OF AN ENTIRE PLATTED LOT AND HAS EXISTED AT ITS CURRENT SIZE FOR SEVERAL DECADES.

- 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.

GRANTING THE VARIANCE WILL NOT CONFER ON THE APPLICANT ANY SPECIAL PRIVILEGE THAT IS DENIED TO OTHER PROPERTY OWNERS. OTHER PROPERTY OWNERS WITH SIMILAR HARDSHIPS MAY ALSO APPLY FOR A VARIANCE.

**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.
LITERAL INTERPRETATION OF THE ZONING CODE WOULD DEPRIVE THE APPLICANT OF THE ABILITY TO DEVELOP ITS PROPERTY IN A MANNER COMPATIBLE WITH OTHER PROPERTIES IN THE SAME DISTRICT.

4. The Variance granted is the minimum Variance that will make possible the reasonable use of the land or structure.
THE VARIANCE GRANTED IS THE MINIMUM VARIANCE THAT WILL MAKE POSSIBLE THE REASONABLE USE OF THE LAND OR STRUCTURE.

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.
THE GRANTING OF THE VARIANCE WILL BE IN HARMONY WITH THE GENERAL INTENT AND PURPOSE OF THE TOWN CODE AND WILL NOT BE INJURIOUS TO THE AREA INVOLVED OR OTHERWISE DETRIMENTAL TO THE PUBLIC WELFARE.

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, UNDER PREVIOUS BRAB APPROVAL

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
LOT WIDTH

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.: 19-1235-001-0550

Address: 587 OCEAN BLVD.

Legal Description: LOT 22, IN BLOCK D, OF SECTION "A" OF GOLDEN BEACH, ACCORDING TO THE MAP OR PLAT

THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 52 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

Being duly sworn, deposes and says: That He/She is the Owner named in the application for Building Advisory Board for the hearing date of 05-14-2019 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.

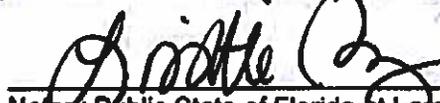
I acknowledge notification by The Town of Golden Beach, that granting of a variance(s) by The Town Council, is conditioned on the following:

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 12th day of, 20 April, 2019


Notary Public State of Florida at Large



Personally know to me

Produced Identification

EXHIBIT "A"

LOT 22, IN BLOCK D, OF SECTION "A" OF GOLDEN BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK 9, PAGE 52 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

MAY 14 2019

Step 4:

APPROVED _____
 DISAPPROVED _____
 VLS/AN/25/550

Determine the distance between the average high ground water elevation and the average elevation of the pervious areas. For design purposes, the average high ground water elevation for most of Golden Beach is 0.45 feet NAVD (Additionally, please check with your geotechnical engineer and/or geotechnical report.)

Distance = 9.00' feet

Step 5:

Determine an S₁ value from the table below:

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

If necessary, compute a value of S₁ by interpolation.

S₁ = 8.18 inches

Step 6:

Determine S as:

$$S = \frac{AP}{A} * S_1$$

S is computed in inches S = 3.53 inches

Step 7:

Determine runoff depth (R) as:

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

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

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

R is computed in inches R = 4.03 inches

Step 8:

Determine runoff depth (R) as:

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

APPROVED _____
 DISAPPROVED _____
 VARIANCE REQ: _____

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.

$$V = \underline{4,036} \text{ cubic feet}$$

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.

$$VP = \underline{0} \text{ cubic feet}$$

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 = 0 cubic feet) < (V = 4,036 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.

MAY 14 2019



ARCHITECTURE INTERIOR DESIGN PLANNING

APPROVED _____
DISAPPROVED _____
VARIANCE REQ. _____

587 Ocean Boulevard - Revisions

Plans Dated: April 15th, 2019

Plans Received by MMPA: April 18th, 2019

Comments: April 24th, 2019

KKaid responses are below in red

On 3/14/17 the BRAB approved plans for a new single-family home on this property. In addition, a number of zoning variances were requested and approved by the Town (7.5' side setbacks for 50' lot (now Code criteria) / 1st floor slab hgt. at 21.49' / rooftop uses / etc.). The Town subsequently reviewed / approved Building Permits and the site has been under construction for some time. On April 15, 2019 the Town received a request for several Site Development Plan modifications and a new zoning variance (rooftop usable area setback reduction from 10' to 7.5'). MMPA has reviewed the revised plans and find the applicant's main revision (rotate garage 90 degrees so door faces Ocean Blvd. / create a massive driveway) would violate Code provisions related to driveway design / and we believe create a dangerous situation.

Following is a listing of the requested changes:

- 1) The original plans were approved with the free-standing 2-story garage / guest house garage door opening facing south onto a 12-foot wide driveway connecting to Ocean Blvd. The proposed revision is to rotate the garage / guest structure 90 degrees so the garage door would face Ocean Blvd. versus southerly. What is shown is a massive unbroken 41-foot wide driveway (50' wide lot) from the garage doors to Ocean Blvd.
-Site Plan has been revised to show (2) 12'-0" single lane driveways entering the property off of Ocean Blvd.
- 2) Increase the hgt. of the free-standing garage / guest house 3' to the maximum allowed 25-foot hgt. limit. (OK)
-Noted
- 3) Increase the size of the garage / guest house 28 sq. ft. from 986 sq. ft. to 1,104 sq. ft. (OK)
-As mentioned below, correct overall guest house size is 1,014 sf and this has been corrected in the LOI.
- 4) Revise the rooftop rec. area (wider) for more functionality. Variance required for 7'-6" setback.
-Noted

Comments:

- The narrative from the architect states the garage / guest house will increase 28 sq. ft. from 986 sq. ft. to 1,104 sq. ft. – this is 118 sq. ft. Could this be a typo – 986 to 1,014 sq. ft? Update letter.



MAY 14 2013

ARCHITECTURE INTERIOR DESIGN PLANNING

-The LOI has been corrected to show 1,014 sf.

APPROVED _____
DISAPPROVED _____
VARIANCE REQ: _____

- Per Town Code Sec. 66-226(e) the maximum allowable width of a 2-way driveway is 20 feet. At this width this would be 40% of the lot width. The proposed revision is for a 41-foot wide driveway which would be 82% of the lot width. The Town created driveway standards to increase landscaped front yard areas and stop large paved areas. Due to the high traffic volumes on Ocean Blvd. no direct back-out movements from sites onto the road should occur – all vehicle maneuvering to access Ocean Blvd. should occur in a forward motion - so motorists have traffic visibility. This portion of the revision is flatly denied as it fails to meet minimum Code criteria and would create a dangerous situation.
-Site Plan has been revised to show (2) 12'-0" single lane driveways entering the property off of Ocean Blvd. As such, vehicles can maneuver within the property to avoid having to back up directly onto Ocean Blvd.

JAN A MARKS TRS
587 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

GOLDEN BEACH 555 CORP.
20801 BISCAYNE BLVD., STE 400
AVENTURA, FL. 33180

OLIVA INVESTMENTS LTD
599 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

RONALD & MARYROSE TRAPANA
561 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160-2215

CAROLYN TRAVIS GILSON
601 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

SANDRA LEVY
577 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160-22215

VILLA DENIZ LLC
605 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

RHODA AND KENNETH ISRAEL
615 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

SCOTT BASSMAN AND NICOLE
DUBOFF
610 OCEAN BOULEVARD
GOLDEN BEACH, FL. 333160

ERIC AND PAMELA SAUNEE COHEN
600 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

RICHARD & GLORIA NAGY
WURMAN
LOVE AND TRUST REV TRUST
584 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

ELIZABETH SHAPKIN
570 OCEAN BOULEVARD
GOLDEN BEACH, FL. 33160

JONATANANZA LLC
4000 WILIAMS ISLAND BLVD., #503
AVENTURA, FL. 33180



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

SUMMARY MINUTES - DRAFT
BUILDING REGULATION ADVISORY BOARD
May 14, 2019 at 6pm

- A. CALL MEETING TO ORDER:** 6:05pm
- B. BOARD ATTENDANCE:** Beth Geduld, Isaac Murciano, Jerome Hollo, Zvi Shiff and Alan Macken.
Absent with cause: Eric Cohen, Stephanie Halfen and Judy Mimoun
Ms. Beth Geduld was introduced at the newest member of the Building Advisory Board.
- C. STAFF ATTENDANCE:** Michael Miller, Michael Miller Planning, Linda Epperson, Director Building and Zoning
- D. APPROVAL OF MINUTES:** April 9, 2019
A motion to approve the minutes was made by Zvi Shiff, Seconded by Isaac Murciano.
On roll call: Beth Geduld-Aye, Isaac Murciano-Aye, Jerome Hollo-Aye, Zvi Shiff-Aye and Alan Macken-Aye
Motion passed 5 – 0
- E. REQUEST FOR ADDITIONS, DEFERRALS, DELETIONS & WITHDRAWALS**

1. Steven & Minnie Bandel
110 S Island Dr,
Golden Beach, Fl 33160-2207

Property Address: 110 S Island Dr, Golden Beach, Fl 33160-2207
Folio No: 19-1235-004-0470
Legal Description: Golden Beach Sec D Pb 10-10, Lots 3 & 4 & N25ft of Lot 5
Blk J

Approval for installation of a concrete dock with concrete dock piles & seawall cap.

2. Eri Markets Holding Inc And Mark C Katzef PA
2999 NE 191 St, Ste 805
Miami, Fl 33180

Property Address: 486 N Parkway, Golden Beach, Fl 33160-0000
Folio No: 19-1235-005-0370
Legal Description: Golden Beach Sec E Pb 8-122 Port of Lots 27 28 & Port of
Lot 29, Blk F

Approval for installation of a new concrete dock extension.

3. Vladimir Budaev
201 Golden Beach Dr.
Golden Beach, Fl 33160

Property Address: 201 Golden Beach Dr, Golden Beach, Fl 33160
Folio No: 19-1235-004-1050
Legal Description: Golden Bch Sec D Pb 10-10, Lt 42 & S 1/2 of 41, Blk 5

Approval for installation of a new wood pergola, wood pergola, and wood deck.

4. Hez Wik Management Inc
225 Chabanel West
Montreal H2n 2c9, QC
Canada

Property Address: 601 Golden Beach Dr, Golden Beach, Fl 33160
Folio No: 19-1235-006-0190
Legal Description: GB Sec F Pb10-11 Lot 39 Blk 1

Addition and remodel of an existing residence, and approval of the landscape design.

A motion to defer items 1 through 4 was made by Beth Geduld, Seconded by Isaac Murciano.

Beth Geduld-Aye, Isaac Murciano-Aye, Jerome Hollo-Aye, Zvi Shiff-Aye and Alan Macken-Aye

Motion passed 5 – 0

5. Joel & Liliana Eidelstein
172 Golden Beach Dr.
Golden Beach, Fl 33160

Property Address: 172 Golden Beach Dr, Golden Beach, Fl 33160
Folio No: 19-1235-004-0250
Legal Description: Golden Beach SEC D PB 10-10, LOT 6 & 7 BLK

Approval for dock repair.

Applicant has requested to withdraw the application.

A motion to approve the request was made by Alan Macken, Seconded by Isaac Murciano.

On roll call: Beth Geduld-Aye, Isaac Murciano-Aye, Jerome Hollo-Aye, Zvi Shiff-Aye and Alan Macken-Aye

Motion passed 5 – 0

F. VARIANCE REQUEST(S):

6. 120 South Island LLC
428 Golden Beach Dr.
Golden Beach, FL. 33160

Property Address: 120 S Island Dr, Golden Beach, FL 33160
Folio No: 19-1235-004-0500
Legal Description: GB Sect D, Pb 10-10, Lt 5 less N 25ft & All Lot 6 & 7 Blk J

Michael Miller, Michael Miller Planning, summarized his report to the Board and it was entered into the record.

Nicholas Apathy, 224 Palermo Ave. CG, FL. spoke on these items.

Raul Wainer, P.E., Tsur Consulting, 21011 NE 32nd Ave., Aventura, FL. spoke on these items.

Kirk Lofgren, Ocean Consulting, 340 Minorca, #7, CG, FL. spoke on these items.

Proposed construction of a seawall cap overlay and a new dock.

Relief from Town Code Section 46-81 Extension of seawalls into waterways, 46-85
Height of seawalls and docks and extension of deck of dock

1. To allow an installation of a new concrete seawall cap with elevations varying from +4.69 feet NAVD up to an elevation of +4.94 feet NAVD. When the stated height is not to exceed 4.425 feet NAVD (46-85)

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 Isaac Murciano, Seconded by Alan Macken

On roll call: Beth Geduld-Aye, Isaac Murciano-Nay, Jerome Hollo-Nay, Zvi Shiff-Nay and Alan Macken-Nay

Motion failed 4 - 1

2. To allow an installation of the new seawall cap on top of an existing seawall cap that currently extends 2 feet 11 inches waterward of the property line. When seawalls cannot encroach outside the property line. (46-81)

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 Isaac Murciano, Seconded by Beth Geduld

On roll call: Beth Geduld-Aye, Isaac Murciano-Nay, Jerome Hollo-Nay, Zvi Shiff-Nay and Alan Macken-Nay

Motion failed 4 - 1

3. To allow installation of a new dock deck that extends a minimum of 6' waterward of the property line but is at an elevation of +4.94 feet NAVD. When the stated height requirement is 3.425 feet NAVD. (46.85).

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 Isaac Murciano, Seconded by Beth Geduld

On roll call: Beth Geduld-Aye, Isaac Murciano-Nay, Jerome Hollo-Nay, Zvi Shiff-Nay and Alan Macken-Nay

Motion failed 4 - 1

7. Jan A Marks Trust
587 Ocean Boulevard,
Golden Beach, FL. 33160

Property Address: 587 Ocean Boulevard, Golden Beach, FL. 33160
Folio No.: 19-1235-001-0550
Legal Description: Lot 22, Block D, GB Sect A, Pb 9-52

For revisions to a house under construction.

Applicant is requesting relief from Town Code Section 66-261 Roof Top Activities and Town Code Section 66-226 Driveway Design Standards

Michael Miller, Michael Miller Planning, summarized his report to the Board and it was entered into the record for the variance request 66-261 Usable Roof Area
Kobi Karp, Architect, 2915 Biscayne Blvd., Miami, Fl. spoke on behalf of the applicant
W. Tucker Gibbs, Attorney at Law, spoke in opposition to this item on behalf of his client
Oliva Investments Ltd, 599 Ocean Boulevard, Golden Beach, FL. 33160
Evelina Libhen, Attorney for Ivetta Golovneva, Oliva Investments Ltd, 599 Ocean Boulevard, Golden Beach, FL., spoke on behalf of her client in opposition to the request.
Mr. Rabin, owner and applicant for 587 Ocean Boulevard, Golden Beach, FL. spoke on his own behalf

Carolyn Gilson and Chris Gilson, 601 Ocean Boulevard, Golden Beach, FL. spoke on this item but not in opposition.

Sandra Levy, 577 Ocean Boulevard, Golden Beach, FL. submitted a letter of opposition to the variance request.

Richard Wurman, 584 Ocean Boulevard, Golden Beach, Fl. left a message that he was in opposition to the variance.

Town Code Section 66-261 Usable Roof Area reads:

(b) Within Zone One, the roof of the highest roofed structure may be used for passive leisure activities, including entertainment and other passive recreational/leisure uses subject to the following limitations:

(2) The usable area must be set back a minimum of ten feet from the edge of the roof in all directions except from the rear (ocean front).

The applicant is requesting that the north and south side setbacks at the roof level be at 7.6 feet instead of the 10 feet outlined in the Town 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 Isaac Murciano, Seconded by Alan Macken

On roll call: Beth Geduld-Aye, Isaac Murciano-Nay, Jerome Hollo-Nay, Zvi Shiff-Nay and Alan Macken-Nay

Motion failed 4 - 1

Town Code Section 66-226 Driveway Design Standards reads:

a) *Location of driveways.* No portion of a driveway at a residence in the Town may be installed closer than five feet to the side and to any front (Street) yard lot line, except at the driveway connection to the roadway. For circular driveways, the landscape strip dimension may taper at the property line. Further no portion of such driveway shall be installed in the side yard setback beyond the imaginary extension of a line extended from the front wall of the residence to the side yard lot line.

The applicant is requesting relief from the 5'-0" front driveway setback requirement.

After further discussion by the Board on the item presented the decision was made to defer the item to the next scheduled Board meeting in June 2019 and following motion was made.

A motion to Defer this item was made by Alan Macken, Seconded by Beth Geduld

On roll call: Beth Geduld-Aye, Isaac Murciano-Aye, Jerome Hollo-Aye, Zvi Shiff-Aye and Alan Macken-Aye

Motion passed 5 – 0

G. OLD BUSINESS:

8. X Group LLC
650 Golden Beach Dr.
Golden Beach, FL. 33160

Michael Miller, Michael Miller Planning, summarized his report to the Board and it was entered into the record.

Jennifer McConney-Gayoso, Architect, spoke on behalf of the applicant.

Property Address: 650 Golden Beach Dr., Golden Beach, FL 33160
Folio No: 19-1235-004-0440 & 0460
Legal Description: GB Sect F, Pb 10-11, Lt 11 Less Beg at NE COR Lot 11

Approval for demolition of an existing residence and accessory structures and construction of a new two-story single-family residence and accessory structures and approval of the landscape design.

A motion to approve this item was made by Zvi Shiff, Seconded by Alan Macken

On roll call: Beth Geduld-Aye, Isaac Murciano-Aye, Jerome Hollo-Aye, Zvi Shiff-Aye and Alan Macken-Aye

Motion passed 5 – 0

H. NEW BUSINESS:

9. Leo & Ruth Ghitis
240 Golden Beach Dr
Golden Beach, FI 33160

Michael Miller, Michael Miller Planning, summarized his report to the Board and it was entered into the record.

Kirk Lofgren with Ocean Consulting spoke on behalf of the applicant.

Property Address: 240 Golden Beach Dr., Golden Beach, FL 33160
Folio No: 19-1235-004-0080
Legal Description: GB Sect D, Pb 10-10, N1/2 of Lot 10 & Lot 11 & S1/2
Lot 12 Blk G

Approval for installation of a new boat lift.

A motion to approve this item was made by Beth Geduld, Seconded by Zvi Shiff

On roll call: Beth Geduld-Aye, Isaac Murciano-Aye, Jerome Hollo-Aye, Zvi Shiff-Aye and Alan Macken-Aye

Motion passed 5 – 0

10. Jason Rubin
268 S Parkway
Golden Beach, FL 33160

Property Address: 268 S PARKWAY, GOLDEN BEACH, FL 33160
Folio No: 19-1235-004-0140
Legal Description: GB Sect D, Pb 10-10, N1/2 Of Lot 10 & Lot 11 & S1/2
Lot 12 Blk G

Approval for demolition of an existing residence and accessory structures and construction of a new two-story single-family residence and accessory structures and approval of the landscape design.

After discussion on this item between Michael Miller and the Board it was determined to defer the item to the June 11, 2019 meeting date.

A motion to Defer this item was made by Alan Macken, Seconded by Zvi Shiff

On roll call: Beth Geduld-Aye, Isaac Murciano-Aye, Jerome Hollo-Aye, Zvi Shiff-Aye and Alan Macken-Aye

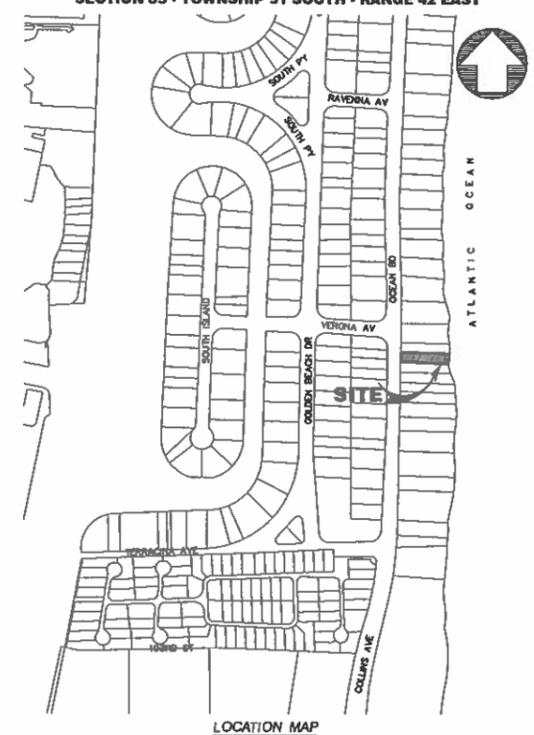
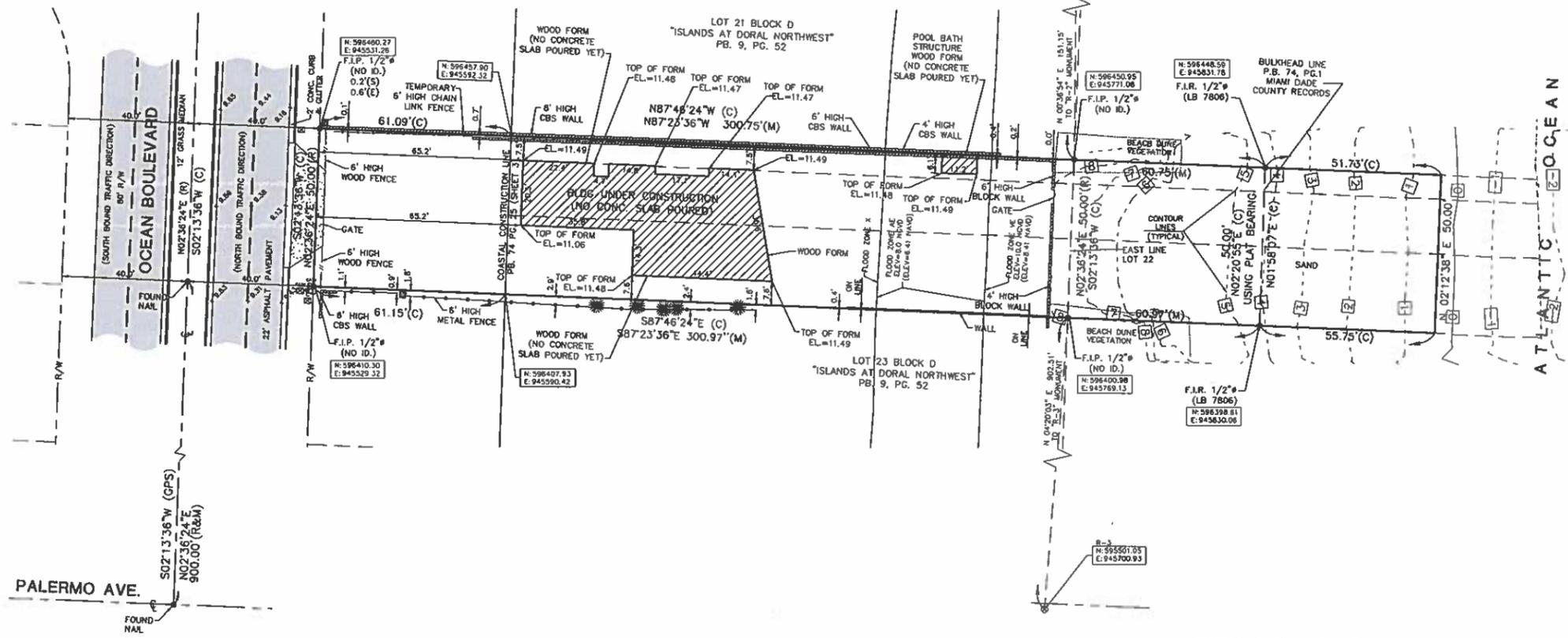
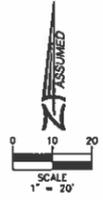
Motion passed 5 – 0

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

J. ADJOURNMENT

MAP OF BOUNDARY SURVEY

SECTION 35 - TOWNSHIP 51 SOUTH - RANGE 42 EAST



Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

MAY 14 2018

APPROVED _____
DISAPPROVED _____
VARIANCE REQ. _____

GPS BASES (as per the Florida Permanent Reference Network):

Name	Latitude	LONGITUDE	Northing	Easting	Convergence	Scale Factor
FTLD	26°07'14.2337"	80°20'24.79272"	650079.880	872652.850	0°17'25.75218"	0.999994918
FLMB	25°46'57.83786"	80°08'14.18784"	527654.438	940056.841	0°22'30.99622"	1.000033596

LEGEND:

<ul style="list-style-type: none"> Survey Boundary Coastal Construction Control Line Property Boundary Right of Way Asphalt Pavement Grass Vegetation Sand Water Structure Fence Wall Form Foundation Foundation Footing Foundation Wall Foundation Slab Foundation Column Foundation Beam Foundation Wall Foundation Slab Foundation Column Foundation Beam Foundation Wall Foundation Slab Foundation Column Foundation Beam 	<ul style="list-style-type: none"> Survey Boundary Coastal Construction Control Line Property Boundary Right of Way Asphalt Pavement Grass Vegetation Sand Water Structure Fence Wall Form Foundation Foundation Footing Foundation Wall Foundation Slab Foundation Column Foundation Beam Foundation Wall Foundation Slab Foundation Column Foundation Beam Foundation Wall Foundation Slab Foundation Column Foundation Beam
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SECTION 1) DATE OF FIELD SURVEY:

- The date of completion of the field work of the Boundary Survey was on January 05, 2017.
- The date of completion of the field work of the Update Survey was on October 16, 2017.
- The date of completion of a field update Survey was on November 29, 2018.

SECTION 2) LEGAL DESCRIPTION:

Lot 22, in Block D, "GOLDEN BEACH", according to the plat thereof, as recorded in Plat Book 9, at Page 52, of the Public Records of Miami-Dade County, Florida.

Property Address and Tax Folio Number:
587 Ocean Boulevard, Golden Beach, Florida 33160
Folio No. 19-1235-001-0550

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

The procedures and/or network design meet the Geodetic Accuracy Standards and Specifications for Using GPS Related Positioning as set forth by the Federal Geodetic Control Sub-Committee in their most current publication for 3rd order class 1 horizontal control survey.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.
Bearings as shown hereon are based upon the Westerly Boundary Line with an assumed bearing of N02°36'24"E, said line to be considered a well established and monumented line.

Warranty Deed, dated January 25th, 2016, recorded in Official Records Book 29935, at Page 1958, Miami-Dade County Records.

Plat of "GOLDEN BEACH", recorded in Plat Book 9, at Page 52, Miami-Dade County Records.

Map entitled "STATE OF FLORIDA DEPT. OF NATURAL RESOURCES, COASTAL CONSTRUCTION CONTROL LINE", recorded in Plat Book 74, at Page 25, Miami-Dade County Records.

Plat entitled "METROPOLITAN DADE COUNTY, FLORIDA, BULKHEAD LINE, PART ONE", recorded in Plat Book 74, at Page 1, Miami-Dade County Records.

This property appears to be located in Flood Zone "X", and Zone "AE", with a Base Flood Elevation being 8.0 Feet as per Federal Emergency Management Agency (FEMA) Community Number 120642 (Town of Golden Beach), Map Panel No. 12086C151, Suffix L, Map Revised Date: September 11, 2009.

For Vertical Control:
Elevations as shown hereon are based on the North Geodetic Vertical Datum NGVD (1929). Said elevations were converted from originals shown on the North American Vertical Datum of 1988 (NAVD 88) by adding and a (+)1.58 constant factor and verified with the United States Army, Corps of Engineers CORPSCON Version 6.0.1 software.

Benchmark used was Miami-Dade County Benchmark Number E-201, Elevation 6.29 Feet (NGVD 1929).

The Coastal Construction Control Line depicted hereon is based from data obtained from the Florida Department of Environmental Protection Website and a map named "STATE OF FLORIDA DEPT. OF NATURAL RESOURCES, COASTAL CONSTRUCTION CONTROL LINE", as recorded in Plat Book 74 Page 25, Miami-Dade County Records.

For Horizontal Control:
Coordinates as shown hereon are based on the Florida State Plane Coordinates, Florida East Zone, NAD 83/90 Datum (U.S. survey foot).

SECTION 5) LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

MEDITERRANEAN ESTATES, INC.

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

By: Raul Izquierdo, FSM
For the Firm
Registered Surveyor and Mapper LS6099
State of Florida

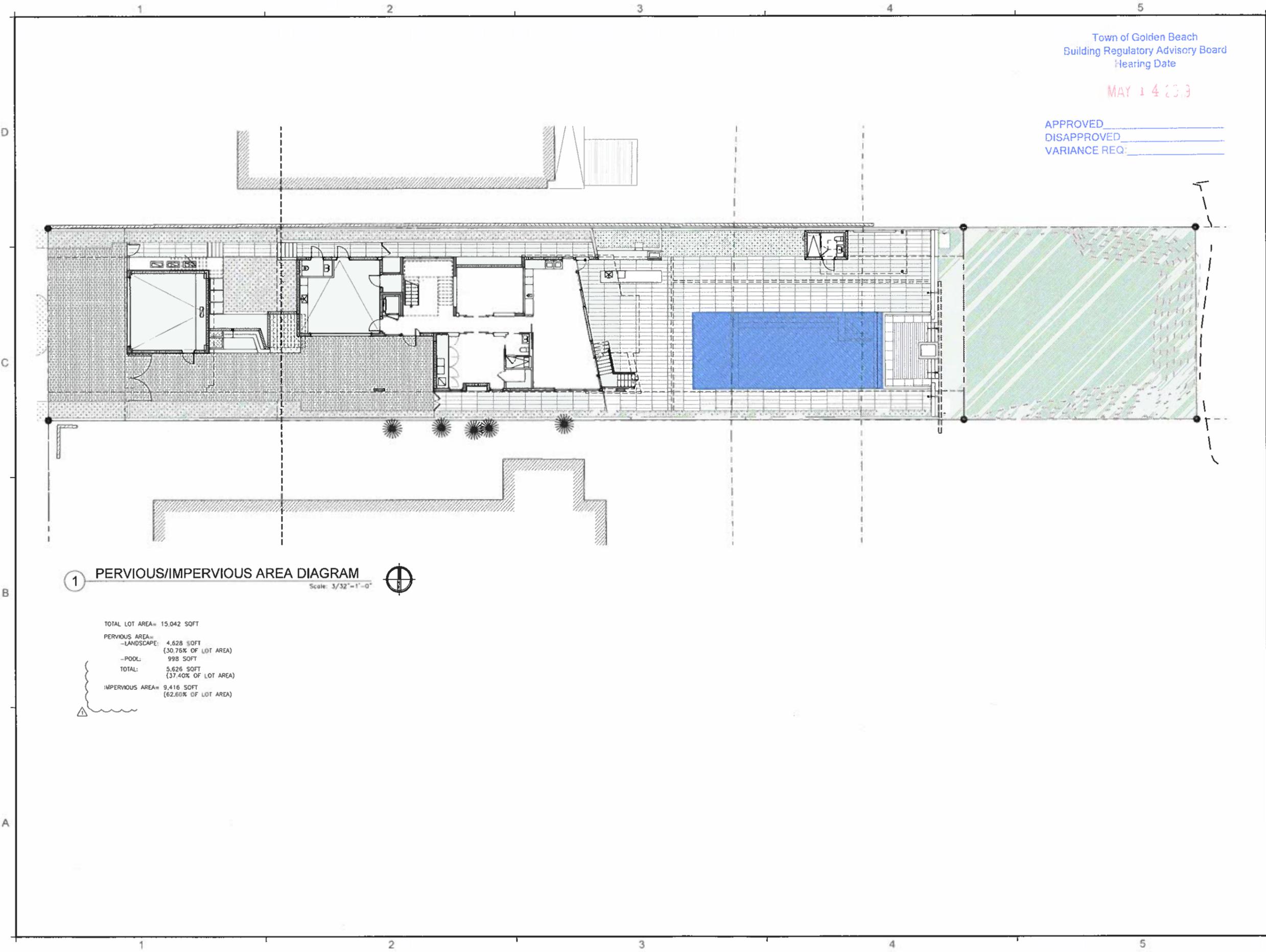
NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LAND SURVEYOR AND MAPPER
3D LASER SCANNING
UTILITY CORRELATION
SUBSURFACE UTILITY ENGINEERING
1195 NW 18th Court, Suite 201 - Ft. Lauderdale, FL 33311
P: (954) 587-4845 - F: (954) 587-4845 - W: www.hadonne.com

HADONNE

MAP OF BOUNDARY SURVEY
MEDITERRANEAN ESTATES
587 OCEAN BOULEVARD, GOLDEN BEACH, FL 33160

PLAT BOOK	377/72-73
DRAWN BY	BG/MG
TECH BY	RI
QA/QC BY	JS
JOB NO.	16146
	1/1



Town of Golden Beach
 Building Regulatory Advisory Board
 Hearing Date

MAY 14 2019

APPROVED _____
 DISAPPROVED _____
 VARIANCE REQ: _____

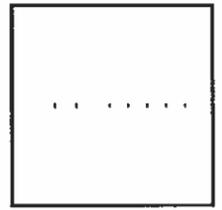
REVISIONS / SUBMISSIONS	
1	REV. TO BRAB APPROVAL 05/14/19

1608

ALL DIMENSIONS AND NOTATIONS SHALL BE TAKEN FROM THE CENTERLINE OF THE CURB UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE IN FEET AND INCHES. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. THE EXISTING UTILITIES SHALL BE AS SHOWN ON THE ATTACHED UTILITY DIAGRAM. ARCHITECTURE & INTERIOR DESIGN, INC. IS THE DESIGNER.

NEW SINGLE FAMILY HOUSE
 587 Ocean Blvd.
 Golden Beach, FL 33160

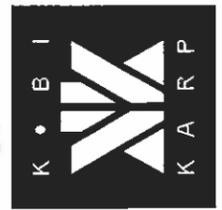
ZONING DIAGRAMS



KOBI KARP
 Lic. # AR0012578

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

AIA ASID NCARB
 2015 Biscayne Boulevard
 Suite 200
 Miami, FL 33137
 Tel: 305.573.3788
 Fax: 305.573.3788
 WWW.KOBIKARP.COM



DRAWN BY: TB
 CHECKED BY: KK, MP
 DATE: 05-14-2019

A-1.02

1 PERVIOUS/IMPERVIOUS AREA DIAGRAM
 Scale: 3/32"=1'-0"

TOTAL LOT AREA= 15,042 SQFT
 PERVIOUS AREA= 4,628 SQFT
 -LANDSCAPE: 4,628 SQFT (30.76% OF LOT AREA)
 -POOL: 998 SQFT
 TOTAL: 5,626 SQFT (37.40% OF LOT AREA)
 IMPERVIOUS AREA= 9,416 SQFT (62.60% OF LOT AREA)

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

MAY 14 2019

APPROVED _____
DISAPPROVED _____
VARIANCE REQ. _____

REVISIONS / SUBMISSIONS

REV.	TO	FROM	DATE
1	REV.	TO BRAB APPROVAL	05/14/19

1608

ALL DIMENSIONS AND FINISHES UNLESS OTHERWISE SPECIFIED SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND 2018 INTERNATIONAL ENERGY EFFICIENCY CODE, UNLESS OTHERWISE SPECIFIED. THE DESIGNER'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF GOLDEN BEACH AND THE FLORIDA DEPARTMENT OF REVENUE.

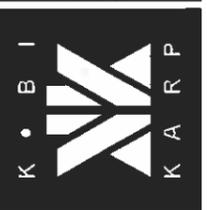
NEW SINGLE FAMILY HOUSE
587 Ocean Blvd.
Golden Beach, FL 33160

SITE PLAN

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PLANNING

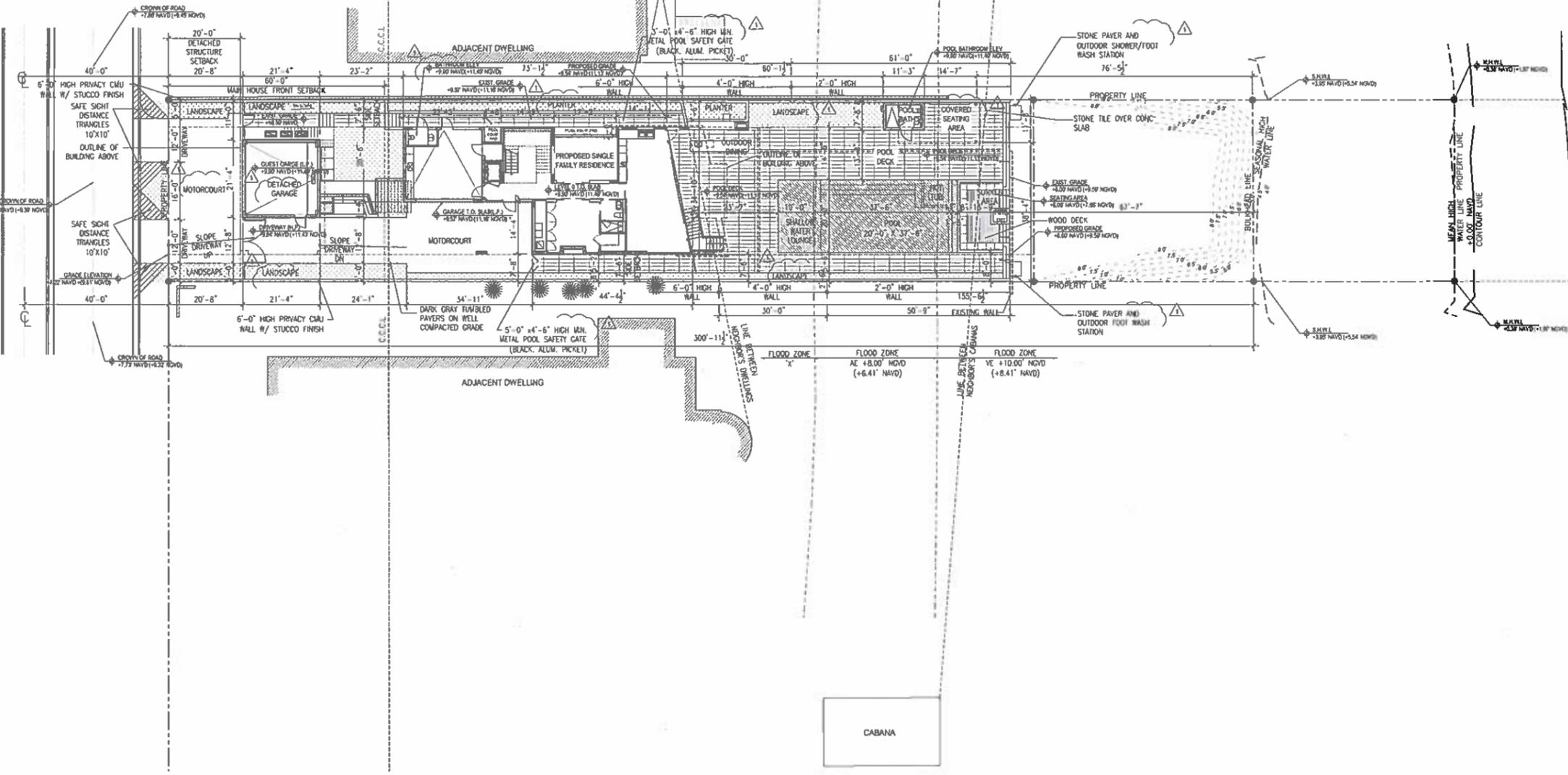
AIA ASID NCARB
2015 Bayside Boulevard
Suite 200
Miami, Florida 33137
Tel: 305.877.3788
F: 305.877.3788
WWW.KOBIKARP.COM



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CHECKED BY: KK, MP
DATE: 05-14-2019

A-2.00

OCEAN BOULEVARD

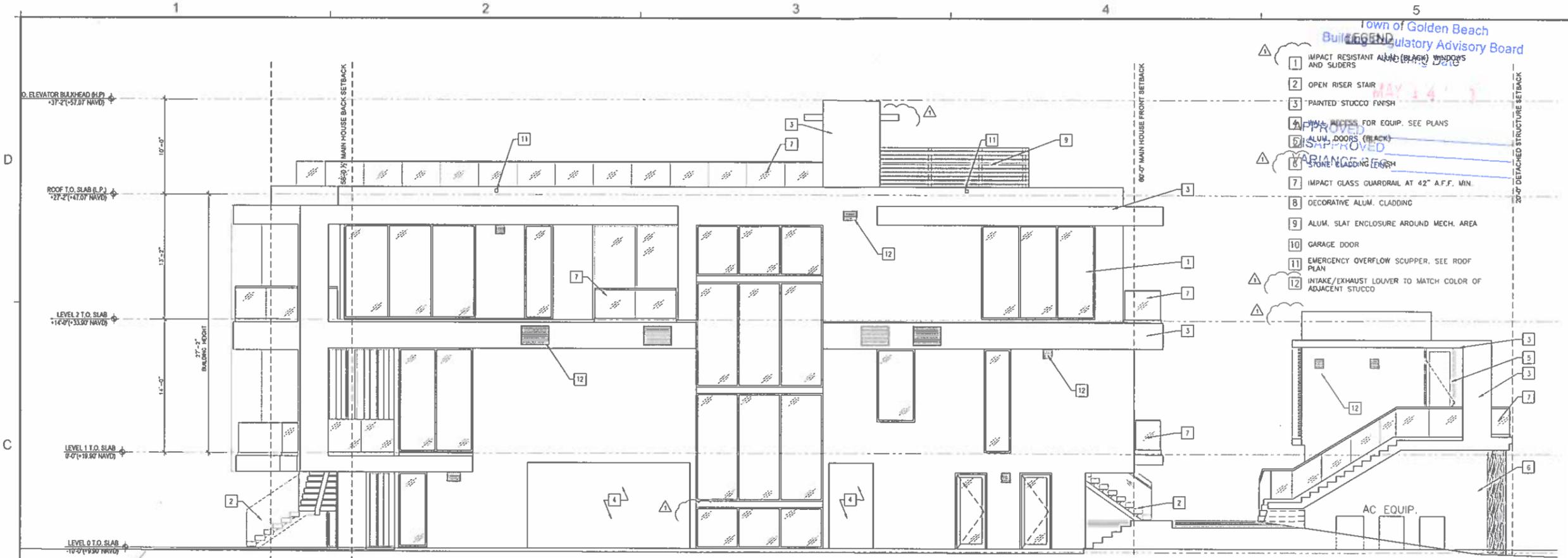


1 SITE PLAN

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

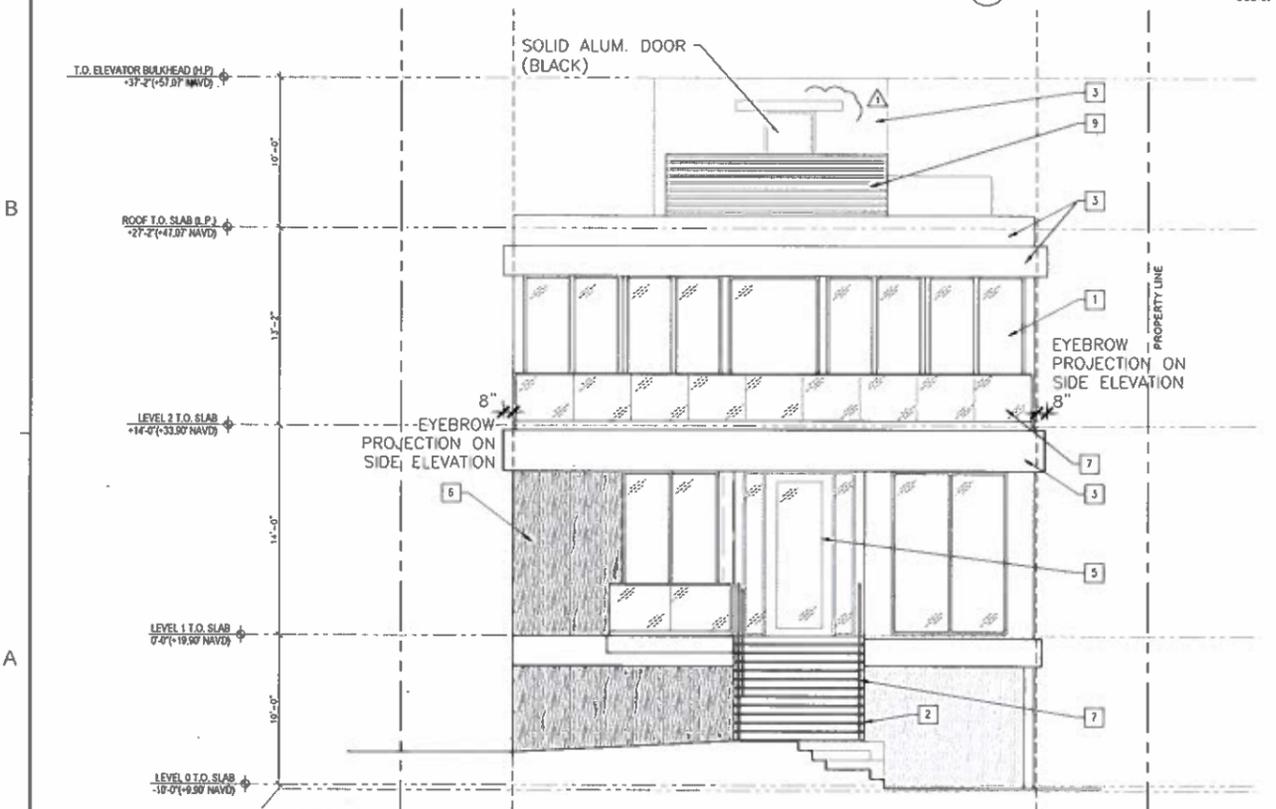


SITE ELEVATIONS
CONVERSIONS
0.00 NAVD = +1.59 NGVD

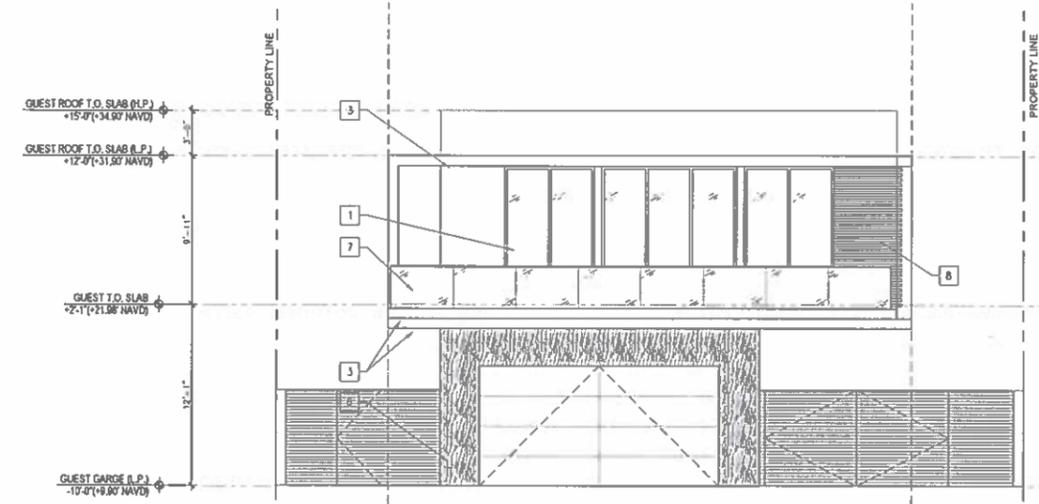


- Town of Golden Beach
 Building Department
 Regulatory Advisory Board
 MAY 14 2019
- REVISIONS / SUBMISSIONS
 A REV. TO BRAB APPROVAL 05/14/19
- 1608
- ALL DRAWINGS AND PRINTS ARE THE PROPERTY OF KOBILKARP ARCHITECTURE & INTERIOR DESIGN, INC. NO PART OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF KOBILKARP ARCHITECTURE & INTERIOR DESIGN, INC. No. 04_2012
- NEW SINGLE FAMILY HOUSE
 567 Ocean Blvd.
 Golden Beach, FL 33160
- NORTH & WEST
 ELEVATIONS
- ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AIA ASID NCARB
 2915 Biscayne Boulevard
 Suite 200
 Miami, FL 33137
 Tel: 305.573.1817
 Fax: 305.573.2786
 WWW.KOBILKARP.COM
- KOBILKARP
 Lic. # AR0012578
- DRAWN BY: TS
 CHECKED BY: KK, MP
 DATE: 05-14-2019
- A-4.00

1 NORTH ELEVATION
 Scale: 3/16"=1'



2 WEST ELEVATION- MAIN HOUSE
 Scale: 3/16"=1'



3 WEST ELEVATION- GUEST HOUSE
 Scale: 3/16"=1'

LEGEND

- 1 IMPACT RESISTANT ALUM (BLACK) WINDOWS AND SLIDERS
- 2 OPEN RISER STAIR
- 3 PAINTED STUCCO FINISH
- 4 WALL RECESS FOR EQUIP. SEE PLANS
- 5 ALUM. DOORS (BLACK)
- 6 STONE CLADDING FINISH
- 7 IMPACT GLASS GUARDRAIL AT 42" A.F.F. MIN.
- 8 DECORATIVE ALUM. CLADDING
- 9 ALUM. SLAT ENCLOSURE AROUND MECH. AREA
- 10 GARAGE DOOR
- 11 EMERGENCY OVERFLOW SCUPPER SEE ROOF PLAN
- 12 INTAKE/EXHAUST LOUVER TO MATCH COLOR OF ADJACENT STUCCO

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

APPROVED
DISAPPROVED
VARIANCE REQ.

REV.	DESCRIPTION	DATE
1	REV. TO BRAB APPROVAL 05/14/19	

1608

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NEW SINGLE FAMILY HOUSE
587 Ocean Blvd.
Golden Beach, FL 33160

SOUTH & EAST ELEVATIONS

.....

KOBI KARP
Lic. # AR00012578

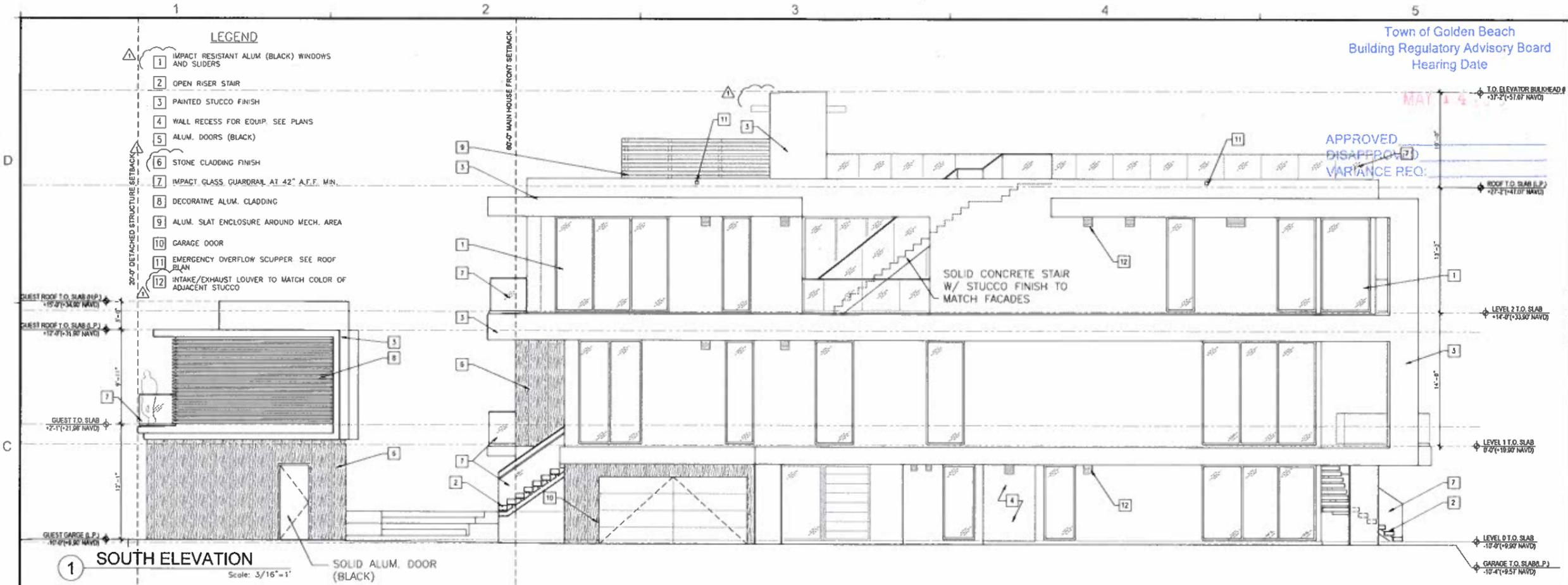
ARCHITECTURE
INTERIOR DESIGN
PLANNING

AJA ASID NCARB
2015 Beachline Boulevard
Suite 200
Miami Beach, FL 33139
Phone: 305.571.1817
Fax: 305.571.3798
WWW.KOBIKARP.COM

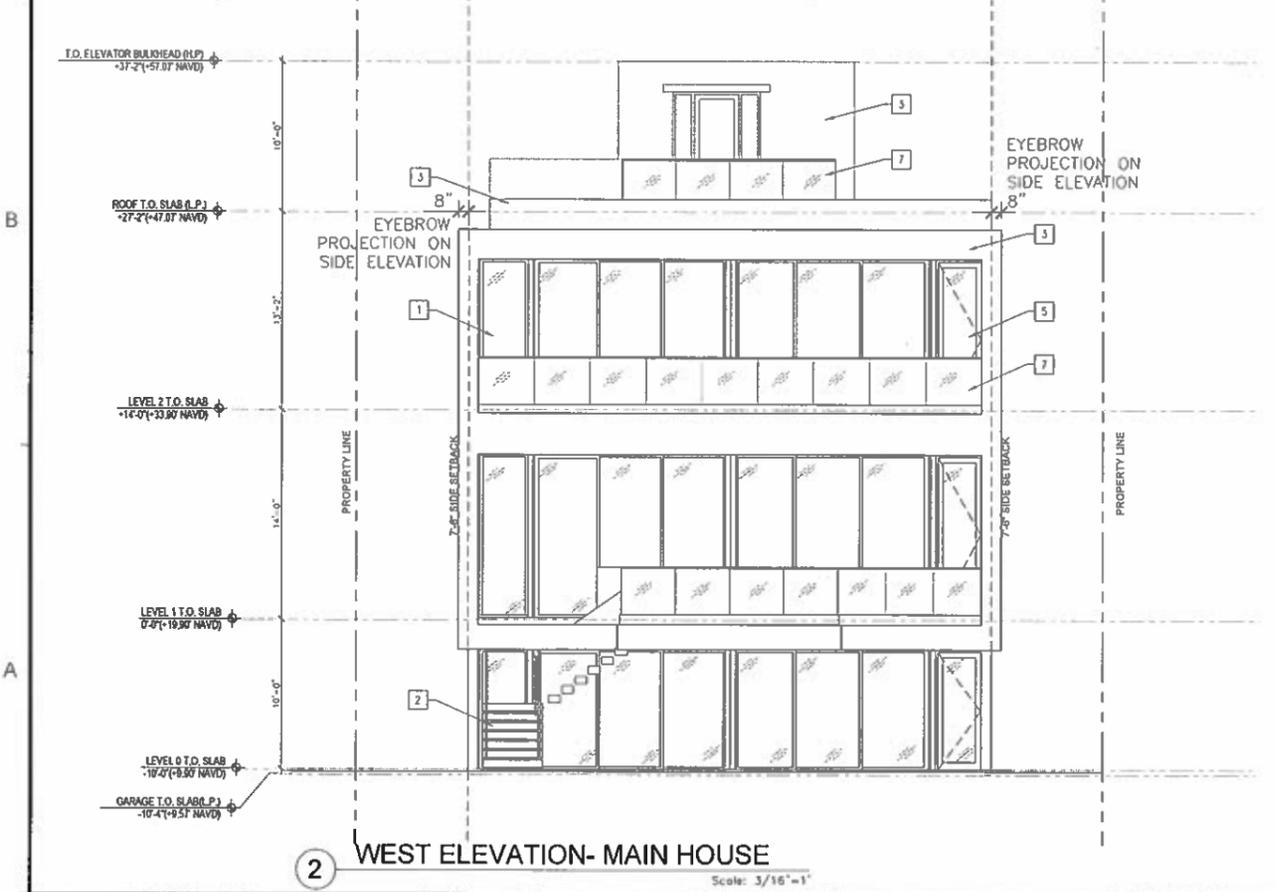


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CHECKED BY: KK, MP
DATE: 06-14-2019

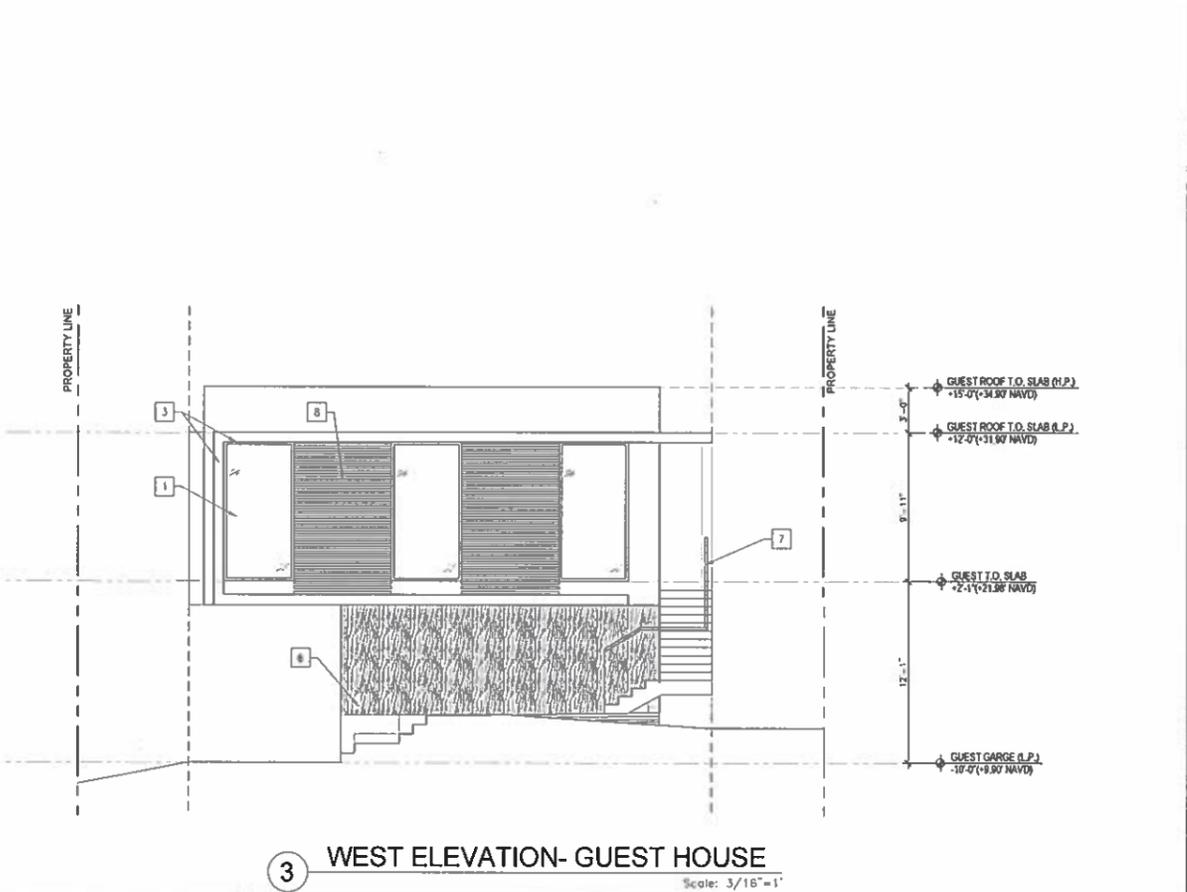
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1 SOUTH ELEVATION
Scale: 3/16"=1'



2 WEST ELEVATION- MAIN HOUSE
Scale: 3/16"=1'



3 WEST ELEVATION- GUEST HOUSE
Scale: 3/16"=1'

MAY 1 2019

APPROVED
VARIANCE

REVISIONS / SUBMISSIONS	
1	REV. TO BRAB APPROVAL 05/14/19

1608

ALL DIMENSIONS AND NOTES UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND NOTES ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF GOLDEN BEACH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF GOLDEN BEACH.

NEW SINGLE FAMILY HOUSE
587 Ocean Blvd.
Golden Beach, FL 33160

SECTIONS

KOBI KARP
Lic. # AR0012578

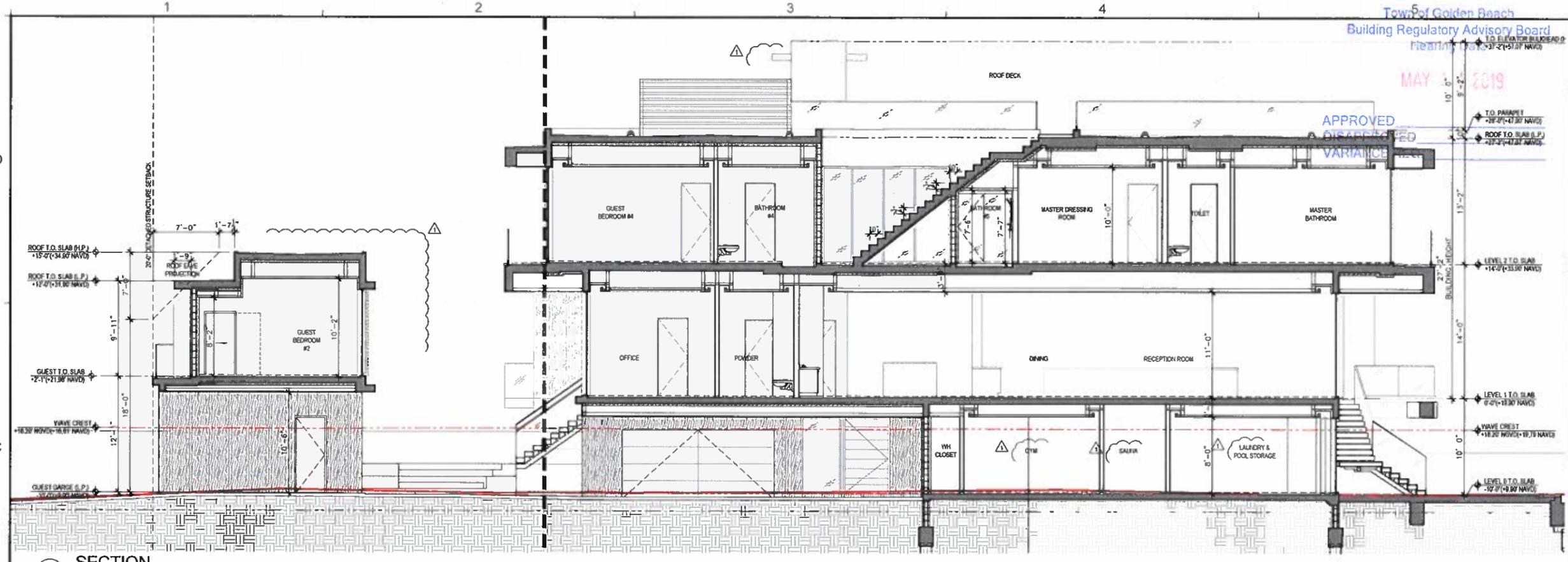
ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2018 Biscayne Boulevard
Suite 200
Miami Beach, FL 33139
C: 305.575.3785
F: 305.575.3786
WWW.KOBIKARP.COM



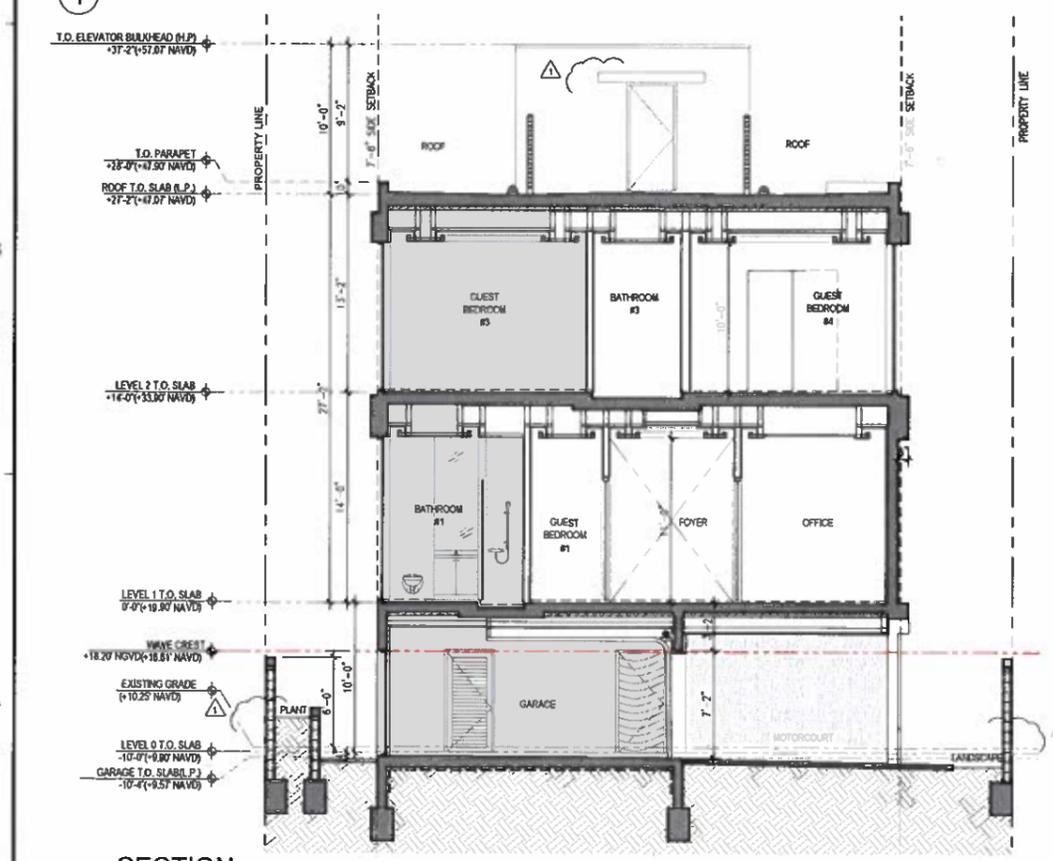
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CHECKED BY: KK, MP
DATE: 05-14-2019

A5.00



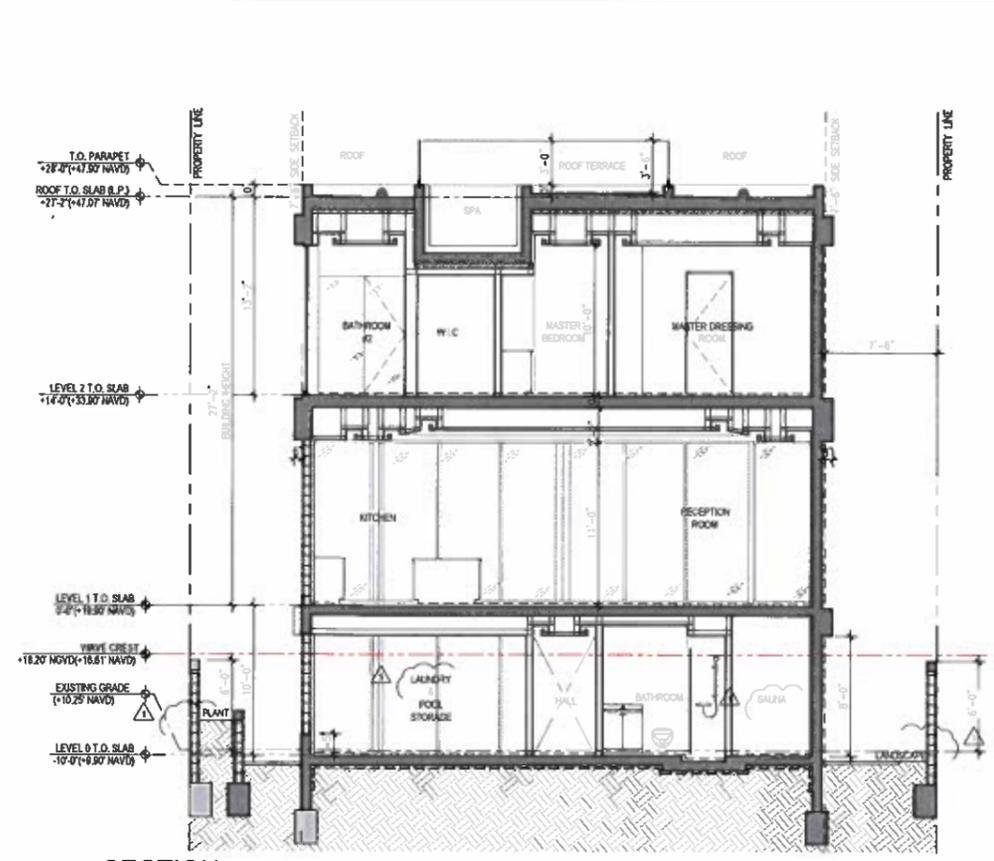
1 SECTION

Scale: 3/16" = 1'



2 SECTION

Scale: 3/16" = 1'



3 SECTION

Scale: 3/16" = 1'

IMPORTANT MESSAGE

FOR Linda

DATE 5/9/2019 TIME 2:15 A.M.
P.M.

M Ivetta Golovneva

OF 599 Ocean Blvd

PHONE/
CELL (786) 436-5333

TELEPHONED <input checked="" type="checkbox"/>	PLEASE CALL <input checked="" type="checkbox"/>
CAME TO SEE YOU <input checked="" type="checkbox"/>	WILL CALL AGAIN <input checked="" type="checkbox"/>
WANTS TO SEE YOU <input checked="" type="checkbox"/>	RUSH <input checked="" type="checkbox"/>
RETURNED YOUR CALL <input checked="" type="checkbox"/>	SPECIAL ATTENTION <input checked="" type="checkbox"/>

MESSAGE Re: Notice of variance meeting 5/14/2019 she received.

Carlos

Office - 975 206-3737

SIGNED Marie

IMPORTANT MESSAGE

FOR Linda

DATE 5/14/2019 TIME 2:15 A.M.
P.M.

M Ivetta Golovneva

OF 599 Ocean Blvd

PHONE/
CELL (786) 436-5333

TELEPHONED <input checked="" type="checkbox"/>	PLEASE CALL <input checked="" type="checkbox"/>
CAME TO SEE YOU <input checked="" type="checkbox"/>	WILL CALL AGAIN <input checked="" type="checkbox"/>
WANTS TO SEE YOU <input checked="" type="checkbox"/>	RUSH <input checked="" type="checkbox"/>
RETURNED YOUR CALL <input checked="" type="checkbox"/>	SPECIAL ATTENTION <input checked="" type="checkbox"/>

MESSAGE re: notice of variance meeting 5/14/2019 she received.

Carlos

Office - 975 206-3737

returned call ✓

rec'd 5/14/19 2:04

SIGNED Marie

Envelope in phone to Carolee Knight & the bar from the property -

LAW OFFICE OF
W. TUCKER GIBBS, P.A.

W. TUCKER GIBBS
ATTORNEY AT LAW

P.O. Box 1050
Coconut Grove, Florida 33133
Email tucker@wtgibbs.com

Telephone 305-448-8486
Facsimile 305-448-0773
Website wtgibbs.com

IMPORTANT MESSAGE

FOR Linda
DATE 5/3/2019 TIME 2:35 A.M. P.M.
M Richard Wurman
OF 584 Ocean Blvd
PHONE/
CELL 401-499-6655

TELEPHONED	PLEASE CALL
CAME TO SEE YOU	WILL CALL AGAIN
WANTS TO SEE YOU	RUSH
RETURNED YOUR CALL	SPECIAL ATTENTION

MESSAGE Re: Notice of Variance. He is opposed to the variance.

SIGNED Marie

IMPORTANT MESSAGE

OR Linda
DATE 5/3/2019 TIME 2:35 A.M. P.M.
M Richard Wurman
OF 584 Ocean Blvd
PHONE/
CELL 401-499-6655

TELEPHONED	PLEASE CALL
CAME TO SEE YOU	WILL CALL AGAIN
WANTS TO SEE YOU	RUSH
RETURNED YOUR CALL	SPECIAL ATTENTION

MESSAGE Re: Notice of Variance. He is opposed to the variance.

SIGNED Marie

for: 587 Ocean

Sandra Levy

577 OCEAN BOULEVARD
GOLDEN BEACH, FLORIDA 33160

May 3, 2019

Town of Golden Beach
1 Golden Beach Dr.
Golden Beach, FL 33160

Attn: Town Manager Alexander Diaz

TOWN MANAGER
MAY 10 2019
RECEIVED

Dear Mr. Diaz,

I, Sandra Levy, the owner of the property south of the 587 Ocean Blvd. new construction objects to the requested variance.

Thank you,

Sandra Levy

Sandra Levy

WEB ACQUISITION CORPORATION
TEN COMMANDMENTS, LLC
SANDRA BY THE SEA, LLC
(305) 935-4901
(305) 935-4912
SANDYLBYPHESEA@BELLSOUTH.NET

Pieces •

Search for: Advanced

Between

Clear Job Filter: 92750901193562000014191250



Barcode	Recipient	Status	Custom	User / Profile	Location / Department	Job ID	
9214890159604200013141	JAN A MARKS TRUST - 587 OCEAN BLVD TRUST 587 OCEAN BLVD GOLDEN BEACH FL 33160- 2215	In-Transit	Ref#: C1355142.7636019 RetRef#:	lepperson@goldenbeach.us Certified Envelope #10		1355142	
9214890159604200013158	OLIVA INVESTMENTS LTD 599 OCEAN BLVD GOLDEN BEACH FL 33160- 2215	In-Transit	Ref#: C1355142.7636020 RetRef#:	lepperson@goldenbeach.us Certified Envelope #10		1355142	
9214890159604200013165	CAROLYN TRAVIS GILSON 601 OCEAN BLVD GOLDEN BEACH FL 33160- 2217	In-Transit	Ref#: C1355142.7636021 RetRef#:	lepperson@goldenbeach.us Certified Envelope #10		1355142	

Barcode	Recipient	Status	Custom	User / Profile	Location / Department	Job ID	
9214890159604200013202	VILLA DENIZ LLC 605 OCEAN BLVD GOLDEN BEACH FL 33160-2217	Delivered Signature Received	Ref#: C1355142.7636022 RetRef#: Variance Address: 587 OCEAN BRAB Date: 5/14/2019	lepperson@goldenbeach.us Certified Envelope #10		1355142	
9214890159604200013219	KENNETH & RHODA ISRAEL 615 OCEAN BLVD GOLDEN BEACH FL 33160-2217	Delivered Signature Received	Ref#: C1355142.7636023 RetRef#: Variance Address: 587 OCEAN BRAB Date: 05/14/2019	lepperson@goldenbeach.us Certified Envelope #10		1355142	
9214890159604200013226	SCOTT A BASSMAN AND NICOLE 610 OCEAN BLVD GOLDEN BEACH FL 33160-2218	Delivered Signature Received	Ref#: C1355142.7636024 RetRef#: Variance Address: 587 OCEAN BRAB Date: 05/14/2019	lepperson@goldenbeach.us Certified Envelope #10		1355142	
9214890159604200013233	ERIC AND PAMELA SAUNEE COHEN 600 OCEAN BLVD GOLDEN BEACH FL 33160-2218	In-Transit	Ref#: C1355142.7636025 RetRef#: Variance Address: 587 OCEAN BRAB Date: 05/14/2019	lepperson@goldenbeach.us Certified Envelope #10		1355142	

Barcode	Recipient	Status	Custom	User / Profile	Location / Department	Job ID	
9214890159604200013240	RICHARD SAUL AND GLORIA NAGY WURMAN TRUST - LOVE & TRUST REVOCABLE TRUST 584 OCEAN BLVD GOLDEN BEACH FL 33160-2216	Delivered Signature Received	Ref#: C1355142.7636026 RetRef#: Variance Address: 587 OCEAN BRAB Date: 5/14/2019	lepperson@goldenbeach.us Certified Envelope #10		1355142	
9214890159604200013257	ELIZABETH SHAPKIN 570 OCEAN BLVD GOLDEN BEACH FL 33160-2216	In-Transit	Ref#: C1355142.7636027 RetRef#: Variance Address: 587 OCEAN BRAB Date: 05/14/2019	lepperson@goldenbeach.us Certified Envelope #10		1355142	
9214890159604200013288	GOLDEN BEACH 555 CORP 20801 BISCAYNE BLVD STE 400 AVENTURA FL 33180-1423	Delivered Signature Received	Ref#: C1355142.7636028 RetRef#: Variance Address: 587 OCEAN BRAB Date: 05/14/2019	lepperson@goldenbeach.us Certified Envelope #10		1355142	
9214890159604200013295	RONAL & MARYROSE TRAPANA 561 OCEAN BLVD GOLDEN BEACH FL 33160-2215	In-Transit	Ref#: C1355142.7636029 RetRef#: Variance Address: 587 OCEAN BRAB Date: 05/14/2019	lepperson@goldenbeach.us Certified Envelope #10		1355142	

Barcode	Recipient	Status	Custom	User / Profile	Location / Department	Job ID	
9214890159604200013301	SANDRA LEVY 577 OCEAN BLVD GOLDEN BEACH FL 33160-2215	Delivered Signature Received	Ref#: C1355142.7636030 RetRef#: Variance Address: 587 OCEAN BRAB Date: 05/14/2019	lepperson@goldenbeach.us Certified Envelope #10		1355142	      
92148901596042000000013318	JONATANANZA LLC 4000 WILLIAMS ISLAND BCH APT 503 AVENTURA FL 33160	In-Transit	Ref#: C1355142.7636031 RetRef#: Variance Address: 587 OCEAN BRAB Date: 05/14/2019	lepperson@goldenbeach.us Certified Envelope #10		1355142	    

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