



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

**AGENDA
BUILDING REGULATION ADVISORY BOARD
December 12, 2023 at 6pm**

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

- A. CALL MEETING TO ORDER:**
- B. BOARD ATTENDANCE:**
- C. STAFF ATTENDANCE:**
- D. APPROVAL OF MINUTES:** November 14, 2023
- E. REQUEST FOR ADDITIONS, DEFERRALS, DELETIONS & WITHDRAWALS:**

- 1. 310 South Parkway LLC-
310 South Parkway
Golden Beach, FL 33160

Property Address: 310 South Parkway, Golden Beach, FL, 33160
Folio No: 19-1235-005-0590
Legal Description: Lot 31 & 32, Block G, GB Sect E, PB 8-122

Installation dock replacement & seawall repair.

- 2. 200 Golden Beach LLC
17201 Collins Ave 3501
Sunny Isles Beach, FL 33160

Property Address: 200 Golden Beach Drive, Golden Beach, FL 33160
Folio No: 19-1235-004-0010
Legal Description: Lot 1 & 2, Blk G, GB Sec D, PB 10-10

Installation of a new dock and seawall repair.

- 3. David M Lazarus Trs
88 Terracina Land Trust
Jeffrey M Perlow Trs
20295 Ne 29 Pl Ste 200
Aventura, FL 33180

Property Address: 88 Terricina Avenue, Golden Beach, FL 33160
Folio No: 19-1235-004-0350
Legal Description: Lot 23 & 24, Blk H, GB Sec D, PB 10-10

Installation of a new dock and seawall repair.

4. Mark Feldman
Colette B Feldman
3752 NE 199 Street
Aventura, FL 33180

Property Address: 138 South Island Drive, Golden Beach, FL, 33160
Folio No: 19-1235-004-0540
Legal Description: Lot 12 & Block J, GB Sect D, PB 10-10

Installation of a new dock and seawall repair.

5. 101 Ocean Blvd LLC
101 Ocean Blvd
Golden Beach, FL 33160

Property Address: 101 Ocean Boulevard, Golden Beach, FL, 33160
Folio No: 19-1235-003-0010
Legal Description: Lot 1 Less Beg NW COR Lot 1

Construction of a new single-family residence, covered terrace, pool, cabana, and roof top terrace and landscape design approval.

6. David Pratt Esq Trs
The Cypress House Trust
422 Golden Beach Drive
Golden Beach, FL 33160

Property Address: 422 Golden Beach Drive, Golden Beach, FL, 33160
Folio No: 19-1235-005-0010
Legal Description: Lot 45 & N1/2 of Lot 46 Blk F Less Beg NW COR Lot 1

Installation of a new floating dock.

7. Gregory M Cogan Trs
Florida Land Trust No 1gb
151 Tremont St Ste 110 Pmb 392
Boston, Ma 02111

Property Address: 291, 287, and 299 Ocean Boulevard, Golden Beach, FL,
33160 (Through Unity of Title)
Folio No: 19-1235-003-0310, 003-290, 002-0500
Legal Description: Lot 20, N ½ of Lot 40, All Lot 41, 42, 43, and 44, Blk A & B,
GB Sec C PB 9-52

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

F. VARIANCE REQUEST(S):

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

Property Address: 534 North Parkway, Golden Beach, FL, 33160
Folio No: 19-1235-006-0950
Legal Description: Lot 16 & Port of Lot 15, Block F, GB Sect F, PB 10-11

Construction of a new seawall and dock.

Relief from Town Code Sec. 46-81. - Extension of seawall into waterways.
No part of any seawall, including slabs may extend beyond any lot property line into any waterway in the Town. The piles and cap beam may encroach into the waterway, if approved by the agency having jurisdiction.

Request is to allow the existing seawall to remain encroaching 1'-6" into a Town waterway and to allow new seawall panels to encroach 2'-3" into a Town waterway;

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

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

Construction of a new seawall and dock.

Relief from Town Code Sec. 46-81. - Extension of seawall into waterways.
No part of any seawall, including slabs may extend beyond any lot property line into any waterway in the Town. The piles and cap beam may encroach into the waterway, if approved by the agency having jurisdiction.

Request is to allow the existing seawall to remain encroaching 1'-6" into a Town waterway and to allow new seawall panels to encroach 2'-3" into a Town waterway;

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

Property Address: 550 Golden Beach Drive, Golden Beach, FL 33160
Folio No: 19-1235-006-0650
Legal Description: S1/2 of Lot 10 & Lots 11 & 12, Blk F GB Sec F PB10-11

Construction of a new dock and installation of a new boat lift.

1. Relief from Town Code Sec. 46-81. - Extension of seawall into waterways.

No part of any seawall, including slabs may extend beyond any lot property line into any waterway in the Town. The piles and cap beam may encroach into the waterway, if approved by the agency having jurisdiction.

Request is to allow the seawall to remain encroaching 2'-4" minimum to 3'-4" maximum into a Town waterway:

2. Relief from Town Code Sec. 46-87. - Proximity of lot lines.

(b) No portion of a dock, boat lift, hydrohoist or any other method of elevation, mooring piles, boat davits, dolphin piles or any other structure, and no portion of a boat elevated above the water moored at a dock or seawall, shall protrude into the waterway, unless it is within the triangle formed by connecting the points indicated below, that form a triangle where the waterfront property line is the base of the triangle and the triangle sides extend towards the waterway at a 45 degree angle until the lines intersect on the waterway side of the lot, but never to exceed 25 feet into the waterway from each of the lot property line. Neither elevated boats nor docks shall encroach in any instance within the side setback area. The base of the triangle shall be determined as follows:

(1) The base of the D5 triangle for all lots is set back five feet inside each of the side property lines.

(2) When the lot line is curved, the base shall be measured at the straight line, forming the chord, connecting the two side property lines (or the two side setback lines) at the point where they cross the seawall. The side setback shall be determined based upon the length of the chord as provided in this subsection, above.

Request is to allow a new dock on the south side of the property, and a new boatlift on the north side of the property to be outside the Golden Beach D5 Triangle.

3. Relief from Town Code Sec. Sec. 46-84. - General specifications for docks.

No dock shall be permitted to be constructed, repaired, or reconstructed within the limits of the Town which shall extend more than six feet outside the lot property line into an inside (width of 100 feet or less) waterway nor more than ten feet outside the lot property line into an outside (width greater than 100 feet) waterway.

Request is to allow a dock to extend 12'-3" into the waterway.

11. David J Blumberg
415 Center Island Drive
Golden Beach, FL, 33160

Property Address: 415 Center Island Drive, Golden Beach, FL, 33160
Folio No: 19-1235-005-1060

Legal Description: Lot 22 & 23, Blk L, GB Sect E, PB 8-122

Construction of a new seawall and dock.

Relief from Town Code Sec. 46-81. - Extension of seawall into waterways.

No part of any seawall, including slabs may extend beyond any lot property line into any waterway in the Town. The piles and cap beam may encroach into the waterway, if approved by the agency having jurisdiction.

Request is to allow the existing seawall to remain encroaching a maximum 4' into a Town waterway.

G. OLD BUSINESS:

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

Property Address: 534 North Parkway, Golden Beach, FL, 33160

Folio No: 19-1235-006-0700

Legal Description: Lot 16 & Port of Lot 15, Block F, GB Sect F, PB 10-11

Installation concrete seawall.

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

Property Address: 538 North Parkway, Golden Beach, FL, 33160

Folio No: 19-1235-006-0690

Legal Description: A Port of Lot 15 & S1/2 of Lot 14 Blk F GB Sect F, PB 10-11

Installation concrete seawall.

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

Property Address: 550 Golden Beach Drive, Golden Beach, FL 33160

Folio No: 19-1235-006-0650

Legal Description: S1/2 of Lot 10 & Lots 11 & 12, Blk F GB Sec F PB10-11

Installation new dock & boatlift.

15. David J Blumberg
415 Center Island Drive
Golden Beach, FL, 33160

Property Address: 415 Center Island Drive, Golden Beach, FL, 33160

Folio No: 19-1235-005-1060

Legal Description: Lot 22 & 23, Blk L, GB Sect E, PB 8-122

Construction of a new seawall and dock.

16. Alberto & Gay Peisach
588 North Island Drive,
Golden Beach, FL, 33160

Property Address: 588 North Island Drive, Golden Beach, FL, 33160
Folio No: 19-1235-006-0950
Legal Description: Lot 22& 23 & S1/2 of Blk M, GB Sect F, PB 10-11

Installation new dock & boatlift.

H. NEW BUSINESS:

17. Pablo J Umansky Trs
Umansky 2015 Family Trust
57 E Willow Tree Rd.
Spring Valley, NY 10977

Property Address: 185 Ocean Boulevard, Golden Beach, FL, 33160
Folio No: 19-1235-003-0150
Legal Description: Lot 18 Blk A, GB Sect C, PB 9-52

Modifications to the exterior of an existing house under construction.

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

J. ADJOURNMENT

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