



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

**AGENDA
BUILDING REGULATION ADVISORY BOARD
February 13, 2024 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:** December 12, 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. 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.

- 3. 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.

4. Caren Sredni Trs
540 North Parkway
Golden Beach, FL 33160

Property Address: 540 North Parkway, Golden Beach, FL, 33160
Folio No: 19-1235-006-0860
Legal Description: Lot 10-11, Block M, GB Sect F, PB 10-11

Installation dock replacement & seawall repair.

5. 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, 003-0290, 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):

6. 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.

1. Relief from Town Code Sec. 66.69.1.(g) - Rear yard Setbacks. No portion of any house shall be placed closer to the east "rear" lot line abutting the Atlantic Ocean than behind a line drawn between the corners of the nearest existing residences parallel to the beach.

Request is to allow the rear setback to match that of the existing home, which is 30 feet from the rear line of the residence to the north.

2. Relief from Town Code Sec. 66-69.1 (h)(1)(a) Side yard Setbacks. Main Residence. For lots or any combination of lots with 50 feet or more of Frontage, but less than 75 feet of Frontage, no portion of any building shall be closer than 7.5' from each side lot line.

Request is to reduce the side setback on the south side of the home to 5'-2".

3. Relief from Town Code Sec. 66-141(d) Same—Projections. Eaves. The lower border of a roof that meets or overhangs a building wall may project up to four (4) feet into any Setback area.

Request is to increase the maximum allowed projection to 5'-6" at the southwest corner of the second floor, and 8'-6" at the southeast corner of the second floor.

7. 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.

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 an 11'-7" portion of the existing seawall to remain encroaching a maximum 18" into a Town waterway;

G. OLD BUSINESS:

8. 255 OB LLC
18200 NE 19th Avenue, 101
North Miami Beach, FL 33162

Property Address: 255 Ocean Blvd., Golden Beach, FL 33160
Folio No: 19-1235-003-0250
Legal Description: Lot 34 & 35, Blk A, GB Sec C, PB 9-52

Modifications of a previous approved of cabana.

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

Property Address: 88 Terracina 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.

10.200 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.

11. 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.

12. 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.

13. 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.

14. 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.

H. NEW BUSINESS:

NONE

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