



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

AGENDA
BUILDING REGULATION ADVISORY BOARD
March 12, 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: February 13, 2024

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. 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 seawall and dock repair.

1. Relief from Town Code §46-85(a) Height of seawalls and docks and extension of deck of dock. All new and replacement seawalls shall be constructed at an elevation of 4.425 feet above the North American Vertical Datum of 1988 (NAVD-88). Except as provided in section (b) below, all new and replacement docks shall be constructed at a minimum height of 3.425 NAVD-88, and a maximum not to exceed 4.425 NAVD-88. No finished material installed or applied to the seawalls or docks shall exceed three inches in thickness. No cover shall be permitted to be erected in connection with any dock.

Request is to: allow the existing seawall to remain at an elevation of 4.65' NAVD at its highest point (0.225'/2.7" higher);

2. Relief from: Town Code §46-85(a) Height of seawalls and docks and extension of deck of dock. All new and replacement seawalls shall be constructed at an elevation of 4.425 feet above the North American Vertical Datum of 1988 (NAVD-88). Except as provided in section (b) below, all new and replacement docks shall be constructed at a minimum height of 3.425 NAVD-88, and a maximum not to exceed 4.425 NAVD-88. No finished material installed or applied to the seawalls or docks shall exceed three inches in thickness. No cover shall be permitted to be erected in connection with any dock.

Request is to: allow a new dock and finish material on the seawall to be constructed at an elevation of 5.10' NAVD (0.425'/5.1" higher);

3. Relief from: §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 6 feet outside the lot property line into an inside (width of 100 feet or less) waterway nor more than 10 feet outside the lot property line into an outside (width greater than 100 feet) waterway.

Request is to: to allow a new dock to be constructed that extends a maximum of 14'-2" into the waterway (4'-2" more).

G. OLD BUSINESS:

7. Gabajac Developers LLC
1510 Daytonia Rd
Miami Beach, FL 33141

Property Address: 532 North Island Drive, Golden Beach, FL, 33160
Folio No: 19-1235-006-0850
Legal Description: Lot 9 & S25FT Lot 8, Blk M, GB Sec F, PB 10-11

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

H. NEW BUSINESS:

8. Center Island LLC
393 Center Island Drive
Golden Beach, FL 33009 USA

Property Address: 397 Center Island Drive, Golden Beach, FL 33160
Folio No: 19-1235-005-0885
Legal Description: Lot 24 Less S12 50 FT & Lot 25 Blk GB Sec E PB 8-122

Design changes.

9. Center Island LLC
393 Center Island Drive
Golden Beach, FL 33009 USA

Property Address: 393 Center Island Drive, Golden Beach, FL 33160
Folio No: 19-1235-005-0880
Legal Description: Lot 24 Less S12 50 FT & Lot 25 Blk GB Sec E PB 8-122

Design changes.

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