

TOWN OF GOLDEN BEACH
BUILDING AND ZONING DEPARTMENT
MEMORANDUM



TO: Building Regulatory Advisory Board
FROM: Christopher M. Gratz, AICP, Consulting Planner
DATE: January 9th, 2024
SUBJECT: Variances, 101 Ocean Boulevard

GENERAL PROPERTY INFORMATION

Land Use Designation: Low Density Residential
Zoning District: Zone One (1)
Address: 101 Ocean Boulevard
Legal Description: Lot 1, Block "A", Section C, Golden Beach, according to the plat thereof, as recorded in Plat Book 9, at Page 52 of the Public Records of Miami-Dade County.
Lot Information: Under-sized oceanfront lot, 60' frontage, 331.9' average depth, 18,262 square feet (0.419 acres) to the bulkhead line, 16,260 square feet (0.37 acres) buildable area. Ranging from 7.79' NGVD on the Ocean Boulevard property line to 13.21' NGVD at the east plat line, then to 8.99' NGVD at the rear (oceanfront) lot line.

APPLICATION INFORMATION

Owner/Applicant: 101 Ocean Blvd LLC/ Stephanie Halfen of SDH Studio

REQUEST

Variance #1 **FROM:** Town Code §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; **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. The southern property line is the Town boundary and the view of the ocean from the property to the north will be unchanged.

Variance #2 **FROM:** Town Code §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; **TO:** reduce the side setback on the south side of the home to 5'-2".

Variance #3 **FROM:** §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; **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.

HISTORY

The property contains a 1-story 3,462 square foot single family home constructed in 1967, according to the Miami-Dade County Property Appraiser's website.

APPLICATION DETAILS

Construction of a new home the property is proposed; a concurrent application for approval of a new dwelling has been submitted. This is a unique property; it is the southernmost ocean front lot in the Town, which has been dwarfed by 39 floor Regalia condominium in the City of Sunny Isles Beach. The incompatibility this structure creates is substantial; the Town's Code regulates compatibility between one and two story homes, so in this instance the requirements meant to provide compatibility with the property to the south are virtually irrelevant. The applicant has requested variances from setback and projection requirements that relate to construction on the southern and rear property lines; all other Town Codes are being met.

ANALYSIS

DIVISION 2. - VARIANCES

§66-41. - Authorized, general procedure.

(a) The Building Regulation Advisory Board may recommend pursuant to the hearing as provided in §66-42 the granting of a Variance by the Town Council from the terms of the zoning provision of this chapter if it is not contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to recommend any Variance from the terms of this chapter, the Board shall find the following:

- (1) The Variance is in fact a Variance from a zoning regulation as set forth within this chapter.

The requests are for variances from zoning regulations.

- (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 adjacent 39 floor Regalia condominium in the City of Sunny Isles Beach creates extreme special conditions and circumstances for this property that are not applicable anywhere else in the Town.

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

The applicant has not created the special conditions and circumstances relating to this property, they were created by the City of Sunny Isles Beach and the developer of the Regalia condominium.

(4) Granting the Variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands or structures in the same district.

The applicant would be granted a special privilege by not having to meet the Town's requirements relating to construction along the southern and rear property lines; however it is critical to note that these requirements are virtually irrelevant because they regulate compatibility between one and two story home and property to the south is developed with a building with 39 floors.

(5) Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of zoning regulations and would work unnecessary and undue hardship on the applicant.

Without these variances the applicant would not be deprived of any rights that other properties possess, however meeting all of the Town Code's requirements relating to compatibility with the property to the south presents an unnecessary hardship since these requirements are intended to regulate one and two story single family homes.

(6) The Variance granted is the minimum Variance that will make possible the reasonable use of the land or structure.

It is not reasonable to require strict compliance with the Town Code's requirements that relate to the property to the south and what has been requested are the minimum the owner desires to justify constructing a new home on the property.

(7) The granting of the Variance will be in harmony with the general intent and purpose of this chapter and the Variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The intent of the Town Code is to promote the construction of luxury homes that are compatible with existing development and have a cohesive architectural character; granting these variances to allow this home to be constructed closer to the 39 floor Regalia condominium will not be injurious or a detrimental to the public welfare as these distances will comply with the building separation required by the Florida Building Code.

(b) In recommending the granting of any Variance, the Building Regulation Advisory Board may prescribe appropriate conditions and safeguards in conformity with this Code. Violation of the conditions and safeguards, when made a part of the terms under which the Variance is granted, shall be deemed a violation of the Code of Ordinances. The Building Regulation Advisory Board may prescribe a reasonable time limit wherein the Construction of the structure subject to the Variance is required to be completed.

No additional conditions are being recommended.

Variance or a use not generally permitted in the district involved or any use expressly or by implication prohibited by the terms of this Code in the district. No nonconforming use of neighboring lands, structures or buildings in the same district and no permitted use of lands, structures or buildings in other districts shall be considered grounds for a Variance.

This is not a request for variances to allow a use or something not allowed by the Town Code, and no nonconforming uses of neighboring lands within the Town are being cited as a reason to grant the request.

RECOMMENDATION

The applicant did not need to provide substantial competent evidence to support the request, the incompatibility with the Regalia condominium is obvious, the requests are reasonable and criteria required by the Town Code for the granting of a variance are being met; therefore **approval** of the application is recommended.



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:

3 Variance Request(s)
 Accessory Structures

Construction of a new seawall and dock.

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.

JOB ADDRESS: 101 Ocean Blvd., Golden Beach, FL, 33160
OWNER ADDRESS: 101 Ocean Blvd., Golden Beach, FL, 33160
REQUESTED BY: 101 Ocean Blvd. LLC
LEGAL DESCRIPTION: Lot 1 less beg NW COR Lot 1, GB Sect C, PB 9-52
FOLIO NO.: 19-1235-003-0010

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

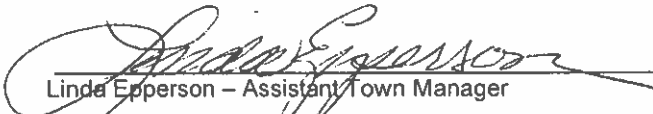
Golden Beach Town Hall
1 Golden Beach Dr.
Golden Beach, FL 33160
<https://us02web.zoom.us/j/89291108015?pwd=NS8rWnJhN21mSUdIcmFadHErei8yZz09>
Meeting ID: 892 9110 8015
Passcode: 752288
February 13, 2024 at 6pm

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

Golden Beach Town Hall
1 Golden Beach Dr.
Golden Beach, FL 33160.
March 26, 2024 at 6pm

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: January 31, 2024


Linda Epperson – Assistant Town Manager

PURSUANT TO FLA. STATUTE 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT: IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COUNCIL, BOARD OR COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS. AND THAT FOR SUCH PURPOSE, AFFECTED PERSONS MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. ANY INDIVIDUAL WHO BELIEVES HE OR SHE HAS A DISABILITY WHICH REQUIRES A REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE FULLY AND EFFECTIVELY IN A MEETING OF THE BUILDING REGULATION BOARD MUST SO NOTIFY THE TOWN CLERK, AT (305) 932-0744 AT LEAST 24 HOURS PRIOR TO THE DATE OF THE MEETING.

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

Request hearing in reference to:

Application fee: _____

New residence/addition: 101 Ocean Blvd Variance(s): Yes
Exterior alterations: _____ Other Structure: _____
Date application filed: _____ For hearing date: _____

1. Project information:

Project description: New 3 story single family residence with 2 garages, covered terrace, pool, cabana and rooftop terrace

Legal Description: Lot 1, Block "A", Section "C" of Golden Beach, Plat Book 9, Page 52 of Miami Dade except portion described on survey

Folio #: 19-1235-003-0010

Address of Property: 101 Ocean Blvd, Golden Beach, FL 33160

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

Owner's Name: 101 Ocean Blvd LLC Phone (786) 718-0385 Fax _____

Owner's address: 101 Ocean Blvd City/State Golden Beach Zip 33160

Email address: danielhome loanscor@yahoo.com

Agent: _____ Phone _____ Fax _____

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

Email address: _____

Architect: SDH Studio Phone (305) 501-5013 Fax _____

Email address: stephanie@sdhstudio.com

Contractor: _____ Phone _____ Fax _____

3. Describe project and/ or reason for hearing request: Request for new construction of a 3 story single family residence with 2 garages, covered terrace, pool, cabana and rooftop terrace

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

Building Plans:

Conceptual: Preliminary: Final:
Other: _____

5. Estimated cost of work: \$5,869,150
Estimated market value of: Land \$ 9,053,675.00
Building \$ 345,786.00

(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**

1. The application deadline date will be adhered to. No application will be accepted after the date and time specified.
2. The Building Department will review the application package. If it is determined that the application is incomplete, the item will not be accepted and returned to the applicant for correction.
3. During the Forty Day (40) period from the deadline date to the hearing date the following events shall take place in proper order:
 - a) During the first week upon submittal, the zoning and landscape reviewers, or the Town's designated agent will review the application and complete a comment sheet specifying all deficiencies for correction which will be emailed to you the applicant/agent of record.
 - b) Corrections for any deficiencies must be submitted within 15 days of the scheduled meeting/hearing date. Corrections not approved or received for a scheduled Agenda item will be deferred to the next B.R.A.B. meeting/hearing date.
 - c) 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.
 - d) Upon receipt of a Staff Recommendation report approving the project the balance of the applications with plans and documents, need to be submitted to the Building Department for distribution to the Board Members and Staff. The Building Dept. shall retain all originals for the records. At that time the applicant's request will be placed on the Agenda for approval by the B.R.A.B. Board Members.
4. After approval of the item by the Board, You will also need to retain a copy of the BRAB approved application package with the minutes for submission at the time of the permit application. Make sure to request a copy of the minutes on the 3rd Tuesday of the following month of your approval.
5. If a Variance: A Notice of Hearing for variance will be mailed no later than 10 days before the date of meeting, as per Town Code.
6. Variance have a two step process: The Building Advisory Board is a recommendation Board to the Town Council – The Town Council is the ultimate authority on Granting or Denial of Variance requests. The Town council will hear your requests for the Variance at the next hearing, it is at that Hearing that the Town Council will either approve or deny your requests. Someone needs to be present at the meeting. The Town Council meetings are held every 3rd Tuesday of every month.
7. After approval of the item by the Board, The Resolutions approving your variance will need to be prepared and you will be notified when they are ready to be picked up and get recorded with the Miami Dade County Clerk's recording office. You will need to forward us a Certified copy of recorded Resolutions and retain a copy for your records.
8. Required for permitting: A copy of the Certified copy of recorded Resolutions and BRAB approved application package along with the minutes.

RECEIVED
JAN 09 2023

Per _____

Town of Golden Beach
Building and BRAB
Hearing Date

JAN 09 2024

APPROVED _____
DISAPPROVED _____
VARIANCE REQ _____

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

Appropriate fee shall be paid at time of application you will be charged for each item included in the plans. These fees are not refundable.

<u>Type of request</u>	<u>Fee</u>	<u>Qty</u>
1. Residence (new construction).....	\$300.00	<u>1</u>
2. Addition/Remodel of existing structure.....	\$225.00	<u>0</u>
3. Fencing, site walls, driveways, pool decks (charged per each item included in the plans) (1 of each)	\$150.00	<u>4</u>
4. Accessory Building or Structure.....	\$150.00	<u>1</u>
5. Swimming pools.....	\$100.00	<u>1</u>
6. Docks.....	\$100.00	<u>0</u>
7. Boat Lifts.....	\$100.00	<u>0</u>
9. Carports, awnings.....	\$100.00	<u>0</u>
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	<u>1</u>
11. Resubmissions, based on original fee paid...	75.0%	<u> </u>
12. Zoning Variances and special exceptions, per variance or exception:		
a. First variance/ exception.	\$750.00	<u>1</u>
b. Per additional variance/exception, for the same initial variance (example: request for a dock, affecting two different codes	\$200.00	<u>2</u>
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	<u>0</u>

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

6. Is hearing being requested as a result of a Notice of Violation? no
7. Are there any structures on the property that will be demolished? no
8. Does legal description conform to plat? no
9. Owner Certification: I hereby certify that I am the owner of record (*) of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of owner(s): 

Acknowledged before me this 3rd day of NOVEMBER, 2023

Type of identification:


Notary Public

Owner/Power of Attorney Affidavit:

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


Signature of owner(s)

Acknowledged before me this 3rd day of NOVEMBER, 2023

Type of identification:


Notary Public

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

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

Property Address: 101 Ocean Blvd
 Legal Description: Lot 1 Block A, Section C of Golden Beach Plat Book 9, Page 52 of Miami Dade County less portion described
 Owner's Name: 101 Ocean Blvd LLC Phone (786) 718-0385 Fax _____
 Agent's Name: _____ Phone _____ Fax _____
 Board Meeting of: _____

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

Application for: New 3 story single family residence
 Lot size: 16.260
 Lot area: 16.260
 Frontage: 60'
 Construction Zone: 1
 Front setback: 20' guest quarters & 60' main house
 Side setback: 7'-6" North and 5' South
 Rear setback: As per Plans
 Coastal Construction: Yes No East of coastal const. control line: Yes No
 State Road A1A frontage: 60'
 Swimming pool: Yes No Existing: no Proposed: _____
 Fence Type: Metal Existing: no Proposed: _____
 Finished Floor elevation N.G.V.D.: 24.16
 Seawall: no Existing: na Proposed: na
 Lot Drainage: Swales and trench drains, refer to civil plans
 How will rainwater be disposed of on site? Retained on swales and trench drains, refer to civil plans

Adjacent use (s): Residential and multifamily
 Impervious area: 10418.53
 % of impervious area: 60
 Existing ground floor livable area square footage: 3317
 Proposed ground floor livable area square footage: 5833
 Existing 2nd floor livable area square footage: na
 Proposed 2nd floor livable area square footage: 5101
 Proposed % of 2nd floor over ground floor: 87
 Vaulted area square footage: na
 Vaulted height: _____
 Color of main structure: White and metal
 Color of trim: bronze
 Color & material of roof: white and stone
 Building height (above finished floor elevation): 25'-1"
 Swale: (Mandatory 10'-0" from edge of payment, 10 ft. wide x 1 ft. deep minimum):

Existing trees in Lot: As per plans in Swale: _____
 Proposed trees in Lot: As per plans in Swale: _____
 Number & type of shrubs: As per plans
 Garage Type: Enclosed Existing: _____ Proposed: _____
 Driveway width & type: 20' - Concrete pavers

Signature of Applicant:  Date: _____
 BUILDING REGULATION ADVISORY BOARD APPLICATION (July 2020)
 Page 8 of 15

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

Date: _____

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: 101 Ocean Blvd Folio No. 19-1235-003-0010

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)**: Section 66-69.1 (h)(c) Side Yard Setbacks.
Section 66-101 (a)(1) Elevation of house and garage floors. Section 66-141(d) Projections

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- Request to eliminate additional side setback in South Property Line instead of additional 1' setback for every feet in height above 18'.
Request to allow the first habitable floor to start at 24.5' NGVD instead of 20.2' NGVD as stated in the Town's
Request to allow for 5'6" projection and 8'6" projection to the south lot line of property, at front and rear setback, instead of 4'.

 - 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. Yes- The existing elevation of the current house and lot cause the necessity to raise the elevation of the house to avoid excessive digging in an ocean property which is not allowed by the FDEP.
Yes- The lot is the first lot to the East of Ocean Blvd. at south vicinity the presence of a big multifamily
high rise presents different conditions than those that a single family home would represent. Adjustments are
necessary to recognize the difference of scales between the building and the proposed home.

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

 - d. Granting the Variance requested will not confer on the applicant any special privilege that is denied by the Zoning Chapter of the Town Code to other lands or structures in the same district. No

TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
PETITION FOR VARIANCE

3. Literal interpretations of the provisions of the Zoning Chapter of the Town Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of zoning regulations and would work unnecessary and undue hardship on the applicant. Yes

4. The Variance granted is the minimum Variance that will make possible the reasonable use of the land or structure. Yes

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. Yes

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

6. Our code states that submission of a written statement is invited and encouraged. Has the applicant (petitioner) explained the variance to the owners of the nearest adjacent residences and sought their approval in writing? Yes No
Please attach any written letters of no objection to this petition.

7. Is this request related to new construction? Yes No

8. Is construction in progress? No

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

10. Did this condition exist at the time property was acquired? Yes No

11. Is this request sought as a remedy to a case to be heard, or action taken by the Special Magistrate? No

12. Do you have a building permit? Yes No

Building Permit No. _____ Date issued: _____

RECEIVED

DEC 15 2023

Per _____

November 22nd, 2023
101 Ocean Blvd, Golden Beach FL 33160
Single Family Residence – New Design
Planning and Zoning Comments

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

JAN 09 2024

Dear Planning and Zoning,

APPROVED _____
DISAPPROVED _____
VARIANCE REQ _____

The following document clarifies the itemized list of requested variances, to further explain the details and reasons behind each variance request. Please refer to the items listed below, along with each corresponding explanation.

1. Request for variance of section 66-69.1 (h)(c)1 & 2 - Side Yard Setbacks

The subject property is the first property, facing the Ocean, in the Town of Golden Beach immediately adjacent to the limits of the city of Sunny Isles. Because of this location and condition, the property has single-family residences to the north and a multifamily high-rise to the South. Given the fact that the south side of this property is faced with a building that has a considerably larger scale, the applicant requests to have the requirement for additional setbacks waived at the South of the house, both on Guest Quarters and Main house, to be able to turn back on the building directly adjacent to the future house. Furthermore, given the scale of the building, the applicant requests contemplation for a variance of this section of the code not to give this building the same considerations that would be given to a single-family home.

Furthermore, the existing property is setback 5' from the property line. The applicant requests to maintain this setback, in lieu of the 7'-6" required, to occupy the lot in a more beneficial way for the project.

2. Request for variance of section 66-141 (d) – Projections – Eaves

The subject property is the first property, facing the Ocean, in the Town of Golden Beach, immediately adjacent to the limits of Sunny Isles. Because of this location and condition, the property has single-family residences to the north and a multifamily high-rise to the South. Given that the south side of this property is faced with a building that has a considerably larger scale, the applicant requests to have the requirement for eaves projections waived to allow for more prominent projections. Waiving this requirement will allow the applicant to provide a view for the building facing northeast instead of a view toward the building on the south. The code allowance for projections is 4'. The applicant requests to have the following projections:

- 5'-6" projection at the southwest corner of the second floor.

- 8'-6" projection at the southeast corner of the second floor.

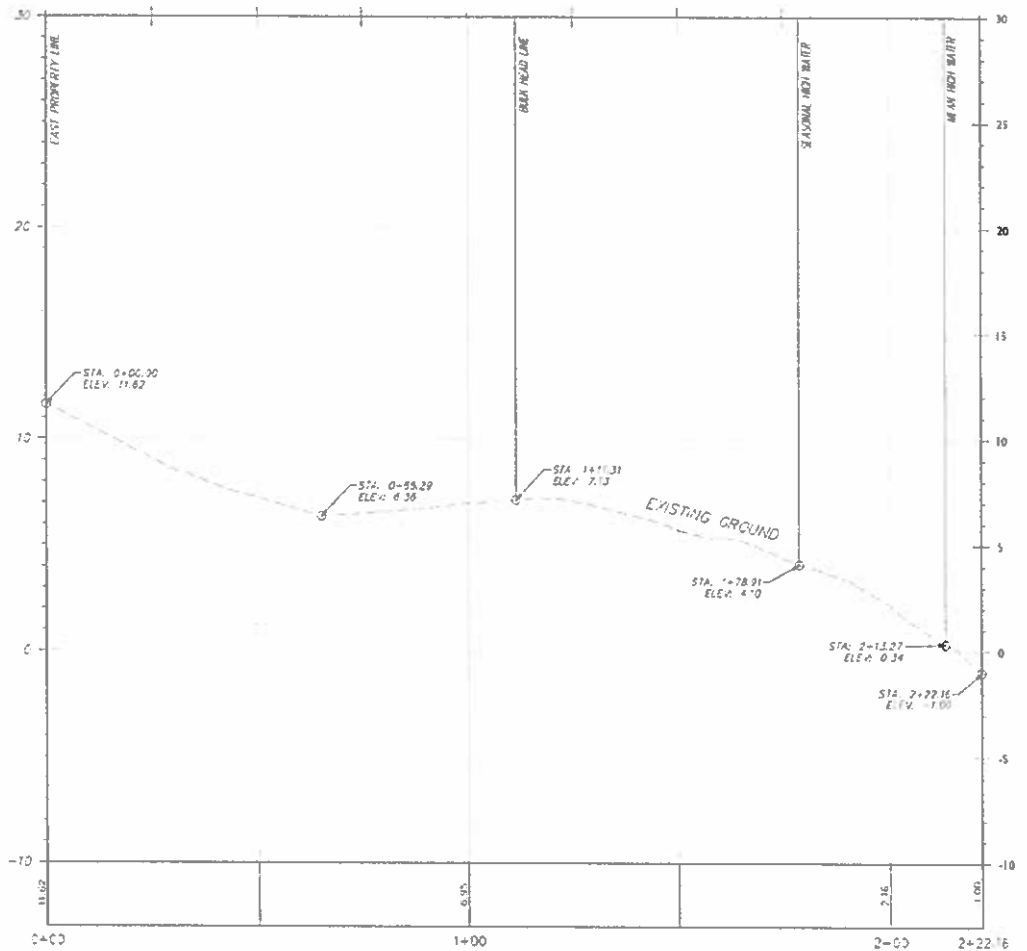
Please note that this request is only for the second story and only at the south side of the subject property, no variance is being requested at any other side or any other story.

3. Request for variance of section 66-69.1 (g) - Rear Yard Setbacks

Section 66-69.1 (g) states the following: *"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."* Given that this line cannot be established, since the property to the South is the multifamily Regalia on the city of Sunny Isles, the applicant requests to have the rear setback established by the current property's rear limit.

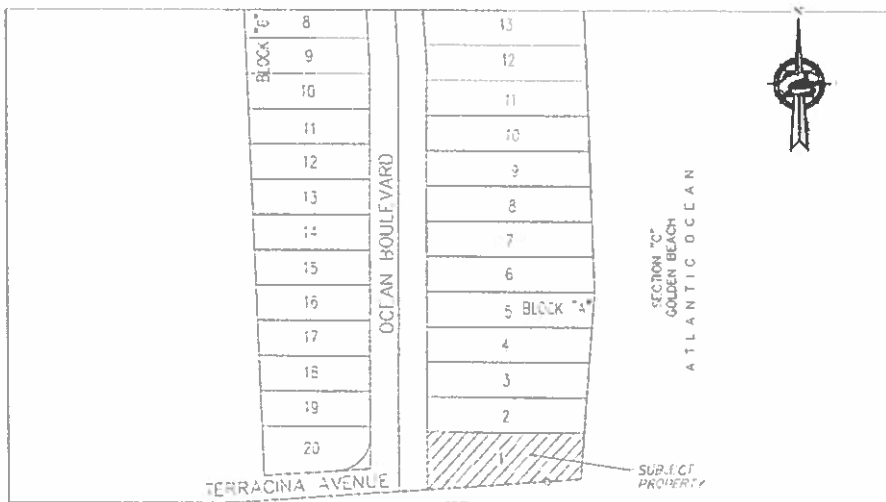


	ARCHITECTURE	CIVIL	LANDSCAPING	REV
DRAWING INDEX	A-000 COVER PAGE	C-1 DRAINAGE PLAN		
	A-001 GENERAL NOTES	C-2 STORY DRAINAGE DETAILS		
	A-002 SITE PICTURES			
	A-004 RENDERINGS			
	A-005 RENDERINGS			
	L-100 SITE PLAN			
	L-100.1 SITE DIAGRAMS			
	A-100.2 AREA DIAGRAMS			
	A-100.3 BUILDING CONTEXT PHOTOGRAPHS			
	A-100.4 ELEVATION DIAGRAMS			
	A-100.5 SURROUNDING SITE OVERLAPS			
	L-101 GROUND FLOOR PLAN			
	L-102 MAIN FLOOR PLAN			
	L-103 SECOND FLOOR			
	A-104 CABANA PLANS			
L-105 ROOF PLAN				
A-108 RCP SECOND FLOOR ELEVATIONS				
A-200 ELEVATIONS				
L-201 ELEVATIONS				
A-202 GARAGE/GUEST HOUSE ELEVATIONS				
A-300 SECTIONS				
L-301 SECTIONS				
A-304 WALL SECTIONS				
A-400 ADDITIONAL SECTIONS AND DETAILS				
A-500 DOOR AND WINDOWS SCHEDULE				
PROJECT TEAM				



PROFILE OF ALIGNMENT - NORTH 101
 HORIZONTAL : 1" = 20'
 VERTICAL : 1" = 4'

ELEVATIONS SHOWN ARE IN
 DATUM CONVERSION
 0.00 NAVD83 = 1.60 I



VAGUITY MAP
 NOT TO SCALE

LEGAL DESCRIPTION: (PUBLIC RECORDS)
 LOT 1, BLOCK A, SECTION "C" OF GOLDEN BEACH, PLAT BOOK 9, PAGE 52 OF 118, LESS THAT CERTAIN PORTION THEREOF DESCRIBED BEGINNING AT THE NORTHWEST CORNER OF LOT 1, THENCE RUN SOUTH 2 DEGREES, 43 1/2 MINUTES, 57 SECONDS EAST, ALONG A LINE TO THE HIGH TIDE LINE OF THE ATLANTIC OCEAN; THENCE RUN NORTH 87 DEGREES, 11 MINUTES, 10 SECONDS WEST, ALONG THE HIGH TIDE LINE OF SAID LOT 1, FOR A DISTANCE OF 21.47 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:
 NO UNDERGROUND FOOTINGS WERE LOCATED. THE CLIENT PROVIDED THE LEGAL DESCRIPTION. OWNERSHIP IS SUBJECT TO OPINION OF TITLE. NO ENCROACHMENTS WERE NOTED BY THIS SURVEY. ANY NOTICIBLE EVIDENCE OF OCCUPATION, RIGHT-OF-WAY, EGRESS OR ACCESS IS SHOWN. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OTHER SURVEY OR THE RECORDED PLAT OR SITE PLAN DRAWING.

THE OWNERSHIP OF THE FENCES AND/OR WALLS IS NOT CERTIFIED TO AND FOR ANY REPRODUCTION OF THIS SURVEY MAP IS INTENDED FOR THE ORIGINAL TO VERIFY THESE DATED CONTENTS. DIFFERENCES ARE NOTED AS COMPARED TO A SURVEY AS PLAT (P), FIELD MEASURED (F), RECORDED (R), BEARINGS AND COORDINATES AS SHOWN HEREON WERE DETERMINED BY REDUNDANT GPS SURVEYING BY THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) IN 2018. THE BEARING OF 11 DEGREES 11 MINUTES 10 SECONDS BETWEEN TWO POINTS ON THE STATE ROAD NO. 114/ OCEAN BOULEVARD AND TRIVALE BUSINESS CENTER VS. THE FIELD AND TRIVALE BUSINESS CENTER VS.

ELEVATIONS SHOWN HEREON ARE REFERENCE TO THE 1988 (NAVD83) MORE SPECIFICALLY THE FOLLOWS: TAMPA-DADE COUNTY BENCHMARK E-201, ELEVATION 11.62 FEET. ALL MEASUREMENTS ARE IN US SURVEY FEET.

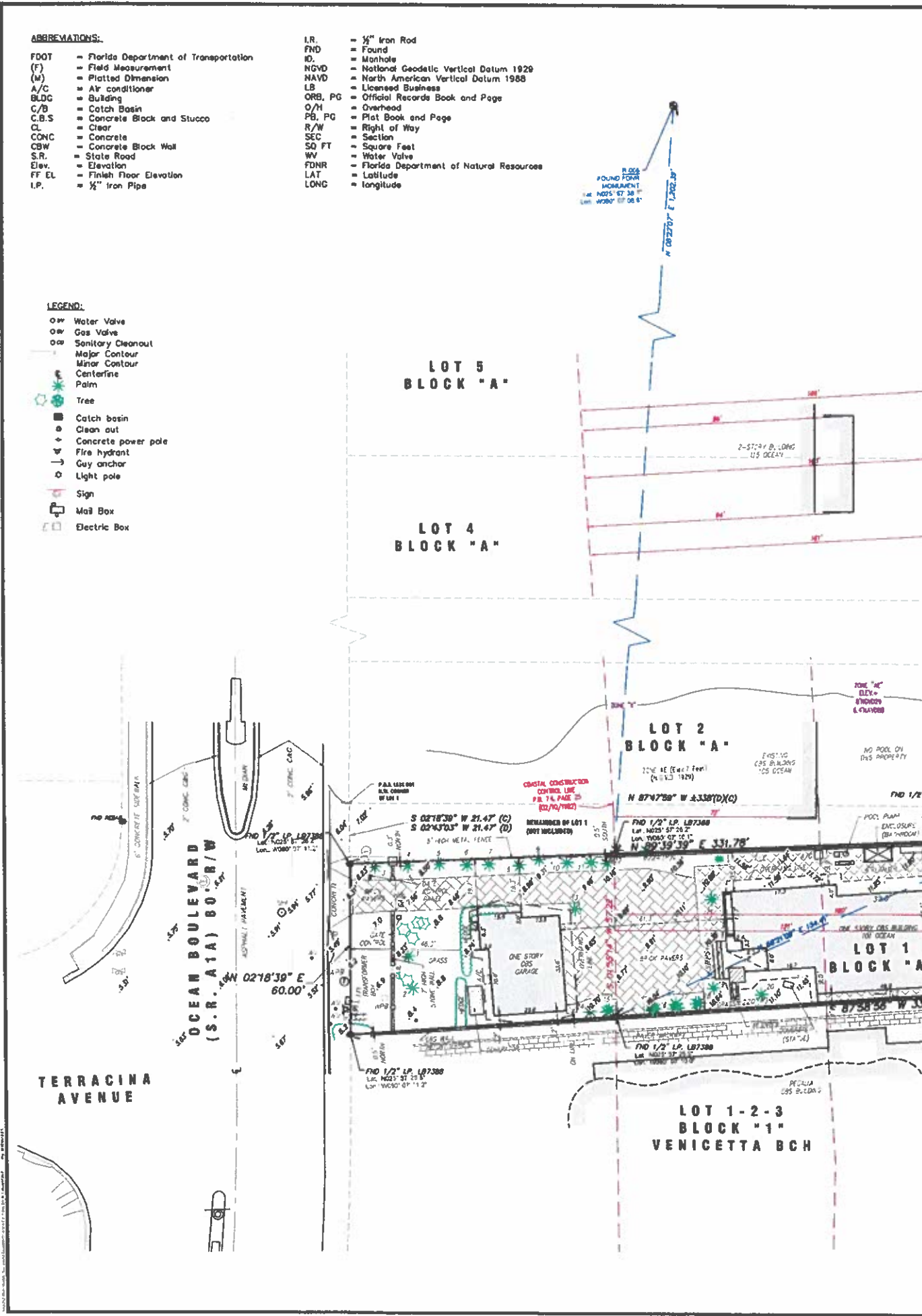
ABBREVIATIONS:

- FDOT = Florida Department of Transportation
- (F) = Field Measurement
- (M) = Platted Dimension
- A/C = Air conditioner
- BLDG = Building
- C/B = Catch Basin
- C.B.S = Concrete Block and Stucco
- CL = Clear
- CONC = Concrete
- CBW = Concrete Block Wall
- S.R. = State Road
- Elev. = Elevation
- FF EL = Finish Floor Elevation
- I.P. = 1/2" Iron Pipe

- I.R. = 1/2" Iron Rod
- FND = Found
- ID. = Manhole
- NGVD = National Geodetic Vertical Datum 1929
- NAVD = North American Vertical Datum 1988
- LB = Licensed Business
- ORB, PG = Official Records Book and Page
- O/H = Overhead
- PB, PG = Plat Book and Page
- R/W = Right of Way
- SEC = Section
- SQ FT = Square Feet
- WV = Water Valve
- FDNR = Florida Department of Natural Resources
- LAT = Latitude
- LONG = Longitude

LEGEND:

- Water Valve
- Gas Valve
- Sanitary Cleanout
- Major Contour
- Minor Contour
- Centerline
- Palm
- Tree
- Catch basin
- Clean out
- Concrete power pole
- Fire hydrant
- Guy anchor
- Light pole
- Sign
- Mail Box
- Electric Box





BRONZE ALUMINUM

SMOOTH STUCCO - BILLY M
MOORE SUPER WHITE PAINT



METAL MATERIAL FOR FACADE DETAILS



CLEAR GLASS
CLEAR GLASS RAILING

- WHITE SMOOTH STUCCO STONE FOR GENERAL FACADES
- METAL MATERIAL FOR FACADE DETAILS
- CLEAR GLASS FOR WINDOWS AND MAIN HOUSE RAILINGS
- BRONZE ALUMINUM FRAMING FOR STOREFRONTS AND CLADDING DETAILS
- WOOD CLADDING FOR ROOF
- METAL FINISH FOR LOBBIES
- CLEAR GLASS RAILING FOR SIDE STAIRS
- METAL LOBBYED FENCE FOR EQUIP. AREA ENCLOSURE



PROPOSED MATERIALS

1" = 1'-0"

OCEAN BOULEVARD

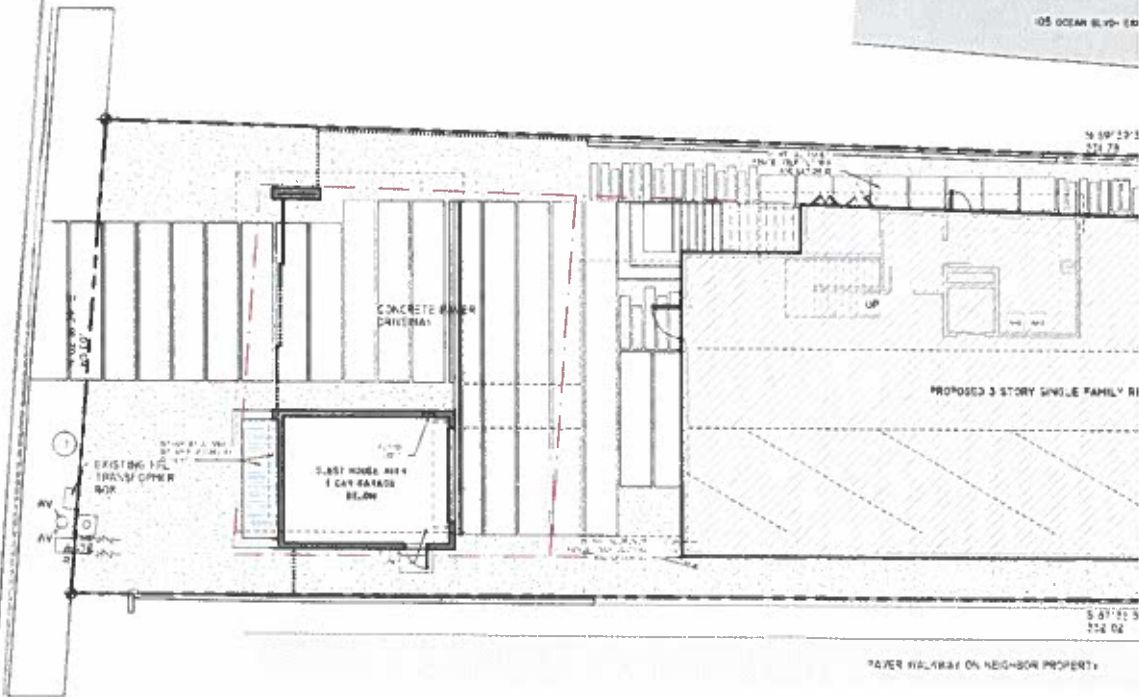
ASPHALT PAVEMENT

1.401600

1.351600

1.301600

1.241600

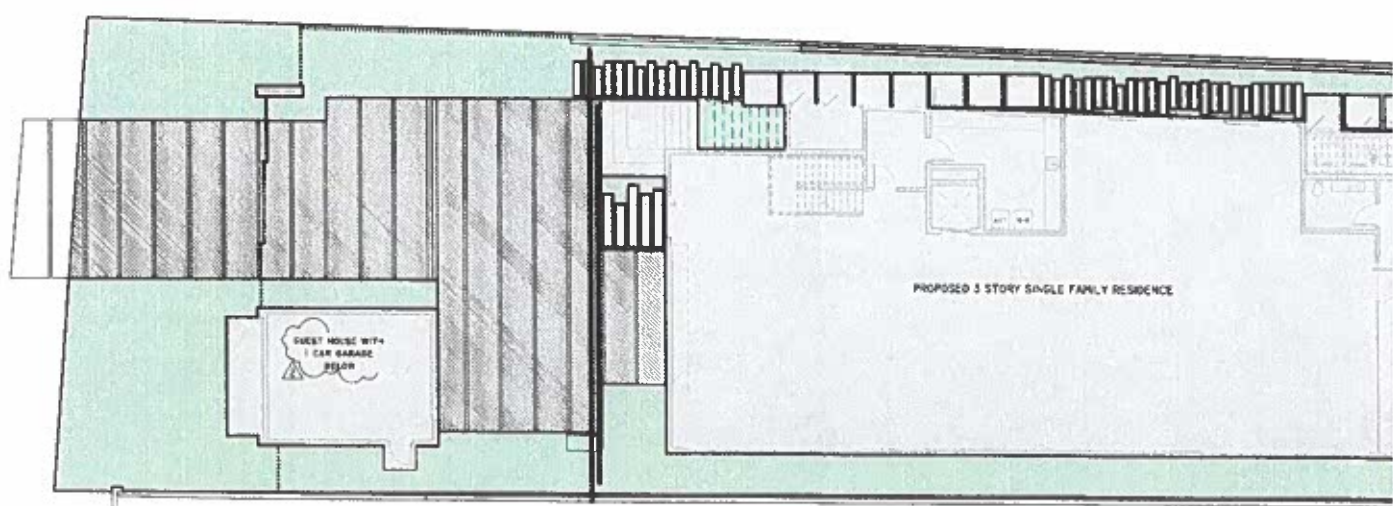


105 OCEAN BLVD - 50

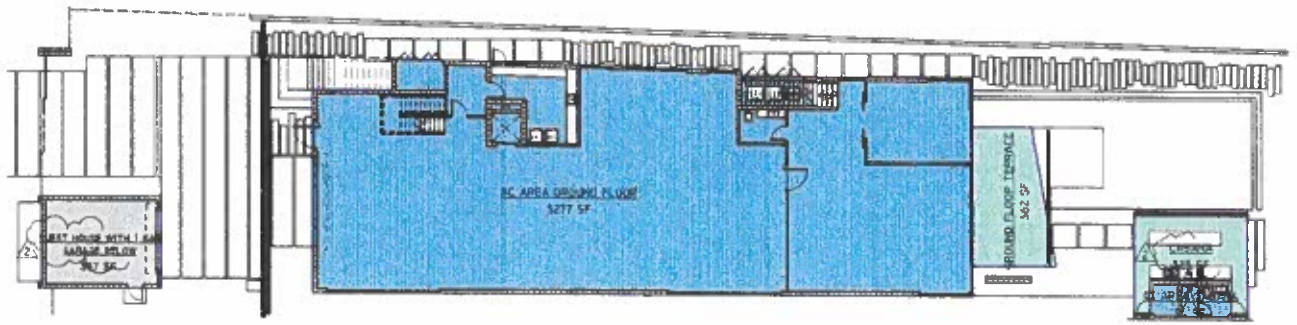
N 09° 23' 3
021 72

S 07° 02' 3
024 02

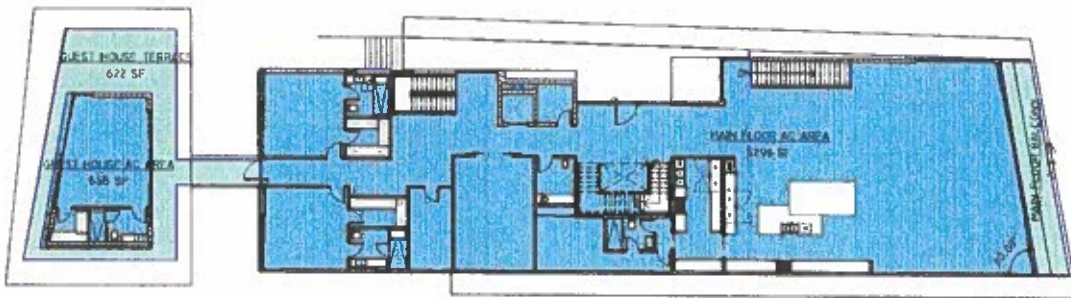
REGAL



- EXISTING 1.5 STORY OFFICE BLDG
- EXISTING 1.5 STORY OFFICE BLDG
- ASPHALT PAVEMENT



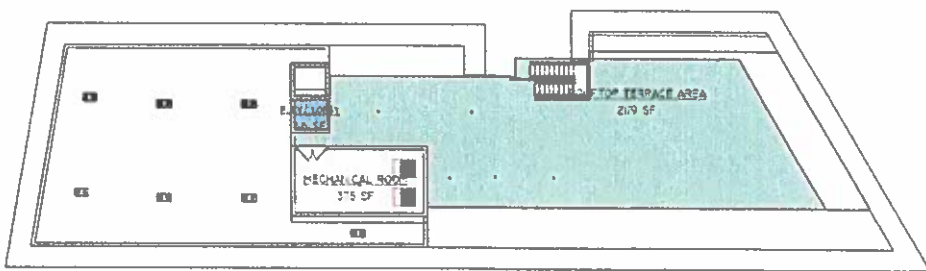
1 GROUND FLOOR
1/16" = 1'-0"



2 MAIN FLOOR
1/16" = 1'-0"

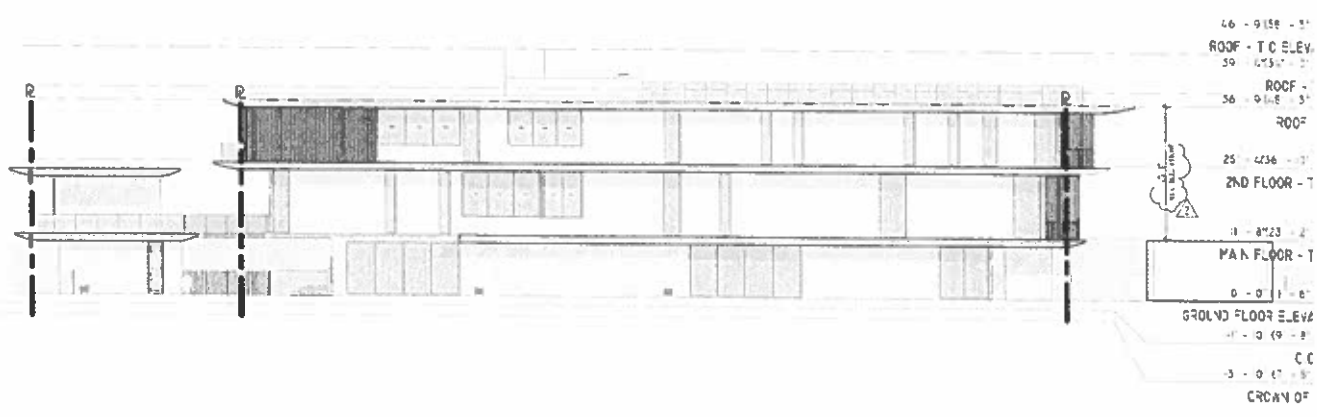
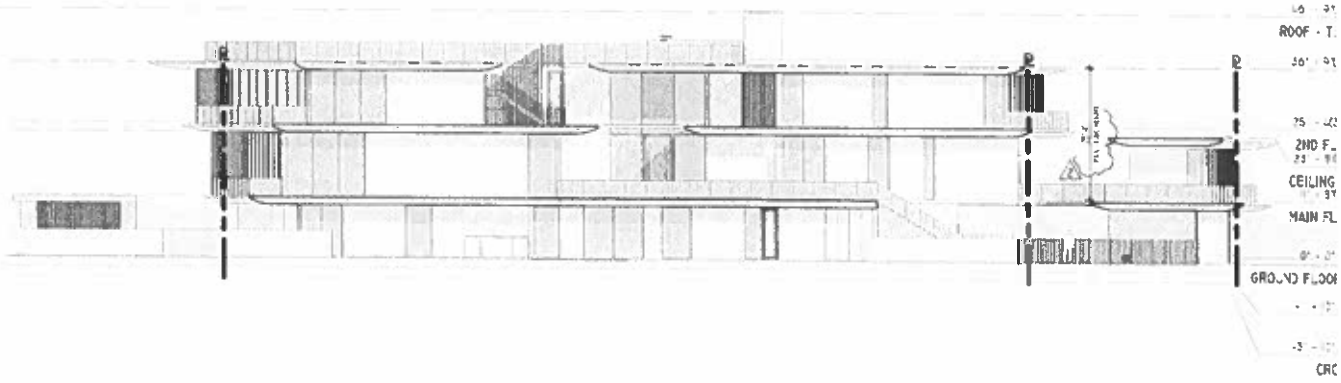
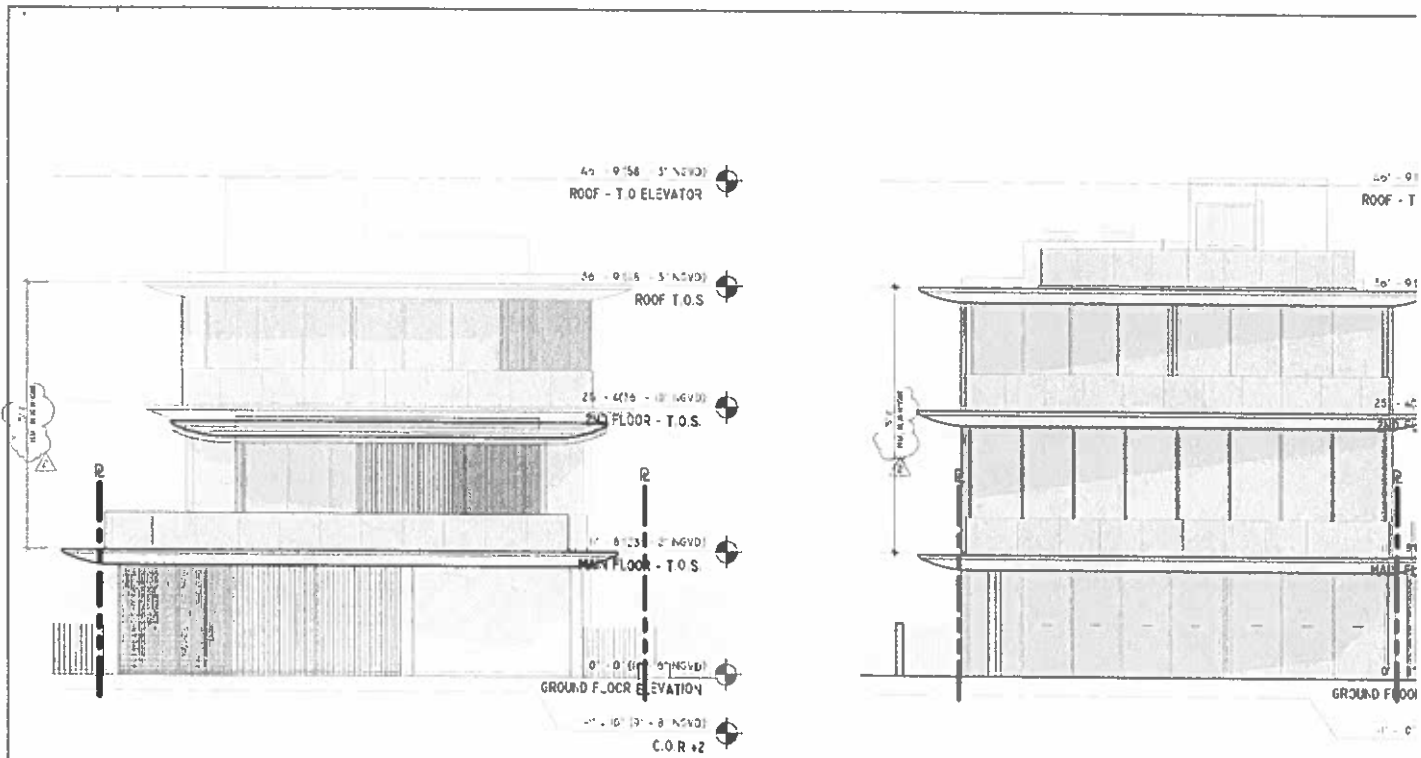


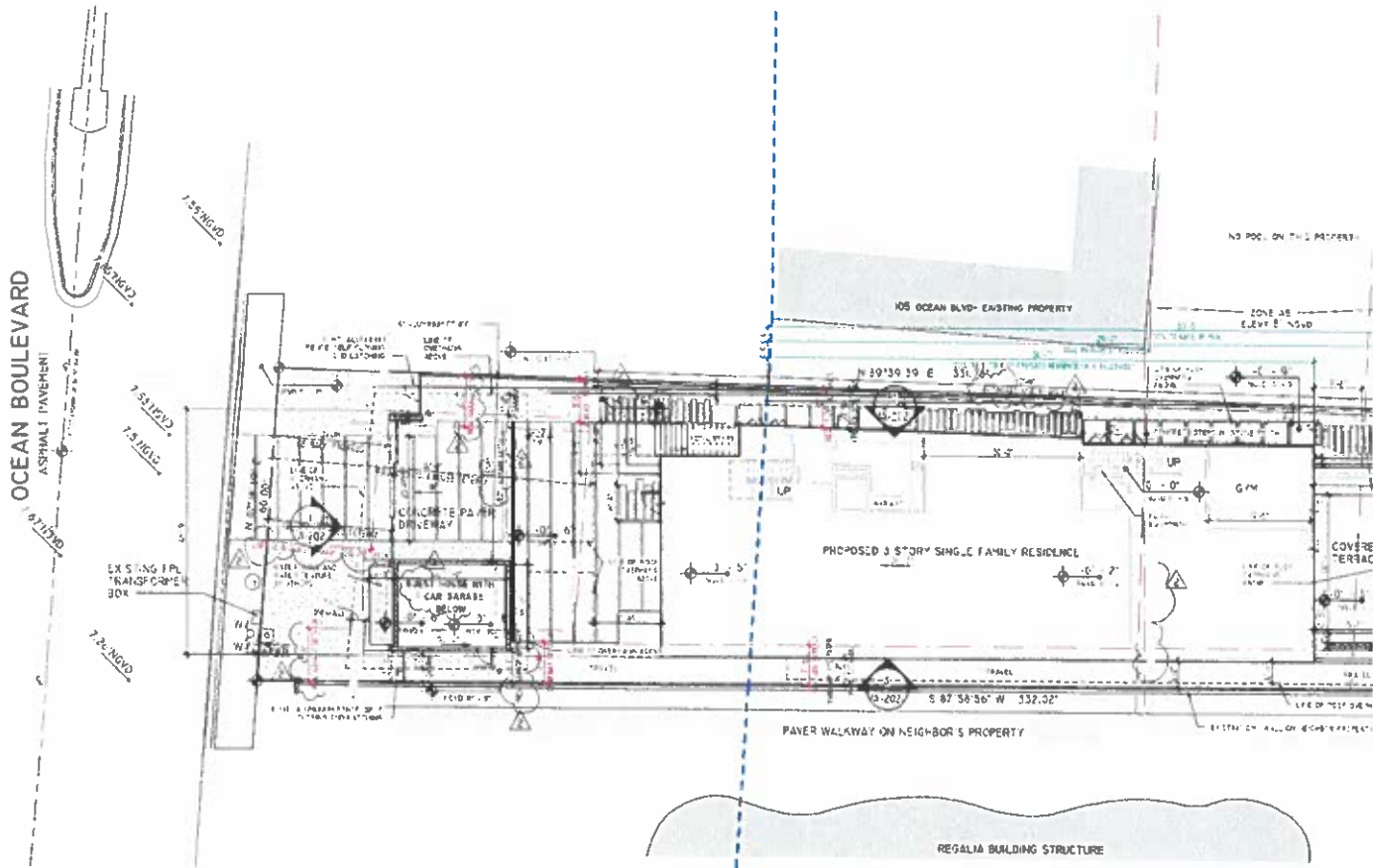
3 2ND FLOOR - T.O.S.
1/16" = 1'-0"



AREA UNDER AC	
Comments	Area
AC AREA GROUND FLOOR	5277 SF
AC AREA CABANA	0 SF
MAIN FLOOR AC AREA	5288 SF
GUEST HOUSE AC AREA	535 SF
2ND FLOOR AC AREA	5901 SF
REV. LOBBY	42 SF
	16372 SF

4 ROOF - T.O.
1/16" = 1'-0"





LIST OF VARIANCES

SECTION 66-59.1 (H)(C) SIDE YARD SETBACKS. REQUEST TO REDUCE SIDE SETBACK AND ADDITIONAL SIDE SETBACK TO THE SOUTH SIDE OF THE PROPERTY.

SECTION 66-59.1 (D) PROJECTIONS. REQUEST TO ALLOW A MORE EXTENSIVE ENROACHMENT INTO PERMITTED PROJECTIONS AT THE SOUTH SIDE OF THE PROPERTY.

SECTION 66-59.1 (G) REAR SETBACK. REQUEST TO REDUCE REQUIRED REAR SETBACK AND ALLOW PROPERTY TO END AT THE REAR LIMIT OF THE EXISTING PROPERTY.

APPLICABLE CODES

FLORIDA BUILDING CODE 2020 EDITION
 FLORIDA RESIDENTIAL CODE 2020
 NATIONAL ELECTRICAL CODE 2020
 FLORIDA PLUMBING CODE 2020
 FLORIDA MECHANICAL CODE 2020
 FLORIDA ENERGY CODE 2020

SCOPE OF WORK

1 NEW 3 STORY SINGLE FAMILY RESIDENCE

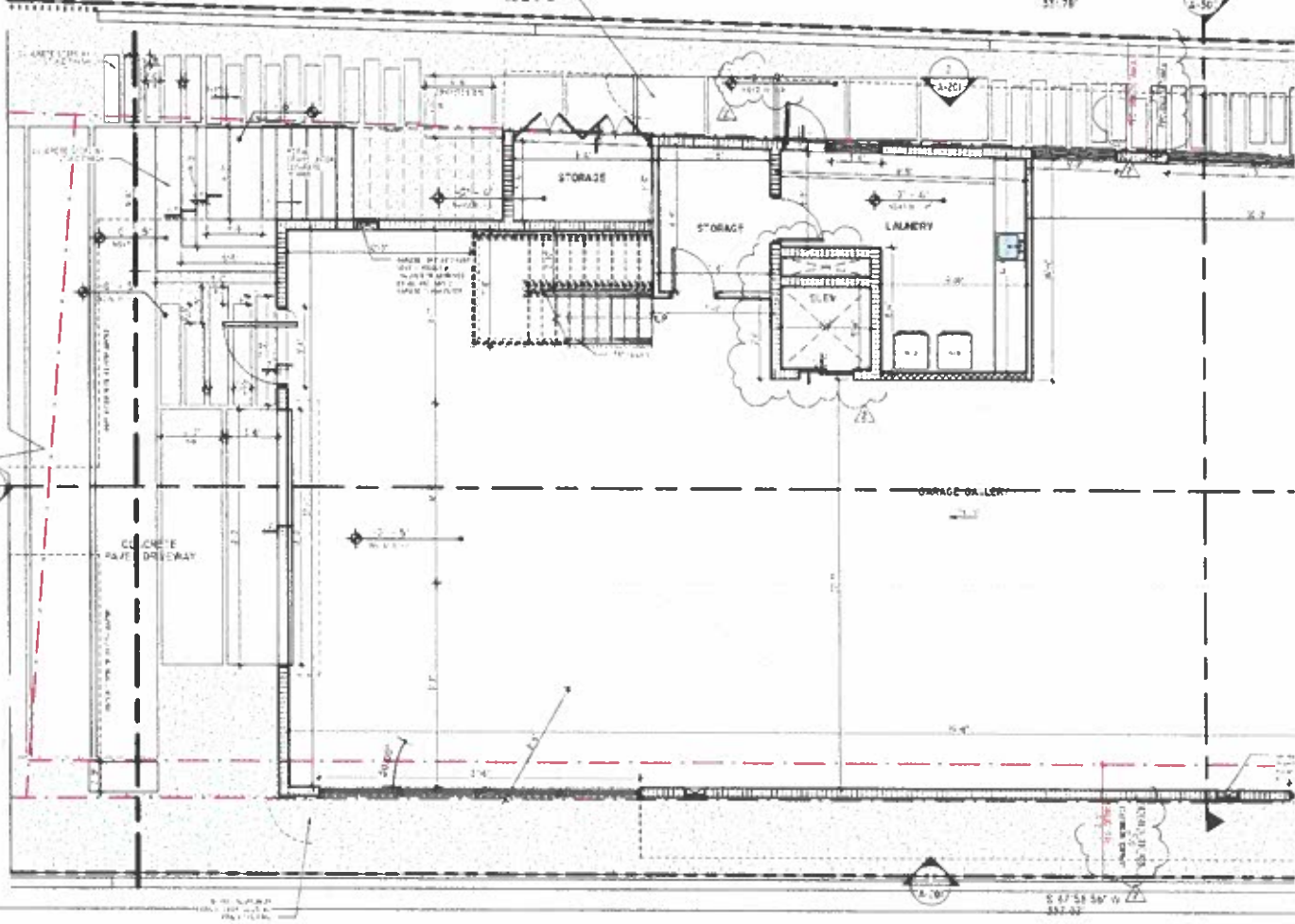
AREA TALLY

AREAS		ADJUSTED AREA		ZONING
AREA UNDER AC				
AC AREA GROUND FLOOR	5277 SF			BLU
AC AREA CABANA	14 SF			RES
MAIN FLOOR AC AREA	5293 SF			RES
GUEST HOUSE AC AREA	535 SF			RES
2ND FLOOR AC AREA	510 SF			RES
ELEV. LOBBY	55 SF			POO
TOTAL	10378 SF	3601 SF	360 SF	Q42
GARAGE	367 SF	369 SF / 2	75 SF	Q42
TERRACES/ENTRY/CARPORT				
GROUND FLOOR ELEVATION	696 SF			RES
MAIN FLOOR - T.O.S.	867 SF			RES
2ND FLOOR - T.O.S.	579 SF			RES
ROOF	210 SF			RES
CABANA (21' 6" WIDE)	129 SF			RES
TOTAL	14277 SF	TOTAL	1464 SF	RES

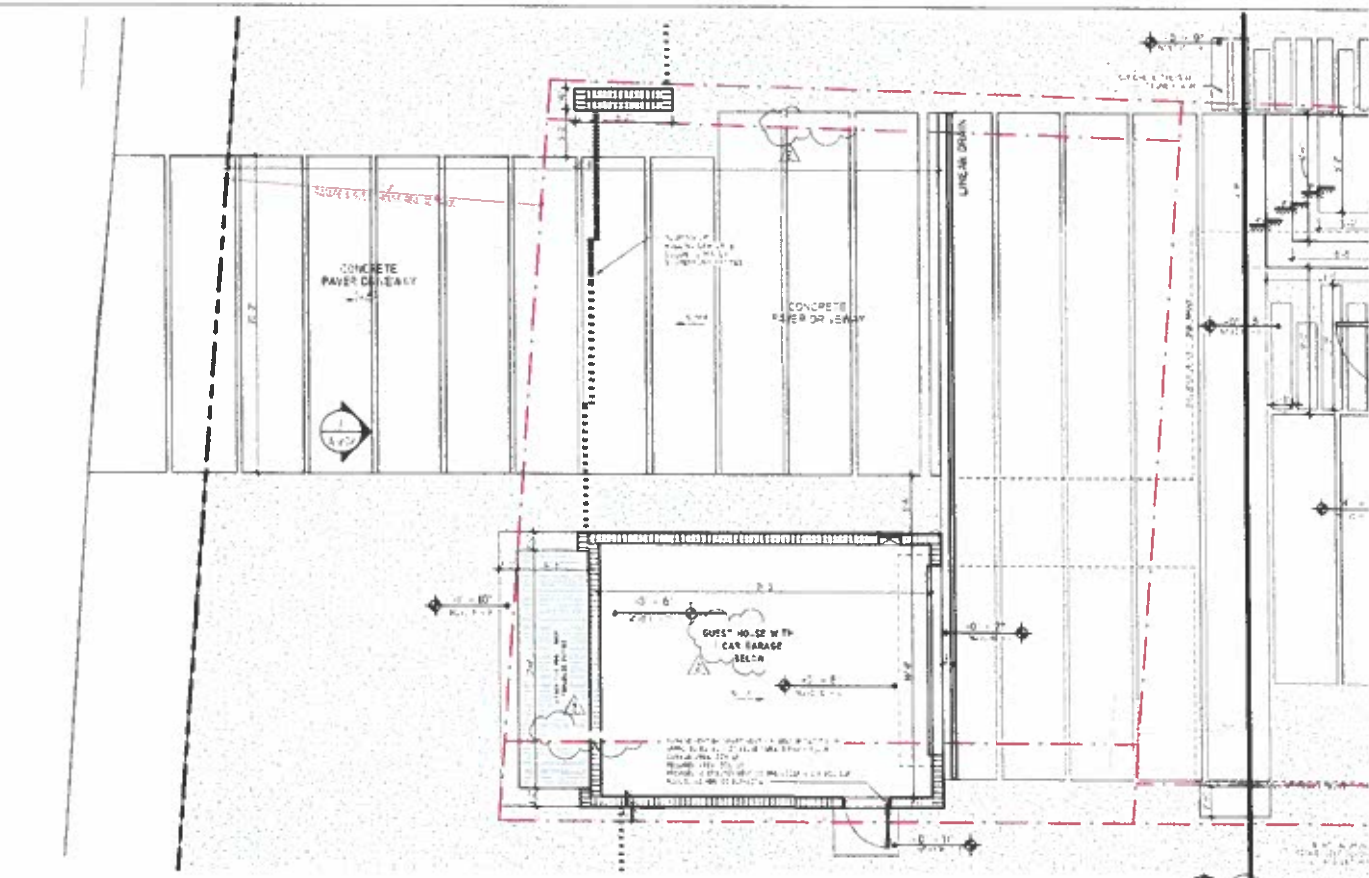
2 / A-101

N 65° 50' 30" E
51.76'

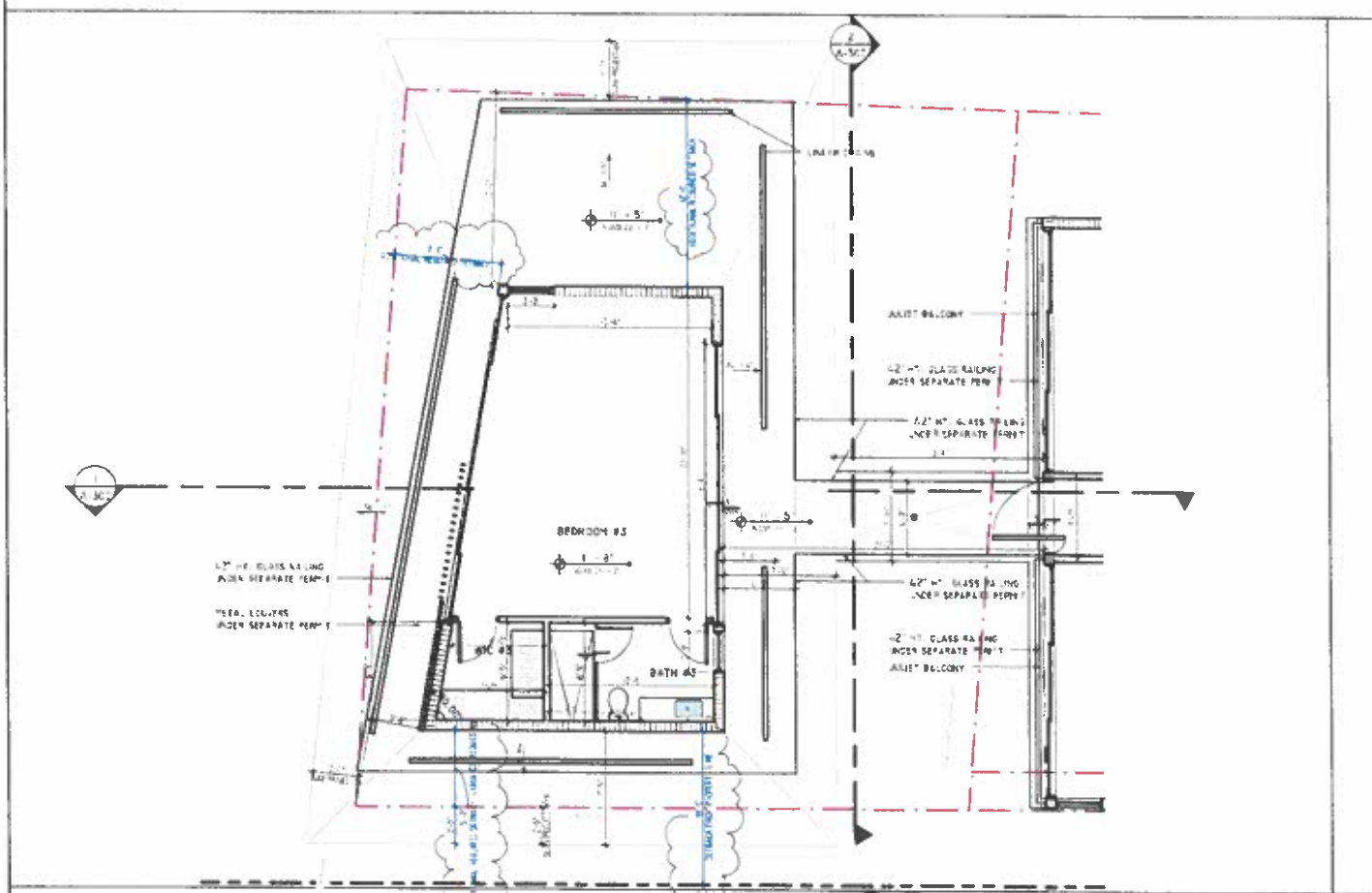
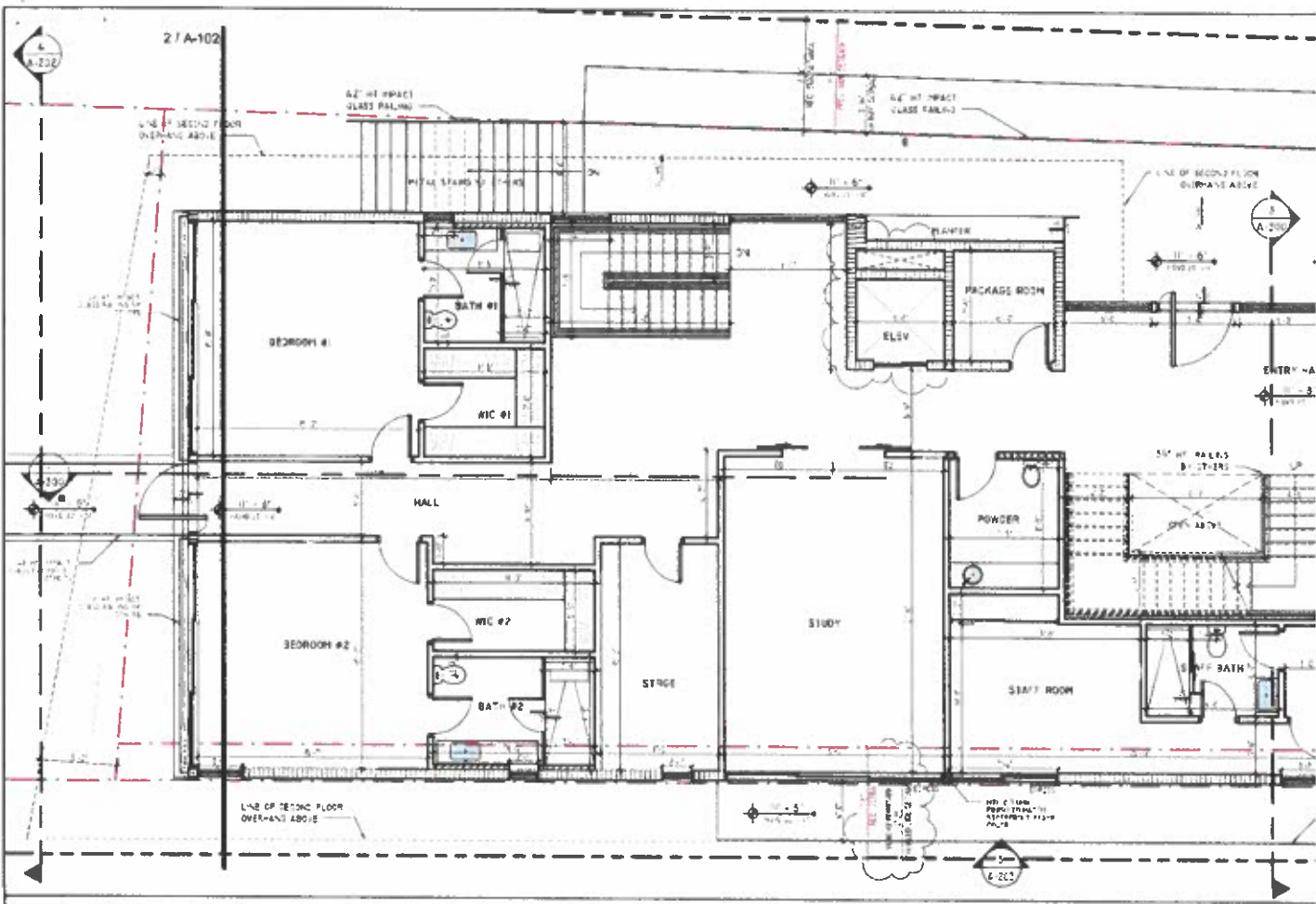
3
A-30



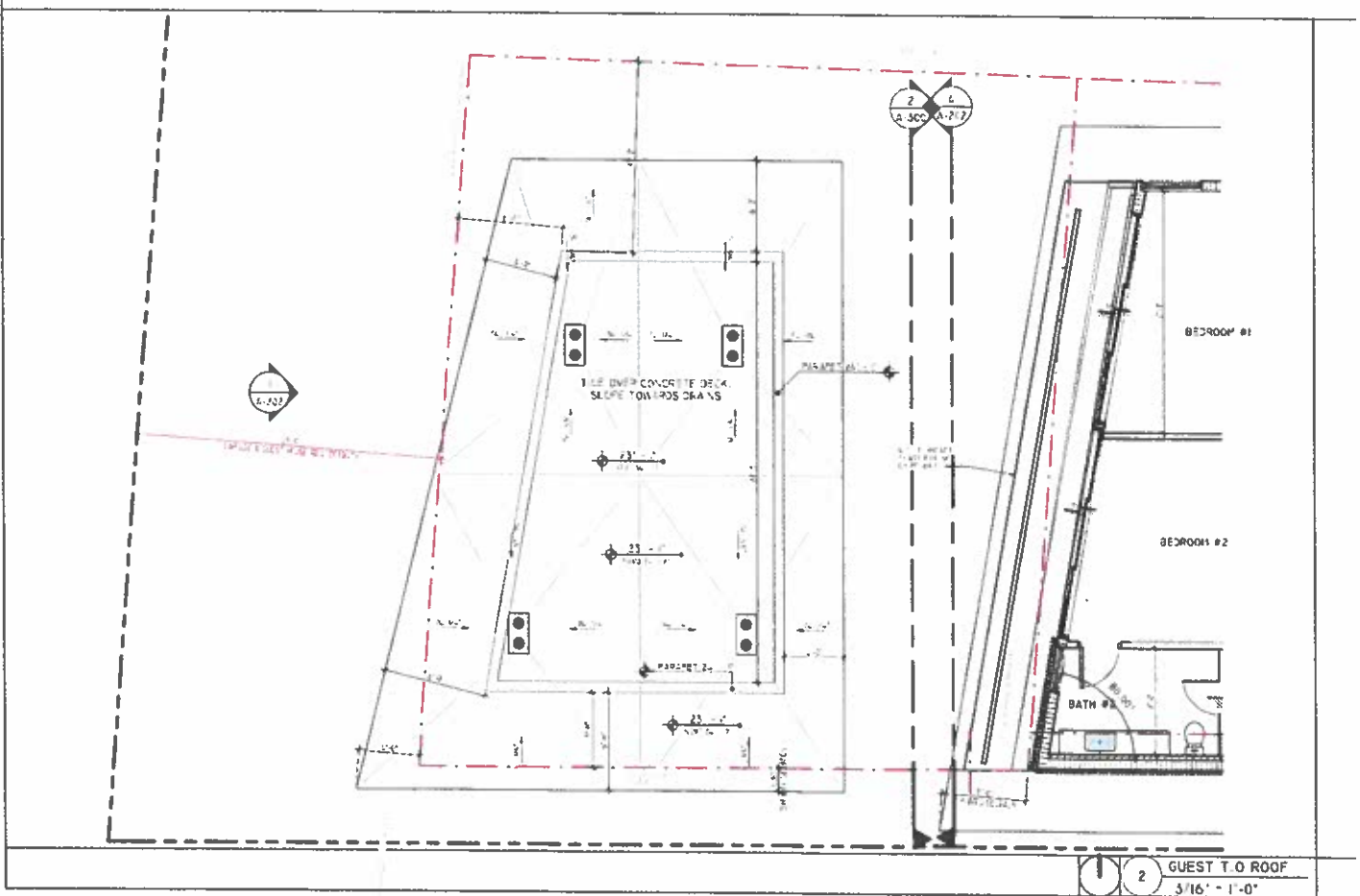
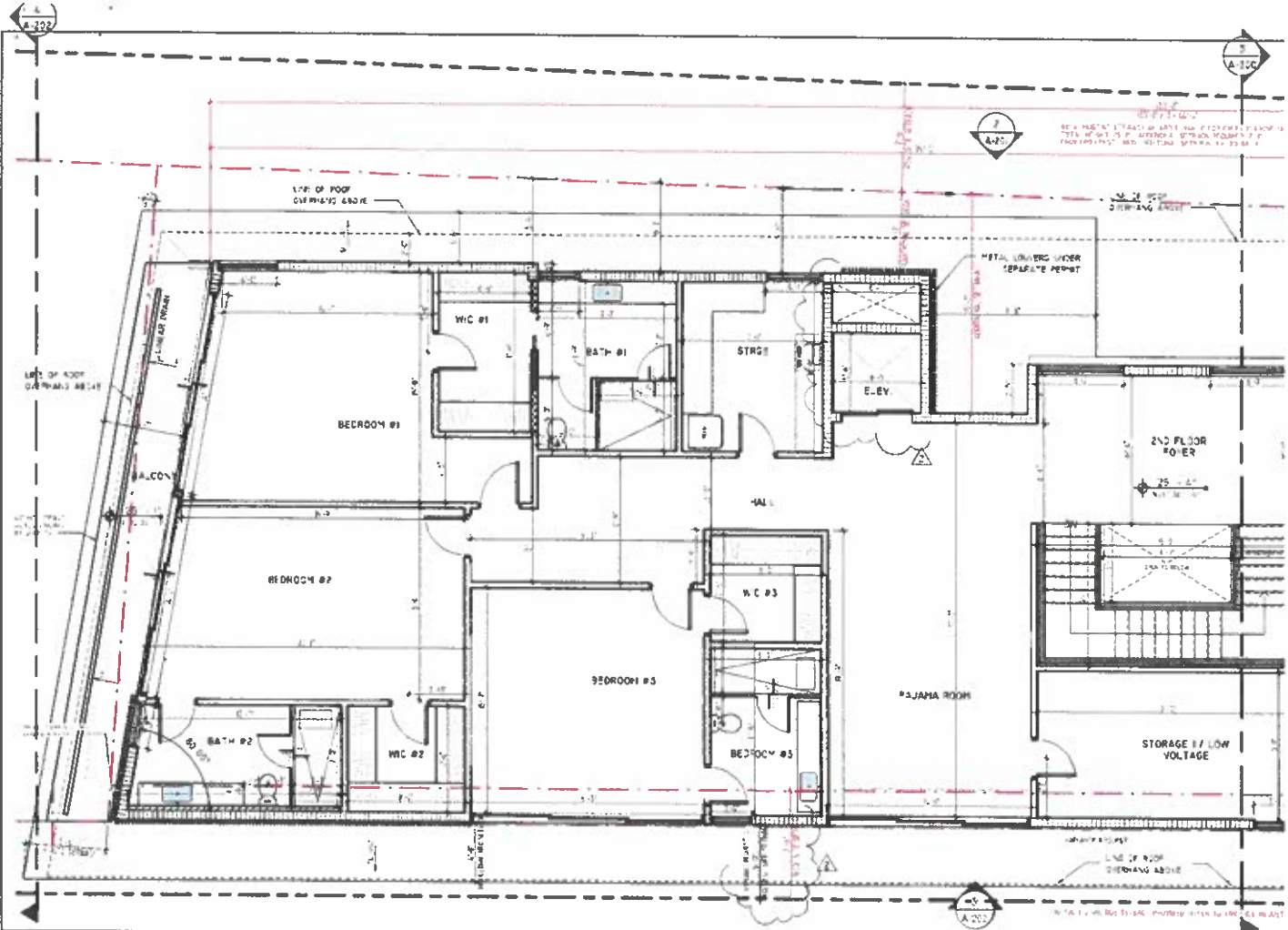
S 47° 58' 50" W 22'
557.02'



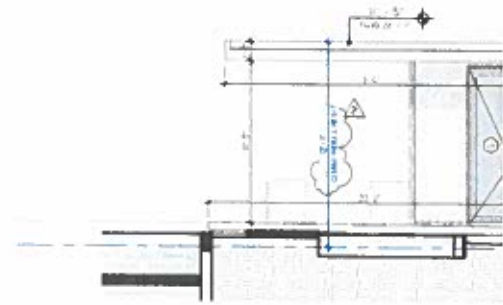
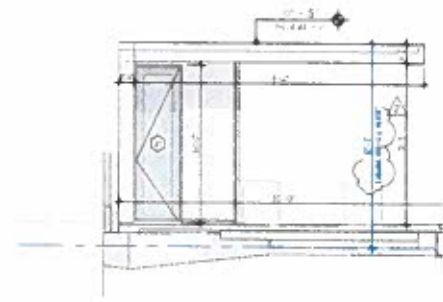
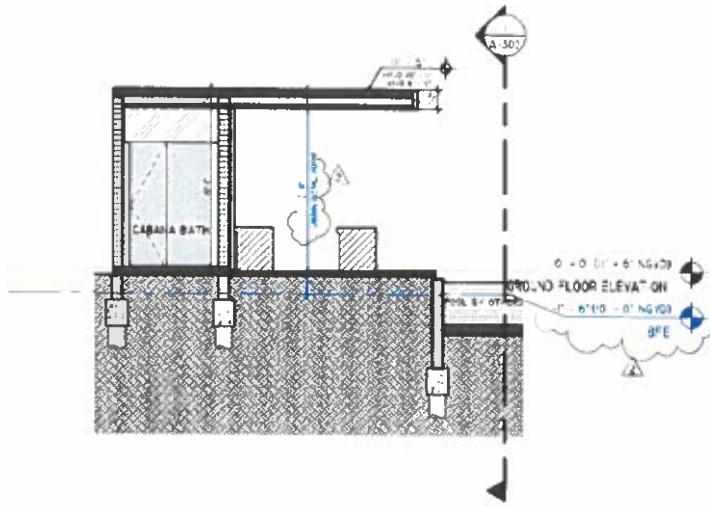
1 2
GROUND FLOOR
5/16" = 1'-0"



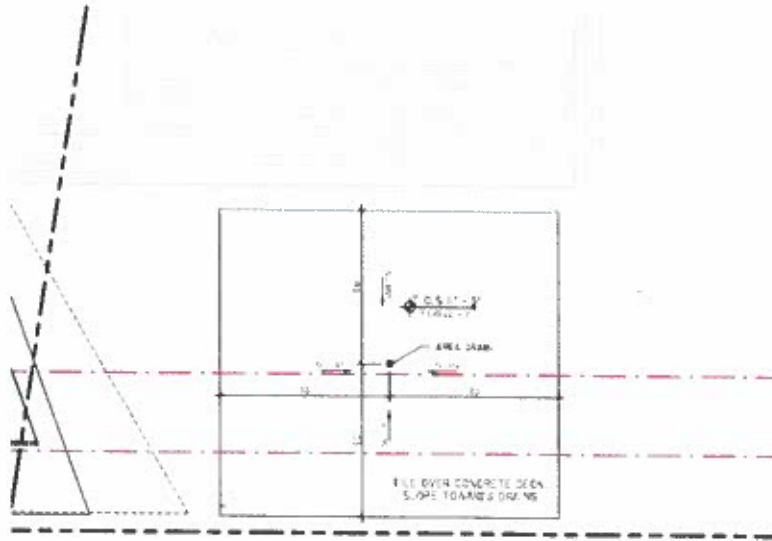
2 GUEST HOUSE FLOOR PLAN
 3/16" = 1'-0"



2 GUEST T.O. ROOF
3/16" = 1'-0"



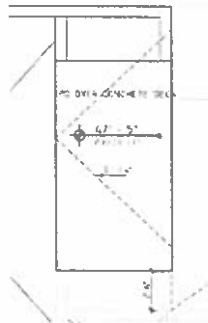
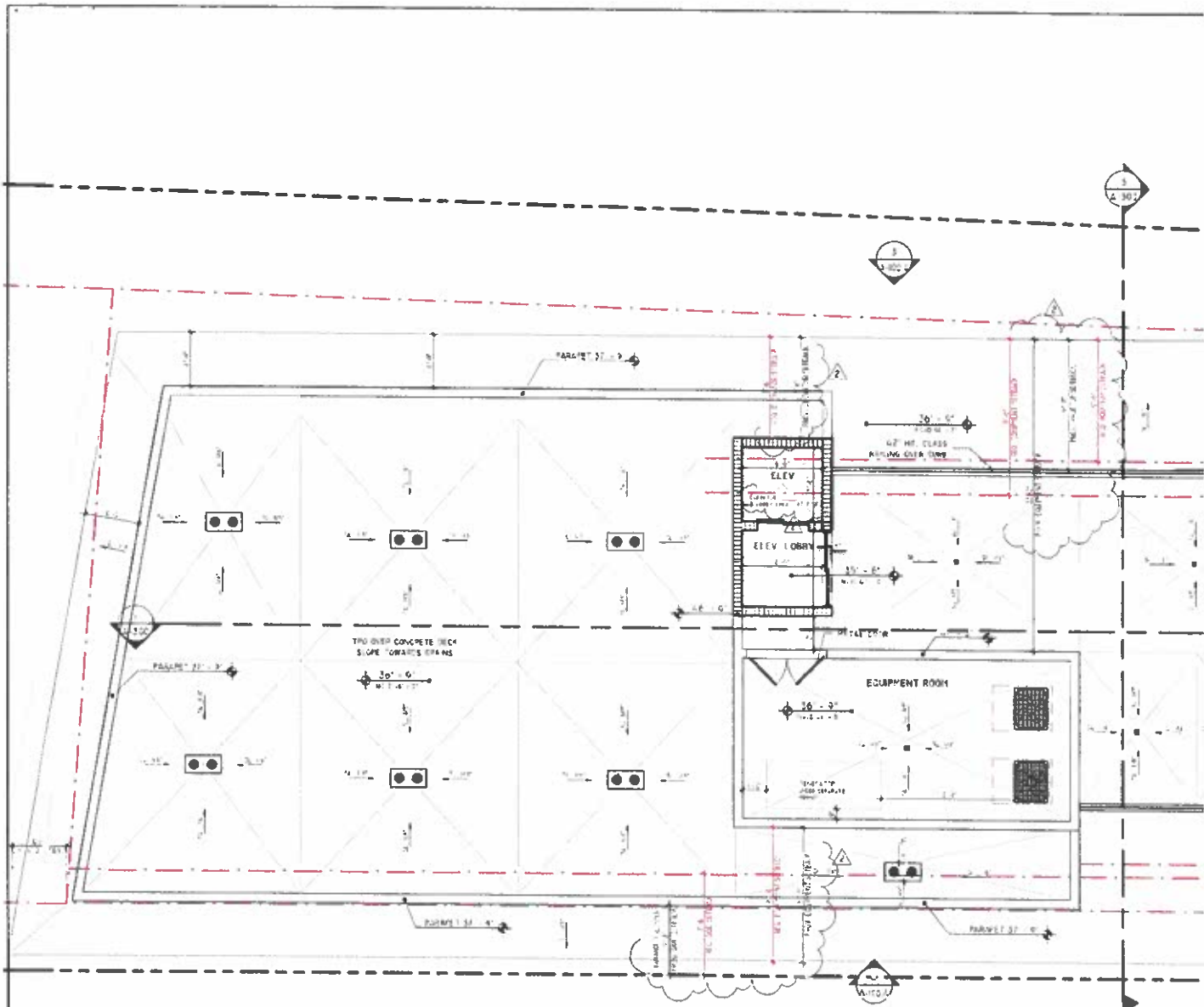
3 SECTION 7
3/16" = 1'-0"



Built

APPRO
DISAPP
VADIAN

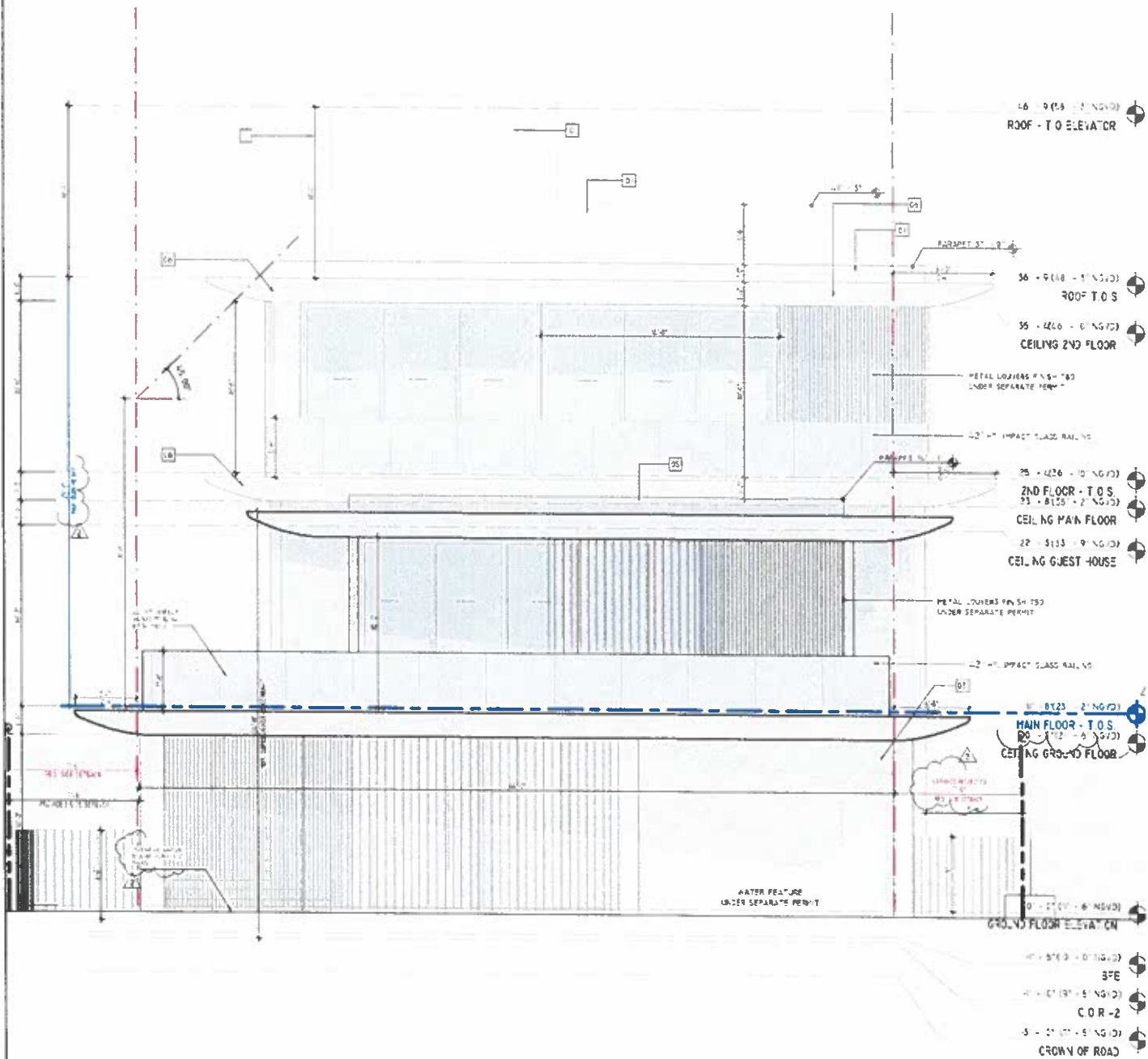
2 CABANA T.O ROOF
3/16" = 1'-0"



2 ROOF - ELEVATOR PIT
3.16" x 1'-0"

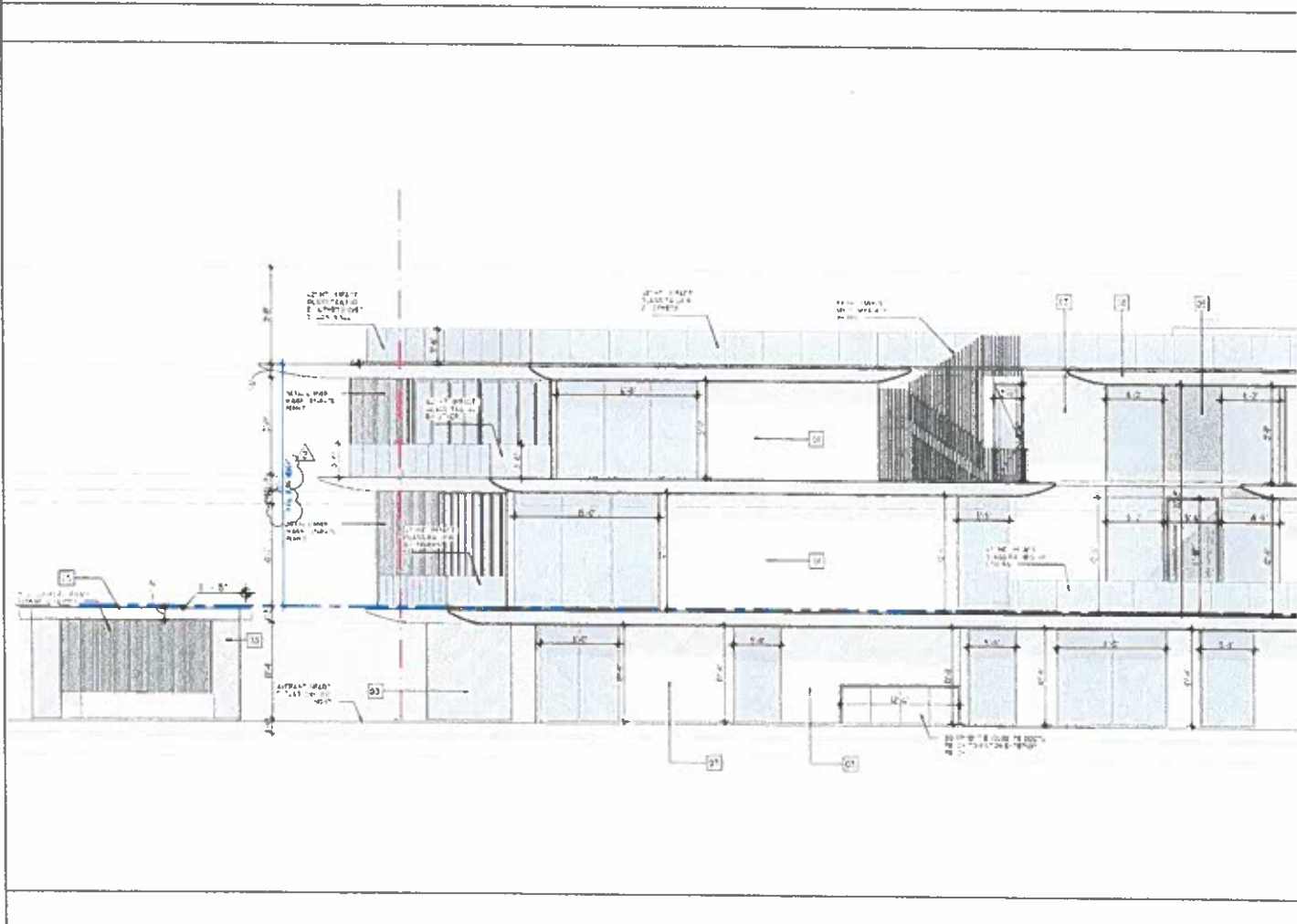
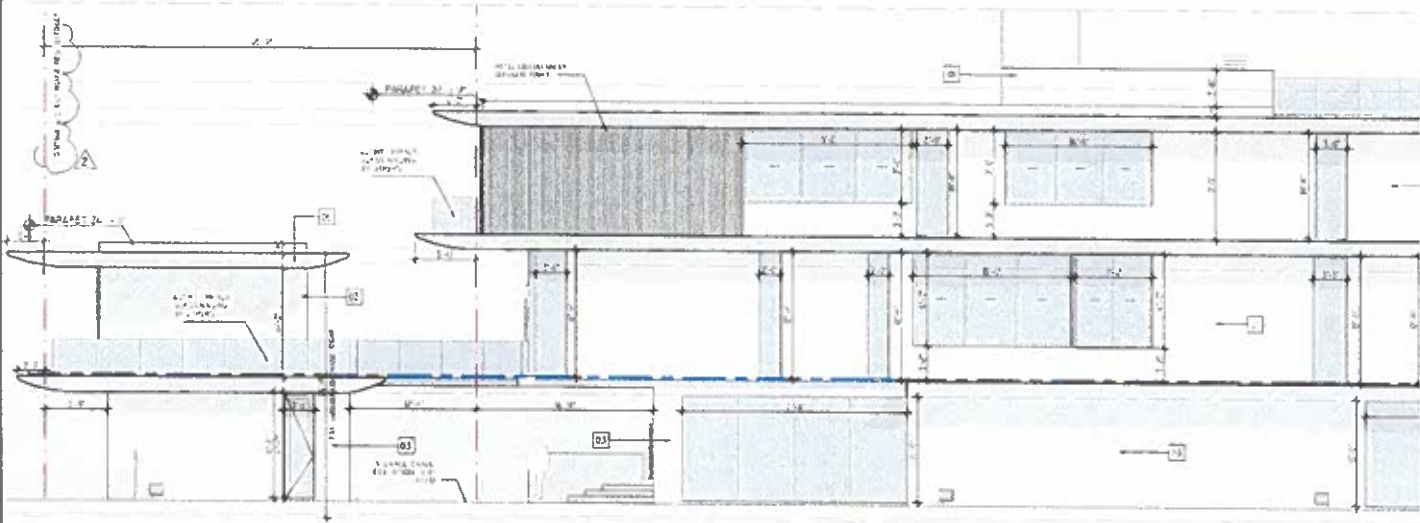
FINISH MATERIALS

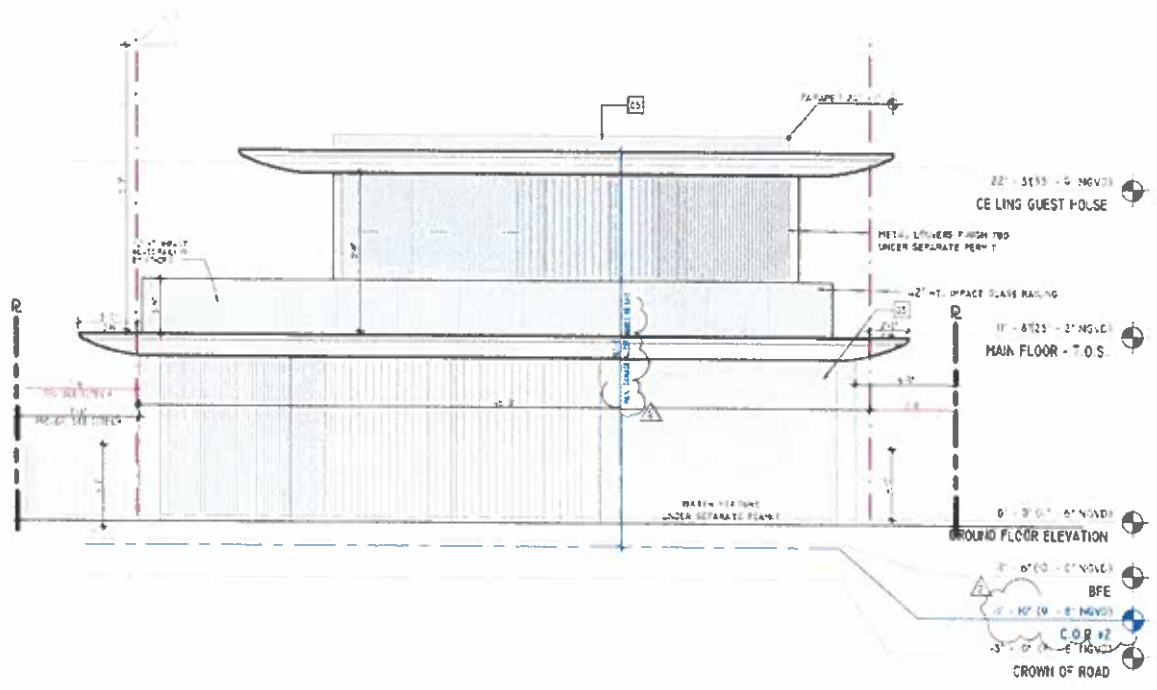
MATERIAL MARK	MATERIAL NAME	MATERIAL DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
03	METAL FINISH	F232
05	SMOOTH STUCCO	DARK GREY
06	CONCRETE WINGS	F232
07	BALCONY	DARK BRONZE



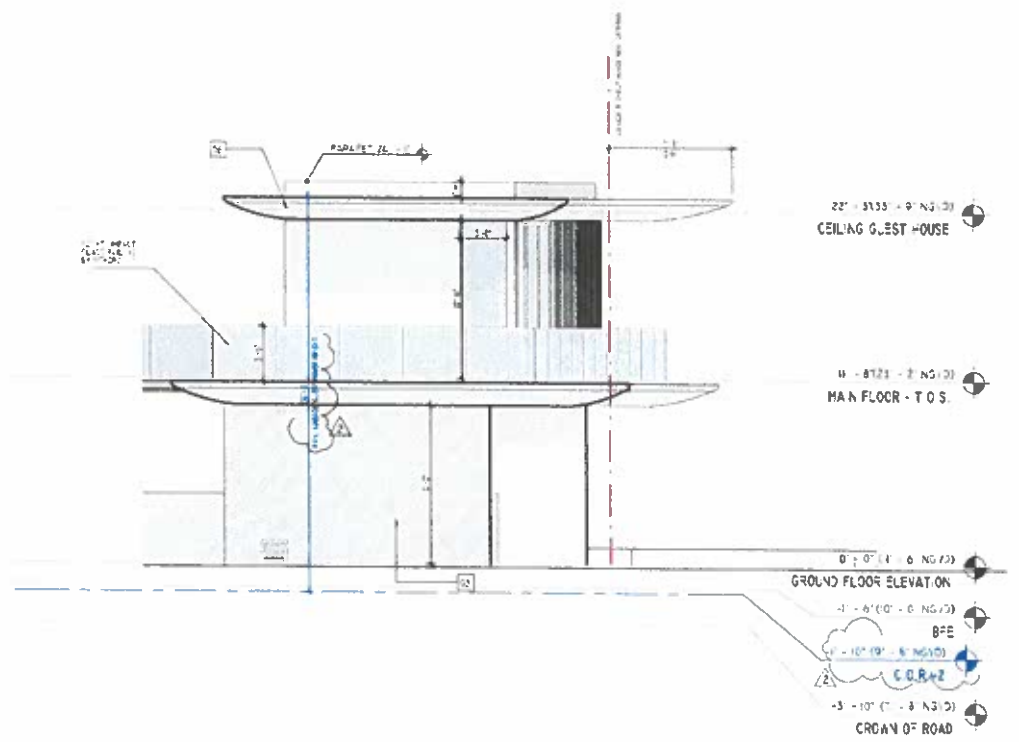
FINISH MATERIALS

MATERIAL MARK	MATERIAL NAME	MATERIAL DESCRIPTION
G	SMOOTH STUCCO	BENJAMIN MOORE SUPER WHITE
G3	PELTA 4 CM BD	F202
G3	SMOOTH STUCCO S	DARK CHERRY
G5	CONCRETE WAGA	F202
G7	ALUMINUM	DARK BRONZE





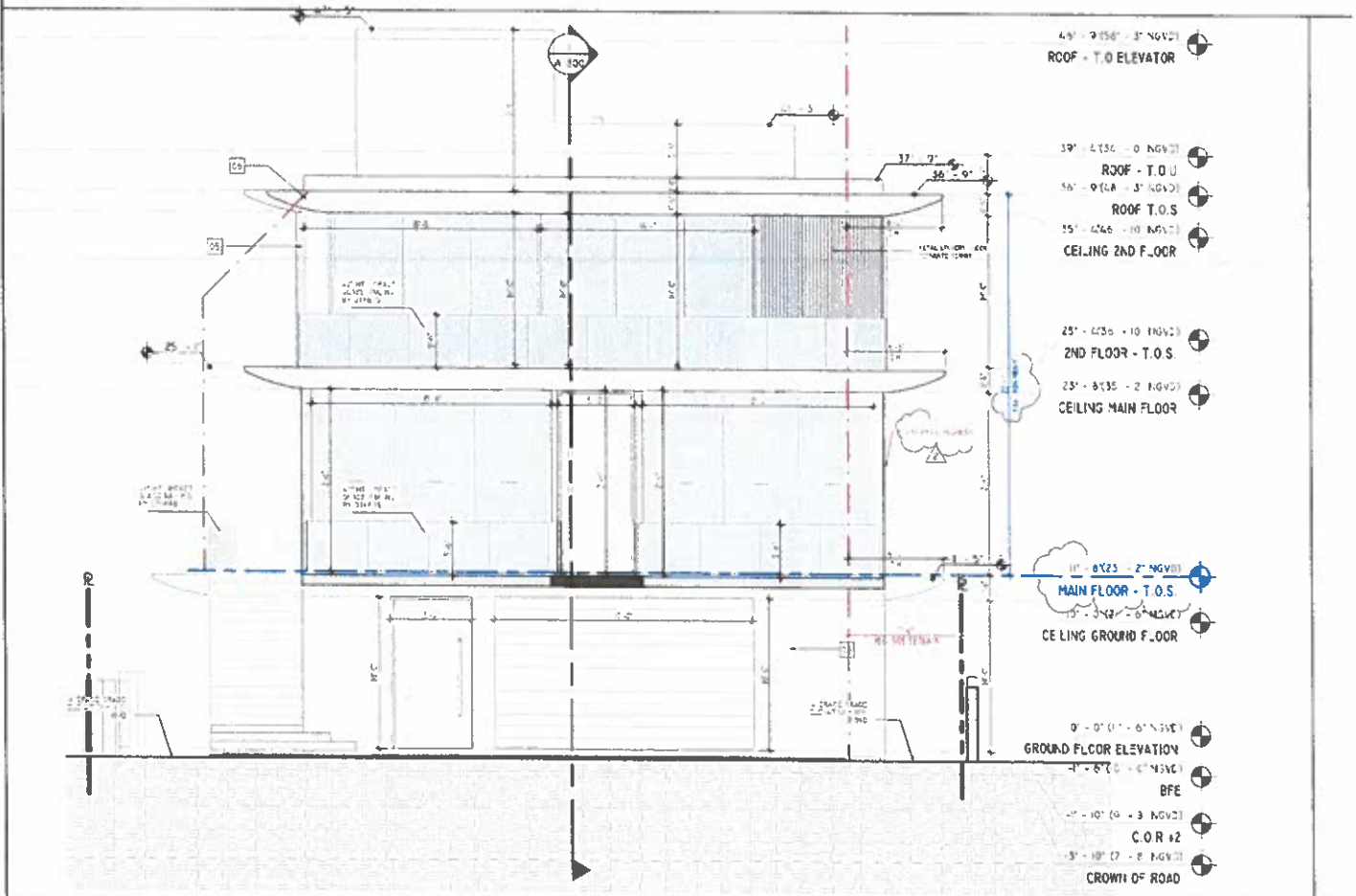
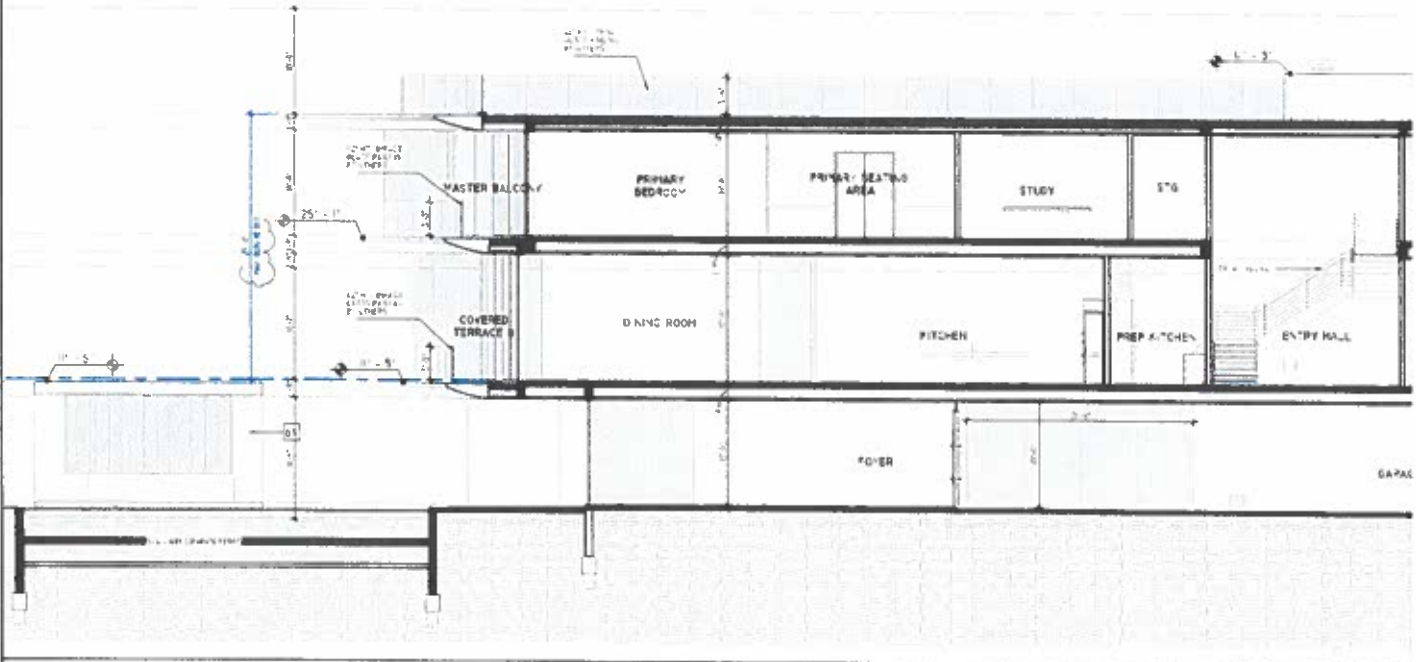
1 GARAGE-GUEST HOUSE FRONT
5'-16" = 1'-0"



2 GARAGE-GUEST HOUSE LEFT
5'-16" = 1'-0"

FINISH MATERIALS

MATERIAL MARK	MATERIAL NAME	MATERIAL DESCRIPTION
C1	SMOOTH STUCCO	BENJAMIN MOORE SUPER WHITE
C3	METAL FINISH TBS	FLOOR
C5	SMOOTH STUCCO 5	DARK GREY
C6	CENTINE BRICKS	FLOOR
C7	ALUMINUM	DARK BRONZE



- 4' - 9 1/2" (-3' NGVD) ROOF - T.O. ELEVATOR
- 3' - 4 1/2" (0' NGVD) ROOF - T.O. U
- 5' - 9" (A - 3' NGVD) ROOF T.O.S
- 5' - 4 1/2" (-10' NGVD) CEILING 2ND FLOOR
- 2' - 4 1/2" (+10' NGVD) 2ND FLOOR - T.O.S
- 2' - 8 1/2" (-2' NGVD) CEILING MAIN FLOOR
- 1' - 8 1/2" (-2' NGVD) MAIN FLOOR - T.O.S
- 0' - 0" (-6' NGVD) CEILING GROUND FLOOR
- 0' - 0" (0' - 0' NGVD) GROUND FLOOR ELEVATION
- 1' - 8" (0' - 6' NGVD) BFE
- 1' - 10" (0' - 3' NGVD) C.O.R #2
- 3' - 10" (7' - 8' NGVD) CROWN OF ROAD

101 OCEAN BLVD LLC
101 OCEAN BLVD
GOLDEN BEACH, FL 33160

115 OCEAN BLVD GB LLC
105 OCEAN BLVD
GOLDEN BEACH, FL 33160

DAVID R RODRIGUEZ
LORENA RODRIGUEZ
17475 COLLINS AVE 1402
SUNNY ISLES BEACH, FL 33160

145 OCEAN BLVD LLC
16901 COLLINS AVE UNIT 805
SUNNY ISLES BEACH, FL 33160

O B DEVELOPMENT LLC
128 OCEAN BLVD
GOLDEN BEACH, FL 33160

GERMANY HOUSE LLC
136 OCEAN BLVD
GOLDEN BEACH, FL 33160

GABRIEL ABITAN
146 OCEAN BLVD
GOLDEN BEACH, FL 33160-2261

ORIAN AZULAY
DIKLA E AZULAY
152 OCEAN BLVD
GOLDEN BEACH, FL 33160

115 OCEAN BLVD GB LLC
115 OCEAN BLVD
GOLDEN BEACH, FL 33160



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

SUMMARY MINUTES
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:** 6:06 PM
- B. **BOARD ATTENDANCE:** Jerome Hollo, Michael Klinger, Stephanie Halfen, and Isaac Murciano
- C. **STAFF ATTENDANCE:** Linda Epperson- Asst. Town Manager, Christopher Gratz-Zoning Reviewer
- D. **APPROVAL OF MINUTES:** December 12, 2023

Motion to approve the minutes by Stephanie Halfen, Second by Michael Klinger
All were in favor – no one opposed
Motion passed 3 – 0

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.

Motion to defer items 1 – 5 by Michael Klinger, Seconded by Isaac Murciano
All were in favor no one opposed
Motion passed 4 – 0

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

Christopher Gratz summarized his report and it was entered into the record.
Stephanie Halfen, SDH Studio, spoke on behalf of the applicant.

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.

A motion was made to recommend approval by Isaac Murciano, based on the current plans submitted, seconded by Michael Klinger
On roll call –Isaac Murciano-Aye, Jerome Hollo- Aye, Michael Klinger -Aye

Motion passed 3-0

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".

A motion was made to recommend approval by Isaac Murciano, based on the current plans submitted, seconded by Michael Klinger
On roll call –Isaac Murciano-Aye, Jerome Hollo- Aye, Michael Klinger -Aye

Motion passed 3-0

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.

A motion was made to recommend approval by Isaac Murciano, based on the current plans submitted, seconded by Michael Klinger
On roll call –Isaac Murciano-Aye, Jerome Hollo- Aye, Michael Klinger -Aye

Motion passed 3-0

7. 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.

Christopher Gratz summarized his report and it was entered into the record.
Kirk Lofgren, Ocean Consulting, spoke on behalf of the applicant.

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;

Motion to approve by Isaac Murciano, Seconded by Michael Klinger
Conditioned on derm approval of the current plans.

On roll call –Isaac Murciano-Aye, Jerome Hollo- Aye, Michael Klinger -Aye, Stephanie Halfen-Aye

Motion passed 4-0

G. OLD BUSINESS:

8. 255 OB LLC
18200 NE 19th Avenue, 101

Summary Minutes
February 13, 2024 at 6pm

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

Christopher Gratz summarized his report and it was entered into the record.
Stephanie Halfen, SDH Studio, spoke on behalf of the applicant.

Modifications of a previous approved of cabana.

A motion was made to approve by Michael Klinger based on the current plans submitted,
Seconded by Jerome Hollo
On roll call – Jerome Hollo-Aye, Michael Klinger- Aye

Motion passed 2-0

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

Christopher Gratz summarized his report and it was entered into the record.
Bill Thomas, Unlimited Permit Services, Inc, spoke on behalf of the applicant.

Installation of a new dock and seawall repair.

A motion was made to approve by Isaac Murciano, based on the current plans submitted,
seconded by Stephanie Halfen

On roll call –Isaac Murciano-Aye, Jerome Hollo- Aye, Michael Klinger -Aye, Stephanie Halfen-
Aye

Motion passed- 4-0

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.

A motion was made to approve by Isaac Murciano, based on the current plans submitted,
seconded by Stephanie Halfen

On roll call –Isaac Murciano-Aye, Jerome Hollo- Aye, Michael Klinger-Aye, Stephanie Halfen- Aye
Motion passed- 4-0

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

Christopher Gratz summarized his report and it was entered into the record.
Kirk Lofgren, Ocean Consulting, spoke on behalf of the applicant.

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.

A motion was made to approve by Isaac Murciano, based on the current plans submitted,
seconded by Stephanie Halfen

On roll call –Isaac Murciano-Aye, Jerome Hollo- Aye, Michael Klinger -Aye, Stephanie Halfen-
Aye
Motion passed- 4-0

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

Christopher Gratz summarized his report and it was entered into the record.
Kirk Lofgren, Ocean Consulting, spoke on behalf of the applicant.

Installation concrete seawall.

A motion was made to approve by Isaac Murciano, based on the current plans submitted,
seconded by Stephanie Halfen

On roll call –Isaac Murciano-Aye, Jerome Hollo- Aye, Michael Klinger -Aye, Stephanie Halfen-
Aye
Motion passed- 4-0

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

Christopher Gratz summarized his report and it was entered into the record.
Kirk Lofgren, Ocean Consulting, spoke on behalf of the applicant.

Installation new dock & boatlift.

A motion was made to approve by Isaac Murciano, based on the current plans submitted,
seconded by Stephanie Halfen

On roll call –Isaac Murciano-Aye, Jerome Hollo- Aye, Michael Klinger -Aye, Stephanie Halfen-
Aye
Motion passed- 4-0

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.

A motion was made to approve by Isaac Murciano, based on the current plans submitted, seconded by Stephanie Halfen

On roll call –Isaac Murciano-Aye, Jerome Hollo- Aye, Michael Klinger -Aye, Stephanie Halfen-Aye

Motion passed- 4-0

H. NEW BUSINESS:

NONE

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

J. ADJOURNMENT 7:12 PM

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 IT