



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

**AGENDA
BUILDING REGULATION ADVISORY BOARD
April 9, 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:** March 12, 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. 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.

- 3. 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.

4. 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.

5. 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.

6. 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.

7. Manuel Grosskopf
Mariana Grosskopf Levi
284 South Island Drive
Golden Beach, FL 3316

Property Address: 284 South Island Drive, Golden Beach, FL, 33160
Folio No: 19-1235-004-0840
Legal Description: Lot 51 to 53 INC, Blk J, GB Sec D PB 10-10

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

8. Jonathan A Kessler
Cathie L Pass
633 Golden Beach Dr
Golden Beach, FL 33160

Property Address: 633 Golden Beach Drive, Golden Beach, FL, 33160
Folio No: 19-1235-006-1020
Legal Description: Lot 32 & 33& S7.5 FT of Lot 31, Blk 1, GB Sec F PB 10-11

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

9. Avi Benayoun
Leigh Sherman
615 Golden Beach Drive
Golden Beach, FL 33160

Property Address: 615 Golden Beach Drive, Golden Beach, FL, 33160
Folio No: 19-1235-006-0160
Legal Description: Lot 36 & 37, Blk 1, GB Sec F PB 10-11

Construction of an addition to an existing single-family residence and remodel.

10. Blaise Matuidi
Isabelle Helene Marie Matuidi
560 Ocean Blvd.
Golden Beach, FL 33160

Property Address: 560 Ocean Blvd., Golden Beach, FL, 33160
Folio No: 19-1235-001-0251
Legal Description: Lot 6 thru 8, Blk 2, GB Sec A PB 9-52

Construction of accessory structures.

F. VARIANCE REQUEST(S):

11. Saber South Hialeah II LLC
1820 E Hallandale Beach Blvd.
Hallandale, FL 33009

Property Address: 476 North Parkway, Golden Beach, FL, 33160
Folio No: 19-1235-005-0400
Legal Description: Lot 32 Blk F, GB Sec E, PB 8-122

Construction of a new single-family residence.

1. Relief from Town Code §66-69.3(h)(3) which requires all residences designed as two-story structures to increase side setbacks along two-thirds of the length of the second story by one foot for each one foot of building height above the first 18'.

Request is to allow two-thirds of the east façade to have side setbacks of 10.5', 12.5' and 14' as opposed to the required 16'.

2. Relief from: Town Code §66-237(b) which requires swimming pools, hot tubs and spas to be built in rear or side setback areas not less than 10' from waterways or property lines.

Request is to allow a swimming pool with spa to be built in the side setback areas 7.5' from the property lines.

3. Relief from: Town Code §66-102(a) which requires that the finished grade of any lot shall not exceed an elevation of 24 inches above the crown of the road adjacent to the lot and in no event shall exceed an elevation of six feet NGVD.; and that exterior slabs and walkways shall not exceed an elevation of 36 inches above the crown of the road adjacent to the lot.

Request is to allow the finished grade of the lot to be 10.04' NGVD (4.04' higher); and exterior slabs, decks, and walkways to exceed the crown of the road (3.14' NGVD) to be as much as 10' NGVD (6.68' higher).

G. OLD BUSINESS:

12. Joel and Liliana Eidelstein
172 Golden Beach Drive
Golden Beach, FL 33160

Property Address: 172 Golden Beach Drive, Golden Beach, FL 33160.
Folio No: 19-1235-004-0250
Legal Description: Lot 6 & 7, Blk H, GB Sect D, PB 10-10

Construction of an addition to an existing single-family residence and remodel.

13. 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

Elevation modification.

H. NEW BUSINESS:

14. 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

Cabana modification.

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