



**TOWN OF GOLDEN BEACH  
100 OCEAN BOULEVARD  
Golden Beach, Fl. 33160**

**AGENDA  
BUILDING REGULATION ADVISORY BOARD  
August 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:** July 9, 2024

**E. REQUEST FOR ADDITIONS, DEFERRALS, DELETIONS & WITHDRAWALS:**

1. 670 Golden Beach Dr LLC  
17111 Biscayne Blvd 1401  
North Miami Beach, Fl 33160

Property Address: 670 Golden Beach Drive, Golden Beach, FL. 33160  
Folio No.: 19-1235-006-0480  
Legal Description: Lot 15 & Port Of Lot 16 Blk E Desc Comm NW Cor Of Lot 18 Th Sely Ad 205.07ft For POB Cont Sely Ad 93.79ft Th S 59 Deg W 175ft Nwly Ad 56.49ft N 46 E 175ft To POB Golden Beach Sec F Pb 10-11

Construction of new single-family residence and landscape design approval

2. 670 Golden Beach Dr LLC  
17111 Biscayne Blvd 1401  
North Miami Beach, Fl 33160

Property Address: 670 Golden Beach Drive, Golden Beach, FL. 33160  
Folio No.: 19-1235-006-0480  
Legal Description: Lot 15 & Port Of Lot 16 Blk E Desc Comm NW Cor Of Lot 18 Th Sely Ad 205.07ft For POB Cont Sely Ad 93.79ft Th S 59 Deg W 175ft Nwly Ad 56.49ft N 46 E 175ft To POB Golden Beach Sec F Pb 10-11

Installation dock replacement & seawall repair.

3. 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 new single-family residence and landscape design approval

4. 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 new single-family residence and landscape design approval

5. Blaise Matuidi and 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: Lots 6 through 8, Blk 2, GB Section A, PB 9-52

Construction of an accessory structure.

6. NRE Miami Corp  
1925 Brickell Ave, D205  
Miami, FL 33129

Property Address: 360 Ocean Blvd, Golden Beach, FL. 33160  
Folio No.: 19-1235-002-0260  
Legal Description: Lots 8 & N1/2 of Lot 9, Blk 4, GB Section B, PB 9-52

Exterior alternation and addition.

7. Matthew Kay & W Jennifer  
504 N Parkway St  
Golden Beach, FL 33160

Property Address: 504 North Parkway, Golden Beach, FL. 33160  
Folio No.: 19-1235-006-0770  
Legal Description: Lot 24 Less Beg Sely Cor Of Lot 24 Th Nwly 167.87ft Swly Ad 10ft  
Sely To Pob Blk F, GB Sec F PB 10-11

Installation dock replacement & seawall repair.

8. GABAJAC Developers LLC  
1510 Daytonia Road  
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

Seawall and dock.

**F. VARIANCE REQUEST(S):**

**G. OLD BUSINESS:**

## **H. NEW BUSINESS**

9. ABF2 LLC  
1880 SOUTH OCEN DR TS 503  
HALLANDALE BEACH, FL 33009

Property Address: AKA 650 Ocean Boulevard, Golden Beach, FL, 33160  
Folio No: 19-1235-001-0110  
Legal Description: Lot 11 & N ¼ of Lot 10 Desc as Beg NE COR of Lot 11, Block 1,  
TH GB Sect A, PB 09-52

Construction of new single-family residence and landscape design approval

## **I. 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**