



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

**AGENDA  
BUILDING REGULATION ADVISORY BOARD  
January 14, 2025, 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 10, 2024

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

1. 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.

2. Matthew Kay & 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.

3. Leon J Huppert Trs  
Leon J Huppert Revocable Trust  
440 Golden Beach Dr  
Golden Beach, FL 33160

Property Address: 440 Golden Beach Dr, Golden Beach, FL, 33160  
Folio No: 19-1235-005-0480  
Legal Description: S25FT of Lot 40 & All lot 41, Blk F, GB Sect E, PB 8-122

Construction of a new seawall and dock.

4. 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.

5. Allegro Acquisitions Corporation  
349 Center Island Dr.  
Golden Beach, FL 33160

Property Address: 349 Center Island Drive, Golden Beach, FL, 33160  
Folio No: 19-1235-005-0840  
Legal Description: Lot 13 & BEG NE COR Lot 14, Block K GB Sect E, PB 8-122

Variance request for construction of a new seawall and dock.

6. Allegro Acquisitions Corporation  
349 Center Island Dr  
Golden Beach, FL 33160

Property Address: 345 Center Island Drive, Golden Beach, FL, 33160  
Folio No: 19-1235-005-0830  
Legal Description: Lot 12 & BK K GB Sect E, PB 8-122

Variance request for construction of a new seawall and dock.

7. Allegro Acquisitions Corporation  
349 Center Island Dr  
Golden Beach, FL 33160

Property Address: 345 Center Island Drive, Golden Beach, FL, 33160  
Folio No: 19-1235-005-0830  
Legal Description: Lot 12 & BK K GB Sect E, PB 8-122

Construction of a new seawall and dock.

8. Allegro Acquisitions Corporation  
343 Center Island Dr  
Golden Beach, FL 33160

Property Address: 343 Center Island Drive, Golden Beach, FL, 33160  
Folio No: 19-1235-005-0820  
Legal Description: Lot 11 & BK K GB Sect E, PB 8-122

Construction of a new seawall and dock.

9. Allegro Acquisitions Corporation  
343 Center Island Dr  
Golden Beach, FL 33160

Property Address: 343 Center Island Drive, Golden Beach, FL, 33160  
Folio No: 19-1235-005-0820  
Legal Description: Lot 11 & BK K GB Sect E, PB 8-122

Variance request for construction of a new seawall and dock.

10. Beach Dream Properties LLC  
325 Center Island Drive  
Golden Beach, FL 33160

Property Address: 325 Center Island Drive, Golden Beach, FL, 33160  
Folio No: 19-1235-005-0800  
Legal Description: Lots 7 thru 8, Blk BK GB Sect E, PB 8-122

Construction of a new seawall and dock.

11. 115 OCEAN BLVD GB LLC  
115 Ocean Blvd.  
Golden Beach, FL 33160

Property Address: 115 Ocean Blvd., Golden Beach, FL, 33160  
Folio No: 19-1235-003-0030  
Legal Description: Lots 3-4 & 5 Blk A GB Sect C, PB 9-52

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

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

12. 115 OCEAN BLVD GB LLC  
105 & 115 Ocean Blvd.  
Golden Beach, FL 33160

Property Address: 105 & 115 Ocean Boulevard, Golden Beach, FL, 33160  
(Through Unity of Title)  
Folio No: 19-1235-003-0030, 19-1235-003-0020  
Legal Description: Lot 2-5, Blk A & Beg NW COR Lot 1 S21.47 Ft E To HTL of  
Ocean N5.665ft W To POB Blk A, GB Sec C Pb 952

Relief from Town Code §66-102(a) Minimum lot and swale elevations; grade, which requires that finished grade of any lot abutting Ocean Boulevard minimum 12 inches above the crown of the road, and the maximum 11 feet NGVD. 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 13' NGVD (2' higher); and exterior slabs, decks, and walkways to exceed the crown of the road (8.314' NGVD) to be as much as 15'-6" NGVD (7.186' higher).

**G. OLD BUSINESS:**

13. Bradley Jacob Dayan Trs  
Bradley Jacob Dayan Living Tr  
3300 NE 188 Street, 415  
Aventura, FL 33180

Property Address: 296 Ocean Blvd., Golden Beach, FL, 33160  
Folio No: 19-1235-003-0480  
Legal Description: Lots 20 & 21, Blk 5, GB Sect C, PB 9-52

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

**H. NEW BUSINESS**

1. Mike and Maya Peisach  
20900 Ne 30 Ave 915  
Aventura, FI 33180

Property Address: 230 Golden Beach Drive, Golden Beach, FL. 33160  
Folio No.: 19-1235-004-0050  
Legal Description: N1/2 Lot 6 & All Lot 7 Blk G, GB Sec D PB 10-10

Seawall repair and dock replacement.

**I. DISCUSSION**

**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