



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

**AGENDA
BUILDING REGULATION ADVISORY BOARD
March 11, 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: February 11, 2025

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 Nwly167.87ft 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

Seawall Repair, Dock and Dredging.

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. 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.

7. Philip Solomon
Joanna Solomon
212 South Island Drive
Golden Beach, FL 33160

Property Address: 212 South Island Drive, Golden Beach, FL, 33160
Folio No: 19-1235-004-0700
Legal Description: Lots 33 & 34, BLK 5 GB Sect d, PB 10-10

Installation dock replacement & seawall repair.

F. VARIANCE REQUEST(S):

G. OLD BUSINESS:

H. NEW BUSINESS

8. Lior Ben Shmuel
508 North Island Drive,
Golden Beach Drive, FL 33160-2253

Property Address: 570 North Island Drive, Golden Beach, FL, 33160
Folio No: 19-1235-006-0920
Legal Description: Lot 17 & 18 BK M GB Sect F, PB 10-11

Installation dock replacement & seawall repair.

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

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

Addition and remodeling of existing single family residence.

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