



TOWN OF GOLDEN BEACH

100 Ocean Boulevard
Golden Beach, FL 33160

MEMORANDUM

Date: April 23, 2025
To: Honorable Mayor Glenn Singer &
Town Council Members
From: Alexander Diaz, *Alex B*
Town Manager
Subject: Resolution No. 3002.25 – Variance Request for 472 North Parkway, Golden Beach, FL 33160 (2ND Floor Step-In Exemption Undersized Lot –Zone 3)

Item Number:

2

Recommendation:

It is recommended that the Town Council allow the applicant the opportunity to seek approval of the variance request presented in Resolution No. 3002.25

Background and History:

Town Section 66-69.3– Zone Three (Waterfront Front Properties) – (h) (3) All residences designed as two-story structures shall be required to increase the Side Setbacks along two-thirds of the length of the second story by one foot for each one foot (1:1) of building height above the first 18’.

The applicant's request is to allow for the second story to not step in one foot for every 18’ of height.

The Building Regulation Advisory Board met on April 8, 2025, and recommended approval of the variance request; the motion failed with a Board vote of 3 – 1.

Mr. Klinger – 572 North Island Drive, GB, FL, spoke on his own behalf..

Mr. Adam Gibb, 468 North Parkway, spoke in opposition to this request and voiced his concerns regarding the impact of this project on his property. Mr. Gibb read his letter into the record.

Mrs. Elaine Gibb spoke in opposition to this item.

Attachments:

- Resolution
- Christopher Gratz – Zoning Review.
- Notice of Hearing
- Building Regulation Advisory Board Application
- Copy of resident notification listing
- Summary minutes

Financial Impact: None

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 3002.25

A RESOLUTION OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING VARIANCE REQUESTS FOR PROPERTY LOCATED AT 472 NORTH PARKWAY, GOLDEN BEACH, FLORIDA 33160. TO PERMIT THE UPPER SECTION OF THE PROPOSED STRUCTURE TO NOT INCREASE THE SIDE SETBACKS ALONG TWO-THIRDS OF THE SECOND STORY BY ONE FOOT FOR EACH ONE FOOT (1:1) OF BUILDING HEIGHT ABOVE THE 18 FEET, WHEN THE CODE REQUIRES A REQUIRES AN INCREASE TO THE SIDE SETBACKS ALONG TWO-THIRDS OF THE LENGTH OF THE SECOND STORY BY ONE FOOT (1:1) OF BUILDING HEIGHT ABOVE THE FIRST 18’.

WHEREAS, the applicants, Saber Amarilla Park LLC, (“the applicant”), filed a Petition for Variances/exceptions, from Section 66-69.3– Zone Three (Waterfront Properties) – . (h) (3) All residences designed as two-story structures shall be required to increase the side Setbacks along two-thirds of the length of the second story by one foot for each one foot (1:1) of building height above the first 18 feet, and;

WHEREAS, the applicant’s request is to allow for the second story to not step in one foot for every 18’ of height, and;

WHEREAS, these variances and exceptions are for the property at 472 North Parkway, Golden Beach, FL. 33160 (GB Section E, Lot 33, Block F., as recorded in PB 8-122, of the Public Records of Miami-Dade County, (Folio No. 19-1235-005-0410 (the “Property”) and,

WHEREAS, the Town’s Building Regulation Advisory Board held an advertised public hearing on the Petition for Variance/Exception and recommended denial for approval by the Town Council; and,

WHEREAS, a public hearing of the Town Council was advertised and held, as required by law, and all interested parties were given an opportunity to be heard; and

WHEREAS, the Town Council, having considered the evidence presented, finds that the Petition of Variance meets the criteria of the applicable codes and ordinances to the extent the application is granted herein.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. Each of the above stated recitals are hereby adopted and confirmed.

Section 2. Approval. The Petition for Variance to permit the requested variances/exception is hereby granted.

Section 3. Conditions. The Petition for Exception/Variance as granted is subject to the following conditions:

(1) Applicant shall record a certified copy of this Resolution in the public records of Miami-Dade County; and the construction shall be completed substantially in accordance with those certain plans containing 12 sheets, prepared by Rosa I Balsera, Architect, LLC. and attached hereto as Exhibit "A", for the property located at 472 North Parkway, Golden Beach, FL. 33160.

Section 4. Implementation. That the Building and Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Town of Golden Beach Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this Resolution. A copy of this Resolution shall be attached to the building permit application documents.

Section 5. Effective Date. This Resolution shall be effective immediately upon adoption.

Sponsored by Town Administration.

The Motion to adopt the foregoing Resolution was offered by Mayor Singer, seconded by Vice Mayor Lusskin and on roll call the following vote ensued:

Mayor Glenn Singer	<u>Aye</u>
Vice Mayor Judy Lusskin	<u>Aye</u>
Councilmember Kenneth Bernstein	<u>Aye</u>
Councilmember Bernard Einstein	<u>Aye</u>
Councilmember Jessie Mendal	<u>Aye</u>

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida, this 23rd day of April, 2025

ATTEST:


MAYOR GLENN SINGER


LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


STEPHEN J. HELFMAN
TOWN ATTORNEY

SABER AMARILLA PARK, LLC

1820 E. Hallandale Beach Blvd, Hallandale Beach, FL 33009

April 29, 2025

Mr. Christopher Gratz
Zoning Reviewer
Town of Golden Beach
Golden Beach, FL 33160

RE: 472 North Parkway, Golden Beach, FL – May 13, 2025 BRAB

Dear Mr. Gratz:

Attached for your consideration are amended plans for 472 North Parkway for consideration at the May 13, 2025 BRAB hearing. The changes since the last submittal reflect the following:

Changes requested by the adjacent neighbor as part of the variance approvals:

1. Pool side setback – The pool side setback on the south side was increased to 10' (to meet code) while the north side setback remains at 7.5' – variance was approved at City Council. In making this change we also flip-flopped the stairs leading down to the dock to the north side and implemented some cascading planters on the south side to further add privacy to the neighbors to the south. See A015, A101.01, and A201.
2. Building side setback – At the request of the south neighbors who objected to having a continuous wall on the south side of the second floor, a 9' 3" wide planter was notched out and an area for a future sculpture was implemented (see A102, A103, A201).
3. Courtyard - At the request of the south neighbors who objected to having a sitting area within the courtyard, a tree is proposed in the courtyard and the hardscape has been removed (see A101.01 and A101.02).

Other changes:

1. North Side Access - The exterior staircase on the north side was replaced with a series of gentle sloped ramps to allow access from 2.78' NGVD (sidewalk level) to 10.04' NGVD (see A101.01).
2. South Side Stair Relocation - The south side exterior staircase was shifted 5 feet westward to improve site circulation (see A101.01, A1001.02).
3. Pool Area Modification - The planter previously located along the north side of the pool was removed. The stair access to the hot tub was reconfigured to be incorporated within the hot tub footprint (see A101.01).
4. Second Floor Interior Adjustments - Due to modifications to the south façade, the layout of the His Closet and the access to the adjacent bedroom were revised accordingly (see A102).
5. Roof Plan Adjustments - The location and configuration of the mechanical equipment and generator on the roof were modified to optimize functionality and service access (see A103).

Sincerely,
Saber Amarilla Park, LLC

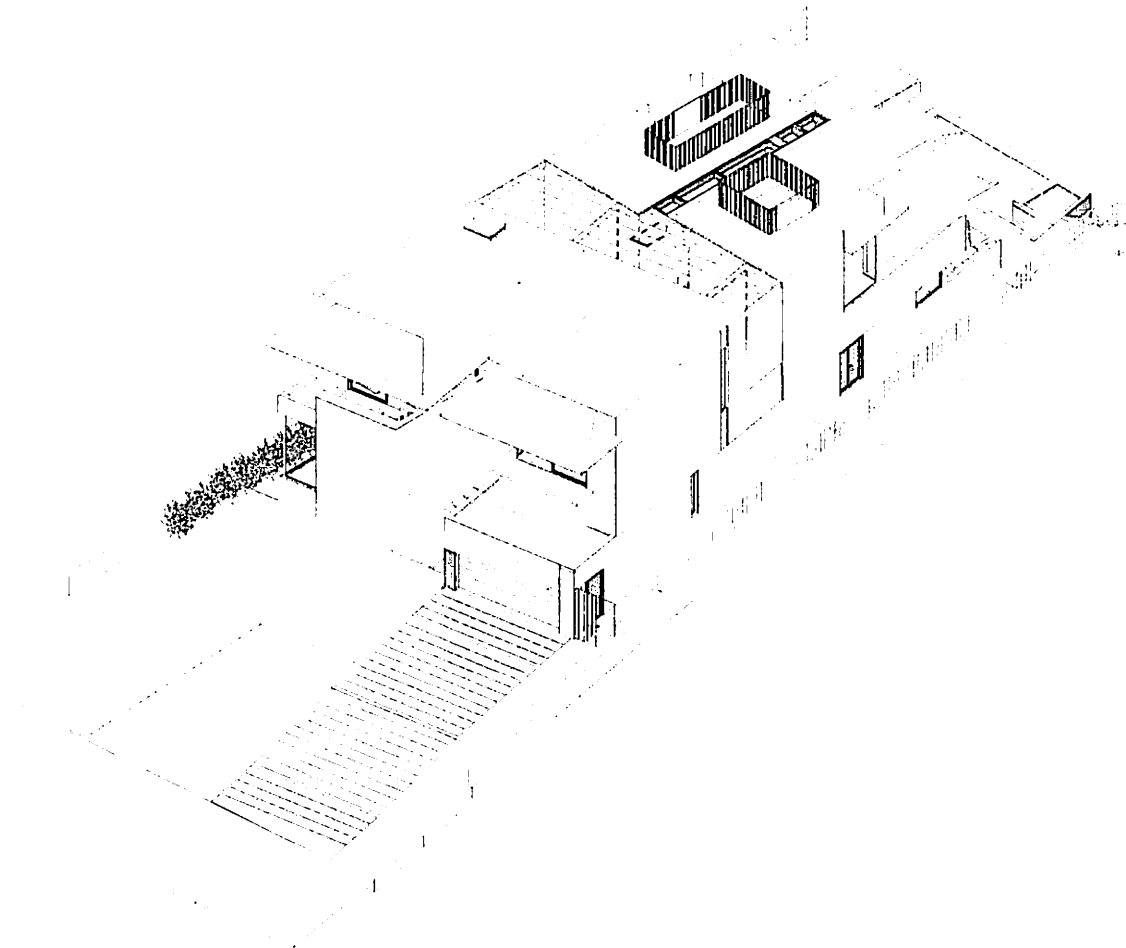
Michael Klinger
Owner / Manager

Rosa Balsera
Architect of the Record

NORK

472 N Parkway, Golden Beach, FL 33160

BRAB



DIRECTORY

OWNER:
Saber Anariffs Park LLC

DESIGN ARCHITECT:
Socia

ARCHITECT OF THE RECORD:
Rosa Salazar Architect LLC
900 Bayview Dr. #221 Sunny Isles
Beach, FL 33160
+1 (305) 419-7878
License # A6196708

CIVIL ENGINEER:
Olasco LLC
19444 W 35th Ln, Hialeah, FL 33018
+1 (784) 297-8133
License # 271199

STRUCTURAL ENGINEER:

MEP ENGINEER:

LANDSCAPE ARCHITECT:
Casaca Garden Design
23400 SW 137 Ave, Homestead, FL
33031
License # LA0067043

INTERIOR ARCHITECT:

POOL CONSULTANT:

Rosa I Balsera
Digitally signed
by Rosa I Balsera
Date: 2025.05.07
09:42:29 -04'00'



472 N Parkway, Golden Beach, FL 33160

OWNER
Sole America Pkwy LLC

ARCHITECTURE
Rosa Balsera & Partners LLC
10000 SW 10th St, Suite 100, Miami, FL 33150
P: 305.444.1111 F: 305.444.1112

GENERAL CONTRACTOR
AMARILLA CONSTRUCTION, LLC
10000 SW 10th St, Suite 100, Miami, FL 33150
P: 305.444.1111 F: 305.444.1112

INTERIOR

STRUCTURAL

MEP

LANDSCAPE
Sole America Pkwy LLC
10000 SW 10th St, Suite 100, Miami, FL 33150
P: 305.444.1111 F: 305.444.1112

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE FDOT STANDARD SPECIFICATIONS FOR UTILITIES CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS AND MATERIALS.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ENVIRONMENTAL FEATURES.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDING OF ALL CONSTRUCTION ACTIVITIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

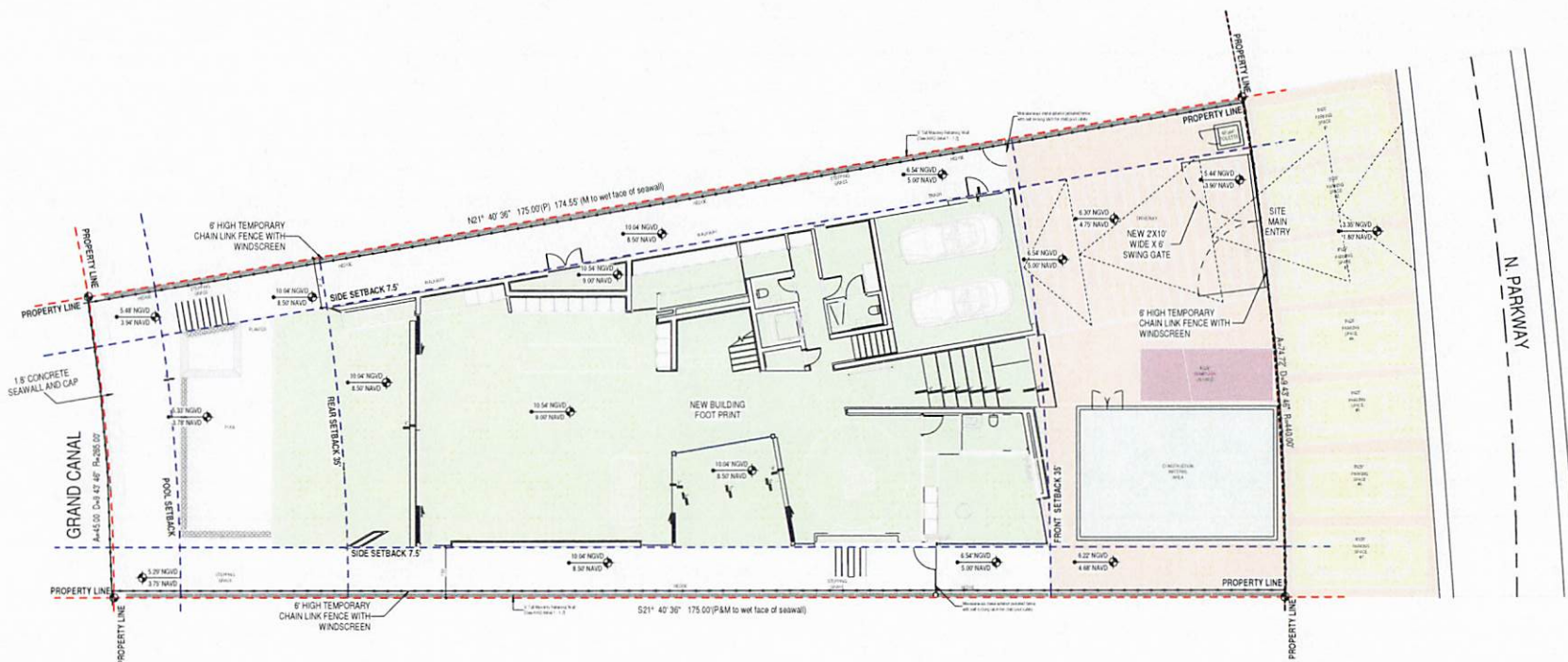
Site Logistic

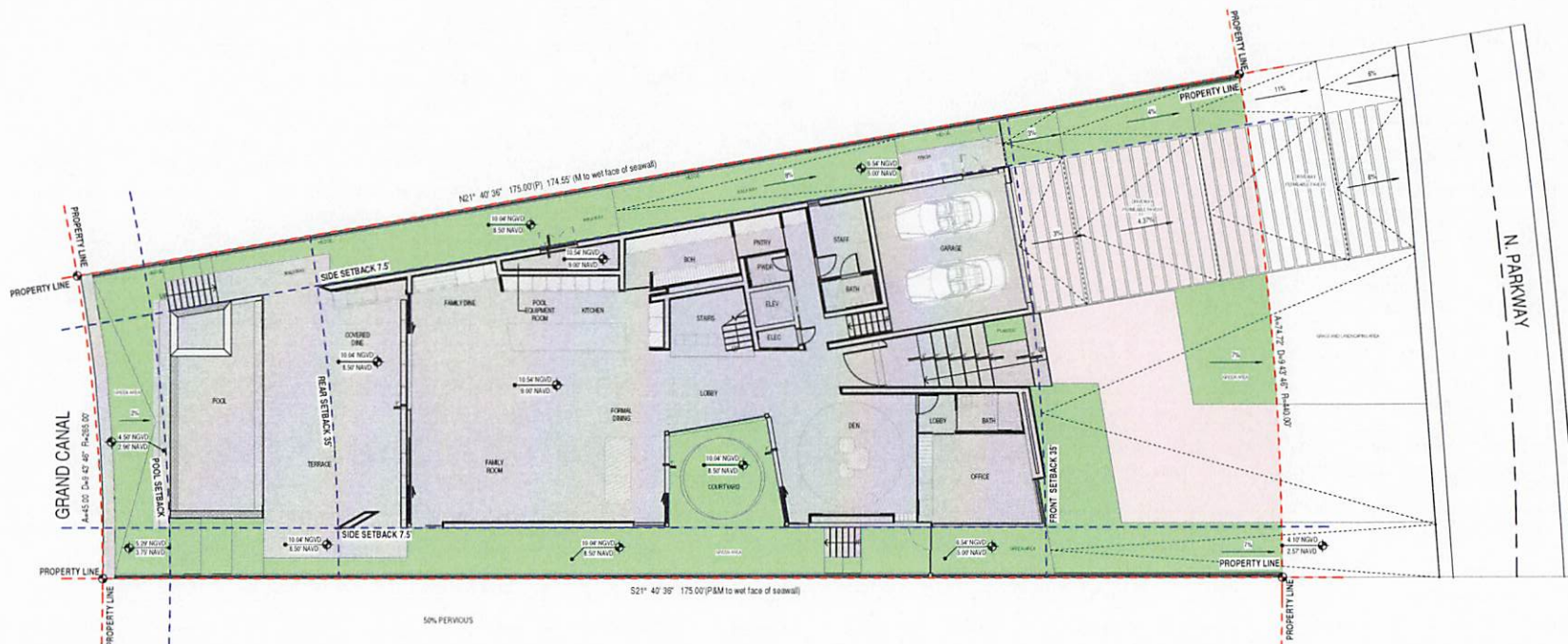
A014

A1 Site Logistic Floor Plan
1/8" = 1'-0"

Site Staging

- Construction Material Area
- Construction Parking
- Dumpster
- New Building Footprint
- Temporary Gravel Access Road
- Toilette





1 ARCH 01 - L1, First floor FFL Impervious Surface
1/8" = 1'-0"



Impervious Surface Scheme
 50% IMPERVIOUS
 IMPERVIOUS
 PERVIOUS

OPEN SPACE CALCULATION			
TOTAL LOT SQUARE FOOTAGE	10,475,00	Sq.Ft.	
IMPERVIOUS SPACE ALLOWED (MAX 65%)	65% 6,808,75	Sq.Ft.	
100% IMPERVIOUS SPACE PROVIDED	5,924,00	Sq.Ft.	
50% IMPERVIOUS SPACE PROVIDED (PERMEABLE PAVERS)	50% 759,00	Sq.Ft.	
TOTAL IMPERVIOUS SPACE PROVIDED	6,683,00	63,8% Sq.Ft.	
100% PERVIOUS SPACE PROVIDED	3,033,00	Sq.Ft.	
50% PERVIOUS SPACE PROVIDED (PERMEABLE PAVERS)	759,00	Sq.Ft.	
TOTAL PERVIOUS OPEN SPACE PROVIDED	3,792,00	36,2% Sq.Ft.	

Rosa I Balsera
 Digitally signed by Rosa I Balsera
 Date: 2023.05.03 09:42:22 -0400



472 N Parkway, Golden Beach, FL 33160

OWNER
 Solar America Park LLC

ARCHITECTURE
 Rosa Balsera & Partners, LLC
 333 S. Highway 1A, Suite 100, Sunny Isles Beach, FL 33160
 P: 305.473.7070

GENERAL CONTRACTOR
AMARILLA CONSTRUCTION, INC. (IN FLORIDA)

INTERIOR

STRUCTURAL

MEP

LANDSCAPE
 Green Design Group
 2500 SW 10th Ave, Fort Lauderdale, FL 33301

GENERAL NOTES

NO.	DATE	DESCRIPTION
1	05/03/2023	ISSUED FOR PERMIT
2	05/03/2023	REVISIONS
3	05/03/2023	REVISIONS
4	05/03/2023	REVISIONS
5	05/03/2023	REVISIONS
6	05/03/2023	REVISIONS
7	05/03/2023	REVISIONS
8	05/03/2023	REVISIONS
9	05/03/2023	REVISIONS
10	05/03/2023	REVISIONS

Landscape Information

A015

Rosa I
Balsera

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by Rosa I Balsera
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472 N Parkway, Golden Beach, FL 33160

OWNER
Silver America Park LLC

ARCHITECTURE
Rosa Balsera Architect LLC
12345 N. Highway 1, Suite 100, Golden Beach, FL 33160
Tel: 305.123.4567

GENERAL CONTRACTOR
AMARILLA CONSTRUCTION, INC.
12345 N. Highway 1, Suite 100, Golden Beach, FL 33160
Tel: 305.123.4567

INTERIOR

STRUCTURAL

MEP

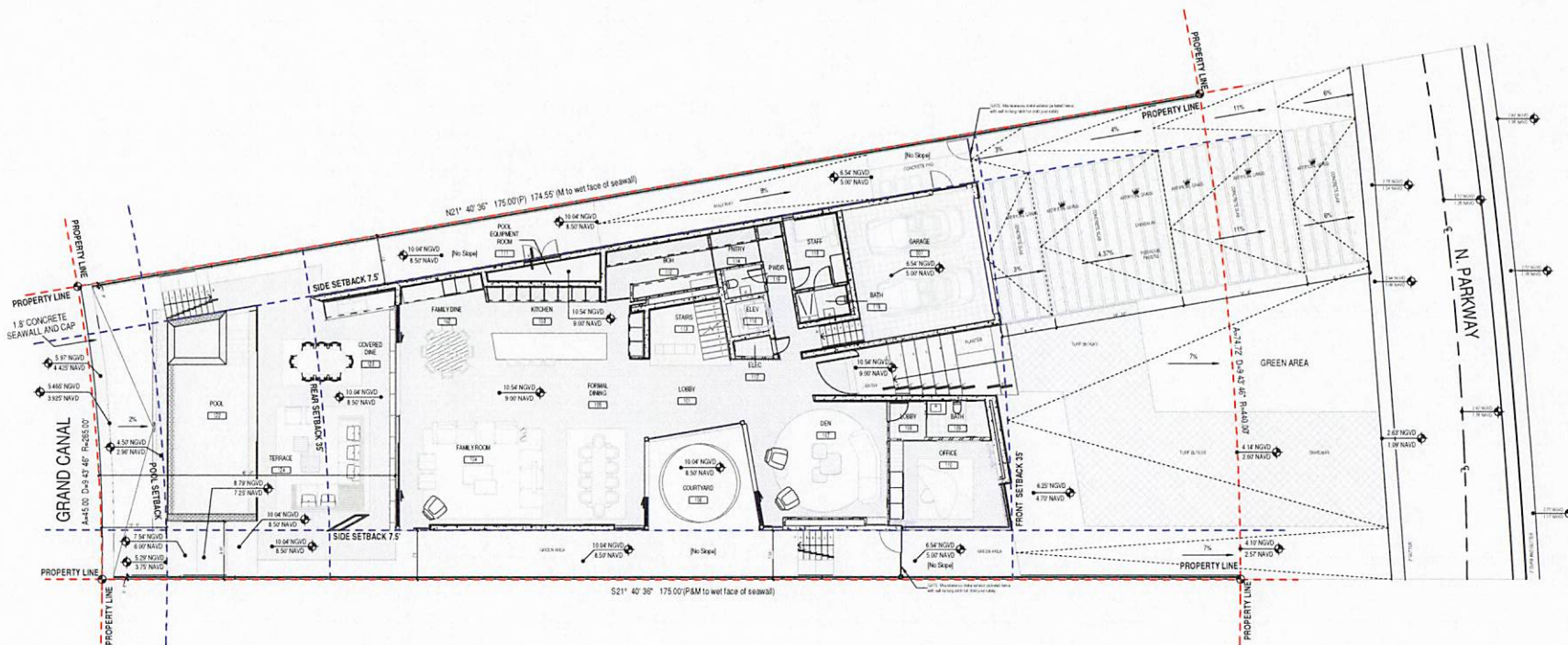
LANDSCAPE
Landscape Architecture Firm
12345 N. Highway 1, Suite 100, Golden Beach, FL 33160
Tel: 305.123.4567

GENERAL NOTES

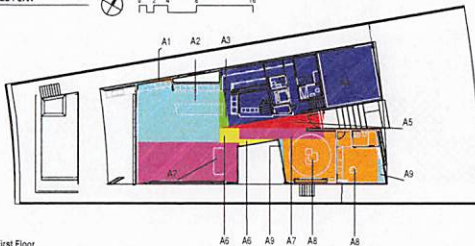
NO.	DATE	DESCRIPTION
1	05/07/2025	ISSUED FOR PERMIT
2	05/07/2025	REVISION: SEE SHEET A101.01
3	05/07/2025	REVISION: SEE SHEET A101.01
4	05/07/2025	REVISION: SEE SHEET A101.01
5	05/07/2025	REVISION: SEE SHEET A101.01

Overall Site Plan

A101.01



C1 SITE PLAN - OVERALL PLAN
1/8" = 1' 0"



B1 Geometrical Areas First Floor
3/64" = 1' 0"



A1 Geometrical Areas Second Floor
3/64" = 1' 0"

GEOMETRICAL AREAS

- A1
- A2
- A3
- A4
- A5
- A6
- A7
- A8
- A9

GEOMETRICAL AREAS

- A10
- A11
- A12
- A13
- A14
- A15
- A16
- A17
- A18
- A19
- A20
- A21
- A22
- A23

TOTAL LIVABLE AREA	
GROUND FLOOR LIVABLE AREA	3275.52 SF
SECOND FLOOR LIVABLE AREA	3335.43 SF
	6610.95 SF

TOTAL CONSTRUCTED AREA	
TOTAL CONSTRUCTED AREA GROUND FLOOR	4264.29 SF
TOTAL CONSTRUCTED AREA SECOND FLOOR	4096.34 SF
	8360.62 SF

GEOMETRICAL AREAS FIRST FLOOR		GEOMETRICAL AREAS SECOND FLOOR	
Number	Area	Number	Area
A1	16.60 SF	A10	282.07 SF
A2	709.76 SF	A11	422.36 SF
A3	42.48 SF	A12	53.12 SF
A4	1300.90 SF	A13	568.01 SF
A5	122.28 SF	A14	33.34 SF
A6	23.20 SF	A15	43.07 SF
A6	38.49 SF	A16	340.11 SF
A7	605.32 SF	A17	57.28 SF
A7	128.99 SF	A18	104.65 SF
A8	428.40 SF	A19	298.27 SF
A8	253.21 SF	A20	471.38 SF
A8	36.08 SF	A21	269.74 SF
A8	17.86 SF	A22	86.65 SF
		A23	156.83 SF
GROUND FLOOR	3743.77 SF	SECOND FLOOR	3164.87 SF
TOTAL 13		TOTAL 14	

ZONING ANALYSIS			
PROJECT NAME	472 N PARKWAY		
LOCATION	472 N PARKWAY GOLDEN BEACH, FL 33160		
APPLICABLE ZONE	ZONE D300		
FEMA ZONE	ZONE AE (100-year Flood Hazard) 6 N.G.V.D. FT.		
	REQUIRED	PROPOSED	
LOT FRONTAGE	50'-4"	74'-12"	FT
LOT AREA (MIN.)	7,500	10,475	SQFT
BUILDING HEIGHT (MAX.)	27'-3"	27'-3"	FT
IMPERVIOUS AREAS (10% MAX.)	6,866.25	6,866.00	SQFT
PERVIOUS AREAS (15% MIN.)	3,666.25	3,792.00	SQFT
SETBACKS			
FRONT (MIN.)	35	35	FT
REAR (MIN.)	35	35	FT
SIDE 1ST LEVEL (MIN.) (EAST & WEST)	7.5	7.5	FT
SIDE 2ND STORY LEVEL (Increase Side Setback on 1/2 length of 2nd story by 10' for each 1/2 of building height above the first 15 ft.)	-9.5	(separated below)	FT
EAST FACADE	17	21.5' / 31.5'	FT
WEST FACADE	17	11' / 11'	FT
SIDE OR REAR WALKWAYS	3	3	FT
ELEVATIONS			
1ST FLOOR	9	9	NA V.D. FT
GARAGE FLOOR (MIN.)	8	8.5	NA V.D. FT
FINISHED GRADE (MAX.)	8.5	8.5	NA V.D. FT
STUPEL (1' below the edge of the street)	-1	-1	NA V.D. FT
DOCK	4,425	4,425	NA V.D. FT
PROJECTIONS			
BALCONIES AND ROOFTOPS			
SIDE SETBACK	0	0	FT
REAR AND FRONT	4	4	FT
WALKWAYS, PATIOS AND OTHERS			
SIDE - REAR (NOT CLOSER THAN OF LOT LINE)	3	3	FT
REAR	4	0	FT
ELEVATIONS	1.3	0	FT
WALL / FENCE HEIGHTS			
BETWEEN LOTS (MAX.)	6	6	FT
STREET (MAX.)	4	0	FT
SWIMMING POOLS			
SETBACKS SIDE MIN.	10	7.5	FT
SETBACKS REAR MIN.	10	10	FT
ELEVATION ABOVE GRADE (MAX.)	8.5	8.5	NA V.D. FT
*Variances Requested			
**FINAL ELEVATIONS TO BE DETERMINED BY CIVIL ENGINEER OF RECORDS			

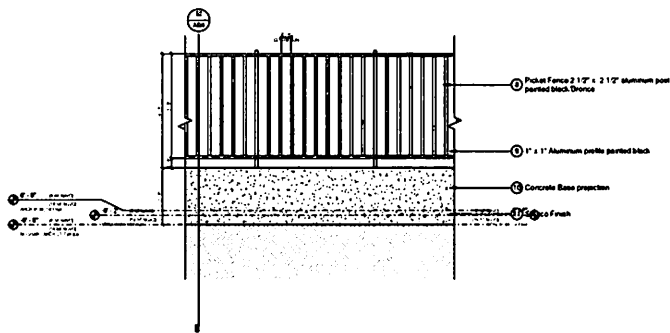
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2. ALL DIMENSIONS CORRESPOND TO UNFINISHED SURFACES UNLESS NOTED OTHERWISE.
3. REFER TO ARCHITECTURAL DRAWINGS FOR TOILET AND BATHROOM LAYOUTS.
4. REFER TO ARCHITECTURAL DRAWINGS FOR FINISH SCHEDULES AND DETAILS.
5. ALL MEPP INFORMATION SHOWN IN ARCHITECTURAL DRAWINGS ARE FOR GRAPHICAL INFORMATION ONLY. REFER MEPP DRAWINGS FOR ALL RELEVANT INFORMATION.
6. REFER ONLY MEPP AND LANDSCAPE INCLUDE FOR THE LEVELS WITHIN THE PLOT & OUTSIDE THE BUILDING AND MORE INFORMATION.

Rosa I
Balsera

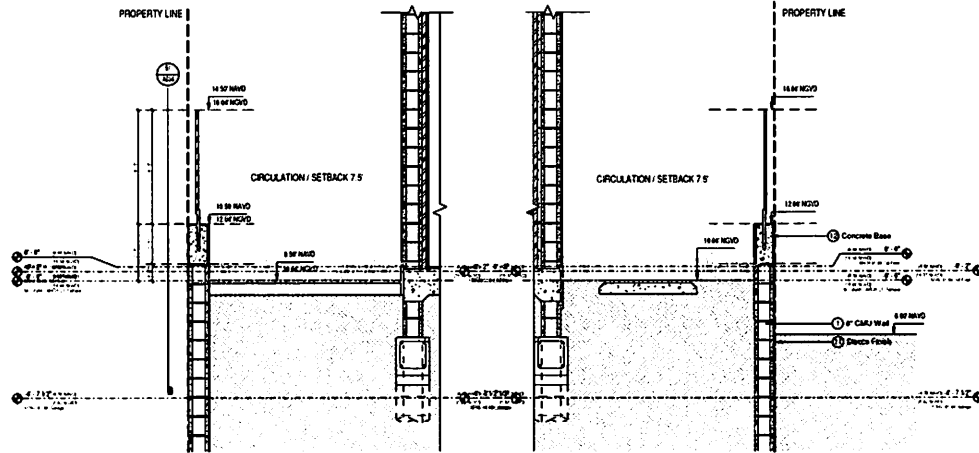
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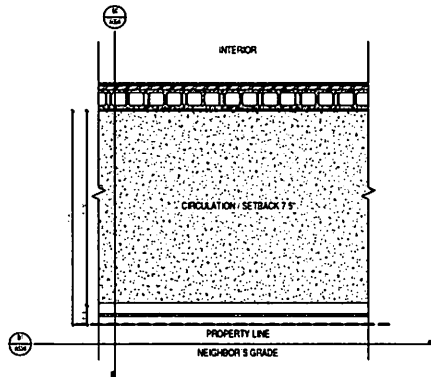
472 N Parkway, Golden Beach, FL 33160



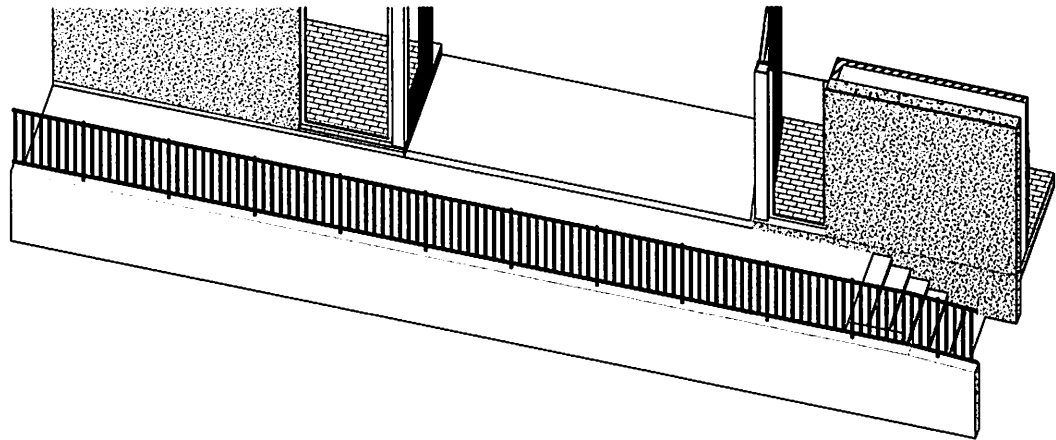
B1 Elevation Masonry Retaining Wall
12' x 1'4"



B2 Section Masonry Retaining Wall
12' x 1'4"



A1 Floor plan Detail Masonry Retaining Wall
12' x 1'4"

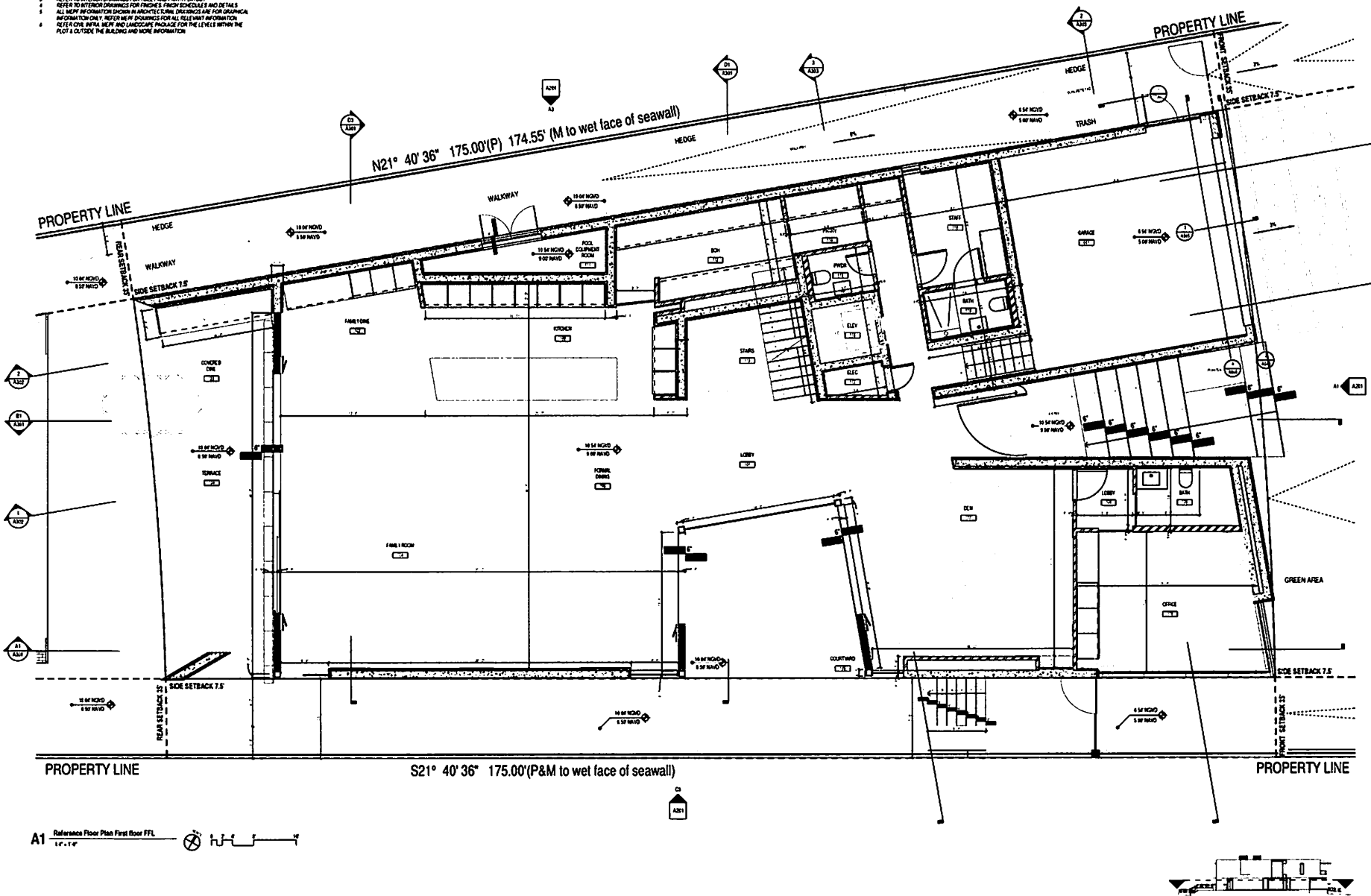


OWNER	
Name: [Redacted]	
Address: [Redacted]	
City: [Redacted]	
State: [Redacted]	
Zip: [Redacted]	
GENERAL CONTRACTOR	
AMARILLA	
Address: [Redacted]	
City: [Redacted]	
State: [Redacted]	
Zip: [Redacted]	
ARCHITECT	
Name: [Redacted]	
Address: [Redacted]	
City: [Redacted]	
State: [Redacted]	
Zip: [Redacted]	
ENGINEER	
Name: [Redacted]	
Address: [Redacted]	
City: [Redacted]	
State: [Redacted]	
Zip: [Redacted]	
NOTES	
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Masonry Retaining Wall

A536

1. FINISH LEVELS CORRESPOND TO FINISHED FLOOR LEVEL, OR TOP BLANK LEVEL AS APPLICABLE.
2. ALL DIMENSIONS CORRESPOND TO UNFINISHED SURFACES ON WALLS.
3. REFER TO INTERIOR FINISHES FOR TOILET AND BATH LAYOUT.
4. REFER TO INTERIOR FINISHES FOR FINISHES, FINISH SCHEDULES AND DETAILS.
5. ALL MEASUREMENTS SHOWN IN ARCHITECTURAL DRAWINGS ARE FOR GRAPHICAL INFORMATION ONLY. REFER TO MEASUREMENTS FOR ALL RELEVANT INFORMATION.
6. REFER TO CIVIL, MECHANICAL AND LANDSCAPE DRAWINGS FOR THE LEVELS WITHIN THE PLOT & OUTSIDE THE BUILDING AND MORE INFORMATION.



A1 Reference Floor Plan First floor FFL
1/4" = 1'-0"

Rosa I Balsera
Digitally signed by Rosa I Balsera
Date: 2023.05.04 09:43:11 -0400



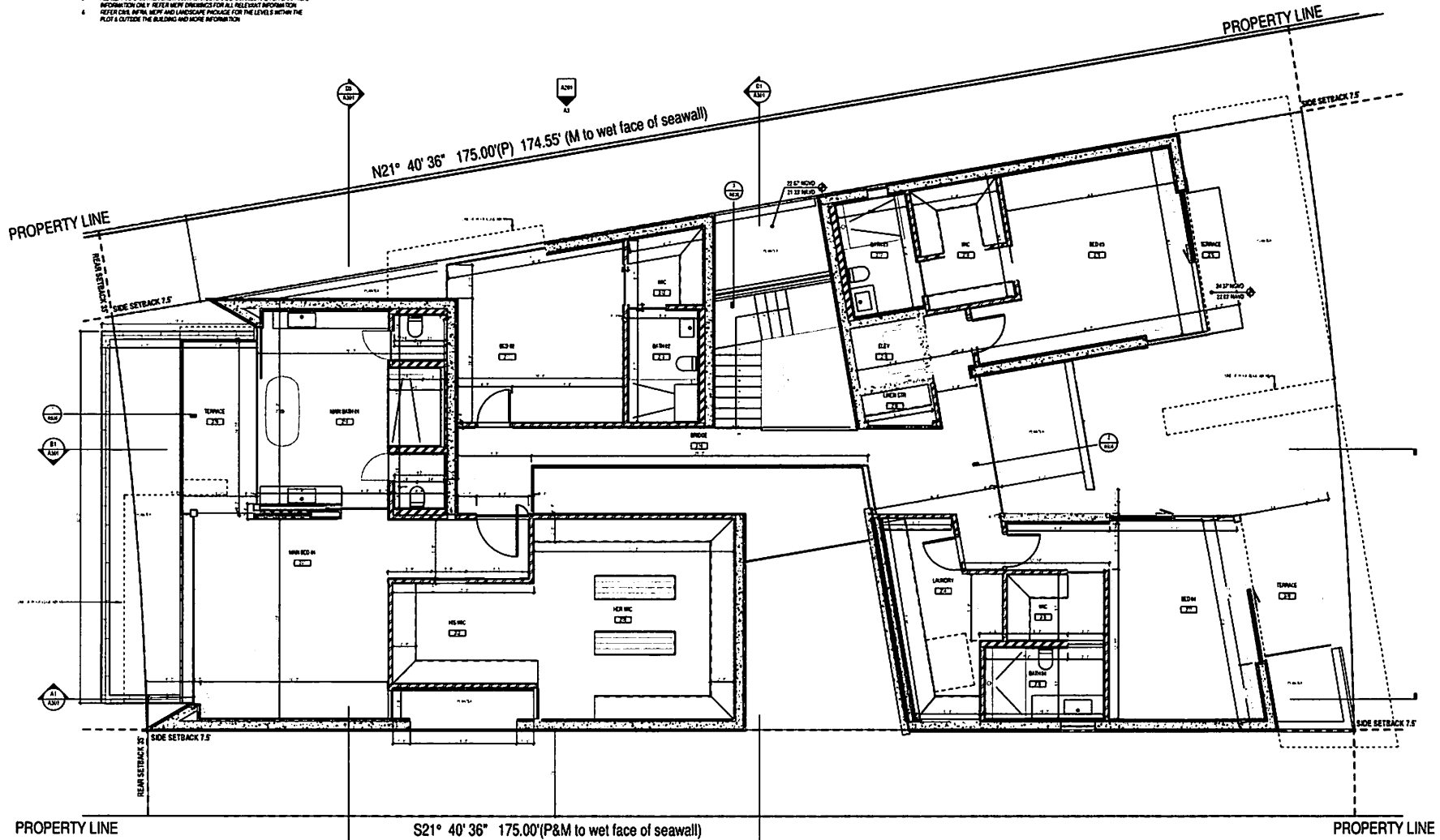
472 N Parkway, Golden Beach, FL 33160

OWNER	Star Projects Inc. LLC
ARCHITECT	Rosa I Balsera, Architect 101 S. Ocean Dr., Suite 100, Fort Lauderdale, FL 33301 Tel: 305.555.1234
GENERAL CONTRACTOR	AMARILLA Construction 101 S. Ocean Dr., Suite 100, Fort Lauderdale, FL 33301
INTERIOR	
STRUCTURAL	
MEP	
LANDSCAPE	Green Space Design 2500 S.W. 10th Avenue, Ft. Lauderdale, FL 33307
GENERAL NOTES	
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE F.L.A.C. CODES AND SPECIFICATIONS.	
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.	
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.	
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.	
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.	
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.	
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.	
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.	
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.	
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.	

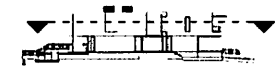
First Floor

A101.02

1. RAMP LEVELS CORRESPOND TO FINISHED FLOOR LEVEL OR TOP SLAB LEVEL AS APPLICABLE.
2. ALL DIMENSIONS CORRESPOND TO UNFINISHED BLANKS ON WALLS.
3. REFER TO INTERIOR DRAWINGS FOR TOILET AND BATH LAYOUT.
4. REFER TO INTERIOR DRAWINGS FOR FURNITURE, FINISH SCHEDULES AND DETAILS.
5. ALL MEPP INFORMATION SHOWN IN ARCHITECTURAL DRAWINGS ARE FOR GRAPHICAL INFORMATION ONLY. REFER MEPP DRAWINGS FOR ALL RELEVANT INFORMATION.
6. REFER CUE, MEPP, MEPP AND LANDSCAPE PACKAGES FOR THE LEVELS WITHIN THE PLOT & OUTSIDE THE BUILDING AND MORE INFORMATION.



A1 Reference Floor Plan Second floor PFL
1/4" = 1'-0"



Rosa I
Balsera



472 N Parkway, Golden Beach, FL 33160

OWNER
Barrington Park, LLC

ARCHITECT
Rosa I Balsera & Associates, LLC
1700 Bayview Drive, Suite 100, Ft. Lauderdale, FL 33304
Tel: 754.333.1111 Fax: 754.333.1112

GENERAL CONTRACTOR
AMARILLA CONSTRUCTION, INC.
1000 N. W. 10th Ave., Suite 100, Ft. Lauderdale, FL 33304
Tel: 754.333.1111 Fax: 754.333.1112

DATE
01/11/2024

PROJECT
Barrington Park, LLC

REVISION
01/11/2024

LANDSCAPE
Landscape Architect
2000 NW 10th Ave., Suite 100, Ft. Lauderdale, FL 33304
Tel: 754.333.1111 Fax: 754.333.1112

DATE
01/11/2024

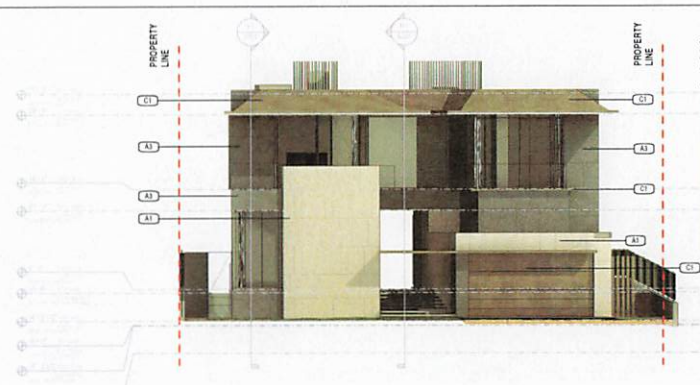
NO.	DATE	DESCRIPTION
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2	01/11/2024	ISSUED FOR PERMIT
3	01/11/2024	ISSUED FOR PERMIT
4	01/11/2024	ISSUED FOR PERMIT
5	01/11/2024	ISSUED FOR PERMIT
6	01/11/2024	ISSUED FOR PERMIT
7	01/11/2024	ISSUED FOR PERMIT
8	01/11/2024	ISSUED FOR PERMIT
9	01/11/2024	ISSUED FOR PERMIT
10	01/11/2024	ISSUED FOR PERMIT

Second Floor

A102

-
- Architectural site plan showing building layout, setbacks, and property lines. The plan includes a building footprint with various setbacks and a glass roof section. The setbacks are labeled as follows:
- REAR SETBACK 15'
 - SIDE SETBACK 7.5'
 - SIDE SETBACK 15'
 - SIDE SETBACK 7.5'
- The plan also shows the following setbacks and dimensions:
- REAR SETBACK 15'
 - SIDE SETBACK 7.5'
 - SIDE SETBACK 15'
 - SIDE SETBACK 7.5'
- The plan includes a building footprint with various setbacks and a glass roof section. The setbacks are labeled as follows:
- REAR SETBACK 15'
 - SIDE SETBACK 7.5'
 - SIDE SETBACK 15'
 - SIDE SETBACK 7.5'
- The plan also shows the following setbacks and dimensions:
- REAR SETBACK 15'
 - SIDE SETBACK 7.5'
 - SIDE SETBACK 15'
 - SIDE SETBACK 7.5'

A103



1. NAVD LEVELS CORRESPOND TO FINISHED FLOOR LEVEL, OR TOP SLAB LEVEL AS APPLICABLE.
2. ALL DIMENSIONS CORRESPOND TO UNFINISHED SURFACES ON WALLS.
3. REFER TO INTERIOR DRAWINGS FOR TOILET AND PANTRY LAYOUT.
4. REFER TO INTERIOR DRAWINGS FOR FINISHES, FINISH SCHEDULES AND DETAILS.
5. ALL MEFP INFORMATION SHOWN IN ARCHITECTURAL DRAWINGS ARE FOR GRAPHICAL INFORMATION ONLY. REFER MEFP DRAWINGS FOR ALL RELEVANT INFORMATION.
6. REFER CIVIL INFRA. MEFP AND LANDSCAPE PACKAGE FOR THE LEVELS WITHIN THE PLOT & OUTSIDE THE BUILDING AND MORE INFORMATION.

Rosa I Balsera Digitally signed by Rosa I Balsera
Date: 2025.05.07 09:44:02 -0400



472 N Parkway, Golden Beach, FL 33160

Owner: R
Sugar America Park LLC

ARCHITECTURE
Rose Builders Architect LLC
510 Bayview Dr. #221 Sunny Isles Beach, FL 33160
tel: (305) 418-2028

GENERAL CONTRACTOR

AMARILLA CONSTRUCTION
AN ACT OF LOVE

INTERFACES

STRUCTURAL

102

LANDSCAPE
Caryn, Garden Design
2240 SW 187 Ave. Homestead, FL 33070

GENERAL NOTES

	DATE	DESCRIPTION
01	12-18-17	1st English lesson - 20 min
02	12-19-17	Mathematics (1)
03	12-20-17	"
04	12-21-17	Mathematics (2)
05	12-22-17	"
06	12-23-17	"
07	12-24-17	"
08	12-25-17	"
09	12-26-17	"
10	12-27-17	"
11	12-28-17	"
12	12-29-17	"
13	12-30-17	"
14	12-31-17	"

Elevations

A201

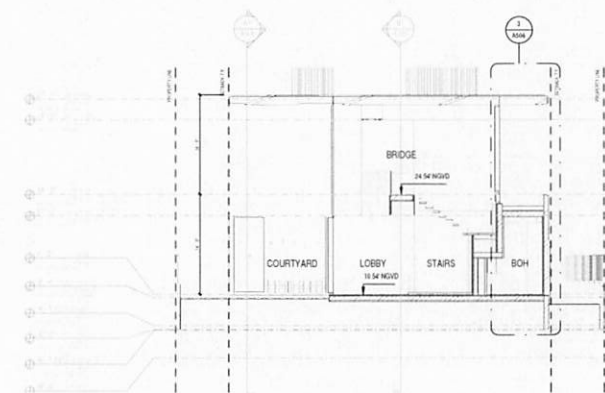
C1 ELEVATION BACK.
1/8" x 1/4"

A3 ELEVATION RIGHT
1:8" = 1'-0"

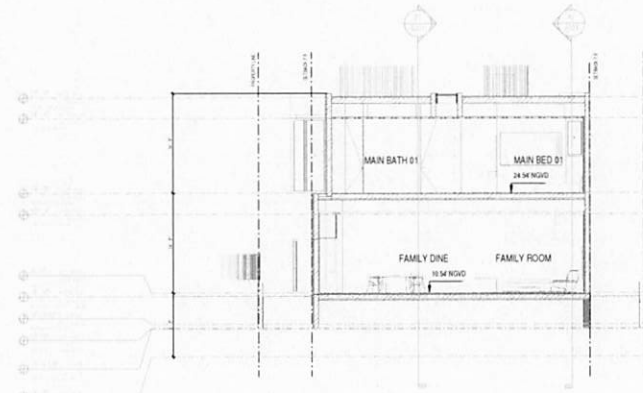
C3 ELEVATION LEFT
1/8" x 1/4"

A1 ELEVATION FRONT
18" x 14"

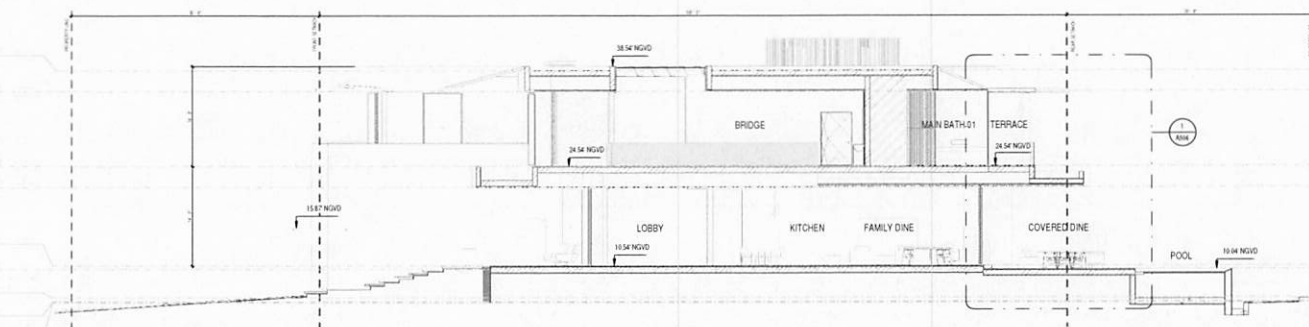




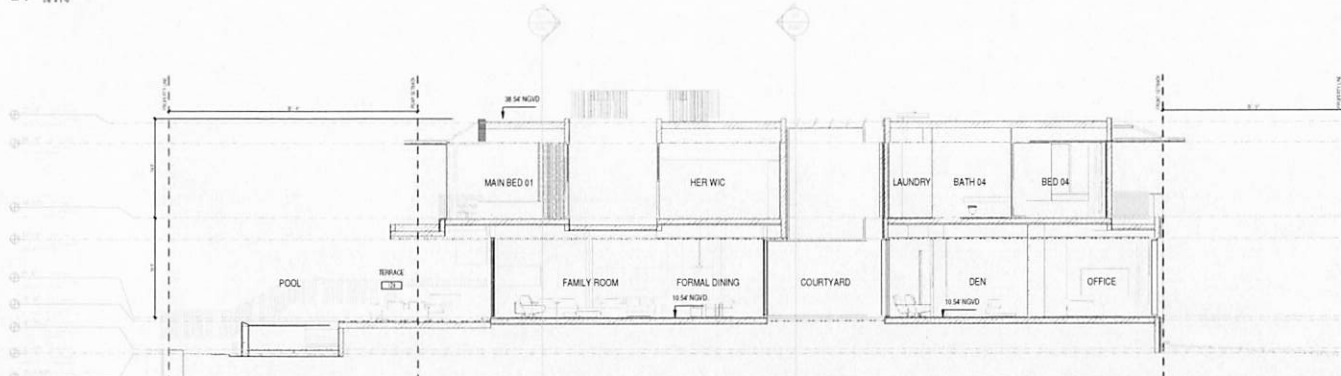
D1 Section Cross 02
1/8" = 1'-0"



D3 Section Cross 01
1/8" = 1'-0"



B1 Section Longitudinal 01
1/8" = 1'-0"



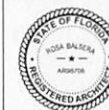
A1 Section Longitudinal 02
1/8" = 1'-0"

GENERAL SHEET NOTE

1. NAVD LEVELS CORRESPOND TO FINISHED FLOOR LEVEL OR TOP SLAB LEVEL AS APPLICABLE.
2. ALL DIMENSIONS CORRESPOND TO UNFINISHED SURFACES ON WALLS.
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4. REFER TO INTERIOR DRAWINGS FOR FINISHES, FINISH SCHEDULES AND DETAILS.
5. ALL MEPP INFORMATION SHOWN IN ARCHITECTURAL DRAWINGS ARE FOR GRAPHICAL INFORMATION ONLY. REFER MEPP DRAWINGS FOR ALL RELEVANT INFORMATION.
6. REFER CIVIL, INFRA, MEPP AND LANDSCAPE PACKAGE FOR THE LEVELS WITHIN THE PLOT & OUTSIDE THE BUILDING AND MORE INFORMATION.

Rosa I
Balsara

Digitally signed
by Rosa I Balsara
Date: 2025.05.07
09:44:21 -04'00'



472 N Parkway, Golden Beach, FL 33160

OWNER
Star Avenue Park LLC

ARCHITECTURE
Rosa Balsara Architect LLC
101 Broward Pkwy, Suite 100, Ft. Lauderdale, FL 33304
P: 754.474.9100

GENERAL CONTRACTOR
AMARILLA CONSTRUCTION
1000 N. W. 10th Ave, Suite 100, Ft. Lauderdale, FL 33304

INTERIOR

STRUCTURAL

MEP

LANDSCAPE
Garcia Design Group
2500 SW 10th Ave, Fort Lauderdale, FL 33304

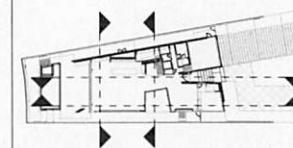
GENERAL NOTES

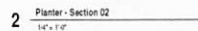
NO.	DATE	DESCRIPTION
01	10/15/2024	ISSUED FOR PERMIT
02	05/07/2025	REVISED FOR CONSTRUCTION
03	05/07/2025	REVISED FOR CONSTRUCTION

Sections

A301

KEY PLAN





A506



Rosa I
Balsera

Digitally signed
by Rosa I Balsera
Date: 2023.05.07
09:44:57 -0400



472 N Parkway, Golden Beach, FL 33160

OWNER
Sole Amilla Park LLC

ARCHITECTURE
Rosa Balsera Architects LLC
100 Bayview Pk, Suite 1000, Golden Beach, FL 33160
Tel: 305.474.7474

GENERAL CONTRACTOR
AMARILLA CONSTRUCTION, INC. (A.C.T.) & SON, INC.

INTERIOR

STRUCTURAL

MEP

LANDSCAPE
Garten Design Group
2500 SW 10th Ave, Fort Lauderdale, FL 33301

GENERAL NOTES

NO.	DATE	DESCRIPTION
1	05/07/2023	ISSUED FOR PERMIT

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A901



Rosa I Balsera
Digitally signed by Rosa I Balsera
Date: 2025.09.07 09:45:17 -0400



472 N Parkway, Golden Beach, FL 33160

OWNER
Belle Amara Pk LLC

ARCHITECTURE
Rosa Balsera, Architect LLC
1100 Bayview Ct, Suite 100, Sunny Isles Beach, FL 33106
Tel: 305.438.7878

GENERAL CONTRACTOR
AMARILLA CONSTRUCTION, INC. ACT 1 LOVE

INTERIOR

STRUCTURAL

MEP

LANDSCAPE
Sunny Isles Beach, FL 33106
2500 SW 10th Ave, Fort Lauderdale, FL 33301

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FBC AND FLS.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.
5. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE LANDSCAPE DESIGN AND CONSTRUCTION.
6. THE MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEP DESIGN AND CONSTRUCTION.
7. THE INTERIOR DESIGNER SHALL BE RESPONSIBLE FOR THE INTERIOR DESIGN AND CONSTRUCTION.
8. THE STRUCTURAL ENGINEER SHALL BE RESPONSIBLE FOR THE STRUCTURAL DESIGN AND CONSTRUCTION.
9. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL DESIGN PROFESSIONALS.
10. THE OWNER SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL FEES AND COSTS.

Render

A902



Rosa | Digitally signed
Balsera by Rosa I Balsera
Date: 2025.05.07
09:45:33 -04'00'



472 N Parkway, Golden Beach, FL 33160

OWNER
Steve Amara Pys LLC

ARCHITECTURE
Rosa Balsera Architect LLC
1111 SW 1st Ave, Suite 100, Miami, FL 33130
+1 305 474 1234

GENERAL CONTRACTOR
AMARILLA CONSTRUCTION AND ARCHITECTURE

INTERIOR

STRUCTURAL

MEP

LANDSCAPE
Landscape Architecture
2000 SW 1st Ave, Suite 100, Miami, FL 33130

GENERAL NOTES

NO.	DATE	DESCRIPTION
1	2025.05.07	Initial Design
2	2025.05.07	Final Design
3	2025.05.07	Final Design
4	2025.05.07	Final Design
5	2025.05.07	Final Design
6	2025.05.07	Final Design
7	2025.05.07	Final Design
8	2025.05.07	Final Design
9	2025.05.07	Final Design
10	2025.05.07	Final Design

Render

A903



Rosa I
Balsera

Digitally signed
by Rosa I Balsera
Date: 2025.05.07
09:46:47 -0400



472 N Parkway, Golden Beach, FL 33160

OWNER

Sunrise America Park, LLC

ARCHITECTURE

Rosa Balsera Architect, LLC
570 Bayview Pk, Suite 100, Sunny Isles Beach, FL 33160
Tel: (305) 419-1978

GENERAL CONTRACTOR

AMARILLA CONSTRUCTION
1000 N. Dixie Hwy, Suite 100, Fort Lauderdale, FL 33301

INTERIOR

STRUCTURAL

MEP

LANDSCAPE

GreenSpace Landscaping
2540 SW 10th Ave, Fort Lauderdale, FL 33301

GENERAL NOTES

NO.	DATE	DESCRIPTION
1	05/07/2025	ISSUED FOR PERMIT
2	05/07/2025	REVISION
3	05/07/2025	REVISION
4	05/07/2025	REVISION
5	05/07/2025	REVISION
6	05/07/2025	REVISION
7	05/07/2025	REVISION
8	05/07/2025	REVISION
9	05/07/2025	REVISION
10	05/07/2025	REVISION

DATE

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PROJECT

A906



Rosa I
Balsera

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by Rosa I Balsera
Date: 2025.05.07
09:47:07 -0400



472 N Parkway, Golden Beach, FL 33160

OWNER

Sole America Park LLC

ARCHITECT FIRM

Rosa Balsera Architect LLC
500 Bayview Ave., Suite 100, Miami Beach, FL 33139
P: 305.457.1000 F: 305.457.1001

GENERAL CONTRACTOR

AMARILLA CONSTRUCTION
1000 N. W. 10th Ave., Suite 100, Miami, FL 33136

INTERIOR

STRUCTURAL

MEP

LANDSCAPE

South Florida Landscaping
2500 SW 10th Ave., Fort Lauderdale, FL 33307

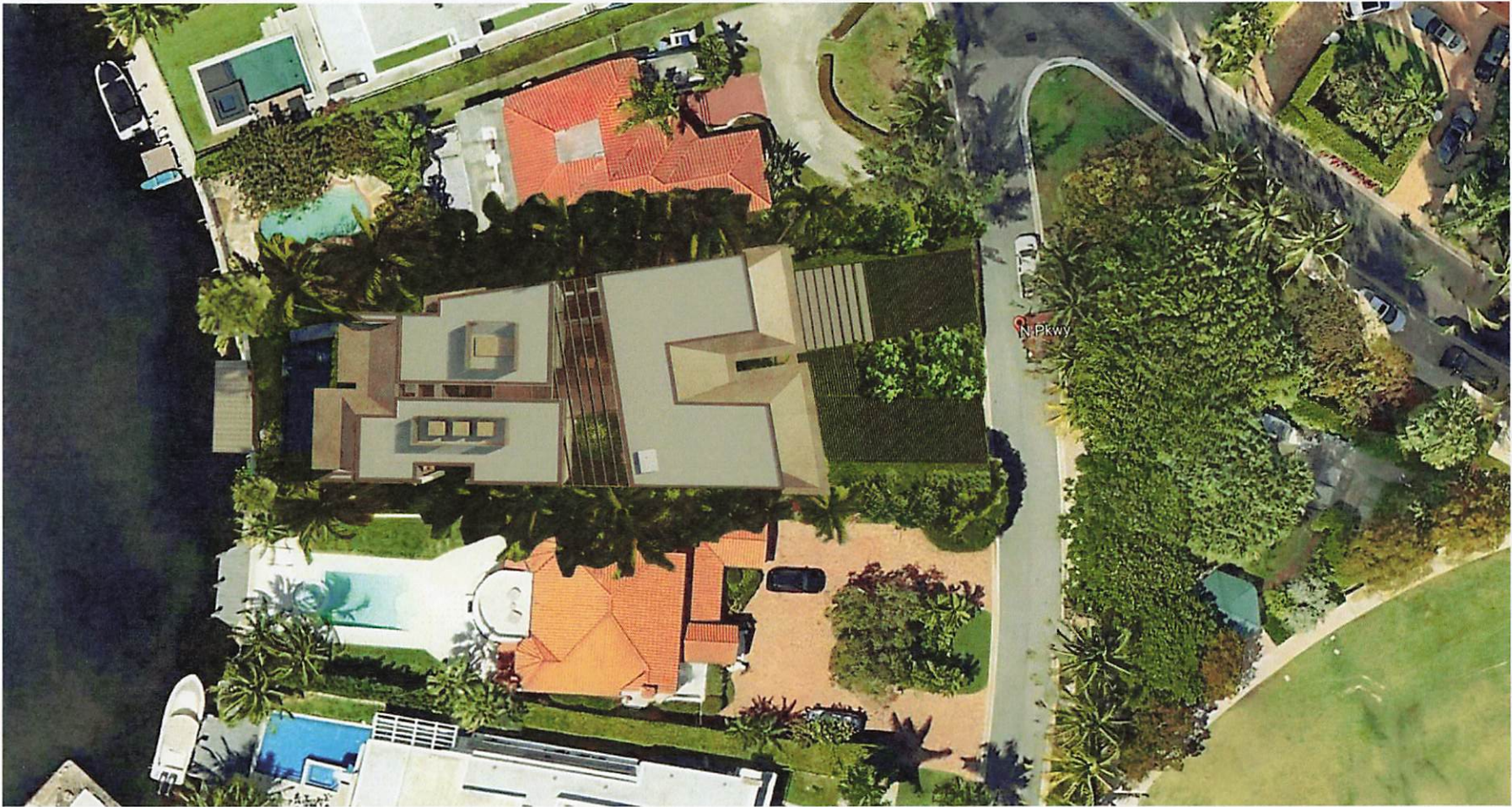
GENERAL NOTES

NO.	DATE	REVISION
1	05/07/2025	ISSUED FOR PERMIT
2	05/07/2025	ISSUED FOR CONSTRUCTION
3	05/07/2025	ISSUED FOR CONSTRUCTION
4	05/07/2025	ISSUED FOR CONSTRUCTION
5	05/07/2025	ISSUED FOR CONSTRUCTION
6	05/07/2025	ISSUED FOR CONSTRUCTION
7	05/07/2025	ISSUED FOR CONSTRUCTION
8	05/07/2025	ISSUED FOR CONSTRUCTION
9	05/07/2025	ISSUED FOR CONSTRUCTION
10	05/07/2025	ISSUED FOR CONSTRUCTION

DATE

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A907



Rosa I
Balsera

Digitally signed
by Rosa I Balsera
Date: 2025.05.03
09:47:25 -0400



472 N Parkway, Golden Beach, FL 33160

OWNER
State America Park LLC

ARCHITECTURE
Rosa Balsera, Architect LLC
110 Southwest 22nd Street, Suite 100, Fort Lauderdale, FL 33301
Tel: 305.476.1029

GENERAL CONTRACTOR
AMARILLA CONSTRUCTION, INC. AEC / L&E

INTERIOR

STRUCTURAL

MEP

LANDSCAPE
Carmen Rodriguez Landscaping
2540 SW 107th Ave, North Miami, FL 33157

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FBC AND ALL APPLICABLE CODES.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND COORDINATION OF ALL WORK.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND INSTALLATION OF ALL WORK.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
6. THE PROJECT SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. ALL CHANGES TO THE DESIGN SHALL BE SUBMITTED IN WRITING AND APPROVED BY THE ARCHITECT.
8. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.
9. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
10. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ENVIRONMENTAL FEATURES.

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A908