



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

**WORKSHOP AGENDA
BUILDING REGULATION ADVISORY BOARD
August 21, 2025, at 5:30pm**

Zoom Meeting ID: 858 3469 3884 Passcode: 049698 For Dial in only call: 13052241968.

- A. CALL TO ORDER:**
- B. BOARD ATTENDANCE:**
- C. STAFF ATTENDANCE:**
- D. WORKSHOP PURPOSE:**

To review and discuss **Sec. 66-1 Definitions** and **Sec. 66-141 Projections** of the Town Code relating to proposed future changes:

Sec. 66-1 – Definitions

Setback means the area between structures and property lines, which shall be free of encroachment from ground level to sky, except for encroachments permitted by this Code.

“Additional Second Floor Side Yard Setback Area” means the area that is Open to the Sky, between the Minimum Side Yard Setback and any structure, including any front or rear setback areas that are visible from and connected to the Minimum Side Yard Setback line.

“Open to the Sky” shall be defined as any area taller than 18’ above FFF which is open to sky and free of encroachment, except for encroachments permitted by this Code, including but not limited to Projections outlined in Sec. 66-141 and/or mechanical equipment.

(d) *Building height.*

(f) *Front yard Setbacks.* No building or part thereof, including garages, shall be erected closer than 35 feet to the front lot line (“Minimum Front Yard Setback”).

(g) *Rear yard Setbacks.* No building or part thereof, including garages, shall be erected closer than 35 feet to the rear lot line (Intracoastal Waterway and/or canals) (“Minimum Rear Yard

Setback”).

(h) *Side yard Setbacks.*

(1) For lots or any combination of lots with 50 feet or more of Frontage, but less than 75 feet of Frontage, no portion of any building shall be closer than seven and one-half feet from each side lot line (“Minimum Side Yard Setback for Undersized Lot”).

(2) For lots or any combination of lots with 75 feet or more of Frontage no portion of any building shall be closer than ten feet from each side lot line (“Minimum Side Yard Setback for Full Size Lot”). The Minimum Side Yard Setback for Undersized Lot and the Minimum Side Yard Setback for Full Size Lot shall each be referred to as the “Minimum Side Yard Setback”.

~~(3) All residences designed as two-story structures shall be required 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 feet.~~

All residences designed as two-story structures shall provide for an additional Second Floor Side Yard Setback Areas of no less than 5% of the Lot Area on each side of the residence for a total additional Second Floor Side Yard Setback Areas of no less than 10% of the Lot Area.

*Sec. 66-141. - Same—*Projections.

(a) Chimneys may project into Setback areas or Additional Second Floor Side Yard Setback Area a distance not to exceed 24 inches. The width of the projecting chimney shall not exceed six feet in width.

(b) Balconies and rooftops designed to support habitable activities consistent with section 66-261, and stairs leading to balconies or such rooftops shall not extend into first floor side Setbacks and shall not extend more than four feet into rear or front yard Setback areas.

(c) In Zone One no walkways, patios, steps, terraces, or platforms shall be constructed closer than 36 inches to the adjacent side lot lines. In Zone One no such accessory structure shall be permitted east of the established bulkhead line. In Zones Two and Three no walkways, patios, steps, terraces, or platforms shall be constructed closer than 36 inches to the adjacent side or rear lot lines. In all Zones a walkway with or without steps extending from a driveway or

directly from an adjoining street to the front door not exceeding 8 feet in width shall be permitted in front yards or street-side (corner lots) yards. No steps or platforms over 36 inches in height above the average lot grade shall extend into minimum side, rear or front yard Setback areas.

(d) Eaves. The lower border of a roof that meets or overhangs a building wall may **project** up to four feet into any Setback area or Additional Second Floor Side Yard Setback Area.

(e) Eyebrows. A permanent, independent cantilevered **projection** over an existing window or door, which provides cover/protection from weather, including sun and rain, shall be permitted to extend up to four feet into the ten-foot side yard setback or Additional Second Floor Side Yard Setback Area. In the case of an undersized lot (less than 75 feet in width), eyebrows may **project** 1.5 feet into a 7.5-foot setback or Additional Second Floor Side Yard Setback Area.

(f) Architectural features such as awnings, canopies, planting bins, decorative non-accessible balconies, oriel windows, cornices, decorative bands, architectural artwork, plaques, and other similar features may **project** into ~~setback~~ Setback areas or Additional Second Floor Side Yard Setback Area which abut interior lot lines not more than 1.5 feet and into ~~setback~~ Setback areas or Additional Second Floor Side Yard Setback Area which abut on streets or waterways not to exceed two feet for full-size lots; however, not more than 1.5 feet which abut side lot lines for undersized lots.

(g) Retractable awnings may be installed on a principal structure, cabana, gazebo, trellis, or pergola and may encroach only into a rear yard setback when they are installed to be opened over a compliant patio or deck.

E. INTERACTIVE DISCUSSION:

- Application of Code to real site plan examples
- Resident/developer questions

F. NEXT STEPS:

- Summarize feedback from the workshop

G. ADJOURNMENT:

ATTACHMENT - SEE ATTACHMENT EMAIL FROM BOARD MEMBER MICHAEL KLINGER.

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 IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

From: [Michael Klinger](#)
To: [Monica Diaz](#); [Stephanie Halfen \(sdhalfen@gmail.com\)](#); [JEROME HOLLO \(jhollo@fecr.com\)](#); [Alan Macken](#); [ZVI SHIFF \(Zvi@dzdgroup.com\)](#); [Isaac Murciano \(musciano@yahoo.com\)](#)
Cc: [Christopher Gratz \(pens@bellsouth.net\)](#); [Lisett Rovira](#); [Linda Epperson](#); [Stephen Helfman](#)
Subject: Re: 2nd floor setback workshop
Date: Wednesday, August 13, 2025 12:43:24 PM
Attachments: [image001.png](#)
[Second Floor Setback Code v3.docx](#)

Dear Board Members,

Attached are the suggested amendments to the code that Stephanie Halfen and I worked on in collaboration with Stephen Helfman (copied here). I will bring visuals to the workshop to help illustrate the concepts, but I wanted to outline the logic in advance so the language is easier to digest.

1. We began from several shared observations:
 - a. The current code often results in homes with similar massing by placing most second-floor setbacks toward the middle of the house, pushing bulk to the front or back.
 - b. Some architects comply with setbacks but extend rooflines to the first-floor setback, reducing the intended benefit of the incremental second-floor side yard setback.
 - c. In some cases, pitched roofs are used in modern designs to meet code, but the proportions can appear awkward.
2. We analyzed what could be built under current code (second-floor setback of 1 foot for every foot above 18' in height for two-thirds of the house's sides), assuming a maximized buildout without factoring in 65%/35% permeability restrictions or typical design choices such as covered patios.
3. Our calculations indicated that the incremental setbacks yield a second-floor area equal to about 10% of the lot area, which we used as a guiding benchmark. However, the proposal allows this to be achieved by area rather than strictly by linear feet, giving architects the flexibility to create deeper setbacks in some areas while using less total linear setback length.

We believe these proposed changes will offer architects more flexibility in design, encourage greater variation in architectural style, and still provide meaningful second-floor relief for neighboring properties.

I look forward to discussing these with you at the workshop.

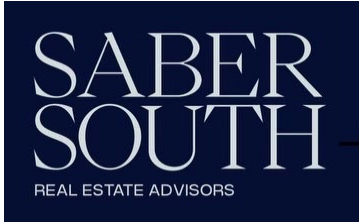
Best regards,

Michael

Michael Klinger
Managing Member
Saber Real Estate South, LLC
Saber Real Estate Advisors, LLC
1820 E. Hallandale Beach Boulevard

Hallandale Beach, FL 33009
786-406-1762 (O)
305-968-4468 (C)

www.SaberSouthRE.com



Sec. 66-1 – Definitions

Setback means the area between structures and property lines, which shall be free of encroachment from ground level to sky, except for encroachments permitted by this Code.

"Additional Second Floor Side Yard Setback Area" means the area that is Open to the Sky, between the Minimum Side Yard Setback and any structure, including any front or rear setback areas that are visible from and connected to the Minimum Side Yard Setback line.

"Open to the Sky" shall be defined as any area taller than 18' above FFF which is open to sky and free of encroachment, except for encroachments permitted by this Code, including but not limited to Projections outlined in Sec. 66-141 and/or mechanical equipment.

(d) *Building height.*

(f) *Front yard Setbacks.* No building or part thereof, including garages, shall be erected closer than 35 feet to the front lot line (**"Minimum Front Yard Setback"**).

(g) *Rear yard Setbacks.* No building or part thereof, including garages, shall be erected closer than 35 feet to the rear lot line (Intracoastal Waterway and/or canals) (**"Minimum Rear Yard Setback"**).

(h) *Side yard Setbacks.*

(1) For lots or any combination of lots with 50 feet or more of Frontage, but less than 75 feet of Frontage, no portion of any building shall be closer than seven and one-half feet from each side lot line (**"Minimum Side Yard Setback for Undersized Lot"**).

(2) For lots or any combination of lots with 75 feet or more of Frontage no portion of any building shall be closer than ten feet from each side lot line (**"Minimum Side Yard Setback for Full Size Lot"**). The Minimum Side Yard Setback for Undersized Lot and the Minimum Side Yard Setback for Full Size Lot shall each be referred to as the "Minimum Side Yard Setback".

(3) ~~All residences designed as two-story structures shall be required 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 feet.~~

All residences designed as two-story structures shall provide for an additional Second Floor Side Yard Setback Areas of no less than 5% of the Lot Area on each side of the residence for a total additional Second Floor Side Yard Setback Areas of no less than 10% of the Lot Area.

Formatted: Default Paragraph Font, Font: (Default) Times New Roman, 12 pt, Font color: Auto, Not Expanded by / Condensed by , Pattern: Clear (White)

Sec. 66-141. - Same—Projections.

(a) Chimneys may project into Setback areas or Additional Second Floor Side Yard Setback Area a distance not to exceed 24 inches. The width of the projecting chimney shall not exceed six feet in width.

(b) Balconies and rooftops designed to support habitable activities consistent with section 66-261, and stairs leading to balconies or such rooftops shall not extend into first floor side Setbacks and shall not extend more than four feet into rear or front yard Setback areas.

(c) In Zone One no walkways, patios, steps, terraces, or platforms shall be constructed closer than 36 inches to the adjacent side lot lines. In Zone One no such accessory structure shall be permitted east of the established bulkhead line. In Zones Two and Three no walkways, patios, steps, terraces, or platforms shall be constructed closer than 36 inches to the adjacent side or rear lot lines. In all Zones a walkway with or without steps extending from a driveway or directly from an adjoining street to the front door not exceeding 8 feet in width shall be permitted in front yards or street-side (corner lots) yards. No steps or platforms over 36 inches in height above the average lot grade shall extend into minimum side, rear or front yard Setback areas.

(d) Eaves. The lower border of a roof that meets or overhangs a building wall may project up to four feet into any Setback area or Additional Second Floor Side Yard Setback Area.

(e) Eyebrows. A permanent, independent cantilevered projection over an existing window or door, which provides cover/protection from weather, including sun and rain, shall be permitted to extend up to four feet into the ten-foot side yard setback or Additional Second Floor Side Yard Setback Area. In the case of an undersized lot (less than 75 feet in width), eyebrows may project 1.5 feet into a 7.5-foot setback or Additional Second Floor Side Yard Setback Area.

(f) Architectural features such as awnings, canopies, planting bins, decorative non-accessible balconies, oriel windows, cornices, decorative bands, architectural artwork, plaques, and other similar features may project into setback areas or Additional Second Floor Side Yard Setback Area which abut interior lot lines not more than 1.5 feet and into setback areas or Additional Second Floor Side Yard Setback Area which abut on streets or waterways not to exceed two feet for full-size lots; however, not more than 1.5 feet which abut side lot lines for undersized lots.

(g) Retractable awnings may be installed on a principal structure, cabana, gazebo, trellis, or pergola and may encroach only into a rear yard setback when they are installed to be opened over a compliant patio or deck.