



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

**AGENDA
BUILDING REGULATION ADVISORY BOARD
October 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: August 12, 2025

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

1. 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.

2. Jason Rubin
268 South Parkway
Golden Beach, FL 33160

Property Address: 268 South Parkway, Golden Beach, FL, 33160
Folio No: 19-1235-004-0140
Legal Description: Lots 18 & 19, BLK G GB Sect D, PB10-10

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

3. Alan & Helen Gay Benenson
304 South Parkway
Golden Beach, FL 33160

Property Address: 304 South Parkway, Golden Beach, FL. 33160
Folio No.: 19-1235-005-0570
Legal Description: Lots 29, Blk G, GB Section E, PB 8-122

Construction of exterior alternation and addition.

4. Jill Aronsky Fischer Trs
The Jf Descendants Trust
334 South Parkway
Golden Beach, FL 33160

Property Address: 334 South Parkway, Golden Beach, FL, 33160
Folio No: 19-1235-005-0640
Legal Description: Lots 37, BLK G, GB Sect E, PB 8-122

Construction of a new seawall and dock.

5. 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

Construction of exterior alternation and addition.

6. Taurus Bg Holdings Llc
Castle Hill Realty lli FI Llc
538 N Parkway LLC
4243 Dunwoody Club Dr 200
Atlanta, Ga 30350

Property Address: 538 North Parkway, Golden Beach, FL, 33160
Folio No: 19-1235-006-0690
Legal Description: Lots 15 & S1/2 of Lot 14, BLK F GB Sect F, PB10-11

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

F. VARIANCE REQUEST(S):

7. 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 29, Blk G, GB Section E, PB 8-122

Construction of exterior alternation and addition.

1. Relief from: Town Code §101(a)(2) which requires the top of the First Finished Floor of residences to be constructed on lots in Zone Two to be at a height of nine (9) feet NAVD;

Request is to: allow an addition to be constructed with the same top of the First Finished Floor of elevation of 12.85' NAVD that the house was constructed at (3.85' higher than allowed now); and

2. Relief from: Town Code §102(a)(2) which requires the finished grade of lots that abut Ocean Boulevard not to exceed 11' NGVD;

Request is to: allow an addition to be constructed with the lot remaining at the same finished grade of 11.43' NGVD that the house was constructed at.

Allowing the grade of the lot to remain .43' higher also increases the maximum height of stairs and platforms at the front of the home, home because the Town Code requirements for these features is based on the grade of the lot.

§66-141(c) Projections. 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.

G. OLD BUSINESS:

8. Steven B Berman
Dalia Sara Berman
516 North Parkway
Golden Beach, FL 33160

Property Address: 516 North Parkway, Golden Beach, FL. 33160
Folio No.: 19-1235-006-0750
Legal Description: Lots 21 & 22, Blk F, GB Section F, PB 10-11

Construction of a dock extension.

9. AP Passion Gb680 LLC
20900 Ne 30th Ave Ste 915
Miami, FL 33180-2166

Property Address: 680 South Parkway, Golden Beach, FL, 33160
Folio No: 19-1235-006-1150
Legal Description: Lots 44 & ALL OF LOT 45 N30FT OF LOT 46, BLK M, GB Sect F, PB 10-11

Construction of a new seawall and dock.

10. Manuel Grosskopf
Mariana Grosskopf Levi
284 S Island Dr
Golden Beach, FL 33160

Property Address: 284 South Island Drive, Golden Beach, FL, 33160
Folio No: 19-1235-004-0840
Legal Description: Lots 51 to 53, BLK J, GB Sect D, PB 10-10

Construction of a dock and seawall cap, dredging.

H. NEW BUSINESS

11. Saber South Hialeah li Llc

1820 E Hallandale Beach Blvd
Hallandale, FL 33009

Property Address: 476 North Parkway, Golden Beach, FL, 33160
Folio No: 19-1235-005-0400
Legal Description: Lot 32, BLK F, GB Sect E, PB 8-122

Construction of a new dock and seawall.

12. Saber Amarilla Park LLC
1820 E Hallandale Beach Blvd
Hallandale, FL 33009

Property Address: 472 North Parkway, Golden Beach, FL, 33160
Folio No: 19-1235-005-0410
Legal Description: Lots 33 BLK F, GB Sect E, PB 8-122

Construction of a new dock and seawall.

I. DISCUSSION:

13. Future code 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 IT