



## **TOWN OF GOLDEN BEACH**

100 Ocean Boulevard  
Golden Beach, FL 33160

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**Official Agenda for the November 18, 2025  
Regular Town Council Meeting called for 6:00 P.M.**

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**Zoom Room Meeting ID: 825 2300 5149 Password: 914637**

**For Dial In Only: Call 305.224.1968 Meeting ID: 825 2300 5149**

THE PUBLIC MAY PARTICIPATE AT GOOD AND WELFARE; PLEASE HOLD ALL QUESTIONS AND COMMENTS UNTIL THEN! THE PUBLIC IS ENCOURAGED TO SUBMIT ALL COMMENTS VIA EMAIL TO [LPEREZ@GOLDENBEACH.US](mailto:LPEREZ@GOLDENBEACH.US) BY 2:00 P.M. TUESDAY, NOVEMBER 18, 2025.

**A. MEETING CALLED TO ORDER**

**B. ROLL CALL**

**C. PLEDGE OF ALLEGIANCE**

**D. PRESENTATIONS/TOWN PROCLAMATIONS**

POLICE DEPARTMENT PROMOTIONS

**E. MOTION TO SET THE AGENDA**

ADDITIONS/ DELETIONS/ REMOVAL OF ITEMS FROM CONSENT  
AGENDA/ AND CHANGES TO AGENDA

**F. GOOD AND WELFARE**

**G. MAYOR'S REPORT**

**H. COUNCIL COMMENTS**

**I. TOWN MANAGER REPORT**

**J. TOWN ATTORNEY REPORT**

**K. ORDINANCES - FIRST READING**

- 1. An Ordinance of the Town Council of the Town of Golden Beach Amending the Town's Code or Ordinances, Chapter 24, Article II "Retirement" Amending the Definitions of the Town's Pension Plan.**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AMENDING CHAPTER 24, "PERSONNEL," ARTICLE II, "RETIREMENT," DIVISION 1 "GENERAL EMPLOYEES" BY AMENDING THE TOWN OF GOLDEN BEACH EMPLOYEES PENSION PLAN AT SECTION 24-31 "DEFINITIONS"; SECTION 24-41 "DEFERRED RETIREMENT OPTION PLAN"; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 1  
Ordinance No. 614.25

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Ordinance No. 614.25

#### **L. ORDINANCES – SECOND READING**

None

#### **M. QUASI JUDICIAL RESOLUTIONS**

##### **2. A Resolution of the Town Council Approving Variance Requests for the Property Located at 360 Ocean Boulevard to Permit the Construction of an Addition and to Increase the Finished Grade Elevation of the Lot.**

A RESOLUTION OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING VARIANCE REQUESTS FOR THE PROPERTY LOCATED AT 360 OCEAN BOULEVARD, GOLDEN BEACH, FLORIDA 33160, 1. TO PERMIT AN ADDITION TO THE EXISTING HOME TO BE CONSTRUCTED AT THE EXISTING FIRST-FLOOR FINISHED ELEVATION OF 12.85' N.A.V.D., INSTEAD OF THE 9.0' N.A.V.D. ELEVATION REQUIRED BY THE TOWN CODE; AND 2. TO PERMIT THE PROPERTY GRADE ELEVATION 11.43' N.G.V.D., INSTEAD OF THE 11.0' N.G.V.D. MAXIMUM REQUIRED BY THE TOWN CODE.

**Exhibit:** Agenda Report No. 2  
Resolution No. 3044.25

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 3044.25

## **N. MAJOR PROJECTS UPDATE & PRESENTATIONS**

- Wellness Center
- Annex
- A1A Wayfinding
- Other Projects

## **O. CONSENT AGENDA**

- 3. Official Minutes of the October 21, 2025 Regular Town Council Meeting**

## **P. TOWN RESOLUTIONS**

- 4. A Resolution of the Town Council Approving the Installation of a New Generator for the Civic Center Complex.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING THE INSTALLATION OF A NEW GENERATOR FOR THE CIVIC CENTER COMPLEX; PROVIDING FOR WAIVER OF COMPETITIVE BIDDING; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 4  
Resolution No. 3045.25

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 3045.25

- 5. A Resolution of the Town Council Approving the Fifth Amendment to the Town Manager's Employment Agreement.**

A RESOLUTION OF THE TOWN OF GOLDEN BEACH, FLORIDA, APPROVING A FIFTH AMENDMENT TO THE TOWN MANAGER'S EMPLOYMENT AGREEMENT ATTACHED AS EXHIBIT "A" TO THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 5  
Resolution No. 3046.25

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 3046.25

## **Q. DISCUSSION & DIRECTION TO TOWN MANAGER**

Mayor Glenn Singer:  
None

Vice Mayor Judy Lusskin:  
None

Councilmember Kenneth Bernstein:  
None Requested

Councilmember Bernard Einstein:  
None Requested

Councilmember Jessie Mendal:  
None Requested

Town Manager Alexander Diaz  
None Requested

## **R. ADJOURNMENT:**

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### **DECORUM:**

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COUNCIL SHALL BE BARRED FROM THE COUNCIL CHAMBERS BY THE PRESIDING OFFICER. NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACE CARDS SHALL BE ALLOWED IN THE COUNCIL CHAMBERS. PERSONS EXITING THE COUNCIL CHAMBERS SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE COUNCIL CHAMBERS IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS.

PURSUANT TO FLORIDA 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 PURPOSE, AFFECTED PERSONS MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD SHALL INCLUDE 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.

IF YOU NEED ASSISTANCE TO ATTEND THIS MEETING AND PARTICIPATE, PLEASE CALL THE TOWN MANAGER AT 305-932-0744 EXT 224 AT LEAST 24 HOURS PRIOR TO THE MEETING.

RESIDENTS AND MEMBERS OF THE PUBLIC ARE WELCOMED AND INVITED TO ATTEND.



# TOWN OF GOLDEN BEACH

100 Ocean Boulevard  
Golden Beach, FL 33160

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## MEMORANDUM

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**Date:** November 18, 2025

**To:** Honorable Mayor Glenn Singer &  
Town Council Members

**From:** Alexander Diaz,   
Town Manager

**Subject:** Ordinance No. 614.25 – Amending Code, Chapter 24, Section 24- Amending Chapter 24, “Personnel,” Article I, “Retirement,” Division 1, “General Employees” By Amending The Town of Golden Beach Employees Pension Plan at Section 24-31 “Definitions” and Section 24-41 Deferred retirement option plan.

Item Number:

1

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### **Recommendation:**

It is recommended that the Town Council adopt the attached Ordinance No. 614.25 as presented.

### **Background:**

The Town maintains a retirement benefit plan for its employees, which is known as the Town of Golden Beach Employees Pension Plan (the “Plan”), and which is codified in Chapter 24 of the Town’s Code of Ordinances. The Town Council and its employees desire to modify the Plan by changing the calculation of average monthly earnings for those vested employees who elect to participate in the Deferred Retirement Option Plan (DROP) by December 31, 2025. More specifically, those vested members who enter DROP between October 1, 2025 and December 31, 2025 shall have their average monthly earnings calculated using their highest single year of earnings or projected current-year earnings for the year, whichever amount is higher. This change is designed to capture employees who elect to participate in the DROP during a limited period ending on December 31.

This Ordinance amends the Code to effectuate this proposed change to the Plan.

### **Fiscal Impact:**

An actuarial impact statement is being prepared by the Plan’s Actuary, Southern Actuarial Services. Before the second reading, the impact statement will be disseminated for review.

**TOWN OF GOLDEN BEACH, FLORIDA**

**ORDINANCE NO. 614.25**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AMENDING CHAPTER 24, "PERSONNEL," ARTICLE II, "RETIREMENT," DIVISION 1 "GENERAL EMPLOYEES" BY AMENDING THE TOWN OF GOLDEN BEACH EMPLOYEES PENSION PLAN AT SECTION 24-31 "DEFINITIONS"; SECTION 24-41 "DEFERRED RETIREMENT OPTION PLAN"; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town Council of the Town of Golden Beach, Florida ("Town Council") has established the Town of Golden Beach Employees Pension Plan (the "Plan") for members of the Plan as defined in Section 24-31 of the Town's Code of Ordinances ("Members"); and

**WHEREAS**, the Town Council desires to change the method of calculating average monthly earnings for vested Members who elect to participate in the Deferred Retirement Option Plan ("DROP") on or before December 31, 2025 by basing it on the highest single year of service or their projected current-year earnings, whichever amount is higher; and

**WHEREAS**, to accomplish the pension goal of changing the method of calculating average monthly earnings for those electing to participate in DROP on or before December 31, 2025, it is necessary to adopt an ordinance amending the Plan as set forth in Chapter 24, Article II of the Town Manager's Code of Ordinances; and

**WHEREAS**, the Town Council finds that adopting this Ordinance is in the best interest of the Town of Golden Beach, Florida (the "Town").

**NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, HEREBY ORDAINS AS FOLLOWS:<sup>1</sup>**

**Section 1. Recitals Adopted.** Each of the above recitals is hereby adopted and incorporated as if fully set forth in this Section.

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<sup>1</sup>Additions to existing code text are shown by underline; deletions from existing code text are shown by ~~strikethrough~~. Changes between first and second reading are indicated with **highlight**.

**Section 2. Code Amended.** That Section 24-31 “Definitions” of Division 1 “General Employees” of Article II “Retirement” of the Town Code is hereby amended to read as follows:

Sec. 24-31. - Definitions.

As used herein, unless otherwise defined or required by the context, the following words and phrases shall have the meaning indicated:

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*Average Monthly Earnings* for a Member hired on or after October 1, 2009 means one thirty-sixth of Earnings of a Member during the three years of employment, within the last ten years of employment, which is greater than the total during any other three years during said ten-year period. For a Member hired prior to October 1, 2009 who had not retired as of June 17, 2025, Average Monthly Earnings means one twelfth of Earnings of a Member during the highest year of employment, within the last ten years of employment, which is greater than the total during any other one year during said ten-year period. For a vested Member who elects to enter DROP between October 1, 2025 through December 31, 2025, Average Monthly Earnings means one twelfth of Earnings of a Member during the highest year of employment or their projected current-year earnings, whichever calculation is greater. However, any member of the Plan who was eligible to retire and who retired prior to October 1, 2021, had his or her retirement benefits calculated on the basis of five years of employment and one-sixtieth of Earnings, within the last ten years of employment, which is greater than the total during any other five years during said ten-year period; provided that if a Member was employed for fewer than five years, such average was taken over the period of actual employment.

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*Projected current-year-earnings* for a vested Member electing DROP participation between October 1, 2025 through December 31, 2025 means projected Earnings for the entirety of the current fiscal year.

**Section 3. Code Amended.** That Section 24-41 “Deferred retirement option plan” of Division 1 “General Employees” of Article II “Retirement” of the Town Code is hereby amended to read as follows:

A deferred retirement option plan ("DROP") is established for eligible members on October 1, 2023, as follows.

- (1) Eligibility and participation.
  - a. Effective October 1, 2023, a member who reaches Normal Retirement while actively employed by the town shall be eligible to participate in the DROP, and such member's retirement benefit shall be calculated in accordance with section 24-33(a)(1) (normal retirement benefit).

- b. Effective October 1, 2025, a member who is vested, as that term is defined in section 24-33, while actively employed by the town and elects to participate in the DROP between October 1, 2025 and December 31, 2025, such member's retirement benefit shall be calculated in accordance with section 24-33, except that their Average Monthly Earnings shall mean one twelfth of Earnings of the member during their highest year of employment or their projected current-year earnings, whichever amount is greater.
- b- c. Effective October 1, 2023, a member who reaches his Early Retirement Date while actively employed by the town shall be eligible to participate in the DROP, and such member's retirement benefit shall be calculated in accordance with section 24-33(b)(1) (early retirement benefit).
- e. d. A member's election to participate in the DROP shall be in writing on a form approved by the Town and provided by the board, and shall be irrevocable. As a condition of participating in the DROP, the member must agree to terminate town employment at the end of the DROP participation period (or such earlier date the member elects to terminate participation in the DROP) and to submit an irrevocable, unconditional letter of resignation stating this prior to entering the DROP. The DROP election form and letter of resignation must be submitted to the board and the town at least 45 days prior to the date the member begins participating in the DROP. The aforementioned conditions concerning irrevocability and the 45 days notice shall not apply to a member who elects DROP in accordance with subsection (b) above.
- d- e. The maximum DROP participation period is 36 months for general employee members and 60 months for police officer members. A member may terminate DROP participation prior to the end of the maximum DROP period by providing notice to the town in accordance with the town's personnel rules and regulations, but in such event town employment will terminate on the same day DROP participation ends.

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**Section 4. Repealer.** All ordinances or parts of ordinances, resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**Section 5. Severability.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**Section 6. Codification.** That it is the intention of the Town Council, and hereby ordained, that the provisions of the Ordinance shall become and be made a part of the Code of the Town of Golden Beach; that the sections of this Ordinance may be re-numbered and/or re-lettered to accomplish such intentions; and that the word, "Ordinance," shall be changed to "Section" or such other appropriate word.



**Section 7. Effective Date.** This Ordinance shall be effective immediately upon adoption on second reading.

The Motion to adopt the foregoing Ordinance was offered by \_\_\_\_\_,  
seconded by \_\_\_\_\_, and on roll call the following vote ensued:

|                                 |       |
|---------------------------------|-------|
| Mayor Glenn Singer              | _____ |
| Vice Mayor Judy Lusskin         | _____ |
| Councilmember Jessie Mendal     | _____ |
| Councilmember Bernard Einstein  | _____ |
| Councilmember Kenneth Bernstein | _____ |

**PASSED AND ADOPTED** on first reading this 18<sup>th</sup> day of November, 2025.

The Motion to adopt the foregoing Ordinance was offered by \_\_\_\_\_,  
seconded by \_\_\_\_\_, and on roll call the following vote ensued:

|                                 |       |
|---------------------------------|-------|
| Mayor Glenn Singer              | _____ |
| Vice Mayor Judy Lusskin         | _____ |
| Councilmember Jessie Mendal     | _____ |
| Councilmember Bernard Einstein  | _____ |
| Councilmember Kenneth Bernstein | _____ |

**PASSED AND ADOPTED** on second reading this \_\_\_ day of October 2025.

\_\_\_\_\_  
MAYOR GLENN SINGER

ATTEST:

\_\_\_\_\_  
LISSETTE PEREZ  
TOWN CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
STEPHEN J. HELFMAN  
TOWN ATTORNEY



# TOWN OF GOLDEN BEACH

100 Ocean Boulevard  
Golden Beach, FL 33160

## MEMORANDUM

**Date:** November 18, 2025

**To:** Honorable Mayor Glenn Singer &  
Town Council Members

**From:** Alexander Diaz,   
Town Manager

**Subject:** Resolution No. 3044.25 – Variance Requests for 360 Ocean Boulevard,  
Golden Beach, FL 33160 (First floor finished elevation and site  
elevations/grading – (Zone 2))

Item Number:

2

It is recommended that the Town Council allow the applicant the opportunity to seek approval of the variance request presented in Resolution No. 3044.25

### **Background and History:**

**Sec. 66-101. – Elevation of House and Garage Floors.** (a) Zones Two and Three. The top of the first finished floor of residences to be constructed on lots located in Zone Two and Zone Three shall be at a height of nine (9) feet N.A.V.D.

**Sec. 66-102. – Minimum Lot and Swale Elevations; Grade.** (a) The finished grade of any lot shall not exceed an elevation of 24 inches above the crown of the road adjacent to the lot and, in no event, shall exceed an elevation of six (6) feet N.G.V.D. (National Geodetic Vertical Datum). For lots abutting Ocean Boulevard, the minimum elevation shall be 12 inches above the crown of the road, not to exceed an elevation of 11 feet N.G.V.D. Additionally, exterior slabs and walkways shall not exceed an elevation of 36 inches above the crown of the road adjacent to the lot.

The applicant's request is to allow the first-floor finished elevation of the proposed addition to match the existing structure's first-floor finished elevation of 12.85' N.A.V.D., and to allow the finished grade of the lot to be at 11.43' N.G.V.D

The Building Regulation Advisory Board met on October 14, 2025, and recommended approval of the variance requests; the motion passed with a Board vote of 2-1 (Jerome Hollo-Nay)

### **Attachments:**

- Resolution
- Christopher Gratz Zoning Staff Report
- 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. 3044.25**

**A RESOLUTION OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING VARIANCE REQUESTS FOR THE PROPERTY LOCATED AT 360 OCEAN BOULEVARD, GOLDEN BEACH, FLORIDA 33160, 1. TO PERMIT AN ADDITION TO THE EXISTING HOME TO BE CONSTRUCTED AT THE EXISTING FIRST-FLOOR FINISHED ELEVATION OF 12.85' N.A.V.D., INSTEAD OF THE 9.0' N.A.V.D. ELEVATION REQUIRED BY THE TOWN CODE; AND 2. TO PERMIT THE PROPERTY GRADE ELEVATION 11.43' N.G.V.D., INSTEAD OF THE 11.0' N.G.V.D. MAXIMUM REQUIRED BY THE TOWN CODE.**

**WHEREAS**, the applicants, NRE Miami Corp ("the applicant"), filed a Petition for Variances/exceptions from Section Sec. 66-101 (a) - Elevation of house and garage floors. (2) Zones Two and Three. The top of the First Finished Floor of residences to be constructed on lots in Zone Two and Zone Three shall be at a height of nine (9) feet NAVD (North American Vertical Datum of 1988), and,

Town Code Section 66-102. – Minimum lot and swale elevations; grade., (a) (2) The finished grade of any lot shall not exceed an elevation of 24 inches above the crown of the road adjacent to the lot and in no event shall exceed an elevation of six feet N.G.V.D. except for lots abutting Ocean Boulevard where the minimum elevation shall be 12 inches above the crown of the road. The maximum elevation shall not exceed an elevation of 11 feet N.G.V.D. Exterior slabs and walkways shall not exceed an elevation of 36 inches above the crown of the road adjacent to the lot.

**WHEREAS**, the applicant's request is to allow the first-floor finished elevation of the proposed addition to match the existing structure's first-floor finished elevation of 12.85' N.A.V.D., and to allow the finished grade of the lot to be at 11.43' N.G.V.D.; and

**WHEREAS**, these variances and exceptions are for the property at 360 Ocean Boulevard, Golden Beach, FL. 33160 (GB Section B, Lot 8 & N ½ of Lot 9, Blk 4., as recorded in PB 9-52, of the Public Records of Miami-Dade County, (Folio No. 19-1235-002-0260 (the “Property”) and,

**WHEREAS**, the Town’s Building Regulation Advisory Board held an advertised public hearing on the Petition for Variance/Exception and recommended approval of the request, 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 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 architectural plan pages, SP-1, A-1 through A-12, by Jose Merlo Architect, dated 8/3/2025, Paving & Drainage Plans, C-1 through C-2, by Speath Engineering, dated 9/2/2025, Landscape Plans, L1 through L-3 by MLA

Landscape Architects, dated, 9/15/2025, and Boundary Survey by Pinnell Survey, Inc., dated 8/25/2025 for the property(s) located at 360 Ocean Boulevard, 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 Administration.**

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

The Motion to adopt the foregoing Resolution was offered by \_\_\_\_\_,  
seconded by \_\_\_\_\_ and on roll call the following vote ensued:

|                                 |       |
|---------------------------------|-------|
| Mayor Glenn Singer              | _____ |
| Vice Mayor Judy Lusskin         | _____ |
| Councilmember Jessie Mendal     | _____ |
| Councilmember Bernard Einstein  | _____ |
| Councilmember Kenneth Bernstein | _____ |

**PASSED AND ADOPTED** by the Town Council of the Town of Golden Beach,  
Florida, this 18th day of November 2025

ATTEST:

\_\_\_\_\_  
MAYOR GLENN SINGER

\_\_\_\_\_  
LISSETTE PEREZ  
TOWN CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
STEPHEN J. HELFMAN  
TOWN ATTORNEY

# TOWN OF GOLDEN BEACH

## BUILDING AND ZONING DEPARTMENT

### MEMORANDUM

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**TO:** Building Regulatory Advisory Board

**FROM:** Christopher M. Gratz, AICP, Consulting Planner

**DATE:** October 14<sup>th</sup>, 2025

**SUBJECT:** Variances, 360 Ocean Boulevard

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#### GENERAL PROPERTY INFORMATION

**Land Use Designation:** Low Density Residential

**Zoning District:** Zone Two (2)

**Address:** 360 Ocean Boulevard

**Legal Description:** Lots 8 and the north ½ of Lot 9, Block "4", Section "B" of Golden Beach, According to the Plat thereof, as recorded in Plat Book 9, Page 52 of the Public Records of Miami-Dade County.

**Lot Information:** Full-sized lot, 75' frontage, 150' deep, 11,250 square feet (0.258 acres)

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#### APPLICATION INFORMATION

**Owner/Agent:** NRE Miami Corp /Juliana Barros de Azeredo

The applicant is proposing additions of a garage, elevator, new kitchen, bedroom addition, and three (3) new bedrooms.

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#### REQUEST

Variance #1 **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;

**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

Variance #2 **FROM:** Town Code §102(a)(2) which requires the finished grade of lots that abut Ocean Boulevard not to exceed 11' NGVD;

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**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.

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### HISTORY

The property contains a two-story 4,024 sq. ft. home constructed in 1986 according to the Miami-Dade Property Appraiser.

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### ANALYSIS

#### DIVISION 2. - VARIANCES

##### **§66-41. - Authorized, general procedure.**

(a) The Building Regulation Advisory Board may recommend pursuant to the hearing as provided in §66-42 the granting of a Variance by the Town Council from the terms of the zoning provision of this chapter if it is not contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to recommend any Variance from the terms of this chapter, the Board shall find the following:

(1) The Variances are in fact a Variance from a zoning regulation as set forth within this chapter.

***The request is for variances from zoning regulations.***

(2) Special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same district.

***The Town Code in 1986 allowed the home to be constructed at a higher First Finished Floor. The home is 21'-10" from the existing First Finished Floor when 27.5' is allowed; overall a home can be 36.5' NAVD in height and the home is 35.67' NAVD. The lot having a grade .43' higher than the Town Code allows is a negligible difference.***

(3) The special conditions and circumstances do not result from the actions of the applicant.

***The change in the Town Code has creates the special circumstances in the required Finished Floor Elevation. The lot having a grade .43' higher than the Town Code allows is a negligible difference.***

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(4) Granting the Variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands or structures in the same district.

***Allowing an owner to build an addition at the same First Finished Floor is not a special privilege. The lot having a grade .43' higher than the Town Code allows is a negligible difference.***

(5) Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of zoning regulations and would work unnecessary and undue hardship on the applicant.

***The owner would be deprived being able to build an addition at the same First Finished Floor as the home was constructed at, while having 7-8 steps down inside possible it limits the design and is not practical. The lot having a grade .43' higher than the Town Code allows is a negligible difference.***

(6) The Variance granted is the minimum Variance that will make possible the reasonable use of the land or structure.

***The requested variances are what the applicant needs to achieve the desired design and they are reasonable. It is impractical to have 7-8 steps down on the same floor of a home and limits the design. The lot having a grade .43' higher than the Town Code allows is a negligible difference.***

(7) The granting of the Variance will be in harmony with the general intent and purpose of this chapter and the Variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

***The intent of the Town Code is to promote the construction of luxury homes with the designs of new development that are compatible with existing development and have a cohesive architectural character per Town Codes §50-2(a) & (c). Allowing an addition to be at the same First Finished Floor that is higher than the Code allows now lower causes no harm. The home is 21'-10" from the existing First Finished Floor when 27.5' is allowed; overall a home can be 36.5' NAVD in height and the home is 35.67' NAVD. The lot having a grade .43' higher than the Town Code allows is a negligible difference.***

(b) In recommending the granting of any Variance, the Building Regulation Advisory Board may prescribe appropriate conditions and safeguards in conformity with this Code. Violation of the conditions and safeguards, when made a part of the terms under which the Variance is granted, shall be deemed a violation of the Code of Ordinances. The Building Regulation Advisory Board may prescribe a reasonable time limit wherein the Construction of the structure subject to the Variance is required to be completed.

***No conditions are recommended.***

(c) Under no circumstances shall the Building Regulation Advisory Board recommend the granting of a Variance or a use not generally permitted in the district involved or any use expressly or by implication prohibited by the terms of this Code in the district. No nonconforming use of neighboring lands, structures or buildings in the same district and no permitted use of lands, structures or buildings in other districts shall be considered grounds for a Variance.

***The request is not for use variances.***

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#### **RECOMMENDATION**

The home is 21'-10" from the existing First Finished Floor when 27.5' is allowed; overall a home can be 36.5' NAVD in height and the home is 35.67' NAVD. Allowing an addition to be at the same First Finished Floor that is higher than the Code allows now lower causes no harm. The lot having a grade .43' higher than the Town Code allows is a negligible difference. Overall the application meets the criteria required by the Town Code for the granting of a variance; therefore approval of the application is recommended.



## TOWN OF GOLDEN BEACH Notice of Public Hearing- Corrected

The Building Regulation Board and the Town Council of the Town of Golden Beach will hold a Public hearing on the following proposal:

2 Variance Request(s)  
                     Addition to Existing Residential Structure

Addition to an existing residence.

1. Relief from: Town Code 66-101 (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 66-102(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 are 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.

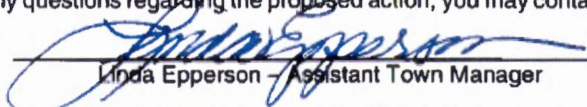
JOB ADDRESS: 360 Ocean Blvd., Golden Beach, FL. 33160,  
OWNER ADDRESS: 1925 Brickell Ave D205, Miami, FL. 33129  
REQUESTED BY: NRE MIAMI CORP  
LEGAL DESCRIPTION: Lot 8 & N1/2 of Lot 9, Block 4, GB Sec. B, PB 9-52  
FOLIO NO.: 19-1235-002-0260

The TOWN COUNCIL will consider this item:

Golden Beach Town Hall  
100 Ocean Blvd., 3<sup>rd</sup> floor  
Golden Beach, FL 33160  
November 18, 2025 at 6pm-check the website for zoom meeting information.

If you wish to submit written comments for consideration, they should be submitted to the Office of the Golden Beach Town Manager, prior to the scheduled meeting. If you have any questions regarding the proposed action, you may contact the Building Department at (305) 932-0744.

Dated: November 7, 2025

  
Linda Epperson - Assistant Town Manager

PURSUANT TO FLA. STATUTE 266.0105 THE TOWN HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COUNCIL, BOARD OR COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, AFFECTED PERSONS MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. ANY INDIVIDUAL WHO BELIEVES HE OR SHE HAS A DISABILITY WHICH REQUIRES A REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE FULLY AND EFFECTIVELY IN A MEETING OF THE BUILDING REGULATION BOARD MUST SO NOTIFY THE TOWN CLERK, AT (305) 932-0744 AT LEAST 24 HOURS PRIOR TO THE DATE OF THE MEETING.



## TOWN OF GOLDEN BEACH Notice of Public Hearing- Corrected

The **Building Regulation Board** and the **Town Council** of the Town of Golden Beach will hold a Public hearing on the following proposal:

2 Variance Request(s)  
                     Addition to Existing Residential Structure

Addition to an existing residence.

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.

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JOB ADDRESS: 360 Ocean Blvd., Golden Beach, FL. 33160,  
OWNER ADDRESS: 1925 Brickell Ave D205, Miami, FL. 33129  
REQUESTED BY: NRE MIAMI CORP  
LEGAL DESCRIPTION: Lot 8 & N1/2 of Lot 9, Block 4, GB Sec. B, PB 9-52  
FOLIO NO.: 19-1235-002-0260

The **BUILDING ADVISORY BOARD** will consider this item:

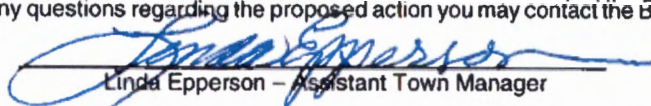
Golden Beach Town Hall  
100 Ocean Blvd., 3<sup>rd</sup> floor  
Golden Beach, FL 33160  
October 14, 2025 at 6pm  
<https://us02web.zoom.us/j/89291108015?pwd=NS8rWnJhN21mSUdlcmFadHErei8yZz09>  
Meeting ID: 892 9110 8015  
Passcode: 752288

The **TOWN COUNCIL** will consider this item:

Golden Beach Town Hall  
100 Ocean Blvd., 3<sup>rd</sup> floor  
Golden Beach, FL 33160  
October 21, 2025 at 6pm-check the website for zoom meeting information.

If you wish to submit written comments for consideration, they should be submitted to the Office of the Golden Beach Town Manager, prior to the scheduled meeting. If you have any questions regarding the proposed action you may contact the Building Department at (305) 932-0744.

Dated: September 23, 2025

  
Linda Epperson – Assistant Town Manager

PURSUANT TO FLA. STATUTE 296.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT: IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COUNCIL, BOARD OR COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, AFFECTED PERSONS MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. ANY PERSON WHO REQUESTS A VERBATIM RECORD OF THE PROCEEDING MUST NOTIFY THE TOWN CLERK AT (305) 932-0744 AT LEAST 24 HOURS PRIOR TO THE DATE OF THE MEETING.



360 OCEAN

TOWN OF GOLDEN BEACH  
APPLICATION FOR  
BUILDING REGULATION ADVISORY BOARD HEARING

| Applicant check here                | Complete application, sign, and notarize.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Bldg Dept Use |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| <input checked="" type="checkbox"/> | If a zoning variance is applied for, the petition for variance, pages 9, 10 and 11 shall be submitted with the application and shall include:<br>a. Property Legal Description<br>b. Property Folio number<br>c. Street address<br>d. Owners of record<br>e. Owner and agent names and signatures properly notarized.                                                                                                                                                                                                                                                                                                                                                                                                                           |               |
| <input checked="" type="checkbox"/> | Initial submittal as directed on page one; surveys, building plans, Warranty Deeds, and applications, After Zoning approval is issued completed sets are to be submitted 8 days prior to the meeting date as follows: Eight (8) copies 11" x 17". The same amount of copies are required for a variance. Each completed package shall consist of 1 each of an application, survey, Warranty Deed and building plans. Submit 1 USB with all documents included                                                                                                                                                                                                                                                                                   |               |
| <input checked="" type="checkbox"/> | Conceptual construction drawings prepared and signed by a licensed design professional that shall include, at a minimum, the following:<br>a. Site plan at a scale not less than 1/8" = 1'-0"<br>(Include grade elevations)<br>b. Proposed Floor Plan views, at a scale not less than 1/4"=1'-0"<br>c. Cross and longitudinal sections preferably through vaulted areas, if any.<br>d. Typical exterior wall cross section.<br>e. Full elevations showing flat roof and roof ridge height and any other higher projections.<br>f. Sample board of construction materials to be used.<br>g. Existing and proposed ground floor elevations (NGVD).<br>h. Grading & Drainage Calculations<br>i. Zone 3 Properties: Affidavit of Seawall Conformity |               |
| <input checked="" type="checkbox"/> | Landscaping Plan, separate from building plan package, prepared and signed by a licensed landscape design professional: The same amount of copies as outlined in the Building plan submittal. Each completed package shall consist of 1 each of an application, existing landscape survey, Warranty Deed, landscape plans with building site plans. Mark USB accordingly (separate from building)                                                                                                                                                                                                                                                                                                                                               |               |
| <input checked="" type="checkbox"/> | First Floor and Second Floor area calculations marking the geometrical areas used to calculate the overall floorareas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |               |
| <input checked="" type="checkbox"/> | Colored rendering showing new construction or proposed addition. Marked with the applicable address.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |               |
| <input checked="" type="checkbox"/> | Estimated cost of proposed work. For additions/remodels fair market value of property showing land value and structure value separately.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |               |
| <input checked="" type="checkbox"/> | Site plan detailing construction site personnel parking.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |               |

TOWN OF GOLDEN BEACH  
APPLICATION FOR  
BUILDING REGULATION ADVISORY BOARD HEARING

Application fee: \_\_\_\_\_

Request hearing in reference to:

New residence/addition: Addition Variance(s): 3  
Exterior alterations: Exterior alterations Other Structure: \_\_\_\_\_  
Date application filed: 08/26/25 For hearing date: \_\_\_\_\_

1. Project information:

Project description: Additions (Garage, Stairs, Kitchen, 5 Bedrooms, elevator)

Legal Description: Lot 8 and the North 1/2 of Lot 9, block 4, section "B" of Golden Beach, Plat Book 9, Page 52 of Miami Dade Public Records

Folio #: 19-1235- 002-0260

Address of Property: 360 Ocea Blvd

2. Is a variance(s) required: Yes ☒ No ☐ How Many? 3  
(If yes, please submit variance application form for each request).

Owner's Name: NRE Miami Corp Phone \_\_\_\_\_ Fax \_\_\_\_\_

Owner's address: 360 Ocean Blvd City/State Golde Beach/FL Zip 33160

Email address: \_\_\_\_\_

Agent: Juliana Barros de Azeredo Phone (305)613-4963 Fax \_\_\_\_\_

Agent's address: 3014 E Signature Dr, unit 1106 City/State Davie/FL Zip 33314

Email address: juliana@ambiancemiami.com

Architect: Jose Merlo Phone (786)2519488 Fax \_\_\_\_\_

Email address: merlonet24@gmail.com

Contractor: Juliana Barros de Azeredo Phone (305)613-4963 Fax \_\_\_\_\_

3. Describe project and/ or reason for hearing request: \_\_\_\_\_  
Exterior Alterations and Additions

4. The following information is submitted for assisting in review:

Building Plans:

Conceptual: ☐ Preliminary: ☒ Final: ☐  
Other: \_\_\_\_\_

5. Estimated cost of work: \$ 1,000,000.00  
Estimated market value of: Land \$ 2,700,000.00  
Building \$ 3,100,000.00 / 2,480,000.00(ACV)

(Note: If estimated cost of work is 40% of the market value of the building an independent appraisal is required).

TOWN OF GOLDEN BEACH  
APPLICATION FOR  
BUILDING REGULATION ADVISORY BOARD HEARING

6. Is hearing being requested as a result of a Notice of Violation? No
7. Are there any structures on the property that will be demolished? Yes
8. Does legal description conform to plat? Yes
9. Owner Certification: I hereby certify that I am the owner of record (\*) of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of owner(s): \_\_\_\_\_

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Type of identification: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Owner/Power of Attorney Affidavit:

I, being duly sworn, depose and say I am the owner (\*) of the property described in this application and that I am aware of the nature and request for: \_\_\_\_\_  
\_\_\_\_\_ relative to my property and I  
am hereby authorizing \_\_\_\_\_ to be my legal  
representative before the Building Regulation Advisory Board and Town Council.

\_\_\_\_\_  
Signature of owner(s)

Acknowledged before me this \_\_\_\_\_ day \_\_\_\_\_ 20 \_\_\_\_\_

Type of identification: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

(\*) If owner of record is a corporation then the president with corporate seal, the president and the secretary (without corporate seal), or duly authorized agent for the corporation may execute the application, proof that the corporation is a corporation in good standing.



TOWN OF GOLDEN BEACH  
APPLICATION FOR  
BUILDING REGULATION ADVISORY BOARD HEARING

Property Address: 360 Ocean Blvd  
Legal Description: Lot 8 and 1/2 of lot 9 Block 4 Section "B" of Golden Beach, P.B.9, Pg. 52, MDCR  
Owner's Name: NRE Miami Corp Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Agent's Name: Juliana Azeredo Phone: (305)613-4963 Fax: \_\_\_\_\_  
Board Meeting of: \_\_\_\_\_

- NOTE: 1. **Incomplete applications will not be processed.**  
2. Applicant and/or architect must be present at meeting.

Application for: Exterior Alterations and Additions  
Lot size: 75'x 150'  
Lot area: 11,250 sf  
Frontage: 75'  
Construction Zone: Zone Two  
Front setback: 42'6"  
Side setback: 10' and 13' at second floor  
Rear setback: 44'10"  
Coastal Const. uction: Yes ☐ No ☒ East of coastal const. control line: Yes ☐ No ☒  
State Road A1A frontage: 75'  
Swimming pool: ☒ Yes ☐ No Existing: X Proposed: \_\_\_\_\_  
Fence Type: Metal/ concrete Existing: \_\_\_\_\_ Proposed: x  
Finished Floor elevation N.G.V.D.: 14'42" NGVD  
Seawall: N/A Existing: \_\_\_\_\_ Proposed: \_\_\_\_\_  
Lot Drainage: \_\_\_\_\_  
How will rainwater be disposed of on site? By Catch basins and Linear Drains

Adjacent use (s): Residential  
Impervious area: 7312 sf  
% of impervious area: 65%  
Existing ground floor livable area square footage: 2,228 sf  
Proposed ground floor livable area square footage: 2,753 sf  
Existing 2<sup>nd</sup> floor livable area square footage: 584 sf  
Proposed 2<sup>nd</sup> floor livable area square footage: 2,664 sf  
Proposed % of 2<sup>nd</sup> floor over ground floor: 96%  
Vaulted area square footage: N/A  
Vaulted height: N/A  
Color of main structure: Sand  
Color of trim: Black  
Color & material of roof: Concrete Flat Roof  
Building height (above finished floor elevation): 21'10"  
Swale: (Mandatory 10'-0" from edge of payment, 10 ft. wide x 1 ft. deep minimum):  
N/A  
Existing trees in Lot: 5 in Swale: N/A  
Proposed trees in Lot: 7 in Swale: N/A  
Number & type of shrubs: 140 (42 native Shrubs)  
Garage Type: Enclosed Single car Existing: \_\_\_\_\_ Proposed: X  
Driveway width & type: 20' wide- Pavers

Date: \_\_\_\_\_



# GOLDEN BEACH LANDSCAPE LEGEND

## Chapter 52 - Landscaping

Zoning District: Zoning Net Lot Area: .26 acres 11,250 square feet

### OPEN SPACE

A. Square feet of paved area, as indicated on the site plan:

B. Square feet of pervious area, as indicated on site plan:

Required

Provided

7312

3938

### TREES

A. The number of trees required per net lot acre:

= 1 tree per 2,500 SF of lot area minus number of existing trees

Less the existing number of trees meeting minimum requirements

(minus) 4

5

1

B. Min. 2 canopy trees or grouping of palms meeting code requirement in front setback

2

2

C. % palm trees allowed: No. trees required x 40%:

D. % native trees required: No. trees provided x 50% =

2

2

E. % drought tolerant trees required: No. trees provided x 50% =

3

3

F. Street trees: 1 per 25 linear feet of frontage excluding driveways  
                     linear feet along street / 25' =

2

2

G. Total number of trees required / provided:

7

7

### SHRUBS

A. The total number of trees required x 20 = the number of shrubs required

140

140

B. The number of shrubs required x 30% = the number of native shrubs required

42

42

Irrigation Plan: Required by Chapter 52. Automatic Irrigation provided X

# TOWN OF GOLDEN BEACH

## DRAINAGE COMPUTATION WORKSHEET

Last updated January 24<sup>th</sup>, 2017

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In order to help professionals designing residential developments (single family units) the Town has developed a worksheet to aid applicants in determining the volume of runoff generated during a 10-year / one-day storm. This has been the adopted Level of Service (LOS) standard in the Town's Comprehensive Plan since December 1988 and is also the drainage standard specified in the Miami-Dade County Public Works Manual, Section D4 - Water Control. The calculations follow the methodology recommended by the SFWMD in their publication "Management and Storage of Surface Waters, Permit Information Manual, Volume 4" and in their publication "Technical Publication EMA #390 - Frequency Analysis of Daily Rainfall Maxima for Central and South Florida" dated January 2001. Applicants may include the calculations on this worksheet with their permit application. A registered professional engineer or a registered architect must perform these calculations.

Once the volume of runoff generated during a 10-year / one-day storm within the property or a sub-basin within the property is determined, the applicant must include calculations showing this volume will be contained within the property. Retention of this volume can be provided within shallow retention swales, injection wells, collection systems for reuse (example - cistern for irrigation), underground drains or other methods approved by the Town.

The applicant must also provide plans showing existing and proposed land elevations throughout the property demonstrating the volume of runoff generated during the design storm (10-year / one-day) will be contained within the on-site retention system. The existing and proposed land elevations must also show no overflow from the property will occur to adjacent properties or Right-of-Ways during a 10- year/ one-day storm.

**Definitions are located below the worksheet.**

### Step 1:

Determine A                      A= 11,250 square feet

### Step 2:

Determine AP                      AP= 3,938 square feet

AI= 7,312 square feet

**Note= P= Pervious/ I = Impervious**

### Step 3:

Determine the average NGVD land elevation of pervious areas within property or sub-basin within the property.

Average Elevation of Pervious Areas= 7.3 feet NGVD

**Step 4:**

Determine the distance between the average high ground water elevation and the average elevation of the pervious areas. For design purposes, the average high ground water elevation for most of Golden Beach is 2 feet NGVD (Additionally, please check with your geotechnical engineer and/or geotechnical report.)

Distance= 5.3 feet

**Step 5:**

Determine an  $S_1$  value from the table below:

| Distance between ground water table and average elevation of pervious areas, | $S_1$       |
|------------------------------------------------------------------------------|-------------|
| 1 foot                                                                       | 0.45 inches |
| 2 feet                                                                       | 1.88 inches |
| 3 feet                                                                       | 4.95 inches |
| 4 feet                                                                       | 8.18 inches |
| >4 feet                                                                      | 8.18 inches |

If necessary, compute a value of  $S_1$  by interpolation.

$S_1$ = 8.18 inches

**Step 6:**

Determine S as:

$$S = \frac{AP}{A}$$

S is computed in inches  $S = \frac{A * S_1}{A}$  2.86 inches

**Step 7:**

Determine runoff depth (R) as:

$$R = \frac{(P - 0.2 * S)^2}{(P + 0.8 * S)}$$

Where P= 7.00 inches of rainfall produced during a 10- year/ one-day storm. Then:

$$R = \frac{(7.00 - 0.2 * S)^2}{(7.00 + 0.8 * S)}$$

$$(7.00+0.8*S)$$

R is computed in inches R= 4.44 inches

**Step 8:**

Determine runoff depth (R) as:

$$V = \frac{A * R}{12}$$

V is computed in cubic feet. V is the volume of runoff generated during a 10 year- year/ one day storm within the property or sub-basin of the property.

$$V = \underline{4,171} \text{ cubic feet}$$

**Step 9:**

Compute "retention volume provided" (VP) as the retention volume capacity, in cubic feet, of swales, retention areas, and drains within the property or sub-basin within the property.

- Attach calculation showing how the volume was calculated.
- Calculations must be consistent with existing and proposed elevations shown on design plans.

$$VP = \underline{4,230} \text{ cubic feet}$$

**Step 10:**

Compute values of retention volume provided (VP in Step 9) with retention volumes needed (V in Step 8). Retention volume provided (VP) must be larger than retention volume needed (V). (VP= 4,230 cubic feet) > (V= 4,171 cubic feet)

**NOTE: These volumes calculations are needed to satisfy the Town of Golden Beach Comprehensive Plan Level of Service (LOS) and Code requirements.**

| DEFINITIONS |                                                                                                                                                          |     |                                                      |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------------------------------------|
| P:          | Rainfall depth in inches.                                                                                                                                | A:  | Total area of property in square feet.               |
| S:          | Soil storage capacity in inches.                                                                                                                         | AP: | Total pervious areas within property in square feet. |
| R:          | Runoff depth in inches.                                                                                                                                  | V:  | Volume of runoff in cubic feet.                      |
| AI:         | Total area of roof, pavement patios, pool decks, walkways and any other hardscape areas within the property in square feet (ie., total impervious area). |     |                                                      |

**Note:**\* means multiply.

TOWN OF GOLDEN BEACH  
BUILDING REGULATION ADVISORY BOARD  
APPLICATION FOR  
PETITION FOR VARIANCE

Date: \_\_\_\_\_

Fee: \_\_\_\_\_

I, Juliana Barros de Azeredo hereby petition the Town of Golden Beach for a variance from the terms of the Town of Golden Beach Code of Ordinances affecting property located at: 360 Ocean Blvd., Golden Beach Folio No. 19-1235-002-0260

As specified in the attached "Application for Building Regulation Advisory Board" and related supporting material.

1. The Variance requested is for relief from the provisions of **(list section number(s) of the Town of Golden Beach Code of Ordinances):** \_\_\_\_\_  
66-101(a)(2)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
2. In order to recommend the granting of the variance, it must meet all the following criteria (please provide a response to each item):
  - a. The Variance is in fact a Variance from a zoning regulation as set forth within the Zoning Chapter of the Town Code. Yes, but it an existing condition. The existing Yes, but the house is existing and non-conforming. The first floor is at +14.42' NGVD where the code allows for the finish floor not to exceed +9.00' NGVD  
\_\_\_\_\_  
\_\_\_\_\_
  - b. Special conditions and circumstances exist which are peculiar to the land or structure involved, and which are not applicable to other lands or structures in the same district. The issue is that the house is existing and "Not Conforming Use".  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  - c. The special conditions and circumstances do not result from the actions of the applicant. No. The house was built many years ago, and the first floor finish elevation is higher than allowed today.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  - d. Granting the Variance requested will not confer on the applicant any special privilege that is denied by the Zoning Chapter of the Town Code to other lands or structures in the same district. No.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



TOWN OF GOLDEN BEACH  
BUILDING REGULATION ADVISORY BOARD  
PETITION FOR VARIANCE

3. Literal interpretations of the provisions of the Zoning Chapter of the Town Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of zoning regulations and would work unnecessary and undue hardship on the applicant. \_\_\_\_\_

Yes. \_\_\_\_\_

4. The Variance granted is the minimum Variance that will make possible the reasonable use of the land or structure. \_\_\_\_\_

Yes. \_\_\_\_\_

5. The granting of the Variance will be in harmony with the general intent and purpose of the Town Code and the Variance will not be injurious to the area involved or otherwise detrimental to the public welfare. \_\_\_\_\_

Yes. \_\_\_\_\_

Does the Variance being requested comply with all the above listed criteria?  
☒ Yes    ☐ No

6. Our code states that submission of a written statement is invited and encouraged. Has the applicant (petitioner) explained the variance to the owners of the nearest adjacent residences and sought their approval in writing? Yes ☐ No. ☒  
Please attach any written letters of no objection to this petition.

7. Is this request related to new construction? ☐ Yes    ☒ No

8. Is construction in progress? No

9. Is this request as a result of a code violation? No

10. Did this condition exist at the time property was acquired? ☒ Yes    ☐ No

11. Is this request sought as a remedy to a case to be heard, or action taken by the Special Magistrate? Yes

12. Do you have a building permit? ☐ Yes    ☒ No

Building Permit No. \_\_\_\_\_ Date issued: \_\_\_\_\_

TOWN OF GOLDEN BEACH  
BUILDING REGULATION ADVISORY BOARD  
APPLICATION FOR  
PETITION FOR VARIANCE

Date: \_\_\_\_\_

Fee: \_\_\_\_\_

I, Juliana Barros de Azeredo hereby petition the Town of Golden Beach for a variance from the terms of the Town of Golden Beach Code of Ordinances affecting property located at: 360 Ocean Blvd., Golden Beach Folio No. 19-1235-002-0260

As specified in the attached "Application for Building Regulation Advisory Board" and related supporting material.

1. The Variance requested is for relief from the provisions of (**list section number(s) of the Town of Golden Beach Code of Ordinances**): 66-102(a)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
2. In order to recommend the granting of the variance, it must meet all the following criteria (please provide a response to each item):
  - a. The Variance is in fact a Variance from a zoning regulation as set forth within the Zoning Chapter of the Town Code. The maximum grade allowed is +11.00' NGVD / 9.69' NAVD. However, the existing finished floor elevation of the house is +14.42, where +9.00' is the maximum. In order to achieve the difference, the finished grade must be raised and a 36" steps must be added to reach the EXISTING finish floor of the house.
  - b. Special conditions and circumstances exist which are peculiar to the land or structure involved, and which are not applicable to other lands or structures in the same district.  
The issue is that the house is existing and "Not Conforming Use".  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  - c. The special conditions and circumstances do not result from the actions of the applicant.  
No. The house was built many years ago, and the first floor finish elevation is higher than allowed today.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  - d. Granting the Variance requested will not confer on the applicant any special privilege that is denied by the Zoning Chapter of the Town Code to other lands or structures in the same district.  
No.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



TOWN OF GOLDEN BEACH  
BUILDING REGULATION ADVISORY BOARD  
PETITION FOR VARIANCE

3. Literal interpretations of the provisions of the Zoning Chapter of the Town Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of zoning regulations and would work unnecessary and undue hardship on the applicant. \_\_\_\_\_

Yes. \_\_\_\_\_

4. The Variance granted is the minimum Variance that will make possible the reasonable use of the land or structure. \_\_\_\_\_

Yes. \_\_\_\_\_

5. The granting of the Variance will be in harmony with the general intent and purpose of the Town Code and the Variance will not be injurious to the area involved or otherwise detrimental to the public welfare. \_\_\_\_\_

Yes. \_\_\_\_\_

Does the Variance being requested comply with all the above listed criteria?

☒ Yes ☐ No

6. Our code states that submission of a written statement is invited and encouraged. Has the applicant (petitioner) explained the variance to the owners of the nearest adjacent residences and sought their approval in writing? Yes ☐ No ☒  
Please attach any written letters of no objection to this petition.

7. Is this request related to new construction? ☐ Yes ☒ No

8. Is construction in progress? No

9. Is this request as a result of a code violation? No

10. Did this condition exist at the time property was acquired? ☒ Yes ☐ No

11. Is this request sought as a remedy to a case to be heard, or action taken by the Special Magistrate? Yes

12. Do you have a building permit? ☐ Yes ☒ No

Building Permit No. \_\_\_\_\_ Date issued: \_\_\_\_\_



TOWN OF GOLDEN BEACH  
BUILDING REGULATION ADVISORY BOARD  
APPLICATION FOR  
PETITION FOR VARIANCE

Date: \_\_\_\_\_

Fee: \_\_\_\_\_

I, Juliana Barros de Azeredo hereby petition the Town of Golden Beach for a variance from the terms of the Town of Golden Beach Code of Ordinances affecting property located at: 360 Ocean Blvd., Golden Beach Folio No. 19-1235-002-0260

As specified in the attached "Application for Building Regulation Advisory Board" and related supporting material.

1. The Variance requested is for relief from the provisions of **(list section number(s) of the Town of Golden Beach Code of Ordinances):** 66-141(c)

66-141(c)

2. In order to recommend the granting of the variance, it must meet all the following criteria (please provide a response to each item): The Variance is in fact a Variance from a zoning regulation as set forth within the Zoning Chapter of the Town Code. The height of the stairs / platform does not comply. The maximum height is based on the average lot grade which allows 36" above it, therefore the maximum allowed on this property is 12.4' NGVD, when 12.53' NGVD is shown. The house is existing and the platform needs to be raised in order to enter the house.

- a. Special conditions and circumstances exist which are peculiar to the land or structure involved, and which are not applicable to other lands or structures in the same district.

The issue is that the house is existing and "Not Conforming Use".

- b. The special conditions and circumstances do not result from the actions of the applicant.

No. The house was built many years ago, and the first floor finish elevation is higher than allowed today.

- c. Granting the Variance requested will not confer on the applicant any special privilege that is denied by the Zoning Chapter of the Town Code to other lands or structures in the same district.

No.

TOWN OF GOLDEN BEACH  
BUILDING REGULATION ADVISORY BOARD  
PETITION FOR VARIANCE

3. Literal interpretations of the provisions of the Zoning Chapter of the Town Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of zoning regulations and would work unnecessary and undue hardship on the applicant. \_\_\_\_\_

Yes. \_\_\_\_\_

4. The Variance granted is the minimum Variance that will make possible the reasonable use of the land or structure. \_\_\_\_\_

Yes. \_\_\_\_\_

5. The granting of the Variance will be in harmony with the general intent and purpose of the Town Code and the Variance will not be injurious to the area involved or otherwise detrimental to the public welfare. \_\_\_\_\_

Yes. \_\_\_\_\_

Does the Variance being requested comply with all the above listed criteria?

☒ Yes ☐ No

6. Our code states that submission of a written statement is invited and encouraged. Has the applicant (petitioner) explained the variance to the owners of the nearest adjacent residences and sought their approval in writing? Yes ☐ No ☒  
Please attach any written letters of no objection to this petition.

7. Is this request related to new construction? ☐ Yes ☒ No

8. Is construction in progress? No

9. Is this request as a result of a code violation? No

10. Did this condition exist at the time property was acquired? ☒ Yes ☐ No

11. Is this request sought as a remedy to a case to be heard, or action taken by the Special Magistrate? Yes

12. Do you have a building permit? ☐ Yes ☒ No

Building Permit No. \_\_\_\_\_ Date issued: \_\_\_\_\_

# **SURVEY**





# PINNELL SURVEY, INC.

5300 W. HILLSBORO BLVD., SUITE 215-A COCONUT CREEK, FLORIDA 33073  
PHONE(954)418-4940 FAX(954)418-4941 EMAIL: [order@sfland.net](mailto:order@sfland.net)  
CERTIFICATE NO.: LB6857

## SURVEY ADDRESS:

360 OCEAN BOULEVARD  
GOLDEN BEACH, FLORIDA 33160

## CERTIFY TO:

1. NRE MIAMI CORP

## FLOOD ZONE & ELEVATIONS:

FLOOD ZONE: AE / X  
BASE FLOOD ELEVATION:  
6.0'(NGVD '29) / 4.4'(NAVD '88)  
CONTROL PANEL NO.: 120642-0153-L  
DATE OF FIRM INDEX: 09/11/09

## REFERENCE BENCHMARK:

MIAMI-DADE COUNTY ENGINEERING B.M.  
"E-203", ELEVATION = 5.39' (NGVD 1929)  
ELEVATION = 3.82' (NAVD 1988)

## POTENTIAL ENCROACHMENTS:

1. CONCRETE WALK CROSSES OVER THE EASTERLY PROPERTY LINE.
2. 8 FOOT WOOD FENCE CROSSES OVER THE SOUTHERLY AND WESTERLY PROPERTY LINES.
3. COLUMN CROSSES OVER THE NORTHERLY PROPERTY LINE.
4. 4 FOOT ALUMINUM FENCE CROSSES OVER THE NORTHERLY PROPERTY LINE.
5. 5 FOOT CHAIN LINK FENCE CROSSES OVER THE WESTERLY PROPERTY LINE.

## LEGAL DESCRIPTION:

LOT 8 AND THE NORTH 1/2 OF LOT 9, BLOCK 4, OF SECTION "B" OF GOLDEN BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## LEGEND & ABBREVIATIONS:

|          |                             |           |                                    |               |                          |
|----------|-----------------------------|-----------|------------------------------------|---------------|--------------------------|
| A        | = ARC                       | D.E.      | = DRAINAGE EASEMENT                | P.C.          | = POINT OF CURVATURE     |
| A/C      | = AIR CONDITIONER           | ELEV.     | = ELEVATION                        | P.E.          | = POOL EQUIPMENT         |
| A.E.     | = ANCHOR EASEMENT           | E.S.      | = ELECTRIC SERVICE                 | P.I.          | = POINT OF INTERSECTION  |
| B.M.     | = BENCHMARK                 | F.P. & L. | = FLORIDA POWER & LIGHT            | P.R.C.        | = POINT OF REVERSE CURVE |
| B.C.R.   | = BROWARD COUNTY RECORDS    | L.B.      | = LICENSED BUSINESS                | P.O.B.        | = POINT OF BEGINNING     |
| C.B.S.   | = CONCRETE BLOCK STRUCTURE  | L.P.      | = LIGHT POLE                       | P.O.C.        | = POINT OF COMMENCEMENT  |
| CHATT.   | = CHATTAHOOCHEE             | M.H.      | = MANHOLE                          | P.P.          | = POWER POLE             |
| C.O.     | = CLEANOUT                  | (M)       | = MEASURED                         | R             | = RADIUS                 |
| CONC.    | = CONCRETE                  | NAVD      | = NORTH AMERICAN VERTICAL DATUM    | R/W           | = RIGHT-OF-WAY           |
| C.L.F.   | = CHAIN LINK FENCE          | NGVD      | = NATIONAL GEODETIC VERTICAL DATUM | T             | = TANGENT                |
| C.L.P.   | = CONCRETE LIGHT POLE       | NO.       | = NUMBER                           | (TYP.)        | = TYPICAL                |
| (C)      | = CALCULATED                | O.H.      | = OVERHANG                         | U.E.          | = UTILITY EASEMENT       |
| C.B.     | = CHORD BEARING             | O.R.B.    | = OFFICIAL RECORDS BOOK            | W.F.          | = WOOD FENCE             |
| C.R.     | = CABLE RISER               | O/S       | = OFFSET                           | W.M.          | = WATER METER            |
| (D)      | = DEED                      | (P)       | = PLAT                             | $\Delta$      | = DELTA OR CENTRAL ANGLE |
| D.B.     | = DEED BOOK                 | P.B.C.R.  | = PALM BEACH COUNTY RECORDS        | $\frac{1}{2}$ | = CENTERLINE             |
| M-D.C.R. | = MIAMI-DADE COUNTY RECORDS | P.B.      | = PLAT BOOK                        | $\frac{1}{2}$ | = ELEVATION              |

## GENERAL NOTES:

1. TYPE OF SURVEY: BOUNDARY
2. IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
4. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
5. ELEVATIONS SHOWN HEREON ARE SHOWN IN NAVD 1988 AND NGVD 1929.
6. UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
7. FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
8. THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
9. ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
10. ELEVATION DATUM WAS CONVERTED FROM NGVD '29 TO NAVD '88 USING CORPSCON 6.0.1.

## CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Digitally signed by  
Jason H Pinnell, P.S.M.  
DN: cn=US,  
c=Unaffiliated,  
dnQualifier=A01410C00  
0001942E319384001E8  
98B, cn=Jason H Pinnell,  
P.S.M.  
Date: 2025.08.25  
11:37:25 -0400

**Jason H Pinnell, P.S.M.**

THE SEAL APPEARING ON THIS DOCUMENT WAS  
APPROVED BY JASON H. PINNELL, P.S.M. #5734

**JASON H. PINNELL**  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NO. 5734, STATE OF FLORIDA

|                                           |          |          |
|-------------------------------------------|----------|----------|
|                                           |          |          |
|                                           |          |          |
|                                           |          |          |
| ELEVATIONS IN DATUMS: NAVD '88 & NGVD '29 | 08/25/25 | K.M.     |
| REVISED ELEVATION DATUM TO NAVD '88       | 06/10/24 | J.P.     |
| REVISIONS                                 | DATE     | CHK'D BY |

SKETCH NO.: 23-1926

DATE OF SURVEY: 11/10/23

CHECKED BY: S.A.

FIELD BOOK/PAGE: 667/67, FILE

SIDE 1 OF 2





Federal Emergency Management Agency  
National Flood Insurance Program

Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

| SECTION A - PROPERTY INFORMATION                                                                                                                                                                                                                                                              | FOR INSURANCE COMPANY USE                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| A1. Building Owner's Name: <u>NRE MIAMI CORP</u>                                                                                                                                                                                                                                              | Policy Number: _____                                                                 |
| A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:<br><u>360 OCEAN BOULEVARD</u>                                                                                                                                                          | Company NAIC Number: _____                                                           |
| City: <u>GOLDEN BEACH</u> State: <u>FL</u> ZIP Code: <u>33160</u>                                                                                                                                                                                                                             |                                                                                      |
| A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number:<br><u>LOT 8, N 1/2 OF LOT 9, BLOCK 4, SECTION "B" OF GOLDEN BEACH, P.B 9, PG. 52, M-D.C.R. (ID# 19-1235-002-0260)</u>                                                                   |                                                                                      |
| A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>RESIDENTIAL</u>                                                                                                                                                                                          |                                                                                      |
| A5. Latitude/Longitude: Lat. <u>25°57'54.47"N</u> Long. <u>80°07'11.60"W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983 <input checked="" type="checkbox"/> WGS 84                                                                                 |                                                                                      |
| A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).                                                                                                                                                                |                                                                                      |
| A7. Building Diagram Number: <u>3</u>                                                                                                                                                                                                                                                         |                                                                                      |
| A8. For a building with a crawlspace or enclosure(s):                                                                                                                                                                                                                                         |                                                                                      |
| a) Square footage of crawlspace or enclosure(s): <u>N/A</u> sq. ft.                                                                                                                                                                                                                           |                                                                                      |
| b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A                                                                                               |                                                                                      |
| c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:<br>Non-engineered flood openings: <u>0</u> Engineered flood openings: <u>0</u>                                                                                            |                                                                                      |
| d) Total net open area of non-engineered flood openings in A8.c: <u>0.00</u> sq. in.                                                                                                                                                                                                          |                                                                                      |
| e) Total rated area of engineered flood openings in A8.c (attach documentation - see Instructions): <u>0.00</u> sq. ft.                                                                                                                                                                       |                                                                                      |
| f) Sum of A8.d and A8.e rated area (if applicable - see Instructions): <u>0.00</u> sq. ft.                                                                                                                                                                                                    |                                                                                      |
| A9. For a building with an attached garage:                                                                                                                                                                                                                                                   |                                                                                      |
| a) Square footage of attached garage: <u>N/A</u> sq. ft.                                                                                                                                                                                                                                      |                                                                                      |
| b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A                                                                                              |                                                                                      |
| c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:<br>Non-engineered flood openings: <u>0</u> Engineered flood openings: <u>0</u>                                                                                                       |                                                                                      |
| d) Total net open area of non-engineered flood openings in A9.c: <u>0.00</u> sq. in.                                                                                                                                                                                                          |                                                                                      |
| e) Total rated area of engineered flood openings in A9.c (attach documentation - see Instructions): <u>0.00</u> sq. ft.                                                                                                                                                                       |                                                                                      |
| f) Sum of A9.d and A9.e rated area (if applicable - see Instructions): <u>0.00</u> sq. ft.                                                                                                                                                                                                    |                                                                                      |
| <b>SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION</b>                                                                                                                                                                                                                                |                                                                                      |
| B1.a. NFIP Community Name: <u>GOLDEN BEACH</u>                                                                                                                                                                                                                                                | B1.b. NFIP Community Identification Number: <u>120642</u>                            |
| B2. County Name: <u>MIAMI-DADE</u>                                                                                                                                                                                                                                                            | B3. State: <u>FL</u> B4. Map/Panel No.: <u>12086C0153</u> B5. Suffix: <u>L</u>       |
| B6. FIRM Index Date: <u>09/11/2009</u>                                                                                                                                                                                                                                                        | B7. FIRM Panel Effective/Revised Date: <u>09/11/2009</u>                             |
| B8. Flood Zone(s): <u>AE / X</u>                                                                                                                                                                                                                                                              | B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>4.4' / N/A</u> |
| B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:<br><input type="checkbox"/> FIS <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input checked="" type="checkbox"/> Other: <u>FIRM &amp; CONVERTED FROM NGVD '29 TO NAVD '88</u> |                                                                                      |
| B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____                                                                                                          |                                                                                      |
| B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Designation Date: <u>N/A</u> <input type="checkbox"/> CBRS <input type="checkbox"/> OPA              |                                                                                      |
| B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                                                                                                        |                                                                                      |

# ELEVATION CERTIFICATE

**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19**

|                                                                                                                                  |  |                                                    |  |
|----------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------|--|
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:<br><b>360 OCEAN BOULEVARD</b> |  | <b>FOR INSURANCE COMPANY USE</b>                   |  |
| City: <b>GOLDEN BEACH</b> State: <b>FL</b> ZIP Code: <b>33160</b>                                                                |  | Policy Number: _____<br>Company NAIC Number: _____ |  |

**SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)**

C1. Building elevations are based on: ☐ Construction Drawings\* ☐ Building Under Construction\* ☒ Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.  
 Benchmark Utilized: SEE COMMENTS Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below.  
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No  
 If Yes, describe the source of the conversion factor in the Section D Comments area.

|                                                                                                                                             |              |                                                                          | Check the measurement used: |
|---------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------------------------------------------------------------|-----------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor):                                                                | <u>4.08</u>  | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |                             |
| b) Top of the next higher floor (see Instructions):                                                                                         | <u>12.85</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |                             |
| c) Bottom of the lowest horizontal structural member (see Instructions):                                                                    | <u>N/A</u>   | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |                             |
| d) Attached garage (top of slab):                                                                                                           | <u>N/A</u>   | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |                             |
| e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): | <u>7.43</u>  | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |                             |
| f) Lowest Adjacent Grade (LAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished              | <u>3.9</u>   | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |                             |
| g) Highest Adjacent Grade (HAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished             | <u>12.5</u>  | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |                             |
| h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:                                               | <u>N/A</u>   | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |                             |

**SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION**

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No  
☐ Check here if attachments and describe in the Comments area.

Certifier's Name: JASON H. PINNELL License Number: 5734

Title: PROFESSIONAL SURVEYOR & MAPPER

Company Name: PINNELL SURVEY, INC.

Address: 5300 W. HILLSBORO BLVD., SUITE 215-A

City: COCCNUT CREEK State: FL ZIP Code: 33073

Signature: [Signature] Date: 6/10/24

Telephone: (954) 418-4940 Ext.: \_\_\_\_\_ Email: ORDER@SFLAND.NET



Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

1. THIS CERTIFICATE IS NOT VALID WITHOUT THE SIGNATURE & SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
2. LINE A5 WAS OBTAINED WITH GOOGLE EARTH
3. LINE C2(e) REFERS TO A/C UNIT ADJACENT TO STRUCTURE.
4. REFERENCE BENCHMARK: M-D.C.E.D. BM. E-203, ELEVATION = 5.39' (NGVD 1929) / 3.82' (NAVD '88)
5. REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD' 29 TO NAVD' 88 USING CORPSCON 6.0.1.

**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19**

Page 3 of 7



**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19**

Page 4 of 7

**ELEVATION CERTIFICATE****IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| <b>Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:</b><br>360 OCEAN BOULEVARD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>FOR INSURANCE COMPANY USE</b>                                 |
| <b>City:</b> GOLDEN BEACH <b>State:</b> FL <b>ZIP Code:</b> 33160                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Policy Number:</b> _____<br><b>Company NAIC Number:</b> _____ |
| <b>SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES<br/>(SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                  |
| <p>The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). <i>Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.</i></p> <p>H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):</p> <p>a) <b>For Building Diagrams 1A, 1B, 3, and 5–9.</b> Top of bottom _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above the LAG<br/>floor (include above-grade floors only for buildings with<br/>subgrade crawlspaces or enclosure floors) is:</p> <p>b) <b>For Building Diagrams 2A, 2B, 4, and 6–9.</b> Top of next _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above the LAG<br/>higher floor (i.e., the floor above basement, crawlspace, or<br/>enclosure floor) is:</p> <p>H2. Is <b>all</b> Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the<br/>H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?<br/><input type="checkbox"/> Yes    <input type="checkbox"/> No</p> |                                                                  |
| <b>SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                  |
| <p>The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. <i>The statements in Sections A, B, and H are correct to the best of my knowledge.</i> <b>Note:</b> If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.</p> <p><input type="checkbox"/> Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.</p> <p>Property Owner or Owner's Authorized Representative Name: _____</p> <p>Address: _____</p> <p>City: _____ State: _____ ZIP Code: _____</p> <p>Signature: _____ Date: _____</p> <p>Telephone: _____ Ext.: _____ Email: _____</p> <p>Comments:</p> <div style="border: 1px solid black; height: 150px; margin-top: 5px;"></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                  |



**ELEVATION CERTIFICATE**  
**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19**  
**BUILDING PHOTOGRAPHS**  
See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:  
**360 OCEAN BOULEVARD**

City: **GOLDEN BEACH** State: **FL** ZIP Code: **33160**

**FOR INSURANCE COMPANY USE**

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: **FRONT VIEW**

11/10/23

Clear Photo One



Photo Two

Photo Two Caption: **RIGHT SIDE VIEW**

11/10/23

Clear Photo Two

**ELEVATION CERTIFICATE**  
**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19**  
**BUILDING PHOTOGRAPHS**

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:  
**360 OCEAN BOULEVARD**

City: **GOLDEN BEACH** State: **FL** ZIP Code: **33160**

**FOR INSURANCE COMPANY USE**

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: **LEFT SIDE VIEW**

11/10/23

Clear Photo Three



Photo Four

Photo Four Caption: **REAR VIEW**

11/10/23

Clear Photo Four

Return to:

Name: Sidney de Menezes, Esq.  
Address: Sidney de Menezes, P.A.  
1925 Brickell Ave., Suite D-205  
Miami, FL 33129

This Instrument Prepared by:

Name: Robert A. Feingold, Esq.  
Address: RA Feingold Law & Consulting, P.A.  
401 E. Las Olas Blvd., Suite 1400  
Ft. Lauderdale, FL 33301

Property Appraisers Parcel I.D. (Folio) Number(s)

19-1235-002-0260

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

***This Warranty Deed*** is made this 15<sup>th</sup> day of June, 2023 by **Nastassia Prudnikava and Andrei Karpov, wife and husband**, whose post office address is 6538 Collins Avenue, Unit 337, Miami Beach, FL 33141, hereinafter collectively called the Grantor, to **NRE Miami Corp., a Florida corporation**, whose post office address is 1925 Brickell Ave, Suite D-205, Miami, FL 33129, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth:** That the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain property situate in Miami-Dade County, Florida, to wit:

Lot 8 and the North 1/2 of Lot 9, Block 4, SECTION "B" OF GOLDEN BEACH, a subdivision according to the plat thereof, as recorded in Plat Book 9, Page 52, of the Public Records of Miami-Dade County, Florida.

SUBJECT TO:

All covenants, easements and restrictions of record, matters of plat, existing zoning and governmental regulations and restrictions, taxes for the year 2023 and all subsequent years, but this reference shall not operate to reimpose the same.

*Together* with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

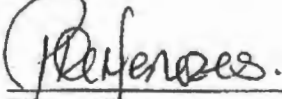
*To Have and to Hold*, the same in fee simple forever.

*And* the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered

Witnesses:



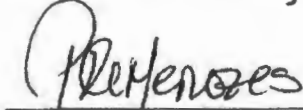
Witness Signature

Print Name: Piedad de Menezes



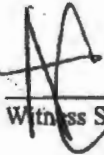
Witness Signature

Print Name: Anthony Cabrera



Witness Signature

Print Name: Piedad de Menezes



Witness Signature

Print Name: Anthony Cabrera



Name: Nastassia Prudnikava

Address: 6538 Collins Avenue, Unit 337  
Miami Beach, FL 33141



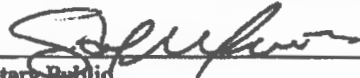
Name: Andrei Karpov

Address: 6538 Collins Avenue, Unit 337  
Miami Beach, FL 33141



STATE OF FLORIDA            )  
                                           ) SS:  
 COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15<sup>th</sup> day of June, 2023, by Nastassia Prudnikava. She is personally known to me or has produced Florida Driver License as identification.

  
 Notary Public  
 Print Name: SIDNEY DE MENEZES

My Commission Expires:

STATE OF FLORIDA            )  
                                           ) SS:  
 COUNTY OF MIAMI-DADE    )



SIDNEY DE MENEZES  
 Commission # GG 969406  
 Expires June 28, 2024  
 Bonded thru Budget Notary Services

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15<sup>th</sup> day of June, 2023, by Andrei Karpov. He is personally known to me or has produced Florida Driver License as identification.

  
 Notary Public  
 Print Name: SIDNEY DE MENEZES

My Commission Expires:



SIDNEY DE MENEZES  
 Commission # GG 969406  
 Expires June 28, 2024  
 Bonded thru Budget Notary Services



360.

NRE MIAMI CORP  
1925 BRICKELL AVE D205  
MIAMI, FL 33129

VICTORINE FLEISCHMAN TRS  
MARY WOLF TRS  
403 GOLDEN BEACH DR  
GOLDEN BEACH, FL 33160

ROBERTO ZINN  
HILDA ZINN  
351 GOLDEN BEACH DR  
GOLDEN BEACH, FL 33160-2225

JOSE RAFAEL BADELL  
MARIA GRAU  
364 OCEAN BLVD  
GOLDEN BEACH, FL 33160

ALEX BORO  
399 GOLDEN BEACH DR  
GOLDEN BEACH, FL 33160

LB GOLDEN BEACH LLC  
2711 CENTERVILLE RD 400  
WILMINGTON, DE 19808

LINDA G BROWN TRS  
LINDA GAIL BROWN LIVING TRUST  
370 OCEAN BLVD  
GOLDEN BEACH, FL 33160

MELINDA ALMONTE  
395 GOLDEN BEACH DR  
GOLDEN BEACH, FL 33160

DALE NEWBERG  
RICHARD NEWBERG  
333 GOLDEN BEACH DR  
AVENTURA, FL 33160

AIDA E MARTINEZ (TRUST)  
HUGO L & AIDA E MARTINEZ TRS  
380 OCEAN BLVD  
GOLDEN BEACH, FL 33160-2212

ROBERT A FRIEDMAN & W  
ALLISON  
387 GOLDEN BEACH DR  
GOLDEN BEACH, FL 33160-2225

BRUCE WEBER  
NAN BUSH  
325 OCEAN BLVD  
GOLDEN BEACH, FL 33160

NILDO HERRERA TRS  
NILDO HERRERA AND ISORA HERRERA  
REVOCABLE LIVING TRUST  
ISORA HERRERA TRS  
400 OCEAN BLVD  
GOLDEN BEACH, FL 33160

ZOFIA & BARBARA WALASEK  
383 GOLDEN BEACH DR  
GOLDEN BEACH, FL 33160-2225

MICHAEL ABRAMOWITZ  
DEBBIE ABRAMOWITZ  
340 OCEAN BLVD  
GOLDEN BEACH, FL 33160

HRATCH KARAMANOUKIAN  
KAREN KARAMANOUKIAN  
410 OCEAN BLVD  
GOLDEN BEACH, FL 33160

ARIEL KADOCH  
SOPHIA KADOACH  
375 GOLDEN BEACH  
GOLDEN BEACH, FL 33160-2225

SHARON LIOR  
346 OCEAN BLVD  
GOLDEN BEACH, FL 33160-2212

SANDRA BASTO  
FRANCISCO A LAVERDE  
416 OCEAN BLVD  
GOLDEN BEACH, FL 33160

NEW PALMS 515 LLC  
20900 NE 30 AVE 200 27  
AVENTURA, FL 33180

BARRY HONOWITZ TRS  
THE BARRY HONOWITZ AND SUE  
HONOWITZ REVOCABLE TRUST  
429 GOLDEN BEACH DR  
GOLDEN BEACH, FL 33160

GUSTAVO B BOGOMOLNI  
427 GOLDEN BEACH DR  
GOLDEN BEACH, FL 33160

ALEJANDRO D ARAUJO &  
PATRICIA DE GREGORIO  
367 GOLDEN BEACH DR  
GOLDEN BEACH, FL 33160-2225

RONALD N TUTOR TRS  
TUTOR MARITAL PROPERTY TR  
ALIA TUTOR TRS  
317 OCEAN BLVD  
GOLDEN BEACH, FL 33160

ROCHELLE E MOORE PARRINO  
417 GOLDEN BEACH FL  
GOLDEN BEACH, FL 33160

SOLOMON YAGUDAIEV & W  
IRENE  
363 GOLDEN BEACH DR  
GOLDEN BEACH, FL 33160-2225

BRUCE WEBER & NAN BUSH  
325 OCEAN BLVD  
GOLDEN BEACH, FL 33160-2211

SALOMON JOSEPH  
WOLDENBERG  
IVETTE MISCHNE NESTEL  
407 GOLDEN BEACH DR  
GOLDEN BEACH, FL 33160

BERNARD MOTOLA  
MIRIAM D MOTOLA  
355 GOLDEN BEACH DR  
GOLDEN BEACH, FL 33160

EDITH NEWMAN  
355 OCEAN BLVD  
GOLDEN BEACH, FL 33160-2211

CENTRAL PARK TOWER CORP  
C/O JENNIFER LEVIN ESQ  
19380 COLLINS AVE 1120  
SUNNY ISLES BEACH, FL 33160



OCEAN BLVD GOLDEN LLC  
251 LITTLE FALLS DR  
WILMINGTON, DE 19808



BARRY E SOMERSTEIN TRS  
UNDER TRUST AGREEMENT DATED  
MARCH 10 2021  
200 EAST BROWARD BLVD 1800  
FORT LAUDERDALE, FL 33301



DAVID R RODRIGUEZ  
LORENA COSTA RODRIGUEZ  
17475 COLLINS AVE 2401  
SUNNY ISLES BEACH, FL 33160



AZUL PULIE LLC  
AZUL ZEENA LLC  
PO BOX 4189  
DEERFIELD BEACH, FL 33442



BISMARCK HOLDINGS LLC  
C/O KRAUSE AND BAXTER  
9555 N KENDALL DR SUITE 202  
MIAMI, FL 33176



Jan  
307 Ocean



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

**SUMMARY MINUTES (DRAFT)  
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: 6:03**
- B. BOARD ATTENDANCE:** Zvi Shiff, Jerome Hollo and Michael Klinger
- C. STAFF ATTENDANCE:** Linda Epperson-Asst Town Manager, Lissette Perez- Town Clerk, Lissett Rovira- Director of Special Projects, Christoper Gratz-Zoning Reviewer, Elena Cheung-Asst to the Town Clerk, and Monica Diaz-Permit Clerk
- D. APPROVAL OF MINUTES:** August 12, 2025

A motion to approve the minutes was made by Michael Klinger, Seconded by Zvi Shiff.  
All were in favor – no one opposed  
Motion passed 3 – 0

**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, FI 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, FI 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.

A motion was made by Zvi Shiff to defer agenda items 1 through 6 to the next Building Advisory Board meeting date, Seconded by Michael Klinger.  
All were in favor – no one opposed  
Motion passed 3 – 0

#### **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.

Christopher Gratz summarized his report into the record.  
Jose Merlo, Merlo & Associates, 13273 SW 146<sup>th</sup> Street, Miami, FL 33186 spoke on behalf of the applicant.



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

In accordance with Town Code Section 66-41, "authorized, general procedure", pertaining to variances, the board considered all evidence and testimony presented by the applicant, the public and the Town and made a finding that the applicant has complied with the seven criteria

Michael Klinger made a motion to recommend approval of the variance, Seconded by Zvi Shiff.

On roll call: Zvi Shiff-Aye, Jerome Hollo-Nay, and Michael Klinger-Aye

Motion passed 2 – 1

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.

In accordance with Town Code Section 66-41, "authorized, general procedure", pertaining to variances, the board considered all evidence and testimony presented by the applicant, the public and the Town and made a finding that the applicant has complied with the seven criteria

Michael Klinger made a motion to recommend approval of the variance, Seconded by Zvi Shiff.

On roll call: Zvi Shiff-Aye, Jerome Hollo-Nay, and Michael Klinger-Aye

Motion passed 2 – 1

## **G. OLD BUSINESS:**

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

Christopher Gratz summarized his report into the record.

Ileen Gonzalez (CEO), Breezy Permits, LLC 128 E Central Blvd, Lantana FL, 33462 , spoke on behalf of the applicant.



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 and decking

A motion to approve was made by Michael Klinger, Seconded by Zvi Shiff.  
On roll call: Zvi Shiff-Aye, Jerome Hollo-Aye, and Michael Klinger-Aye  
Motion passed 3 – 0

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

Christopher Gratz summarized his report into the record.  
William Thomas, Unlimited Permit Services, Inc, 902 NE 1 Street, Suite #2,  
Pompano Beach, FL 33060, spoke on behalf of the applicant.

Property Address: 680 North Island Drive, 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.

A motion to approve was made by Michael Klinger, Seconded by Zvi Shiff.  
On roll call: Zvi Shiff-Aye, Jerome Hollo-Aye, and Michael Klinger-Aye  
Motion passed 3 – 0

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

Christopher Gratz summarized his report into the record.  
William Thomas, Unlimited Permit Services, Inc, 902 NE 1 Street, Suite #2,  
Pompano Beach, FL 33060, spoke on behalf of the applicant.

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.

A motion to approve was made by Michael Klinger, Seconded by Zvi Shiff.  
On roll call: Zvi Shiff-Aye, Jerome Hollo-Aye, and Michael Klinger-Aye  
Motion passed 3 – 0

## **H. NEW BUSINESS**

11. Saber South Hialeah II LLC  
1820 E Hallandale Beach Blvd  
Hallandale, FL 33009

Michael Klinger recused himself from voting on this item.  
Christopher Gratz summarized his report into the record.  
William Thomas, Unlimited Permit Services, Inc, 902 NE 1 Street, Suite #2,  
Pompano Beach, FL 33060, spoke on behalf of the applicant.

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.

A motion to approve was made by Zvi Shiff, Seconded by Jerome Hollo.  
Linda Epperson, Assistant Town Manager, serves as quorum for this motion, but does  
not have voting rights.

On roll call: Zvi Shiff-Aye and Jerome Hollo-Aye

Motion passed 2 – 0

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

Michael Klinger recused himself from voting on this item.  
Christopher Gratz summarized his report into the record.  
William Thomas, Unlimited Permit Services, Inc, 902 NE 1 Street, Suite #2,  
Pompano Beach, FL 33060, spoke on behalf of the applicant.

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.

A motion to approve was made by Zvi Shiff, Seconded by Jerome Hollo.  
Linda Epperson, Assistant Town Manager, serves as quorum for this motion, but does  
not have voting rights.

On roll call: Zvi Shiff-Aye and Jerome Hollo-Aye

Motion passed 2 – 0

**I. DISCUSSION:**

13. Future code discussion.

**Town of Golden Beach – Setbacks, Gazebos, Pools, and Elevations  
Summary of Discussion**

**1. Side Yard Setbacks**

- Minimum side yard setbacks must be distributed so no side falls below the required percentage of lot size.
- Small “punch-outs” (e.g., 10x10 feet) break up long walls and improve aesthetics.
- Architects need clear instructions; visual examples will be created to illustrate proper setbacks and building height relationships.

## **2. Pergolas, Gazebos, and Small Lot Structures**

- On undersized lots, side setbacks for open structures should mirror the house for consistency.
- Maximum height: 15 feet; maximum area: 2% of lot size (up to 400 sq. ft.).
- Minor noise/activity impact from gazebos (2.5 feet closer to property line) is acceptable.
- Pools and gazebos should follow consistent setback rules.

## **3. Pool Setbacks**

- Pools align with house setbacks for cohesive design and adequate circulation space.
- Ensures visual consistency and minimal impact on neighbors.

## **4. Patio and First-Floor Elevation**

- Current first-floor elevation: 9' NAVD; patios/pool decks at 8.5' NAVD.
- Required landings outside sliding doors reduce usable patio space.
- Proposed: Allow patios/pool decks at 9' NAVD to match house, with drainage solutions (trench drains, grading) to prevent water issues.
- Elevation flexibility approved for better design and usability.

## **5. Next Steps**

1. Christopher Gratz to refine setback language for clarity.
2. Hire architect/designer to create visual examples of setbacks and structure placement.
3. Verify code allows patios/pool decks to match first-floor elevation at 9' NAVD.
4. Provide clear guidance to architects for easier compliance.

**Outcome:** Consensus reached on flexible side setbacks, alignment of open structures with the house, consistent pool setbacks, and optional higher patio/pool elevations. Visual aids and clarified code language will support implementation.

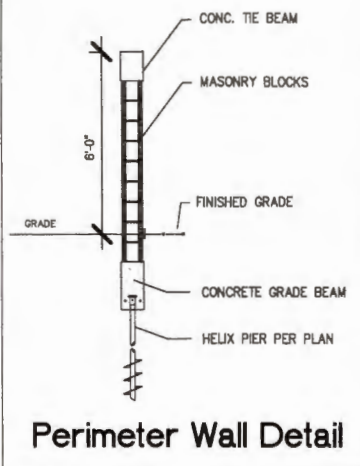
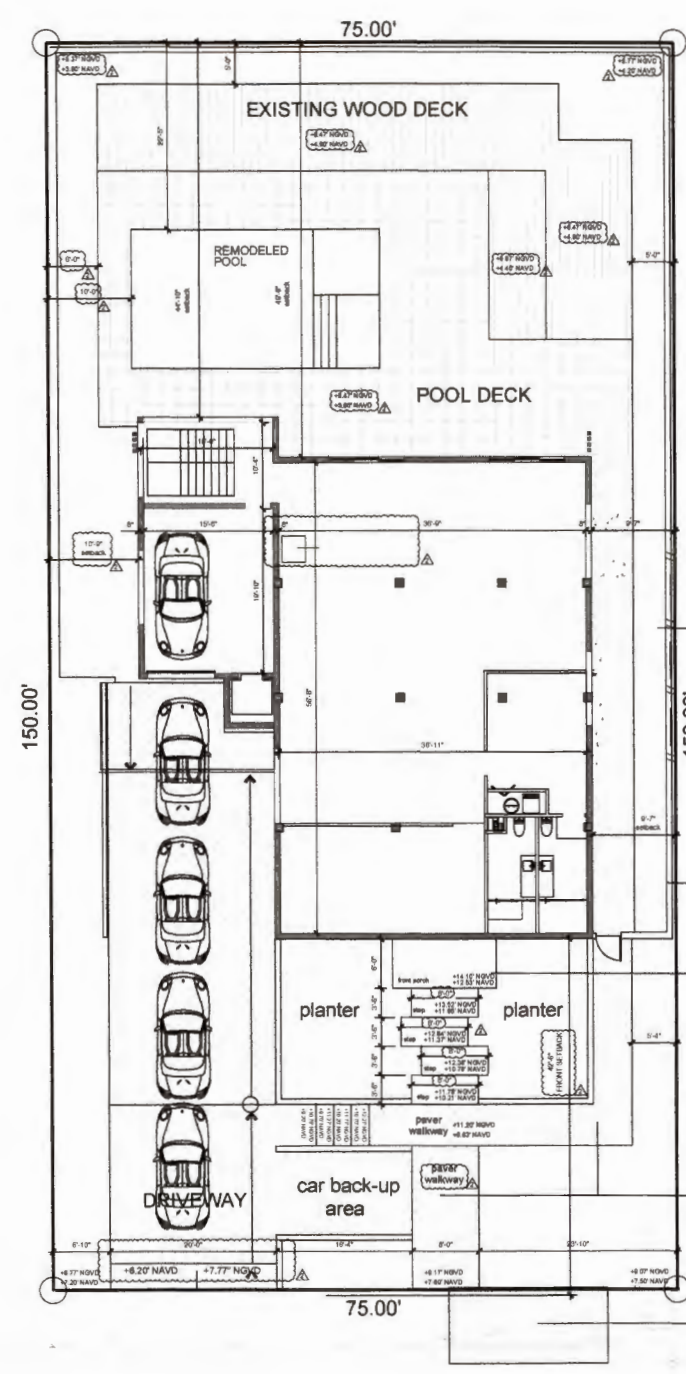
## **J. ADJOURNMENT 7:18 pm**

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

# ARCHITECTURAL PLANS

360 OCEAN





The mechanical equipment must provide structural screening for ground equipment at least 2' longer and taller than the equipment and landscape by Town Code 66-140(2). All related shall be screened, accessory features, including conduits, plumbing and pipes shall be enclosed and painted the same color as the adjacent main structure per Town Code 66-140(f).

The perimeter wall shall be prefabricated plastic panels and columns. The height of the fence will be 6'-0" maximum.

Steps and porch will be covered with Travertine Tiles

Driveway, and walkways will be made out of permeable bricks.

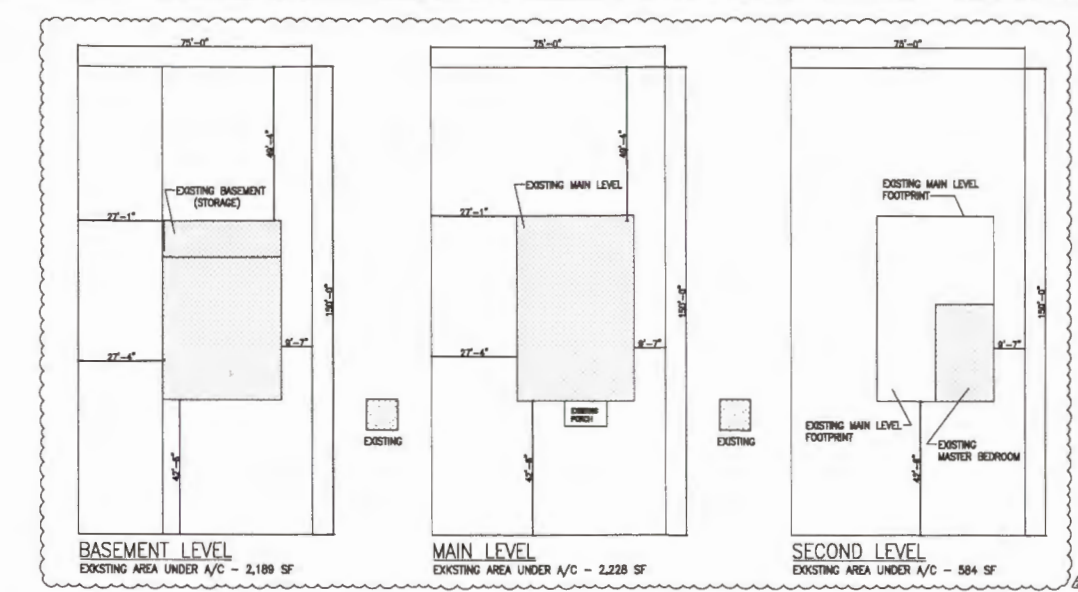
Abandon the northern curb cut. The approach to be replaced with a sidewalk with a permit from FDOT per Town Code §66-221(c).

80' R/W (IMPROVED)

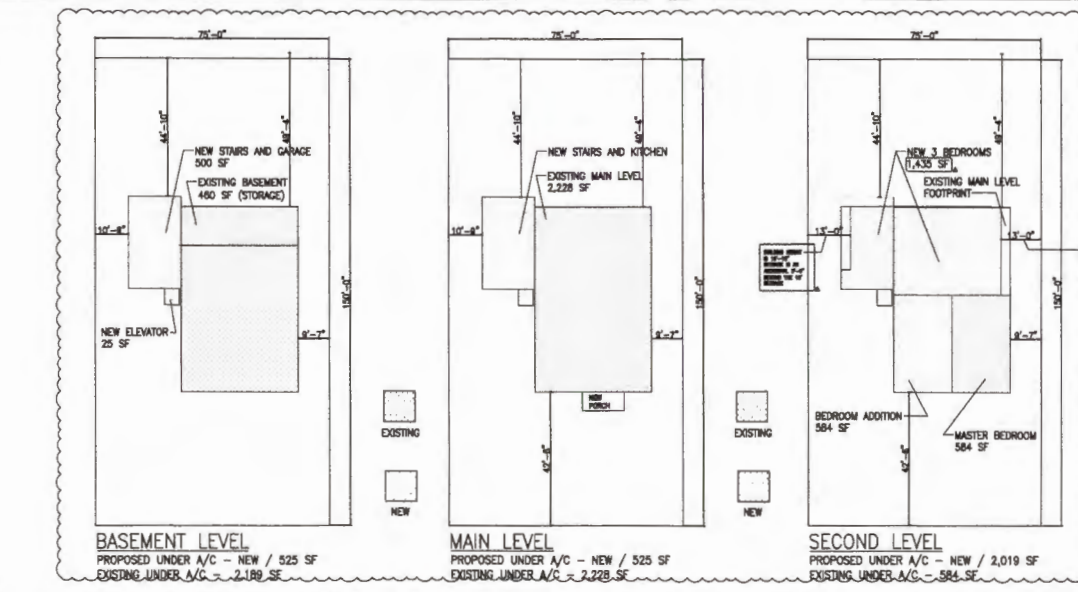
# OCEAN BOULEVARD

## Site Plan - 3/32"

PROPOSED

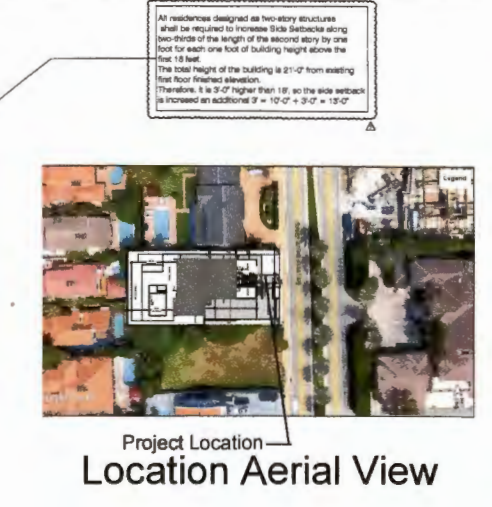


### EXISTING HOUSE - NTS



### PROPOSED HOUSE WITH ADDITIONS - NTS

| GOLDEN BEACH ZONING DATA SHEET / SINGLE FAMILY RESIDENTIAL ZONE TWO |                       |                                             |
|---------------------------------------------------------------------|-----------------------|---------------------------------------------|
| REQUIREMENT                                                         | Required (ft)         | Provided                                    |
| BUILDING OCCUPANCY                                                  |                       |                                             |
| a. Lot Area                                                         | 11,250 SF             | 11,250 SF                                   |
| b. Lot Width                                                        | 75 Ft. Min.           | 75 Ft.                                      |
| BUILDING SETBACK - Ground Floor                                     |                       |                                             |
| a. Front Facing West - Ocean Blvd                                   | 40' min.              | 42'-6"                                      |
| b. Rear                                                             | 25' min.              | 44'-10"                                     |
| c. Side                                                             | 10 Ft                 | 9'-0" (East hg)                             |
| BUILDING SETBACK - Second Floor                                     |                       |                                             |
| a. Front Facing West - Ocean Blvd                                   | 40' min.              | 42'-6"                                      |
| b. Rear                                                             | 25' min.              | 44'-10"                                     |
| c. Side                                                             | 10 Ft                 | 10'-0" / 13'-0" at Second Floor Addition    |
| BUILDING AREAS                                                      |                       |                                             |
| a. Exist hg Basement                                                |                       | 2,190 SF                                    |
| b. Add on to basement                                               |                       | 525 SF                                      |
| c. Exist hg ground (Main) level                                     |                       | 2,228 SF                                    |
| d. Add on to ground (Main) level                                    |                       | 525 SF                                      |
| e. Exist hg second level                                            |                       | 584 SF                                      |
| f. Add on to second level                                           |                       | 2,019 SF                                    |
| g. Total Exist hg SF under A/C                                      |                       | 5,001 SF                                    |
| h. Total Add on SF under A/C                                        |                       | 3,069 SF                                    |
| i. Total Residence under A/C                                        |                       | 8,070 SF                                    |
| BUILDING HEIGHT                                                     |                       |                                             |
| a. Principal Building                                               | 27' 5 Ft              | 19'-10" from Main Floor to top of roof beam |
| LOT COVERAGE                                                        |                       |                                             |
| Maximum Impervious - 65%                                            | 7,312 SF              | 7,315 SF                                    |
| Min. Permeous - 35%                                                 | 3,938 SF              | 3,938 SF                                    |
| MIN. Living Area                                                    |                       | 3,938 SF                                    |
| PARKING REQUIREMENTS                                                |                       |                                             |
| Min. resident parking                                               | 2 spaces              | 6 spaces (tandem)                           |
| PROVIDED                                                            |                       |                                             |
| Pool and uncovered deck                                             | 5' from side and rear | 5' from side and rear                       |



Project Location  
Location Aerial View

date  
6-23-24  
revisions per review comments  
6-03-25  
revisions per review comments  
8-30-25  
revisions per review comments

revisions

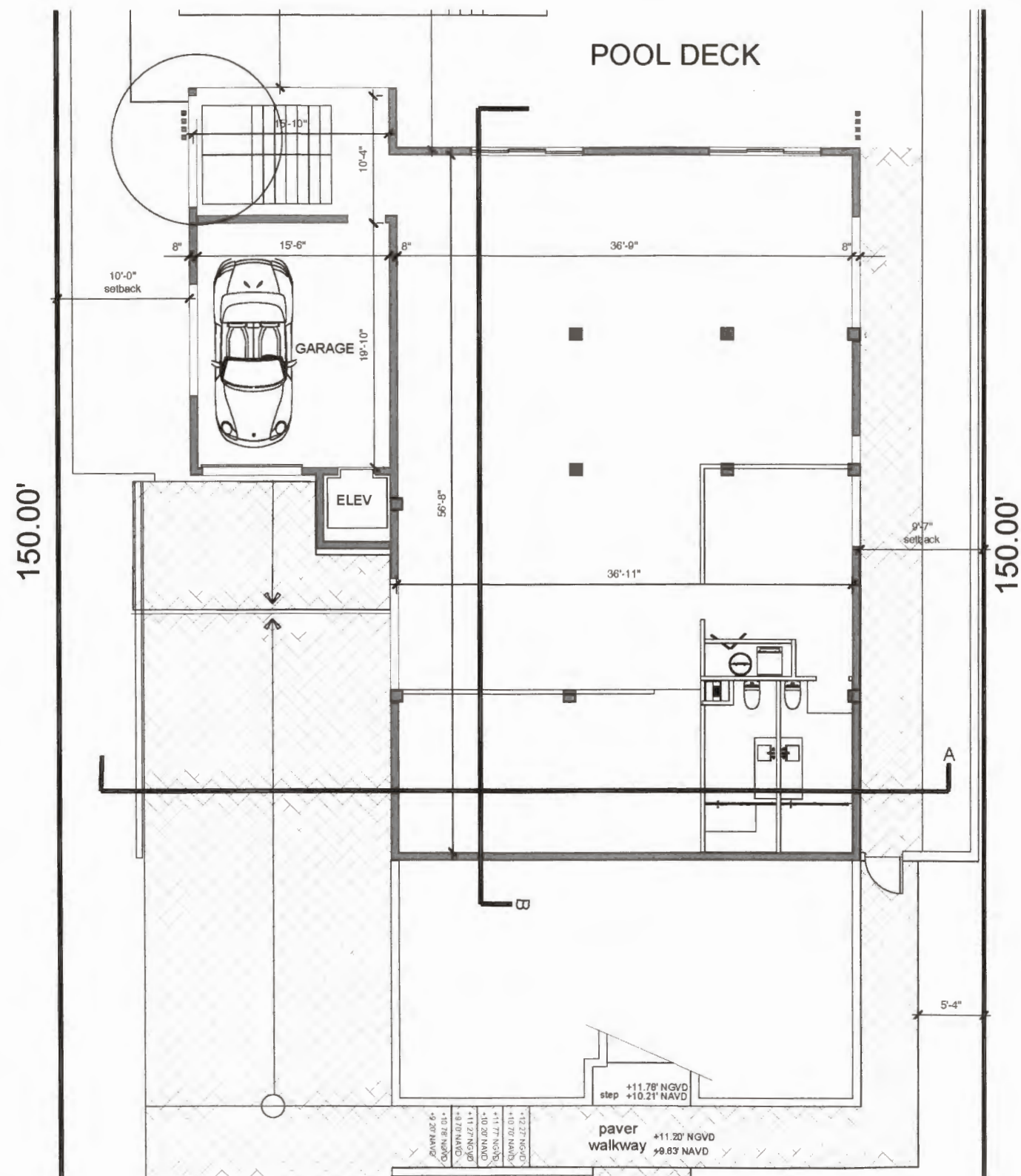
project title  
Renovations and Addition  
Rosangela Residence  
360 Ocean Blvd. Golden Beach, Florida

project title  
jose r. merlo / florida license. no. 00012119  
MERLO & associates  
13273 Southwest 146th Street, Miami, Florida 33186 tel:786-251-9488 / merloj24@gmail.com

electronic seal  
JOSE R. MERLO  
FLORIDA  
REGISTERED ARCHITECT  
No. 00012119

Project No.: 23-024  
Date Issued: 4-30-24  
Sheet No.: SP-1

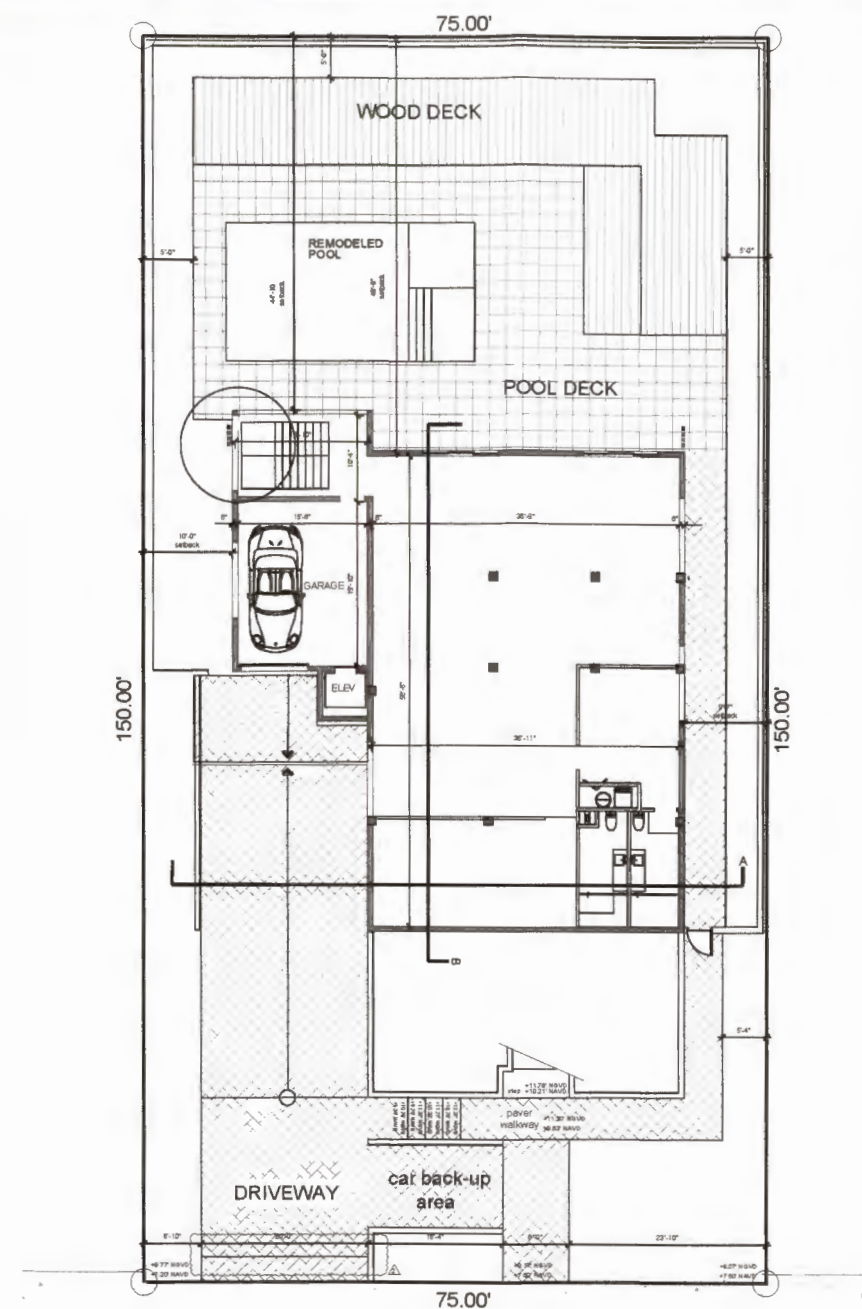




# Basement Plan - 1/4"

PROPOSED

PROPOSED



— OCEAN BOULEVARD —  
**Basement Plan - 1/8"**  
PROPOSED

PROPOSED

| revisions |                               | date    |
|-----------|-------------------------------|---------|
| △         | revisions per review comments | 6-23-24 |
| △         | revisions per review comments | 6-03-25 |
| △         |                               |         |
| △         |                               |         |
| △         |                               |         |
| △         |                               |         |

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Project title  
Renovations and Addition  
**Rosangela Residence**  
360 Ocean Blvd. Golden Beach, Florida



electronic seal

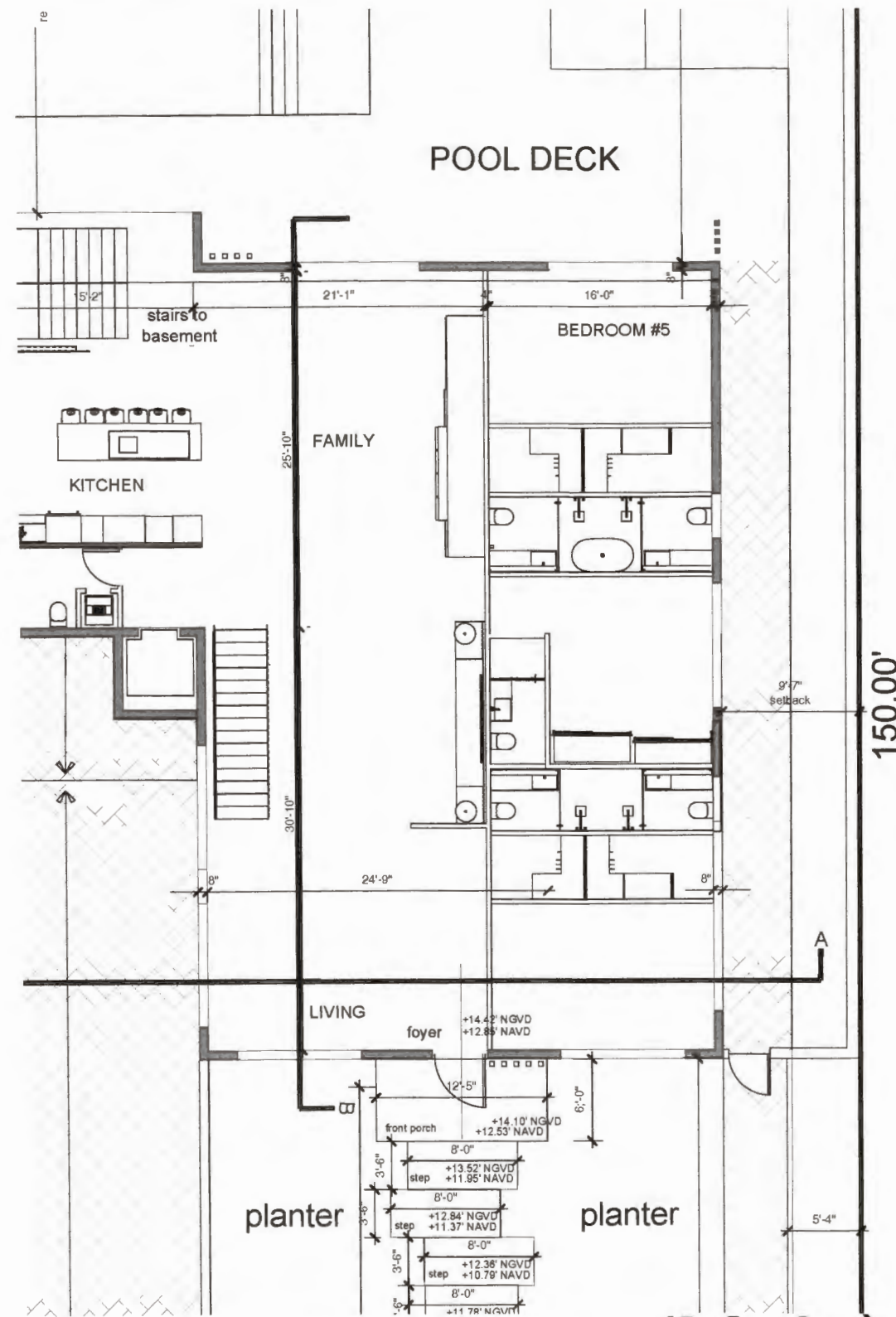
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Date Issued: 4-30-24

Sheet No.:

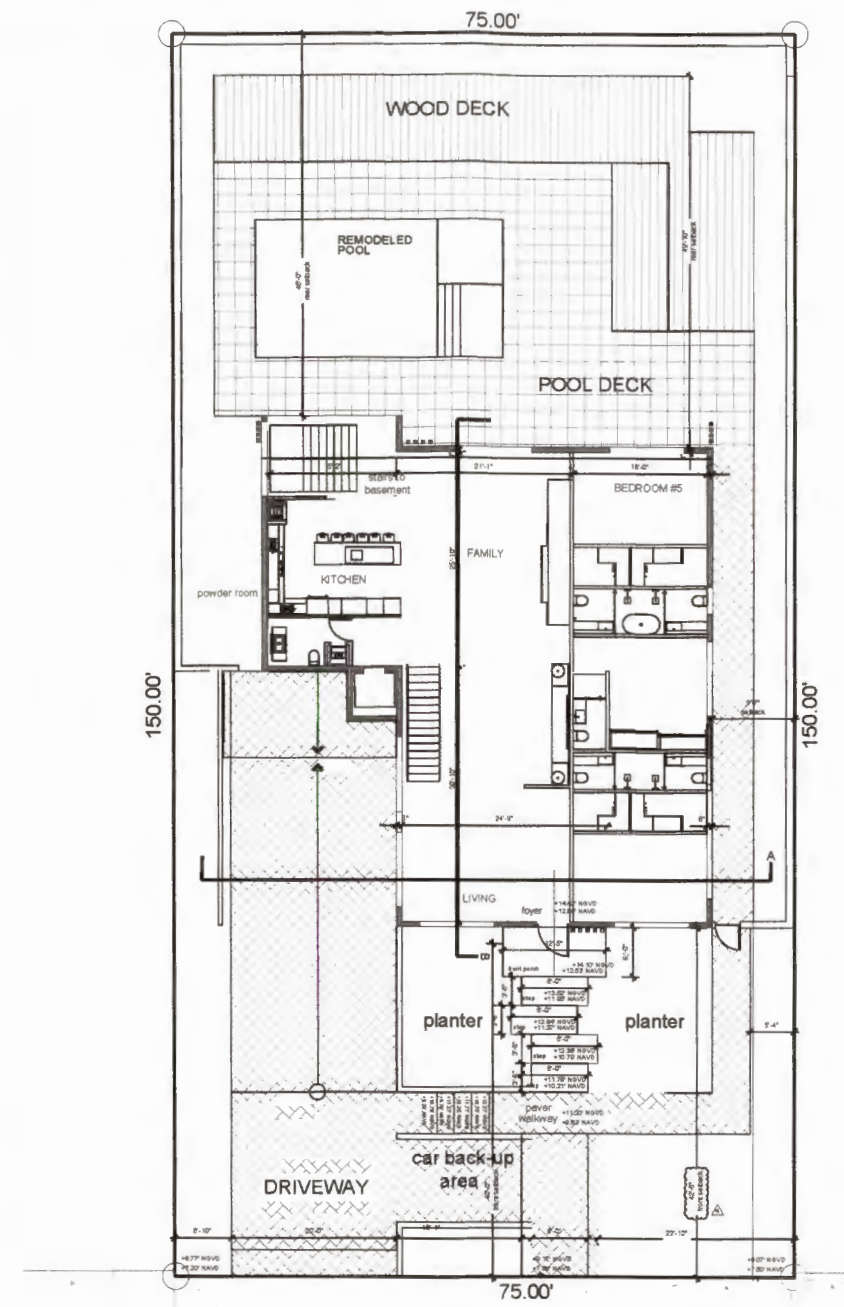
A-1





**Ground Floor (Main) - 1/4"**

PROPOSED



**Ground Floor (Main) - 1/8"**

PROPOSED

| revision | date    |
|----------|---------|
| 1        | 6-23-24 |
| 2        |         |
| 3        |         |
| 4        |         |
| 5        |         |
| 6        |         |
| 7        |         |
| 8        |         |
| 9        |         |
| 10       |         |

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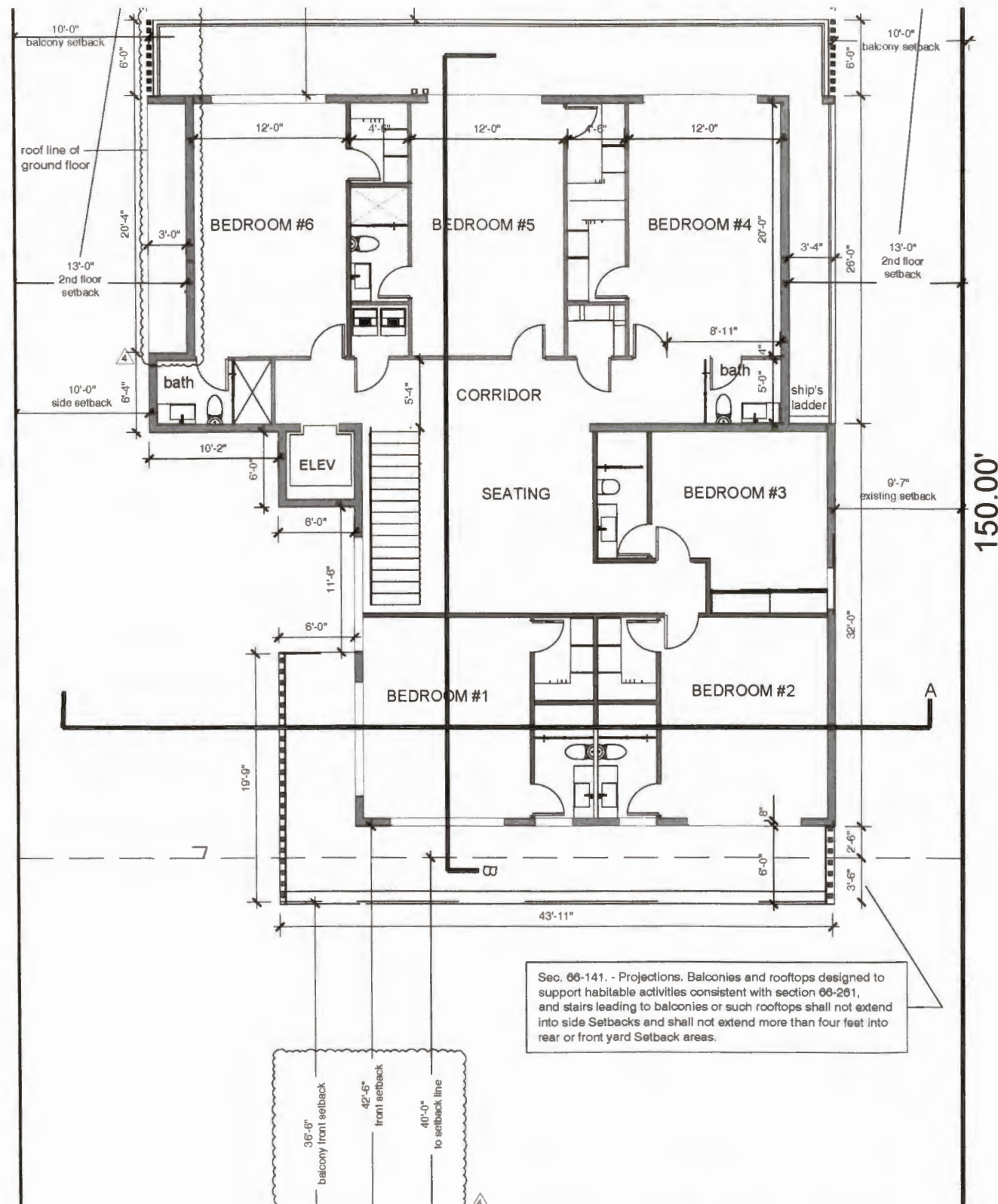
Project No.: 23-024

Date Issued: 4-30-24

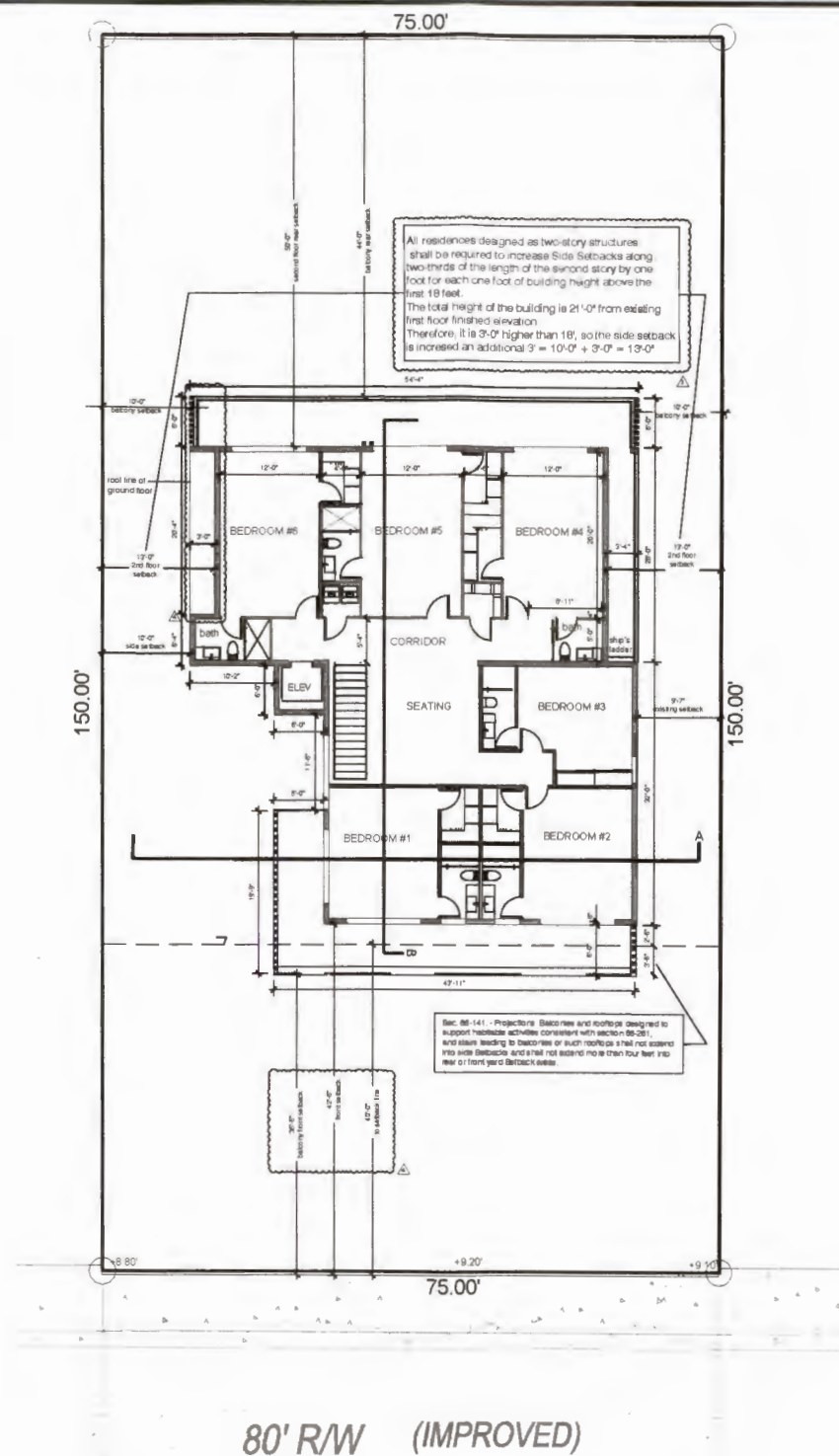
Sheet No.:

A-2





**Second Floor Plan - 1/4"**  
PROPOSED



| REVISIONS | DATE    |
|-----------|---------|
| 1         | 6-23-24 |
| 2         | 8-22-25 |
| 3         |         |
| 4         |         |
| 5         |         |

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Renovations and Addition  
**Rosangela Residence**  
360 Ocean Blvd. Golden Beach, Florida



electronic seal

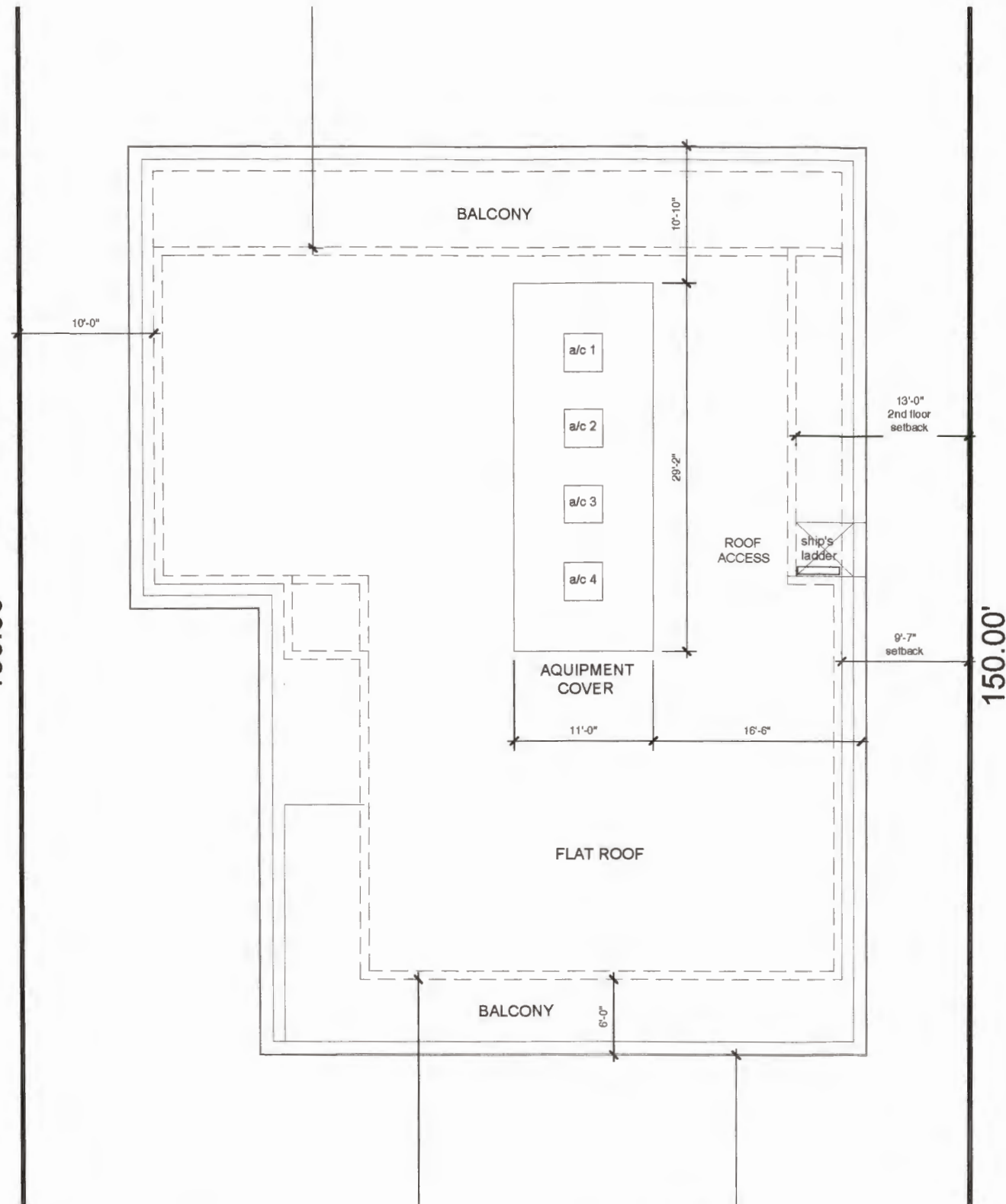
Project No.: 23-024

Date Issued: 4-30-24

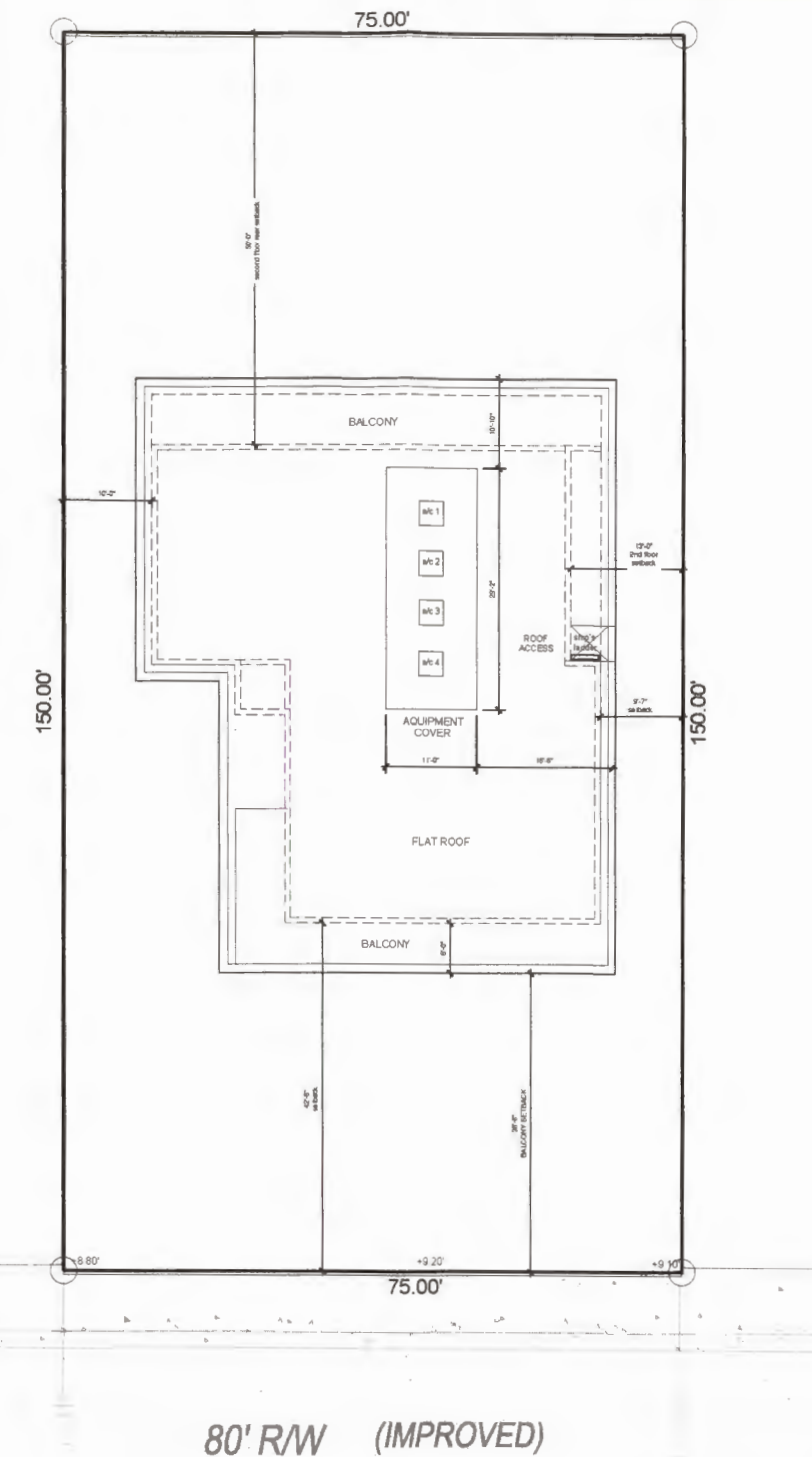
Sheet No.:

A-3

150.00'



Roof Plan - 1/4"  
PROPOSED



OCEAN BOULEVARD  
Roof Floor - 1/8"  
PROPOSED

| revisions | date    |
|-----------|---------|
| Δ         | 6-03-25 |
| Δ         |         |
| Δ         |         |
| Δ         |         |
| Δ         |         |

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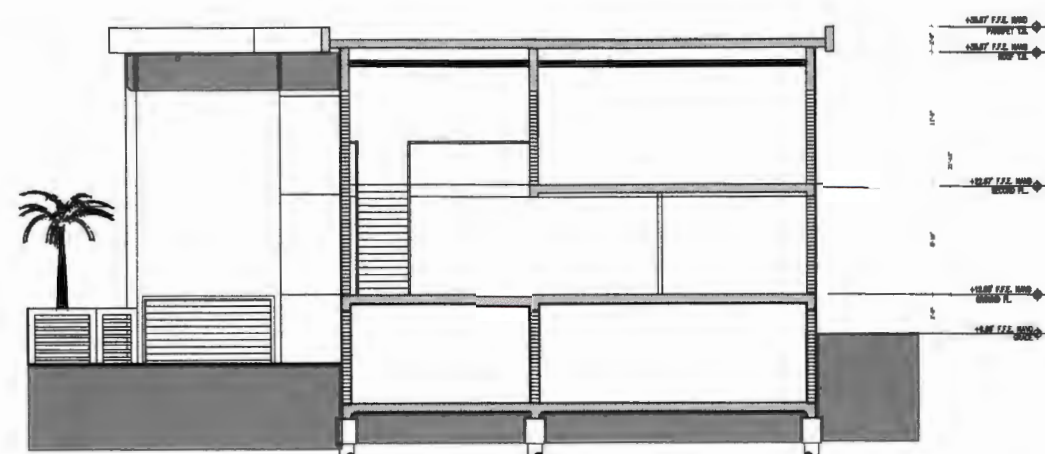
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Date Issued: 4-30-24  
Sheet No.: A-4



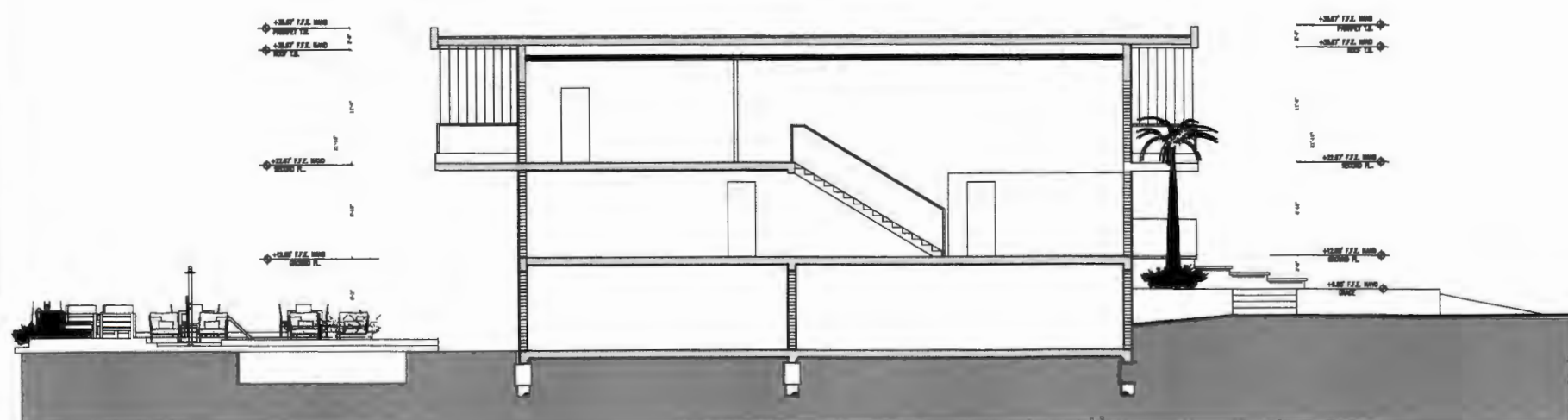




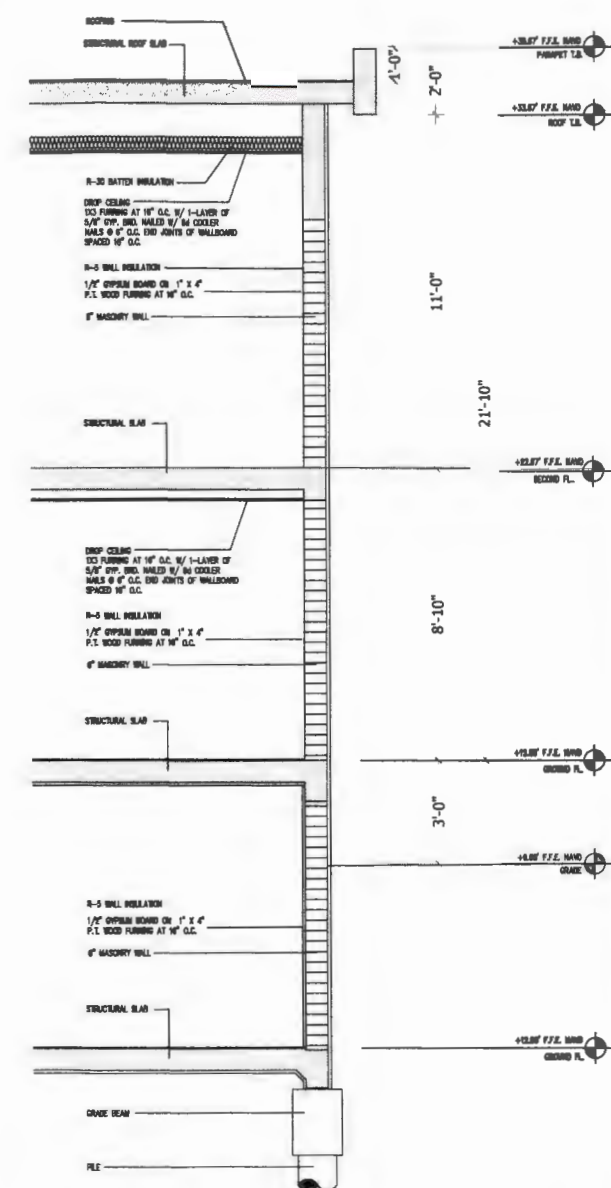




Building Section A - 3/16"



Building Section B - 3/16"



Wall Section - 1/2"

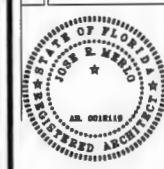
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| revisions per review comments | 6-23-24 |
| Δ                             |         |
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project title  
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project title  
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 Rosangela Residence  
 360 Ocean Blvd. Golden Beach, Florida



electronic seal  
 Digitally signed  
 by Jose R Merlo  
 Date: 2025.08.25  
 16:13:11 -0400  
 Adobe Acrobat  
 version: 2025.001.2068

Sheet No.: 23-029  
 Date Issued: 8-25-25  
 Sheet No.: A-7





Front View Rendering

| revisions                     | date    |
|-------------------------------|---------|
| revisions per review comments | 6-23-24 |
| Δ                             |         |
| Δ                             |         |
| Δ                             |         |
| Δ                             |         |
| Δ                             |         |

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project title

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**Rosangela Residence**  
360 Ocean Blvd. Golden Beach, Florida



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Jose R Merlo

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Date: 2025.08.26 09:05:48 -04'00'  
Adobe Acrobat version: 2025.001.20639

Project No.: 23-024

Date issued: 8-22-25

Sheet No.: A-8





Rear View Rendering

| revisions                     | date    |
|-------------------------------|---------|
| revisions per review comments | 6-23-24 |
| Δ                             |         |
| Δ                             |         |
| Δ                             |         |
| Δ                             |         |
| Δ                             |         |

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**MERLO**  
& associates

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project title

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**Rosangela Residence**  
360 Ocean Blvd. Golden Beach, Florida



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Project No.: 23-024

Date Issued: 8-22-25

Sheet No.: A-9





Rear View Rendering

| revisions                    | date    |
|------------------------------|---------|
| revisions per review comment | 6-23-24 |
| Δ                            |         |
| Δ                            |         |
| Δ                            |         |
| Δ                            |         |
| Δ                            |         |

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& associates  
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project title

Renovations and Addition  
**Rosangela Residence**  
360 Ocean Blvd. Golden Beach, Florida



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Jose R Merlo  
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Date: 2025.08.26  
08:19:23 -0400  
Adobe Acrobat  
version: 2025.001.20630

Project No.: 23-024

Date issued: 8-22-25

Sheet No.: A-10





Rendered East Elevation



Rendered South Elevation

| revisions                       | date    |
|---------------------------------|---------|
| Δ revisions per review comments | 6-23-24 |
| Δ                               |         |
| Δ                               |         |
| Δ                               |         |
| Δ                               |         |
| Δ                               |         |

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project title

Renovations and Addition  
Rosangela Residence  
360 Ocean Blvd. Golden Beach, Florida



electronic seal

Project No.: 23-024

Date Issued: 8-22-25

Sheet No.:

A-11





Rendered West Elevation



Rendered North Elevation

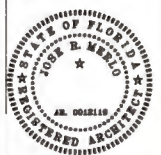
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| Δ                             |         |
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project title

Renovations and Addition  
Rosangela Residence  
360 Ocean Blvd. Golden Beach, Florida



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Date: 2025.08.26 09:44:34 -0400  
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Project No.: 23-024

Date Issued: 8-22-25

Sheet No.:

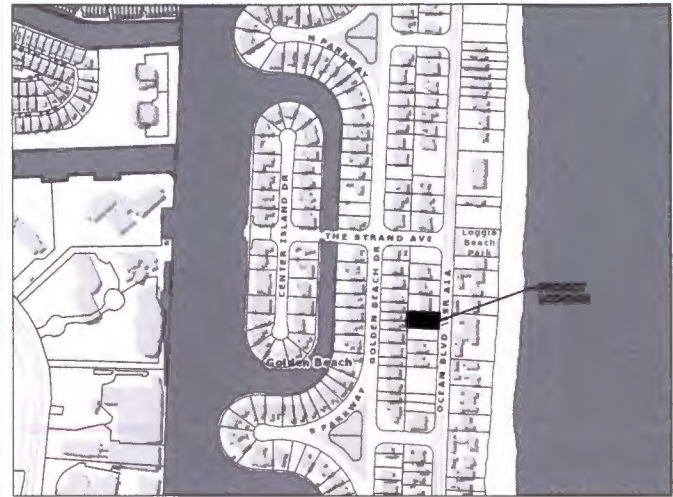
A-12

# PAVING AND DRAINAGE PLANS

360 OCEAN



# PAVING AND DRAINAGE PLAN FOR 360 OCEAN BLVD RESIDENCE TOWN OF GOLDEN BEACH MIAMI-DADE COUNTY, FLORIDA



LOCATION MAP  
NTS

**SITE DATA:**  
ZONING: RL-1  
OCCUPANCY: SINGLE FAMILY RESIDENTIAL  
FEMA FLOOD ZONE: X AND AE (EL. 6)  
LOT AREA: 11,250 SF

**SITE INFORMATION:**  
SITE INFORMATION BASED ON THE SURVEY PREPARED BY:  
PINNELL SURVEY INC. 5300 W. HILLSBORO BLVD, SUITE 215-A  
COCONUT CREEK, FLORIDA 33073. SURVEY NO. L88857 DATED  
11/10/2023

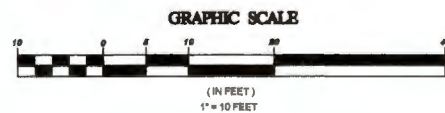
**POLYID #:**  
18-1235-002-0280

**LEGAL DESCRIPTION:**  
GOLDEN BEACH SEC 8 PB 9-02  
LOTS 8 & 11/2 OF LOT 9 BLK 4  
LOT SIZE 75,000 X 150  
OR 11830-2360 1083 1

**SCOPE OF WORK:**  
ADDITION TO AN EXISTING RESIDENCE AND SITE RELATED  
IMPROVEMENTS INCLUDING A REMODELED POOL AND POOL  
DECK, WALKWAYS, AND LANDSCAPING.

| FLOOD INFORMATION TABLE     |                                              |
|-----------------------------|----------------------------------------------|
| FEMA FLOOD ZONE             | X & AE 6                                     |
| BASE FLOOD ELEVATION        | 6.0' (NGVD)<br>4.4' (NAVD)                   |
| PRELIMINARY FEMA FLOOD ZONE | X AND AE 7<br>(7.0' NGVD AND<br>5.4' NAVD)   |
| COUNTY FLOOD CRITERIA       | 6.0' (NAVD)<br>7.5' (NGVD)                   |
| EXISTING F.F.E.             | 12.85' (NAVD)<br>14.41' (NGVD)               |
| EXISTING BASEMENT ELEVATION | 4.0' (NAVD)<br>5.4' (NGVD)                   |
| CROWN OF ROAD ELEVATION     | 7.71' - 7.86' (NAVD)<br>9.27' - 9.42' (NGVD) |
| FIRM MAP NUMBER             | 12098C1153L<br>EFF. 8/11/2009                |

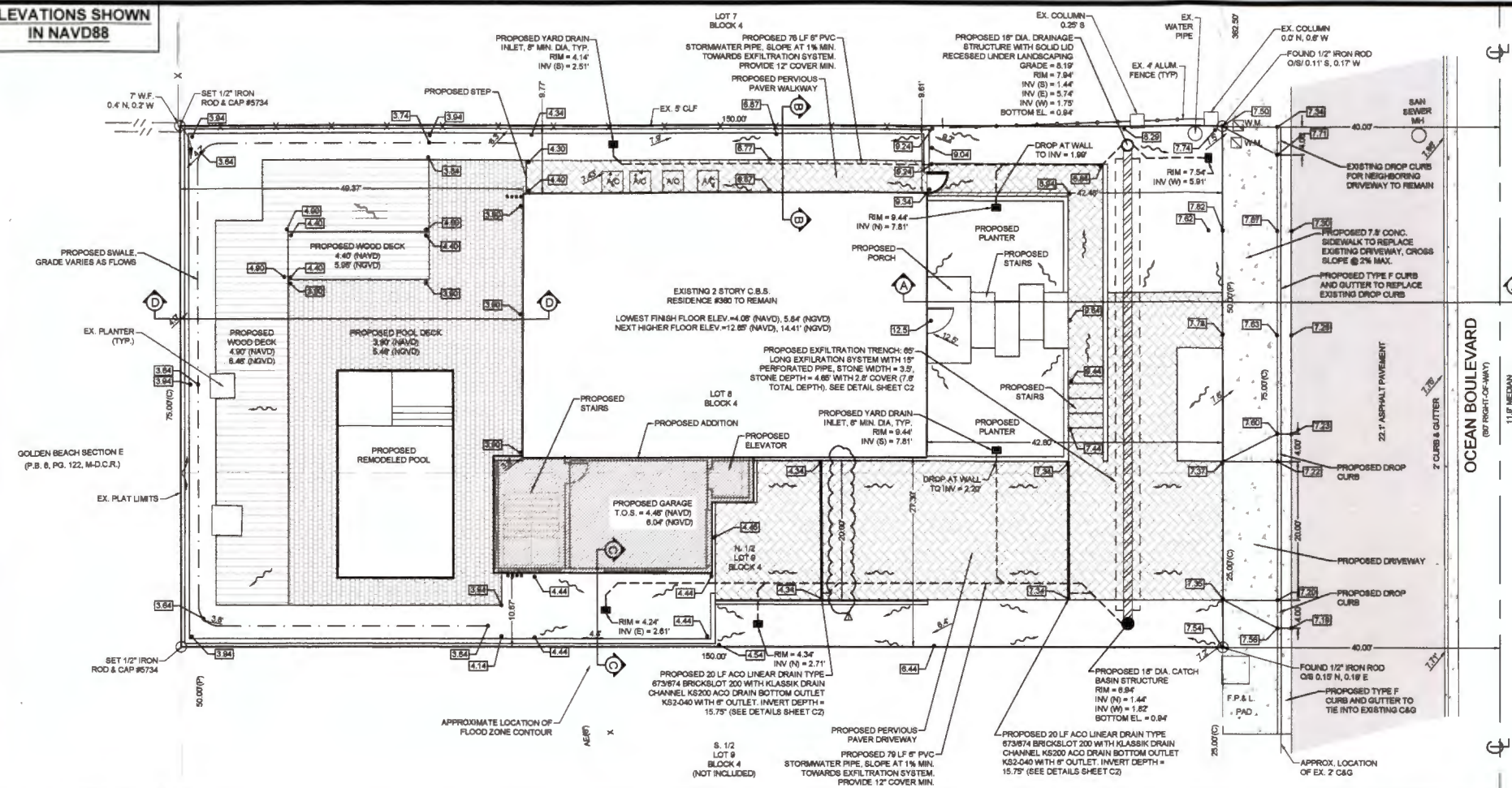
| LEGEND    |                |
|-----------|----------------|
| — 0.0     | EXISTING GRADE |
| - - - 0.0 | PROPOSED GRADE |
| →         | FLOW ARROW     |



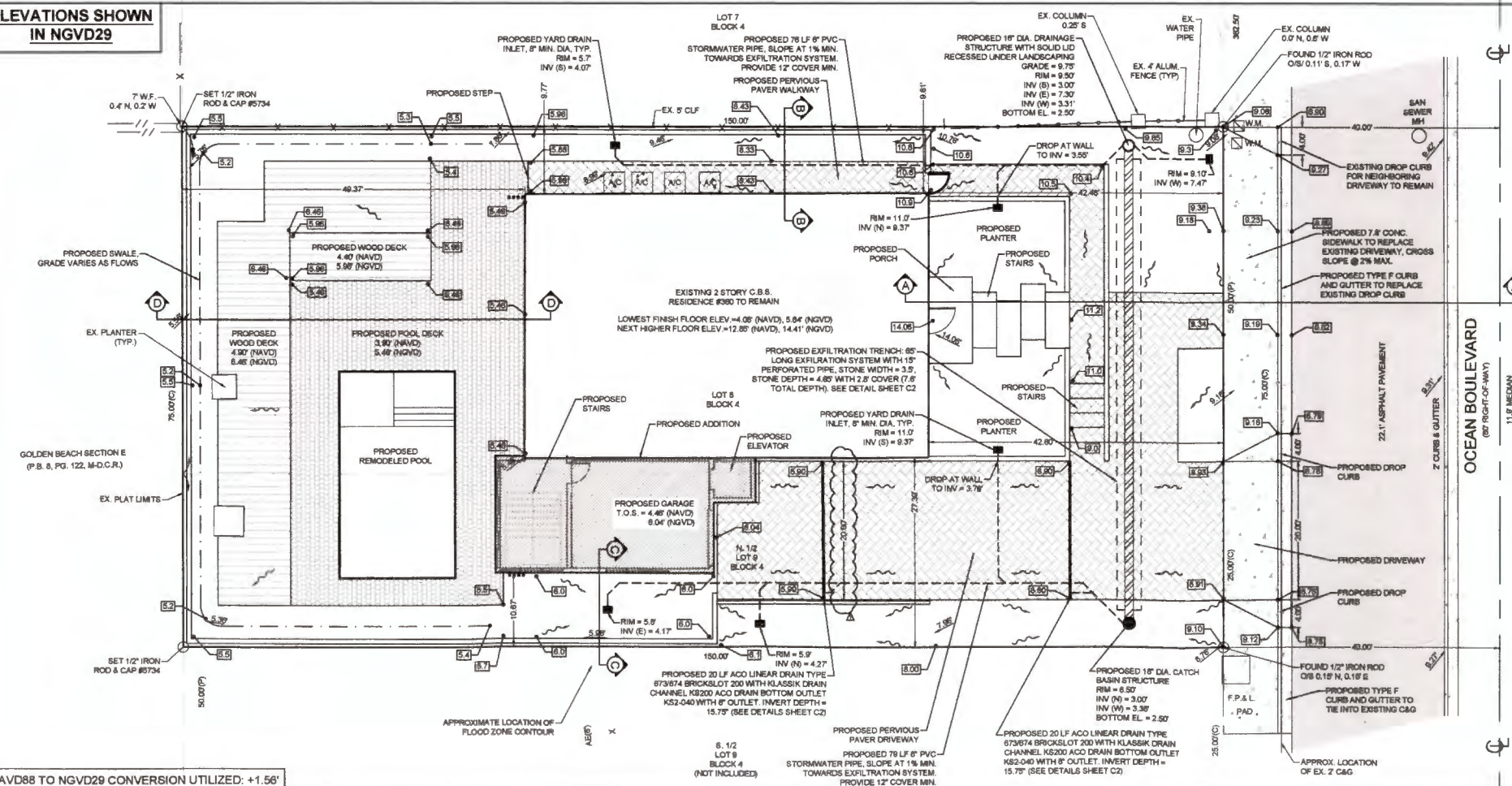
3 WORKING DAYS  
FOR THE LOCATION OF  
UNDERGROUND UTILITIES  
BEFORE YOU DIG  
CALL SUNSHINE STATE  
ONE CALL OF FLORIDA  
1-800-432-4777  
FOR THE LOCATION OF  
UNDERGROUND UTILITIES

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY  
ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE.  
THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE  
COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES  
WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND  
PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ELEVATIONS SHOWN  
IN NAVD88



ELEVATIONS SHOWN  
IN NGVD29



NAVD88 TO NGVD29 CONVERSION UTILIZED: +1.56'

| REVISIONS      | DATE     | BY |
|----------------|----------|----|
| 0. INITIAL SUB | 06/25/25 | RV |
| 1. REVIEW CMNT | 09/02/25 | RV |

**SPEATH**  
ENGINEERING  
SPEATH ENGINEERING FL, LLC - 44 W FLAGLER ST, SUITE 80  
MIAMI, FL 33130 - PHONE 305-594-0303

PAVING AND DRAINAGE PLAN  
FOR  
360 OCEAN BLVD  
TOWN OF GOLDEN BEACH  
MIAMI-DADE COUNTY, FLORIDA



09/02/2025  
THIS DRAWING HAS BEEN DRAFTED, DESIGNED AND SEALED BY MATTHEW S. SPEATH, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED BOUND AND BEARS AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.  
MATTHEW S. SPEATH P.E.  
LIC. #67675  
FPE # 31258  
c:\Users\mspeath\OneDrive\Documents\1982F25E5CE0003571  
B. c:\mspeath\Matthew S. Speath  
2025.09.02 21:22:14 -0400

|           |          |
|-----------|----------|
| DRAWN     | RV       |
| CHECK     | MSS      |
| DATE      | 09/02/25 |
| SCALE     | 1" = 10' |
| PROJ. NO. | F26-43   |

SHEET:

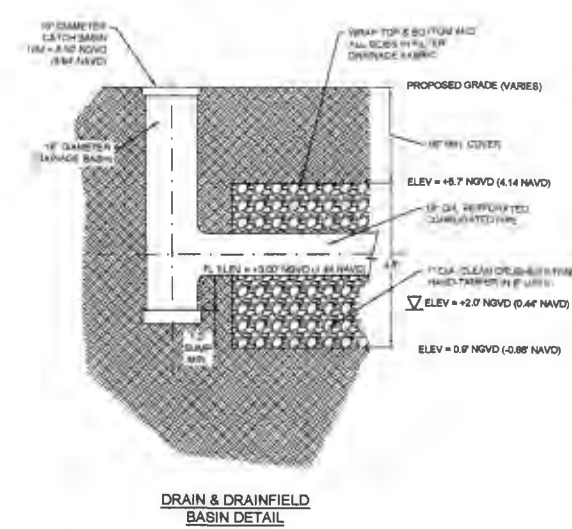
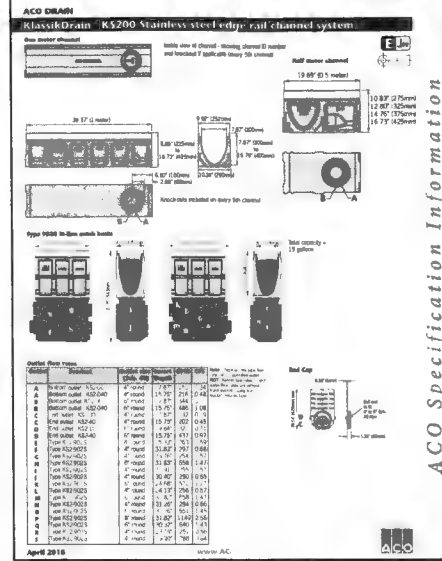
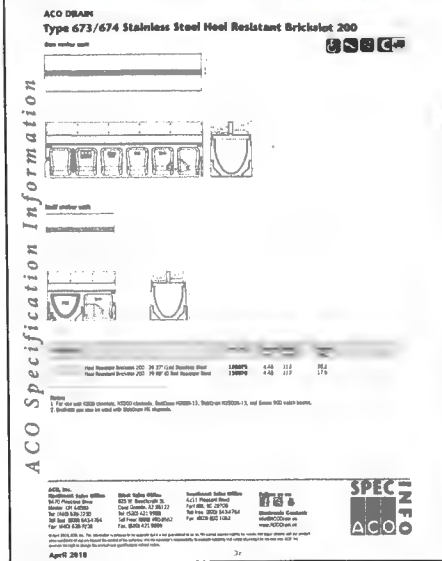
C1

1 OF 2



# SITE NOTES:

- ALL CONSTRUCTION MATERIALS AND SPECIFICATIONS SHALL CONFORM WITH ALL CURRENT STANDARDS OF MIAMI DADE COUNTY AND FBC 8TH EDITION - 2023.
- THE PROPOSED ENGINEERED FILL MATERIALS ARE TO BE PLACED IN LIFTS NOT EXCEEDING 8" LOOSE MEASURED THICKNESS IN UNCONFINED LIFTS OR 6" IN CONFINED AREAS, EACH LIFT IS TO BE COMPACTED AS FOLLOWS:
  - SLAB ON GRADE: MINIMUM OF 95% MAXIMUM DENSITY BY ASTM D657
  - FOOTING BEARING: MINIMUM OF 95% MAXIMUM DENSITY BY ASTM D657
- ENCLOSED AREAS BELOW THE DFE OR THE LOWEST FLOOR ELEVATION WHICHEVER IS HIGHER SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE. (PER ASCE 24-14 4.6.2).
- THE BOTTOM OF GENERATOR IF INSTALLED SHALL BE INSTALLED AT OR ABOVE THE DFE.
- UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED (FBC 2020, BUILDING SECTION 110.3).
- A FINAL ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION MUST BE SUBMITTED BEFORE ANY CO, TOO OR BUILDING FINAL INSPECTION IS ISSUED.
- ADEQUATE DRAINAGE SHALL BE PROVIDED, AND SURFACE RUN-OFF WATER SHALL BE DIVERTED TO A STORM CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION IN ACCORDANCE WITH FLORIDA BUILDING CODE, MIAMI DADE COUNTY, AND SOUTH FLORIDA WATER MANAGEMENT CODE ORDINANCES. ALL SITE DRAINAGE IS DESIGNED AND SHALL BE CONSTRUCTED IN SUCH A MANNER THAT RUN-OFF RATES, VOLUME AND POLLUTANT LOADS NOT EXCEEDING PREDEVELOPMENT CONDITIONS AND PREVENTING FLOODING OF ADJACENT PROPERTIES AND PUBLIC RIGHT-OF-WAY.
- SURFACE WATER WILL BE DIVERTED AWAY FROM THE STRUCTURES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
- FLOOD DESIGN CLASS OF THE STRUCTURE = 2 (PER ASCE 24-14 TABLE 1-1) BUILDINGS AND STRUCTURES THAT POSE A MODERATE RISK TO THE PUBLIC.
- ALL DISTURBED AREAS WITHIN LANDSCAPE/SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
- ALL CONCRETE UTILIZED FOR SITE-RELATED PLATWORK CONSTRUCTION SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
- IF SURFACE CONSTRUCTION OCCURS WITHIN THE DRIP LINES OF EXISTING TREES, PROTECT TREES DURING CONSTRUCTION PER FOOT STANDARD PLANS INDEX 110-100. DO NOT PARK VEHICLES OR STAGE CONSTRUCTION WITHIN THE DRIP LINES OF EXISTING TREES WHERE CONSTRUCTION AFFECTS TREE ROOTS OR CANOPY.



## STORMWATER CALCULATIONS:

TOTAL LOT AREA (A): 11,250 SF

PROPOSED PERVIOUS AREA (AP): 3,898 SF

PROPOSED IMPERVIOUS AREA (AI): 2,480 SF

BUILDING: 2,480 SF

SITE IMPERV: 4,832 SF

TOTAL IMPERV: 7,312 SF

DRAINAGE REQUIREMENTS:

RETAIN 1.0% TOTAL SITE AREA:

11,250 SF X 1.0% = 112.5 SF

RETAIN 2.5% IMPERVIOUS:

11,250 SF X 2.5% X 95.0% = 1,523 SF

AVERAGE ELEVATION OF PERVIOUS AREA = 7.3' (NGVD)

GROUNDWATER AS MEASURED IN GEOTECHNICAL REPORT, 7.0' BELOW GROUND SURFACE. USE 2.0' NGVD IN CALCULATIONS.

DISTANCE BETWEEN AVERAGE HIGH GROUND WATER ELEVATION AND AVERAGE ELEVATION OF PERVIOUS AREA = 5.3' (NGVD)

FOR DISTANCES GREATER THAN 4.0 FT,  $S_p = 8.16'$

$S = (A/P) \cdot S_p = (3,898 \text{ SF} / 11,250 \text{ SF}) \cdot 8.16' = 2.88'$

RUNOFF DEPTH (R) =  $(P - 0.2 \cdot S)^2 / (P + 0.8 \cdot S)$

FOR 10 YR 24 HR STORM,  $P = 7.00'$

$R = (7.00' - 0.2 \cdot 2.88')^2 / (7.00' + 0.8 \cdot 2.88') = 4.44'$

VOLUME OF RUNOFF GENERATED (V) =  $A \cdot R / 12$

$V = 11,250 \text{ SF} \cdot 4.44' / 12 = 4,125 \text{ CF}$

TRENCH (PROPOSED):

$H_p = 8.5'$   $W = 3.5'$   $K = 2.5 \times 10^4$  (375/80')  
 $D_u = 3.7'$   $D_b = 1.1'$   $L = 80'$

VOLUME STORED IN TRENCH:

$V_{PE} = 15' \text{ DIA} = 1,227 \text{ CF} / \text{FT} \times 80' = 98,160 \text{ CF}$

$3.7' \times 3.5' \times 80' = 1,064 \text{ CF}$

$782 \times 40\% = 313 \text{ CF}$  (40% VOID IN STONE)

TOTAL VOLUME =  $98,160 + 1,064 + 313 = 99,537 \text{ CF}$

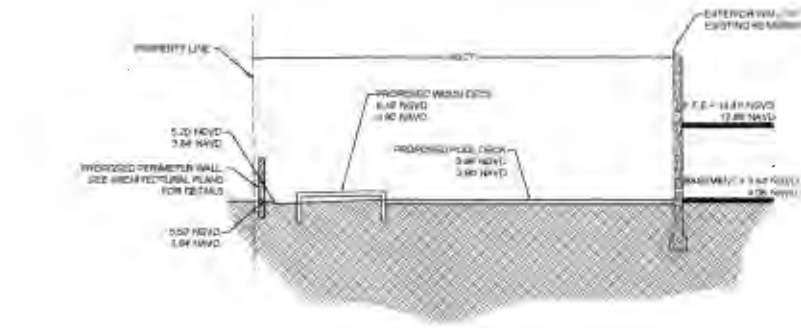
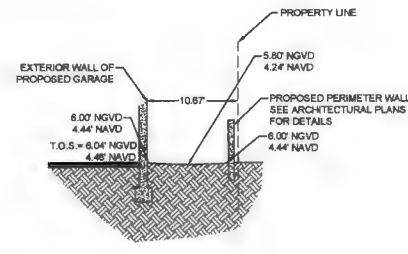
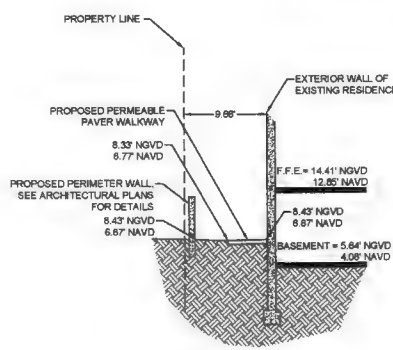
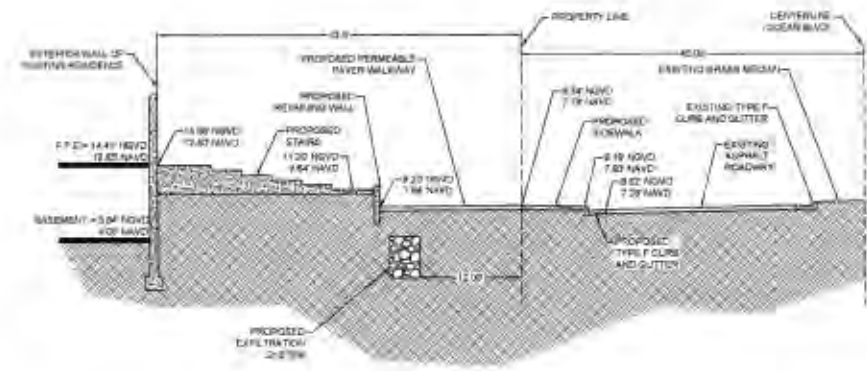
EXFILTRATION:

$= 3800 \text{ K L } (H_p \cdot W + 2 \cdot H_p \cdot D_u + D_u^2 + 2 \cdot H_p \cdot D_b)$

$= 3800 (2.5 \times 10^4) (8.5 \cdot 3.5 + 2 \cdot 8.5 \cdot 3.7 + 2 \cdot 8.5 \cdot 1.1)$

$= 3,898 \text{ CF}$

TOTAL PROVIDED IN TRENCH:  $3,898 \text{ CF} + 384 \text{ CF} = 4,282 \text{ CF}$



| REVISIONS      | DATE     | BY |
|----------------|----------|----|
| 0. INITIAL SUB | 08/25/25 | RV |
| 1. REVIEW CMNT | 09/02/25 | RV |

**SPEATH ENGINEERING**

SP EARTH ENGINEERING, P.L.L.C. - 44 W FLAGLER ST., SUITE 850  
 MIAMI, FL 33136 - PHONE: 305-664-4545

DETAIL SHEET FOR  
 360 OCEAN BLVD  
 TOWN OF GOLDEN BEACH  
 MIAMI-DADE COUNTY, FLORIDA



MATTHEW S. SPEATH P.E.  
 LIC. #67675  
 FBPS # 31892

|           |          |
|-----------|----------|
| DRAWN     | RV       |
| CHECK     | MSS      |
| DATE      | 09/02/25 |
| SCALE     | NTS      |
| PROJ. NO. | F25-43   |

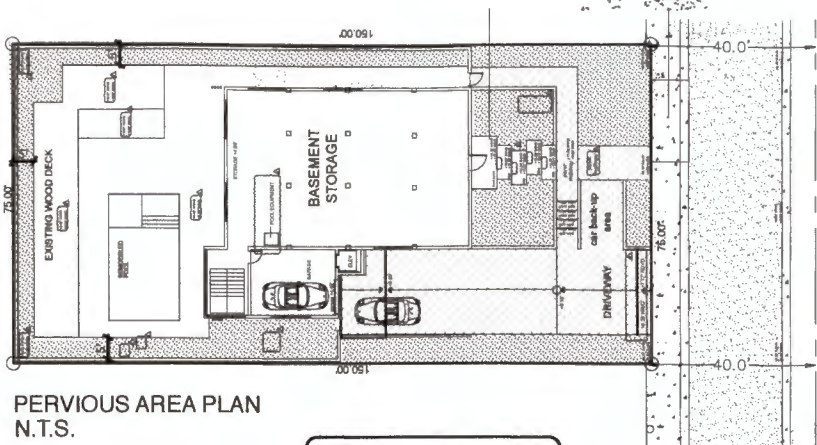
SHEET: **C2**  
 2 OF 2

# LANDSCAPING PLANS

360 OCEAN



| GOLDEN BEACH LANDSCAPE LEGEND<br>CHAPTER 52 LANDSCAPING                                                                                         |          |          |
|-------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|
| ZONING DISTRICT<br>NET LOT AREA ACRES: .26 ACRES<br>NET LOT SF: 11,250 SF.                                                                      |          |          |
|                                                                                                                                                 | REQUIRED | PROVIDED |
| OPEN SPACE<br>A. SF. OF PAVED AREA AS INDICATED ON SITE PLAN: 8,211 SF. (65%)                                                                   |          |          |
| B. SF. OF PERVIOUS AREA AS INDICATED ON SITE PLAN: 3,039 SF. (35%)                                                                              |          |          |
| TREES:<br>A. THE NUMBER OF TREES REQUIRED PER NET LOT ACRE<br>= 1 TREE PER 2,500 SF. OF LOT AREA MINUS NUMBER OF EXISTING = 5                   |          |          |
| B. MIN. 2 CANOPY TREES OR GROUPING OF PALMS MEETING CODE REQUIREMENT<br>IN FRONT SETBACK<br>PROVIDED CANOPY TREES OR PLANS IN FRONT SETBACK = 2 |          |          |
| C. % PALM TREES ALLOWED: NO. TREES REQUIRED 3 X .40% = 2                                                                                        |          |          |
| D. % NATIVE TREES REQUIRED: 5 X .5 = 3                                                                                                          |          |          |
| E. % DROUGHT TOLERANT TREES REQUIRED: 5 X .5 = 3                                                                                                |          |          |
| F. STREET TREES: 1 PER 25LF. OF FRONTAGE EXCLUDING DRIVEWAYS<br>OCEAN BLVD: LF. /38' = 2<br>PROVIDED 2 (SILVER PALMS 12' GW)                    |          |          |
| G. TOTAL NUMBER OF TREES REQUIRED = 7                                                                                                           |          |          |
| SHRUBS:<br>A. THE TOTAL NUMBER OF TREES REQUIRED 7 X 20 = 140                                                                                   |          |          |
| B. NATIVES REQUIRED 140 X 30% = 42                                                                                                              |          |          |
| IRRIGATION PLAN REQUIRED BY CHAPTER 52. AUTOMATIC IRRIGATION PROVIDED                                                                           |          |          |



| KEY  | PLANT NAME                               | SPECIFICATION                                               | QUANTITY |
|------|------------------------------------------|-------------------------------------------------------------|----------|
| PM7  | PODOCARPUS MACROPHYLLA<br>YEW PODOCARPUS | 36"X24" 24" O.C.<br>HIGH DROUGHT TOLERANCE                  | 35       |
| PTV3 | HYDROPHORUM T. VARIEGATA<br>VAR. PTT     | 24" X 36" SFR. MIN.<br>24" O.C.<br>MEDIUM DROUGHT TOLERANCE | 14       |
| WE   | POLYPODIUM SCOLOPENDRIA<br>WARTY FERN    | 8" X 8" FULL, 12" O.C.<br>MEDIUM DROUGHT TOLERANCE          | 120      |
| CLR7 | CLUSIA ROSEA<br>PITCH APPLE SHRUB        | 24" X 24" 24" O.C.<br>NATIVE<br>HIGH DROUGHT TOLERANCE      | 20       |

The mechanical equipment must provide structural screening for ground equipment at least 2' longer and taller than the equipment and landscape by Town Code 66-140(2). All related shall be screened, accessory features, including conduits, plumbing and pipes shall be enclosed and painted the same color as the as the adjacent main structure per Town Code 66-140(f).

| KEY                  | PLANT NAME                                  | SPECIFICATION                                                                                                  | QUANTITY |
|----------------------|---------------------------------------------|----------------------------------------------------------------------------------------------------------------|----------|
| AGV7                 | AGAVE ATTENUATA<br>FOXTAIL AGAVE            | 15 GAL SPECIMEN MATCHED<br>HIGH DROUGHT TOLERANCE                                                              | 3        |
| ALOCB                | ALOCASIA<br>BLACK STEM                      | 24" X 36" SFR. MIN.<br>MEDIUM DROUGHT TOLERANCE                                                                | 5        |
| MAF10                | POLYALTHIA LONGIFOLIA<br>MAST TREE          | 10" O.A. STRAIGHT TRUNK<br>HIGH DROUGHT TOLERANCE                                                              | 8        |
| EUG                  | EUGENIA COMPACTA<br>TROPICAL CANE SHAPE     | 6" O.A. STRAIGHT TRUNK<br>HIGH DROUGHT TOLERANCE                                                               | 2        |
| PRM3                 | PHILODENDRON<br>BURL MARXII<br>BURL MARX    | 12" X 18" 18" O.C.<br>MEDIUM DROUGHT TOLERANCE                                                                 | 15       |
| TIB3                 | TIBOUCHINA SEMIDECAEDRA<br>PRINCESS FLOWER  | 24" X 24" 24" O.C.<br>MEDIUM DROUGHT TOLERANCE<br>AMEND SOIL WITH PEAT MOSS FOR<br>A.P.H. OF 5.5-6.5 AS NEEDED | 20       |
| DV1                  | DIERIS IRIODIDES<br>AFRICAN IRIS            | 12" FULL TO POT<br>12" X 15" O.C.<br>HIGH DROUGHT TOLERANCE                                                    | 16       |
| TA1                  | TRACHELOSPERMUM ASIATICUM<br>ARIAN JASMINE  | 6" X 6" GROUND COVER<br>8" X 10" O.C.<br>MEDIUM DROUGHT TOLERANCE                                              | 300      |
| FM3                  | PICTUS MICROCARPA<br>GREEN ISLAND PICTUS    | 18" X 18" 18" O.C.<br>HIGH DROUGHT TOLERANCE                                                                   | 62       |
| PEV3                 | PENNISETUM SETACEUM<br>WHITE FOUNTAIN GRASS | 24" HT. X 18" SFR.<br>24" O.C.<br>HIGH DROUGHT TOLERANCE                                                       | 9        |
| SR7                  | SERENGA REPENS<br>SAV PALMETTO              | 24" X 24" 30" O.C.<br>NATIVE<br>HIGH DROUGHT TOLERANCE                                                         | 1        |
| SOD - EMERALD ZOYSIA |                                             |                                                                                                                |          |



|                                 |
|---------------------------------|
| REVISIONS:                      |
| SITE REV:4/30/24                |
| SITE REV:6/16/24                |
| CITY COMMENTS :7/3/24           |
| SITE REV/ CITY COMMENTS :9/7/25 |
| CITY COMMENTS :9/15/25          |

SHEET TITLE:  
LANDSCAPE  
PLAN

PROJECT:  
PRIVATE RESIDENCE  
360 OCEAN BLVD  
GOLDEN BEACH, FL

\* TO THE BEST OF MY KNOWLEDGE THE PLANS  
AND SPECIFICATIONS SUBMITTED HEREWITH  
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SCALE: 1"=10'  
DATE DRAWN: 3/25/24  
SHEET NO.

L-1

NOTES:  
CONTRACTOR SHALL BE AWARE OF ALL ABOVE  
AND BELOW GROUND UTILITIES PRIOR TO STARTING  
WORK.  
NO TREES SHALL BE LESS THAN 5' FROM ANY CITY  
OWNED UTILITY LINE. REFER TO ROOT BARRIER DETAIL  
AND NOTES  
CONTRACTOR SHALL DO TAKE OFF FROM PLANS  
PLANS SHALL TAKE PRECEDENCE OVER PLANT  
LIST SHOULD A DISCREPANCY OCCUR  
ALL SOD SHALL BE EMERALD ZOYSIA

ALL TREES SHALL BE MULCHED WITH A MIN. OF 2" OF  
CLEAN MULCH AND PLANTED ACCORDING TO PROPER  
HORTICULTURAL TECHNIQUES SHOULD ALSO BE INCLUDED  
ON THE SKETCH. THERE SHALL BE NO RED OR CYPRESS  
MULCH. SEE SHEET L-3 FOR PLANTING DETAILS AND  
SPECIFICATIONS

REFER TO SHEET L-2 FOR TREE PROTECTION DETAILS  
REFER TO SHEET IR-1 AND IR-2 FOR IRRIGATION PLANS  
AND DETAILS

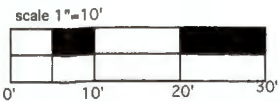
| KEY  | PLANT NAME                                 | SPECIFICATION                                                             | QUANTITY |
|------|--------------------------------------------|---------------------------------------------------------------------------|----------|
| BN12 | BISMARCKIA NOBLIS<br>SILVER PALM           | 12" FT. CT. TRUNK. 23" O.A.<br>SPECIMEN QUALITY<br>HIGH DROUGHT TOLERANCE | 1 *      |
| ED16 | ELAEOCARPUS DECIPENS<br>JAPANESE BLUEBERRY | 16" X 7" SFR. 3" CT. 3" DBH. MATHIEU<br>HIGH DROUGHT TOLERANCE            | 1 *      |
| ME12 | MYRCIANTHES FRAGRANS<br>SIMPSONS STOPPER   | 12" X 5" SFR. 2" DBH. MATCHED<br>NATIVE<br>HIGH DROUGHT TOLERANCE         | 4 *      |

\* INDICATES MITIGATION TREE VALUE

MITIGATION TREES PROPOSED = 4  
(3) MF12 = 900 SF.  
(1) ED16 = 500 SF.  
TOTAL = 1,400 SF.

PALM REPLACEMENT = 1  
BN12 = 300 SF.  
DEFICIENT AMOUNT = 4,200 SF.

EXISTING TREES ON PROPERTY LINE AND OR ADJ. PROPERTY  
MAY BE PRUNED TO AVOID  
CONFLICTS WITH PROPOSED STRUCTURE PER  
ANSI-300 STDS. ALL PRUNING SHALL BE DONE  
BY A FL. CERT ARBORIST SEE TREE PROTECTION  
SPEC'S AND DETAILS SHEET L-2





EXISTING TREE INVENTORY

| TREE NO. | COMMON NAME      | BOTANICAL NAME       | SIZE DBH. | HT. X SPR.        | CONDITION | DISPOSITION         | CRZ |
|----------|------------------|----------------------|-----------|-------------------|-----------|---------------------|-----|
| 1.       | SABAL PALM       | SABAL PALMETTO       |           | 22' OA. X 9'      | FAIR      | REMOVE/MIT          |     |
| 2.       | COCONUT PALM     | COCOS NUCIFERA       |           | 42' OA. X 18'     | FAIR      | REMAIN              | 5'  |
| 3.       | ALEXANDER PALM   | PTYCHOSPERMA ELEGANS |           | 16' OA. X 8'      | GOOD      | REMAIN              | 5'  |
| 4.       | MAHOGANY         | SWIETENIA MAHOGANI   | 4.8"      | 15'X6'            | POOR      | REMOVE/MIT          |     |
| 5.       | THATCH PALM      | THIRINAX radiata     |           | 12' OA. X 6'      | FAIR      | REMAIN              | 5'  |
| 6.       | BRAZILIAN PEPPER |                      | 12"       | 20'X8'            | INVASIVE  | REMOVE              |     |
| 7.       | COCONUT PALM     | COCONUT PALM         |           | 42' OA. X 18'     | FAIR      | REMAIN              | 5'  |
| 8.       | ARECA PALM       | DYSPIS LUTSCENS      |           | 8' OA. X 6' CLUMP | FAIR      | REMOVE/MIT          |     |
| 9.       | TOOG TREE        | BISCHOFIA JAVANICA   | 10"       | 30'X25'           | INVASIVE  | REMOVE/MIT          |     |
| 10.      | ARECA PALM       | DYSPIS LUTSCENS      |           | 10' OA. X 6'      | FAIR      | REMOVE/MIT          |     |
| 11.      | COCONUT PALM     | COCONUT PALM         |           | 42' OA. X 20'     | FAIR      | REMAIN              | 5'  |
| 12.      | TROPICAL ALMOND  | TERMINALIA CATAPPA   | 8"        | 18'X15'           | POOR      | REMOVE/MIT          |     |
| 13.      | FIGUS BENJAMINA  | WEeping FIG          | 48"       | 30'X30'           | POOR      | REMOVE/MIT          |     |
| 14.      | TROPICAL ALMOND  | TERMINALIA CATAPPA   | 9"        | 30'X30'           | FAIR      | REMOVE/MIT          |     |
| 15.      | TROPICAL ALMOND  | TERMINALIA CATAPPA   | 10"       | 30'X15'           | POOR      | REMOVE/MIT          |     |
| 16.      | TROPICAL ALMOND  | TERMINALIA CATAPPA   | 13"       | 30'X15'           | GOOD      | ON ADJ. PROPERTY    | 7'  |
| 17.      | COCONUT PALM     | COCONUT PALM         |           | 37' OA. X 15'     | FAIR      | REMOVE/MIT          |     |
| 18.      | COCONUT PALM     | COCONUT PALM         |           | 37' OA. X 15'     | FAIR      | REMOVE/MIT          |     |
| 19.      | THATCH PALM      | THIRINAX RADIATA     |           | 37' OA. X 9'      | FAIR      | REMOVE/MIT          |     |
| 20-26    | THATCH PALM      | THIRINAX RADIATA     |           | 16' OA. X 9'      | GOOD      | REMOVE/MIT          |     |
| 27.      | ALEXANDER PALM   | PTYCHOSPERMA ELEGANS |           | 10' OA. X 6'      | GOOD      | REMOVE              |     |
| 28.      | TROPICAL ALMOND  | TERMINALIA CATAPPA   | 14"       | 22'X15'           | FAIR      | REMAIN              | 7'  |
| 29.      | MAHOGANY         | SWIETENIA MAHOGANII  | 20"       | 32'X30'           | POOR      | REMOVE/MIT SPECIMEN |     |
| 30.      | MAHOGANY         | SWIETENIA MAHOGANII  | 26"       | 32'X25'           | POOR      | REMOVE/MIT SPECIMEN |     |
| 31-32    | ALEXANDER PALM   | PTYCHOSPERMA ELEGANS |           | 26' OA. X 8'      | FAIR      | REMOVE/MIT          |     |
| 33.      | MAHOGANY         | SWIETENIA MAHOGANII  | 17"       | 23'X25'           | FAIR      | REMAIN              | 9'  |
| 34.      | TROPICAL ALMOND  | TERMALIA CATAPPA     | 11"       | 24'X20'           | FAIR      | ON ADJ. PROPERTY    | 8'  |

TREES TO BE REMOVED AND MITIGATED

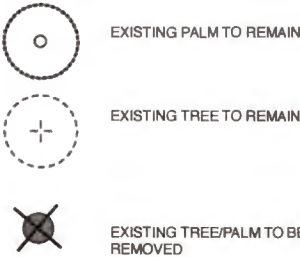
|                     |                         |
|---------------------|-------------------------|
| #4 MAHOGANY         | 36 SF.                  |
| #12 TROPICAL ALMOND | 225 SF.                 |
| #13 FIGUS BENJAMINA | 900 SF.                 |
| #14 TROPICAL ALMOND | 900 SF.                 |
| #15 TROPICAL ALMOND | 225 SF.                 |
| #16 TROPICAL ALMOND | 225 SF.                 |
| #29 MAHOGANY        | 900 SF. x 2 = 1800 sf.  |
| #30 MAHOGANY        | 625 SF. x 2 = 1,250 sf. |

TOTAL CANOPY REMOVED = 5,561 SF.  
MITIGATION TREES REQUIRED = (12) 12' OA. TREES  
PROPOSED ON L-1 = 1,300 SF.  
DEFICIENT VALUE = 4,261SF.

PALMS TO BE REMOVED AND MITIGATED

TOTAL PALMS REMOVED= 4,500 SF.  
MITIGATION PALMS REQUIRED = (15) 10' CT.  
PROPOSED PALMS = 1,300 SF.  
DEFICIENT VALUE = 4,200 SF.

PLAN KEY

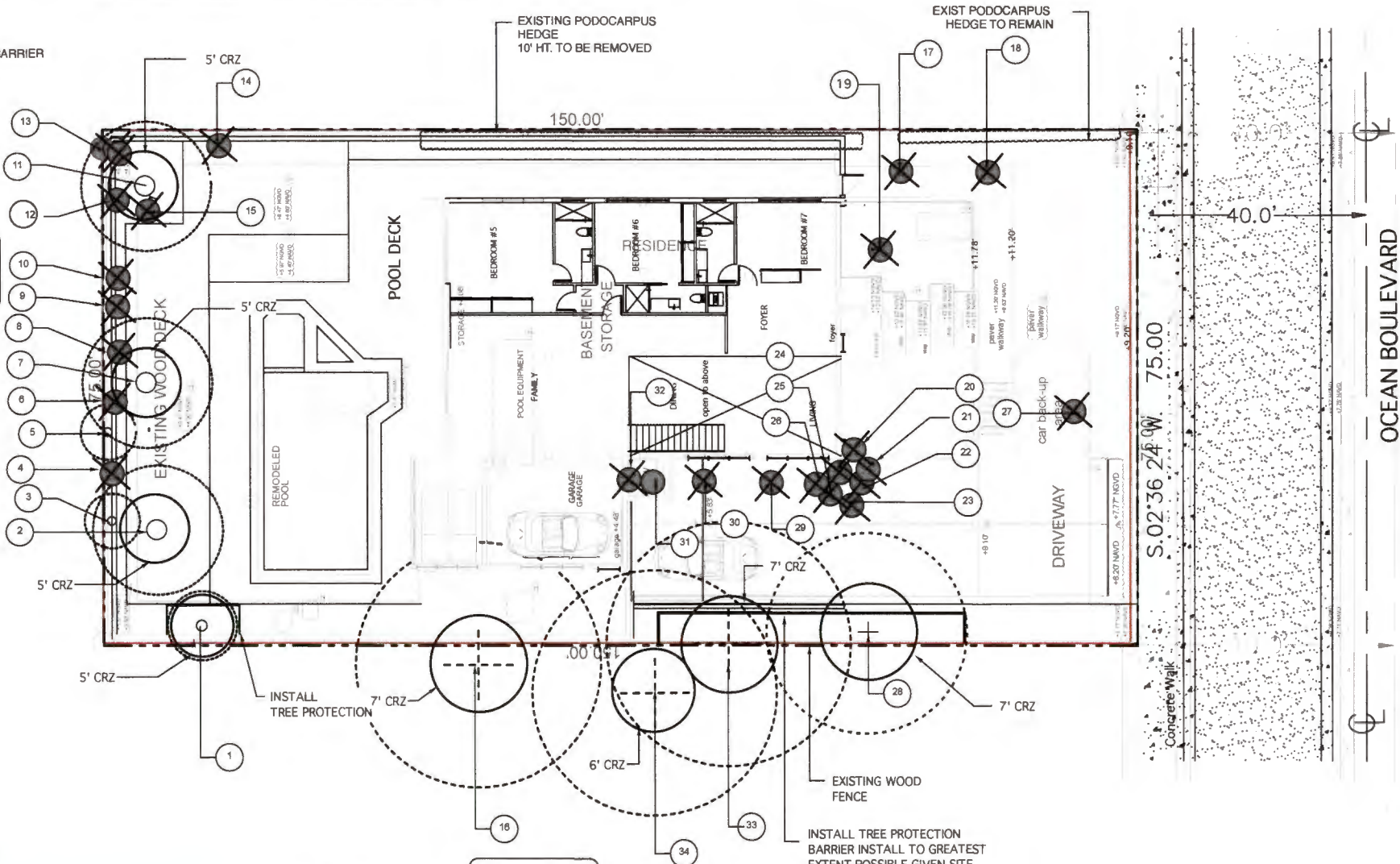


NOTE: NO TREES SHALL BE REMOVED OR RELOCATED WITHOUT A TREE REMOVAL PERMIT ISSUED BY THE CITY OF GOLDEN BEACH

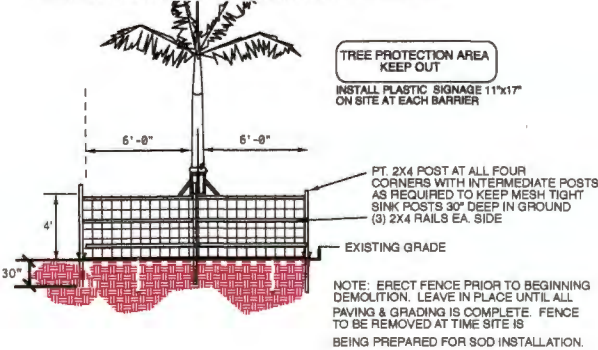
ALL EXISTING TREES SHALL BE PROTECTED WITH A TREE PROTECTION BARRIER PRIOR TO DEMOLITION. SEE DETAIL BELOW.

CRZ- CRITICAL ROOT ZONE: SEE PLAN FOR RADIUS OF THIS ZONE TO AVOID DISTURBANCE OF CRITICAL ROOTS DURING CONSTRUCTION

NOTE: INSTALL TREE PROTECTION AROUND EXISTING COCONUT PALMS PER DETAIL THIS SHEET NOT TO IMPEAD ACCESS TO THE POOL CONSTRUCTION

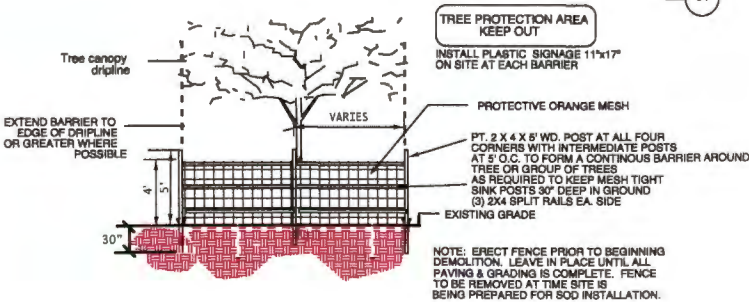


NOTE: TREE PROTECTION BARRIER SHALL BE INSTALLED ON ALL TREES TO REMAIN ON SITE PRIOR TO STARTING WORK ON SITE. BARRIER SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS BEEN COMPLETED.



PALM PROTECTION/TEMPORARY BARRIER DETAIL

NOT TO SCALE



TREE PROTECTION/TEMPORARY BARRIER DETAIL

NOT TO SCALE

REVISIONS:  
SITE REV: 4/30/24  
SITE REV: 6/16/24  
CITY COMMENTS: 7/3/24  
SITE REV/ CITY COMMENTS: 9/7/25

SHEET TITLE:  
EXISTING TREE  
DISPOSITION  
PLAN

PROJECT:  
PRIVATE RESIDENCE  
360 OCEAN BLVD  
GOLDEN BEACH, FL

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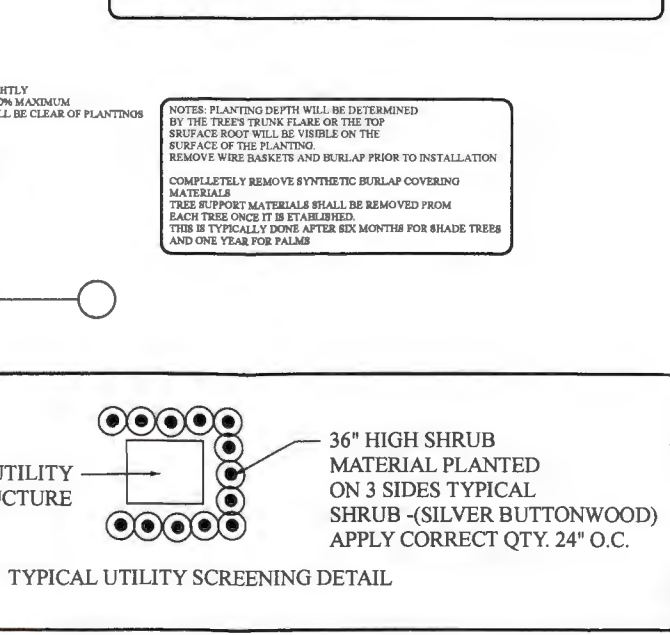
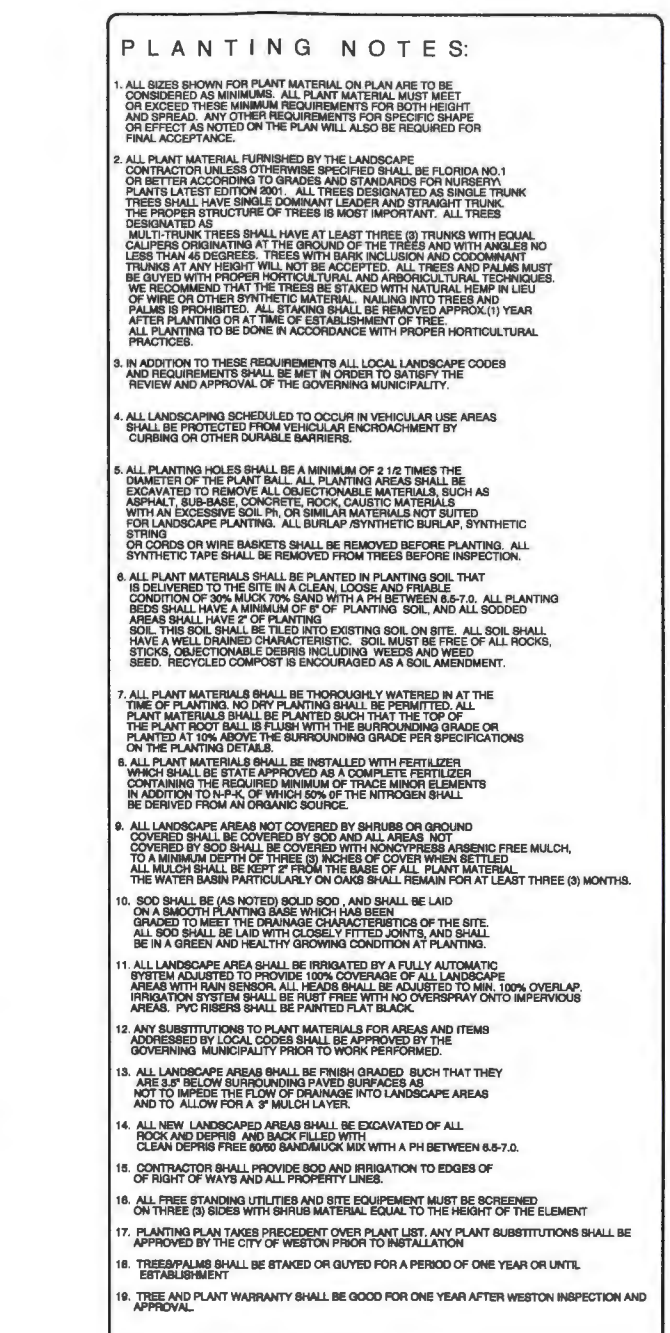
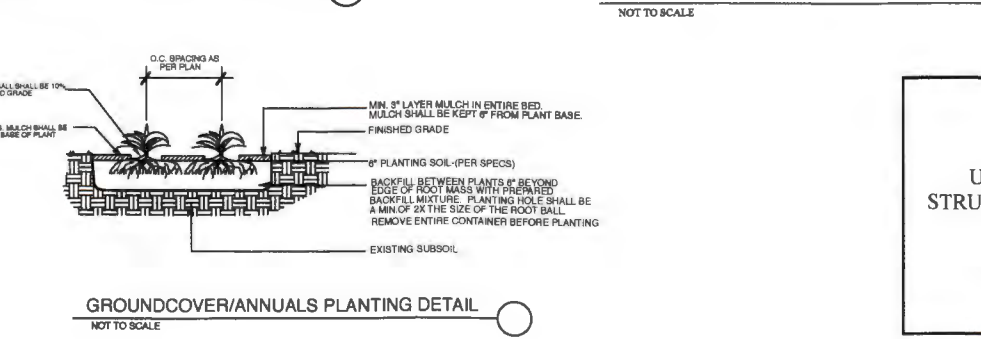
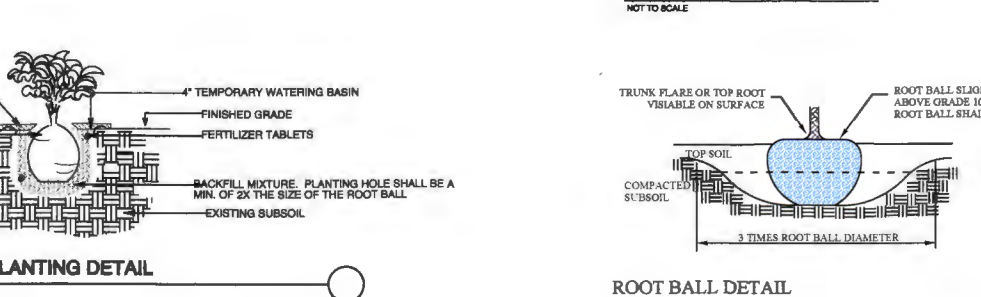
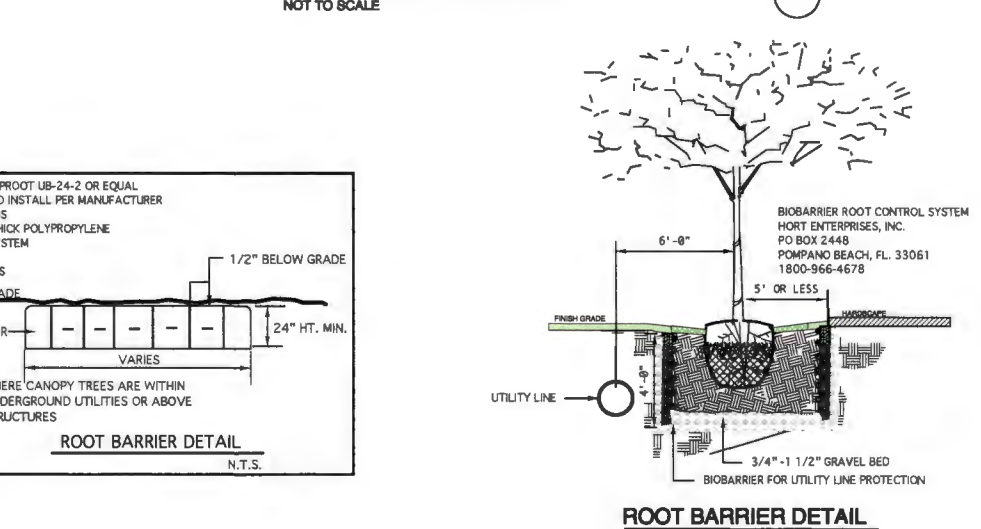
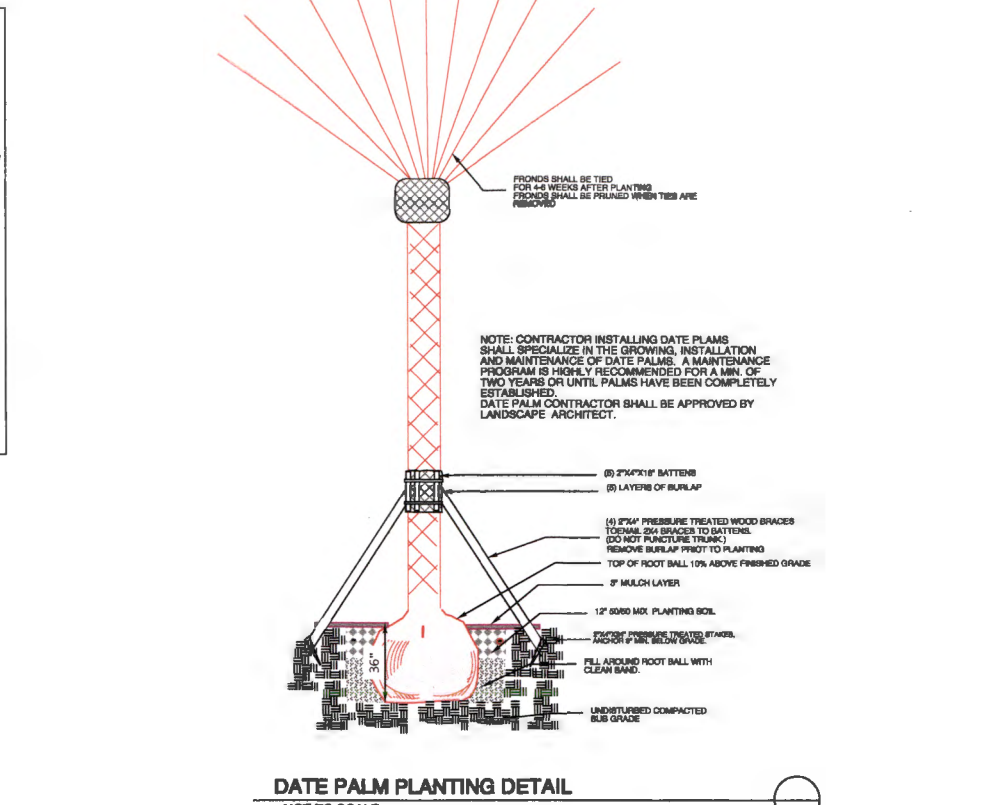
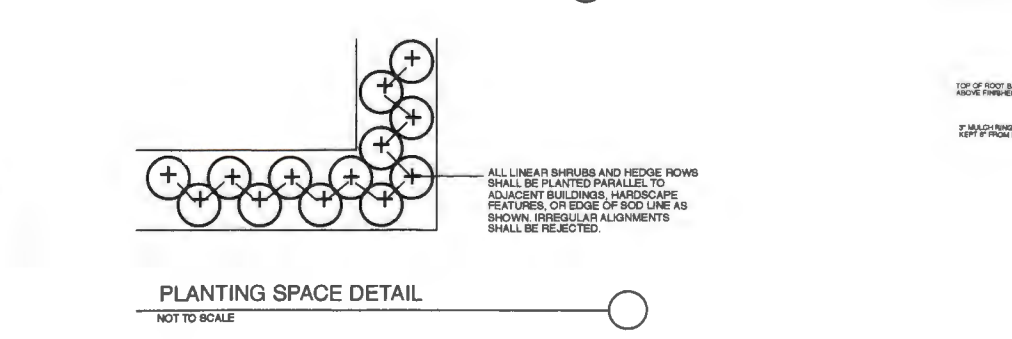
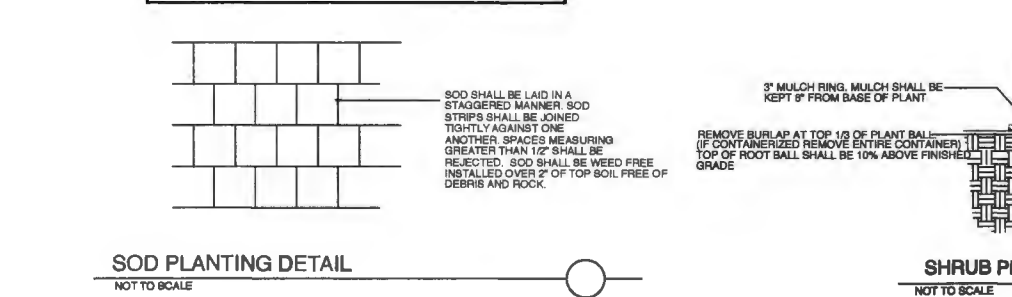
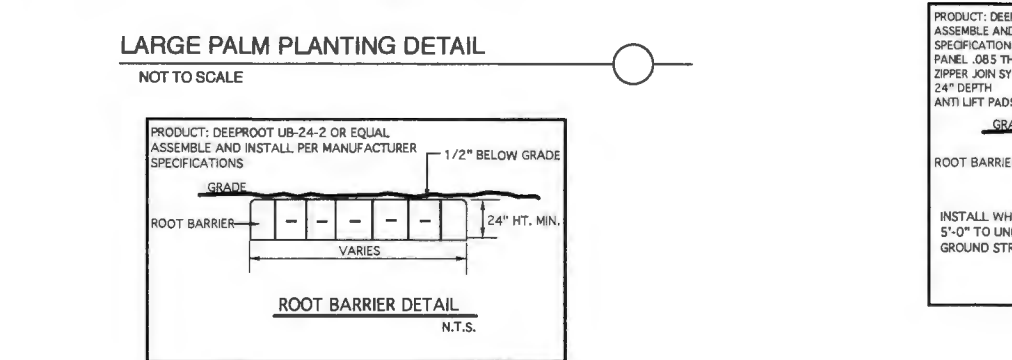
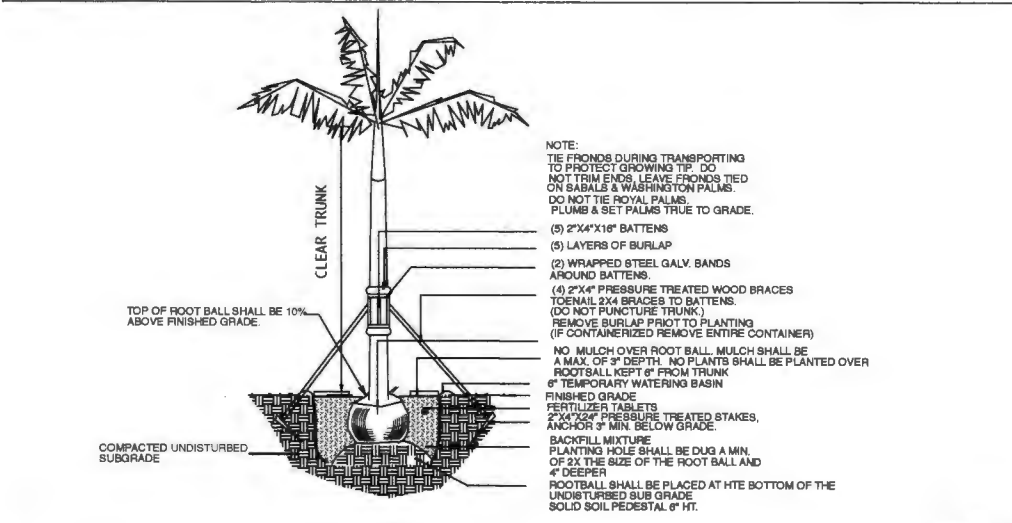
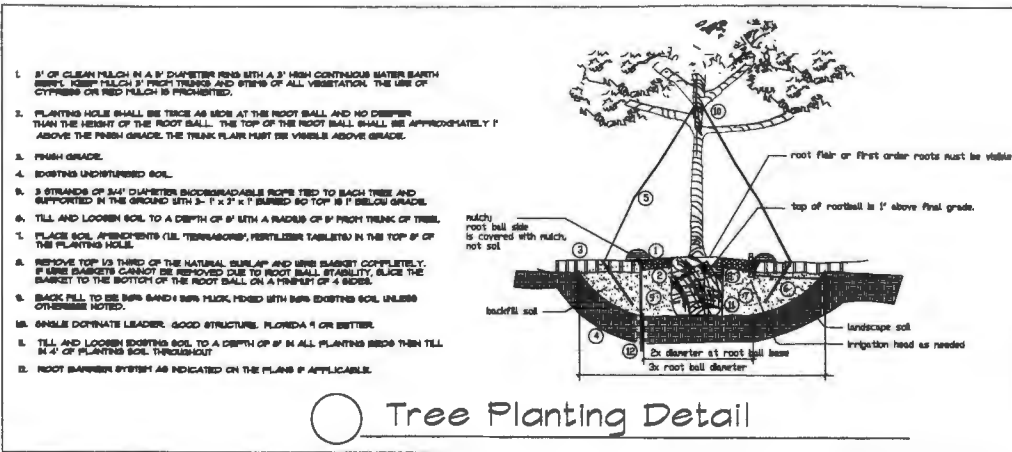
SEAL:



SCALE: 1"=10'  
DATE DRAWN: 3/25/24  
SHEET NO.

L-2





REVISIONS:  
 SITE REV: 4/30/24  
 CITY COMMENTS: 7/3/24  
 SITE REV/ CITY COMMENTS: 9/7/25

SHEET TITLE:  
 LANDSCAPE  
 DETAILS AND  
 SPECIFICATIONS

PROJECT:  
 PRIVATE RESIDENCE  
 360 OCEAN BLVD  
 GOLDEN BEACH, FL

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SCALE: 1"=10'  
 DATE DRAWN: 3/25/24  
 SHEET NO.

L-3





# TOWN OF GOLDEN BEACH

100 Ocean Boulevard  
Golden Beach, FL 33160

---

## MEMORANDUM

---

**Date:** November 18, 2025

**To:** Honorable Mayor Glenn Singer &  
Town Council Members

**From:** Lissette Perez,   
Town Clerk

**Subject:** **Town Council Minutes**

---

Item Numbers:

3

### **Recommendation:**

It is recommended that the Town Council adopt the Official Minutes of the October 21, 2025 Regular Town Council Meeting.



## TOWN OF GOLDEN BEACH

100 Ocean Boulevard  
Golden Beach, FL 33160

---

Official Minutes for the October 21, 2025  
Regular Town Council Meeting called for 6:00 P.M.

---

**Zoom Room Meeting ID: 869 7116 8399 Password: 820381**

**For Dial In Only: Call 305.224.1968 Meeting ID: 869 7116 8399**

THE PUBLIC MAY PARTICIPATE AT GOOD AND WELFARE; PLEASE HOLD ALL QUESTIONS AND COMMENTS UNTIL THEN! THE PUBLIC IS ENCOURAGED TO SUBMIT ALL COMMENTS VIA EMAIL TO [LPEREZ@GOLDENBEACH.US](mailto:LPEREZ@GOLDENBEACH.US) BY 2:00 P.M. TUESDAY, OCTOBER 21, 2025.

### A. MEETING CALLED TO ORDER

**Mayor Singer** called the meeting to order at 6:07 PM

### B. ROLL CALL AND PLEDGE OF ALLEGIANCE

**Councilmembers Present:** Mayor Glenn Singer, Vice Mayor Judy Lusskin, Councilmember Kenneth Bernstein, Councilmember Bernard Einstein

**Councilmembers Not Present** Councilmember Jessie Mendal

**Staff Present:** Town Manager Alexander Diaz, Town Attorney Steve Helfman, Assistant Town Manager Linda Epperson, Town Clerk Lissette Perez, Finance Director Maria Camacho, Sergeant Jose Trujillo, Special Projects Director Lissett Rovira, Resident Services Director Michael Glidden, HR Generalist and Assistant to the Town Clerk Elena Cheung, Administrative Services Coordinator Amber Schwabenbauer, Administrative Assistant Eric Garcia, Building Department Coordinator Maikersie Voltaire

**Sergeant Jose Trujillo** led the Pledge of Allegiance

### C. PRESENTATIONS/TOWN PROCLAMATIONS

#### RECOGNITION OF OFFICERS OF THE QUARTER

**Officer Ryan Kramer and Officer Lay Rivacoba** were recognized as Officers of the Quarter (Postponed to 6:28 p.m. due to missing parties)

### D. MOTION TO SET THE AGENDA

ADDITIONS/ DELETIONS/ REMOVAL OF ITEMS FROM CONSENT AGENDA/ AND CHANGES TO AGENDA

**Town Manager:** Mayor, members of the council, we pulled Ordinance #2 earlier in the week and it will not be heard at this evening's meeting. There's only one ordinance tonight and that is Ordinance #1.

## **E. GOOD AND WELFARE**

**Mia Matseikovich-** Golden Beach Youth Leadership Group

## **F. MAYOR'S REPORT**

**Mayor Singer:** The Halloween event is on the 31<sup>st</sup> in North Park. It was originally scheduled to start at 6 p.m. but we are going to change it to 5 p.m. The Town Manager will be providing us with a brief financial history from last year. Not only did we meet our budget, we beat our budget and really held control of our expenses. Hats off to the finance department and administration for a phenomenal year. All projects that were accomplished last year were within budget and completed in a timely manner. Congratulations to Vice Mayor Lusskin on her well-deserved feature in the newsletter and all that she has accomplished with the Golden Beach Youth Leadership Group. Thank you to the Town Manager and Town Attorney for all your hard work with the seawall and zoning issues that you have been working on. Michael Glidden, I'd like you to organize a "Dogs on the Beach" event by year's end and would like to see one every quarter in the future.

## **G. COUNCIL COMMENTS**

**Vice Mayor Lusskin:** The streetlights are improving but they do need a little bit of work; sometimes they are on during the day, and sometimes they are off at night. The king tide flooding is draining quickly. I know some residents have been upset, but it drains very quickly. Kudos to the town staff, they clean it up immediately. It's very clean so I appreciate that. As Mia said, there's a beach cleanup November 9<sup>th</sup>. The Golden Beach Youth Leadership Group will be sponsoring it and doing it. Veteran's Day is November 11<sup>th</sup>, it's going to be a spectacular program. It's the birthday, 250 years of America, so that will be the theme. We will be taking a significant group of students from the Golden Beach Youth Leadership Group to Tallahassee for the Florida League of Cities Legislative Action Days on January 27<sup>th</sup> and 28<sup>th</sup>. They will get to meet legislators and roam around the Capitol and see what it is like. Singer Park looks beautiful at night when it's lit up and the waterfall is going.

**Councilmember Einstein:** Vice Mayor Lusskin had a beautiful article that was well deserved. I echo the Mayor's comments, you are one of the biggest assets to this town and thank you for all your hard work. There is a tremendous amount of construction with truck traffic and limited roadway making it hard to get through. I think if police see this to give a general reminder to people. I'd like to be proactive in terms of that situation. Construction on the ocean is exploding with one house after another going up and bigger. We are really becoming the envy of South Florida. We're getting the Wellness Center and the reimagined parks together. I've really got to take my hats off to the council and the foresight of the manager and the administration for the direction we're going in.



### **Councilmember Bernstein:**

I concur with everyone here and would like to say what an amazing job you do Vice Mayor Lusskin it's an honor well deserved. The town has done an amazing job handling the king tides. The fitness center is doing fantastic. Paddle is one of the faster growing sports and is less noisy than pickleball. I would like the council to keep this in mind. I want to bring up the use of e-bikes around town, it looks very dangerous to me. The City of Aventura has come up with ways to handle this, and I would like to make sure that we are on board with that as well. I am very excited about the Halloween party and am glad we switched it to 5 p.m.

### **H. TOWN MANAGER REPORT**

I want to wish everyone a Happy City Week. This week is the Florida League of Cities City Week. It is an opportunity for cities to celebrate what they have done. If you go onto the video on our website, you will see all the great accomplishments there. I would like to thank the Golden Beach Youth Leadership Group for putting that video together.

As a reminder, we are currently working with Zoning in Progress as it relates to Zone 1 and issues related to Zone 1. I will be issuing a memorandum explaining the issues in Zone 1 as your Town Flood Administrator. So, anyone who is here for Zone 1 that item was pulled and there will be a memorandum issued for guidance. There is an ordinance for first reading relating to retaining walls on properties that is going to clear up an administrative order that was issued in 2015.

Halloween will start at 5:00 p.m. and go to midnight so that our Jewish community will be able to enjoy it before the sun sets.

There is a lot of concern going around in the Golden Beach chat about flooding. I posted an article in this month's newsletter just to remind the community that Golden Beach has invested over \$50 million in free money, on behalf of our residents, to pay for projects in our community. We have a two-type system of flooding control in our community. We have a forced main pump station that deals with the areas where we own real estate. As it relates to the flooding in North Island, South Island, and Singer Park, it is not a matter solely of money; it's a matter of real estate and money. To put in a pump station, we need real estate. No one who lives in the cul-de-sac, which is the only real estate that I own, wants to see a pump station. This year, we will be applying for \$900,000 in the Florida State Legislature, asking them to help us fund one pump station project on the islands. That way we can continue to alleviate the flooding that we have. Most of the flooding that we're seeing is being caused by your own neighbors that have failed to secure their seawalls and invest in the necessary resources to bring their seawalls up to date. That is why this administration has issued 33 citations to homeowners. We have directed the Town Attorney to take all legal and corrective actions to bring seawalls into compliance.

There's this misnomer going around the community that this administration and this council are somehow, financially, in deficits. This past year, we have grown our fund

balance to the highest levels ever. In fact, I'm pleased to announce that at year end, we're going to be growing our fund balance in excess of a million dollars. None of our projects have come in over budget, and in fact, we have been able to continue to grow our fund balance.

As it relates to e-bikes, there's a new state law that governs e-bikes that went into place on October 1, and we are enforcing it.

We have Kassey Voltaire here, who was promoted to Building Manager, and we have already seen some great things from her.

**\*\*\* Officer Ryan Kramer and Officer Lay Rivacoba** were recognized as Officers of the Quarter (From item C that was postponed at 6:08 p.m.)

#### **I. TOWN ATTORNEY REPORT**

None.

#### **J. ORDINANCES - FIRST READING**

- 1. An Ordinance of the Town Council of the Town of Golden Beach Amending the Town's Code or Ordinances, Chapter 66 "Zoning" to Clarify the Construction of Perimeter Retaining Walls.**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY REVISING ARTICLE I "IN GENERAL", SECTION 66-6, "GENERAL CONSTRUCTION REQUIREMENTS", WITHIN CHAPTER 66 "ZONING", TO CLARIFY THE CONSTRUCTION OF PERIMETER RETAINING WALLS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 1  
Ordinance No. 613.25

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Ordinance No. 613.25

A motion to approve was made by Vice Mayor Lusskin, seconded by Councilmember Einstein 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  
Councilmember Jessie Mendal

Aye  
Absent

The motion passed.

**Town Manager:** We are requiring you to put in a retaining wall on all three sides of the property prior to going vertical on the home. This is nothing new to our developers; this has been our policy since 2015. We're just codifying it now in ordinances.

**Tania Murciano:** Asked for clarification on pump station locations.

#### **K. ORDINANCES – SECOND READING**

None

#### **L. QUASI JUDICIAL RESOLUTIONS**

None

#### **M. MAJOR PROJECTS UPDATE & PRESENTATIONS**

- Wellness Center- I'm glad we were able to send out a video showing everyone that we've gone vertical with the building. We were able to change the enclosure to add an additional 550 square feet of enclosed space at the ground level. We just finalized the site plan for paddle. We will have a basketball court on the north side. We are meeting with vendors as we speak; we had a meeting today with a paddle ball vendor to do paddle and basketball in the first quarter of next year. We had a great meeting today with Kompan, America's largest playground manufacturer, and they will be providing us with a free rendering of the tot lot area.
- Annex- We need to put in the parking bays and extend the road west. So, for the properties at 100 Golden Beach Drive to the south know that we are going to be taking back the town's right-of-way and shifting our road to the west in that area. That will provide for a greater turning radius for parking at the Wellness Center and will also provide for the parking needed for the annex. We will have dinner at the annex for the November meeting with a tour of the building.
- A1A Wayfinding- We hope to have the wayfinding project completed by the end of this month or the first part of next month. We have expanded our wayfinding project to include \$80,000 in additional landscaping on A1A.
- Other Projects- We have delivered on bocce, the putting greens, and enhancements at the beach pavilion. We are looking to hire a historical preservation company to handle the renovations at the beach pavilion. There is a structural crack in the pickleball courts due to rain and saturation, we are getting this taken care of. In the meantime, please be careful while you are playing.

#### **N. CONSENT AGENDA**

##### **2. Official Minutes of the September 3, 2025 First Budget Hearing**



- 3. Official Minutes of the September 3, 2025 Special Town Council Meeting**
- 4. Official Minutes of the September 16, 2025 Final Budget Hearing**
- 5. Official Minutes of the September 16, 2025 Regular Town Council Meeting**
- 6. A Resolution of the Town Council Approving the Donation of \$5,000.00 to the Jewish Adoption and Family Care Options (JAFCO) An Evening of Miracles Event.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING THE DONATION OF \$5,000.00 TO THE JEWISH ADOPTION AND FAMILY CARE OPTIONS (JAFCO) AN EVENING OF MIRACLES EVENT; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 6  
Resolution No. 3036.25

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 3036.25

- 7. A Resolution of the Town Council Authorizing the Payment of \$10,000 to Best Buddies International.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING THE PAYMENT OF \$10,000.00 TO BEST BUDDIES INTERNATIONAL; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 7  
Resolution No. 3037.25

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 3037.25

- 8. A Resolution of the Town Council Approving An Agreement with David T. Caserta Government Relations, Inc.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, APPROVING A NEW AGREEMENT WITH DAVID T. CASERTA GOVERNMENT RELATIONS, INC. FOR CONSULTING SERVICES FOR THE PERIOD BEGINNING NOVEMBER 1, 2025 THROUGH OCTOBER 31, 2026; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 8  
Resolution No. 3038.25

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 3038.25

**9. A Resolution of the Town Council Approving The Purchase and Equipping of Two Police Patrol Vehicles.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING THE PURCHASE AND EQUIPPING OF TWO CHEVROLET SILVERADO POLICE VEHICLES AND THE USE OF GENERAL FUNDS TO PURCHASE AND EQUIP THE VEHICLES; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 9  
Resolution No. 3039.25

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 3039.25

**10. A Resolution of the Town Council Authorizing the Purchase of a Lift and Dock Extension for our Police Vessel.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING THE PURCHASE OF A LIFT AND DOCK EXTENSION FOR OUR POLICE VESSEL AND THE USE OF GENERAL FUNDS TO PURCHASE; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 10  
Resolution No. 3040.25

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 3040.25

**11. A Resolution of the Town Council Authorizing the Acceptance of Hotwires Proposal to Install Security Cameras (CCTV) and Access Control Systems at the new Police Annex and Public Works Building.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING THE ACCEPTANCE OF HOTWIRE'S PROPOSAL FOR INSTALLATION OF SECURITY CAMERAS (CCTV) AND ACCESS CONTROL SYSTEMS AT THE NEW POLICE ANNEX & PUBLIC WORKS BUILDING; AUTHORIZING AN AMENDMENT TO THE FISCAL YEAR 2024-2025 BUDGET TO INCREASE APPROPRIATIONS TO FUND THIS PROJECT; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 11  
Resolution No. 3041.25

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 3041.25

**Consensus vote** 4 **Ayes,** 0 **Nays. Items N2-N11 pass.**

**Town Manager:** Clarified that the items related to spending will come out of the 2024-2025 fiscal year budget, not the 2025-2026 budget. Clarified that although the council approved resolution 3041.25, that it does not give Hotwire consent in relation to the monthly recurring fee. It is only to authorize the purchasing of the equipment.

**O. TOWN RESOLUTIONS**

**12. A Resolution of the Town Council Approving An Agreement with Craig A. Smith & Associates, Inc. for Civil Engineering Services Related to the Civic Center Complex.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, APPROVING A CIVIL ENGINEERING CONTRACT WITH CRAIG A. SMITH & ASSOCIATES FOR THE TWEDDLE PARK SITE IMPROVEMENTS; PROVIDING THAT FUNDING SHALL BE PAID FOR WITH STATE GRANT MONIES; PROVIDING FOR IMPLEMENTATION AND PROVIDING FOR AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 12  
Resolution No. 3042.25



**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 3042.25

A motion to approve was made by Vice Mayor Lusskin, seconded by Councilmember Bernstein 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>Absent</u> |

The motion passed.

**Town Manager:** This item allows Craig A. Smith to be the engineer of record for both the Wellness Center and Tweddle Park sites.

**13. A Resolution of the Town Council Approving Amendment #2 to the Fiscal Year 2024-2025 Operating Budget.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, APPROVING AMENDMENT #2 TO THE 2024-2025 FISCAL YEAR OPERATING BUDGET; PROVIDING FOR IMPLEMENTATION AND PROVIDING FOR AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 13  
Resolution No. 3043.25

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 3043.25

A motion to approve was made by Vice Mayor Lusskin, seconded by Councilmember Bernstein 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>Absent</u> |

The motion passed.

**Town Manager:** This is a housekeeping item that is done every year. We bring items to you for your approval, and we approve those expenditures. We do a cleanup item to

bring our budget to balance in preparation for our audit. We had a phenomenal year with a lot of revenue that came in, and we were able to grow our fund balance.

#### **P. DISCUSSION & DIRECTION TO TOWN MANAGER**

Mayor Glenn Singer:

None

Vice Mayor Judy Lusskin:

None

Councilmember Kenneth Bernstein:

None Requested

Councilmember Bernard Einstein:

None Requested

Councilmember Jessie Mendal:

None Requested

Town Manager Alexander Diaz

None Requested

**Town Manager:** As a reminder to the residents, we have moved the Halloween party to 5:00 PM at North Park. The town will be closing the Strand at 4:30 PM to all visitors like we've done for the past five years. Residents' guests can only park in your driveway. If your guests park on the street, they will be towed. If they arrive after 4:30, they can enter through the south gate. Veteran's Day event will be on November 11<sup>th</sup>, at 5:00 PM at the beach pavilion. December 13<sup>th</sup> is the employee holiday party at Sofia in the Design District. The next council meeting will be on Tuesday, November 18<sup>th</sup>.

#### **Q. ADJOURNMENT:**

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A motion to adjourn the Council Meeting was made by Mayor Singer, seconded by Vice Mayor Lusskin.

Consensus vote 4 Ayes 0 Nays. Motion passes.

The meeting adjourned at 7:08 p.m.

Respectfully submitted,

*Lissette Perez*

Lissette Perez  
Town Clerk



# TOWN OF GOLDEN BEACH

100 Ocean Boulevard  
Golden Beach, FL 33160

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## MEMORANDUM

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**Date:** November 18, 2025

**To:** Honorable Mayor Glenn Singer &  
Town Council Members

**From:** Alexander Diaz,   
Town Manager

**Subject:** Resolution No. 3045.25 – Approving the Installation of A New  
Generator for the Civic Center Complex

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Item Number:

4

### **Recommendation:**

It is recommended that the Town Council adopt the attached Resolution No. 3045.25 as presented.

### **Background:**

At the April 23, 2025 Regular Town Council meeting, Council approved an allocation of \$80,000 for the purchase of a standby generator to service the new Civic Center and Landfall Team Bunker. Since that approval, Town staff has spent the summer coordinating with Flex Electric, John Bell Construction, Southeast Engineering, and Island Electric to obtain comprehensive proposals for the extensive electrical work required to fully integrate the generator into the Civic Center's infrastructure.

During this review process, it became clear that the scope of work is significantly more complex than originally anticipated. When the building was first designed, only the hardened bunker wing of the Civic Center was wired for generator power. As the operational needs of the Town evolved, it was determined that the entire building—including the administrative offices, EOC space, police facilities, and community areas—must remain functional during emergencies. To achieve this, several technical modifications were required:

- Reconfiguration and consolidation of electrical panels so that the entire Civic Center can be serviced by a single generator system.
- Installation of a new automatic transfer switch (ATS) capable of managing full-building load, ensuring seamless transition between utility service and generator power.



- Additional conduit and feeder work throughout the building to tie previously isolated electrical systems into one coordinated backup-power circuit.
- Engineering adjustments to meet updated load calculations, safety requirements, and Florida Building Code standards.

In addition, the physical installation presents its own challenges. With the Civic Center site now fully constructed, the generator must be placed on an elevated pad adjacent to the building. This requires lifting the generator by crane, maneuvering it into a very tight and already finished site, and coordinating with structural engineers to ensure the pad and surrounding improvements are protected during installation.

After evaluating all four proposals, staff is recommending award to Flex Electric as the lowest, most responsive, and most responsible proposer. Flex Electric not only submitted the most competitive pricing but also completed the original electrical work for the Civic Center. Their intimate knowledge of the building's circuitry, panel layout, and previously completed wiring makes them uniquely qualified to perform this highly specialized installation with the least disruption and greatest efficiency.

This agenda item seeks Council authorization to award the generator installation contract to Flex Electric, completing the final step in activating the generator you approved for purchase in April 2025.

**Fiscal Impact:**

An amount not to exceed \$148,000.00 that will include the purchase, installation and delivery of a generator as described in the attached Exhibit A.

**TOWN OF GOLDEN BEACH, FLORIDA**

**RESOLUTION NO. 3045.25**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING THE INSTALLATION OF A NEW GENERATOR FOR THE CIVIC CENTER COMPLEX; PROVIDING FOR WAIVER OF COMPETITIVE BIDDING; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on April 23, 2025 via Resolution 3007.25, the Town Council of the Town of Golden Beach, Florida (the “Town”) approved the purchase of a new standby generator to service the new Civic Center and Landfall Team Bunker; and

**WHEREAS**, Town staff spent the summer coordinating with Flex Electric, John Bell Construction, Inc., Southeast Engineering, Inc., and Island Electric to obtain comprehensive proposals for the extensive electrical work required to fully integrate the generator into the Civic Center’s infrastructure; and

**WHEREAS**, the staff is requesting authorization to award the generator installation contract to Flex Electric as the lowest, responsible proposer; and

**WHEREAS**, it is requested that the Town authorize the expenditure of a combined total amount of no more than \$148,000.00 for the delivery, installation and purchase of a generator as described in the attached Exhibit “A”; and

**WHEREAS**, the existing generator at the Civic Center will be repurposed to power the Wellness Center, upon completion of that project; and

**WHEREAS**, the Work is exempt from competitive bidding under Florida law, and it is otherwise impractical to competitively bid the Work; and

**WHEREAS**, the Town Council finds that it is in the best interest of the Town to proceed as indicated in this Resolution.

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

**Section 1. Recitals Adopted.** That each of the above-stated recitals is hereby adopted and confirmed.

**Section 2. Purchase Authorized.** The expenditure of funds in a combined total amount, not to exceed \$148,000.00 for the purchase, delivery and installation of a generator for the new Civic Center Complex is hereby authorized and approved.

**Section 3. Waiver of Competitive Bidding.** Pursuant to the Town's Ordinance No. 540.09, the Town Council hereby finds that it is impractical to competitively bid the Work and not in the best interests of the Town.

**Section 4. Implementation.** That the Mayor and Town Manager are authorized to take any and all action which is necessary to implement this Resolution.

**Section 5. Effective Date.** That this Resolution shall be effective immediately upon adoption.

Sponsored by the **Town Administration.**

The Motion to adopt the foregoing Resolution was offered by \_\_\_\_\_, seconded by \_\_\_\_\_, and on roll call the following vote ensued:

|                                 |       |
|---------------------------------|-------|
| Mayor Glenn Singer              | _____ |
| Vice Mayor Judy Lusskin         | _____ |
| Councilmember Jessie Mendal     | _____ |
| Councilmember Bernard Einstein  | _____ |
| Councilmember Kenneth Bernstein | _____ |



**PASSED AND ADOPTED** by the Town Council of the Town of Golden Beach,  
Florida, this 18<sup>th</sup> day of November, 2025.

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MAYOR GLENN SINGER

ATTEST:

---

LISSETTE PEREZ  
TOWN CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

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STEPHEN J. HELFMAN  
TOWN ATTORNEY

# EXHIBIT A



**Flex Electric Inc.**  
**3425 Bayside Lakes Blvd, Ste 103-201**  
**Palm Bay, FL 32909**  
**Phone: (954) 868-9893**  
**Email: flexelectric.fl@gmail.com**

**Date: 10/16/2025**

State Certified EC# 13008376

*Proposal submitted to:* Gerrits Construction Inc  
8177 Glades Road, Suite 206  
Boca Raton, FL 33434  
Ph: 561-477-3553  
E-mail:

**Job information:** Town of Golden Beach Civic Center  
1 Golden Beach Drive  
Golden Beach, FL 33160

Scope of Work: The following items have been included in this proposal

1. Purchase and install a 1 SG200 Generac generator
2. Purchase ATS rated 600-amps based on Electric riser E5 -11-202-2024
3. Provide crane to take down old unit and lift new unit to the roof
4. All fuels, disconnect and reconnect by others
5. Not including permit fees

Flex Electric proposes to furnish the aforementioned material and/or labor in accordance with the above conditions for the sum of: **One hundred forty-eight thousand dollars (148,000.00)**

Proposed price shall remain in effect for a period of 1 month from this date. Any work required under this proposal after this date is not covered within the scope of this proposal.

Payment Schedule: 50% deposit to start, balance at completion

Flex Electric Signed by: \_\_\_\_\_ Date: \_\_\_\_\_

This is your authorization to complete the work as outlined above according to conditions on the front and reverse sides of this proposal.

954 -

767  
8381

954  
CWX  
5990

Acceptance Signed by: \_\_\_\_\_

Date:

Print name: \_\_\_\_\_

When both parties sign this proposal, this instrument constitutes a legal and binding contract between the parties.

In addition, this proposal or the Scope of Work and Exclusions shall become an attachment to any mutually agreeable subcontract signed.

This proposal may be withdrawn if not accepted within thirty (30) days from date of submission.

We thank you for considering Flex Electric, for this job and look forward to the opportunity to working with you on this and other future projects.





**Sales & Service for Standby Engine Generators**



**Job Name:** Golden Beach Civic Center

**Prepared For:** Flex Electric

**Contact:** Andre Luders

Quantity 1 - Generac Industrial gaseous engine-driven generator, turbocharged/aftercooled 6 cylinder 14.2L engine, consisting of the following features and accessories:

- Stationary Emergency-Standby rated
- 200kW Rating, wired for 277/480 VAC three phase, 60 Hz
- Natural Gas fuel system
- Permanent Magnet Excitation
- UL2200
- EPA Non Emergency Certified
- Level 2 Acoustic Enclosure Enclosure, Aluminum
  - Industrial Grey Baked-On Powder Coat Finish
  - 150 MPH Wind Load Certified
- Power Zone Digital Control Panel for Single or MPS Generators
  - Meets NFPA 99 and 110 requirements
  - Temp Range -40 to 70 degrees C
  - Humidity 2 – 95% (Non Condensing)
  - UL6200
  - C-ETL-US
  - CE
  - FCC
  - IEC801 (Radiated Emissions, Susceptibility, and Surge Immunity)
  - 7" Resistive Color Touchscreen
    - Built-in Webserver
    - IP65 (front)
    - Auto/Manual/Off key switch, Alarm Indication, Not in Auto Indication, audible alarm, emergency stop switch
  - Dual Core Digital Microprocessor
    - RS485, Ethernet and CANbus ports
  - Sensors: Oil Pressure, optional Oil Temp, Coolant Temp and Level, Fuel Level/Pressure (where applicable), Engine Speed, DC Battery Voltage, Run-time Hours, Generator Voltages, Amps, Frequency, Power, Power Factor
    - Alarm Status: Low or High AC Voltage, Low or High Battery Voltage, Low or High Frequency, Pre-low or Low Oil Pressure, Pre-high or High Oil Temp (optional), Low Water Level and Temp, Pre-high or High Engine Temp, High, Low, and Critical-low Fuel Level/Pressure (where applicable), Overcrank, Over and Under Speed, Unit

- Not in Automatic
  - Programmable I/O
  - Built-in PLC for special applications
- Engine function monitoring and control:
  - Full range standby operation; programmable auto crank, Emergency Stop, Auto-Off-Manual switch
  - Isochronous Governor
    - 0.25% digital frequency regulation with: soft-start ramping - adjustable, gain - adjustable, overshoot limit - adjustable
  - 3 Phase RMS Voltage Sensing
    - +/-0.5% digital voltage regulation with: soft-start voltage ramping - adjustable, loss of sensing protection - adjustable, negative power limit - adjustable, Hi/Lo voltage limit - adjustable, V/F slope and gain - adjustable, fault protection
- Service reminders, trending, fault history (alarm log)
- I2T function for full generator protection
- Selectable low-speed exercise
- 2 and 3-wire start controls for any industrial grade transfer switch
- Primary MLCB, 100% Rated LSI Electronic Trip
  - PDF33F0400B2N
  - 300 Amp
  - Alarm Contacts
  - Auxiliary Contacts, 1 Set
- 225 AH, 1155 CCA Group 8D Batteries, with rack, installed
- Battery Charger, 10 Amp, NFPA 110 compliant, installed
- Coolant Heater, 2000W, 240VAC
- Alternator Strip Heater
- Alternator Tropical Coating
- Flex Fuel Line, shipped loose
- Flush Mount Annunciator Kit
- Industrial Connectivity Gateway Device
- Oil Temp Sender
- 21 Light Remote Annunciator
  - Surface-Mount
  - Integral 8 Function Relay Board
- Remote Emergency Stop Switch, Flush-Mount, shipped loose
- 3 Owner's Manuals
- Standard 2-Year Limited Warranty
- SG0200KG20142S18PPLYG

Quantity 1 - TX Series Automatic Transfer Switch consisting of the following features and accessories:

- 600 Amp, 3 pole, 277/480 VAC three phase, 60 Hz, with 2 or 3-Wire Start Circuit



**CONSTRUCTION CONTRACT AND  
AUTHORIZATION TO COMMENCE WORK**

**Customer Authorizes and Agrees** that Island Power & Lighting, Inc., shall perform the construction work and supply all materials described in the foregoing Proposal, Estimate # 25234 ("Proposal"). By signing this Construction Contract and Authorization to Commence Work, Customer accepts and agrees to the charges and prices stated in the foregoing Proposal. This is a binding written agreement and by signing this authorization and agreement, Customer warrants and represents that Customer has the authority to sign this Agreement as Owner of the Property on which the foregoing described work is to be performed or that Customer is the authorized agent of the property owner. Customer agrees to timely pay for all charges, work and materials described in the Proposal. Customer also acknowledges receipt of the attached Terms and Conditions which are a part of this Agreement and Customer agrees to be bound by said Terms and Conditions, along with this Construction Agreement and the provisions contained in the foregoing Proposal.

DATED THIS 12 DAY OF Aug, 2025

ISLAND POWER & LIGHTING, INC.

BY: [Signature]  
JUAN REYES, PRESIDENT

ACKNOWLEDGED AND AGREED

BY \_\_\_\_\_  
CUSTOMER  
PRINT FULL NAME:  
TITLE \_\_\_\_\_ (IF CUSTOMER IS A  
CORPORATION OR LLC ADDRESS:  
STATE OF INCORPORATION OR STATE OR  
COUNTRY OF LLC FORMATION \_\_\_\_\_  
EMAIL AND PHONE: \_\_\_\_\_

## TERMS AND CONDITIONS APPLICABLE TO CONSTRUCTION CONTRACT

### WARRANTY

Contractor warrants to Customer only that all materials furnished by it will be of standard quality, type and condition, free from defects, and will be installed or applied in a good workmanlike manner, in reasonable compliance with manufacturer's published application instructions. Should any defect occur within the one (1) year of work, due to defective materials or workmanship supplied by Island Power & Lighting, Inc.. ("Island" or "Contractor"). Island hereby agrees to repair same without charge, upon receipt of proper notice in writing, by certified mail, providing that Island has been paid in full. There is no warranty and same shall be void if the total Agreement price is not paid in full or if the work or materials supplied by Island are abused, not maintained or modified in any way. All warranty work shall be performed during normal business hours and within 15 business days following written notice to Contractor. EXCEPT AS SPECIFICALLY PROVIDED HEREIN, THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. ISLAND WILL NOT BE RESPONSIBLE FOR ANY SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES AND ANY CLAIM AGAINST ISLAND OR ITS AGENTS, OFFICERS, AND EMPLOYEES SHALL BE LIMITED TO THE REPLACEMENT VALUE OF ITS WORK AND ONLY IF SUCH WORK OR MATERIAL IS FOUND TO BE DEFECTIVE. Contractor is not responsible for any and/or all risk of loss of its work, labor, or materials furnished to the project. Customer agrees to fully insure, guard and protect the project and Contractor's work, labor and materials at Customer's sole expense.

### COMPLETION AND ACCEPTANCE

Customer shall immediately inspect the Work when it has been completed and any aspect of the Work not acceptable to the Customer must be specifically noticed in writing to the Contractor within a reasonable time of completion of that aspect of the work, but not more than 15 days, and Contractor shall be given a reasonable opportunity to address the issue (as set forth herein and pursuant to Florida law). A full and complete acceptance of the Work and materials shall be presumed upon the Customer's making final payment to the Contractor.

### SITE CONDITIONS

Customer is responsible for advising the Contractor, in writing, prior to the Contractor's commencement of the Work, of the location of any life safety systems and utilities, as well as any other objects or structures, including but not limited to, telephone, computer, plumbing, water, sewer, electric and/or gas lines, which could be damaged by the Contractor's personnel, machinery, materials, or vehicles during the performance of the Work. Customer is responsible for providing ingress and egress to the Work. The Contractor employees shall not be required to Work in hazardous conditions and the Tenant agrees to mitigate such conditions prior to commencement of the Work. Damage to the Work caused by others is not the responsibility of the Contractor. The Contractor is not responsible and shall be entitled to a Contract Time extension and Contract Sum increase for any and all non-visible or unforeseen site conditions, be they underground, under-floor, behind-wall, or the like, or any and all other site conditions that are not disclosed to Contractor in writing.

Customer shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the project, and a legal description of the site. The Contractor shall be entitled to rely on the accuracy of any and all documents and information furnished by the Customer.

Customer warrants the constructability of any and all supplied plans, drawings, specifications, or Customer directions/instructions and Contract Documents. The Contractor has not and shall not interpret the Contract Documents, plans, specifications, or project design in order to fill in missing information or confirm compliance with the applicable building code, life safety systems, OSHA, or the Americans with Disabilities Act (ADA). Contractor's sole obligation is to perform the Work actually depicted and described in the Contract Documents and/or plans and specifications or the Work directed by Tenant. The Contractor is not responsible for missing or conflicting information or components from the Contract Documents, plans and/or specifications or for the construct ability, performance, or use of the Contract Documents, plans, specifications, or the project.

### LIMITATION OF LIABILITY AND INDEMNIFICATION

Contractor's liability in any action related to this Construction Contract or the work performed hereunder shall in no event exceed the amount of this Agreement and such liability shall be fully discharged by a reimbursement of any payments received by Contractor under this Agreement. This limitation of liability is expressly intended to apply to all types of claims, including but not limited to claims for Contractor's own negligence. Notwithstanding anything else to the contrary, Contractor shall have no liability or responsibility for any damages caused by others or for damages either before commencement of, or during said work, or after said work, caused by structural faults, strikes, war, Acts of God, sudden rain, wind storms, hurricanes or any event beyond its reasonable immediate control. Any interruption in the work which results in lost time and/or material and is not the fault of Contractor, or which is beyond the immediate reasonable control of Island, shall be paid by Customer as an extra cost according to time and material lost. Failure of Contractor to enforce all or any of the terms or conditions of this Construction Contract shall not be interpreted as a waiver of its continuing effect thereof. If any claim is made for damage or injury including death, Customer agrees to indemnify and hold Contractor harmless from and against such claim and all loss, damage, injury and expense (including reasonable attorney's fees and costs) that Contractor may sustain when such claim is directly or indirectly based or related to Customer or its agents', contractors', or employees' negligent, intentional or wrongful acts or omissions. Customer acknowledges that a 1.0% reduction of the price for the work was received in exchange for this indemnification and said indemnification on the part of Customer shall not exceed, per occurrence, either the greater of \$2,000,000 or ten (10) times the total billing from Contractor to Customer for the work.

**NOTICE: ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.**

**NOTICE-FLORIDA LAW CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAWSUIT FOR DEFECTIVE CONSTRUCTION AGAINST A CONTRACTOR, SUBCONTRACTOR, SUPPLIER, OR DESIGN PROFESSIONAL FOR AN ALLEGED CONSTRUCTION DEFECT IN YOUR HOME. SIXTY DAYS BEFORE YOU FILE YOUR LAWSUIT, YOU MUST DELIVER TO THE CONTRACTOR, SUBCONTRACTOR, SUPPLIER, OR DESIGN PROFESSIONAL A WRITTEN NOTICE OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE YOUR CONTRACTOR AND ANY SUBCONTRACTORS, SUPPLIERS, OR DESIGN PROFESSIONALS THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND MAKE AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY THE CONTRACTOR OR ANY SUBCONTRACTORS, SUPPLIERS, OR DESIGN PROFESSIONALS. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER FLORIDA LAW.**

Customer Initials \_\_\_\_\_



#### NOTICE

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND: PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: Construction Industries Recovery Fund, 1940 North Monroe Street, Tallahassee, FL 32399: phone (850) 921-6593. YOU ARE ADVISED THAT THE COUNTY CONSTRUCTION TRADES QUALIFYING BOARD AND THE BUILDING AND ZONING DEPARTMENT OF MIAMI-DADE COUNTY, AND THE STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION MAY HAVE INFORMATION ON FILE CONCERNING THE FINANCIAL RESPONSIBILITY AND ANY COMPLAINTS AND INVESTIGATIONS PERTAINING TO THE WORK OF THIS CONTRACTOR. THE PUBLIC RECORDS OF THE COUNTY ARE AVAILABLE FOR INSPECTION AND COPYING.

YOU ARE ADVISED THAT IN ORDER TO PROTECT YOURSELF, YOU MAY REQUEST THAT THIS CONTRACT ALLOW FOR PAYMENTS TO THE CONTRACTOR TO BE CONDITIONED UPON THE CONTRACTOR OBTAINING AND PASSING MANDATORY INSPECTIONS. YOU ARE ADVISED THAT YOU MAY PAY THE COST OF PURCHASING A CONTRACTOR'S PAYMENT BOND OR OTHER SECURITY, TO COVER PAYMENTS TO SUBCONTRACTORS AND MATERIAL SUPPLIERS, IN THE EVENT THIS CONTRACTOR FAILS TO DO SO, A COPY OF THOSE DOCUMENTS WHICH PROTECT YOU WILL BE FURNISHED UPON REQUEST, IF YOU SO WISH TO PURCHASE SUCH PROTECTION. YOU ARE ADVISED THAT IN ORDER TO PROTECT YOURSELF, YOU MAY REQUEST THAT THIS CONTRACT CONTAIN A WORK COMPLETION DATE, IN THE ABSENCE OF A COMPLETION DATE, YOU MAY REQUEST THAT INTERIM MILESTONES OR TIME PERIODS BE ESTABLISHED FOR COMPLETION OF PORTIONS OF THE WORK. WITH LIMITED EXCEPTIONS PROVIDED BY LAW, THE WORK YOU ARE CONTRACTING FOR MUST BE PERFORMED BY A STATE OF FLORIDA CERTIFIED CONTRACTOR OR A MIAMI COUNTY CERTIFIED CONTRACTOR WHO IS ALSO REGISTERED WITH THE STATE. YOU ARE FURTHER ADVISED THAT IF, AFTER OBTAINING A PERMIT FOR THE WORK, YOUR CONTRACTOR TERMINATES THIS PROJECT WITHOUT JUST CAUSE OR FAILS TO PERFORM WORK WITHOUT JUST CAUSE FOR 30 CONSECUTIVE DAYS, THE PROJECT MAY BE CONSIDERED ABANDONED. ABANDONMENT CONSTITUTES A PENALTY FOR WHICH A CONTRACTOR MAY BE DISCIPLINED BY THE STATE OR BY THE COUNTY.

#### MISCELLANEOUS PROVISIONS

Payments due and unpaid under the Contract shall bear interest from the date payment is due at 1.5% per month (18% per annum).

Customer shall pay all costs and expenses, including but not limited to reasonable attorney's fees and costs, incurred by the Contractor in collecting any outstanding amount due under this Contract, or enforcing its rights hereunder, with or without suit.

Any and all matters of dispute between the parties to this agreement, whether arising from the agreement itself or from extra-contractual facts, shall be exclusively governed by the laws of the State of Florida, not including its conflict of laws rules but including its statutes of limitation. Further, for all matters of dispute, the sole and exclusive venue shall be any court of competent jurisdiction in Miami-Dade County, Florida, and each party hereto hereby submits to the exclusive personal and subject matter jurisdiction of the courts in and of Miami-Dade County, Florida. Each party hereby waives any claim that any legal proceeding including any tort claim has been brought in an inconvenient forum or that venue of that proceeding is improper.

The prevailing party shall be entitled to recover from the non-prevailing party its reasonable attorney's fees, costs, and any other relief to which such party may be entitled including any and all attorney's fees, including fees of paralegals, mediator charges, and the attorney's fees and costs and expenses incurred for any appeals and any administrative proceedings.

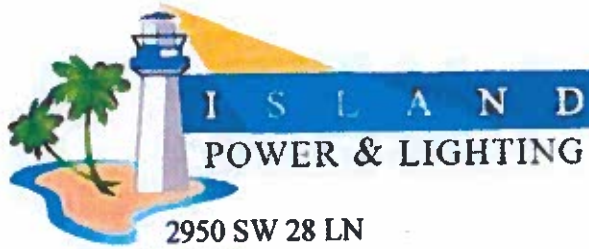
Failure of the Contractor to enforce all or any of the terms or conditions of this Contract shall not be interpreted as a waiver of its continuing effect thereof. Neither party to the Contract shall assign the Contract as a whole without written consent of the other which shall not be unreasonably withheld. If either party attempts to make such an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract. All references to Customer herein shall include the named Customer and its trustee in bankruptcy, receiver, conservator, successor, and assignee for benefit of creditors. Any and all notices and/or claims by the Customer to the Contractor must be in writing. Unless stated otherwise, all days shall be calendar days.

EACH PARTY EXPRESSLY WAIVES ANY RIGHT TO TRIAL BY JURY OF ANY CLAIM, DEMAND OR ACTION ARISING UNDER THIS CONTRACT OR ANY OTHER INSTRUMENT, DOCUMENT OR AGREEMENT EXECUTED IN CONNECTION WITH THIS CONTRACT OR IN ANY WAY CONNECTED OR INCIDENTAL TO THE DEALINGS BETWEEN THE PARTIES HERETO, WHETHER SOUNDING IN TORT OR IN CONTRACT.

Customer  
Initials \_\_\_\_\_

Estimate #

05334



2950 SW 28 LN  
MIAMI, FL 33133  
305-361-2929  
EC13008996

Date

8/13/2025

Rep

JCR

Bill To

TOWN OF GOLDEN BEACH  
100 OCEAN BLVD 2ND FLOOR  
Golden Beach, FL 33160

Job Address

# PROPOSAL

| Description                                                                                                                                                                                     | Qty | Rate       | Total      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------|------------|
| <b>JOB SITE: TOWN OF GOLDEN BEACH</b><br><b>CIVIC BUILDING</b><br><b>SEAN COMPEL</b><br><b>PLAN PAGES: E-1, E-2, E-3, E-4 &amp; E-5</b><br><b>PLAN DATE 11/20/24</b><br><b>PROJECT # 240250</b> |     |            |            |
| <b>NEW 200 KW GENERATOR WITH NEW 600A A.T.S.</b>                                                                                                                                                |     |            |            |
| <b>1- WE WILL SUPPLY &amp; INSTALL NEW GENERATOR &amp; AUTOMATIC TRANSFER SWITCH.</b>                                                                                                           |     |            |            |
| <b>2- ALL WORK TO BE DONE ACCORDANCE WITH THE APPROVED PLANS &amp; SPECIFICATIONS.</b>                                                                                                          |     |            |            |
| <b>3- PERMITS TO BE BILLED ACCORDINGLY.</b>                                                                                                                                                     |     |            |            |
| <b>4- CONCEALED UNFORESEEN OR ADDITIONAL WORK TO BE BILLED ACCORDINGLY.</b>                                                                                                                     |     |            |            |
| <b>5- CHANGE ORDERS ARE DUE UPON RECEIPT PLUS 15%.</b>                                                                                                                                          |     |            |            |
| <b>SCOPE OF WORK AS FOLLOWS:</b>                                                                                                                                                                |     |            |            |
| 1- DISCONNECT AND DEMO                                                                                                                                                                          |     | 12,000.00  | 12,000.00  |
| 2- WE WILL SUPPLY & INSTALL A NEW 600A A.T.S.                                                                                                                                                   |     | 26,500.00  | 26,500.00  |
| 3- WE WILL SUPPLY NEW CUMMINS 200 KW GENERATOR, VOLTAGE 480/277 3 PHASE.                                                                                                                        |     | 125,500.00 | 125,500.00 |
| 4- WE WILL ROUGH & SET EQUIPMENT AS PER PLANS.                                                                                                                                                  |     | 35,000.00  | 35,000.00  |
| Signature                                                                                                                                                                                       |     | Total      |            |

Estimate #

05334



2950 SW 28 LN  
MIAMI, FL 33133  
305-361-2929  
EC13008996

Date

8/13/2025

Rep

JCR

Bill To

TOWN OF GOLDEN BEACH  
100 OCEAN BLVD 2ND FLOOR  
Golden Beach, FL 33160

Job Address

## PROPOSAL

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Qty   | Rate      | Total     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------|-----------|
| 5- WE WILL SUPPLY & INSTALL WIRING AS PER PLANS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |       | 13,500.00 | 13,500.00 |
| 6- WE WILL MODIFY EXISTING STEEL FRAME TO ACCOMMODATED NEW GENERATOR.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |       | 12,500.00 | 12,500.00 |
| 7- WE WILL PROVIDE ONSITE CRANE.<br>ALLOWANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |       | 7,500.00  | 7,500.00  |
| 8- WE WILL REMOVE EXISTING GENERATOR FROM ROOF & PLACE AT GROUND LEVEL.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |       | 1,800.00  | 1,800.00  |
| 9- WE WILL CONNECT EXISTING NATURAL GAS LINE TO NEW GENERATOR.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |       | 2,800.00  | 2,800.00  |
| 10- WE WILL SUPPLY ONSITE LIFT.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |       | 4,500.00  | 4,500.00  |
| 11- WE WILL REMOVE EXISTING MANUAL TRANSFER SWITCH NEXT TO MAIN DISCONNECT.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |       | 2,500.00  | 2,500.00  |
| <b>NOTES AS FOLLOWS:</b><br>1- PERMIT COST NOT INCLUDED IN THIS PROPOSAL.<br>2- ORDER WILL BE PLACED ONCE FUNDS HAVE BEEN RECEIVED FOR PAYMENT # 1.<br>3- APPROXIMATE LEAD-TIME ON GENERATOR 18-24 WEEKS UPON PLACING ORDER<br>4- APPROXIMATE LEAD-TIME ON AUTOMATIC TRANSFER SWITCH.12-16 WEEKS UPON PLACING ORDER.<br>5- ROOF WORK NOT PART OF THIS PROPOSAL.<br>6- ANY ROOF WORK TO BE DONE BY ROOFING CONTRACTOR HOLDING THE WARRANTY ON THE EXISTING ROOF AND BILLED DIRECTLY TO GOLDEN BEACH.<br>THE FOLLOWING ITEMS, COST NOT PART OF THIS PROPOSAL.<br>7- CITY TO PROVIDE POLICE FOR TRAFFIC CONTROL ON A1A.<br>8- CITY TO PROVIDE POLICE FOR CRANE STAGING AREA. |       |           |           |
| Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Total |           |           |









# PROPOSAL

PROJECT DESCRIPTION:

TOWN OF GOLDEN BEACH

DATE: 08/25/25

FINANCIAL PROJECT ID:

TO-51 TGB Civic Center Generator

PROJECT NO.:

N/A

| ITEM |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | UNIT | QTY. | UNIT PRICE   | TOTAL AMOUNT      |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------|--------------|-------------------|
| 1    | Mobilization and General Items                                                                                                                                                                                                                                                                                                                                                                                                                                                         | LS   | 1.00 | 1,800.00     | 1,800.00          |
| 2    | Remove and Unload the Generator, Control Panel and related piping and fittings. Small demolitions                                                                                                                                                                                                                                                                                                                                                                                      | LS   | 1.00 | 29,450.00    | 29,450.00         |
| 3    | F&I the Generator C200N6B, 200kW, 60Hz, Standby, Natural Gas Genset Aluminum Sound Attenuated Level 2 Enclosure, with Exhaust System<br>Proposal based upon supplied E2, E3 and E5 only. No SPECS were provided at the time of this quote.                                                                                                                                                                                                                                             | LS   | 1.00 | 169,000.00   | 169,000.00        |
| 4    | Electrical and Miscellaneous Concrete<br>Disconnect and remove the existing ATS (Automatic Transfer Switch, emergency shut down push button and annunciator panel.<br>Equipment and manpower to install a new 200KW generator on the third floor.<br>Mount and install a new 500 Amp, Service Rated, 480 Volt, 3 Phase ATS in place of the generator removed.<br>Furnish and install 2 sets of 4, 1/0 AWG wire in 2" conduit from the new ATS to the new Generator on the third floor. | LS   | 1.00 | 124,300.00   | 124,300.00        |
|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |      |      | <b>TOTAL</b> | <b>324,550.00</b> |

## Payment Terms:

The price(s) quoted here are based on the quantities/measurements stated above. Any change in measurement or quantity may result in a price adjustment. Customer agrees to pay interest on past due payments at the highest rates allowed by law from when payment is due until payment is received by Southeastern. Customer agrees to pay all costs of collections due to non payment and reasonable attorney fees of the contractor in any effort to collect moneys under this agreement. All prices quoted are good for 30 days.

**Exclusions:** Permit fees unless specifically accounted for above, HOA fees, landscape restoration or any other work not specifically listed or described in this proposal. If you do not see an item of work described above please do not assume that it is accounted for. Cost of restoration work of affected areas is to be priced by SEC and approved by the Town prior to SEC performing the restoration work. No restoration or repairs work such as landscaping, irrigation, etc., etc. is included in above items.

Submitted to Southeastern Engineering Contractors, Inc.  
911 NW 209th Avenue, Suite 101  
Pembroke Pines, FL 33029

Accepted by:  
Town of Golden Beach



# Spark-Ignited Generator set

125, 150, 175, & 200 kW  
Standby  
EPA Emissions



## Description

Cummins Power Generation generator sets are fully integrated power generation systems providing optimum performance, reliability and versatility for stationary standby applications.

## Features

**Gas engine** - Rugged 6-cylinder Cummins QSJ8.9G spark-ignited engine delivers reliable power. The electronic air/fuel ratio control provides optimum engine performance and fast response to load changes.

**Alternator** - Several alternator sizes offer selectable motor starting capability with low reactance 2/3 pitch windings, low waveform distortion with non-linear loads and fault clearing short-circuit capability.

**Control system** - The PowerCommand® 2.3 electronic control is standard equipment and provides total generator set system integration including automatic remote starting/stopping, precise frequency and voltage regulation, alarm and status message display, output metering, auto-shutdown at fault detection and NFPA 110 Level 1 compliance.

**Cooling system** - Standard cooling package provides reliable running at up to 50 °C (122 °F) ambient temperature.

**Enclosures** - The aesthetically appealing enclosure incorporates special designs that deliver one of the quietest generators of its kind. Aluminum material plus durable powder coat paint provides the best anti-corrosion performance. The generator set enclosure has been evaluated to withstand 180 MPH wind loads in accordance with ASCE7-10. The design has hinged doors to provide easy access for service and maintenance.

**NFPA** - The generator set accepts full rated load in a single step in accordance with NFPA 110 for Level 1 systems.

**Warranty and service** - Backed by a comprehensive warranty and worldwide distributor and dealer network.

|         | Natural Gas     |     | Data sheets |
|---------|-----------------|-----|-------------|
|         | Standby (60 Hz) |     |             |
| Model   | kW              | kVA | 60 Hz       |
| C125N6  | 125             | 156 | NAD-6303    |
| C150N6  | 150             | 188 | NAD-6304    |
| C175N6B | 175             | 218 | NAD-6632    |
| C200N6B | 200             | 250 | NAD-6633    |

## Generator Set Specifications

|                                          |                                   |
|------------------------------------------|-----------------------------------|
| Governor regulation class                | ISO 8528 Part 1 Class G3          |
| Voltage regulation, no load to full load | ± 1.0%                            |
| Random voltage variation                 | ± 1.0%                            |
| Frequency regulation                     | Isochronous                       |
| Random frequency variation               | ± 0.25% @ 60 Hz                   |
| Radio frequency emissions compliance     | FCC code title 47 part 15 class B |

## Engine Specifications

|                             |                                                                                                                                                                                                      |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Design                      | Turbocharged and Aftercooled                                                                                                                                                                         |
| Bore                        | 114.1 mm (4.49 in)                                                                                                                                                                                   |
| Stroke                      | 144.5 mm (5.69 in)                                                                                                                                                                                   |
| Displacement                | 8.9 liters (543 in <sup>3</sup> )                                                                                                                                                                    |
| Cylinder block              | Cast iron, in-line 6 cylinder                                                                                                                                                                        |
| Battery capacity            | 850 amps standard, dual battery optional                                                                                                                                                             |
| Battery charging alternator | 100 amps                                                                                                                                                                                             |
| Starting voltage            | 12-volt, negative ground                                                                                                                                                                             |
| Lube oil filter type(s)     | Spin-on                                                                                                                                                                                              |
| Standard cooling system     | 125 kW - 50 °C (122 °F) ambient cooling system<br>150 kW - 45 °C (113 °F) ambient cooling system<br>175 kW - 50° C (122° F) ambient cooling system<br>200 kW - 45° C (113° F) ambient cooling system |
| Rated speed                 | 1800 rpm                                                                                                                                                                                             |

## Alternator Specifications

|                                       |                                                                |
|---------------------------------------|----------------------------------------------------------------|
| Design                                | Brushless, 4 pole, drip proof, revolving field                 |
| Stator                                | 2/3 pitch                                                      |
| Rotor                                 | Direct coupled, flexible disc                                  |
| Insulation system                     | Class H per NEMA MG1-1.65                                      |
| Standard temperature rise             | 120 °C (248 °F) standby                                        |
| Exciter type                          | Torque match (shunt) with PMG as option                        |
| Alternator cooling                    | Direct drive centrifugal blower                                |
| AC waveform total harmonic distortion | < 5% no load to full linear load, < 3% for any single harmonic |
| Telephone influence factor (TIF)      | < 50 per NEMA MG1-22.43                                        |
| Telephone harmonic factor (THF)       | < 3%                                                           |

## Available Voltages

| 1-phase   | 3-phase   |           |           |           |           |
|-----------|-----------|-----------|-----------|-----------|-----------|
| • 120/240 | • 120/208 | • 120/240 | • 277/480 | • 347/600 | • 127/220 |

## Generator Set Options

### Fuel system

- ☐ 125 and 150 kW:
  - o Single fuel – natural gas or propane vapor, field selectable
  - o Dual fuel – natural gas or propane vapor, auto changeover
- ☐ 175 and 200 kW:
  - o Single fuel – natural gas
- ☐ Low fuel gas pressure warning

### Engine

- ☐ Normal or Heavy-duty engine air cleaner
- ☐ Shut down – low oil pressure
- ☐ Extension – oil drain
- ☐ Engine oil heater

### Electrical

- ☐ One, two or three circuit breaker configurations
- ☐ 80% rated circuit breakers
- ☐ 100% rated LSI circuit breakers

### Control

- ☐ PC2.3 with AmpSentry
- ☐ PC3.3 with Paralleling option
- ☐ AC output analog meters
- ☐ Stop switch – emergency
- ☐ Auxiliary output relays (2)
- ☐ Auxiliary configurable signal inputs (8) and relay outputs (8)

### Alternator

- ☐ 120 °C temperature rise alternator
- ☐ 105 °C temperature rise alternator
- ☐ PMG
- ☐ Alternator heater, 120V Reconnectable full 1 phase output alternator

### Enclosure

- ☐ Aluminum enclosures with muffler installed – green color
  - o Weather
  - o Sound Level 1
  - o Sound Level 2
  - o Winter

### Cooling system

- ☐ Shutdown – low coolant level
- ☐ Warning – low coolant level
- ☐ Extension – coolant drain
- ☐ Coolant heater options:
  - o < 4 °C (40 °F) - Cold weather
  - o < -17 °C (0 °F) - Extreme cold

### Exhaust system

- ☐ Exhaust connector NPT
- ☐ Exhaust muffler mounted

### Generator set application

- ☐ Base barrier – elevated genset
- ☐ Battery rack, single or dual battery
- ☐ Radiator outlet duct adapter

### Warranty

- ☐ Base warranty – 2 year / 1000 hours, standby
- ☐ 3-year standby warranty options
- ☐ 5-year standby warranty options

## Generator Set Accessories

- ☐ Coolant heaters – 1500W / 2000W
- ☐ Battery rack, single or dual battery
- ☐ Battery heater kit
- ☐ Engine oil heater
- ☐ Remote control displays
- ☐ Auxiliary output relays (2)
- ☐ Auxiliary configurable signal inputs (8) and relay outputs (8)
- ☐ Annunciator – RS485
- ☐ Remote monitoring device – PowerCommand 500/550
- ☐ Battery charger – stand-alone, 12V
- ☐ Circuit breakers
- ☐ Enclosure Sound Level 1 to Sound Level 2 upgrade kit
- ☐ Base barrier – elevated generator set
- ☐ Mufflers – industrial, residential, or critical
- ☐ Alternator PMG
- ☐ Alternator heater

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## Control System PowerCommand 2.3



An integrated generator set control system providing voltage regulation, engine protection and operator interface.

**Power Management** - Provides battery monitoring and testing features and smart-starting control system.

**InPower™** - PC-based service tool available for detailed diagnostics.

**PCCNet RS485** - Network interface (standard) to devices such as remote annunciator for NFPA 110 applications.

**Control boards** - Potted for environmental protection.

**Ambient operation** - Suitable for operation in ambient temperatures from -40 °C to +70 °C and altitudes to 13,000 feet (5,000 meters).

### AC Protection

- AmpSentry protective relay
- Over current warning and shutdown
- Over and under voltage shutdown
- Over and under frequency shutdown
- Over excitation (loss of sensing) fault
- Field overload
- Overload warning
- Reverse kW shutdown
- Reverse VAR shutdown
- Short circuit protection

### Engine protection

- Overspeed shutdown
- Low oil pressure warning and shutdown
- High coolant temperature warning and shutdown
- Low coolant level warning or shutdown
- Low coolant temperature warning
- High, low and weak battery voltage warning
- Fail to start (overcrank) shutdown
- Fail to crank shutdown
- Redundant start disconnect
- Cranking lockout
- Sensor failure indication
- Low fuel level warning or shutdown
- Emergency stop
- Fuel-in-rupture-basin warning or shutdown

### Operator/display panel

- Manual off switch
- 320 x 240 Pixels graphic LED backlight LCD with push button access for viewing engine and alternator data and providing setup, controls, and adjustments (English, Spanish, or French).
- LED lamps indicating genset running, not in auto, common warning, common shutdown, manual run mode and remote start
- Suitable for operation in ambient temperatures from -20 °C to +70 °C

### Alternator data

- Line-to-line and Line-to-neutral AC volts
- 3-phase AC current
- Frequency
- Total kVa

### Engine data

- DC voltage
- Lube oil pressure
- Coolant temperature
- Engine speed

### Other data

- Generator set model data
- Start attempts, starts, running hours
- Fault history
- RS485 Modbus® interface
- Data logging and fault simulation (requires InPower service tool)

### Digital governing (optional)

- Integrated digital electronic isochronous governor
- Temperature dynamic governing

### Digital voltage regulation

- Integrated digital electronic voltage regulator
- 2-phase line-to-line sensing
- Configurable torque matching

### Control functions

- Time delay start and cooldown
- Cycle cranking
- PCCNet interface
- (2) Configurable inputs
- (2) Configurable outputs
- Remote emergency stop
- Automatic transfer switch (ATS) control
- Generator set exercise, field adjustable

### Options

- ☐ Auxiliary output relays (2)
- ☐ Remote annunciator with (3) configurable inputs and (4) configurable outputs
- ☐ PMG alternator excitation
- ☐ PowerCommand 500/550 for remote monitoring and alarm notification (accessory)
- ☐ Auxiliary, configurable signal inputs (8) and configurable relay outputs (8)
- ☐ Digital governing
- ☐ AC output analog meters (bargraph)
  - Color-coded graphical display of:
    - 3-phase AC voltage
    - 3-phase current
    - Frequency
    - kVa
- ☐ Remote operator panel

For further detail on PC 2.3, see document S-1569  
For further detail on PC 3.3, see document S-1570



## Ratings Definitions

### Emergency standby power (ESP):

Applicable for supplying power to varying electrical load for the duration of power interruption of a reliable utility source. Emergency Standby Power (ESP) is in accordance with ISO 8528. Fuel Stop power in accordance with ISO 3046, AS 2789, DIN 6271 and BS 5514.

### Limited-time running power (LTP):

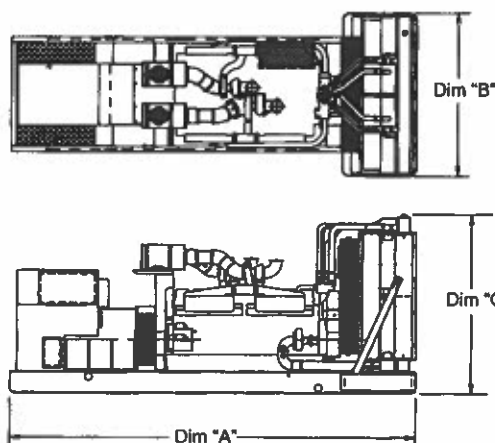
Applicable for supplying power to a constant electrical load for limited hours. Limited Time Running Power (LTP) is in accordance with ISO 8528.

### Prime power (PRP):

Applicable for supplying power to varying electrical load for unlimited hours. Prime Power (PRP) is in accordance with ISO 8528. Ten percent overload capability is available in accordance with ISO 3046, AS 2789, DIN 6271 and BS 5514.

### Base load (continuous) power (COP):

Applicable for supplying power continuously to a constant electrical load for unlimited hours. Continuous Power (COP) in accordance with ISO 8528, ISO 3046, AS 2789, DIN 6271 and BS 5514.



This outline drawing is for reference only. See respective model data sheet for specific model outline drawing number.

**Do not use for installation design**

| Model                                     | Dim "A"<br>mm (in.) | Dim "B"<br>mm (in.) | Dim "C"<br>mm (in.) | Set Weight* wet<br>kg (lbs.) |
|-------------------------------------------|---------------------|---------------------|---------------------|------------------------------|
| <b>Open Set</b>                           |                     |                     |                     |                              |
| C125N6                                    | 2867 (113)          | 1016 (40)           | 1415 (56)           | 1580 (3483)                  |
| C150N6                                    | 2867 (113)          | 1016 (40)           | 1415 (56)           | 1580 (3483)                  |
| C175N6B                                   | 2867 (113)          | 1016 (40)           | 1478 (58)           | 1610 (3543)                  |
| C200N6B                                   | 2867 (113)          | 1016 (40)           | 1478 (58)           | 1698 (3735)                  |
| <b>Weather Protective Enclosure</b>       |                     |                     |                     |                              |
| C125N6                                    | 2867 (113)          | 1016 (40)           | 1836 (72)           | 1661 (3662)                  |
| C150N6                                    | 2867 (113)          | 1016 (40)           | 1836 (72)           | 1661 (3662)                  |
| C175N6B                                   | 2867 (113)          | 1016 (40)           | 1836 (72)           | 1691 (3728)                  |
| C200N6B                                   | 2867 (113)          | 1016 (40)           | 1836 (72)           | 1779 (3922)                  |
| <b>Sound Attenuated Enclosure Level 1</b> |                     |                     |                     |                              |
| C125N6                                    | 3621 (143)          | 1016 (40)           | 1836 (72)           | 1776 (3915)                  |
| C150N6                                    | 3621 (143)          | 1016 (40)           | 1836 (72)           | 1776 (3915)                  |
| C175N6B                                   | 3621 (143)          | 1016 (40)           | 1836 (72)           | 1806 (3982)                  |
| C200N6B                                   | 3621 (143)          | 1016 (40)           | 1836 (72)           | 1894 (4176)                  |
| <b>Sound Attenuated Enclosure Level 2</b> |                     |                     |                     |                              |
| C125N6                                    | 4061 (160)          | 1016 (40)           | 1836 (72)           | 1791 (3940)                  |
| C150N6                                    | 4061 (160)          | 1016 (40)           | 1836 (72)           | 1791 (3940)                  |
| C175N6B                                   | 4061 (160)          | 1016 (40)           | 1836 (72)           | 1821 (4015)                  |
| C200N6B                                   | 4061 (160)          | 1016 (40)           | 1836 (72)           | 1909 (4209)                  |

\* Weights above are average. Actual weight varies with product configuration

## Codes and Standards

Codes or standards compliance may not be available with all model configurations – consult factory for availability.

|                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p>The Prototype Test Support (PTS) program verifies the performance integrity of the generator set design. Cummins Power Generation products bearing the PTS symbol meet the prototype test requirements of NFPA 110 for Level 1 systems.</p> |  <p>This generator set is designed in facilities certified to ISO 9001 and manufactured in facilities certified to ISO 9001 or ISO 9002.</p> |
|                                                                                                                                                                                                                                                                                                                                  |  <p>The generator set is available Listed to UL 2200, Stationary Engine Generator Assemblies.</p>                                             |
| <p><b>International Building Code</b></p> <p>The generator set is certified to International Building Code (IBC) 2012.</p>                                                                                                                                                                                                       |  <p>All low voltage models are CSA certified to product class 4215-01.</p>                                                                    |
|                                                                                                                                                                                                                                                                                                                                  | <p><b>U.S. EPA</b></p> <p>Engine certified to U.S. EPA SI Stationary Emission Regulation 40 CFR, Part 60.</p>                                                                                                                  |

**Warning:** Back feed to a utility system can cause electrocution and/or property damage. Do not connect to any building's electrical system except through an approved device or after building main switch is open.

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## Specification sheet

# Gaseous fuel generator set

**11.1L engine series**  
130 kW - 200 kW 60 Hz



## Description

The Cummins 11.1L engine series commercial generator set (GenSet) boasts a fully-integrated power generation system providing optimum performance, reliability and versatility for stationary non-emergency standby and non-emergency prime power applications.

## Features

- Power Solutions International (PSI) industrial engine - rugged 4-cycle industrial spark-ignited engine delivers reliable power, low emissions, and quick response to load changes
- Designed, tested, and certified to UL 2200 standards (See Fuel installation requirements on page 5)
- Stamford rugged and reliable alternator with state-of-the-art technology
- One-year warranty supported by a worldwide Cummins twenty-four hour, seven days-a-week distributor network
- Accepts 100% rated load in a single step
- Surge rating - 110% of nameplate
- The GenSet accepts full rated load in a single step in accordance with NFPA 110 Type 10 (ten seconds) for Level 1 and Level 2 Emergency or Standby Power Supply Systems (EPSSs)
- Efficient and localized operation monitoring and control options:
  - Modbus over the Internet (monitor and control)
  - Remote HMI (monitor and control)
  - Field server reliable interface to a building management system Supervisory Control and Data Acquisition (SCADA) (monitor, only)
- Optional Power Command Control (PCC) 3300 technology provides digital (precise) frequency and voltage regulation

| Model  | Standby power rating*  |                   | Prime power rating* | Emissions compliance                           | Engine data sheet |
|--------|------------------------|-------------------|---------------------|------------------------------------------------|-------------------|
|        | Propane 60 Hz kW (kVa) | NG 60 Hz kW (kVa) | NG 60 Hz kW (kVa)   |                                                |                   |
| C200N6 | 130 (163)              | 200 (250)         |                     | EPA SI stationary non-emergency certified      | PSI 36300018      |
|        |                        |                   | 180 (225)           | EPA stationary non-emergency and MOH certified |                   |

\* Tested at 0.8 power factor (PF) per NFPA 110.

## GenSet specifications

|                                          |                        |
|------------------------------------------|------------------------|
| Voltage regulation, no load to full load | ±1%                    |
| Random voltage variation                 | ±1% (three-phase only) |
| Frequency regulation                     | Isochronous            |
| Random frequency variation               | ±0.5%                  |

## Engine Specifications

|                              |                                                        |
|------------------------------|--------------------------------------------------------|
| Base Engine                  | Power Solutions International (PSI)                    |
| Displacement                 | 11.1 L (677 in <sup>3</sup> )                          |
| Regenerative Power           | 11 kW                                                  |
| Cylinder Block Configuration | Cast iron                                              |
| Cranking Current             | 900 amps at ambient temperature of 0 °C (32 °F)        |
| Battery Charging Alternator  | 45 amps                                                |
| Battery Type                 | 4D (x2)                                                |
| Starting Voltage             | 24-volt, negative ground                               |
| Standard Cooling System      | See derates on Engine Data Sheet                       |
| Lube Oil Filter Types        | One spin-on canister-combination full flow with bypass |

## Alternator specifications

|                            |                                               |
|----------------------------|-----------------------------------------------|
| Design                     | Brushless, 4-pole, drip-proof revolving field |
| Stator                     | 2/3 pitch                                     |
| Rotor                      | Direct-coupled by flexible disc               |
| Insulation System          | Class H per NEMA MG1-1.65 or better           |
| Standard Temperature Rise* | 125 °C                                        |
| Exciter Type               | Shunt or Permanent Magnet Generator (PMG)     |
| Phase Rotation             | A (U), B (V), C (W)                           |
| Alternator Cooling         | Direct-drive centrifugal blower               |

\* For UL 1004 ratings, refer to temperature rise at 120 °C or below, and ambient temperature up to 40 °C

## Full-load amperage (FLA) at rated voltage

| Model  | Rating        | Voltage*       |         |         |         |         |         |         |         |         |
|--------|---------------|----------------|---------|---------|---------|---------|---------|---------|---------|---------|
|        |               | 120/240 (1 Ph) | 120/208 | 127/220 | 139/240 | 220/380 | 240/416 | 254/440 | 277/480 | 347/600 |
| C200N6 | Propane Stdby | N/A            | 451     | 426     | 391     | 247     | 226     | 213     | 195     | 156     |
| C200N6 | NG Prime      | N/A            | 625     | 590     | 541     | 342     | 312     | 295     | 271     | 217     |
| C200N6 | NG Standby    | N/A            | 694     | 656     | 601     | 380     | 347     | 328     | 301     | 241     |

\*Three-phase FLA based on 0.8 power factor (PF).

## Rated load fuel consumption in standard cubic feet per hour (CFH)\*

| Model  | Rating  | Fuel type | 100% Load | 75% Load | 50% Load | 25% Load |
|--------|---------|-----------|-----------|----------|----------|----------|
| C200N6 | Standby | Propane   | 814       | 651      | 488      | 244      |
| C200N6 | Prime   | NG        | 2043      | 1630     | 1341     | 518      |
| C200N6 | Standby | NG        | 2115      | 1692     | 1269     | 635      |

\*See Fuel installation requirements on page 5.

NOTE: Fuel inlet pressure, measured at the fuel shut off valve while under full load, must be 180 to 280 mm WC (7 to 11 in. WC). Fuel supply pressure must not exceed 635 mm WC (25 in. WC) under any conditions.



## PowerCommand 1.1 control system



The PowerCommand Control is an integrated GenSet control system providing voltage regulation, engine protection, operator interface and isochronous governing (optional). The integration of all functions into a single control system provides enhanced reliability and performance compared to conventional GenSet control systems. Prototype tested; UL, CSA, and CE compliant.

The PowerCommand control system includes:

### Features

- InPower PC-based service tool available for detailed diagnostics.
- Battery monitoring and testing features and smart starting control system.
- Standard PowerCommand Control Network (PCCNet) interface to devices such as remote annunciator for NFPA 110 applications.

### Environmental conditions

- Control boards potted for environmental protection.
- Ambient operating temperature from: -40 to +70 °C (-40 to 158 °F). HMI from -20 to +70 °C (-4 to 158 °F).
- Operating altitude up to 4000 m (13,000 ft.).

### AC protection

- Field overload.
- Over current warning and shutdown.
- Over and under voltage shutdown.
- Over and under frequency shutdown.
- Over excitation (loss of sensing) fault.
- Integrated digital electronic voltage regulator.

### Digital voltage regulation

- Three-phase line-to-line sensing.
- Configurable torque matching.
- Integrated digital electronic voltage regulator.

### Engine data

- DC voltage battery charge.
- Adjustable lube oil pressure.
- Adjustable engine idle speed.
- 12/24 VDC battery configuration.

### Alternator data

- 50/60 Hz frequency.
- Three-phase AC current.
- AC: Single or three-phase line-to-line or line-to-neutral.
- Digital output voltage regulation within +/-1.0% any loads between no load to full. Drift equals no more than +/-1.5% for 40 °C (104 °F) temperature change in eight hours.

### Control functions

- Cycle cranking.
- PCCNet interface.
- Configurable inputs (2).
- Configurable outputs (2).
- Remote emergency stop.
- Time delay start and cooldown.

### Engine protection

- Cranking lockout.
- Overspeed shutdown.
- Fail to start (overcrank) shutdown.
- Fail to crank shutdown.
- Sensor failure indication.
- Redundant start disconnect.
- Low fuel level warning or shutdown.
- Low oil pressure warning and shutdown.
- High coolant temperature warning and shutdown.
- Low coolant level warning or shutdown.
- Low coolant temperature warning.
- High, low, and weak battery voltage warning.

### Operator/display panel

- Manual off switch.
- Bargraph display (optional).
- LED lamps indicating GenSet running, not in auto, common warning, common shutdown, manual run mode, and remote start.
- Alphanumeric display with pushbutton access for viewing engine and alternator data and providing setup, controls and adjustments (English or international symbols).

### Other display data

- Fault history.
- GenSet model data.
- RS485 Modbus interface.
- Start attempts, starts, running hours.
- Data logging and fault simulation (requires InPower service tool).

### Control options

- Remote operator panel.
- PMG alternator excitation.
- AC output analog meters (bargraph).
- Auxiliary output relays (2).
- Modbus to BACnet Module.
- 120/240 V, 100 W anti-condensation heater.
- Remote annunciator with configurable inputs (3) and configurable outputs (4).
- Auxiliary, configurable signal inputs (8) and configurable relay outputs (8).
- PowerCommand 2.2 control with AmpSentry protection.

## PowerCommand 3.3 control system



An integrated microprocessor based generator set control system providing voltage regulation, engine protection, alternator protection, operator interface and isochronous governing. Refer to document S-1570 for more detailed information on the control.

**AmpSentry** - Includes integral AmpSentry protection, which provides a full range of alternator protection functions that are matched to the alternator provided.

**Power management** - Control function provides battery monitoring and testing features and smart starting control system.

**Advanced control methodology** - Three-phase sensing, full wave rectified voltage regulation, with a PWM output for stable operation with all load types.

**Communications interface** - Control comes standard with PCCNet and Modbus interface.

**Regulation compliant** - Prototype tested: UL, CSA and CE compliant.

**Service** - InPower PC-based service tool available for detailed diagnostics, setup, data logging and fault simulation.

**Easily upgradeable** - PowerCommand controls are designed with common control interfaces.

**Reliable design** - The control system is designed for reliable operation in harsh environment.

**Multi-language support** - English, Spanish, French (standard); other languages (optional).

## Operator panel features

### Operator/display panel

- Displays paralleling breaker status.
- 320 x 240 pixels graphic LED backlight LCD.
- Provides direct control of the paralleling breaker.
- Alphanumeric display with pushbuttons.
- Auto, manual, start, stop, fault reset, and lamp test/panel lamp switches.
- LED lamps indicating GenSet running, remote start, not in auto, common shutdown, common warning, manual run mode, auto mode and stop.

### Paralleling control functions

- First Start Sensor System selects first genset to close to bus.
- Phase Lock Loop Synchronizer with voltage matching.
- Sync check relay.
- Isochronous kW and kVar load sharing.
- Load govern control for utility paralleling.
- Extended Paralleling (baseload/peak shave) Mode.
- Digital power transfer control, for use with a breaker pair to provide open transition, closed transition, ramping closed transition, peaking and base load functions.

### Other control features

- 150 watt anti-condensation heater.
- DC distribution panel.
- AC auxiliary distribution panel.

### Alternator data

- Line-to-neutral and line-to-line AC volts.
- Three-phase AC current.
- Frequency.
- kW, kVar, and power factor kVa (three-phase and total).
- Winding temperature (optional).
- Bearing temperature (optional).

### Engine data

- DC voltage and engine speed.
- Lube oil pressure and temperature.
- Coolant temperature.
- Comprehensive FAE data.

### Other display data

- GenSet model data.
- Start attempts, starts, running hours, kW hours.
- Load profile (operating hours at % load in 5% increments).
- Fault history – up to 32 events.
- Data logging and fault simulation (requires InPower™).
- Air cleaner restriction indication.
- Exhaust temperature in each cylinder.

## Standard control functions

### Digital governing

- Temperature dynamic governing.
- Integrated digital electronic isochronous governing.

### Digital voltage regulation

- Configurable torque matching.
- 3-phase, 4 wire line-to-line sensing.
- Integrated digital electronic voltage regulator.

### AmpSentry AC protection

- AmpSentry protective relay.
- Over current and short circuit shutdown.
- Over current warning.
- Single and three-phase fault regulation.
- Low oil pressure warning and shutdown.
- High coolant temperature warning and shutdown.
- Low coolant level warning and shutdown.
- Low coolant temperature warning.
- Over and under voltage shutdown.
- Over and under frequency shutdown.
- Overload warning with alarm contact.
- Reverse power and reverse var shutdown.
- Field overload shutdown.
- Fuel-in-rupture-basin warning or shutdown.
- Full authority electronic engine protection.
- AMM arc flash provision

### Engine protection

- Cranking lockout; overspeed shutdown; and battleshort.
- Sensor failure indication.
- Low fuel level warning or shutdown.
- Fail to start (overcrank) and fail to crank shutdown.
- Full authority electronic engine protection.
- Battery voltage monitoring, protection, and testing.

### Control functions

- Data logging and cycle cranking.
- Load shed.
- Remote emergency stop.
- Time delay start and cooldown.
- Configurable inputs and outputs (20).
- Real time clock for fault and event time stamping.
- Exerciser clock and time of day start/stop.

## GenSet options and accessories

### Engine

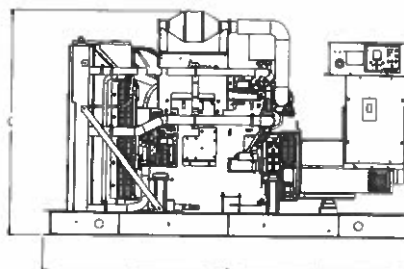
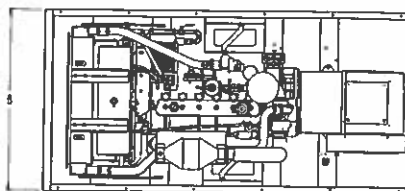
- 120/240 V, 2500 W coolant heaters
- 120 V, 400 W oil pan heater

**Fuel system** - flexible fuel connector and fuel strainer

**Exhaust system** - GenSet mounted muffler (enclosure models, only)

### Generator set

- PCC 3.3 MLD controls
- Batteries and battery charger
- ABB EMAX E.O. generator breaker
- Main line circuit breaker
- PowerCommand Network Input/Output (I/O) Module
- Modbus to BACnet Module
- Weather protective enclosure (F001) with silencer
- Level II enclosure w/silencer
- Audible alarm; remote drains; oil maintainer
- Remote annunciator panel and spring isolators
- Two-year standby warranty
- Five-year basic power warranty



This outline drawing is for reference only.  
Do not use for installation design.

|                       | Dim "A"<br>mm (in.) | Dim "B"<br>mm (in.) | Dim "C"<br>mm (in.) |
|-----------------------|---------------------|---------------------|---------------------|
| <b>C200N6 Standby</b> | 3124 (123)          | 1524 (60)           | 1886 (74)           |
| <b>C200N6 Prime</b>   | 4039 (159)          | 1524 (60)           | 1892 (75)           |

NOTE: Consult drawings for applicable weights. See enclosure Specification Sheet for enclosure dimensions.

## Codes and standards

Codes and standards compliance may not be available with all model configurations - consult factory for availability.



Underwriters Laboratory (UL) is a world leader in product safety testing and certification. This GenSet is certified to UL2200 as open set, weather enclosure, and sound-attenuated enclosure configurations. The generator is certified to UL1004. The PowerCommand® Control System is certified to UL508. (See Fuel Installation Requirements on this page.)



CSA Group tests products under a formal process to ensure that they meet the safety and/or performance requirements of applicable standards. This GenSet is certified to: CSA 22.2 No. 100 Motors and Generators; CSA 22.2 No. 0.4-044 Bonding of Electrical Equipment; CSA 22.2 No. 14 Industrial Control Equipment; and CSA 22.2 No. 0 General Requirements - Canadian Electrical Code, Part II. (See Fuel Installation Requirements on this page.)



Engine is certified to Stationary Non-Emergency U.S. EPA New Source Performance Standards (NSPS), 40 CFR 60 subpart JJJJ.  
Engine is certified to Mobile Non-Emergency U.S. EPA New Source Performance Standards (NSPS), 40 CFR 60 subpart JJJJ.  
U.S. applications must be applied per EPA regulations.



This product has been manufactured under the controls established by a Bureau Veritas Certification approved management system that conforms to ISO 9001:2015.

## Fuel installation requirements

Gas supply pressure is specified at the inlet to the fuel shut-off solenoid (FSO). If this engine is equipped with two FSOs in series, this value should be measured at the inlet to the downstream FSO. Each FSO can reduce the supply pressure up to 5" W.C. at full load. Additional options added to the fuel train such as those for CSA or UL compliance, strainers and/or flex connections can add restriction that must be considered in the site installation.

## Ratings definitions

### Emergency Standby Power (ESP):

Applicable for supplying power to varying electrical load for the duration of power interruption of a reliable utility source. Emergency Standby Power (ESP) is in accordance with ISO 8528. Fuel Stop power is in accordance with ISO 3046, AS 2789, DIN 6271, and BS 5514.

### Prime Power (PRP):

Applicable for supplying power to varying electrical load for unlimited hours. Prime Power (PRP) is in accordance with ISO 8528. Ten percent overload capability is available in accordance with ISO 3046, AS 2789, DIN 6271, and BS 5514.

### Base Load (Continuous) Power (COP):

Applicable for supplying power continuously to a constant electrical load for unlimited hours. Continuous Power (COP) is in accordance with ISO 8528, ISO 3046, AS 2789, DIN 6271, and BS 5514.

### Demand Response Power Rating - Spark Ignited Gas (DRP):

Applicable for supplying electrical power in parallel with commercially available power in variable and non-variable load applications. This fuel rating is intended for use in situations where power outages are contracted, such as in utility power curtailment. Engine operation is limited to a total of 500 hours per year. Engines may be operated in parallel to the public utility for up to 500 hours per year, with an average load factor no greater than 80% of rated Demand Response Power. Engines with Standby Power ratings available can be run in Emergency Standby applications up to the Standby Power rating for up to 50 hours per year. The customer should be aware, however, that the life of any engine will be reduced by constant high load operation.



**Warning:** Backfeed to a utility system can cause electrocution and/or property damage. Do not connect GenSets to any building electrical system except through an approved device or after the building main disconnect is open. Neutral connection must be bonded in accordance with National Electrical Code.

Specifications are subject to change without notice.

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## **GOLDEN BEACH WELLNESS CENTER**

### **PCO #009 Civic Center Generator**

This change order covers the installation of a new generator for the Civic Center Building. Please see breakdown for complete scope.



POTENTIAL CHANGE ORDER

AIA DOCUMENT G701

OWNER ■  
ARCHITECT ■  
CONTRACTOR ■  
FIELD -  
OTHER -

|             |                                                                                |                                       |                                                      |
|-------------|--------------------------------------------------------------------------------|---------------------------------------|------------------------------------------------------|
| PROJECT:    | Golden Beach Wellness Center<br>1 Golden Beach Drive<br>Golden Beach, FL 33160 | PCO #:                                | 009 Civic Center Generator                           |
|             |                                                                                | DATE:                                 | 9/5/2025                                             |
| CONTRACTOR: | John Bell Construction<br>4000 SW 60th Court<br>Miami, FL 33155                | NTP #02:                              | 7/14/2025                                            |
|             |                                                                                | Original Substantial Completion Date: | 7/24/2026                                            |
|             |                                                                                | CONTRACT FOR:                         | Golden Beach Wellness Center<br>1 Golden Beach Drive |

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was \$ 5,272,660.94

The Costs Associated with this Change Order are: \$ 237,115.79

|                                             |               |
|---------------------------------------------|---------------|
| 1 General Conditions & General Requirements | \$ 19,100.00  |
| 2 Site Construction                         | \$ 6,250.00   |
| 3 Concrete                                  | \$ 3,750.00   |
| 4 Metals                                    | \$ 14,500.00  |
| 5 Roofing                                   | \$ 7,500.00   |
| 6 Finishes                                  | \$ 5,300.00   |
| 7 Plumbing                                  | \$ 14,864.00  |
| 8 Electrical                                | \$ 157,816.60 |
| 9 Fire Alarm                                | \$ 8,035.19   |

See Breakdown Attached

|                                                                          |       |                      |
|--------------------------------------------------------------------------|-------|----------------------|
| Insurance (GL & Workers Comp)                                            | 1.0%  | \$ 2,371.16          |
| Project Overhead                                                         | 12.5% | \$ 29,639.47         |
| Management Fee                                                           | 12.5% | \$ 29,639.47         |
| The Contract Sum will be increased by this Change Order in the amount of |       | <u>\$ 298,765.90</u> |

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

|                                                           |                                                                                     |                                        |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------|
| Eric Dempsey                                              | John Bell Construcion, Inc                                                          | Town of Golden Beach                   |
| ARCHITECT                                                 | CONTRACTOR                                                                          | CONTRACTED                             |
| 700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401 | 4000 SW 60th Court, Miami FL 33155                                                  | 100 Ocean Blvd, Golden Beach, FL 33160 |
| Address                                                   | ADDRESS                                                                             | ADDRESS                                |
| BY                                                        | Jay Castellanos                                                                     | BY                                     |
| SIGNATURE                                                 |  | SIGNATURE                              |
| DATE                                                      | 9/5/2025                                                                            | DATE                                   |

GOLDEN BEACH CIVIC BUILDING

Scope of Work

| 1 - General Conditions & General Requirements                                                                       | Proposed Cost | per Unit     | Units | UOM        |
|---------------------------------------------------------------------------------------------------------------------|---------------|--------------|-------|------------|
| Estimator                                                                                                           | \$ 19,100.00  |              |       |            |
| Superintendent                                                                                                      | \$ 1,000.00   | \$           | 1     | Per Month  |
| Project Manager                                                                                                     | \$ 7,500.00   | \$           | 1     | Per Month  |
| Project Accountant                                                                                                  | \$ 6,300.00   | \$           | 1     | Per Month  |
| Dumpster                                                                                                            | \$ 500.00     | \$           | 1     | Per Month  |
| Misc. JBC Labor                                                                                                     | \$ 750.00     | \$           | 1     | Loads      |
| Final Pressure Washing                                                                                              | \$ 1,800.00   | \$           | 2     | Crew/Day   |
|                                                                                                                     | \$ 1,250.00   | \$           | 1     | Crew/Day   |
| 2 - Site Construction                                                                                               | \$ 6,250.00   |              |       |            |
| Demolition of Existing Generator Stand - Labor                                                                      | \$ 1,200.00   | \$           | 1     | Crew / Day |
| Demolition of Existing Generator Stand - Dump                                                                       | \$ 450.00     | \$           | 1     | LS         |
| Back Fill for Underground Gas Line - Material                                                                       | \$ 1,600.00   | \$           | 27    | CY         |
| Back Fill - Labor                                                                                                   | \$ 1,250.00   | \$           | 1     | Crew / Day |
| Sod Repairs - Material & Labor                                                                                      | \$ 1,750.00   | \$           | 1     | LS         |
| 3 - Concrete                                                                                                        | \$ 3,750.00   |              |       |            |
| Sidewalk Repairs - Material & Labor                                                                                 | \$ 3,750.00   | \$           | 1     | LS         |
| 5 - Metals                                                                                                          | \$ 14,500.00  |              |       |            |
| Generator Metal Stand & Engineering (ALLOWANCE - NO SPEC - ASSUMING STRUCTURE CAN TOLERATE WEIGHT OF NEW GENERATOR) | \$ 10,000.00  | \$           | 1     | LS         |
| Bollards - Material                                                                                                 | \$ 2,700.00   | \$           | 6     | EA         |
| Bollards - Labor                                                                                                    | \$ 1,800.00   | \$           | 2     | Crew / Day |
| 7 - Roofing                                                                                                         | \$ 7,500.00   |              |       |            |
| Roof Repairs at Generator Stand Only (ALLOWANCE - NOT IN PLANS)                                                     | \$ 7,500.00   | \$           | 1     | LS         |
| 9 - Finishes                                                                                                        | \$ 5,300.00   |              |       |            |
| Painting - Material & Labor (ALLOWANCE)                                                                             | \$ 5,300.00   | \$           | 1     | LS         |
| 15 - Plumbing                                                                                                       | \$ 14,864.00  |              |       |            |
| Gas Line - Subcontracted                                                                                            | \$ 14,864.00  | \$           | 1     | LS         |
| 16 - Electrical                                                                                                     | \$ 157,816.60 |              |       |            |
| Power Generator/Demolition - Subcontracted                                                                          | \$ 157,816.60 | \$           | 1     | LS         |
| 16 - Fire Alarm                                                                                                     | \$ 8,035.19   |              |       |            |
| Subcontracted                                                                                                       | \$ 8,035.19   | \$           | 1     | LS         |
| Total                                                                                                               | \$ 237,115.79 |              |       |            |
| Insurance (GL & Workers Comp)                                                                                       | 1.00%         | \$ 2,371.16  |       |            |
| Overhead                                                                                                            | 12.50%        | \$ 29,639.47 |       |            |
| Fee                                                                                                                 | 12.50%        | \$ 29,639.47 |       |            |
| Bid Amount                                                                                                          | \$ 298,765.90 |              |       |            |



# TOWN OF GOLDEN BEACH

100 Ocean Boulevard  
Golden Beach, FL 33160

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## MEMORANDUM

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**Date:** November 18, 2025

**To:** Town Council Members

**From:** Honorable Glenn Singer  
Town Mayor

Item Number:

5

**Subject:** Resolution No. 3046.25 - Approval of an Amendment to the  
Town's Manager's Employment Agreement

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**Recommendation:**

It is recommended that the Town Council adopt the attached Resolution No. 3046.25 as presented.

**Background:**

Over the last several years, we have witnessed the Town Manager grow into one of the premier city managers in the State of Florida. His professionalism, leadership, and unwavering commitment to Golden Beach have elevated our community and earned him statewide and national recognition.

The Manager was honored as City Manager of the Year by the Florida City and County Management Association (FCCMA), recognized by the International City/County Management Association (ICMA) for 25 years of distinguished service, and celebrated this past month in Tampa as a top Hispanic municipal leader by the Local Government Hispanic Network (LGHN). These accolades reflect not only his dedication to our Town, but also the respect he commands among his peers throughout the country.

In addition to serving as our Town Manager, he has simultaneously fulfilled the responsibilities of Capital Improvement Projects Director, overseeing more than \$76 million in transformative infrastructure and community enhancements to our community. Under his guidance, the Town has also secured more **than** \$50 million in outside funding, significantly reducing the burden on our taxpayers while advancing projects that improve safety, resilience, and quality of life.



Beyond these achievements, the Council recognizes the extraordinary personal commitment the Manager has demonstrated to Golden Beach's public safety mission. During the COVID pandemic, he voluntarily enrolled in and completed the Police Academy—becoming the first City Manager in the State of Florida to put himself through the academy. Following his graduation, he completed all required field training, again at no cost to the Town, and has since contributed hundreds of hours of patrol services, often late at night, fully in uniform and without accepting one dollar of compensation. His service is purely voluntary, motivated by a deep sense of duty to the residents and officers of Golden Beach.

This agreement does not create any new benefit or privilege. Rather, it codifies existing practices and established understandings in order to preserve the commitments historically provided to other senior staff. In past instances where department directors have separated from service, the Town has allowed them to retain their assigned vehicle. Likewise, although the Manager's contract contains a severance provision after 20 years of service, it is contrary to the Town's values and expectations to require a long-serving, high-performing employee to "misbehave" in order to access benefits that are already earned.

For these reasons, and in recognition of his exemplary performance, unmatched dedication, and long-term service to this community, the Town offers this contract extension to reaffirm and codify what has long been standard practice and to ensure continuity of leadership for the residents of Golden Beach.

**Fiscal Impact:**

The Manager's existing contract currently provides for severance, and our past practice has been to provide a vehicle to Department Directors who have assigned take-home vehicles.

**TOWN OF GOLDEN BEACH, FLORIDA**

**RESOLUTION NO. 3046.25**

**A RESOLUTION OF THE TOWN OF GOLDEN BEACH, FLORIDA, APPROVING A FIFTH AMENDMENT TO THE TOWN MANAGER'S EMPLOYMENT AGREEMENT ATTACHED AS EXHIBIT "A" TO THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Alexander Diaz is employed by the Town of Golden Beach (the "Town") as Town Manager pursuant to an Employment Agreement effective from and after November 10, 2010 (the "Agreement"); and

**WHEREAS**, the Town Council and the Town Manager wish to amend the Agreement by entering into the Fifth Amendment to Town Manager's Employment Agreement attached hereto as Exhibit "A" to this Resolution.

**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, confirmed and incorporated herein.

**Section 2. Approval.** The Town Council approves the Fifth Amendment to the Town Manager's Employment Agreement attached hereto as Exhibit "A."

**Section 3. Effective Date.** This Resolution shall be effective immediately upon adoption.

The Motion to adopt the foregoing Resolution was offered by \_\_\_\_\_  
seconded by \_\_\_\_\_ and on roll call the following vote ensued:

|                                 |       |
|---------------------------------|-------|
| Mayor Glenn Singer              | _____ |
| Vice Mayor Judy Lusskin         | _____ |
| Councilmember Bernard Einstein  | _____ |
| Councilmember Jessie Mendal     | _____ |
| Councilmember Kenneth Bernstein | _____ |

**PASSED AND ADOPTED** by the Town Council of the Town of Golden Beach,  
Florida, this 18<sup>th</sup> day of November, 2025.

ATTEST:

\_\_\_\_\_  
MAYOR GLENN SINGER

\_\_\_\_\_  
LISSETTE PEREZ  
TOWN CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
STEPHEN J. HELFMAN  
TOWN ATTORNEY

# EXHIBIT A

## **FIFTH AMENDMENT TO EMPLOYMENT AGREEMENT TOWN MANAGER**

This Fifth Amendment to Employment Agreement (the “Fifth Amendment”) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025, between the Town of Golden Beach, a Florida municipal corporation, (the “Town”) and Alexander Diaz (the “Employee”).

### **RECITALS**

**WHEREAS**, Section 5.01 of the Town Charter (the “Charter”) requires that there shall be a Town Manager who is the Chief Administrative Officer of the Town; and

**WHEREAS**, the Town Council entered into an Employment Agreement (the “Agreement”) engaging the services of the Employee as the Town Manager and the Employee accepting this employment; and

**WHEREAS**, the Town Council and the Employee have entered into four prior amendments to the Agreement; and

**WHEREAS**, the Town and the Employee now wish to revise the Agreement to address the Employee’s severance pay, take-home vehicle and longevity bonuses.

**NOW, THEREFORE**, in consideration of the premises and mutual covenants contained in this Agreement, the Town and the Employee agree as follows:

**Section 1. Recitals.** That the above and foregoing recitals are true and correct and are incorporated herein by this reference.

**Section 2. Agreement Amended:** That Sections 4 and 8 of the Agreement are hereby amended and that Section 5.6 of the Agreement is hereby added to read as follows:

\*\*\*

4. In the event that the Employee voluntarily resigns his position, the Employee shall give the Town at least sixty (60) days written notice prior to the effective date of such resignation. If the Employee voluntarily resigns, the Employee shall ~~not be entitled to receive Severance Pay as set forth in Section 3 of the Employment Agreement, unless otherwise agreed to by the parties. However,~~ The Employee shall



also be entitled to accrued vacation, accrued sick leave, and floating holiday time as of the date of resignation.

\*\*\*

5.6 Upon Employee reaching 19 years of Town service, the Town shall provide the Employee with a longevity bonus in the amount of ten-thousand dollars (\$10,000.00) annually.

\*\*\*

8. The Employee shall be provided with a take home vehicle consistent with the Town's obligations relative to its take-home vehicle program/policy for non-sworn employees. Upon the Employee's separation from the Town in good standing, or upon separation in recognition of the Employee's two (2) decades of continuous service to the Town, the Employee shall be entitled to retain possession of the Town-provided take-home vehicle at no cost to the Employee, and the Town shall take all steps necessary to transfer title to such vehicle to the Employee.

\*\*\*

**Section 3. Conflicts.** To the extent that any inconsistency exists between the terms of this Fifth Amendment and the terms of the Employment Agreement and any prior amendments, the terms of this Fifth Amendment shall supersede and control. Terms not otherwise defined herein shall have the meaning set forth in the Employment Agreement. Except as specifically amended in this Fifth Amendment and any prior amendment, the Employment Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the Town, by signature of the Mayor as authorized by the Town Council in accordance with Resolution No. \_\_\_\_\_ passed on \_\_\_\_\_, has executed this Agreement the day and year first above written.

**TOWN OF GOLDEN BEACH**

By: \_\_\_\_\_  
**Glenn Singer, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Lisette Perez,  
Town Clerk**

**APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
FOR THE USE OF THE TOWN OF GOLDEN BEACH ONLY:**

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**Stephen J. Helfman,**  
**Town Attorney**

**TOWN MANAGER**

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**Alexander Diaz**

Date



## TOWN OF GOLDEN BEACH

100 Ocean Boulevard  
Golden Beach, FL 33160

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### MEMORANDUM

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**Date:** November 17, 2025

**To:** Honorable Mayor Glenn Singer &  
Town Council Members

**From:** Alexander Diaz,  
Town Manager

Item Number:

6

**Subject: Resolution No. 3047.25 – Authorizing Expenditures up to  
\$60,000.00 for Individual Promotional and Premium Purchases**

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**Recommendation:**

It is recommended that the Town Council adopt the attached Resolution No. 3047.25 as presented.

**Background:**

Each year the Town purchases promotional items and premiums that are budgeted. These promotional items or premiums are provided to our residents as part of our welcome home gifts, holiday appreciation, or building community pride.

In an effort not to reveal what we will be sending our residents this year, we are not providing you with details (trust us).

We are asking your authority to spend up to \$60,000.00 in purchasing individual item orders.

**Fiscal Impact:**

No more than \$60,000.00 per individual item order.

**TOWN OF GOLDEN BEACH, FLORIDA**

**RESOLUTION NO. 3047.25**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF UP TO \$60,000 FOR INDIVIDUAL PROMOTIONAL AND PREMIUM PURCHASES; PROVIDING FOR AUTHORIZATION AND AN EFFECTIVE DATE.**

**WHEREAS**, from time to time the Town purchases incidental promotional and premium goods that are determined to be in the best interest of the Town and its residents; and

**WHEREAS**, the Town Manager desires the authority to expended up to \$60,000 of previously budgeted funds for individual promotional and premium items that will directly benefit the Town residents; and

**WHEREAS**, the Town Manager has competitively sought pricing on the items.

**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. Authorization.** The Town Manager is authorized to expend up to \$60,000 for the purposes stated above.

**Section 4. Effective Date.** This Resolution shall become effective immediately upon its passage and adoption.



A motion to approve was made by Vice Mayor Lusskin, seconded by Councilmember Bernstein.

On roll call, the following vote ensued:

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

**PASSED AND ADOPTED** by the Town Council of the Town of Golden Beach,  
Florida, this 18<sup>th</sup> day of November, 2025.

---

MAYOR GLENN SINGER

ATTEST:

---

LISSETTE PEREZ  
TOWN CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

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STEPHEN J. HELFMAN  
TOWN ATTORNEY