



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

**AGENDA  
BUILDING REGULATION ADVISORY BOARD  
December 9, 2025, at 6pm**

**Zoom Meeting ID: 892 9110 8015 Passcode: 752288 For Dial in only call: 929-205-6099.**

**A. CALL MEETING TO ORDER:**

**B. BOARD ATTENDANCE:**

**C. STAFF ATTENDANCE:**

**D. APPROVAL OF MINUTES:** November 12, 2025

**E. VARIANCE REQUEST(S):**

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

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

Construction of a new seawall and dock.

1. Relief from: Town Code §46-55 which requires that vessels, floating docks, or other structures that are moored or installed at a dock or seawall: (2) shall maintain a setback of at least ten feet from the waterward projection of the side property lines, and (3) shall be maintained entirely within the established setback;

Request is to: allow vessel to be moored a minimum of two (2) feet from the south and 11 inches from the north property lines when a minimum of 10 feet is required;

2. Relief from: Town Code §46-87 (a) which requires that no part of any dock or any other structure shall be placed nearer than ten feet to a line formed by the projection of the sidelines of the lot;

Request is to: allow a new dock to be constructed 9'-6" from the south and 9'-2" from the north property lines;

3. Relief from: Town Code §46-87(b) (aka D5 Triangle) which requires that no portion of a dock, boat lift, hydrohoist or any other method of elevation, mooring piles, boat davits, dolphin piles or any other structure, and no portion of a boat elevated above the water moored at a dock or seawall, shall protrude into the waterway, unless it is within the triangle formed by connecting the points indicated below, that form a triangle where the waterfront property line is the base of the triangle and the triangle sides extend towards the waterway at a 45 degree angle until the lines intersect on the waterway side of the lot, but never to exceed 25 feet

into the waterway from each of the lot property line. Neither elevated boats nor docks shall encroach in any instance within the side setback area;

Request is to: allow a new dock to be constructed within the D5 triangle and a boat moored within in it.

**F. REQUEST FOR ADDITIONS, DEFERRALS, DELETIONS & WITHDRAWALS:**

2. 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.

3. 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.

4. 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.

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

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

Construction of a new seawall and dock.

6. Taurus Bg Holdings Llc  
Castle Hill Realty Iii Fl 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.

**G. OLD BUSINESS:**

7. Jacatua LLC  
1510 Daytonia Rd.  
Miami Beach, FL 33141

Property Address: 564 Golden Beach Drive, Golden Beach, FL. 33160  
Folio No.: 19-1235-006-0640  
Legal Description: Lots 9, N1/2 of Blk F, GB Section F, PB 10-11

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

**H. NEW BUSINESS:**

**I. DISCUSSION:**

**J. ADJOURNMENT:**

PURSUANT TO FLA. STATUTE 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT: IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR THAT SUCH PURPOSE, AFFECTED PERSONS MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE TOWN FOR THE INTRODUCTION OR ADMISSION OF OTHER INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT