

**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 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 Jessie Mendal	<u>Aye</u>
Councilmember Bernard Einstein	<u>Aye</u>
Councilmember Kenneth Bernstein	<u>Aye</u>

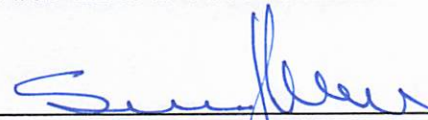
**PASSED AND ADOPTED** by the Town Council of the Town of Golden Beach,  
Florida, this 18th day of November 2025

ATTEST:

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

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

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

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





# 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, *Alex B*  
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

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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  
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.

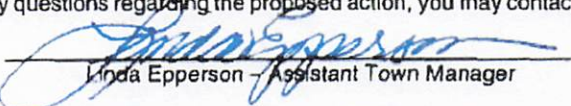
JOB ADDRESS: 360 Ocean Blvd., Golden Beach, FL. 33160,  
OWNER ADDRESS: 1925 Brickell Ave D205, Miami, FL. 33129  
REQUESTED BY: NRE MIAMI CORP  
LEGAL DESCRIPTION: Lot 8 & N1/2 of Lot 9, Block 4, GB Sec. B, PB 9-52  
FOLIO NO.: 19-1235-002-0260

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 200.0105 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.



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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.

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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=NS8rWnJhN21mSUdlcmFadHEreiByZz09>  
Meeting ID: 892 91 10 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 286.0105, 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.



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: a. Property Legal Description b. Property Folio number c. Street address d. Owners of record 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: a. Site plan at a scale not less than 1/8" = 1'-0" (Include grade elevations) b. Proposed Floor Plan views, at a scale not less than 1/4"=1'-0" c. Cross and longitudinal sections preferably through vaulted areas, if any. d. Typical exterior wall cross section. e. Full elevations showing flat roof and roof ridge height and any other higher projections. f. Sample board of construction materials to be used. g. Existing and proposed ground floor elevations (NGVD). h. Grading & Drainage Calculations 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 floor areas.	
<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 Golden 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.



## **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

42

42

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

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  $S = \frac{AP}{A} * S_1$  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.

- o Attach calculation showing how the volume was calculated.
- o 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 (i.e., 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@asfland.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: 09/1/09

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	Δ	= DELTA OR CENTRAL ANGLE
D.B.	= DEED BOOK	P.B.C.R.	= PALM BEACH COUNTY RECORDS	⬮	= CENTERLINE
M-D.C.R.	= MIAMI-DADE COUNTY RECORDS	P.B.	= PLAT BOOK	⬮	= 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 51-17, 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.

Jason H.  
Pinnell,  
P.S.M.

Digitally signed by  
Jason H Pinnell, P.S.M.  
DN: cn=US,  
c=US, email=jh.pinnell@pinnellsurvey.com,  
ou=00019421319384001EB  
908, cn=Jason H Pinnell,  
P.S.M.  
Date: 2025.08.25  
11:37:25 -0400



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.: <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: <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: 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: 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: <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 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.: <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: _____ 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.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	4.08	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor (see Instructions):	12.85	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (see Instructions):	N/A	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab):	N/A	<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):	7.43	<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	3.9	<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	12.5	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	N/A	<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: COCONUT CREEK      State: FL      ZIP Code: 33073

Signature: \_\_\_\_\_      Date: 6/10/24

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



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.

**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> <b>360 OCEAN BOULEVARD</b>	<b>FOR INSURANCE COMPANY USE</b>
<b>City:</b> <u>GOLDEN BEACH</u> <b>State:</b> <u>FL</u> <b>ZIP Code:</b> <u>33160</u>	<b>Policy Number:</b> _____ <b>Company NAIC Number:</b> _____
<b>SECTION E - BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED)</b> <b>FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)</b>	
<p>For Zones AO, AR/AO, and A (without BFE), complete Items E1-E5. For Items E1-E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.</p> <p>Building measurements are based on:    <input type="checkbox"/> Construction Drawings*    <input type="checkbox"/> Building Under Construction*    <input type="checkbox"/> Finished Construction</p> <p>*A new Elevation Certificate will be required when construction of the building is complete.</p> <p>E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.</p> <p>a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters    <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.</p> <p>b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters    <input type="checkbox"/> above or <input type="checkbox"/> below the LAG.</p> <p>E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1-2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters    <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.</p> <p>E3. Attached garage (top of slab) is: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters    <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.</p> <p>E4. Top of platform of machinery and/or equipment servicing the building is: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters    <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.</p> <p>E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?    <input type="checkbox"/> Yes    <input type="checkbox"/> No    <input type="checkbox"/> Unknown    The local official must certify this information in Section G.</p>	
<b>SECTION F - PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION</b>	
<p>The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge</p> <p><input type="checkbox"/> Check here if attachments and describe in the Comments area.</p> <p><b>Property Owner or Owner's Authorized Representative Name:</b> _____</p> <p><b>Address:</b> _____</p> <p><b>City:</b> _____      <b>State:</b> _____      <b>ZIP Code:</b> _____</p> <p><b>Signature:</b> _____      <b>Date:</b> _____</p> <p><b>Telephone:</b> _____      <b>Ext.:</b> _____      <b>Email:</b> _____</p> <p><b>Comments:</b></p> <div style="border: 1px solid black; height: 150px; margin-top: 5px;"></div>	

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



FEMA Form FF-206-FY-22-152 (formerly 068-0-33) (10/22)

**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> <b>360 OCEAN BOULEVARD</b>	<b>FOR INSURANCE COMPANY USE</b>
<b>City:</b> <b>GOLDEN BEACH</b> <b>State:</b> <b>FL</b> <b>ZIP Code:</b> <b>33160</b>	<b>Policy Number:</b> _____ <b>Company NAIC Number:</b> _____
<b>SECTION H - BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES</b> <b>(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><b>H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):</b></p> <p>a) For Building Diagrams 1A, 1B, 3, and 5-9. Top of bottom _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above the LAG floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is:</p> <p>b) For Building Diagrams 2A, 2B, 4, and 6-9. Top of next _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above the LAG higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is:</p>	
<p><b>H2. Is all Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?</b></p> <p><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. Note: If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.</i></p> <p><input type="checkbox"/> Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.</p> <p><b>Property Owner or Owner's Authorized Representative Name:</b> _____</p> <p><b>Address:</b> _____</p> <p><b>City:</b> _____ <b>State:</b> _____ <b>ZIP Code:</b> _____</p> <p><b>Signature:</b> _____ <b>Date:</b> _____</p> <p><b>Telephone:</b> _____ <b>Ext.:</b> _____ <b>Email:</b> _____</p> <p><b>Comments:</b></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.: <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: _____	
		Company NAIC Number: _____	
<small>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.</small>			
			
Photo One			
Photo One Caption: <b>FRONT VIEW</b>		11/10/23	
<a href="#">Clear Photo One</a>			
			
Photo Two			
Photo Two Caption: <b>RIGHT SIDE VIEW</b>		11/10/23	
<a href="#">Clear Photo Two</a>			

**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 Appraiser Parcel I.D. (Poils) 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 Natasia 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

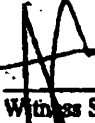
Print Name: Pedro de Menezes

  
Witness Signature


Print Name: Anthony Cabrera


  
Witness Signature

Print Name: Pedro de Menezes

  
Witness Signature


Print Name: Anthony Cabrera

  
Name: Nastassia Prudnikova  
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 Valid 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 960406  
 Expires June 28, 2024  
 Ombudsman 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 Flores Driver License as identification.

  
 Notary Public  
 Print Name: SIDNEY DE MENEZES

My Commission Expires:



SIDNEY DE MENEZES  
 Commission # GG 960406  
 Expires June 28, 2024  
 Ombudsman 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 YAGUDAEV & 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 Octan





**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, FL 33160

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

Construction of a new seawall and dock.

5. NRE Miami Corp  
1925 Brickell Ave, D205  
Miami, FL 33129

Property Address: 360 Ocean Blvd, Golden Beach, FL. 33160  
Folio No.: 19-1235-002-0260  
Legal Description: Lots 8 & N1/2 of Lot 9, Blk 4, GB Section B, PB 9-52

Construction of exterior alternation and addition.

6. Taurus Bg Holdings Llc  
Castle Hill Realty lll 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 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.

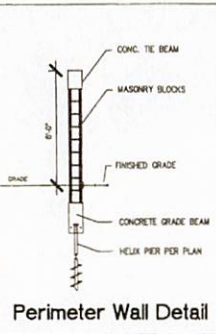
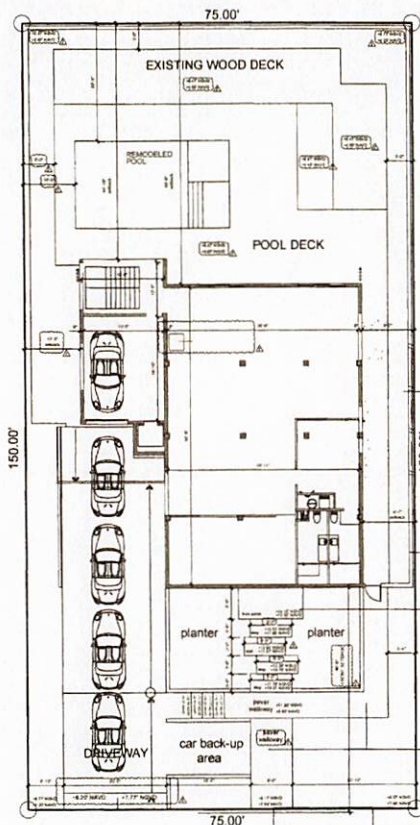
**Outcome:** Consensus reached on flexible side setbacks, alignment of open structures with the house, consistent pool setbacks, and optional higher patio/pool elevations. Visual aids and clarified code language will support implementation.

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

PURSUANT TO FLA. STATUTE 216.0105, 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 concrete, 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.

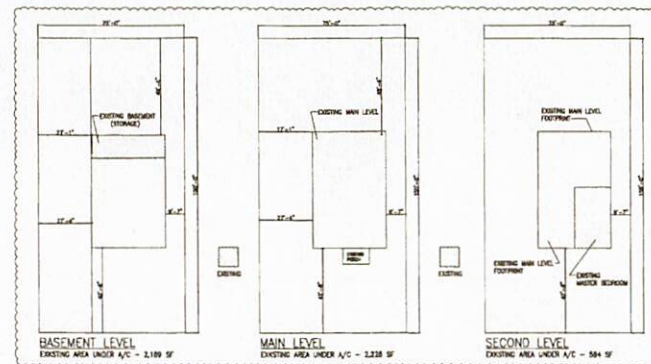
Steps and porch will be covered with Travertine Tiles

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

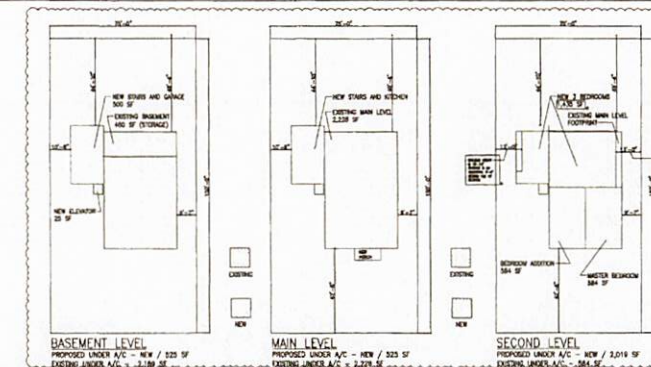
Abandon the northern curb cut. The approach to be replaced with a sidewalk with a permit from FDOT per Town Code 66-221(c).

80' R/W (IMPROVED)

# OCEAN BOULEVARD Site Plan - 3/32" PROPOSED



## EXISTING HOUSE - NTS



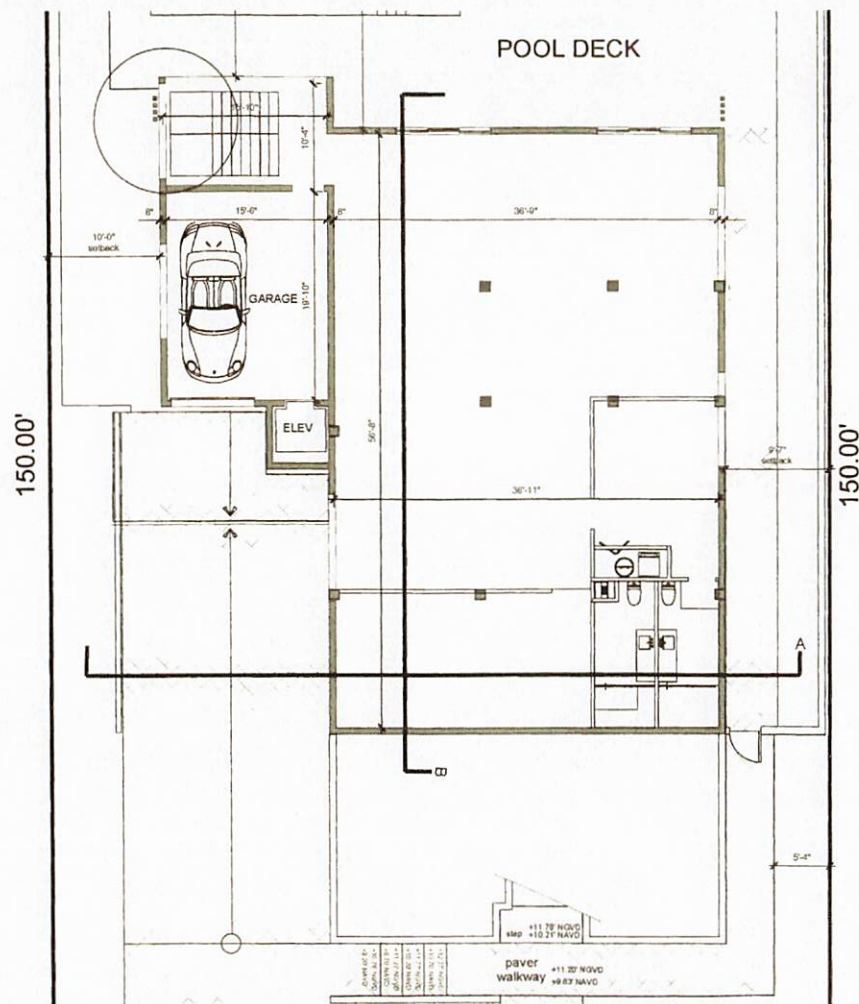
## PROPOSED HOUSE WITH ADDITIONS - NTS

EXISTING HOUSE DATA SHEET / SINGLE FAMILY RESIDENTIAL ZONE 1200		
EXISTING INFORMATION	Proposed (SF)	Remarks
1. Lot Area	11,200 SF	11,200 SF
2. Lot Coverage	100.00%	75.00%
ADDITIONAL LOT AREA - EXISTING DATA		
3. Front Yard Setback	40.00'	40.00'
4. Front Yard Setback - Ocean Blvd	40.00'	40.00'
5. Side Yard Setback	10.00'	10.00'
ADDITIONAL LOT AREA - PROPOSED DATA		
6. Front Yard Setback	40.00'	40.00'
7. Front Yard Setback - Ocean Blvd	40.00'	40.00'
8. Side Yard Setback	10.00'	10.00'
ADDITIONAL LOT AREA - PROPOSED DATA		
9. Front Yard Setback	40.00'	40.00'
10. Front Yard Setback - Ocean Blvd	40.00'	40.00'
11. Side Yard Setback	10.00'	10.00'
ADDITIONAL LOT AREA - PROPOSED DATA		
12. Front Yard Setback	40.00'	40.00'
13. Front Yard Setback - Ocean Blvd	40.00'	40.00'
14. Side Yard Setback	10.00'	10.00'
ADDITIONAL LOT AREA - PROPOSED DATA		
15. Front Yard Setback	40.00'	40.00'
16. Front Yard Setback - Ocean Blvd	40.00'	40.00'
17. Side Yard Setback	10.00'	10.00'
ADDITIONAL LOT AREA - PROPOSED DATA		
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19. Front Yard Setback - Ocean Blvd	40.00'	40.00'
20. Side Yard Setback	10.00'	10.00'
ADDITIONAL LOT AREA - PROPOSED DATA		
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22. Front Yard Setback - Ocean Blvd	40.00'	40.00'
23. Side Yard Setback	10.00'	10.00'
ADDITIONAL LOT AREA - PROPOSED DATA		
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25. Front Yard Setback - Ocean Blvd	40.00'	40.00'
26. Side Yard Setback	10.00'	10.00'
ADDITIONAL LOT AREA - PROPOSED DATA		
27. Front Yard Setback	40.00'	40.00'
28. Front Yard Setback - Ocean Blvd	40.00'	40.00'
29. Side Yard Setback	10.00'	10.00'
ADDITIONAL LOT AREA - PROPOSED DATA		
30. Front Yard Setback	40.00'	40.00'
31. Front Yard Setback - Ocean Blvd	40.00'	40.00'
32. Side Yard Setback	10.00'	10.00'
ADDITIONAL LOT AREA - PROPOSED DATA		
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34. Front Yard Setback - Ocean Blvd	40.00'	40.00'
35. Side Yard Setback	10.00'	10.00'
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37. Front Yard Setback - Ocean Blvd	40.00'	40.00'
38. Side Yard Setback	10.00'	10.00'
ADDITIONAL LOT AREA - PROPOSED DATA		
39. Front Yard Setback	40.00'	40.00'
40. Front Yard Setback - Ocean Blvd	40.00'	40.00'
41. Side Yard Setback	10.00'	10.00'
ADDITIONAL LOT AREA - PROPOSED DATA		
42. Front Yard Setback	40.00'	40.00'
43. Front Yard Setback - Ocean Blvd	40.00'	40.00'
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ADDITIONAL LOT AREA - PROPOSED DATA		
45. Front Yard Setback	40.00'	40.00'
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192. Front Yard Setback	40.00'	40.00'
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ADDITIONAL LOT AREA - PROPOSED DATA		
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199. Front Yard Setback - Ocean Blvd	40.00'	40.00'
200. Side Yard Setback	10.00'	10.00'

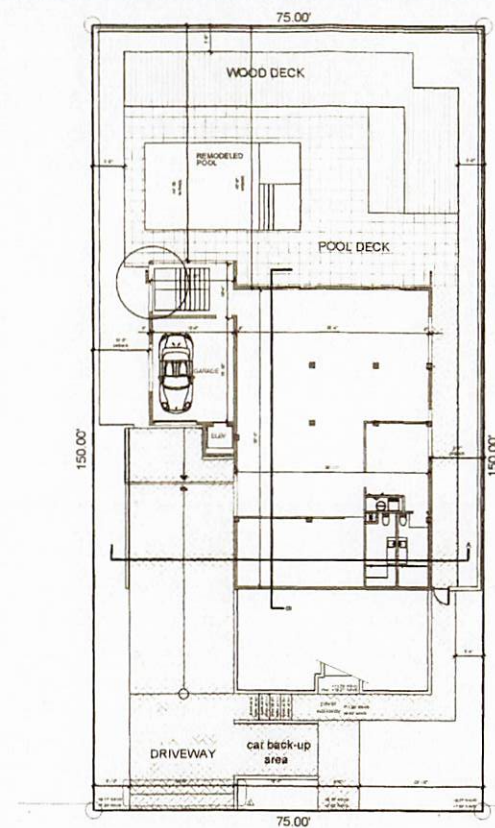


Project Location - Location Aerial View





PROPOSED



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

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Δ	revisioni per review completa	6-6-95
Δ		
Δ		
Δ		

Jose R. Merlo / Florida license. no. 00012119

**IVERLO**  
w w w . i v e r l o . c o m  
& a s s o c i a t e s

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

electronics seal

Project No.: 273-004

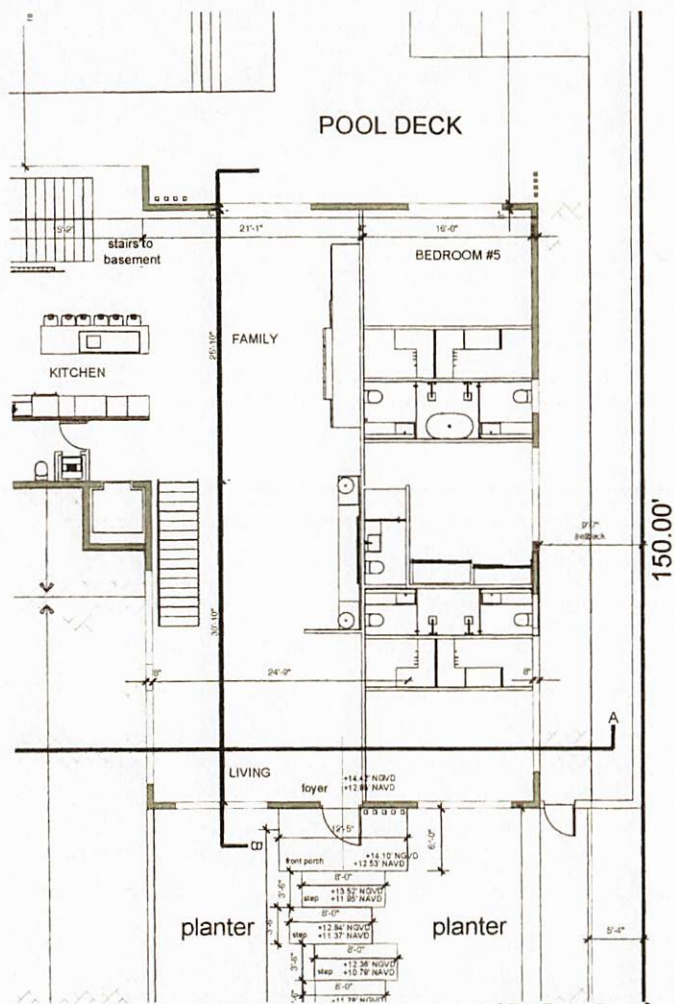
Date issued: 4-30-04

Sheet No.: A-1

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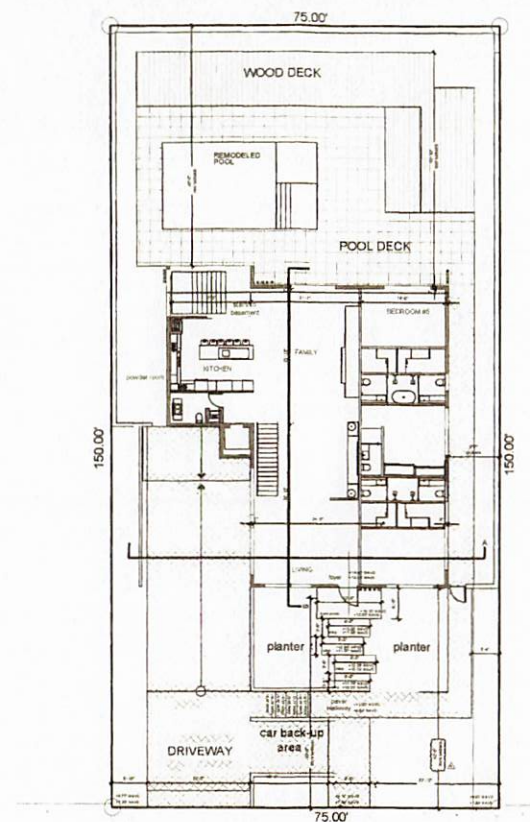
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Ground Floor (Main) - 1/4"

PROPOSED



OCEAN BOULEVARD  
Ground Floor (Main) - 1/8'

PROPOSED

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Jose I. Merlo / Florida license. no. 00012119

**Rosangela Residence**  
Renovations and Additions  
860 Ocean Blvd. Golden Beach, Florida

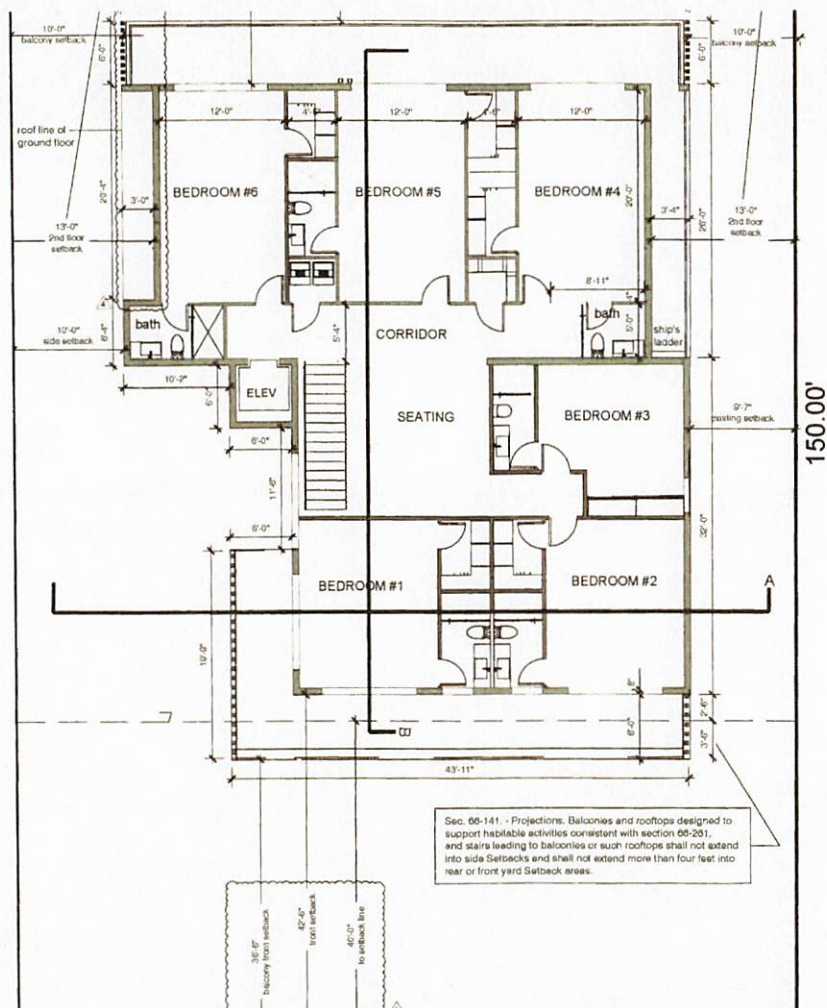


electronic seal

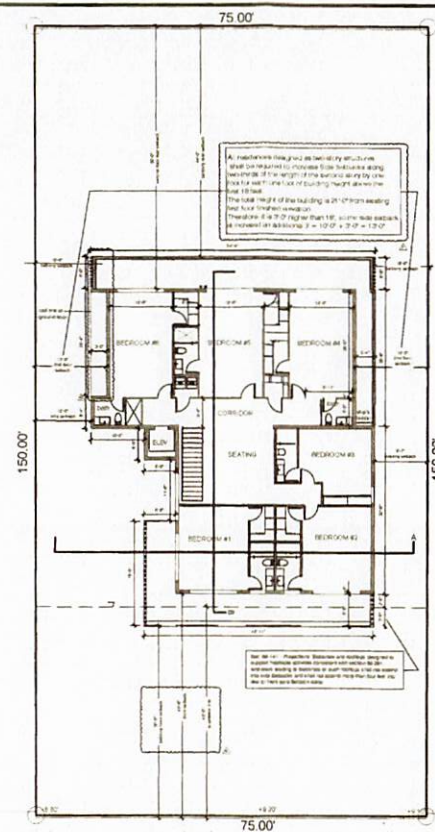
Project No. 23 024

Date Recd: 4-30-24

Direct No. \_\_\_\_\_



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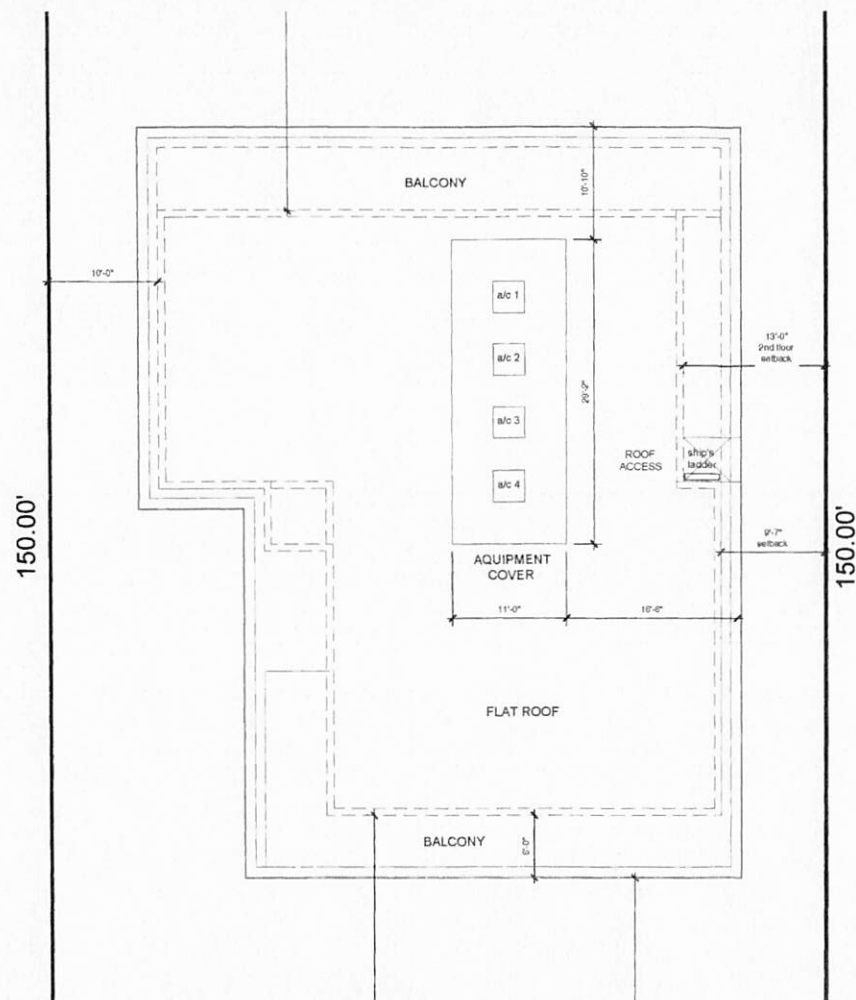
80' R/W (IMPROVED)

OCEAN BOULEVARD  
Second Floor - 1/8"  
PROPOSED

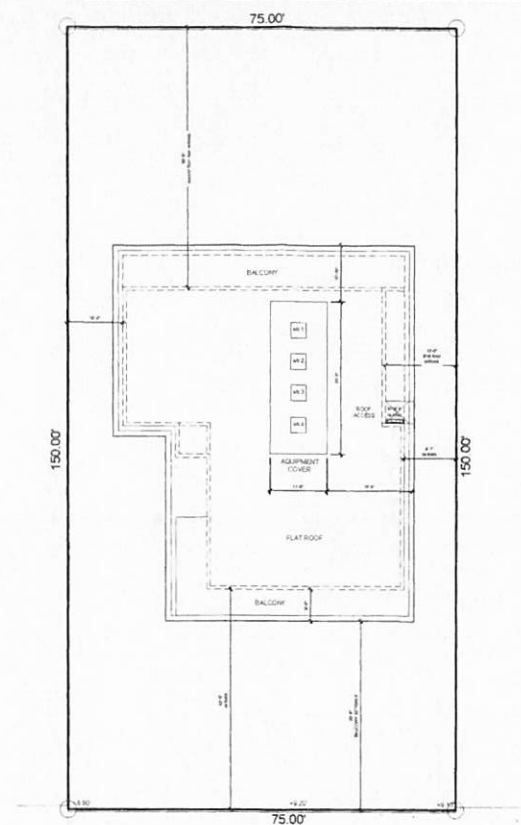
PROPOSED

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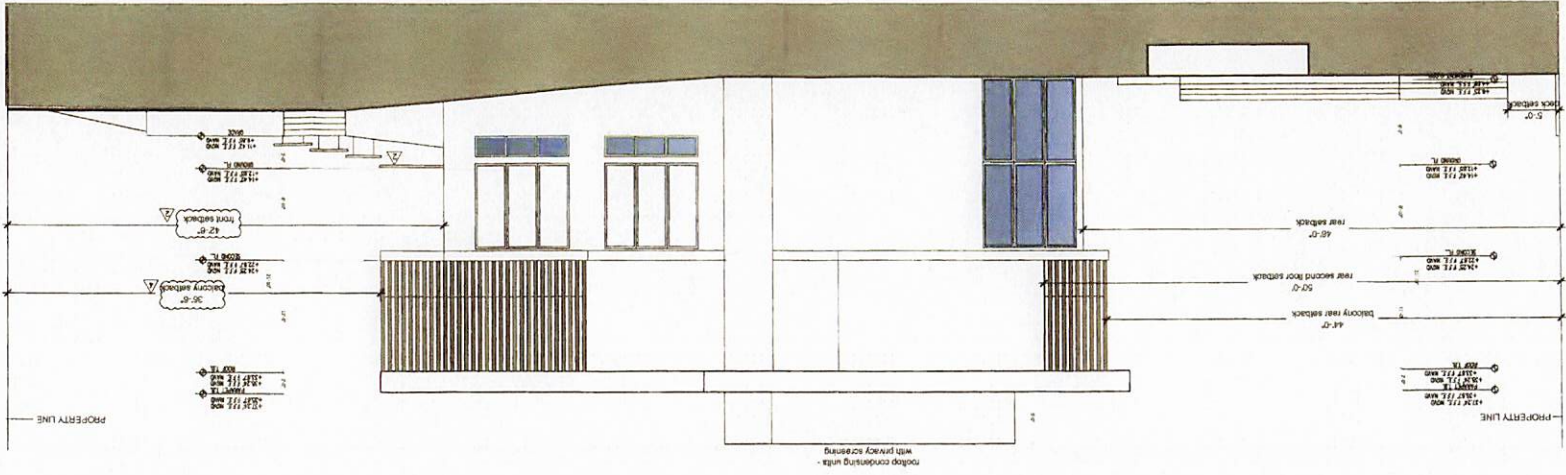
# Roof Plan - 1/4"



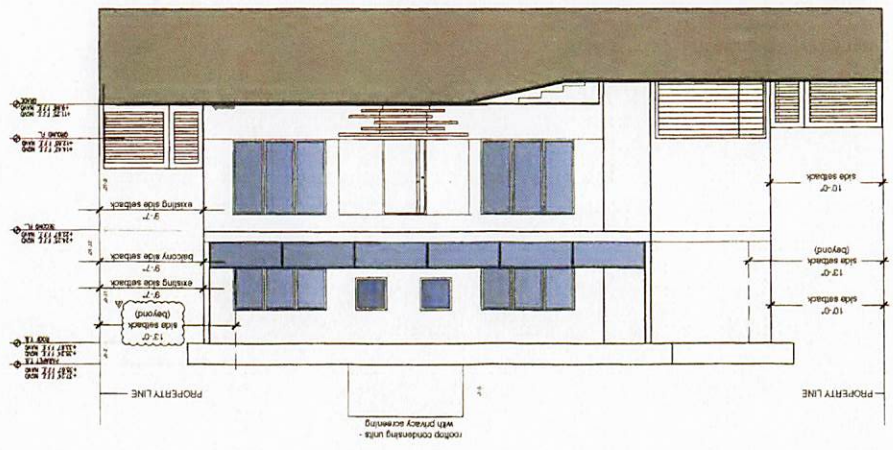
Roof Floor - 1/8"

[illegible]

# South Elevation - 1/4"



# East Elevation - 1/4"



Sheet No. A-5

Drawn by: S. 10 24

Project No. 23 024

Architect: J. R. Merlo

Professional Seal: J. R. Merlo, P.E., License No. 00012119

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

Scale: 1/4" = 1'-0"

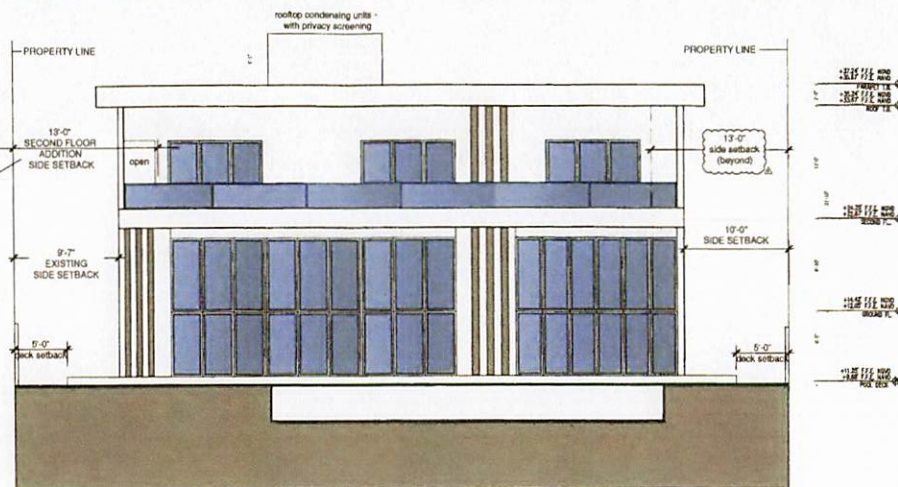
Joe R. Merlo / Florida license no. 00012119

**MERLO & ASSOCIATES**

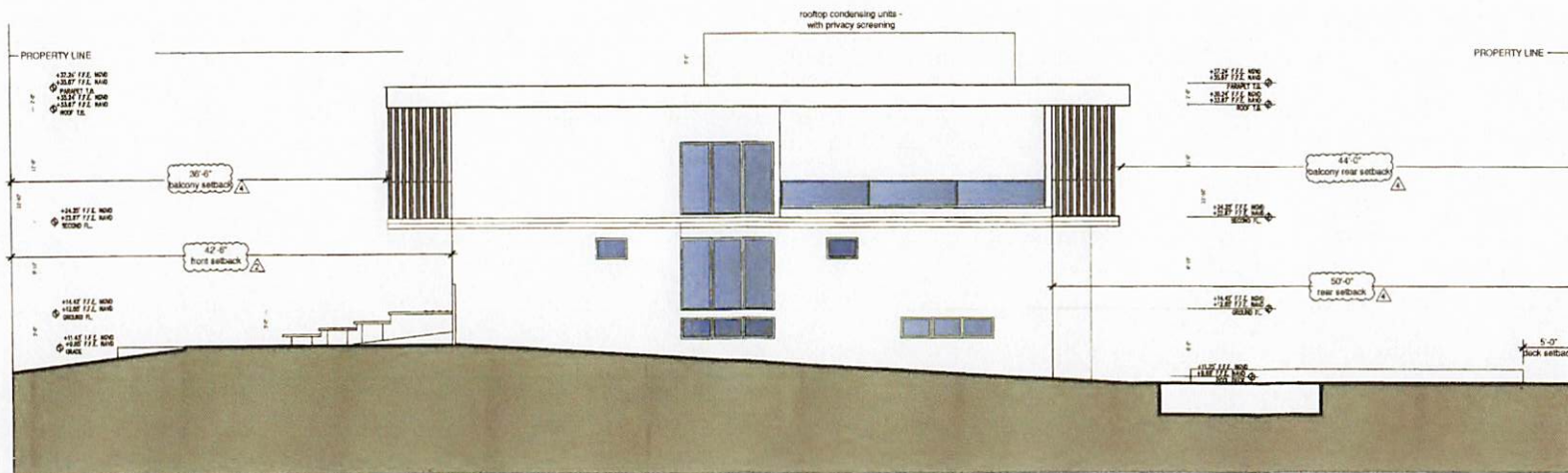
12755 Southwest 14th Street, Miami, Florida 33186 Tel: 781-251-1000 / Fax: 781-251-1001 / Email: jmerlo@merlo.com



All residences designed as two-story structures shall be required to increase Side Setbacks along two-thirds of the length of the second story by one foot for each one foot of building height above the first floor.  
The total height of the building is 21'-0" from existing first floor finished elevation.  
Therefore, it is 2'-0" higher than 18', so the side setback is increased an additional 2' = 10'-0" + 2'-0" = 12'-0".



West Elevation - 1/4"



North Elevation - 1/4"

DATE	0-21-24
REVISIONS	
1	ISSUED FOR PERMIT REVIEW
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JOSE R. MERLO / FLORIDA LICENSE NO. 00012119

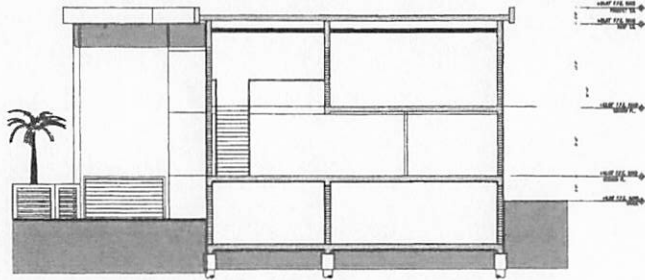
**MERLO & ASSOCIATES**  
1323 S. W. 10th Ave., Suite 200, Ft. Lauderdale, FL 33304

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

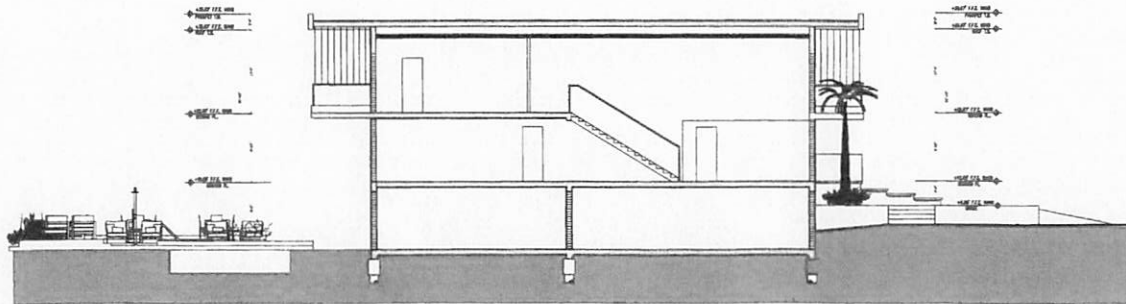
STATE OF FLORIDA  
JULY 1, 2024  
A. MERLO  
REGISTERED ARCHITECT

electronic seal

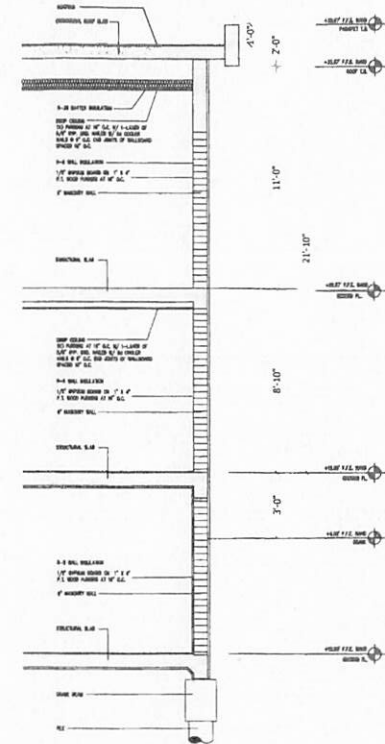
Project No.: 23-024  
Date Issued: 6-10-24  
Sheet No.: A-6



Building Section A - 3/16"



Building Section B - 3/16"



Wall Section - 1/2"

Jose R. Merlo / Florida license no. 00012119

**MERLO & ASSOCIATES**  
11277 Sandstone Lakes Drive, Suite 100, Orlando, FL 32817  
407.921.1111 / merloandassociates.com

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



Jose R. Merlo  
Digitally signed by Jose R. Merlo  
DN: cn=Jose R. Merlo, o=Merlo & Associates, ou=Professional Engineer, email=jmerlo@merloandassociates.com, c=US  
Date: 2025.04.21 16:11:11 -0400

Project No: 23-024

Client Name: B-25-25

Sheet No: A-7





Front View Rendering

REV	DATE	BY	DESCRIPTION
1	6-23-24		ISSUED FOR REVIEW COMMENTS
2			
3			
4			
5			

jose r. merlo / florida license, no. 00012119  
**MERLO**  
 RENOVATIONS AND ADDITION  
 13713 Southshore 14th Street, Miami, Florida 33186  
 Tel: 781-233-5488 / Fax: 781-233-5488 / Email: jmerlo@merlo.com

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



electronic seal  
 Jose R. Merlo  
 Digitally signed by Jose R. Merlo  
 DN: cn=jose.r.merlo, o=Merlo & Associates, ou=Merlo & Associates, email=jmerlo@merlo.com, c=US

Project No: 23-024

Date Issued: 6-23-24

Sheet No: A-8





Rear View Rendering

revision	date
1	6-23-24
2	
3	
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jose r. merlo / florida license no. 00012119



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



electronic seal

Project No.: 23-024

Date Issued: 6-22-25

Sheet No.:

A-9





Rear View Rendering

Rev	Description	Date
1	Initial	06/23/24
2	Revisions per client comments	
3		
4		
5		

Jose R. Merlo / Florida license no. 00012119  
**MERLO**  
 & associates  
 1271 Southwest 14th Ave, Miami, Florida 33136, tel: 305-251-1488, jmerlo@merloandassociates.com

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



electronic seal  
 Jose R Merlo  
 Digitally signed by Jose R Merlo  
 DN: cn=Jose R Merlo, o=Merlo & Associates, ou=Merlo & Associates, email=jmerlo@merloandassociates.com, c=US

Project No. 23-024  
 Date issued: 8-22-25  
 Sheet No. A-10





Rendered East Elevation



Rendered South Elevation

revision	date
1	6-23-24
2	
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Jose R. Merlo / Florida license, no. 00012119  
**MERLO** & associates  
 13775 Southwest 14th Street, Miami, Florida 33186 tel: 786-251-6488 / merloandassociates.com

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



electronic seal

Project No.: 23-024

Date issued: 6-22-25

Sheet No.

A-11





Rendered West Elevation



Rendered North Elevation

revision	date
1	8-23-24
2	
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9	
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Jose R. Merlo / Florida license no. 00012119  
**MERLO**  
 & associates  
 3337 Seabreeze | Fort Worth, Texas 76106 | 817-221-1611 | jmerlo@merloandassociates.com

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



electronic seal  
 Jose R. Merlo  
 P.E.  
 Mechanical  
 License No. 00012119

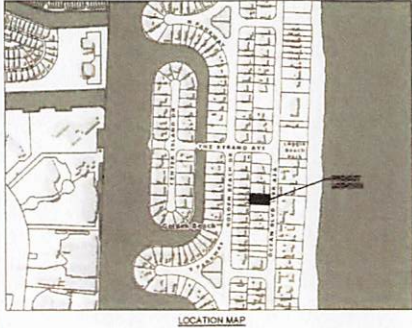
Project No: 23-024  
 Date Issued: 8-22-25  
 Sheet No: A-12

# PAVING AND DRAINAGE PLANS

360 OCEAN



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



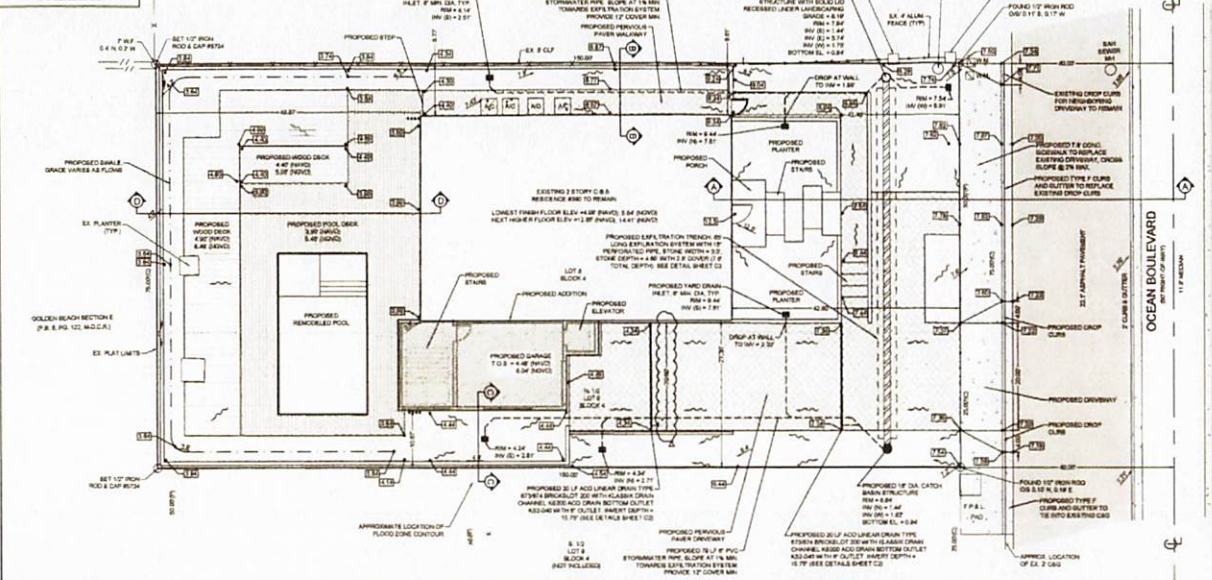
<b>EXISTING DATA</b>	<p>OWNER: GOLDEN BEACH TOWN</p> <p>PROJECT: 360 OCEAN BLVD RESIDENCE</p> <p>DATE: 08/02/25</p> <p>DESIGNER: SPEATH ENGINEERING, LLC</p> <p>PROJECT NO.: 2503-0001</p>
<b>REVISIONS</b>	<p>1. REVISION: 08/02/25</p> <p>2. REVISION: 08/02/25</p> <p>3. REVISION: 08/02/25</p> <p>4. REVISION: 08/02/25</p> <p>5. REVISION: 08/02/25</p>
<b>NOTES</b>	<p>1. 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 ASSUME TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXISTING LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>

FLOOD INFORMATION TABLE	
FEAR FLOOD ZONE	2.0 A 1.0
BASE FLOOD ELEVATION	8.0 (NAVD83)
PRELIMINARY FEAR FLOOD ZONE	8.0 (NAVD83)
COUNTY FLOOD ZONE	8.0 (NAVD83)
EXISTING F.F.E.	12.00 (NAVD83)
PROPOSED F.F.E.	12.00 (NAVD83)
EXISTING BASEMENT ELEVATION	4.00 (NAVD83)
PROPOSED BASEMENT ELEVATION	4.00 (NAVD83)
PROPOSED POOL DECK	8.00 (NAVD83)
PROPOSED POOL	8.00 (NAVD83)
PROPOSED DRIVEWAY	8.00 (NAVD83)
PROPOSED DRIVE	8.00 (NAVD83)
PROPOSED WALKWAY	8.00 (NAVD83)

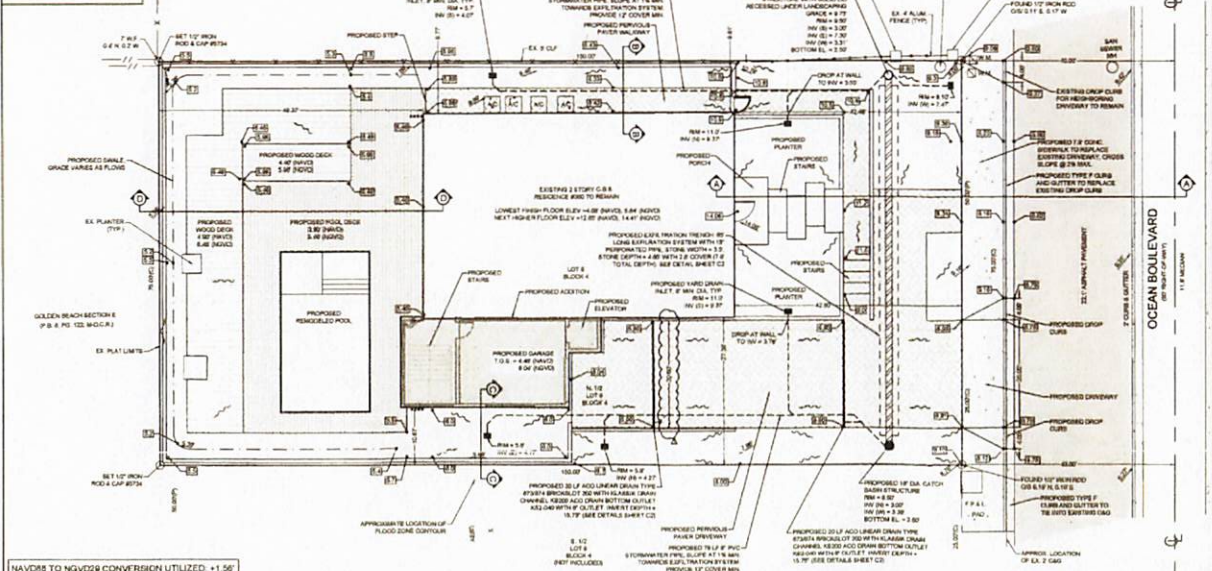
LEGEND	
---	EXISTING DRIVE
---	PROPOSED DRIVE
---	PROPOSED WALKWAY



## ELEVATIONS SHOWN IN NAVD88



## ELEVATIONS SHOWN IN NGVD29



NAVD88 TO NGVD29 CONVERSION UTILIZED: +1.56

REVISIONS	DATE	BY
1. REVISION	08/02/25	RV
2. REVISION	08/02/25	RV
3. REVISION	08/02/25	RV
4. REVISION	08/02/25	RV
5. REVISION	08/02/25	RV

**SPEATH ENGINEERING**  
ENGINEERING, LLC  
360 OCEAN BLVD  
TOWN OF GOLDEN BEACH  
MIAMI-DADE COUNTY, FLORIDA

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



08/02/2025  
MATTHEW S. SPEATH P.E.  
LIC. #67470  
SPEATH ENGINEERING, LLC  
2400 N.W. 11th Ave., Suite 100  
Fort Lauderdale, FL 33311  
TEL: 954.581.1111  
WWW.SPEATHENGINEERING.COM

DRAWN	RV
CHECK	MS
DATE	08/02/25
SCALE	1" = 10'
PROJECT	P25-43

SHEET: C1  
1 of 2



[illegible]

TOTAL LOT AREA (A): 11,260 SF  
PROPOSED PAVEMENT AREA (A/P):  
GREEN SPACE: 5,838 SF  
PROPOSED IMPERVIOUS AREA (A/I):  
PARKING: 2,400 SF  
SITE IMPROV: 4,832 SF  
TOTAL IMPROV: 7,232 SF  
DRAINAGE REQUIREMENTS:  
RETAIN 1 SF & TOTAL SITE AREA:  
11,260 SF @ 1.0712 = 608 CF

11,290 SF X 2.0' X 65.0% = 1,523 CF  
AVERAGE ELEVATION OF PERVIOUS AREA = 7.3' (NOV)  
GROUNDWATER AS MEASURED IN GEOTECHNICAL REPT  
BELOW GROUND SURFACE, USE 2.0' (NOV) IN CALCULA  
DISTANCE BETWEEN AVERAGE HIGH GROUND WATER &  
AVERAGE ELEVATION OF PERVIOUS AREA = 5.3' (NOV)  
FOR DISTANCES GREATER THAN 4.0 FT,  $S = 8.10'$

ALBUOFF DEPTH (D) =  $(14.027)^2 / (2 \times 0.876)$   
FOR 10 YR, 34 MM STORM,  $P = 7.07$   
 $R = (7 \times 0.2 \times 2.807) / (7 \times 0.2 \times 2.807) = 4.47$   
VOLUME OF RAINOFF GENERATED (V) =  $A \times P \times T$   
 $V = 34 \times 0.876 \times 4.47 = 131.79 \text{ CM}$

13-418 W-18 S-23810<sup>4</sup> 128899

VOLUME STORED IN TRENCH:  
FIVE = 15' DIA = 1,227 CF (FY X 87 = 80 CF  
3' X 3' X 87 = 80 CF = 762 CF  
762 X .80% = 304 CF (.80% VOID IN STONE)

EXPLANATION:  
 $\bullet 3000 \text{ K } (2.7 \times 10^3) \text{ (in } 10^{-3} \text{ K)}$   
 $\bullet 3000 (3.0 \times 10^3) \text{ (in } 10^{-3} \text{ K)}$   
 $\bullet 3.000 \text{ CF}$

---

[illegible][illegible][illegible]

REVISIONS	DATE	BY
3. INITIAL SUB	08/26/04	W
1. REVIEW CMRT	08/26/04	W

**SPEATH  
ENGINEERING**  
SPEATH ENGINEERING, INC. • 44 W. PLAZER ST. SUITE 100  
ANN ARBOR, MI 48106 • 734/769-0000

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

**MATTHEW S. SPRATH P.E.**  
**LIC. 007070**  
**FBPE 0 3192**

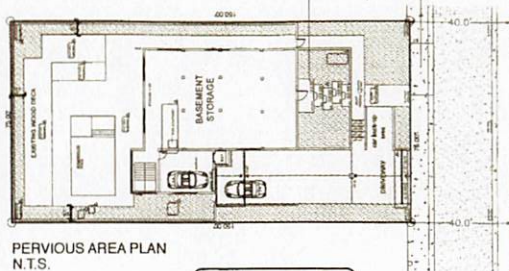
DRAWN	RV
CHECK	MSS
DATE	09/02/25
SCALE	NTS
PROJ. NO.	F25-43

C2  
2 8 2

# LANDSCAPING PLANS

360 OCEAN

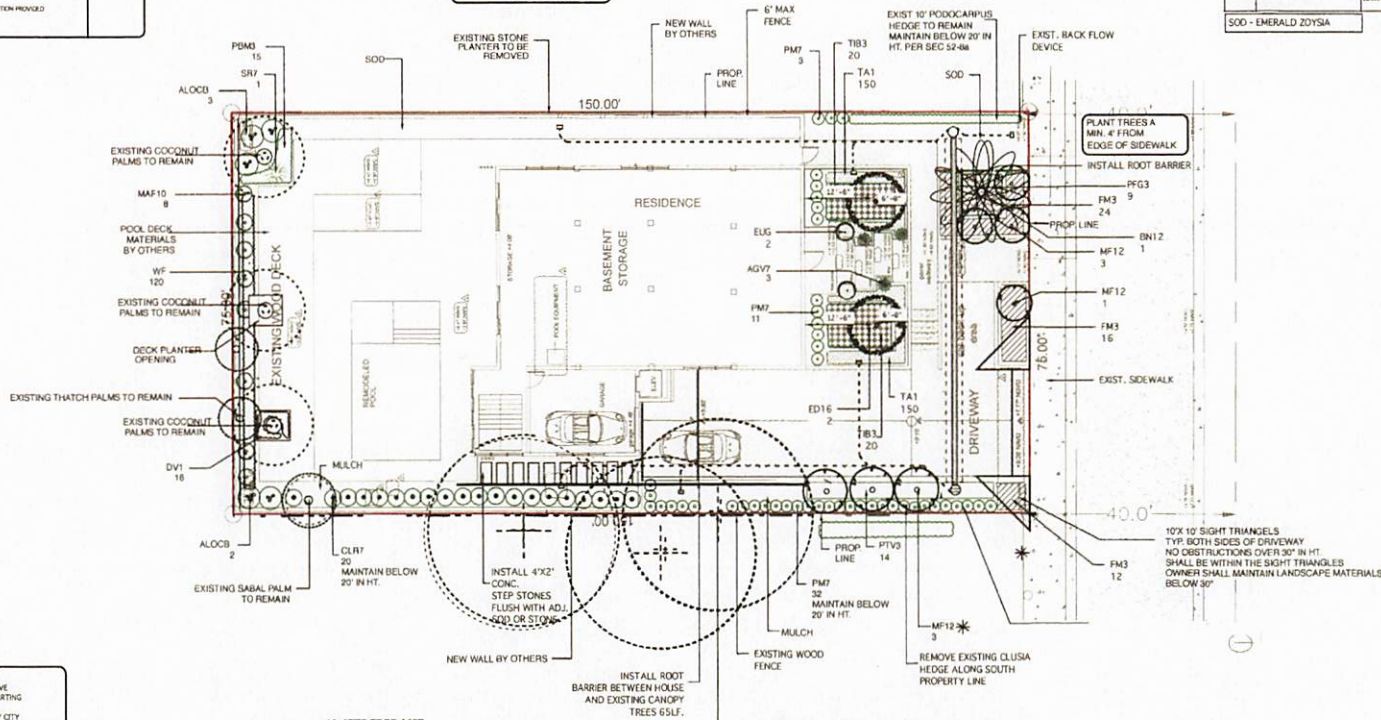
GOLDEN BEACH LANDSCAPE DESIGN CHAPTER 12 LANDSCAPING		
ZONING DISTRICT NET LOT AREA 50.24 ACRES NET LOT 50' x 112.50' 50'		
REQUIRED	PROVIDED	
OPEN SPACE A. 50' OF PAVED AREA AS INDICATED ON SITE PLAN B. 50' OF PERVIOUS AREA AS INDICATED ON SITE PLAN		
2,211 SF (100%)	2,211 SF (100%)	
TREES A. THE NUMBER OF TREES REQUIRED PER A.C. LOT AREA = 1 TREE PER 2,000 SF OF LOT AREA MINUS NUMBER OF EXISTING TREES LESS THE EXISTING NUMBER OF TREES MEETING MIN. REQUIREMENTS. MINUS 1		
1	1	
B. MIN. 2 CANOPY TREES OR GROUPING OF PALMS MEETING CODE REQUIREMENT IN FRONT SETBACK PROVIDED CANOPY TREES OR PALMS IN FRONT SETBACK =		
2	2	
C. 1/4 PALM TREES ALLOWED 1/4 TREES REQUIRED 5.5 MIN. =		
3	3	
D. 1/4 NATIVE TREES REQUIRED 3.5 =		
3	3	
E. 1/4 DROUGHT TOLERANT TREES REQUIRED 3.5 =		
3	3	
F. STREET TREES 1 PER 25 L.F. OF FRONTAGE EXCLUDING DRIVEWAYS CLEAN BLVD. 1/10' = PROVIDED 7.0 UNDER PALMS 12' (NO)		
2	2	
G. TOTAL NUMBER OF TREES REQUIRED = 7		
7	7	
SHRUBS A. THE TOTAL NUMBER OF TREES REQUIRED 7 x 20 =		
140	140	
B. NATIVES REQUIRED 140 x 30% = 42		
42	42	
IRRIGATION PLAN REQUIRED BY CHAPTER 12. AUTOMATIC IRRIGATION PROVIDED		



KEY	PLANT NAME	SPECIFICATION	QUANTITY
PM7	PLANT NAME	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1
ED16	ED16	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1
ED16	ED16	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1
ED16	ED16	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1
ED16	ED16	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1
ED16	ED16	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1
ED16	ED16	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1
ED16	ED16	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1
ED16	ED16	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1
ED16	ED16	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1

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
PM7	PLANT NAME	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1
ED16	ED16	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1
ED16	ED16	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1
ED16	ED16	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1
ED16	ED16	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1
ED16	ED16	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1
ED16	ED16	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1
ED16	ED16	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1
ED16	ED16	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1
ED16	ED16	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1



KEY	PLANT NAME	SPECIFICATION	QUANTITY
PM7	PLANT NAME	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1
ED16	ED16	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1
ED16	ED16	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1
ED16	ED16	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1
ED16	ED16	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1
ED16	ED16	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1
ED16	ED16	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1
ED16	ED16	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1
ED16	ED16	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1
ED16	ED16	12" P.F.T. TRUNK, 12' DIA. MINIMUM CLEARANCE	1

MITIGATION TREES PROPOSED = 4  
(1) PM7 = 360 SF.  
TOTAL = 1,400 SF.  
PALM REPLACEMENT = 1  
BN12 = 360 SF.  
DEFICIENT AMOUNT = 4,300 SF.



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

10' TO THE BEST OF MY KNOWLEDGE THE PLAN AND SPECIFICATIONS IN THIS SET HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND I AM NOT PROVIDING ANY OTHER SERVICE OR PRODUCT IN CONNECTION WITH THIS PROJECT.



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

L-1



# EXISTING TREE INVENTORY

TREE NO.	COMMON NAME	BOTANICAL NAME	SIZE DBH	HT. X SPL	CONDITION	DISPOSITION	CRZ
1.	SABAL PALM	SABAL PALMETTO	22"	CA X 9'	FAIR	REMOVE/IT	5'
2.	COCONUT PALM	COCONUT PALM	42"	CA X 18'	FAIR	REMAIN	5'
3.	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	16"	CA X 8'	GOOD	REMAIN	5'
4.	MAHOGANY	SWietenia MAHOGANI	15 X 6	12' CA X 8'	POOR	REMOVE/IT	5'
5.	THATCH PALM	THIRNAX RADATA	12"	20' X 8'	FAIR	REMOVE	5'
6.	BRAZILIAN PEPPER	COCONUT PALM	12"	20' X 8'	INVASIVE	REMOVE	5'
7.	COCONUT PALM	COCONUT PALM	42"	CA X 18'	FAIR	REMAIN	5'
8.	ARECA PALM	DYPsis LUTSCENS	10"	8' CA X 8' CLUMP	FAIR	REMOVE/IT	5'
9.	TOOD TREE	BISCHOFIA JAVANICA	10"	30' X 25'	INVASIVE	REMOVE/IT	5'
10.	ARECA PALM	DYPsis LUTSCENS	10"	8' CA X 8'	FAIR	REMOVE/IT	5'
11.	COCONUT PALM	COCONUT PALM	42"	CA X 22'	FAIR	REMOVE/IT	5'
12.	TROPICAL ALMOND	TERMINALIA CATAPPA	8"	18' X 15'	POOR	REMOVE/IT	5'
13.	FICUS BENJAMINA	WEeping FIC	48"	30' X 30'	POOR	REMOVE/IT	5'
14.	TROPICAL ALMOND	TERMINALIA CATAPPA	10"	30' X 30'	POOR	REMOVE/IT	5'
15.	TROPICAL ALMOND	TERMINALIA CATAPPA	10"	30' X 30'	POOR	REMOVE/IT	5'
16.	TROPICAL ALMOND	TERMINALIA CATAPPA	15"	30' X 30'	GOOD	ON ADJ. PROPERTY	7'
17.	COCONUT PALM	COCONUT PALM	37"	CA X 15'	FAIR	REMOVE/IT	7'
18.	COCONUT PALM	COCONUT PALM	37"	CA X 15'	FAIR	REMOVE/IT	7'
19.	THATCH PALM	THIRNAX RADATA	16"	CA X 8'	GOOD	REMOVE/IT	7'
20-26	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	14"	10' CA X 8'	GOOD	REMOVE	7'
27.	TROPICAL ALMOND	TERMINALIA CATAPPA	20"	32' X 30'	POOR	REMOVE/IT SPECIMEN	7'
28.	MAHOGANY	SWietenia MAHOGANI	20"	32' X 30'	POOR	REMOVE/IT SPECIMEN	7'
31-32	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	17"	23' X 25'	FAIR	REMAIN	8'
33.	MAHOGANY	SWietenia MAHOGANI	11"	24' X 20'	FAIR	ON ADJ. PROPERTY	8'
34.	TROPICAL ALMOND	TERMINALIA CATAPPA	11"	24' X 20'	FAIR	ON ADJ. PROPERTY	8'

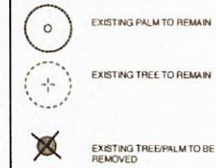
## TREES TO BE REMOVED AND MITIGATED

#4 MAHOGANY	36 SF
#12 TROPICAL ALMOND	225 SF
#13 FICUS BENJAMINA	900 SF
#14 TROPICAL ALMOND	900 SF
#15 TROPICAL ALMOND	225 SF
#16 TROPICAL ALMOND	225 SF
#29 MAHOGANY	900 SF x 2 = 1,800 SF
#30 MAHOGANY	900 SF x 2 = 1,250 SF
TOTAL CANOPY REMOVED =	5,581 SF
MITIGATION TREES REQUIRED =	(12) 12' CA TREES
PROPOSED ON 1-1 =	1,300 SF
DEFICIENT VALUE =	4,281 SF

## 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

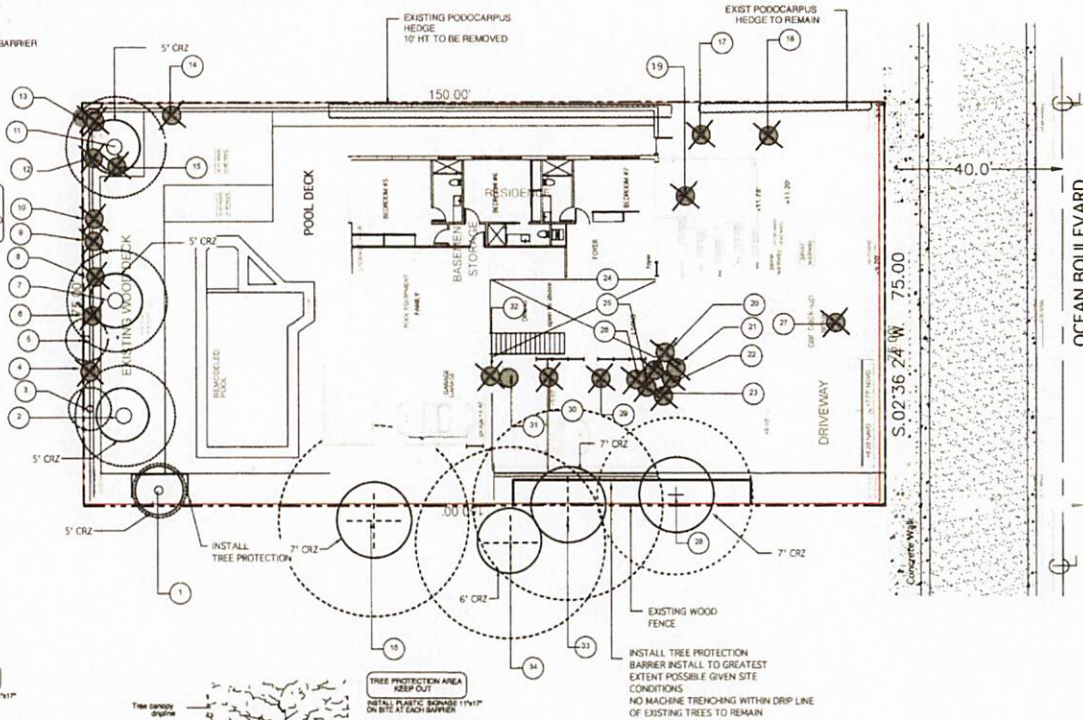
## PLAN KEY



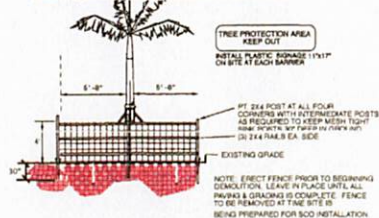
NOTE: NO TREES SHALL BE REMOVED OR RELOCATED WITHOUT A TREE REMOVAL PERMIT ISSUED BY THE CITY OF GOLDEN BEACH PRIOR TO DEMOLITION. SEE DETAIL BELOW.

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

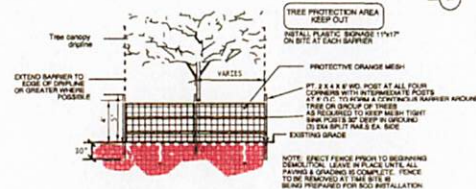
NOTE: INSTALL TREE PROTECTION BARRIER AROUND EXISTING COCONUT PALMS PER DETAIL THIS SHEET NOT TO IMPAIR ACCESS TO THE POOL. CONSTRUCTION.



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:

DATE	REVISION
4/30/24	SITE REV: 4/30/24
5/16/24	SITE REV: 5/16/24
7/3/24	CITY COMMENTS: 7/3/24
8/7/25	SITE REV: CITY COMMENTS: 8/7/25

SHEET TITLE:  
**EXISTING TREE DISPOSITION PLAN**

PROJECT:  
**PRIVATE RESIDENCE**  
360 OCEAN BLVD  
GOLDEN BEACH, FL

SCALE: 1"=10'

DATE DRAWN: 3/25/24

SHEET NO.: **L-2**

of 3



