



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

**AGENDA  
BUILDING REGULATION ADVISORY BOARD  
June 11, 2024, at 6pm**

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

- A. CALL MEETING TO ORDER:**
- B. BOARD ATTENDANCE:**
- C. STAFF ATTENDANCE:**
- D. APPROVAL OF MINUTES:** May 14, 2024
- E. REQUEST FOR ADDITIONS, DEFERRALS, DELETIONS & WITHDRAWALS:**

- 1. David Pratt Esq Trs- **WITHDRAWAL**  
The Cypress House Trust  
422 Golden Beach Drive  
Golden Beach, Fl 33160

Property Address: 422 Golden Beach Drive, Golden Beach, FL, 33160  
Folio No: 19-1235-005-0010  
Legal Description: Lot 45 & N1/2 of Lot 46 Blk F Less Beg NW COR Lot 1

Installation of a new floating dock.

- 2. Caren Sredni Trs-  
540 North Parkway  
Golden Beach, FL 33160

Property Address: 540 North Parkway, Golden Beach, FL, 33160  
Folio No: 19-1235-006-0860  
Legal Description: Lot 10-11, Block M, GB Sect F, PB 10-11

Installation dock replacement & seawall repair.

- 3. Nicole Dolman  
605 Golden Beach Dr  
Golden Beach, Fl 33160

Property Address: 605 Golden Beach Drive, Golden Beach, FL. 33160  
Folio No.: 19-1235-006-0180  
Legal Description: Lots 38, Blk 1, GB Sect F, PB 10-11

Construction of new single-family residence and landscape design approval

4. 670 Golden Beach Dr LLC  
17111 Biscayne Blvd 1401  
North Miami Beach, FL 33160

Property Address: 670 Golden Beach Drive, Golden Beach, FL. 33160  
Folio No.: 19-1235-006-0480  
Legal Description: Lot 15 & Port Of Lot 16 Blk E Desc Comm NW Cor Of Lot 18 Th Sely Ad 205.07ft For POB Cont Sely Ad 93.79ft Th S 59 Deg W 175ft Nwly Ad 56.49ft N 46 E 175ft To POB Golden Beach Sec F Pb 10-11

Construction of new single-family residence and landscape design approval

5. 670 Golden Beach Dr LLC  
17111 Biscayne Blvd 1401  
North Miami Beach, FL 33160

Property Address: 670 Golden Beach Drive, Golden Beach, FL. 33160  
Folio No.: 19-1235-006-0480  
Legal Description: Lot 15 & Port Of Lot 16 Blk E Desc Comm NW Cor Of Lot 18 Th Sely Ad 205.07ft For POB Cont Sely Ad 93.79ft Th S 59 Deg W 175ft Nwly Ad 56.49ft N 46 E 175ft To POB Golden Beach Sec F Pb 10-11

Seawall and dock

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

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

Construction of a new single-family residence.

7. Jonathan A. Kessler  
Cathie L. Pass  
633 Golden Beach Drive  
Golden Beach, FL. 33160

Property Address: 633 Golden Beach Drive, Golden Beach, FL. 33160  
Folio No.: 19-1235-006-1020  
Legal Description: Lots 32 & 33, & S 7.5' of lot 31, Blk 1, GB Sect F, PB 10-11

Construction of new single-family residence and landscape design approval

8. Avi Benayoun  
Leigh Sherman  
615 Golden Beach Drive  
Golden Beach, FL. 33160

Property Address: 615 Golden Beach Drive, Golden Beach, FL. 33160  
Folio No.: 19-1235-006-0160  
Legal Description: Lots 36 & 37, Blk 1, GB Sect F, PB 10-11

Construction of new single-family residence and landscape design approval

9. GB Real Estate Holdings LLC  
1200 Brickell Avenue, Ste 950  
Miami, FL 33131

Property Address: 534 North Parkway, Golden Beach, FL, 33160  
Folio No: 19-1235-006-0950  
Legal Description: Lot 16 & Port of Lot 15, Block F, GB Sect F, PB 10-11

Construction of new single-family residence and landscape design approval

10. GB Real Estate Holdings LLC  
1200 Brickell Avenue, Ste 950  
Miami, FL 33131

Property Address: 538 North Parkway, Golden Beach, FL, 33160  
Folio No: 19-1235-006-0690  
Legal Description: A Port of Lot 15 & S1/2 of Lot 14 Blk F GB Sect F, PB 10-11

Construction of new single-family residence and landscape design approval

11. Blaise Matuidi and Isabelle Helene Marie Matuidi  
560 Ocean Blvd.,  
Golden Beach, FL. 33160

Property Address: 560 Ocean Blvd, Golden Beach, FL. 33160  
Folio No.: 19-1235-001-0251  
Legal Description: Lots 6 through 8, Blk 2, GB Section A, PB 9-52

Construction of an accessory structure.

12. Nre Miami Corp  
1925 Brickell Ave, D205  
Miami, FI 33129

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

Exterior alternation and addition.

13. Matthew Kay &W Jennifer  
504 N Parkway St  
Golden Beach, FI 33160

Property Address: 504 North Parkway, Golden Beach, FL. 33160  
Folio No.: 19-1235-006-0770  
Legal Description: Lot 24 Less Beg Sely Cor Of Lot 24 Th Nwly167.87ft Swly Ad 10ft  
Sely To Pob Blk F, GB Sec F PB 10-11

Seawall and dock.

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

14. Manuel Grosskopf  
Mariana Grosskopf Levi  
284 South Island Drive  
Golden Beach, FL. 33160

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

Construction of a new sing-family residence and landscape design approval

Relief from Town Code §66-102(a) which requires that 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 NGVD; and that exterior slabs and walkways shall not exceed an elevation of 36 inches above the crown of the road adjacent to 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.

Request is to allow the finished grade of the lot to be 6' NGVD (1.114'/13.368" higher); and exterior slabs, decks, and walkways to exceed the crown of the road (2.886' NGVD) to be 6' NGVD (0.114'/1.36" higher).

Allowing the grade of the lot to be 1.114' higher also increases the maximum height of stairs at the front of the home because the Town Code requirement for this feature is based on the grade of the lot. The highest stair in the setback in the front of the home is 8.25' NGVD (0.364'/4.4" higher) when 7.886' NGVD would be the maximum if the lot grade complied.

**G. OLD BUSINESS:**

15. Gregory M Cogan Trs  
Florida Land Trust No 1gb  
151 Tremont St Ste 110  
Boston, Ma 02111

Property Address: 291, 287, and 299 Ocean Boulevard, Golden Beach, FL, 33160  
(Through Unity of Title)  
Folio No: 19-1235-003-0310, 003-0290, 002-0500  
Legal Description: Lot 20, N ½ of Lot 40, All Lot 41, 42, 43, and 44, Blk A & B, GB Sec C PB 9-52

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

16. Manuel Grosskopf  
Mariana Grosskopf Levi  
284 South Island Drive  
Golden Beach, FL. 33160

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

Construction of a new sing-family residence and landscape design approval

## **H. NEW BUSINESS**

## **I. ADJOURNMENT**

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