

TOWN OF GOLDEN BEACH
BUILDING AND ZONING DEPARTMENT
MEMORANDUM



TO: Building Regulatory Advisory Board
FROM: Christopher M. Gratz, AICP, Consulting Planner
DATE: April 9th, 2024
SUBJECT: Variances for a new Residence, 476 North Parkway

GENERAL PROPERTY INFORMATION

Land Use Designation: Low Density Residential
Zoning District: Zone Three (3)
Address: 476 North Parkway
Legal Description: Lot 32, Block "F", Section "E" of Golden Beach, According to the Plat thereof, as recorded in Plat Book 8, Page 122 of the Public Records of Miami-Dade County.
Lot Information: Under-sized lot, 74.72' frontage, average depth of 174.775', 10,465 square feet (0.24 acres)

APPLICATION INFORMATION

Owner/Agent: Saber South Hialeah II LLC/Michael Klinger

REQUEST

Variance #1 **FROM:** Town Code §66-69.3(h)(3) which requires all residences designed as two-story structures 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 18';

TO: allow two-thirds of the east façade to have side setbacks of 10.5', 12.5' and 14' as opposed to the required 16';

Variance #2 **FROM:** Town Code §66-237(b) which requires swimming pools, hot tubs and spas to be built in rear or side setback areas not less than 10' from waterways or property lines;

TO: allow a swimming pool with spa to be built in the side setback areas 7.5' from the property lines;

Variance #3 **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;

TO: allow the finished grade of the lot to be 10.04' NGVD (4.04' higher); and exterior slabs, decks, and walkways to exceed the crown of the road (3.14' NGVD) to be as much as 10' NGVD (6.68' higher).

Allowing the grade of the lot to be 4.04' higher also increases the maximum elevation of a swimming pool and spa, maximum height of stairs at the front of the home, and maximum height of the stairs on the sides of the pool and 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.

§66-237(c) Setback areas. In-ground swimming pools, hot tubs and spas shall not exceed two feet above a grade level swimming pool deck, patio, or terrace.

HISTORY

The property contains a single story 2,308 sq. ft. home constructed in 1951 according to the Miami-Dade Property Appraiser.

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 Variance is 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.

This property is in Zone 3 and the Town Code's requirements are applicable to all properties in the district. The property is slightly undersized and pie shaped like many other waterfront properties are in the Town and is not unique.

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

The variance requests are a direct result of the applicant's design. The change in the required finished floor elevation to 9' NAVD in Zones 2 and 3 without any changes to grades and elevations poses design challenges but they have been overcome by every applicant.

(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.

The granting of the variances directly confers special privileges the owner; the variances will allow a home and swimming pool that is larger than what others who have complied with the Code have had approved.

(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.

No evidence has been presented that an undue hardship would be incurred by constructing a new home and swimming pool in compliance with the Code. Buildable area being reduced by Code requirements for elevations, grades, and setbacks is not an undue hardship; minimum setbacks are not guaranteed rights, they are only minimums design standards. The proposed home has living area that is 2.4 times larger (6,001 sq. ft.) than the minimum living area of 2,500 sq. ft. that is required by the Code; all of the requirements of the Code can be met by reducing the size of the home which would still be substantially larger than the minimum living area that the Code requires.

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

The requested variance is what the applicant needs to achieve the desired design. No evidence has been presented that constructing a home and swimming pool in compliance with the Code is not reasonable.

(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). The home was designed with sensitivity with how relates to the neighboring homes; the massing of the east side of the second floor takes into account the adjacent neighbor's home; a picket fence is on top of the retaining walls recognizing the difference in grade between the existing homes, a solid wall is allowed to be measured starting at the finished ground floor elevation which when viewed from the adjacent lot grades can make a wall appear 10' tall from the neighbor's perspective.

(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 a use variance.

RECOMMENDATION

The applicant has failed to provide any substantial competent evidence to support the request and fails to meet the criteria required by the Town Code for the granting of a variance; therefore **denial** of the application is recommended.



TOWN OF GOLDEN BEACH NOTICE OF PUBLIC HEARING

The **BUILDING ADVISORY BOARD** and the **TOWN COUNCIL** of the **TOWN OF GOLDEN BEACH** will hold a public hearing on the following proposal:

3 Variance Request(s)
 Accessory Structures

Construction of a single family-residence.

1. Relief from Town Code §66-69.3(h)(3) which requires all residences designed as two-story structures 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 18'.

Request is to allow two-thirds of the east façade to have side setbacks of 10.5', 12.5' and 14' as opposed to the required 16'.

2. Relief from: Town Code §66-237(b) which requires swimming pools, hot tubs and spas to be built in rear or side setback areas not less than 10' from waterways or property lines.

Request is to allow a swimming pool with spa to be built in the side setback areas 7.5' from the property lines.

3. 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.

Request is to allow the finished grade of the lot to be 10.04' NGVD (4.04' higher); and exterior slabs, decks, and walkways to exceed the crown of the road (3.14' NGVD) to be as much as 10' NGVD (6.68' higher).

JOB ADDRESS: 476 North Parkway, Golden Beach, FL, 33160
OWNER ADDRESS: 1820 E. Hallandale Beach Blvd, Hallandale, FL 33009
REQUESTED BY: Saber South Hialeah II, LLC
LEGAL DESCRIPTION: Lot 32 & Blk F, GB Sect B, PB 8-122
FOLIO NO.: 19-1235-005-0400

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

Golden Beach Town Hall
1 Golden Beach Dr.
Golden Beach, FL 33160
<https://us02web.zoom.us/j/89291108015?pwd=NS8rWnJhN21mSUdlcmFadHErei8yZz09>
Meeting ID: 892 9110 8015
Passcode: 752288
April 9, 2024 at 6pm

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

Golden Beach Town Hall
1 Golden Beach Dr.
Golden Beach, FL 33160.
<https://us02web.zoom.us/j/84705681307?pwd=N1lnNHRwa0FMSU40Mk4ralFRYk1MUT09>
Meeting ID: 847 0568 1307
Passcode: 468744
April 16, 2024 at 6pm

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: March 28, 2024


Linda Epperson – Assistant Town Manager

PURSUANT TO FLA. STATUTE 206.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COUNCIL, BOARD OR COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, AFFECTED PERSONS MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. ANY INDIVIDUAL WHO BELIEVES HE OR SHE HAS A DISABILITY WHICH REQUIRES A REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE FULLY AND EFFECTIVELY IN A MEETING OF THE BUILDING REGULATION BOARD MUST SO NOTIFY THE TOWN CLERK AT (305) 932-0744 AT LEAST 24 HOURS PRIOR TO THE DATE OF THE MEETING.

TOWN OF GOLDEN BEACH
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): M. K. L.

Acknowledged before me this 31 day of Jan, 2024

Type of identification:
Personally known

[Signature]
Notary Public



ANAM. FREEDMAN
Commission # HH 229002
Expires March 6, 2026

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: _____
am hereby authorizing _____ relative to my property and I
representative before the Building Regulation Advisory Board and Town Council.

Signature of owner(s)

Acknowledged before me this _____ day _____ 20____

Type of identification:

Notary Public

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

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

Property Address: 476 NORTH PARKWAY, GOLDEN BEACH, FLORIDA 33160
 Legal Description: Lot 32, Block F of "GOLDEN BEACH SEC. E", according to the Plat Thereof as Recorded in Plat Book 8 at Page 122 of the Public Record of Miami Dade County, Florida
 Owner's Name: Saber South Hialeah II, LLC Phone (305) 968-4468 Fax _____
 Agent's Name: Michael Klinger Phone (305) 968-4468 Fax _____
 Board Meeting of: April 9th 2024

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

Application for: New construction two story home and zoning variances (4)
 Lot size: 10,475 Sq.Ft
 Lot area: 10,475 Sq. Ft.
 Frontage: 60 ft (irregular pie shaped lot with 45' on the water and 75' on the street)
 Construction Zone: AE6
 Front setback: 35 ft
 Side setback: 7.5 ft on first floor; 10.5', 12.5' and 14' as opposed to the required 16'
 Rear setback: 35 ft
 Coastal Construction: Yes No East of coastal const. control line: Yes No
 State Road A1A frontage: No
 Swimming pool: Yes No Existing: Yes _____ Proposed: Yes _____
 Fence Type: Masonry block Existing: Yes _____ Proposed: Yes _____
 Finished Floor elevation N.G.V.D.: 9.00'NAVD / 10.54' NGVD
 Seawall: Yes Existing: 2.21' NAVD Proposed: 4.425' NAVD
 Lot Drainage: Rainwater will be disposed of in a proposed exfiltration trench system
 How will rainwater be disposed of on site? Rainwater will be disposed of in a proposed exfiltration trench system

Adjacent use (s): Single Family Homes
 Impervious area: 6,448.5 SF
 % of impervious area: 61.56%
 Existing ground floor livable area square footage: 2,164 SF
 Proposed ground floor livable area square footage: 3,207
 Existing 2nd floor livable area square footage: N/A
 Proposed 2nd floor livable area square footage: 2,794
 Proposed % of 2nd floor over ground floor: 87.1%
 Vaulted area square footage: N/A
 Vaulted height: N/A
 Color of main structure: A combination of TRAVERTINE STONE Veneer (Natural finish), STUCCO (Colors: Glacier White, Cambridge grey, Warm Ivory)
 Color of trim: ALUMINUM VENEER Anodized (Colors: Champagne (warm ivory) and Dark Bronze)
 Color & material of roof: White High Albedo roofing membrane
 Building height (above finished floor elevation): 24.5'
 Swale: (Mandatory 10'-0" from edge of payment, 10 ft. wide x 1 ft. deep minimum):
 Existing trees in Lot: 1 in Swale: 1
 Proposed trees in Lot: 7 in Swale: _____
 Number & type of shrubs: 316 (Red Stopper, Bay Rum, Macho fern, Wart Fern and Chinese Evergreen)
 Garage Type: Attached two-car garage Existing: None Proposed: 2-car
 Driveway width & type: Permeable pavers 18'

Date: 2/29/24

Variance for Maximum Grade

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

Date: 2/29/24

Fee: _____

I, Michael Klinger 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: 476 NORTH PARKWAY, GOLDEN BEACH, FLORIDA 33160 Folio No. 19-1235-005-0400

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)**:

Sec. 66-102(a) - Maximum grade allowed by Town Code Sec 66-102(a) is 6' NGVD.

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. This is confirmed.

As designed, the site plan shows a maximum grade of 10.04' NGVD on the east side of the house at the pool bath exit/entrance.

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. This is confirmed. Resolution 602.22 was adopted on August 30, 2022 creating the need for the First Finished Floor (FFF) to be at 9.0' NAVD / 10.54' NGVD. However, the Town Code was not changed in other sections to adjust the grades accordingly. Houses permitted prior to August 30, 2022 had the benefit of being able to place the FFF at base flood elevation + 1' which in the case of 476 North Parkway would be at 7' NGVD.

The transition under the old code from 7' NGVD to 6' NGVD is easy and pleasant. However, the step down from 10.54' NGVD to 6' NGVD is unduly cumbersome relative to other properties

c. The special conditions and circumstances do not result from the actions of the applicant. This is confirmed. The lot was per its current layout when purchased by Owner.

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. This is confirmed as other lots looking to abide by Resolution 602.22 which create situations that do not comply with other parts of the code could request and be granted a similar variance.

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. This is confirmed. All properties permitted prior to the code change under Resolution 602.22 benefited from a 0.5-1.0' drop when exiting their home. Mandating the FFF at 9.0' NAVD/10.54' NGVD deprives the applicant of rights commonly enjoyed by other properties in the district.

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

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. This is confirmed. The applicant has planned for retaining walls to retain the soil and water within its own lot and has taken its neighbors into consideration by not creating tall solid walls along the property line.

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? No

12. Do you have a building permit? Yes No

Building Permit No. _____ Date issued: _____

Pool side yard setback variance

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

Date: 2/1/24

Fee: _____

I, Michael Klinger 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: 476 NORTH PARKWAY, GOLDEN BEACH, FLORIDA 33160 Folio No. 19-1235-005-0400

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)**: _____

Sec. 66-237 - Swimming Pools, Hot Tubs and Spas may be built in rear or side Setback areas providing they are not less than ten feet from waterways or Property Lines.

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. This is confirmed.

As designed, the proposed house has a pool that follows the 7.5' side setback lines and not the 10' as per code.

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. This is confirmed. This lot is not only undersized at 60' in width along the center line, but

is also a reverse pie shaped lot which makes laying out an efficient house impractical relative to the rectangular lot houses. In addition, because it is so narrow, applying the same 10' side pool setback on such a narrow lot makes it harder to design an attractive pool that aligns with the width of the house.

c. The special conditions and circumstances do not result from the actions of the applicant. This is confirmed. The lot was per its current layout when purchased by Owner.

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. This is confirmed as other undersized reverse pie shaped lots could request and be granted similar variance.

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. This is confirmed. Applying this rule to a 100' or 75' wide lot does not affect the layout and efficiency of the house as much as on a 60' wide lot. The larger lots have house side yard setbacks in line with the pool side yard setback of 10'. Allowing for 7.5' side setbacks for the pool would align the pool with the house which is also setback 7.5' on the sides.
4. The Variance granted is the minimum Variance that will make possible the reasonable use of the land or structure. This is confirmed.
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. This is confirmed. Having a pool be 2.5' closer to the side yard property line should not harm the neighbors or the public.

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? No
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: 2/1/2024

Fee: _____

I, Michael Klinger 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: 476 NORTH PARKWAY, GOLDEN BEACH, FLORIDA 33160 Folio No. 19-1235-005-0400

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): Sec. 66-69.3.h(3)
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 18 feet.

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. This is confirmed.
As designed, the house meets the first floor side yard setbacks of 7.5' for undersized lots. However, the second floor setbacks do not comply with Sec. 66-69.3.h(3) requiring an incremental setback of 1-foot for every foot above 18 feet in height. The house measures 24.5' in height from first finished floor and would require 6.5' incremental setback along 2/3 the length 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. This is confirmed. This lot is not only undersized at 60' in width along the center line, but is also a reverse pie shaped lot which makes laying out an efficient house impractical relative to the rectangular lot houses. In addition, because it is so narrow, applying the same incremental setback rule to such a narrow lot makes it harder to abide to relative to the wider lots since the house is left with an alley like second floor.

c. The special conditions and circumstances do not result from the actions of the applicant. This is confirmed. The lot was per its current layout when purchased by Owner.

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. This is confirmed as other undersized reverse pie shaped lots could request and be granted a similar variance.

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. This is confirmed. Applying this rule to a 100' or 75' wide lot does not affect the layout and efficiency of the house as much as on a 60' wide lot. At the same 24.5' height, the incremental 6.5' of second floor setbacks equate to only 13% and 17.3% of the width of a 100' wide and 75' wide lot, respectively. While for an irregular 60' lot it averages 21.7% of the width.

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

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. This is confirmed. The house as designed actually provides for a greater amount of total second floor setbacks as measured by area versus what is allowable by code. If built to the max while respecting the code second floor setbacks, the area of the second floor setback could be 910 Sq. Ft. The design proposed yields 1,383 Sq. Ft. of incremental 2nd floor setback (52% more) and a substantial amount of side setback is provided in the front and back of the house where visible by the public.

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 Owner engaged neighbors. Awaiting response.
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? No

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: 2/29/24

Fee: _____

I, Michael Klinger 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: 476 NORTH PARKWAY, GOLDEN BEACH, FLORIDA 33160 Folio No. 19-1235-005-0400

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)**:
Sec. 66-102(a) - Exterior slabs and walkways shall not exceed an elevation of 36 inches above the crown of the road adjacent to the lot.

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. This is confirmed. As designed, the entry stairs do not comply with Town Code §66-102(a) which allows this feature to be a maximum of 36" above the crown of the road which is 3.14' NGVD + 36" = 6.14' NGVD within a setback. The elevation of the highest stair in the setback is at 10.08'NGVD, 3.94' higher.

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. This is confirmed. Resolution 602.22 was adopted on August 30, 2022 creating the need for the First Finished Floor (FFF) to be at 9.0' NAVD / 10.54' NGVD. However, the Town Code was not changed in other sections to adjust the grades accordingly. Houses permitted prior to August 30, 2022 had the benefit of being able to place the FFF at base flood elevation + 1' which in the case of 476 North Parkway would be at 7' NGVD. The transition from 7' NGVD to 6.14' NGVD would require 1-2 steps inside of the setback line versus 6-7 steps inside of the setback line under the new code.

c. The special conditions and circumstances do not result from the actions of the applicant. This is confirmed. The lot was per its current layout when purchased by Owner.

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. This is confirmed as other lots looking to abide by Resolution 602.22 which create situations that do not comply with other parts of the code could request and be granted a similar variance.

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. This is confirmed. All properties permitted prior to the code change under Resolution 602.22 benefited from having a lower FFF and therefore less steps needed to get to grade. Mandating the FFF at 9.0' NAVD/10.54' NGVD deprives the applicant of rights commonly enjoyed by other properties in the district as it would force the entrance back into the property in order to accommodate more steps beyond the setback line.

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

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. This is confirmed.

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? No

12. Do you have a building permit? Yes No

Building Permit No. _____ Date issued: _____

TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
PETITION FOR VARIANCE
AFFIDAVIT BY OWNER

Affidavit by Owner for Variance Request(s):

Folio No.: 19-1235-005-0400

Address: 476 NORTH PARKWAY, GOLDEN BEACH, FLORIDA 33160

Legal Description: _____

Lot 32, Block F of "GOLDEN BEACH SEC. E"; according to the Plat Thereof as Recorded in Plat Book 8 at Page 122 of the Public Record of Miami Dade County, Florida

Being duly sworn, deposes and says: That He/She is the Owner named in the application for Building Advisory Board for the hearing date of March 12, 2024 relating to Variance requests for construction or other work to be performed on, or in connection with, the premises located as indicated in the application.

I acknowledge notification by The Town of Golden Beach, that granting of a variance(s) by The Town Council, is conditioned on the following:

1. That a Building Permit for the contemplated work pursuant to the Variance must be issued within two (2) years from the date of the approval of the Resolution granting such variance request.
2. If a Building Permit is not issued within the two (2) year time limit set then the Resolution granting the Variance approval will be null and void.
3. That as the applicant, and at my own expense, I shall record a certified copy of the Resolution in the public records of Miami-Dade County and return two (2) certified copies to the Golden Beach Town Hall for inclusion into my property records.

[Handwritten Signature]

Signature of Owner or Legal Representative

Sworn to and subscribed before me this 31 day of Jan, 2024

[Handwritten Signature]

Notary Public State of Florida at Large

Personally know to me

Produced Identification



ANA M. FREEDMAN
Commission # HH 229002
Expires March 6, 2026

GOLDEN BEACH LANDSCAPE LEGEND

Chapter 52 - Landscaping

Zoning District: Single Family Residential (Zone 3 - Block F)
 Net Lot Area: 0.24 acres 10,475 square feet

OPEN SPACE

	REQUIRED/ ALLOWED	PROVIDED
A. Square feet of paved area, as indicated on the site plan:	65% MAX. (6,808.55)	61.56% (6,448.50)
B. Square feet of pervious area, as indicated on site plan:	35% MIN. (3,666.25)	38.44% (3,026.50)

TREES

A. The number of trees required per net lot acre:	5	8
= 1 tree per 2,500 SF of lot area minus number of existing trees 10,475/2,500 (5)		
Less the existing number of trees meeting minimum requirements (1 Tree)	4	7
B. Min. 2 canopy trees or grouping of palms meeting code requirement in front setback	2	4
C. % palm trees allowed. No. trees required x 40%:	N/A	N/A
The number of trees+palms required (4 groups of palms to meet min. requirement):	N/A	N/A
D. % native trees required. No. trees provided x 50% =	4	5
E. % drought tolerant trees required. No. trees provided x 50% =	4	5
F. Street trees: 1 per 25 linear feet of frontage excluding driveways	2	3
<u>74.72'</u> total - <u>36'</u> driveway = <u>38.72'</u> linear feet along street / 25' = 1.5		
H. Total number of trees required / provided:	7	11

SHRUBS

A. The total number of trees required x 20 = the number of shrubs required	100	316
B. The number of shrubs required x 30% = the number of native shrubs required	30	94

Irrigation Plan: Required by Chapter 52. Automatic Irrigation provided 100%

NOTE: All planting and sodded areas to be provided with automatic irrigation system, 100% coverage with 50% overlap

TOWN OF GOLDEN BEACH

DRAINAGE COMPUTATION WORKSHEET

Last updated January 24th, 2017

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 $A = \underline{10,475}$ square feet

Step 2:

Determine AP $AP = \underline{4026.5}$ square feet

AI $AI = \underline{6448.5}$ 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= 8 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= 8-2=6 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:

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

S is computed in inches $S =$ 3.14 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= 4.27 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.

$$V = \underline{3,724} \text{ cubic feet}$$

Step 9:

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

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

$$VP = \underline{\text{See Drainage Report}} \text{ cubic feet}$$

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= See Drainage Report cubic feet) > (V= 3,724 cubic feet)

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

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

Note:* means multiply.

TOWN OF GOLDEN BEACH
ACKNOWLEDGEMENT and AFFIDAVIT BY OWNER
Chapter 46-85 Height of Seawalls and Docks and Extension of Deck of Dock.
of the Code of Ordinances
Article IV Seawalls and Docks.

Affidavit by Owner: Michael Klinger

Folio No.: 19-1235-005-0400 Address: 476 NORTH PARKWAY, GOLDEN BEACH, FLORIDA 33160

Legal Description: _____

Lot 32, Block F of "GOLDEN BEACH SEC. E", according to the Plat Thereof as Recorded in Plat Book 8 at Page 122 of the Public Record of Miami Dade County, Florida.

Being duly sworn, deposes and says: That He/She is the Owner named in the permit application for construction or other related work to be performed on, or in connection with, the premises, as indicated above, and is in agreement that granting of a permit for construction on said premises, agrees to repair, or replace said seawall in question;

- a) All new and replacement seawalls shall be constructed at an elevation of 4.425 feet above the North American Vertical Datum of 1988 (NAVD-88). Except as provided in section (b) below, all new and replacement docks shall be constructed at a minimum height of 3.425 NAVD-88, and a maximum not to exceed 4.425 NAVD-88. No finished material installed or applied to the seawalls or docks shall exceed three inches in thickness. No cover shall be permitted to be erected in connection with any dock.

- b) Where any legal non-conforming seawall exists, a new or replacement dock may be constructed at an elevation which is not more than one foot below the top of the cap of the existing seawall.

M. Kl.
Signature of Owner or Legal Representative
Print Name: Michael Klinger

Sworn to and subscribed before me this 31 day of January 2024

[Signature]
Notary Public State of Florida at Large

Personally know to me Produced Identification



**TOWN OF GOLDEN BEACH BUILDING
REGULATORY ADVISORY BOARD
APPLICATION and REVIEW PROCEDURE**

Thank you for applying to the Building Advisory Board for approval of your project. Below is a brief guideline on how the application review process works and what can be expected. The attached application form contains additional guidelines and information pertinent to your submittal. Please follow all directions contained within the application prior to submitting your package to our office:

Submittal

Submit your completed application package to the Town by the required deadlines which are available on the Town's website at www.goldenbeach.us.

Upon receipt of your application and within the first week after you submit, the Town's zoning and landscape reviewers will perform their first review. Following their review you will receive reports for an approval or comments requesting additional information and/or needed corrections to your plans and/or your application.

Reports

Two basic types of reports can be issued under a zoning and landscape review; the first report that may be issued will list code deficiencies, if any, as the zoning and landscape reviewer sees them in relationship to the Town's current Zoning Code, the report for zoning will be entitled "Planning and Zoning Comments". This process will continue each time updated information is received and until all issues have been addressed.

After all deficiencies have been addressed and the zoning and Landscape reviewers do not find any deficiencies then a second report will be issued entitled "Town of Golden Beach – Community Development Memorandum" this report is the clearance memorandum to allow the item to move forward and be placed on the Agenda for possible approval by the Board. You will receive two separate reports one from zoning and one from landscaping.

Deadlines - Agenda Placement

A positive review prior to the meeting is required in order for your application to be placed on the Agenda. As with all applications sufficient time is needed by the Town's reviewers and staff for processing prior to the item moving forward for placement on the Agenda.

Your application will require a satisfactory review within the seven days prior to the scheduled meeting in order to be placed on the Agenda. If a satisfactory recommendation is not received within the time period specified, then the application will be tabled to the next Building Advisory Board meeting in the next month, pending approval of the application. Building Advisory Board meetings are scheduled for the Second Tuesday of each month pending quorum. All notifications will be sent via email on the progress of your application and the Board's ability to meet.

Special Note

Simple applications might not receive comment sheets and will move directly to a "Town of Golden Beach – Community Development Memorandum" mentioned in the previous paragraph allowing the item to be placed on the Agenda to be heard by the Board.

Notice

If submittals have been inactive for 90 days or more, they will automatically be placed on inactive status and new submittals will be required.

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

APR 09 2024

APPROVED
DISAPPROVED
VARIANCE REQ.

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD MEETING/HEARING

Property Location: 476 NORTH PARKWAY, GOLDEN BEACH, FLORIDA 33160

Meeting Date: April 9th 2024

Variance Hearing Dates: Advisory Board April 9th, 2024

Town Council April 16th, 2024

APPROVAL FROM THE BUILDING REGULATION ADVISORY BOARD IS REQUIRED FOR:

- A. Plans for new residence
- B. Plans for addition to or exterior alterations of an existing structure.
- C. Additional structures on premises of existing residences
- D. Review of landscape plan for new construction, renovation or addition to existing residence.
- E. Recommendation to Town Council for the approval or denial of variances and special exceptions.
- F. Recommendation to Town Council for interpretation regarding apparent conflicts or inconsistencies in the zoning provisions in Chapters 46 & 66

APPLICATION HEARING PROCESS

Building Approval:

Applicant shall submit 2 completed packages for review and approval. Each package shall consist of an application, survey, warranty deed and drawings as required. The plans shall be sized as follows: 2 sets 11" x 17" and 1 USB/ flash drive containing everything submitted hard copy (including application). This is separate from the landscaping plan submittal.

Landscape Approval - Separate Submittal from the Building Submittal Applicant shall submit 2 complete packages for review and approval. Each package shall consist of an application, existing landscape and tree disposition survey, proposed site plan and landscape plans as required. The plans shall be sized as follows: 1 set 11 x 17, 1 **full size** set 24" x 36" and 1 USB/ flash drive containing everything submitted hard copy (including application).

Zoning Variance Approval:

Submittal for a zoning variance: submit 2 complete packages for approval: each package shall consist of an application, survey, warranty deed and drawings are required. The plans shall be sized as follows: 2 sets 11" x 17" and 1 USB/ flash drive containing everything submitted hard copy (including application).

Final Submittal Requirement:

Eight days prior to the meeting and after all approvals have been obtained. The applicant shall submit for the Board's approval an additional 8 completed application packages, for both Building and Landscaping, which shall consist of a copy of the completed application, approved plans 8 sets 11 x 17 of the approved building and landscape applications, a survey, warranty deed, any other required documentation by the reviewer, and USB/ flash drive containing everything submitted hard copy (including application).

The Building Regulation Advisory Board (B.R.A.B.) meets at 6:00 P. M. on the second Tuesday of every month. Applications must be submitted 40 days, prior to scheduled

Any variances required must be heard and approved by the Town Council after the Building Regulation Advisory Board has considered the item. The Variance will be heard by the Town Council, in the following month, (on the third Tuesday), after the Building Regulation Advisory Board's action, at the Town Council's regularly scheduled meeting.

****NOTICE*****

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. PLEASE MAKE SURE THAT YOU, THE APPLICANT, HAVE CHECKED AND MARKED ALL THE REQUIREMENTS OF THE APPLICATION. IF SUBMITTALS HAVE BEEN INACTIVE FOR 90 DAYS OR MORE, THEY WILL AUTOMATICALLY BE PLACED ON INACTIVE STATUS AND NEW SUBMITTALS WILL BE REQUIRED.

**TOWN OF GOLDEN BEACH APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING**

1. The application deadline date will be adhered to. No application will be accepted after the date and time specified.
2. The Building Department will review the application package. If it is determined that the application is incomplete, the item will not be accepted and returned to the applicant for correction.
3. During the Forty Day (40) period from the deadline date to the hearing date the following events shall take place in proper order:
 - a) During the first week upon submittal, the zoning and landscape reviewers, or the Town's designated agent will review the application and complete a comment sheet specifying all deficiencies for correction which will be emailed to you the applicant/agent of record.
 - b) Corrections for any deficiencies must be submitted within 15 days of the scheduled meeting/hearing date. Corrections not approved or received for a scheduled Agenda item will be deferred to the next B.R.A.B. meeting/hearing date.
 - c) All applicants shall be made aware that incomplete applications or deficiencies not corrected in time as per these regulations, will not be included on the agenda, and are hereby rejected, and will be returned to the applicant.
 - d) Upon receipt of a Staff Recommendation report approving the project the balance of the applications with plans and documents, need to be submitted to the Building Department for distribution to the Board Members and Staff. The Building Dept. shall retain all originals for the records. At that time the applicant's request will be placed on the Agenda for approval by the B.R.A.B. Board Members.
4. After approval of the item by the Board, You will also need to retain a copy of the BRAB approved application package with the minutes for submission at the time of the permit application. Make sure to request a copy of the minutes on the 3rd Tuesday of the following month of your approval.
5. If a Variance: A Notice of Hearing for variance will be mailed no later than 10 days before the date of meeting, as per Town Code.
6. Variance have a two step process: The Building Advisory Board is a recommendation Board to the Town Council – The Town Council is the ultimate authority on Granting or Denial of Variance requests. The Town council will hear your requests for the Variance at the next hearing, it is at that Hearing that the Town Council will either approve or deny your requests. Someone needs to be present at the meeting. The Town Council meetings are held every 3rd Tuesday of every month.
7. After approval of the item by the Board, The Resolutions approving your variance will need to be prepared and you will be notified when they are ready to be picked up and get recorded with the Miami Dade County Clerk's recording office. You will need to forward us a Certified copy of recorded Resolutions and retain a copy for your records.
8. Required for permitting: A copy of the Certified copy of recorded Resolutions and BRAB approved application package along with the minutes.

**TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
SCHEDULE OF FEES**

Appropriate fee shall be paid at time of application you will be charged for each item included in the plans. These fees are not refundable.

<u>Type of request</u>	<u>Fee</u>	<u>Qty</u>
1. New single-family residence- per submittal and resubmittal	\$700.00	_____
2. Addition/Remodel of existing structure- per submittal and resubmittal	\$225.00	_____
3. Accessory Building (Cabana, Pergola, or Gazebo) - per submittal and resubmittal	\$150.00	_____
4. Pools, Spas and Water Features - per submittal and resubmittal	\$100.00	_____
5. Fencing, site walls, driveways, pool decks - for each item per submittal and resubmittal	\$150.00	_____
6. Seawalls and docks - for each item, per submittal and resubmittal	\$200.00	_____
7. Boat Lift- per submittal and resubmittal	\$100.00	_____
8. Landscape plan review is required for new construction, addition and remodeling projects (submit plans with site plan elevations separate from the building plan approval package).	\$300.00	_____
9. Resubmissions, based on original fee paid	75.0%	_____
10. Zoning Variances and special exceptions, per variance or exception:		
a. First variance/ exception.	\$750.00	_____
b. Per additional variance/exception, for the same initial variance (example: request for a dock, affecting two different codes	\$200.00	_____
c. When a variance is granted, the property owner, at his expense, shall have the resolution for the variance recorded in the public records of Miami-Dade county, and two (2) certified copies of the recorded resolution shall be submitted to the Town for inclusion into the property records		
d. If the Town Council grants a variance, a building permit must be secured within two years of the approval date or the variance will become null and void		
11. Request to the Board for verification of any section of the Zoning Code, For each Section to be verified	\$100.00	_____

**TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
SCHEDULE OF FEES**

12. Application for the legalization of construction built without the approval of the B.R.A.B., when the Board should have approved such construction, will be assessed a fee equal to four (4) times the regular fee applicable to the matter.

13. Special Requests for a meeting, variance, or waiver of plat hearing:

- a. For matters that have been heard, but the process had not been completed, i.e., tabled subjects, or unfinished subjects to be continued, the applicant must notify the Building & Zoning Department in writing if they would like the item continued

If the notification is received by the Department before the deadline for the next B.R.A.B. meeting, there will be no charge for the continuance. If the notification is received after the deadline, and the applicant still wants the matter included in the agenda for the next meeting, there will be a special fee of

\$200.00

- b. If the agenda has already been prepared and the applicant wants the matter to be heard, the request must be received in writing to be added to the agenda at the beginning of the meeting with the approval of the Building Official or Building & Zoning Director. There will be a special fee of

\$200.00

- c. When a special meeting or hearing of the B.R.A.B. is requested by an applicant, for either a new matter or continuance of a subject already heard, there will be a special fee for a 2 hour time period of

\$500.00

If the time limit is exceeded, an additional fee of ½ of the fee will be assessed for the second time period

\$250.00

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

Applicant check here	Complete application, sign, and notarize.	Bldg Dept Use
<input type="checkbox"/>	<p>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:</p> <ol style="list-style-type: none"> 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 type="checkbox"/>	<p>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</p>	
<input type="checkbox"/>	<p>Conceptual construction drawings prepared and signed by a licensed design professional that shall include, at a minimum, the following:</p> <ol style="list-style-type: none"> 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 type="checkbox"/>	<p>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)</p>	
<input type="checkbox"/>	<p>First Floor and Second Floor area calculations marking the geometrical areas used to calculate the overall floor areas.</p>	
<input type="checkbox"/>	<p>Colored rendering showing new construction or proposed addition. Marked with the applicable address.</p>	
<input type="checkbox"/>	<p>Estimated cost of proposed work. For additions/remodels fair market value of property showing land value and structure value separately.</p>	
<input type="checkbox"/>	<p>Site plan detailing construction site personnel parking.</p>	

This instrument prepared by:
Michael J. Pardo Esq.
Pardo Jackson Gainsburg & Shelowitz, PL
100 S.E. Second Street, Suite 2050
Miami, Florida 33131

Return to:
Adam D. Lustig, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, 23rd Floor
Miami, FL 33131

Tax Identification Number: 19-1235-005-0400

WARRANTY DEED

THIS WARRANTY DEED is made and entered into as of the 26th day of January, 2024 by YUVAL DOUER, a single person (“Grantor”), whose mailing address is 17501 Biscayne Blvd., Suite 410, Aventura, Florida 33160, to SABER SOUTH HIALEAH II, LLC, a Florida limited liability company (“Grantee”), whose mailing address is 1820 E. Hallandale Beach Blvd., Hallandale, Florida 33009, Wherever used herein, the terms “Grantor” and “Grantee” shall include all of the parties to this instrument and their successors and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's successors and assigns forever, the following described land situate and being in Miami-Dade County, Florida (the “Property”), to wit:

Lot 32, in Block F, of Section E of Golden Beach, according to the plat thereof, as recorded in Plat Book 8, Page 122, of the Public Records of Miami-Dade County, Florida.

a/k/a as 476 North Parkway, Golden Beach, Florida 33160

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to:

1. Real estate taxes subsequent to December 31, 2023, which are not yet due at closing.
2. All laws, ordinances and governmental regulations, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations.
3. Easements, covenants, conditions, restrictions and other matters of record, without hereby intending to re-impose any of the same.

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

APR 09 2024

APPROVED _____
DISAPPROVED _____
VARIANCE REQ _____

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that it is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey the Property, that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

[End of Warranty Deed – Signature Page Follows]

[REDACTED]

April 9th, 2024

Mr. Alexander Diaz
1 Golden Beach Drive
Golden Beach FL 33160

Dear Mr. Alexander Diaz:

We are writing in response to the variance requests for 478 N Parkway, the property adjacent to our home at 480 N Parkway, which was newly built and fully compliant with code in 2016. Unfortunately, we have an unavoidable professional obligation and thus cannot participate in person in the meeting today.

We are not experts in architecture or building codes and have confidence that the Town Code as written -and continuously updated by experts- considers what is optimal for the aggregate wellbeing of our community and thus variances should be extremely rare. In fact, when we designed our home, we made multiple adjustments relative to our initial plan to conform to the Town Code. We believe property values will be maximized if owners and prospective buyers have confidence that the Town Code is well considered and thus variances are extremely uncommon and granted for extenuating circumstances.

Notwithstanding, we have spoken to the applicant and reviewed the proposals and are attempting to be as constructive as possible to meet everyone's needs and ensure the Town of Golden Beach continues to be the most coveted destination in the area.


In the spirit of accommodating the applicant's desires, we would like to express our willingness to accept some of the requested variances, which, while perhaps unnecessary, we feel do not significantly detract from the value of our Town and home.

1. We are open to accommodating the variance request for Town Code 66-69.3(h)(3). As per our conversation with the applicant, we expect the decorative wooden slats will be more sparse than currently shown in the rendering in the portion of the house visible from our backyard. Note also that our understanding is that the slats must be within the setback.
 2. We do not object to the variance request Town Code 66-237(b) which enables the applicant to modify the location of the pool beyond the 10' setback (if it remains at code height, same as ours).
- [REDACTED]

3. With respect to Town Code 66-102(a), we are concerned with the impact of this very large variance request. The requested 4.04' increase for the grade of the lot and the 6.68' increase for exterior slabs, decks, and walkways would result in an excessively large height difference between the outdoor living spaces of their home to ours. Given the importance of the outdoor aesthetics and outdoor living experience to the enjoyment and the value of waterfront properties, we are concerned that this delta between adjacent homes would materially affect the value of homes like ours built less than a decade ago and fully compliant with then recently updated code. In addition to the enjoyment/aesthetics concern outlined above, we also have very serious concerns about stormwater management and overflow when there is such a drastic height variance between adjacent lots. Even with retaining walls and skilled engineering, it's very difficult to manage water overflows and the risk of flooding on our lot and other nearby areas increases drastically if such a large variance from the Town Code that others are expected to follow is granted. We respectfully ask that the finished grade of the lot and the exterior slabs, decks, and walkways (i.e. the outdoor livable spaces) be compliant with code, as well as the fencing height between our properties.

We understand that some modifications should be considered over time, in ways to allow new homes to function efficiently with the new height requirements with respect to their lots. However, we suggest this be done with minimal modifications and in a way that allows all residents of the Town of Golden Beach to benefit from the improvements in managing increasingly frequent rainfall and stormwater overflows. We would, for example, support changes that enable walkways immediately adjacent to the home to be cantilevered at the height restriction of the pool, or other minimal modifications that do not affect the aesthetics for the neighbors nor pose any increased flooding risk.

Current code requires homes to be built 2.5' above the height of homes (like ours) built in 2016. We would expect future Town Code modifications to the height of the lot and the various outdoor features to be at most capped at that same distance. This would result in new homes being subject to at least the same height differential between their finished floor elevation and the outdoor components as built homes like ours. In the event the Town determines that a grant of a variance of up to 2.5' increase in finished lot height is reasonable, then we would ask the Town to also grant us the right to plant vegetation on the east side of our property to cover any protruding fencing visible from our property.



We are very sorry that we cannot be at this public hearing in person, and hope that this letter conveys our perspective clearly. Please feel free to contact us if there are any questions regarding our comments above.

Sincerely,

Patricia and Nick Wexler

480 N Parkway
Golden Beach, FL 33160

March 11, 2024

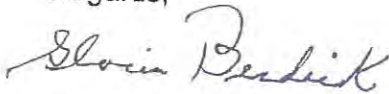
To: Town of Golden Beach Building Regulation Advisory Board

From: Gloria Berdick, Owner of 472 North Parkway

My name is Gloria Berdick and I own and live at 472 North Parkway, adjacent to 476 North Parkway. I understand, that as designed, the proposed house meets the first-floor side yard setbacks of 7.5' for undersized lots. However, the second floor setbacks do not comply with Sec. 66-69.3.h(3) requiring an incremental setback of 1-foot for every foot above 18 feet in height. In addition, I understand that the side pool setbacks are being requested to be 7.5', in line with the side setbacks of the house, in lieu of the 10' side pool setbacks as required by the code and that the rear setback of the pool encroaches on the minimum setback requirement of 10' by 2.2'. Finally, I am aware that the applicant has requested a variance for an increased grade within his site and for a front step within the 35' setback that is higher than what is allowed.

I have reviewed the proposed plans for 476 North Parkway and I fully support Mr. Klinger's requests for the several variances.

Regards,



Gloria Berdick

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

APR 09 2024

APPROVED _____
DISAPPROVED _____
VARIANCE REQ. _____

Linda Epperson

From: ADAM GIBB <podo20@aol.com>
Sent: Monday, April 8, 2024 11:03 AM
To: Linda Epperson
Subject: 476 N Parkway Variances requests

Good morning Linda,

Re: 476 N Parkway

I hope all is well.

Apologies for not sending this email sooner. We have a couple of concerns with the variances that are being requested on this property. Mainly with the changes to increase the side setbacks with the home being built and the pool, hot tub, or spa being built closer to property lines. I believe these are in variances 1 and 2.

As the developer is requesting these changes is the same person who has also purchased our neighbor Gloria Berdick's house we wanted to know should these variances pass for 476 would they be allowed to pass for 472?

If you remember we had such a hard and difficult experience with 462 on our east side when it was built. And we have suffered since with subsidence (they didn't install a sufficient retention wall). We would like to avoid any issues with 472 when it happens.

Would this be the time to protest anything? or would we wait for when 472 has any variance requests?

As always I appreciate your help and guidance with these matters.

Best Regards,
Adam

SABER SOUTH HIALEAH II LLC
1820 E HALLANDALE BEACH BLVD
HALLANDALE, FL 33009

DANIEL BERDAKIN TRS
BERDAKIN/ALBERTI 2012 IRREVOCABLE
CHILDRENS TRUST
SUSANA ALBERTI DE BERDAKIN TRS
BONO PACIFIC VIEW LIMITED
PARTNERSHIP
101 SOUTH ROSSMORE AVE
LOS ANGELES, CA 90004

EITAN GOLDMAN
JULIANA GOLDMAN
462 N PARKWAY
MIAMI, FL 33160

PATRICIA WEXLER
480 NORTH PARKWAY STREET
GOLDEN BEACH, FL 33160

RICHARD NICOLELLA & W DINA
522 N PARKWAY
GOLDEN BEACH, FL 33160-2253

460 N PARKWAY LLC
777 BRICKELL AVE 1270
MIAMI, FL 33131

THE CORAL GABLES TR CO AS TRS OF
THE PLATANO FL EXEMPT TR
225 ALHAMBRA CIR 333
CORAL GABLES, FL 33134

ROLANDO GARCIA JR & W ANA
526 N PARKWAY ST
GOLDEN BEACH, FL 33160

JOE ACKERMAN & W
Yael MARCUSCHAMER
456 N PARKWAY ST
GOLDEN BCH, FL 33160

ERI MARKETS HOLDING INC
MARK C KATZEF PA
2999 NE 191 ST STE 805
MIAMI, FL 33180

TARIQ SMITH CHERIF
AUDRA SCHNEPP CHARIF
530 N PARKWAY
GOLDEN BEACH, FL 33160

RONNI BIANCO
PAUL BIANCO
448 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160-2244

CORAL GABLES TRUST CO TRS
THE BAIT FLORIDA EXEMPT TRUST
255 ALHAMBRA CIR STE 333
CORAL GABLES, FL 33134

GB REAL ESTATE HOLDINGS LLC
1200 BRICKELL AVE STE 950
MIAMI, FL 33131

MALKA B PORGES
435 CENTER ISLAND DR
GOLDEN BEACH, FL 33160

IGOR EPHRAIM PINKHASOV
OLGA PINKHASOV
9593 NE 10 AVE STE C
MIAMI, FL 33179

~~GB REAL ESTATE HOLDINGS LLC
1200 BRICKELL AVE STE 950
MIAMI, FL 33131~~

ALAN ROTTER
KAREN GROSS
439 CENTER ISLAND DR
GOLDEN BEACH, FL 33160

ELLIOTT DORNBUSCH
JESSICA DORNBUSCH
500 N PARKWAY
AVENTURA, FL 33160

GABRIEL AMIEL TRS
THE GABRIEL AMIEL REVOCABLE TR
546 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

VANESSA ELIA
447 CENTER ISLAND DR
GOLDEN BEACH, FL 33160

MATTHEW KAY & W JENNIFER
504 N PARKWAY ST
GOLDEN BEACH, FL 33160

KENNETH R BERNSTEIN
550 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

WEBMAN ENTERPRISES INC
1920 NE 188 ST
MIAMI, FL 33179

LIOR BEN SHMUEL
508 N PARKWAY
GOLDEN BEACH, FL 33160-2253

GLORIA BERDICK &
KIM RUBIN TR
472 N PARKWAY
GOLDEN BEACH, FL 33160-2254

VERONICA SARABIA TRS
VERONICA SARABIA TRUST
455 CENTER ISLAND DR
GOLDEN BEACH, FL 33160

STEVEN B BERMAN
DALIA SARA BERMAN
516 N PARKWAY
GOLDEN BEACH, FL 33160

ADAM GIBB
ELAINE GIBB
468 NORTH PARKWAY ST
GOLDEN BEACH, FL 33160

MICHAEL YOUNG & W ELIZABETH
4870 NW 157 ST
MIAMI, FL 33014-6434



TOWN OF GOLDEN BEACH
1 Golden Beach Drive
Golden Beach, FL. 33160

SUMMARY MINUTES (DRAFT)
BUILDING REGULATION ADVISORY BOARD
April 9, 2024 at 6pm

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

- A. CALL MEETING TO ORDER:** 6:02 pm
- B. BOARD ATTENDANCE:** Isaac Murciano, Jerome Hollo, Zvi Shiff, Judy Mimoun and Michael Klinger
- C. STAFF ATTENDANCE:** Linda Epperson-Asst Town Manager, Christopher Gratz-Zoning Reviewer/Town Planner, and Monica Diaz-Bldg. Dept Assistant.
- D. APPROVAL OF MINUTES:** March 12, 2024

Motion to approve was made by Zvi Shiff, Seconded by Isaac Murciano
All were in favor no one opposed
Motion passed 5 – 0

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

1. 310 South Parkway LLC-
310 South Parkway
Golden Beach, FL 33160

Property Address: 310 South Parkway, Golden Beach, FL, 33160
Folio No: 19-1235-005-0590
Legal Description: Lot 31 & 32, Block G, GB Sect E, PB 8-122

Installation dock replacement & seawall repair.

2. Mark Feldman
Colette B Feldman
3752 NE 199 Street
Aventura, FL 33180

Property Address: 138 South Island Drive, Golden Beach, FL, 33160
Folio No: 19-1235-004-0540
Legal Description: Lot 12 & Block J, GB Sect D, PB 10-10

Installation of a new seawall and dock repair.

3. 101 Ocean Blvd LLC
101 Ocean Blvd
Golden Beach, FL 33160

Property Address: 101 Ocean Boulevard, Golden Beach, FL, 33160
Folio No: 19-1235-003-0010
Legal Description: Lot 1 Less Beg NW COR Lot 1

Construction of a new single-family residence, covered terrace, pool, cabana, and roof top terrace and landscape design approval.

4. David Pratt Esq Trs
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.

5. 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.

6. 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.

7. Manuel Grosskopf
Mariana Grosskopf Levi
284 South Island Drive
Golden Beach, FL 3316

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

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

8. Jonathan A Kessler
Cathie L Pass
633 Golden Beach Dr
Golden Beach, FL 33160

Property Address: 633 Golden Beach Drive, Golden Beach, FL, 33160
Folio No: 19-1235-006-1020
Legal Description: Lot 32 & 33& S7.5 FT of Lot 31, Blk 1, GB Sec F PB 10-11

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

9. 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: Lot 36 & 37, Blk 1, GB Sec F PB 10-11

Construction of an addition to an existing single-family residence and remodel.

10. Blaise Matuidi
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: Lot 6 thru 8, Blk 2, GB Sec A PB 9-52

Construction of accessory structures.

A motion to defer items 1 through 10 was made by Zvi Shiff, Seconded by Isaac Murciano

All were in favor, no one opposed.

Motion passed 5 – 0

F. VARIANCE REQUEST(S):

11. 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

Christopher Gratz summarized his report into the record
Board Member Michael Klinger recused himself from voting on this item
A letter from Mrs. Wexler, 480 North Parkway, GB, was read into the record opposing the variance requests for the change in lot grade.

Mr. Klinger spoke on his own behalf regarding these items, and read a letter into the record from Gloria Burdick, 472 North Parkway – in favor of the project.

Mrs. Wexler – 480 North Parkway, GB – spoke in opposition to this item.

Mr. Wexler – 480 North Parkway, GB - spoke in opposition to this item

Mr. Gibb – 468 North Parkway, GB – spoke on this item to voice his concerns on future development

Construction of a new single-family residence.

1. Relief from Town Code §66-69.3(h)(3) which requires all residences designed as two-story structures 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 18'.

Request is to allow two-thirds of the east façade to have side setbacks of 10.5', 12.5' and 14' as opposed to the required 16'.

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

Zvi Shiff made a motion to recommend approval of the variance, Seconded by Isaac Murciano.

On roll call: Isaac Murciano-Aye, Judy Mimoun-Aye, Zvi Shiff-Aye, and Jerome Hollo-Aye.

Motion passed 4 – 0

2. Relief from: Town Code §66-237(b) which requires swimming pools, hot tubs and spas to be built in rear or side setback areas not less than 10' from waterways or property lines.

Request is to allow a swimming pool with spa to be built in the side setback areas 7.5' from the property lines.

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

Isaac Murciano made a motion to recommend approval of the variance, Seconded by Zvi Shiff.

On roll call: Isaac Murciano-Nay, Judy Mimoun-Aye, Zvi Shiff-Aye, and Jerome Hollo-Nay.

Motion failed for lack of majority 2 – 2

3. 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.

Request is to allow the finished grade of the lot to be 10.04' NGVD (4.04' higher); and exterior slabs, decks, and walkways to exceed the crown of the road (3.14' NGVD) to be as much as 10' NGVD (6.68' higher).

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

Isaac Murciano made a motion to recommend approval of the variance, Seconded by Zvi Shiff.

On roll call: Isaac Murciano-Aye, Judy Mimoun-Aye, Zvi Shiff-Aye, and Jerome Hollo-Aye.

Motion passed 4 – 0

G. OLD BUSINESS:

12. Joel and Liliana Eidelstein
172 Golden Beach Drive
Golden Beach, FL 33160

Christopher Gratz summarized his report into the record
Josephe Kahler – Architect for the applicant spoke on this item.

Property Address: 172 Golden Beach Drive, Golden Beach, FL 33160.
Folio No: 19-1235-004-0250
Legal Description: Lot 6 & 7, Blk H, GB Sect D, PB 10-10

Construction of an addition to an existing single-family residence and remodel.

Zvi Shiff made a motion approve, Seconded by Isaac Murciano.
On roll call: Isaac Murciano-Aye, Michael Klinger-Aye, Judy Mimoun-Aye, Zvi Shiff-Aye,
and Jerome Hollo-Aye.
Motion passed 5 – 0

13. Pablo J Umansky Trs
Umansky 2015 Family Trust
57 E Willow Tree Rd.
Spring Valley, NY 10977

Christopher Gratz summarized his report into the record
Shane Ames – Architect for the applicant spoke on this item
Dr. Gaylis – 179 Ocean Boulevard – spoke on this item.

Property Address: 185 Ocean Boulevard, Golden Beach, FL, 33160
Folio No: 19-1235-003-0150
Legal Description: Lot 18 Blk A, GB Sect C, PB 9-52

Elevation modification.

Zvi Shiff made a motion approve, Seconded by Isaac Murciano.
On roll call: Isaac Murciano-Aye, Michael Klinger-Aye, Judy Mimoun-Aye, Zvi Shiff-Aye,
and Jerome Hollo-Aye.
Motion passed 5 – 0

H. NEW BUSINESS:

14. Pablo J Umansky Trs
Umansky 2015 Family Trust
57 E Willow Tree Rd.
Spring Valley, NY 10977

Christopher Gratz summarized his report into the record
Shane Ames – Architect for the applicant spoke on this item
Dr. Gaylis – 179 Ocean Boulevard – spoke on this item.

Property Address: 185 Ocean Boulevard, Golden Beach, FL, 33160
Folio No: 19-1235-003-0150

Legal Description: Lot 18 Blk A, GB Sect C, PB 9-52

Cabana modification.

Zvi Shiff made a motion approve, Seconded by Isaac Murciano.

On roll call: Isaac Murciano-Aye, Michael Klinger-Aye, Judy Mimoun-Aye, Zvi Shiff-Aye, and Jerome Hollo-Aye.

Motion passed 5 – 0

I. PRELIMINARY DESIGN REVIEWS - ITEMS FOR DISCUSSION AND POSSIBLE APPROVAL

J. ADJOURNMENT: 7:15pm

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

STAMP



DATE: 02/01/2024



Date: 02-01-2024

Issue: BRAB SUBMISSION

Project Name: 476 N Parkway, Golden Beach, FL 33160

NMD Project No. 2326

476 N Parkway, Golden Beach, FL 33160



BRAB SUBMISSION

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

Rev. 1 02-13-2024
Rev. 2 03-12-2024
Rev. 3 03-20-2024

APR 18 2024

APPROVED _____
DISAPPROVED _____
VARIANCE REQ _____

NMD | NOMADAS

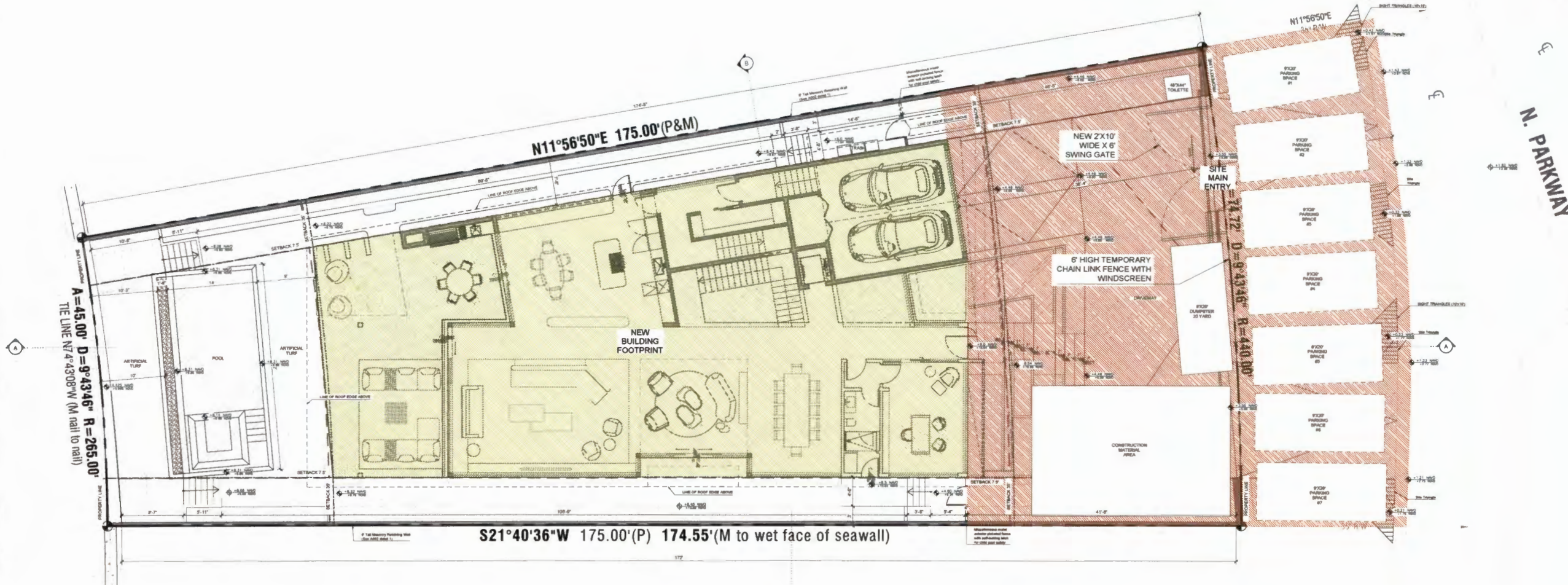
NMD NOMADAS
AR99601

19790 W Dixie Highway,
Suite 1006, Miami FL33180

Phone +1(305)9742705

nmdnomadas.com

PRELIMINARY NOT FOR CONSTRUCTION



FIRST FLOOR +9.00 NAAD
1/8"=1'-0"

LEGEND
 TEMPORARY GRAVEL ACCESS AREA

Town of Golden Beach
 Building Regulatory Advisory Board
 Hearing Date

APR 09 2024

APPROVED _____
 DISAPPROVED _____
 VARIANCE REQ _____

PERU RUMALINDO
 AR99601
 19790 W Dale Highway,
 Suite 1006 Miami FL 33180
 Phone +1(305)9742705

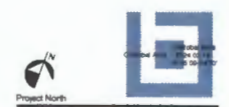


DATE: 03/15/24
 The design(s) depicted and specified on these drawings are protected under the copyright laws of the United States as an "architectural work" and are the property of NMD NOMADAS. Use or copy without the written consent of NMD NOMADAS is prohibited by contract only. Any changes to these drawings or construction executed from these drawings without the written consent of NMD NOMADAS shall automatically render NMD NOMADAS harmless to any liability claims, suit or litigation by any interested parties.



476 N PARKWAY

476 N Parkway
 Golden Beach, Florida 33160



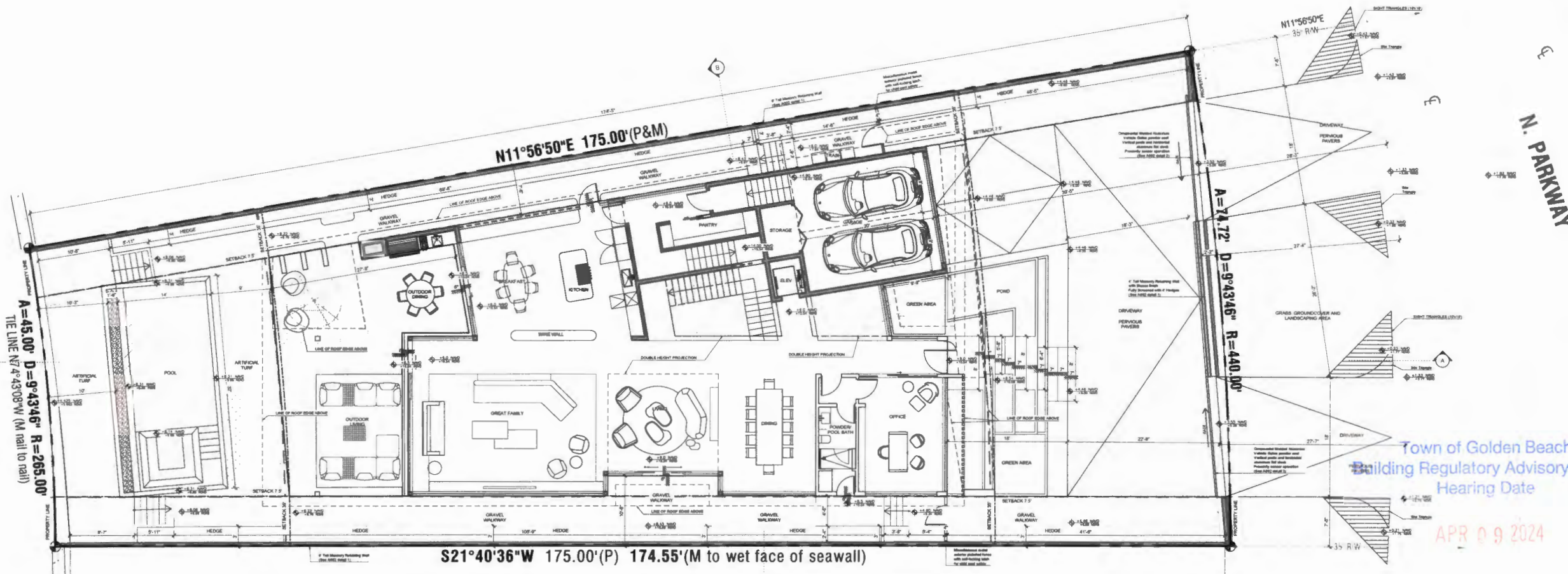
ISSUE	DATE
BRAB SUBMISSION	02/12/24
BRAB Revision 1	02/13/24
BRAB Revision 2	03/12/24
BRAB Revision 3	03/20/24

MARK	DESCRIPTION	DATE

Drawing Title
CONSTRUCTION SITE PERSONNEL PARKING
 Client Name: Sabar North Parking, LLC
 Project Number: 2329
 Date: 03/15/2024
 Approved by: NMD NOMADAS
 Scale: 11" x 17" SCALE: 1/4" = 1'-0"
 24" x 36" SCALE: 1/8" = 1'-0"
 Drawing Number

A001

PRELIMINARY NOT FOR CONSTRUCTION



PROJ. NUMBER: AR98901
 19700 W Ode Highway,
 Suite 1008 Miami FL 33180
 Phone +1(305)9742705

STAMP: [Professional Engineer Seal]

DATE: 02/21/2024

The design(s) depicted and specified on these drawings are provided under the copyright laws of the United States as an "architectural work" and are the property of HMD NOMADAS. Use or copy without the written consent of HMD NOMADAS is prohibited by contract only. Any changes to these drawings or construction issued from these drawings without the written consent of HMD NOMADAS shall automatically render HMD NOMADAS harmless to any liability claims, suit or litigation by any interested parties.



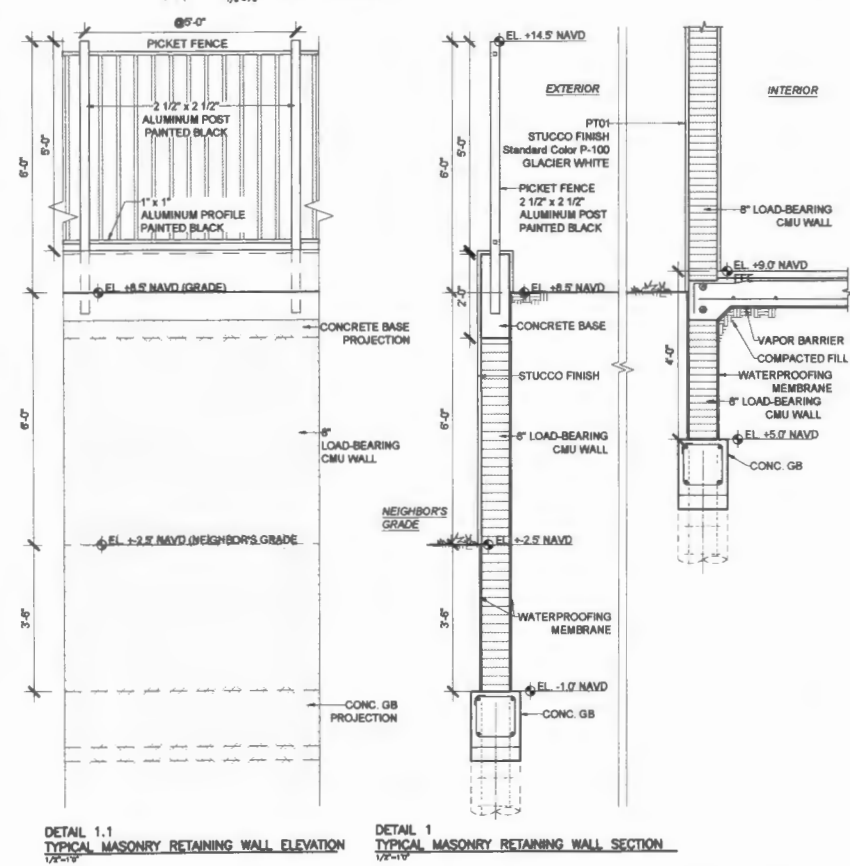
Town of Golden Beach
 Building Regulatory Advisory Board
 Hearing Date

APR 09 2024

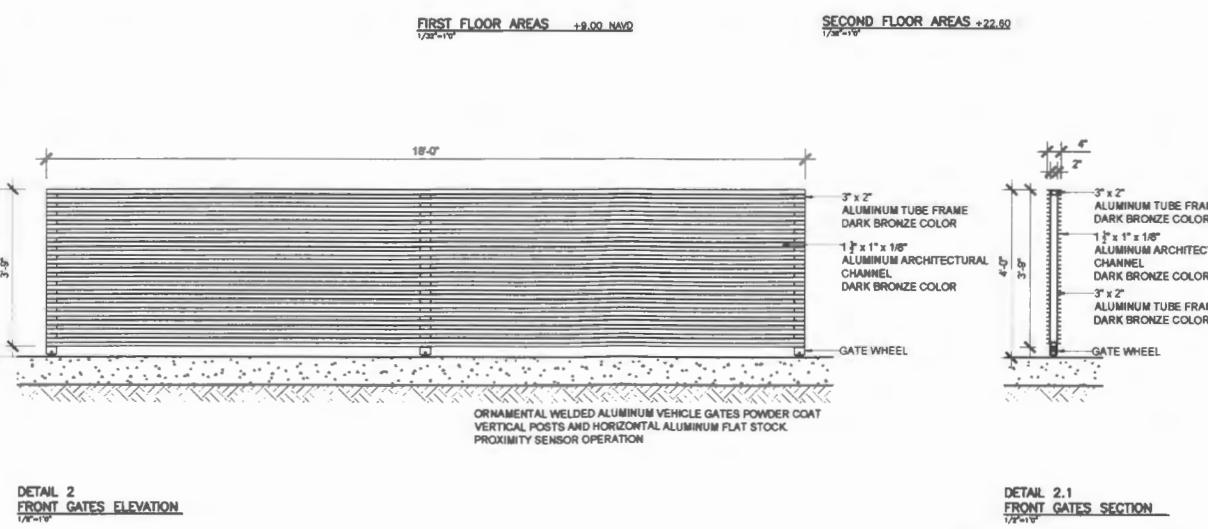
APPROVED
 DISAPPROVED
 VARIANCE REQ.

476 N PARKWAY

476 N Parkway
 Golden Beach, Florida 33160



GEOMETRICAL AREAS			
GROUND FLOOR		SECOND FLOOR	
A1	421 SQFT	A8	704 SQFT
A2	888 SQFT	A11	208 SQFT
A3	54 SQFT	A12	32 SQFT
A4	175 SQFT	A13	403 SQFT
A5	715 SQFT	A14	188 SQFT
A6	345 SQFT	A15	428 SQFT
A7	818 SQFT	A16	172 SQFT
A8	25 SQFT	A17	182 SQFT
A10	308 SQFT	A19	472 SQFT
GROUND FLOOR TOTAL		SECOND FLOOR TOTAL	
3,748 SQFT		2,798 SQFT	
TOTAL CONSTRUCTION			
6,542 SQFT			



ZONING ANALYSIS			
PROJECT NAME	476 N PARKWAY		
LOCATION	GOLDEN BEACH, FL 33160		
APPLICABLE ZONE	ZONE THREE		
FEHA ZONE	REQUIRED	PROPOSED	PERMISSIBLE
LOT FRONTAGE	50.74	74.72	FT
LOT AREA (MIN)	7,500	10,475	SQFT
BUILDING HEIGHT (MAX)	27.5	24.5	FT
PERVIOUS AREAS (50% MAX)	6,804.75	6,305.50	SQFT
PERVIOUS AREAS (55% MIN)	3,666.25	4,169.50	SQFT
SETBACKS			
FRONT (MIN)	35	41	FT
REAR (MIN)	35	38.83	FT
SIDE 1ST LEVEL (MIN) (EAST & WEST)	7.5	7.5	FT
SIDE 2ND STORY LEVEL (Increase Side Setback on R length of 2nd story by 1ft. for each 1ft. of building height above the first 8 ft.)	16.5	separated below	FT
EAST FACADE	14	10.5' / 12.5' +14	FT
WEST FACADE	14	10	FT
SIDE OR REAR WALKWAYS	3	3	FT
ELEVATIONS (Average Crown of Road + 3.5' NG V.D.)			
1ST FLOOR	9	9	N.A.V.D. FT
GARAGE FLOOR (MIN)	0	7.54	N.G.V.D. FT
FRESHED GRADE (MAX)	5.14	10.04	N.G.V.D. FT
EXTERIOR SLABS, DECKS AND WALKWAYS (MAX)	6.14	9.97	N.G.V.D. FT
SWALE (1" below the edge of the street)	-1	-1	N.G.V.D. FT
DOCK	4.425	4.425	N.A.V.D. FT
PROJECTIONS (BALCONIES AND ROOFTOPS)			
SIDE SETBACK	0	0	FT
REAR AND FRONT	4	4	FT
WALKWAYS, PATIOS AND OTHERS	3	3	FT
SIDE / REAR NOT CLOSER THAN OF LOT LINE	4	4	FT
EAVES	1.5	1.5	FT
EYEBROWS			
WALL / FENCE HEIGHTS BETWEEN LOTS (MAX)	6	6	FT
STREET (MAX)	4	4	FT
SWIMMING POOLS			
SETBACKS SIDE MIN.	10	7.5	FT
SETBACKS REAR MIN.	10	7.8	FT

GENERAL AREAS	
GROUND FLOOR LIVABLE AREA	3,207 SQFT
SECOND FLOOR LIVABLE AREA	2,794 SQFT
TOTAL LIVABLE AREA	6,001 SQFT
GROUND FLOOR CONSTRUCTION AREA	3,748 SQFT
SECOND FLOOR CONSTRUCTION AREA	2,798 SQFT
TOTAL CONSTRUCTION AREA	6,542 SQFT



ISSUE	DATE
BRAB SUBMISSION	02/12/24
BRAB Revision 1	02/13/24
BRAB Revision 2	02/12/24
BRAB Revision 3	02/20/24

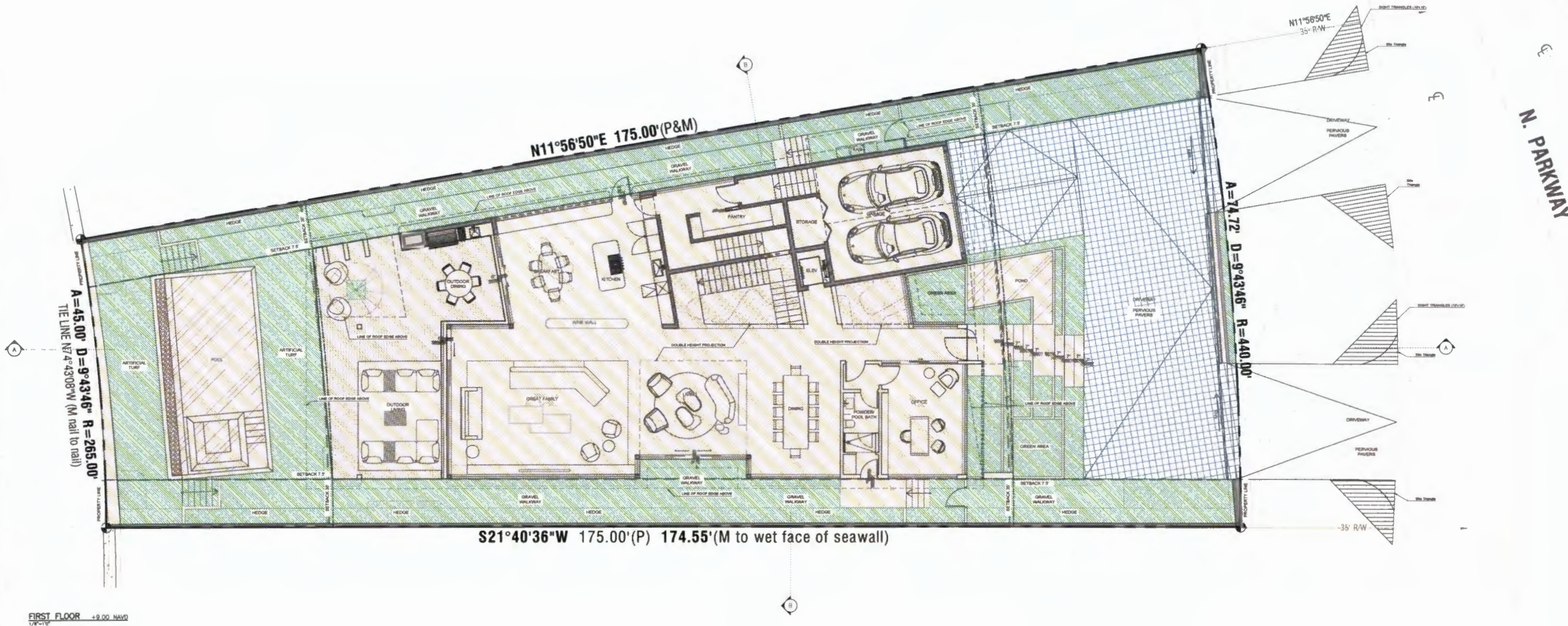
MARK	DESCRIPTION	DATE

SITE PLAN

Class Name: Galen North Parking, LLC
 Project Number: 0298
 Date: 02/12/2024
 Approved by: HMD NOMADAS
 Scale: 1" = 11'; SCALE: 1/4" = 1'-0"
 Drawing Number: A002

© 2024 HMD NOMADAS, LLC

PRELIMINARY NOT FOR CONSTRUCTION



OPEN SPACE CALCULATIONS	
TOTAL LOT SQUARE FOOTAGE	10,475 SQFT
IMPERVIOUS SPACE ALLOWED (MAX 65%)	6,808.75 SF
100% IMPERVIOUS SPACE PROVIDED	5,505 SF
50% IMPERVIOUS SPACE PROVIDED (PERMEABLE PAVERS)	800.5 SF
TOTAL IMPERVIOUS SPACE PROVIDED (61.56%)	6,305.5 SF
100% PERVIOUS SPACE PROVIDED	3,369 SF
50% PERVIOUS SPACE PROVIDED (PERMEABLE PAVERS)	800.5 SF
TOTAL PERVIOUS OPEN SPACE PROVIDED (38.44%)	4,169.5 SF

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

APR 09 2024

APPROVED _____
DISAPPROVED _____
VARIANCE REQ. _____

PROJ. NUMBER: AR98801
19790 W Dade Highway, Suite 1006, Miami FL 33180
Phone +1(305)9742705

DATE: 02/12/2024

The design(s) depicted and specified on these drawings are protected under the copyright laws of the United States as an "architectural work" and are the property of HMD NOMADAS. Use or reuse without the written consent of HMD NOMADAS is prohibited by contract only. Any changes to these drawings or construction deviated from these without the written consent of HMD NOMADAS shall automatically render HMD NOMADAS harmless to any liability claims, suit or litigation by any interested parties.

476 N PARKWAY
476 N Parkway
Golden Beach, Florida 33160

Project North

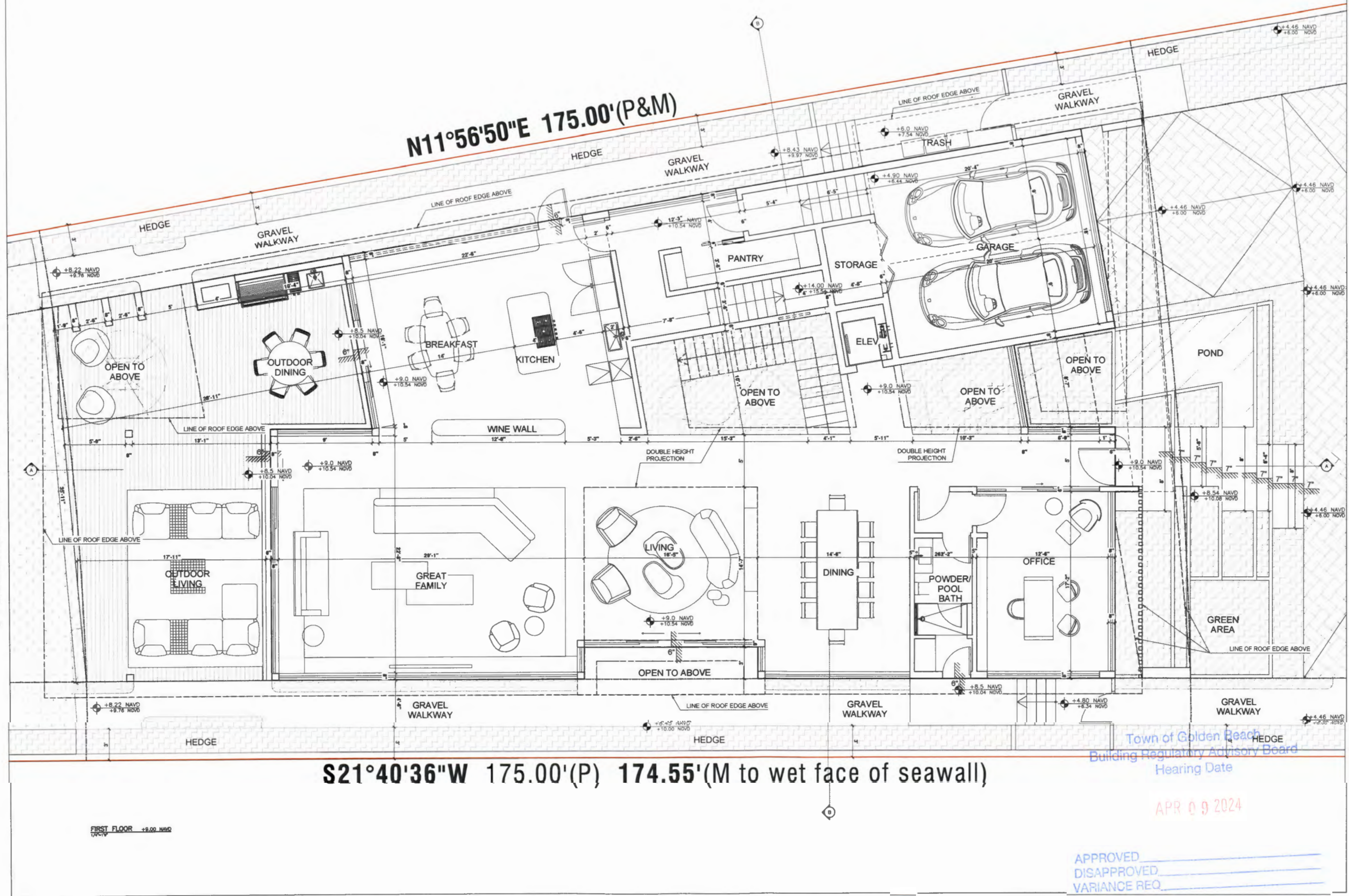
ISSUE	DATE
BRAB SUBMISSION	02/01/24
BRAB Revision 1	02/13/24
BRAB Revision 2	02/12/24

REVISION SCHEDULE	MARK	DESCRIPTION	DATE

LANDSCAPE INFORMATION

Client Name: Sabar North Parkway, LLC
Project Number: 2308
Date: 02/12/2024
Approved by: HMD NOMADAS
Scale: 11" x 17" SCALE: 1/4" = 1'-0"
24" x 36" SCALE: 1/8" = 1'-0"
Drawing Number: **A002.1**
© 2024 HMD NOMADAS, LLC

PRELIMINARY NOT FOR CONSTRUCTION



NMD NOMADAS
AR06601
19790 W Dade Highway,
Suite 1006, Miami FL 33180
Phone +1(305)9742705

DATE _____
The design(s) depicted and specified on these drawings are protected under the copyright laws of the United States as an "architectural work" and are the property of NMD NOMADAS. Use or copy without the written consent of NMD NOMADAS is prohibited by contract only. Any changes to these drawings or construction executed from them without the written consent of NMD NOMADAS shall automatically render NMD NOMADAS harmless to any liability claims, suit or litigation by any interested parties.



476 N PARKWAY

476 N Parkway
Golden Beach, Florida 33160



ISSUE	DATE
BRAB SUBMISSION	03/12/24
BRAB Revision 1	03/13/24
BRAB Revision 2	03/13/24
BRAB Revision 3	03/29/24

MARK	DESCRIPTION	DATE

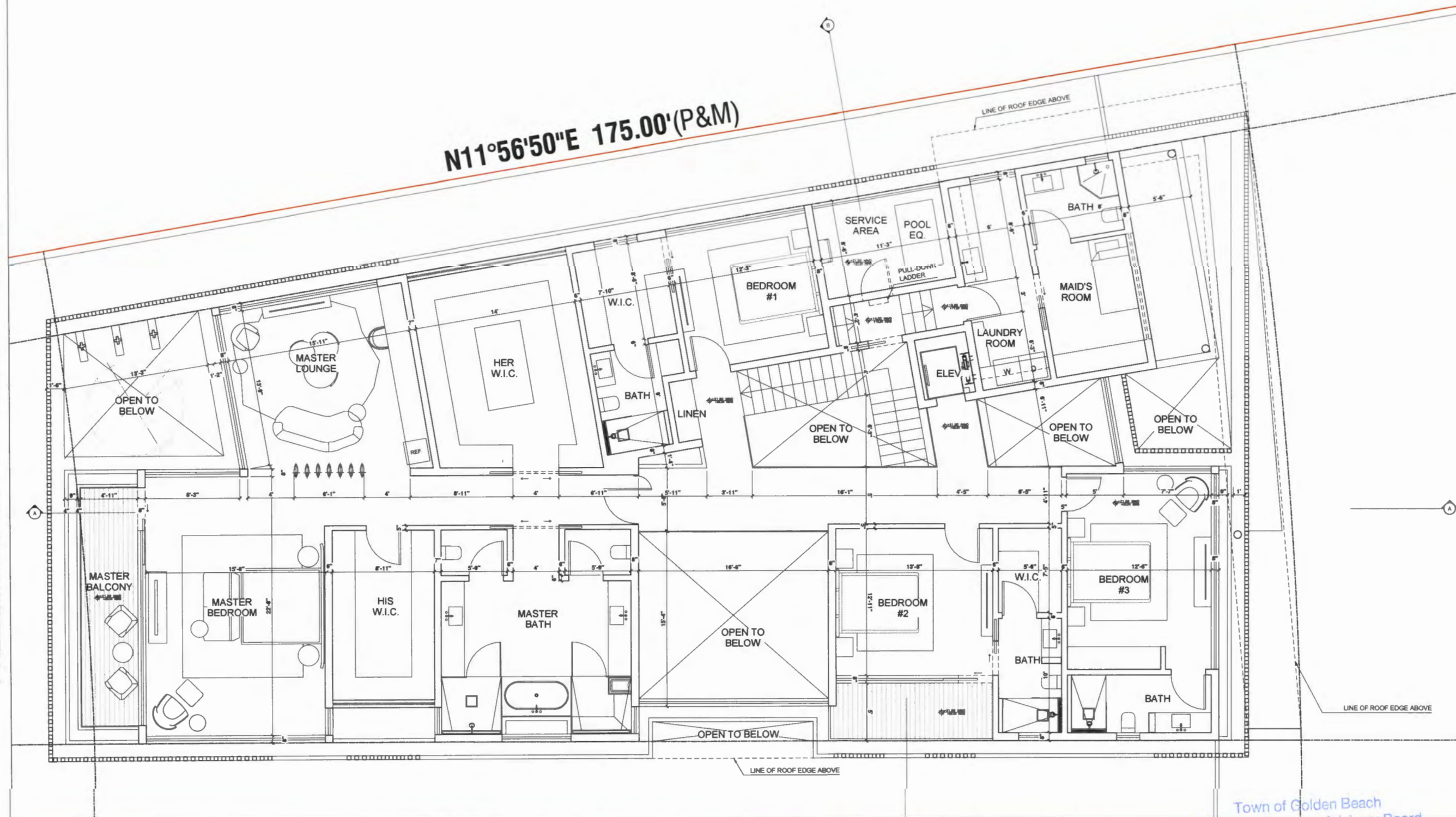
Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

APR 09 2024

APPROVED _____
DISAPPROVED _____
VARIANCE REQ _____

Drawing Title
FIRST FLOOR PLAN
Client Name: Sabar North Parkway, LLC
Project Number: 2308
Date: 02/01/2024
Approved by: NMD NOMADAS
Scale: 11" x 17" SCALE: 1/2" = 1'-0"
24" x 36" SCALE: 1/4" = 1'-0"
Drawing Number
A003
© 2024 NMD NOMADAS

PRELIMINARY NOT FOR CONSTRUCTION



N11°56'50"E 175.00'(P&M)

S21°40'36"W 175.00'(P) 174.55'(M to wet face of seawall)

NMD NOMADAS
AR99901
19790 W Dixie Highway,
Suite 1006, Miami FL 33180
Phone +1(305)9742705



DATE _____
The design(s) depicted and specified on these drawings are protected under the copyright laws of the United States as an "architectural work" and are the property of NMD NOMADAS. Use or copy without the written consent of NMD NOMADAS is prohibited by contract only. Any changes to these drawings or construction executed from them without the written consent of NMD NOMADAS shall automatically render NMD NOMADAS harmless to any liability claims, suit or litigation by any interested parties.



476 N PARKWAY

476 N Parkway
Golden Beach, Florida 33160



ISSUE	DATE
BPAS SUBMISSION	03/01/24

REVISION SCHEDULE		
MARK	DESCRIPTION	DATE

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

APR 09 2024

APPROVED _____
DISAPPROVED _____
VARIANCE REQ _____

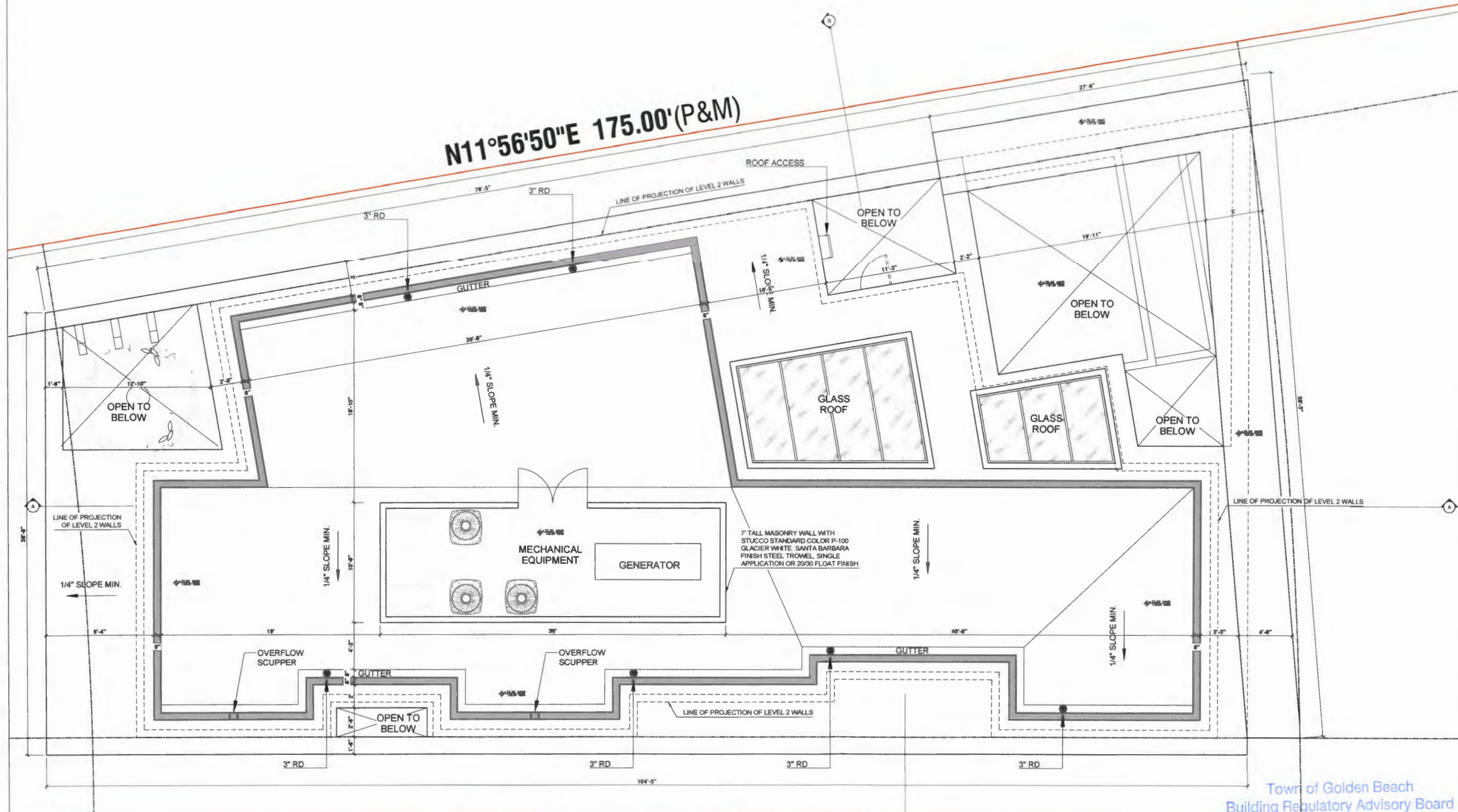
SECOND FLOOR PLAN			
Client Name	Project Number	Date	Approved by
Saber North Parkway, LLC	2328	03/01/2024	NMD NOMADAS
Scale	11" x 17" SCALE: 1/2" = 1'-0"	24" x 36" SCALE: 1/4" = 1'-0"	Drawing Number

A004

© 2024 NMD NOMADAS, LLC

SECOND FLOOR +21.50 NMD

PRELIMINARY NOT FOR CONSTRUCTION



N11°56'50"E 175.00'(P&M)

S21°40'36"W 175.00'(P) 174.55'(M to wet face of seawall)

NMD NOMADAS
AR99801
19700 W Dole Highway,
Suite 1008 Miami FL 33180
Phone +1(305)9742705



DATE _____
The design(s) depicted and specified on these drawings are protected under the copyright laws of the United States as an "architectural work" and are the property of NMD NOMADAS. Use or copy without the written consent of NMD NOMADAS is prohibited by contract only. Any changes to these drawings or construction executed from them without the written consent of NMD NOMADAS shall automatically render NMD NOMADAS harmless to any liability claims, suit or litigation by any interested parties.



476 N PARKWAY

476 N Parkway
Golden Beach, Florida 33160



ISSUE	DATE
GRAB SUBMISSION	02/01/24

MARK	DESCRIPTION	DATE

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

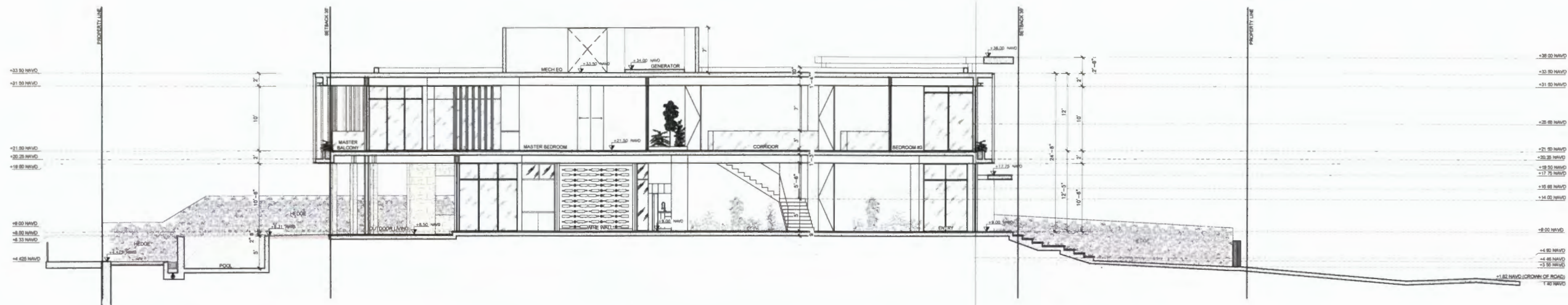
APR 09 2024

APPROVED _____
DISAPPROVED _____
VARIANCE REQ _____

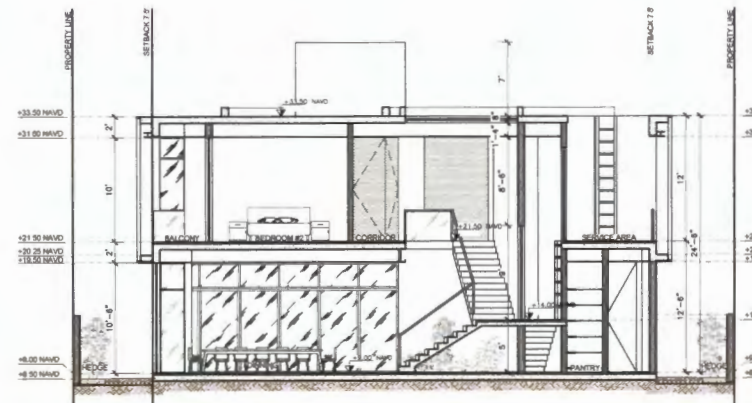
ROOF FLOOR +33.30 NAVD
1/2" = 1'-0"

Drawing Title
ROOF FLOOR PLAN
Client Name: Saber North Parkway, LLC
Project Number: 2329
Date: 09/12/2024
Approved by: NMD NOMADAS
Scale: 1/2" x 1/2" SCALE: 1/2" = 1'-0"
24" x 36" SCALE: 1/4" = 1'-0"
Drawing Number
A005
© 2024 NMD NOMADAS, LLC

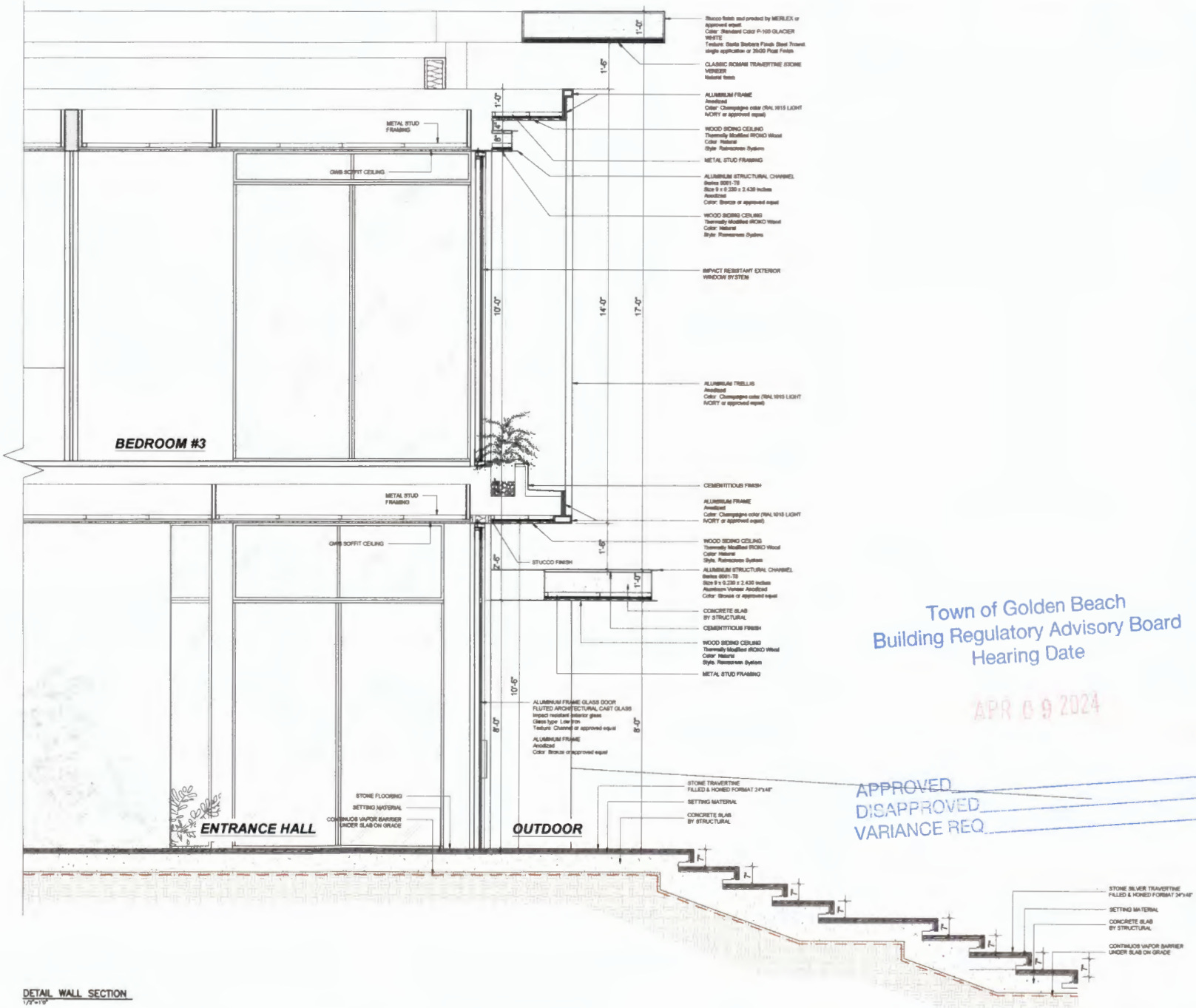
PRELIMINARY NOT FOR CONSTRUCTION



SECTION A
1/8"=1'-0"



SECTION B
1/8"=1'-0"



DETAIL WALL SECTION
1/8"=1'-0"

- Stone fabric and product by MEREX or approved equal
Color: Standard Color P-105 GLACIER WHITE
Texture: Stone Balance Finish Steel Frame
Depth: 1/2" or approved equal
- CLASSIC ROMAINE TRANSPARENT SCENE VIEWERS
Natural Stone
- ALUMINUM FRAME
Anodized
Color: Champagne color (RAL 9016 LIGHT AGENT) or approved equal
- WOOD BEING CEILING
Thermally Modified (TMO) Wood
Color: Natural
Style: Recessed System
- METAL STUD FRAMING
- ALUMINUM STRUCTURAL CHANNEL
Series 9001-75
Size: 1 1/2" x 2 1/2" x 2.432 inches
Anodized
Color: Bronze or approved equal
- WOOD BEING CEILING
Thermally Modified (TMO) Wood
Color: Natural
Style: Recessed System
- IMPACT RESISTANT EXTERIOR WINDOW SYSTEM
- ALUMINUM TRILLIS
Anodized
Color: Champagne color (RAL 9016 LIGHT AGENT) or approved equal
- CEMENTITIOUS FINISH
- ALUMINUM FRAME
Anodized
Color: Champagne color (RAL 9016 LIGHT AGENT) or approved equal
- WOOD BEING CEILING
Thermally Modified (TMO) Wood
Color: Natural
Style: Recessed System
- ALUMINUM STRUCTURAL CHANNEL
Series 9001-75
Size: 1 1/2" x 2 1/2" x 2.432 inches
Anodized
Color: Bronze or approved equal
- CONCRETE SLAB BY STRUCTURAL
- CEMENTITIOUS FINISH
- WOOD BEING CEILING
Thermally Modified (TMO) Wood
Color: Natural
Style: Recessed System
- METAL STUD FRAMING
- ALUMINUM FRAME GLASS DOOR
FLUTED ARCHITECTURAL GLASS
Impact resistant interior glass
Design: Lead-Free
Texture: Clear or approved equal
- ALUMINUM FRAME
Anodized
Color: Bronze or approved equal
- STONE TRANSPARENT FILLED & HONEYCOMB 24"x48"
SETTING MATERIAL
- CONCRETE SLAB BY STRUCTURAL
- STONE SLAB TRANSPARENT FILLED & HONEYCOMB 24"x48"
SETTING MATERIAL
- CONCRETE SLAB BY STRUCTURAL
- CONTINUOUS VAPOR BARRIER UNDER SLAB ON GRADE

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

APR 09 2024

APPROVED
DISAPPROVED
VARIANCE REQ.

NMI MUNICIPAL AR99501
19700 W Date Highway, Suite 1006, Miami FL 33180
Phone +1(305)9742705

DATE: _____

The design(s) depicted and specified on these drawings are protected under the copyright laws of the United States as an "architectural work" and are the property of NMI NOMADAS. Use or copy without the written consent of NMI NOMADAS is prohibited by contract only. Any changes to these drawings or construction executed therefrom without the written consent of NMI NOMADAS shall automatically render NMI NOMADAS harmless to any liability claims, suit or litigation by any interested parties.

476 N PARKWAY
476 N Parkway
Golden Beach, Florida 33160



Project Month: _____

ISSUE	DATE
BRAB SUBMISSION	02/01/24
BRAB Revision 2	03/12/24
BRAB Revision 3	03/20/24

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

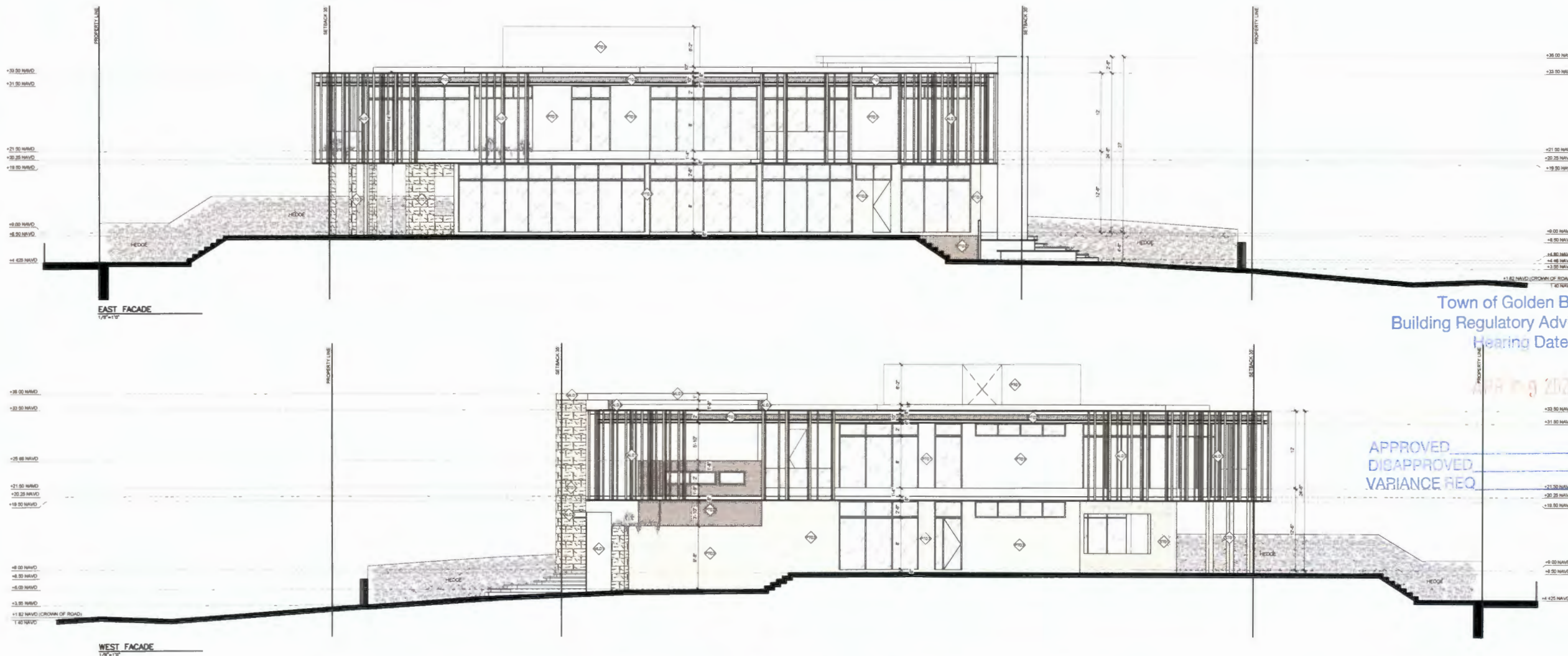
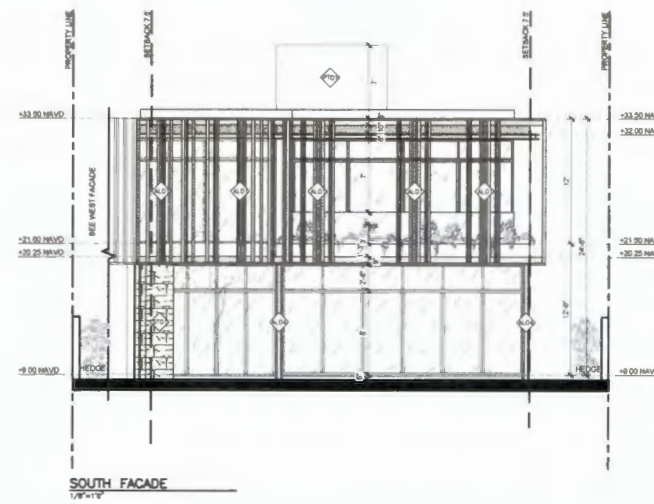
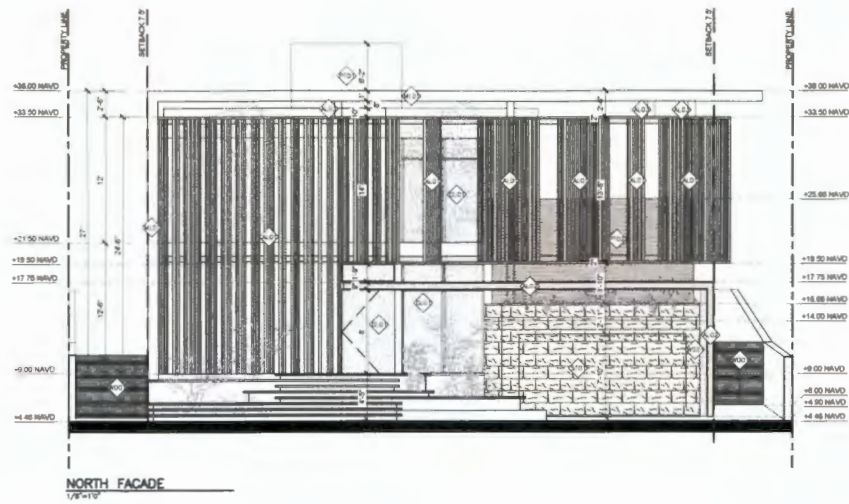
Drawing Title: _____

SECTIONS

Client Name: Sabar North Parkway, LLC
Project Number: 3328
Date: 02/01/2024
Approved by: NMI NOMADAS
Scale: 11" x 17" SCALE: 1/4" = 1'-0"
Scale: 24" x 36" SCALE: 1/8" = 1'-0"
Drawing Number: _____

A006

PRELIMINARY NOT FOR CONSTRUCTION



- STO1 CLASSIC ROMAN TRAVERTINE STONE
Architectural Veneer stone by EL DORADO STONE or approved equal
Natural finish
- WDO WOOD SIDING
Thermally Modified IROKO Wood by Brazilian Lumber or approved equal
Color: Natural/wood
Style: Rainscreen System
- PTO1 STUCCO
Stucco finish and product by MERLEX or approved equal
Color: Standard Color P-100 GLACIER WHITE
Texture: Santa Barbara Finish Steel Trowel, single application or 2030 Float Finish
- PTO2 STUCCO
Stucco finish and product by MERLEX or approved equal
Color: PREMIER COLOR P-6128 CAMBRIDGE
Texture: Santa Barbara Finish Steel Trowel, single application or 2030 Float Finish
- PTO3 STUCCO
Stucco finish and product by MERLEX or approved equal
Color: Champagne WARM IVORY #EFEDCC By Florida Aluminum Systems provided equal
Texture: Santa Barbara Finish Steel Trowel, single application or 2030 Float Finish
- ALO1 ALUMINIUM TRELLIS
Painted
Color: Champagne WARM IVORY #EFEDCC By Florida Aluminum Systems provided equal
- ALO2 ALUMINIUM VENEER
Painted
Color: Bronze by Florida Aluminum Systems or approved equal
- ALO3 ALUMINIUM VENEER
Painted
Color: Dark Bronze by Florida Aluminum Systems or approved equal
- ALO4 ALUMINIUM VENEER Painted
Color: Champagne WARM IVORY #EFEDCC By Florida Aluminum Systems provided equal
- MLO1 METAL FASCIA SYSTEM
Colored finish
Color: Standard Color P-100 GLACIER WHITE by PAC-CLAD or approved equal
- GLO1 FLUTED ARCHITECTURAL CAST GLASS
Impact resistant exterior glass by Nathan Allan Glass Studios or approved equal
Glass type: Low Iron
Texture: Channel or approved equal

NOTE:
1. PRELIMINARY FINISHES BASED ON THE CONCEPTUAL IDEA BY HMD/NOMADAS. THESE FINISHES MAY VARY DURING THE CURRENT OR FUTURE DESIGN PHASES OF THIS PROJECT.

HMD NOMADAS
AA 26003622
20500 NE 30th Avenue,
Floor 2 Suite 200-14 Aventura FL 33118
Phone +1(305)749 0912
Fax +1(305)749 0999
hmdnomadas.com

STAMP

DATE _____

The design(s) depicted and specified on these drawings are provided under the copyright laws of the United States as an "architectural work" and are the property of HMD NOMADAS. Use or copy without the written consent of HMD NOMADAS is prohibited by contract only. Any changes to these drawings or construction associated from these without the written consent of HMD NOMADAS shall automatically render HMD NOMADAS harmless to any liability claims, suit or litigation by any interested parties.

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

APPROVED
DISAPPROVED
VARIANCE REQ

476 N PARKWAY

476 N Parkway
Golden Beach, Florida 33160



ISSUE	DATE
BRAB SUBMISSION	02/12/24
BRAB Revision 2	03/12/24
BRAB Revision 3	03/22/24

MARK	DESCRIPTION	DATE

Drawing Title

ELEVATIONS

Client Name: Sabier North Parkway, LLC
Project Number: 2328
Date: 03/01/2024
Approved by: HMD NOMADAS
Scale: 11" x 17" SCALE: 1/4" = 1'-0"
Scale: 24" x 36" SCALE: 1/8" = 1'-0"
Drawing Number

A007
© 2024 HMD NOMADAS, LLC

PRELIMINARY NOT FOR CONSTRUCTION



FRONT VIEW

nmd ncmadad
AA 26003822
20900 NE 30th Avenue,
Floor 2 Suite 200-14 Avenue FL33180
Phone +1(305)740 0912
Fax +1(305)740 0600
nmdnmdades.com



DATE _____
The design(s) depicted and specified on these drawings are protected under the copyright laws of the United States as an "architectural work" and are the property of NMD NCMADAS. Use or copy without the written consent of NMD NCMADAS is prohibited by contract only. Any changes to these drawings or construction executed from these without the written consent of NMD NCMADAS shall automatically render NMD NCMADAS harmless to any liability claims, suit or litigation by any interested parties.



476 N PARKWAY

476 N Parkway
Golden Beach, Florida 33160



ISSUE	DATE
BRAB SUBMISSION	03/01/24
BRAB Revision 1	03/13/24
BRAB Revision 2	03/12/24

REVISION SCHEDULE		
MARK	DESCRIPTION	DATE

Drawing Title
RENDERINGS
Client Name Saber North Parkway, LLC
Project Number 2308
Date 03/01/2024
Approved by NMD NCMADAS
Scale _____
Drawing Number _____

A008a

© 2024 NMD NCMADAS, LLC

Building Regulatory Advisory Board
Hearing Date

APPROVED
DISAPPROVED
VARIANCE REQ

PRELIMINARY NOT FOR CONSTRUCTION



BACK VIEW

Building Regulatory Advisory Board
Hearing Date

APPROVED _____
DISAPPROVED _____
VARIANCE REQ _____

NMD NUMBER/NO
AA 26003622
20900 NE 30th Avenue,
Floor 2 Suite 200-14 Aventura FL 33180
Phone +1(305)749 0912
Fax +1(305)749 0990
nmd@madaa.com



DATE _____
The design(s) depicted and specified on these drawings are protected under the copyright laws of the United States as an "architectural work" and are the property of NMD NCMADAS. Use or copy without the written consent of NMD NCMADAS is prohibited by contract only. Any changes to these drawings or construction executed from these drawings without the written consent of NMD NCMADAS shall automatically render NMD NCMADAS harmless to any liability claims, suit or litigation by any interested parties.



476 N PARKWAY

476 N Parkway
Golden Beach, Florida 33160



ISSUE	DATE
BRAB SUBMISSION	02/01/24
BRAB Revision 2	02/12/24

MARK	DESCRIPTION	DATE

Drawing Title
RENDERINGS
Client Name Salter North Parkway, LLC
Project Number 2328
Date 02/12/24
Approved by NMD NCMADAS
Scale _____
Drawing Number _____

A008b

© 2024 NMD NCMADAS, LLC

PRELIMINARY NOT FOR CONSTRUCTION



WEST SIDE VIEW



EAST SIDE VIEW

NMD NOMADAS
AA 26003622
20000 NE 30th Avenue,
Floor 2 Suite 200-14 Aventura FL 33180
Phone +1(305)748 0812
Fax +1(305)748 0800
nmdnomadas.com



DATE _____
The design(s) depicted and specified on these drawings are protected under the copyright laws of the United States as an "architectural work" and are the property of NMD NOMADAS. Use or copy without the written consent of NMD NOMADAS is prohibited by contract only. Any changes to these drawings or construction executed from these drawings without the written consent of NMD NOMADAS shall automatically render NMD NOMADAS harmless to any liability claims, suit or litigation by any interested parties.



476 N PARKWAY

476 N Parkway
Golden Beach, Florida 33160



ISSUE	DATE
BRAB SUBMISSION	02/01/24
BRAB Revision 2	03/12/24

REVISION SCHEDULE		
MARK	DESCRIPTION	DATE

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date
AUG 27 2024

APPROVED
D EXAPPROVED
VARIANCE REQ

Drawing Title
RENDERINGS
Client Name: Solar North Parkway, LLC
Project Number: 2306
Date: 03/12/24
Approved by: NMD NOMADAS
Scale:
Drawing Number:

A008c

© 2024 NMD NOMADAS, LLC

PRELIMINARY NOT FOR CONSTRUCTION



AERIAL FRONT VIEW



AERIAL BACK VIEW



AERIAL TOP VIEW

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

APPROVED _____
DISAPPROVED _____
VARIANCE EQ _____

REVISED
AA 26003622
20900 NE 30th Avenue,
Floor 2 Suite 200-14 Aventura FL 33180
Phone +1(305)749 0912
Fax +1(305)749 0999
nmd@nomadas.com



DATE _____
The design(s) depicted and specified on these drawings are prepared under the copyright laws of the United States as an "architectural work" and are the property of NMD NOMADAS. Use or copy without the written consent of NMD NOMADAS is prohibited by contract law. Any changes to these drawings or construction provided from these without the written consent of NMD NOMADAS shall automatically render NMD NOMADAS harmless to any liability claims, suit or litigation by any interested parties.



476 N PARKWAY

476 N Parkway
Golden Beach, Florida 33160



ISSUE	DATE
BPAB SUBMISSION	02/12/24
BPAB Revision 1	02/13/24
BPAB Revision 2	02/12/24

MARK	DESCRIPTION	DATE

Drawing Title

RENDERINGS
Client Name: Sabler North Parkway, LLC
Project Number: 2329
Date: 02/12/24
Approved by: NMD NOMADAS
Scale:
Drawing Number:



A008d

© 2024 NMD NOMADAS, LLC

KEYNOTE LEGEND

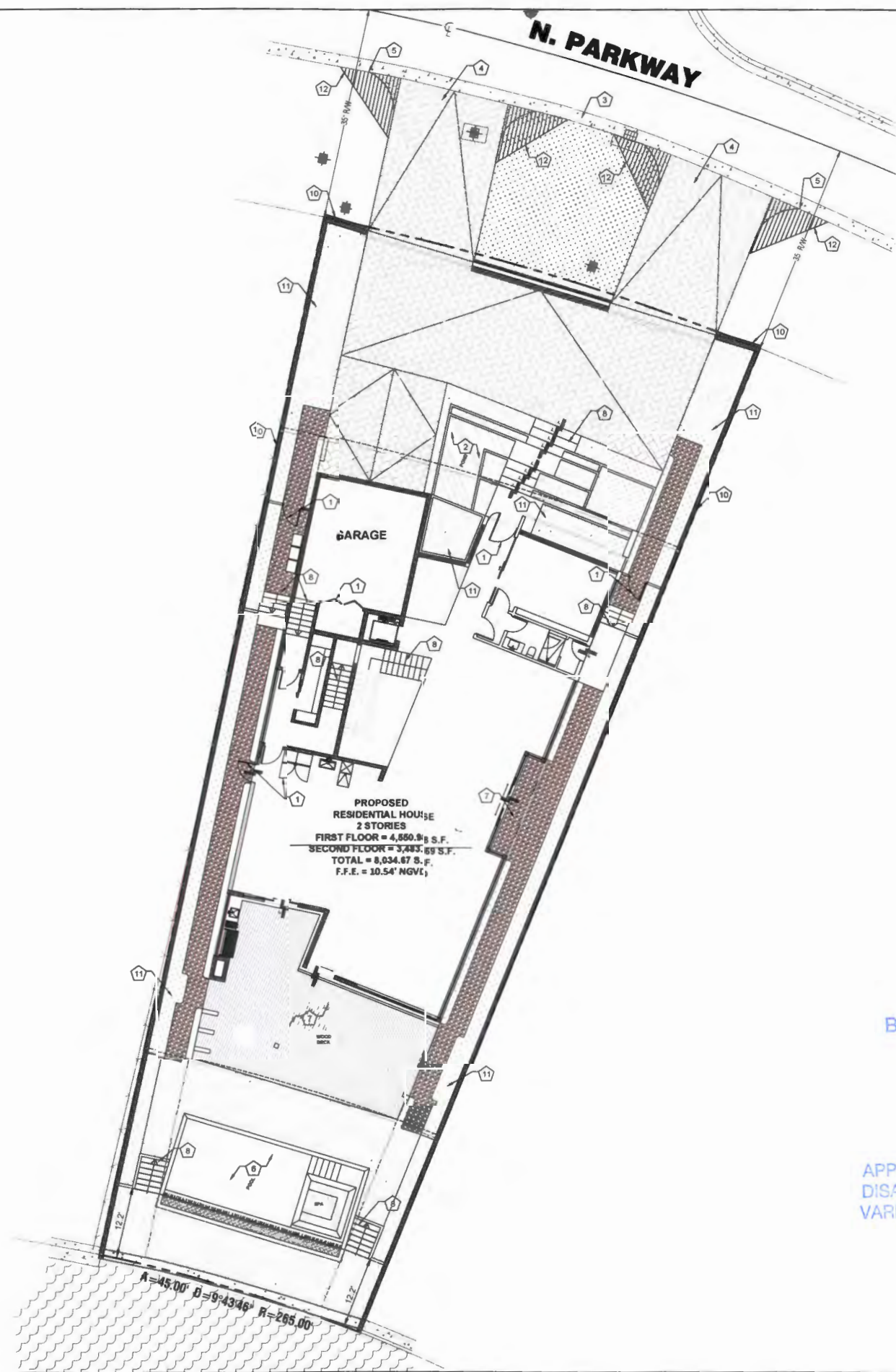
- 1 PROP. ENTRANCE / EXIT DOOR (REF. TO ARCH. PLANS)
- 2 PROP. WATER FEATURE (REF. TO ARCH. PLANS)
- 3 EXIST. CONCRETE SIDEWALK
- 4 PROP. DRIVEWAY PAVERS (REF. TO ARCH. PLANS)
- 5 MATCH EXISTING EDGE OF PAVEMENT LINE AND GRADE
- 6 PROP. POOL (REF. TO ARCH. PLANS)
- 7 PROP. WOOD DECK (REF. TO ARCH./LANDSCAPE PLANS)
- 8 PROP. STEPS-STAIR (REF. TO ARCH. PLANS)
- 9 PROP. 3 TALL MASONRY RETAINING WALL (REF. TO ARCH. PLANS)
- 10 PROP. PRIVACY WALL (REF. TO ARCH. PLANS)
- 11 PROP. LANDSCAPE (REF. TO LANDSCAPE PLANS)
- 12 PROP. 10'X10' PEDESTRIAN TRIANGLE

HATCH LEGEND

-  PROP. WOOD DECK
-  PROP. PERMEABLE PAVERS DRIVEWAY (REF. TO LANDSCAPE PLAN)
-  PROP. LANDSCAPE (REF. TO LANDSCAPE PLAN)
-  PROP. GRAVEL SIDEWALK
-  EXIST. CONCRETE SIDEWALK

GENERAL SITE NOTES

1. FOR LEGAL DESCRIPTION, BOUNDARY INFO., AND BENCHMARK INFO. SEE SITE SURVEY SHEETS
2. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE ALL CENTERLINE GEOMETRY TO ENSURE PROPOSED DIMENSIONS FIT EXISTING CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARISE.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS
4. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE AND PAVEMENT TO EXISTING N GRADE AND ALIGNMENT
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN EXISTING CONDITIONS
6. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL COUNTY REGULATIONS, CODES, AND O.S.H.A. STANDARDS
7. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED



Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

APR 09 2024

APPROVED
DISAPPROVED
VARIANCE REQ.

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked. Response codes before you dig!



666 N.E. 125th STREET,
SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221



This has been digitally signed and sealed by Christopher P. Collins, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronics copies.

Digitally signed by Christopher Collins
Date: 2024.03.12 10:08:48 -0400

Revision	Date	Comment
Revision	Date	Comment
Revision	Date	Comment
Revision	Date	Comment
Revision	Date	Comment

Designed by	C.P.C.
Drawn by	A.T.S.
Checked by	C.P.C.
Approved by	C.P.C.
Scale:	1"=10'
Date:	01/15/2024
Job No.:	5013

Plans for
RESIDENTIAL HOUSE
478 N PARKWAY
GOLDEN BEACH, FLORIDA

SITE PLAN

Sheet No.
C-5.0

