

TOWN OF GOLDEN BEACH
BUILDING AND ZONING DEPARTMENT
MEMORANDUM



TO: Building Regulatory Advisory Board
FROM: Christopher M. Gratz, AICP, Consulting Planner
DATE: June 11th, 2024
SUBJECT: Variance for a new Residence, 284 South Island Drive

GENERAL PROPERTY INFORMATION

Land Use Designation: Low Density Residential
Zoning District: Zone Three (3)
Address: 284 South Island Drive
Legal Description: Lots 51, 52, and 53 Block "J", Section "D" of Golden Beach, According to the Plat thereof, as recorded in Plat Book 10, Page 10 of the Public Records of Miami-Dade County.
Lot Information: Full-sized lot, 150' frontage, depth of 165', 24,750 square feet (0.568 acres)

APPLICATION INFORMATION

Owner/Agent: Manuel Grosskopf & Mariana Grosskopf/Ezequiel Miedvietzky

REQUEST

Variance **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 6' NGVD (1.114'/13.368" higher); and exterior slabs, decks, and walkways to exceed the crown of the road (2.886' NGVD) to be 6' NGVD (0.114'/1.36" higher).

Allowing the grade of the lot to be 1.114' higher also increases the maximum height of stairs at the front of the home because the Town Code requirement for this features is based on the grade of the

lot. The highest stair in the setback in the front of the home is 8.25' NGVD (0.364'/4.4" higher) when 7.886' NGVD would be the maximum if the lot grade complied.

§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.

HISTORY

The property contains a two story 9,774 sq. ft. home originally constructed in 1952, with additions in 1989, 1993 and 1995 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 a full sized rectangular lot 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. It is noted that this property is in the FEMA Flood Zone AE 7' NGVD and the Town Code does not allow the grade of the lot to meet FEMA's base flood elevation.

(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 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 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 nearly 3 times larger (8,762.81 sq. ft.) than the minimum living area of 3,000 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 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 has an unusual design that has no street presence; with no first floor windows visible from the street and a recessed cavernous entrance. Over half (66'9") of the 130' façade is dedicated to 6 garage spaces.

(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. It is noted that on the sides of the home the applicant is limiting the solid wall above the finished floor elevation to only 1' above it with the remainder being an aluminum picket fence.

(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 (CORRECTED)

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

1 Variance Request(s)
Accessory Structures

Construction of a single family-residence.

- 1. Relief from Town Code §66-102(a) which requires that the finished grade of any lot shall not exceed an elevation of 24 inches above the crown of the road adjacent to the lot and in no event shall exceed an elevation of six feet NGVD; and that exterior slabs and walkways shall not exceed an elevation of 36 inches above the crown of the road adjacent to the lot;

§66-141(c) Projections. No steps or platforms over 36 inches in height above the average lot grade shall extend into minimum side, rear or front yard setback areas.

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

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

JOB ADDRESS: 284 South Island Drive, Golden Beach, FL, 33160
OWNER ADDRESS: 284 South Island Drive, Golden Beach, FL, 33160
REQUESTED BY: Manuel Grosskopf
Mariana Grosskopf Levi
LEGAL DESCRIPTION: Lot 51 to 53 Inc. & Blk J, GB Sect D, PB 10-10
FOLIO NO.: 19-1235-004-0840

The BUILDING ADVISORY BOARD will consider this item:

Golden Beach Town Hall
100 Ocean Boulevard
Golden Beach, FL 33160
<https://us02web.zoom.us/j/89291108015?pwd=NS8rWnJhN21mSUdlcmFadHErei8yZz09>
Meeting ID: 892 9110 8015
Passcode: 752288
June 11, 2024 at 6pm

The TOWN COUNCIL will consider this item:

Golden Beach Town Hall
100 Ocean Boulevard
Golden Beach, FL 33160
<https://us02web.zoom.us/j/34705681307?pwd=N1InNHRwa0FMSU40Mk4raIFRYk1MUT09>
Meeting ID: 847 0568 1307
Passcode: 468744
June 18, 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: June 3, 2024


Linda Epperson – Assistant Town Manager

PURSUANT TO FLA. STATUTE 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT IF A PERSON INTENDS TO APPEAL ANY DECISION MADE BY THE TOWN COUNCIL, BOARD OF COMMUNITY DEVELOPMENT 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 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

JUN 11 2024

Request hearing in reference to:

Application fee: _____

APPROVED _____

DISAPPROVED _____

VARIANCE REQ _____

New residence/addition: New 9,600 Sq.Ft. Residence

Variance(s): _____

Exterior alterations: _____

Other Structure: _____

Date application filed: 06/04/2024

For hearing date: 06/11/24

1. Project information:

Project description: Construction of a new single family home. Two story, 9,600 Sq.Ft.; pool; outdoor area, dock, new driveway, and masonry fence around the property.

Legal Description: Lots 51, 52 and 53, Block J, Section "D", of GOLDEN BEACH, according to the Plat thereof as recorded in Plat Book 10, Page 10 of the Public Records of Miami-Dade County Florida.

Folio #: 19-1235-004-0840

Address of Property: 284 SOUTH ISLAND DRIVE GOLDEN BEACH, FLORIDA 33160

2. Is a variance(s) required: Yes No How Many? 1
(If yes, please submit variance application form for each request).

Owner's Name: MANUEL GROSSKOPF / MARIANA GROSSKOPF LEVI Phone _____ Fax _____

Owner's address: 284 South Island Drive City/State Golden Beach Zip 33160

Email address: mg@chateaugroup.net

Agent: Ezequiel Miedvietzky Phone +1 (754) 232-2521 Fax _____

Agent's address: 2711 South Ocean Drive City/State Hollywood Zip 33019

Email address: e@amarilla.us

Architect: RCTEK Architecture LLC Phone +1 (786) 277-7165 Fax _____

Email address: rctekdesign@gmail.com

Contractor: Amarilla LLC Phone +1 (754) 232-2521 Fax _____

3. Describe project and/ or reason for hearing request: Owner intends to demolish the current home and construct a new two-story residence with 9,600 sq. ft. of living space, along with a raised seawall and a new dock, as well as a pool and outdoor area.

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

Building Plans:

Conceptual: Preliminary: Final:
Other: _____

5. Estimated cost of work: \$ 3,505,124
Estimated market value of: Land \$ 5,940,000
Building \$ 1,430,667

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

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

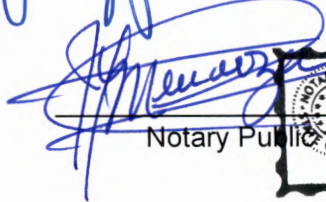
JUN 11 2024

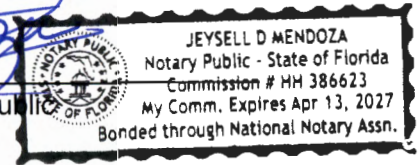
6. Is hearing being requested as a result of a Notice of Violation? No
APPROVED
7. Are there any structures on the property that will be demolished? Yes
DISAPPROVED
VARIANCE REQ
8. Does legal description conform to plat? Yes
9. Owner Certification: I hereby certify that I am the owner of record (*) of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

Signature of owner(s): 

Acknowledged before me this 4th day of June, 2024

Type of identification:
Personally known to me


Notary Public



Owner/Power of Attorney Affidavit:

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

Signature of owner(s)

Acknowledged before me this _____ day _____ 20____

Type of identification:

Notary Public

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

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

JUN 11 2024

Date: 06/04/2024

APPROVED

Fee: DISAPPROVED

VARIANCE REQ

I, Manuel Grosskopf 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: 284 S. Island Drive, Golden Beach, Florida, 33160 Folio No. 19-1235-004-0840

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)**: This is confirmed.

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

2. In order to recommend the granting of the variance, it must meet all the following criteria (please provide a response to each item):

- a. The Variance is in fact a Variance from a zoning regulation as set forth within the Zoning Chapter of the Town Code. The request is for variances from zoning regulations.

The applicant has requested a variance to allow the finished grade of the lot to be 6' NGVD, which is 1.114' above the permitted level, and for exterior slabs, decks, and walkways to exceed the crown of the road (2.886' NGVD) to be 6' NGVD, which is 0.114' above the permitted level. Allowing the lot grade to be 1.114' higher also increases the maximum height of the stairs at the front of the house. The highest stair at the front setback of the house is 8.25' NGVD, which is 0.364' higher, whereas 7.886' NGVD would be the maximum if the lot grade complied.

- 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, other sections of the Town Code were not updated to align with this new height requirement. All the level requirements combined (garage, steps, walkways, etc) create very particular transitions which significantly condition the use and design 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 lots looking to abide by Resolution 602.22, but thereby creating 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 Regulatory Advisory Board
Hearing Date

JUN 11 2024

APPROVED _____
DISAPPROVED _____
VARIANCE REQ _____

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

Affidavit by Owner for Variance Request(s):

Folio No.: 19-1235-004-0840 Address: 284 S ISLAND DR GOLDEN BEACH

Legal Description: Lots 51, 52 and 53, Block J, Section "D", of GOLDEN BEACH,
according to the Plat thereof as recorded in Plat Book 10, Page 10 of the Public Records 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 Jun 11th, 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.

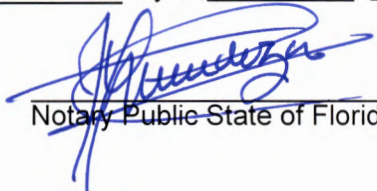
I acknowledge notification by The Town of Golden Beach, that granting of a variance(s) by The Town Council, is conditioned on the following:

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.

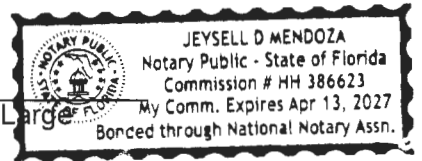


Signature of Owner or Legal Representative

Sworn to and subscribed before me this 4th day of June, 2024



Notary Public State of Florida at Large



Personally know to me

Produced Identification

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

JUN 11 2024

APPROVED _____
DISAPPROVED _____
VARIANCE REQ _____

GOLDEN BEACH LANDSCAPE LEGEND

Chapter 52 - Landscaping

Zoning District: Zone 3 Net Lot Area: 0.57 acres 24,750 square feet

OPEN SPACE

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

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

Required	Provided
	14,127
	10,623

TREES

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

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

Less the existing number of trees meeting minimum requirements

21	21
(minus) 1	1
	22

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

2	8
---	---

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

	27
--	----

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

	21
--	----

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

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

6	6

G. Total number of trees required / provided:

16	26
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SHRUBS

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

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

200	310
60	174

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

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 $A = \underline{24,750}$ square feet

Step 2:

Determine AP $AP = \underline{10,623}$ square feet

AI = $\underline{14,127}$ 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.

Calculations are based on average for the three basins

Average Elevation of Pervious Areas= 7 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= 7-2=5 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 6.56
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 = 6.56 inches

Step 6:

Determine S as:

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

S is computed in inches $S = \underline{2.82}$ 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:

$$R = \underline{(7.00-0.2*S)^2}$$

Calculations are based on average for the three basins

$$(7.00+0.8*S)$$

R is computed in inches R= 4.48 inches

Step 8:

Determine runoff depth (R) as:

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

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.

$$V= \underline{9,236}$$
 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.

$$VP= \underline{\text{See drainage report}}$$
 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= 9,236 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: MANUEL GROSSKOPF

Folio No.: 19-1235-004-0840 Address: 284 S ISLAND DR GOLDEN BEACH

Legal Description: _____

Lots 51, 52 and 53, Block J, Section "D", of GOLDEN BEACH, according to the Plat thereof as recorded in Plat Book 10, Page 10 of the Public Records 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.



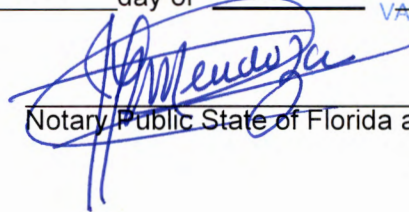
Signature of Owner or Legal Representative _____
Print Name: MANUEL GROSSKOPF

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

JUN 11 2024

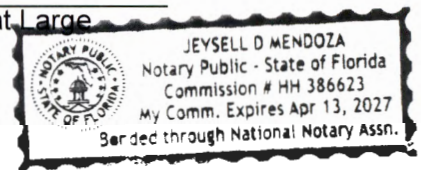
Sworn to and subscribed before me this 4th day of June

APPROVED
DISBURSED
VARIANCE REQ. 2024



Notary Public State of Florida at Large

X Personally know to me _____ Produced Identification



JUN 11 2024

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

Property Address: 284 SOUTH ISLAND DRIVE GOLDEN BEACH, FLORIDA 33160
Legal Description: Lots 51, 52 and 53, Block J, Section "D", of GOLDEN BEACH, according to the Plat thereof as recorded in Plat Book 10, Page 10 of the Public Records of Miami-Dade County Florida.
Owner's Name: MANUEL GROSSKOPF Phone +1 (305) 331-8333 Fax
Agent's Name: Ezequiel Miedvietzky Phone +1 (754) 232-2521 Fax
Board Meeting of: Jun 11th, 2024

APPROVED
DISAPPROVED
VARIANCE REQ

- 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.
Lot size: 24,750 Sq.Ft.
Lot area: 24,750 Sq.Ft.
Frontage: 150 Ft.
Construction Zone: AE6
Front setback: 35 Ft.
Side setback: 10 Ft.
Rear setback: 35 Ft.
Coastal Const ruction: Yes No East of coastal const. control line: Yes No
State Road A1A frontage: N/A
Swimming pool: Yes No Existing: Yes Proposed: Yes
Fence Type: Mansony Block Existing: Yes Proposed: Yes
Finished Floor elevation N.G.V.D.: 9.00' NAVD / 10.51' NGVD
Seawall: Yes Existing: 2.5' NAVD Proposed: 4.425'NAVD
Lot Drainage:
How will rainwater be disposed of on site?

Adjacent use (s): Single Family Home
Impervious area: 17,940 Sq.Ft.
% of impervious area: 62%
Existing ground floor livable area square footage: N/A
Proposed ground floor livable area square footage: 5159.7 Sq.Ft.
Existing 2nd floor livable area square footage: N/A
Proposed 2nd floor livable area square footage: 3603.11 Sq.Ft.
Proposed % of 2nd floor over ground floor:
Vaulted area square footage: N/A
Vaulted height: N/A
Color of main structure:
Color of trim:
Color & material of roof:
Building height (above finished floor elevation): 30'
Swale: (Mandatory 10'-0" from edge of payment, 10 ft. wide x 1 ft. deep minimum):

Existing trees in Lot: 1 in Swale: 0
Proposed trees in Lot: 26 in Swale: 6
Number & type of shrubs: 310 Shrubs, 174 Natives and drought tolerant
Garage Type: Attached two-car garage Existing: N/A Proposed: 2-car
Driveway width & type:

Date: 03/25/2023



CFN 2012R0011988
DR Bk 27953 Pgs 3227 - 3228; (2pgs)
RECORDED 01/06/2012 14:30:12
DEED DOC TAX 10,200.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Instrument prepared by:
BRUCE J. SMOLER, ESQ.
Smoler & Associates, P.A.
2611 Hollywood Boulevard
Hollywood, Florida 33020
Tel: (954) 922-2811

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

JUN 11 2024

After recording return to:
Steven M. Reisman, Esq.
Reisman Law Group, P.A.
1915 Harrison Street, 2nd Floor
Hollywood, Florida 33020
Tel: (954) 628-3765

APPROVED _____
DISAPPROVED _____
VARIANCE REQ _____

Folio No.: 19-1235-004-0350

WARRANTY DEED

THIS INDENTURE, made this 16th day of November, 2011, by **PAUL GROLL AND CHERYL GROLL, husband and wife**, Grantor, whose post office address is: **4780 N.W. 128th Street Road, Opa Locka, Florida 33054**, in favor of **MANUEL GROSSKOPF**, Grantee, whose post office address is: **3201 NE183 Street, Unit No. 1801, Aventura, Florida 33160**.

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITHNESSETH: That said Grantor for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, to said Grantor in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida**, to wit:

Lots 23 and 24, Block H, Golden Beach Section D, according to the plat thereof as recorded in Plat Book 10, Page(s) 10, Public Records of Miami-Dade County, Florida.

Subject to:

1. Taxes for the year 2012 and subsequent years.
2. Zoning, restrictions and provisions imposed by governmental authority, if any.

3. Conditions, limitations, restrictions, and easements of record, but this provision shall not operate to reimpose same.

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

4. Restrictions and matters appearing on the Plat or map or otherwise common to the subdivision.

JUN 11 2024

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

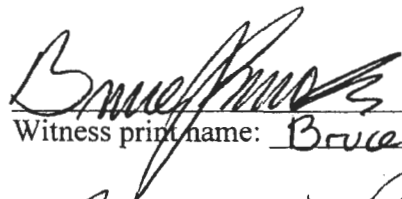
APPROVED _____
DISAPPROVED _____
VARIANCE REQ _____


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

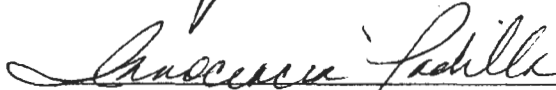
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2011.


IN WITNESS WHEREOF, Grantor(s) have hereunto set their hands and seal on the day and year first written above.

Signed, sealed and delivered in our presence:


Witness print name: Bruce J. Snoker

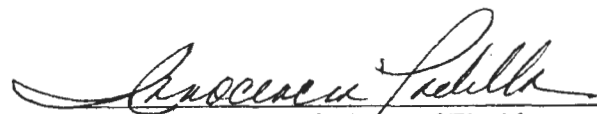

Paul Groll


Witness print name: Innoencia Padilla


Cheryl Groll

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

The foregoing instrument was sworn to, subscribed and acknowledged before me this 16th day of November, 2011, by Paul Groll and Cheryl Groll, who are both personally known to me or who both produced their unexpired Florida Driver's Licenses as identification.


NOTARY PUBLIC, State of Florida

Page 2 of 2
Warranty Deed

NOTARY PUBLIC-STATE OF FLORIDA
Innoencia Padilla
Commission # DD933228
Expires: OCT. 15, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

SABER SOUTH GOLDEN BEACH LLC
220 ISLAND DR
GOLDEN BEACH, FL 33160

MARCOS LENCOVSKI & W SARA
294 S ISLAND DR
GOLDEN BEACH, FL 33160-0000

MANUEL GROSSKOPF
MARIANA GROSSKOPF LEVI
284 S ISLAND DR
GOLDEN BEACH, FL 33160

EMILIO DI MARCOBERARDINO
MIRIAM KIBLISKY
224 S ISLAND DR
GOLDEN BEACH, FL 33160

JENNY IVCHER
100 S ISLAND DR
GOLDEN BEACH, FL 33160

PAUL S GROLL & W CHERYL
170 S ISLAND DR
GOLDEN BEACH, FL 33160

DAVID RUBIN
ANNA RUBIN
236 S ISLAND DR
GOLDEN BEACH, FL 33160

STEVEN BANDEL
MINNIE BANDEL
110 S ISLAND DR
GOLDEN BEACH, FL 33160

DANIEL ADES
GISELA ADES
1010 S FEDERAL HWY STE 2900
HALLANDALE BEACH, FL 33009

ARIEL LEVIN
ALINE LEVIN
238 S ISLAND DR
GOLDEN BEACH, FL 33160

120 SOUTH ISLAND LLC
428 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

INTRAMARINA PROPERTIES LTD
% LOEB BLOCK & PARTNERS LLC
136 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

DAVID E BLOCK & W ELLEN SUE
240 S ISLAND DR
GOLDEN BEACH, FL 33160

SERGIO STIBERMAN & W KEILA
124 S ISLAND DR
GOLDEN BEACH, FL 33160

MICHAEL G KLINGER
MICHELLE FROHLICH KLINGER
194 S ISLAND DR
GOLDEN BEACH, FL 33160

STEVEN GEDULD
LAUREN GEDULD
250 S ISLAND
GOLDEN BEACH, FL 33160-2256

ERNESTO COHAN & W MONICA
254 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160-2242

RICARDO KASSIN
198 S ISLAND DR
GOLDEN BEACH, FL 33160

EMANUEL GOLDSZMIDT & W ESTRELLA
260 S ISLAND DR
GOLDEN BEACH, FL 33160

LEO GHITIS
RUTH GHITIS
240 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

MAXIE EZRATTI
12717 WEST SUNRISE BLVD #415
SUNRISE, FL 33323

MARE NOSTRUM PROPERTIES LLC
C/O GUNSTER
600 BRICKELL AVE STE 3500
MIAMI, FL 33131

RICARDO GONZALEZ & W LUZ
236 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160-2242

IGOR ANAPOLSKY TRS
IGOR ANAPOLSKY TRUST
ANGELIKA ANAPOLSKY TRS
210 S ISLAND DR
GOLDEN BEACH, FL 33160

CHANDAN NANJUNDA MATHUR
CHRISTINA MADISON BERNDT
274 S ISLAND DR
GOLDEN BEACH, FL 33160

PHILIP SOLOMON
JOANNA SOLOMON
212 S ISLAND DR
GOLDEN BEACH, FL 33160

692 265 ONTARIO LTD
99 AVENUE RD 1003
TORONTO ONTARIO M5R 2G5, CANADA

MIKE PEISACH
MAYA PEISACH
20900 NE 30 AVE 915
AVENTURA, FL 33180

RICHARD P WILKERSON TRS
RICHARD P AND ROBYN WILKERSON
REVOCABLE TRUST
ROBYN WILKERSON TRS
220 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

ADI SHARVIT
17901 COLLINS AVE 1104
MIAMI, FL 33160

JOEL EIDELSTEIN
LILIANA EIDELSTEIN
172 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

JOSI KIBLISKY
Yael Noemi Rothenberg
212 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

GREGG FRIEDMAN & W JULIE
190 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160-2241

FARIS A HANNA
150 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160-2241

200 GOLDEN BEACH LLC
17201 COLLINS AVE APT 2001
SUNNY ISL BCH, FL 33160-3486

OFER TAL
KEREN TAL
180 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

F. VARIANCE REQUEST(S):

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

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

Christopher Gratz – Planner, summarized his report into the record.
Ezequiel Miedvietzky with Amarilla – spoke on behalf of the applicant.

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

Relief from Town Code Sect 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;

Town Code Section 66-141(c) Projections. No steps or platforms over 36 inches in height above the average lot grade shall extend into minimum side, rear or front yard setback areas.

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

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

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

A motion to recommend approval was made by Stephanie Halfen, Seconded by Michael Klinger
On roll call: Stephanie Halfen-Aye, Judy Mimoun-aye, and Michael Klinger-Aye.
Motion passed 3 – 0

G. OLD BUSINESS:

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

Christopher Gratz, Planner – summarized his report into the record
Max Strang – Strang Architecture, spoke on behalf of the applicant
Sofia Mere, Strang Architectures spoke on behalf of the applicant
Austen Chase, Jungles Landscape Architecture – spoke on behalf of the applicant
Raymond Jungles, Jungles Landscape Architecture, spoke on behalf of the applicant

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



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

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

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

A. CALL MEETING TO ORDER: 6:45pm

An apology was offered to all in attendance due to the delayed start of the meeting.

B. BOARD ATTENDANCE: Present: Stephanie Halfen, Judy Mimoun, and Michael Klinger
Not in attendance: Zvi Shiff, Alan Macken, Isaac Murciano, and Jerome Hollo

C. STAFF ATTENDANCE: Linda Epperson-Asst Town Manager, Lissett Rovira-Building & Zoning Director, Christopher Gratz-Town Planner, Elena Cheung-Asst to the Town Clerk, Monica Diaz-Permit Clerk

D. APPROVAL OF MINUTES: May 14, 2024

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

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

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

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

Installation of a new floating dock.

A motion to withdraw item 1 from the Agenda was made by Stephanie Halfen, Seconded by Judy Mimoun.

All were in favor – no one opposed
Motion passed 3 – 0

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

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

Installation dock replacement & seawall repair.

3. Nicole Dolman
605 Golden Beach Dr
Golden Beach, FL 33160

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

Construction of new single-family residence and landscape design approval

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

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

Construction of new single-family residence and landscape design approval

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

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

Seawall and dock

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

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

Construction of a new single-family residence.

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

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

Construction of new single-family residence and landscape design approval

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

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

Construction of new single-family residence and landscape design approval

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

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

Construction of new single-family residence and landscape design approval

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

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

Construction of new single-family residence and landscape design approval

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

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

Construction of an accessory structure.

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

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

Exterior alternation and addition

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

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

Seawall and dock.

A motion was made by Michael Klinger to defer agenda items 2 through 13 to the next Building Advisory Board meeting date, Seconded by Stephanie Halfen
All were in favor – no one opposed
Motion passed 3 – 0

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

A motion was made to approve the project as presented by Stephanie Halfen, Seconded by Michel Klinger

On roll call: Stephanie Halfen-Aye, Judy Mimoun-aye, and Michael Klinger-Aye.

Motion passed 3 – 0

Stephanie Halfen left the meeting. It was announced that makeup of the quorum would be the two sitting Board Members: Michael Klinger, Judy Mimoun, and Linda Epperson-Asst Town Manager with no voting rights.

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

Christopher Gratz, Planner – Summarized his report into the record.

Ezequiel Miedvietzky, Amarilla – spoke on behalf of the applicant.

Edwin Parada, Yodezeen – spoke on behalf of the applicant

Aida Miron, La Casona Garden - spoke on behalf of the applicant

Property Address: 284 South Island Drive, Golden Beach, FL. 33160

Folio No.: 19-1235-004-0840

Legal Description: Lot 51 to 53, Blk J, GB Sect D, PB 10 – 10

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

A motion was made by Michael Klinger to approve the project, conditioned on the approval by Town Council of the variance request for grading, Seconded by Judy Mimoun

On Roll Call: Judy Mimoun-Aye, and Michael Klinger-Aye

Motion passed 2 – 0

H. NEW BUSINESS

I. ADJOURNMENT

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