



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

**AGENDA
BUILDING REGULATION ADVISORY BOARD
September 24, 2024, at 6pm**

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

A. CALL MEETING TO ORDER:

B. BOARD ATTENDANCE:

C. STAFF ATTENDANCE:

D. APPROVAL OF MINUTES: August 13, 2024

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

1. Blaise Matuidi and Isabelle Helene Marie Matuidi- **Deletion**
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.

2. 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

3. 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

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

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

Exterior alternation and addition.

5. Matthew Kay & W Jennifer
504 N Parkway St
Golden Beach, FL 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 Nwly 167.87ft Swly Ad 10ft
Sely To Pob Blk F, GB Sec F PB 10-11

Installation dock replacement & seawall repair.

6. GABAJAC Developers LLC
1510 Daytonia Road
Miami Beach, FL 33141

Property Address: 532 North Island Drive, Golden Beach, FL. 33160
Folio No.: 19-1235-006-0850
Legal Description: Lot 9 & S25ft Lot 8 Blk M, GB Sec F PB 10-11

Seawall and dock.

7. Allegro Acquisitions Corporation – Tabled at 4/2023 meeting
343 Center Island Dr
Golden Beach, FL 33160

Property Address: 343 Center Island Drive, Golden Beach, FL, 33160
Folio No: 19-1235-005-0820
Legal Description: Lot 11 & BK K GB Sect E, PB 8-122

Variance request for construction of a new seawall and dock.

8. Allegro Acquisitions Corporation – Tabled at 4/2023 meeting
343 Center Island Dr
Golden Beach, FL 33160

Property Address: 343 Center Island Drive, Golden Beach, FL, 33160
Folio No: 19-1235-005-0820
Legal Description: Lot 11 & BK K GB Sect E, PB 8-122

Construction of a new seawall and dock.

9. Allegro Acquisitions Corporation
349 Center Island Dr
Golden Beach, FL 33160

Property Address: 345 Center Island Drive, Golden Beach, FL, 33160
Folio No: 19-1235-005-0830
Legal Description: Lot 12 & BK K GB Sect E, PB 8-122

Variance request for construction of a new seawall and dock.

10. Allegro Acquisitions Corporation
349 Center Island Dr
Golden Beach, FL 33160

Property Address: 345 Center Island Drive, Golden Beach, FL, 33160
Folio No: 19-1235-005-0830
Legal Description: Lot 12 & BK K GB Sect E, PB 8-122

Construction of a new seawall and dock.

11. Allegro Acquisitions Corporation
349 Center Island Dr.
Golden Beach, FL 33160

Property Address: 349 Center Island Drive, Golden Beach, FL, 33160
Folio No: 19-1235-005-0840
Legal Description: Lot 13 & BEG NE COR Lot 14, Block K GB Sect E, PB 8-122

Variance request for construction of a new seawall and dock.

12. Veronica Sarabia Trs.
Veronica Sarabia Trust
455 Center Island Dr
Golden Beach, FL 33160

Property Address: 455 Center Island Drive, Golden Beach, FL, 33160
Folio No: 19-1235-005-0990
Legal Description: Lot 12 & Blk L GB Sect E, PB 8-122

Variance request for construction of a new seawall and dock.

F. VARIANCE REQUEST(S):

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

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

Relief from town code section.

Town Code §66-102(a) Minimum lot and swale elevations; grade, 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 7.23' NGVD (2' higher); and exterior slabs, decks, and walkways to exceed the crown of the road (3.23' NGVD) to be as much as 9.23' NGVD (3' higher).

G. OLD BUSINESS:

14. 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

H. NEW BUSINESS

15. David Rabbani Trs Jrd Revocable Trust
128 Ocean Blvd
Golden Beach, FL 33160

Property Address: 128 Ocean Blvd, Golden Beach, FL. 33160
Folio No.: 19-1235-003-0620
Legal Description: Lot 14 & 15 Blk 6 GB Sec C Pb 9-52

Modification to the finishes and addition approval.

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