

TOWN OF GOLDEN BEACH

BUILDING AND ZONING DEPARTMENT

MEMORANDUM



TO: Building Regulatory Advisory Board

FROM: Christopher M. Gratz, AICP, Consulting Planner

DATE: September 24th, 2024

SUBJECT: Variances, 605 Golden Beach Drive

GENERAL PROPERTY INFORMATION

Land Use Designation: Low Density Residential

Zoning District: Zone Two (2)

Address: 605 Golden Beach Drive

Legal Description: Lot 38, Block 1, "Golden Beach Section F", According to the Plat thereof, as recorded in Plat Book 10, Page 11 of the Public Records of Miami-Dade County.

Lot Information: Under-sized lot, 50' frontage, 150' deep, 7,500 square feet (0.17 acres) Average Crown of Road 3.32' NGVD/1.76' NAVD, the lot ranges from 3.685' NGVD/2.125' NAVD at the front property line to 5.61' NGVD/4.05' NAVD near the rear property line.

APPLICATION INFORMATION

Owner/Architect: Nicole Dolman/ David Rosenthal

REQUEST

Variance#1 **FROM:** 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;

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).

HISTORY

The property contains a 2-story 2,948 sq. ft. home originally constructed in 1965 according to the Miami-Dade Property Appraiser.

The BRAB, on July 9th, 2024, approved the plans for a new home on the property.

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 2 and the Town Code's requirements are applicable to all properties in the district. The property is an undersized rectangular lot 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 applicant has an approved design that complies with the Town Code.

(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.

(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 the approved new home in compliance with the Code.

(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 the approved home which is 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 applicant has provided no evidence of how the change in grades and elevations impact the surrounding homes and view from the street.

(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:

1 Variance Request(s)
Accessory Structures

Relief from town code section;

- 1. 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).

JOB ADDRESS: 605 Golden Beach Drive, Golden Beach, FL, 33160
OWNER ADDRESS: 605 Golden Beach Drive, Golden Beach, FL, 33160
REQUESTED BY: Nicole Dolman
LEGAL DESCRIPTION: Lot 38, Blk 1, GB Sect F, PB 10-11
FOLIO NO.: 19-1235-00-0180

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=NS8rWnJhN21mSUDicmFadHErei8yZz09
Meeting ID: 892 9110 8015
Passcode: 752288
September 24, 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/83589985321?pwd=IRzEG6Yagnm20t2r9kdUnO6TaH4NTf.1
Meeting ID: 835 8998 5321
Passcode: 049732
September 30, 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.

Linda Epperson - Assistant Town Manager (handwritten signature)

Dated: September 9, 2024

PURSUANT TO FLA. STATUTE 288.0105 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 NOTIFY THE TOWN CLERK AT (305) 932-0744 AT LEAST 24 HOURS PRIOR TO THE DATE OF THE MEETING.

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

OCT 08 2024

**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
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD MEETING/HEARING

Property Location: 605 GOLDEN BEACH DRIVE

Meeting Date: SEP 2024

Variance Hearing Dates: Advisory Board X

Town Council _____

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	_____ X
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 checked="" 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>	

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

Application fee: _____

Request hearing in reference to: _____

New residence/addition: _____ Variance(s): YES _____
Exterior alterations: NO _____ Other Structure: _____
Date application filed: august 13,2024 _____ For hearing date: SEP 2024 _____

1. Project information:

Project description: SINGLE FAMILY RESD AND POOL _____

Legal Description: Lot 38, Block 1 of Section "F" of Golden Beach, Recorded PB 10,Pg 11 _____

Folio #: 19-1235- 0060180 _____

Address of Property: 605 GOLDEN BEACH DRIVE _____

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

Owner's Name: NICOLE DOLMAN _____ Phone 305 915 5012 _____ Fax _____

Owner's address: 486 N PARKWAY _____ City/State GOLDEN BEACH/FL _____ Zip 33160 _____

Email address: NICDOLMAN@GMAIL.COM _____

Agent: _____ Phone _____ Fax _____

Agent's address: _____ City/State _____ Zip _____

Email address: _____

Architect: DAVID ROSENTHAL _____ Phone 9547974972 _____ Fax _____

Email address: DAVID@DMR-ARCHITECT.COM _____

Contractor: DACINCO HOMES LLC _____ Phone 954 274 8644 _____ Fax _____

3. Describe project and/ or reason for hearing request: VARIANCE FOR CODE # 66-102 (A) _____

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

Building Plans:

Conceptual: Preliminary: Final:

Other: _____

5. Estimated cost of work: \$ _____

Estimated market value of: Land \$ _____

Building \$ _____

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

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

6. Is hearing being requested as a result of a Notice of Violation? NO
7. Are there any structures on the property that will be demolished? NO
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): *Frank E. Gaiser*

Acknowledged before me this 23 day of August 2024

Type of identification:

D 455-620-95-663-0

FRANK E. GAISER
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.



Frank E. Gaiser
Signature of owner(s)

Acknowledged before me this 23 day of August 2024

Type of identification:

D 455-620-95-663-0

FRANK E. GAISER
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: 605 GOLDEN BEACH DRIVE
 Legal Description: Lot 38, Block 1 of Section "F" of Golden Beach, Recorded PB 10, Pg 11
 Owner's Name: Nicole Dolman Phone 305 915 5012 Fax _____
 Agent's Name: _____ Phone _____ Fax _____
 Board Meeting of: September 2024

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

Application for: EXEMPTION FOR THE CODE FOR GRADE ELEVATION
 Lot size: 50 X 150
 Lot area: 7,500 SF
 Frontage: 50
 Construction Zone: AE
 Front setback: 40
 Side setback: 7.50 REAR SETBACK 35
 Rear setback: _____
 Coastal Construction: Yes No East of coastal const. control line: Yes No
 State Road A1A frontage: NO
 Swimming pool: Yes No Existing: _____ Proposed: _____
 Fence Type: _____ Existing: _____ Proposed: _____
 Finished Floor elevation N.G.V.D.: _____
 Seawall: NO Existing: _____ Proposed: _____
 Lot Drainage: _____
 How will rainwater be disposed of on site? _____

Adjacent use (s): _____
 Impervious area: _____
 % of impervious area: _____
 Existing ground floor livable area square footage: _____
 Proposed ground floor livable area square footage: _____
 Existing 2nd floor livable area square footage: _____
 Proposed 2nd floor livable area square footage: _____
 Proposed % of 2nd floor over ground floor: _____
 Vaulted area square footage: _____
 Vaulted height: _____
 Color of main structure: _____
 Color of trim: _____
 Color & material of roof: _____
 Building height (above finished floor elevation): _____
 Swale: (Mandatory 10'-0" from edge of payment, 10 ft. wide x 1 ft. deep minimum): _____

Existing trees in Lot: _____ in Swale: _____
 Proposed trees in Lot: _____ in Swale: _____
 Number & type of shrubs: _____
 Garage Type: _____ Existing: _____ Proposed: _____
 Driveway width & type: _____

Date: _____

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

Date: 08/12/2024

Fee: _____

I, Nicole Dolman 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: 605 Golden Beach Drive Folio No. 1912350060180

As specified in the attached "Application for Building Regulation Advisory Board" and related supporting material.

1. The Variance requested is for relief from the provisions of **(list section number(s) of the Town of Golden Beach Code of Ordinances)**: 66-102 (a) : MINIMUM LOT AND SWALE ELEVATIONS ; GRADE SHALL NOT EXCEED AN ELEVATION OF 24 INCHES ABOVE THE CROWN OF THE ROAD
WALKWAYS SHALL NOT EXCEED 36 INCHES ABOVE THE CROWN OF THE ROAD

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. 66-102 (a)
With the new code of Golden Beach the house is 24" higher but the grade remains at the same old height
APPLICATION IS FOR EXEMPTION FOR THE CODE FOR GRADE ELEVATION
WE ARE RAISING THE GRADE AND WALKWAY 24" ON THE BACK AND NORTH SIDE

b. Special conditions and circumstances exist which are peculiar to the land or structure involved, and which are not applicable to other lands or structures in the same district. The house at 10.56 NGVD is 5.33 feet higher than the maximum grade height allowed

c. The special conditions and circumstances do not result from the actions of the applicant. NO, the house will stay at the requested elevation

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. Correct

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. The Code Update mandates the house to be 2 feet higher than previously approved houses and the grade didn't raise withn the update

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

5. The granting of the Variance will be in harmony with the general intent and purpose of the Town Code and the Variance will not be injurious to the area involved or otherwise detrimental to the public welfare. Yes

Does the Variance being requested comply with all the above listed criteria?
 Yes No

6. Our code states that submission of a written statement is invited and encouraged. Has the applicant (petitioner) explained the variance to the owners of the nearest adjacent residences and sought their approval in writing? Yes No
Please attach any written letters of no objection to this petition.

7. Is this request related to new construction? Yes No

8. Is construction in progress? NO

9. Is this request as a result of a code violation? NO

10. Did this condition exist at the time property was acquired? Yes No

11. Is this request sought as a remedy to a case to be heard, or action taken by the Special Magistrate? 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.: 1912350060180 Address: 605 Golden Beach Dr

Legal Description: Lot 38, Block 1 of Section "F" of Golden Beach, Recorded PB 10, Pg 11

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 _____ 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 23 day of August, 2024

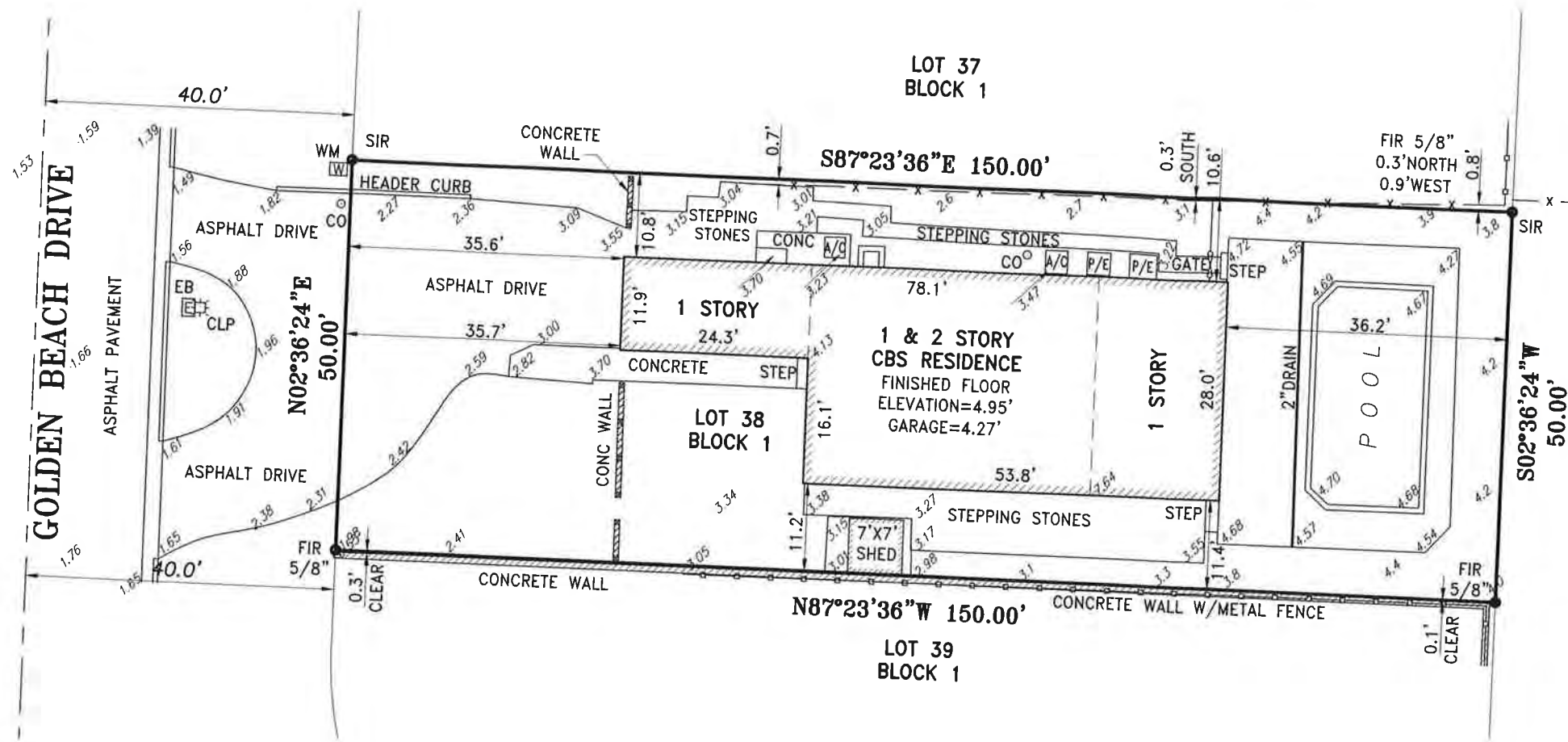
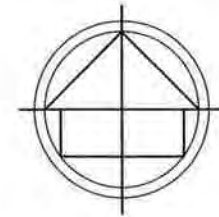


FRANK E. GAISER
Notary Public State of Florida at Large

Personally know to me

Produced Identification

SKETCH OF SURVEY



Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

OCT 08 2024

APPROVED
DISAPPROVED
VARIANCE REC:

LEGEND:

- CKD CHECKED BY
- CONC CONCRETE
- DWN DRAWN BY
- FB/PG FIELD BOOK AND PAGE
- SIR SET 5/8" IRON ROD & CAP #6448
- SNC SET NAIL & CAP #6448
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- FNC FOUND NAIL & CAP
- FND FOUND NAIL & DISK
- PRM PERMANENT REFERENCE MARKER
- P.B. PLAT BOOK
- M/D.C.R. MIAMI/DADE COUNTY RECORDS
- FPL FLORIDA POWER & LIGHT
- X- CHAIN LINK FENCE
- E- OVERHEAD UTILITY LINES
- WM WATER METER
- WV WATER VALVE
- BFP BACK FLOW PREVENTER
- EB ELECTRIC BOX
- WPP WOOD POWER POLE
- MLP METAL LIGHT POLE
- CLP CONCRETE LIGHT POLE
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- 0 00 ELEVATIONS

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL, OR DIGITAL SIGNATURE, OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. CONVERSION FROM NGVD29 TO NAVD88 = (-1.56')
8. BENCHMARK DESCRIPTION: MIAMI/DADE COUNTY BENCHMARK E-202 ELEVATION = 7.76' (NAVD88)
9. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF "SECTION "F" OF GOLDEN BEACH", P.B. 10, PG. 11, M/D.C.R. SAID LINE BEARS N02°36'24"E.

LAND DESCRIPTION:

LOT 38, BLOCK 1 OF "SECTION "F" OF GOLDEN BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 11, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN FEBRUARY, 2024. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE: 02/15/24

COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766
EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER: 10152-24

CLIENT :
DACINCO HOMES LLC

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	02/15/24	SKETCH	JD	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120642
PANEL NUMBER	0151L
ZONE	AE
DATUM	NGVD29 NAVD88
BASE FLOOD ELEV.	6 4.44
EFFECTIVE DATE	09/11/09

PROPERTY ADDRESS :	605 GOLDEN BEACH DR.
SCALE:	1" = 20'
SHEET	1 OF 1

Town of Golden Beach	Section 66 - Zoning	
Art.II - Zoning District Requirements	Zone Two - as per Sec. 66-69.2	
Address: Dolman Residence, 605 Golden Beach Drive, Golden Beach, FL 33160		
ZONING INFORMATION	REQUIRED	PROVIDED
Front Building Setback	35'-0"	35'-0"
Rear Building Setback	35'-0"	35'-0"
Side Building Setback (First Floor)	10'-0"	10'-0"
Side Building Setback (Second Floor)	Increase side setback on 2/3 length of 2nd story by 1' for ea. 1' of bldg. ht. above the first 18'	complies (see Bldg. Sections and Sheet A-3)
Additional Second Story Setback		
South Side Second Floor Setback	2/3 of 80' = 53'-4"	53'-0"
North Side Second Floor Setback	2/3 of 75'-4" = 50'-5"	48'-6"
Pool Structure Setback (Sides and Rear)	10'-0"	10'-0"
Building Height Limitation	27'-6"	27'-6"
Lot Coverage (see sheet A-1.1 for areas) 100% Lot = 7,500 S.F.		
Pervious Area	35% (2,625 S.F.)	36% (2,703 S.F.)
Impervious Area	65% (4,875 S.F.)	64% (4,797 S.F.)

ZONING INFORMATION	REQUIRED	PROVIDED
Garage Minimum Finished Floor Height	REQUIRED	PROVIDED
NGVD	6.0'	6.06'
Information below from Richard Cousin's Survey dated 03/25/2024, latest update 05/15/2024		
Land Description		
Lot 38, Block 1, Section F of Golden Beach, Plat Book 10, Page 11, Public Records of Miami-Dade County,		
Flood Zone = AE		
Base Flood Elevation (effective 09/11/2009)	REQUIRED	PROVIDED
NAVD	4.44'	9.0'
NGVD	6.0'	10.56'
Highest Crown of Road (Existing)	3.32' NGVD /1.76' NAVD	
Average Crown of Road (Existing)	3.23' NGVD /1.67' NAVD	
Maximum Grade Height (24" above average crown of road)	5.23' NGVD /3.67' NAVD	7.23' NGVD /5.67' NAVD

DAVID M. ROSENTHAL ARCHITECT, INC.

4393 121 Terrace N.
Royal Palm Beach, FL 33411
PH 954.797.4972

david@dmr-architect.com
ARCH. LIC. NO. AA26000878

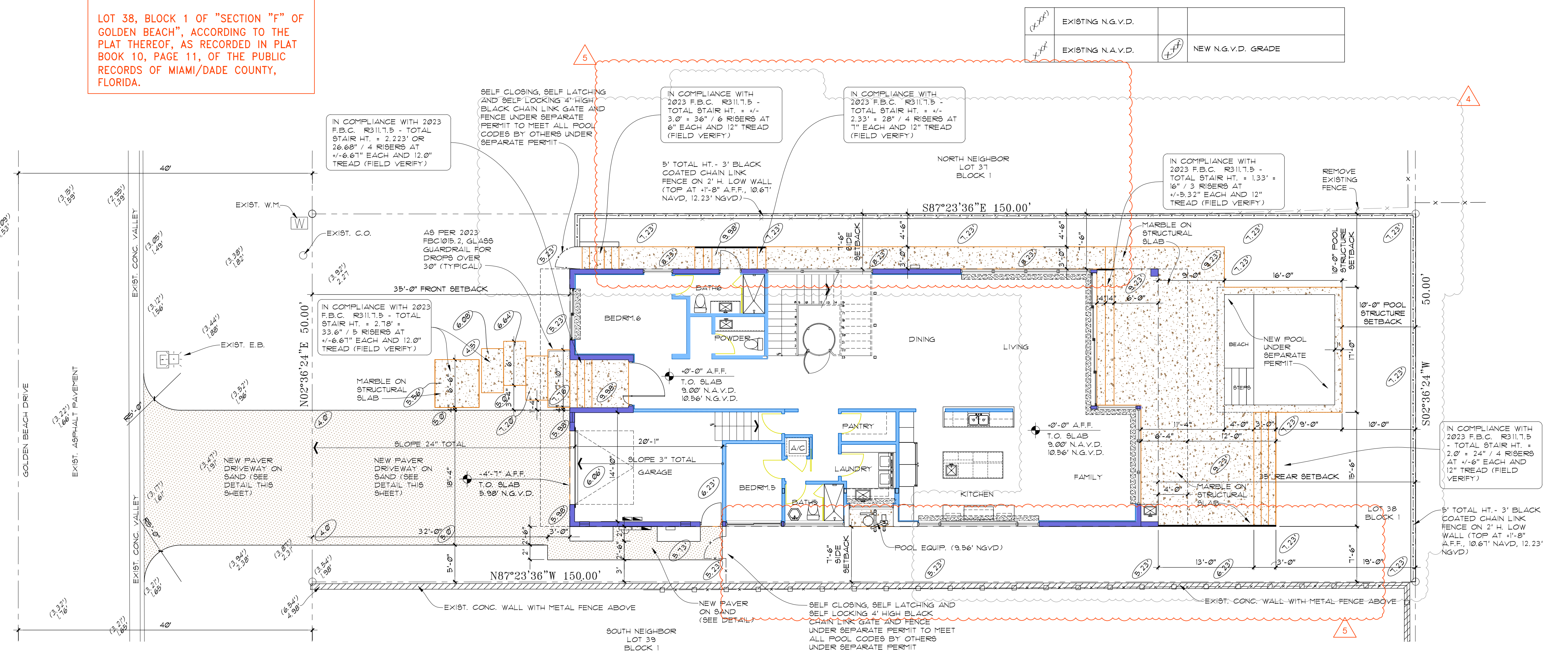
REVISIONS	BY
3 07.05.24 BRAB Comments	DR
4 08.14.24 Variance	DR
6 08.22.24 Variance Comments	DR

2 SITE DATA TABLE

NOT TO SCALE

LAND DESCRIPTION:

LOT 38, BLOCK 1 OF "SECTION "F" OF GOLDEN BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 11, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.



**NEW HOME
DOLMAN RESIDENCE**
605 GOLDEN BEACH DRIVE
GOLDEN BEACH, FL 33160

PROJECT NAME

SITE PLAN

SHEET TITLE

DRAWN	DMR
CHECKED	DMR
DATE	07.05.24
SCALE	AS NOTED
JOB NO	24-0311
SHEET	

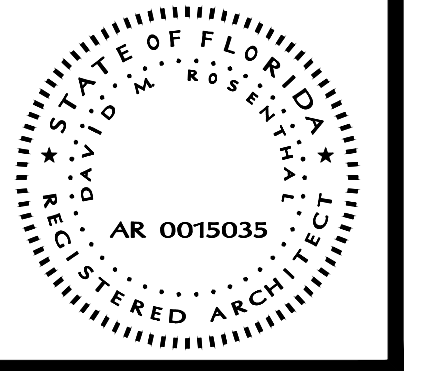
A-1.0

1 OF 7 SHEETS

1 SITE PLAN

SCALE: 1/8" = 1'-0"





REVISIONS	BY
1 05.30.24 BRAB Comments	DR
2 06.18.24 BRAB Comments	DR
3 08.14.24 Variance	DR

NEW HOME
DOLMAN RESIDENCE
605 GOLDEN BEACH DRIVE
GOLDEN BEACH, FL 33160

PROJECT NAME

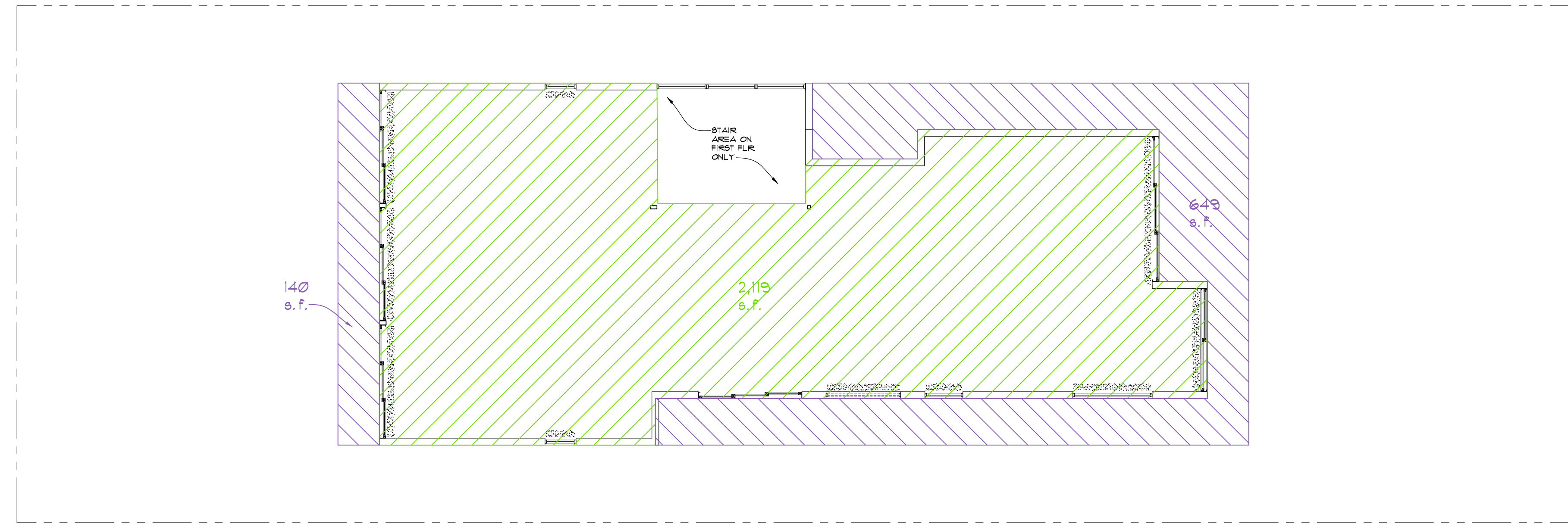
AREAS FLOOR PLAN

SHEET TITLE

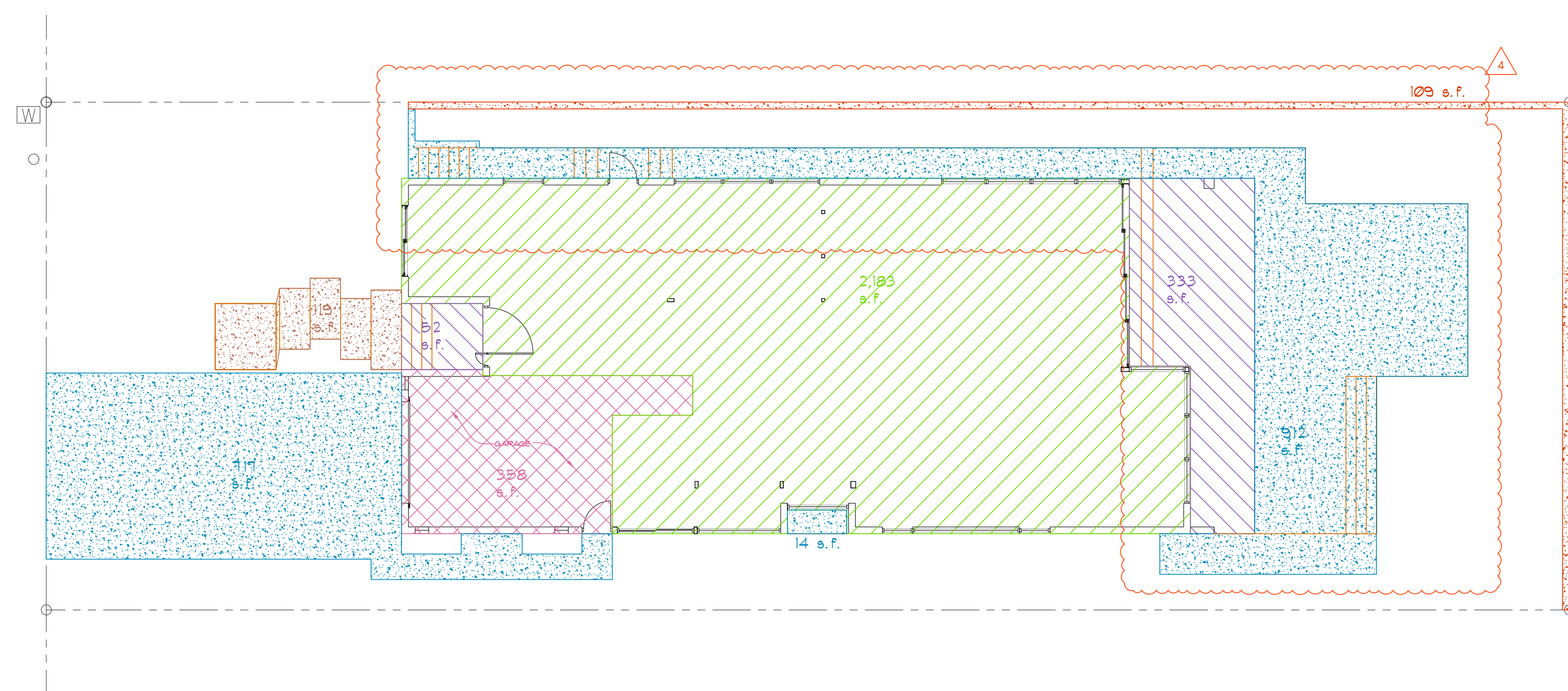
DRAWN	DMR
CHECKED	DMR
DATE	07.05.24
SCALE	AS NOTED
JOB NO.	24-0311
SHEET	

A-1.1

1 OF 7 SHEETS



2 SECOND FLOOR AREAS PLAN
SCALE: 1/8" = 1'-0"

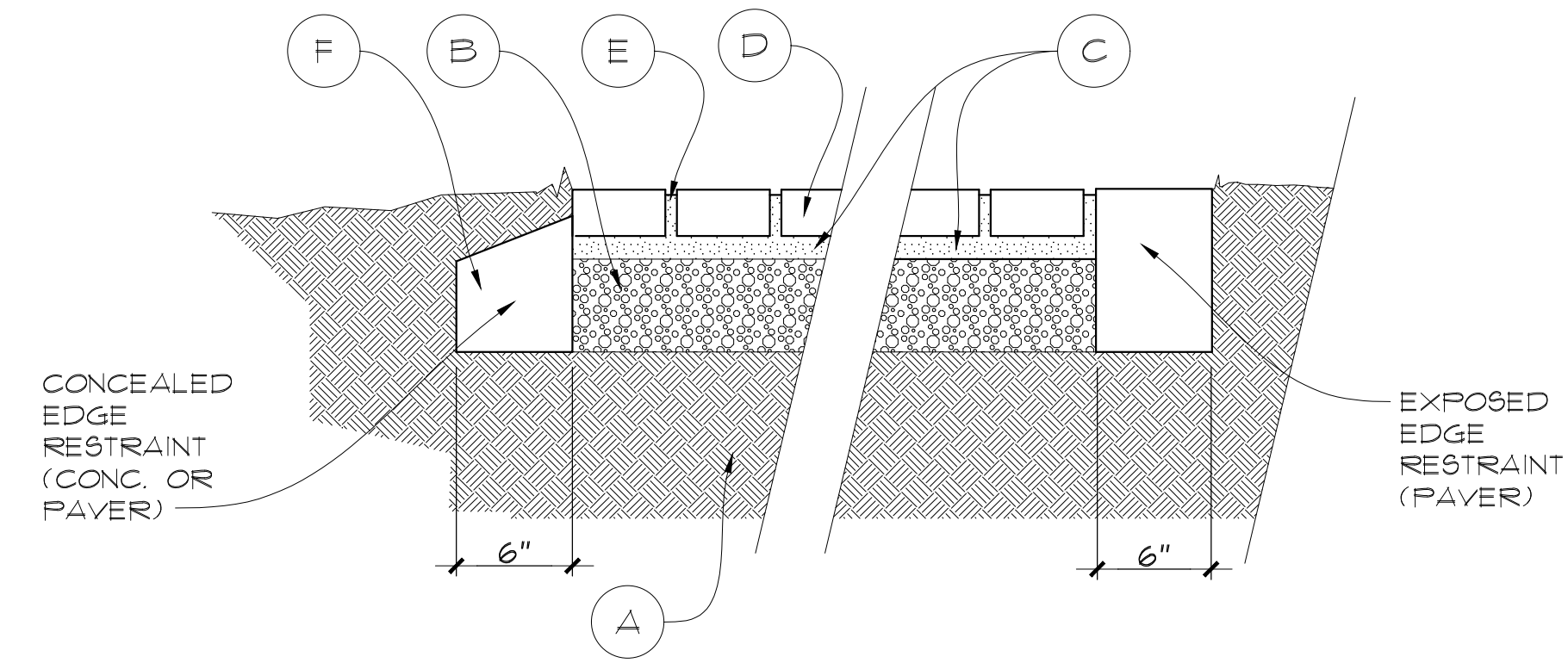
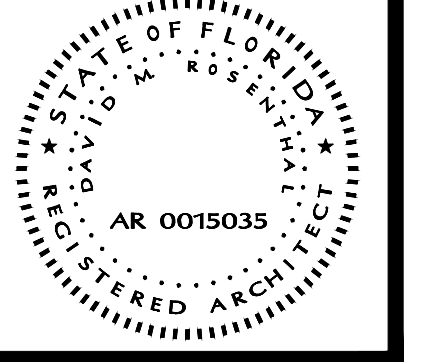


1 FIRST FLOOR AREAS PLAN
SCALE: 1/8" = 1'-0"

First Floor A/C	2,183 S.F.	
Second Floor A/C	2,119 S.F.	
Total a/c area	4,302 S.F.	
Garage	358 S.F.	
Rear Patio under Roof	333 S.F.	
Roofed Entry	52 S.F.	
Front (West) Roofed Balcony	140 S.F.	
Rear (East) and Side Roofed Balcony	649 S.F.	
Total Roofed areas (non a/c)	1,532 S.F.	
Total Roofed areas (a/c + non a/c)	5,834 S.F.	
Total lot area	7,500 S.F.	100%
First Floor A/C	2,183 S.F.	
Garage	358 S.F.	
Rear Patio under Roof	333 S.F.	
Roofed Entry	52 S.F.	
Rear Pool and Pool Deck + North Side Walkway/Steps	912 S.F.	
Site wall	109 S.F.	
Driveway + South Side Walkway	717 S.F.	
Front Steps	119 S.F.	
Pool Equipment (South-Side)	14 S.F.	
Total impervious	4,797 S.F.	64%
Total pervious	2,703 S.F.	36%

3 SITE AREAS
NOT TO SCALE



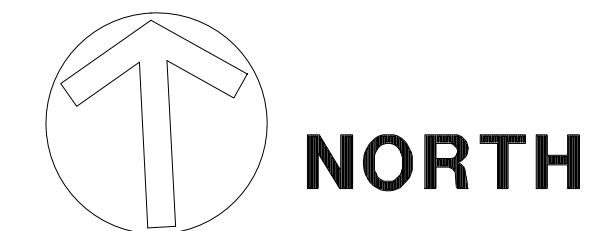
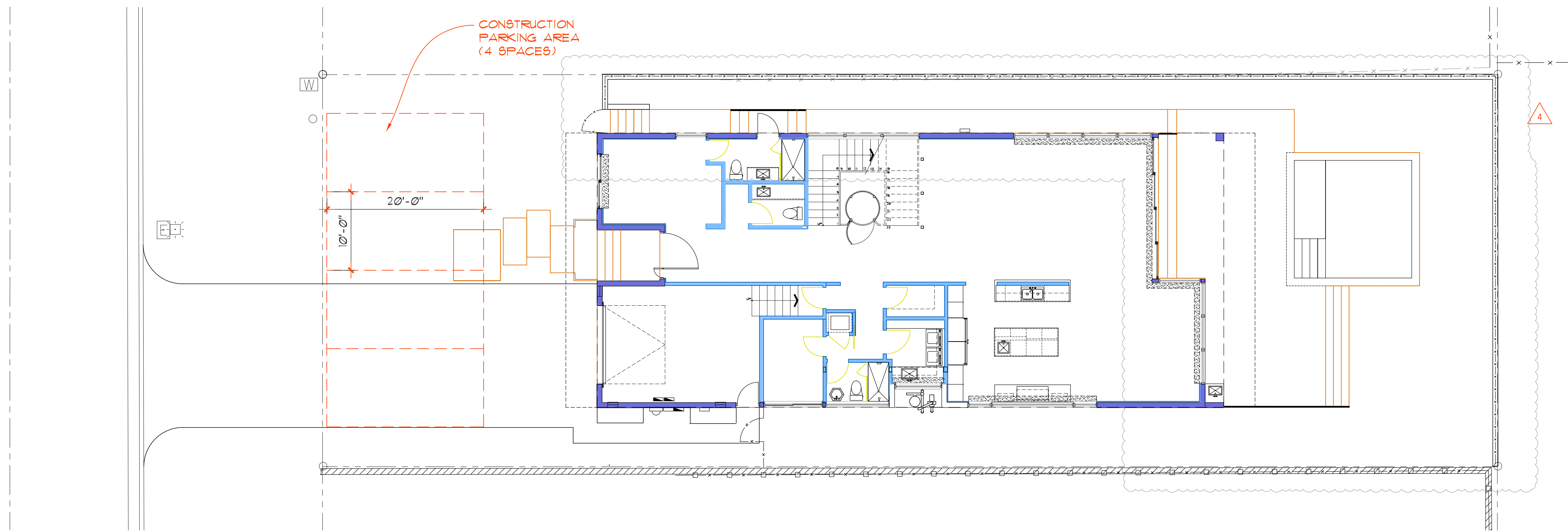


LEGEND:
 A- SUITABLE SUB-BASE TO BE COMPACTED SOIL (SEE NOTE NO.1).
 B- LIMEROCK BASE COMPACTED TO A MIN. OF 98% OF MAX. DENSITY AS DETERMINED BY AASHTO T-100 MINIMUM THICKNESS REQUIRED:
 6" IN THE PUBLIC RIGHT-OF-WAY
 4" ON PRIVATE PROPERTY
 C- SAND BEDDING COURSE, 2" TYPICAL.
 D- CONCRETE SEGMENTAL PAVING UNITS.
 E- JOINT FILLING SAND.
 F- 2,500 PSI CONCRETE AT CONTINUOUS EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY.

LIMITATIONS:
 1. LIGHT TRAFFIC AND DOMESTIC USE ONLY. HEAVIER TRAFFIC OR UNSUITABLE SOIL CONDITIONS REQUIRE SPECIAL PAVEMENT STRUCTURE AND THICKNESS DESIGN.
 2. SURFACE DRAINAGE: RECOMMENDED MINIMUM GRADE OF 2% TO SWALED PERVIOUS AREA 3. THIS IS A NON-STANDARD TYPE OF DRIVEWAY CONSTRUCTION.
 3. THIS IS A NON-STANDARD TYPE OF DRIVEWAY CONSTRUCTION AND AN AFFIDAVIT MIGHT BE REQUIRED FROM THE OWNER FOR WORK IN THE PUBLIC RIGHT-OF-WAY OR EASEMENT.

3 PAVER DETAIL
NOT TO SCALE

REVISIONS	BY
1. 05.30.24 BRAB Comments	DR
2. 06.18.24 BRAB Comments	DR
3. 07.05.24 BRAB Comments	DR
4. 08.14.24 variance	DR



1 CONSTRUCTION PARKING PLAN
SCALE: 1/8" = 1'-0"

**NEW HOME
DOLMAN RESIDENCE**
605 GOLDEN BEACH DRIVE
GOLDEN BEACH, FL 33160

PROJECT NAME

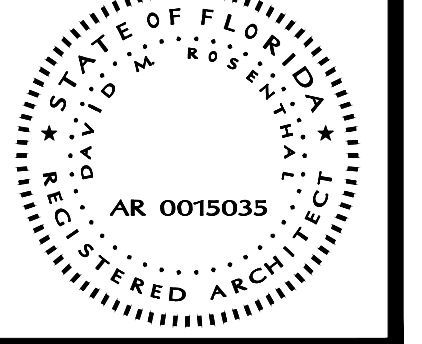
CONSTRUCTION PARKING PLAN

SHEET TITLE

DRAWN
DMR
 CHECKED
DMR
 DATE
07.05.24
 SCALE
AS NOTED
 JOB NO.
24-0311
 SHEET

A-1.2

1 OF 7 SHEETS



REVISIONS	BY
1 05.30.24 DR	BRAB Comments
2 06.18.24 DR	BRAB Comments
3 07.05.24 DR	BRAB Comments
4 08.12.24 DR	Variance
5 08.22.24 DR	Variance Comments

NEW HOME DOLMAN RESIDENCE
605 GOLDEN BEACH DRIVE
GOLDEN BEACH, FL 33160

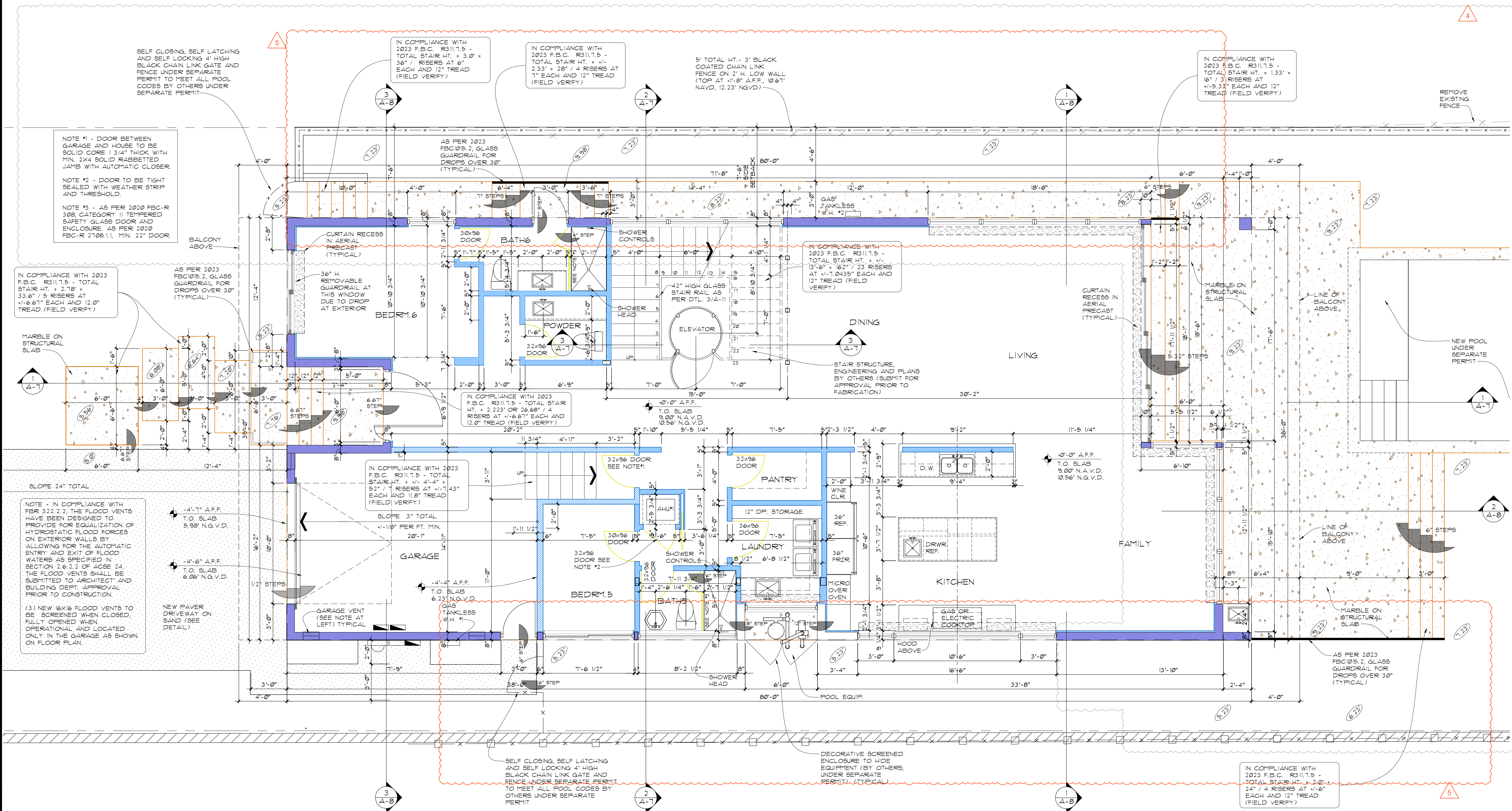
PROJECT NAME

FIRST FLOOR PLAN

SHEET TITLE

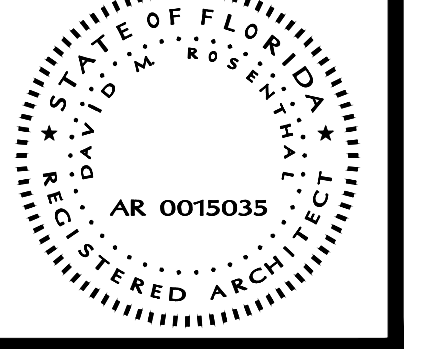
DRAWN	DMR
CHECKED	DMR
DATE	07.05.24
SCALE	AS NOTED
JOB NO.	24-0311
SHEET	

A-2



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"





REVISIONS	BY
1 05.30.24 BRAB Comments	DR
2 06.17.24 BRAB Comments	DR
3 07.05.24 BRAB Comments	DR
4 08.14.24 Variance	DR

NEW HOME
DOLMAN RESIDENCE
605 GOLDEN BEACH DRIVE
GOLDEN BEACH, FL 33160

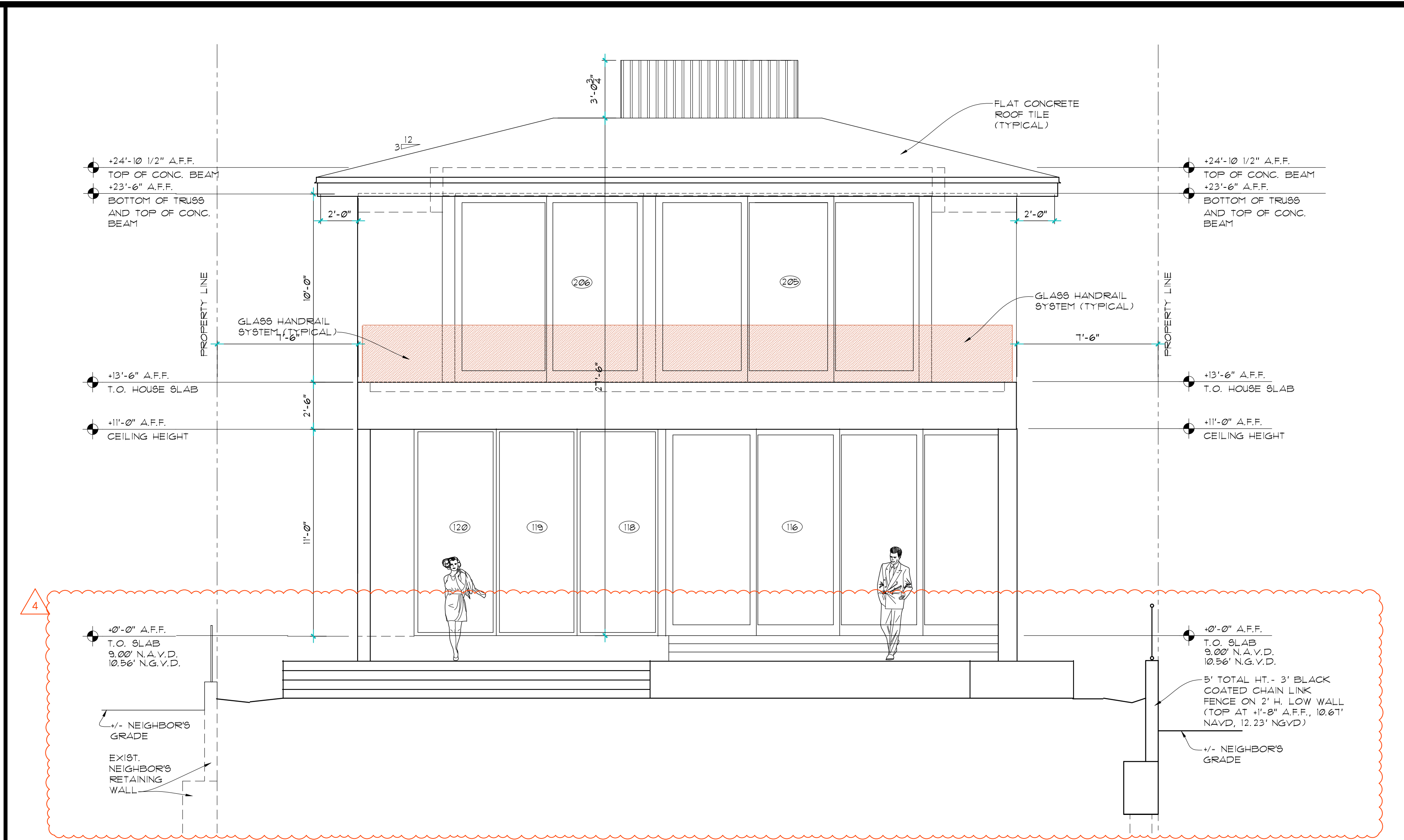
PROJECT NAME

EXTERIOR ELEVATIONS

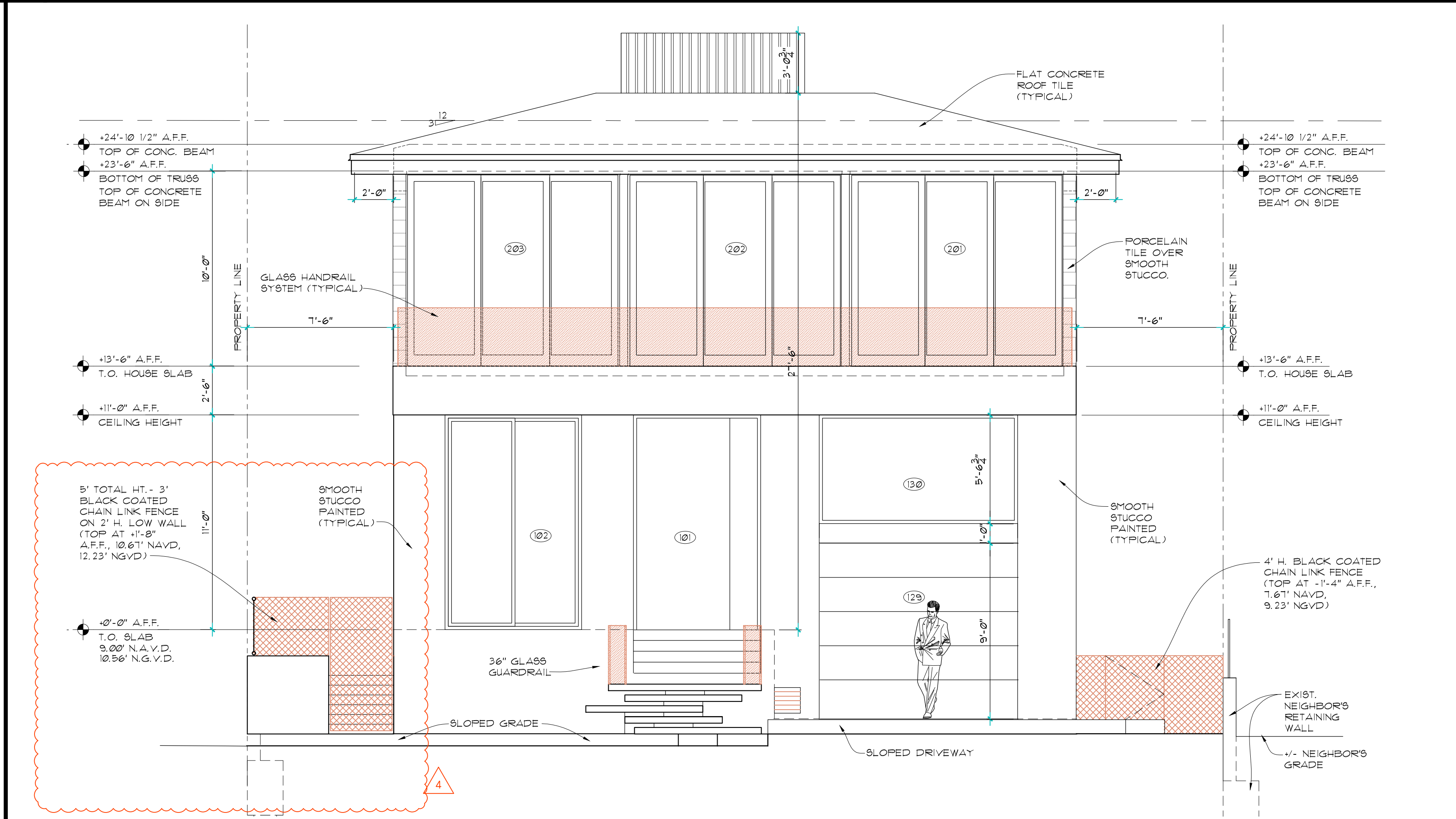
SHEET TITLE

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CHECKED	DMR
DATE	07.05.24
SCALE	AS NOTED
JOB NO.	24-0311
SHEET	

A-5

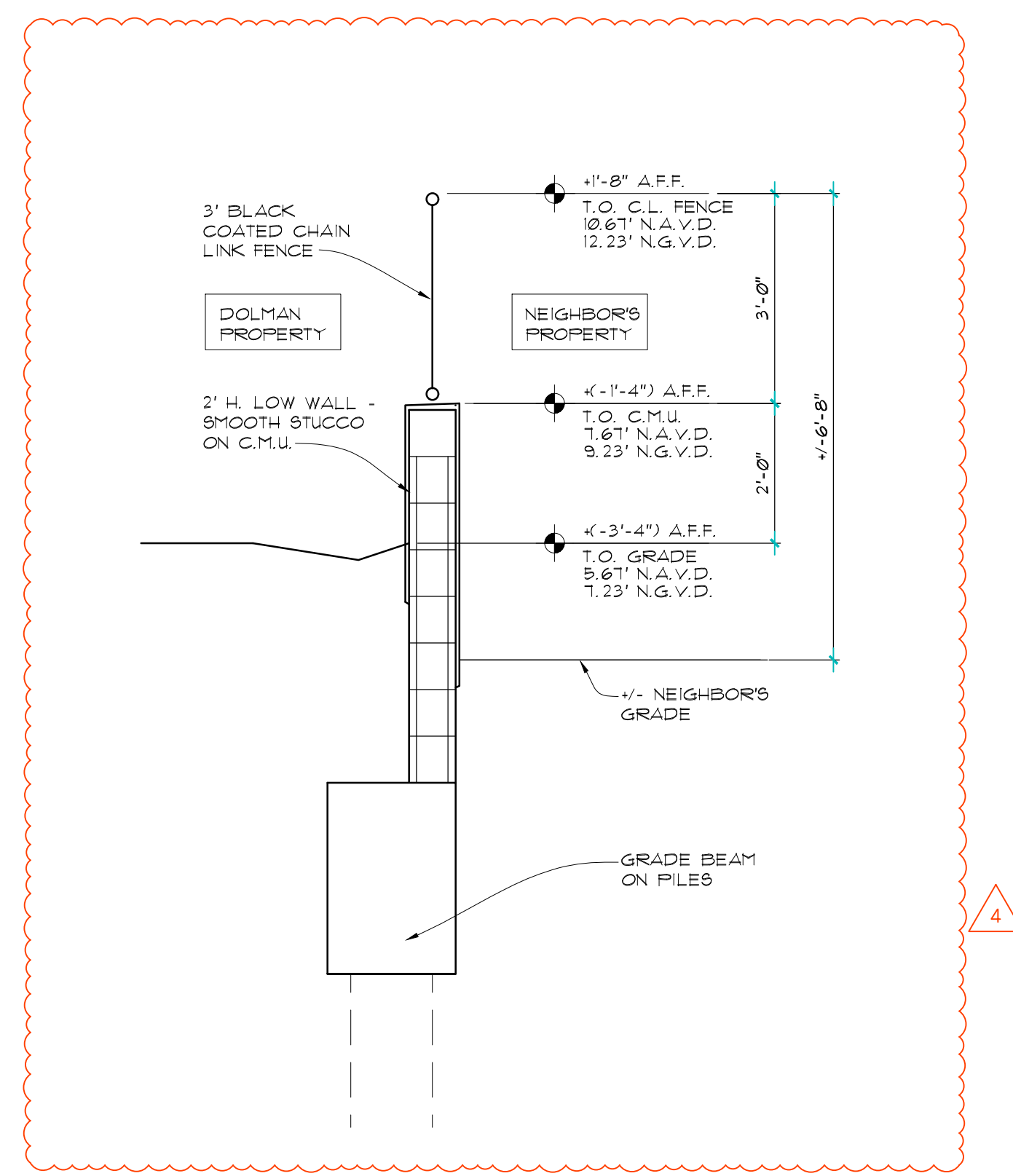


2 EXTERIOR ELEVATION - EAST (REAR)
SCALE: 1/4" = 1'-0"

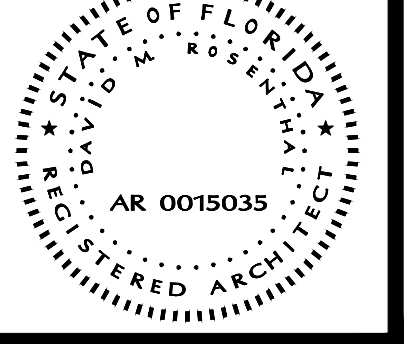


1 EXTERIOR ELEVATION - WEST (FRONT)
SCALE: 1/4" = 1'-0"

Mechanical Equipment Note:
all wall mounted mechanical equipment shall also be screened. All such related accessory features, including conduit, plumbing, and pipes shall be enclosed and painted the same color as the adjacent structure as per Town Code 66-140(f)



3 TYPICAL SITE RETAINING WALL DETAIL
SCALE: 1/2" = 1'-0"



REVISIONS	BY
1	05.30.24 DR
2	06.18.24 DR
3	07.05.24 DR
4	08.14.24 DR
5	08.22.24 DR

NEW HOME
DOLMAN RESIDENCE
605 GOLDEN BEACH DRIVE
GOLDEN BEACH, FL 33160

PROJECT NAME

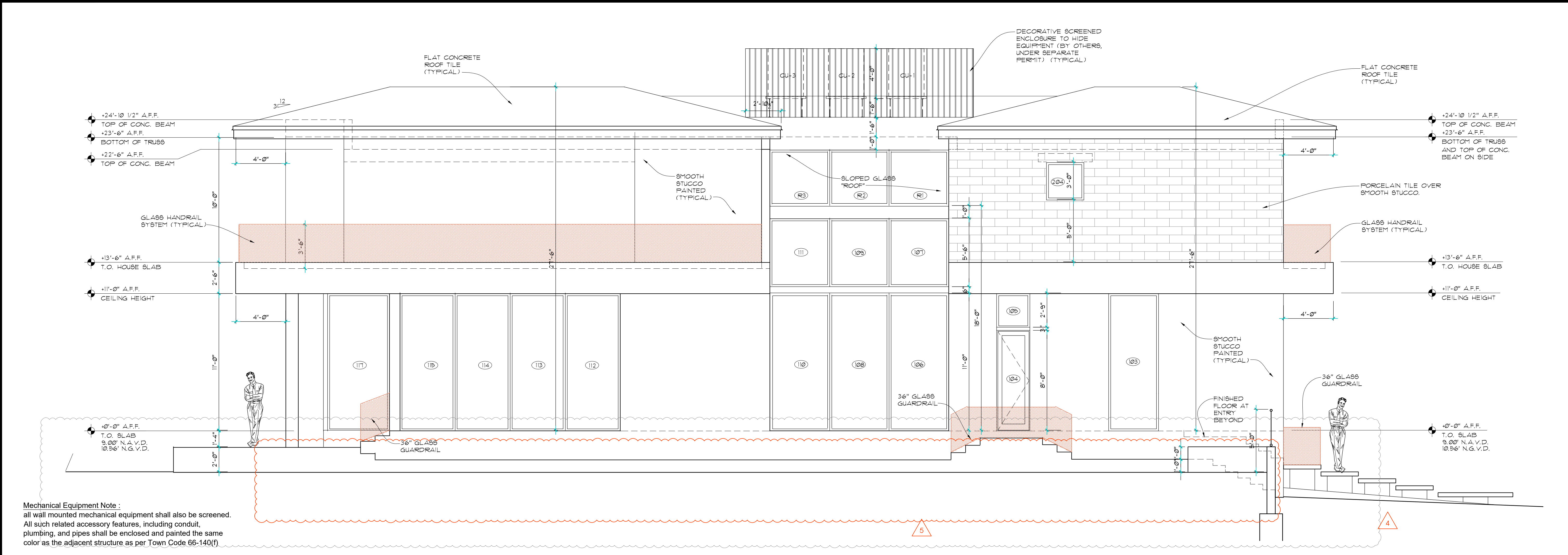
EXTERIOR ELEVATIONS

SHEET TITLE

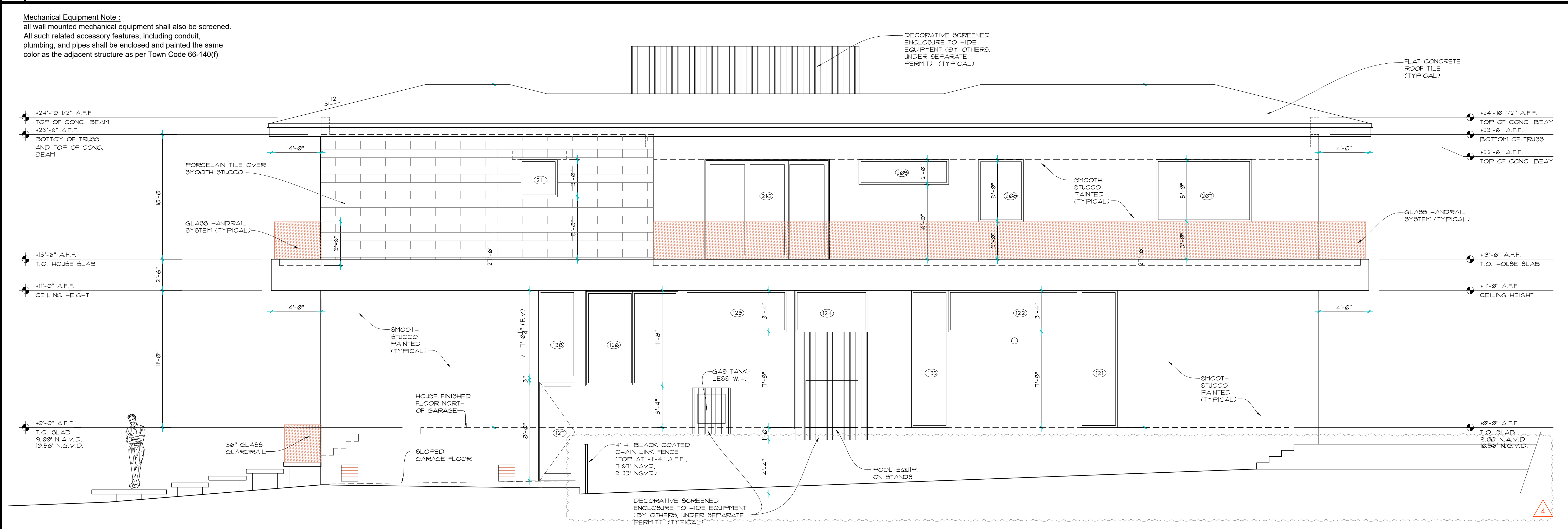
DRAWN	DMR
CHECKED	DMR
DATE	07.05.24
SCALE	AS NOTED
JOB NO.	24-0311
SHEET	

A-6

2 OF 6 SHEETS



2 EXTERIOR ELEVATION - NORTH (SIDE)
SCALE: 1/4" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH (SIDE)
SCALE: 1/4" = 1'-0"

BRET L LUSSKIN JR
JENNIFER A LUSSKIN
668 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

SERGEY BEZBORODNY
290 174 ST 1009
SUNNY ISLES BEACH, FL 33160

NIKITA ZADOROV
206 2 AVE NE
CALGARY, AB T2E 0E2 CANADA

GILBERT DROZDOW & W LINDA
590 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160-2245

SCOTT A BASSMAN
NICOLE S DUBOFF
610 OCEAN BLVD
GOLDEN BEACH, FL 33160

JUAN M MESA
662 OCEAN BLVD
GOLDEN BCH, FL 33160-2218

MARINA MIKHAYLOVA TRS
MARINA MIKHAYLOVA GIFT TRUST
1001 BLACKTHRON RD
RIVERWOODS, IL 60015

PAMELA SAUNEE COHEN TRS
COHEN FAMILY LIVING TRUST
ERIC DEAN COHEN TRS
600 OCEAN BLVD
GOLDEN BEACH, FL 33160

JUDY LUSSKIN
665 GOLDEN BEACH DR
GOLDEN BEACH, FL 33060

YUVAL DOUER
600 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

RICHARD SAUL WURMAN TRS
LOVE AND TRUST REVOCABLE TRUST
GLORIA NAGY WURMAN TRS
584 OCEAN BOULEVARD
GOLDEN BEACH, FL 33160

MATTHEW JACK DAVIS
LINDSEY RUBIN DAVIS
655 GOLDEN BEACH DRIVE
GOLDEN BEACH, FL 33160

DAN MAURICE LEVY TRS
LIJONFA IRREVOCABLE TR
VANESSA RAQUEL LEVY COHEN TRS
ARI LEVY TRS
20900 NE 30 AVE 303
AVENTURA, FL 33180

ELIZABETH SHAPKIN TRS
ELIZABETH SHAPKIN REVOCABLE TR
570 OCEAN BLVD
GOLDEN BEACH, FL 33160

ADALBERTO J PARUAS LE
DAGMARA PARUAS LE
REM BRIAN A PARUAS
REM ADRIAN R PARUAS
645 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

MAXIMILIAN LINDENFELD
MARIA GRACIELA LINDENFELD
622 GOLDEN BEACH DR
MIAMI, FL 33160

BLAISE MATUIDI
ISABELLE HELENE MARIE MATUIDI
560 OCEAN BLVD
GOLDEN BEACH, FL 33160

JONATHAN A KESSLER
CATHIE L PASS
633 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

VILLA HELENA INVESTMENTS INC
630 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

SERGEY SANDLER
550 OCEAN BLVD
GOLDEN BEACH, FL 33160

RAVI BATTA
ARATI BATTA
625 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

ARIK JAACOV BOUSKILA
650 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

EVGENII DADONOV
3250 NE 188 ST APT 307
AVENTURA, FL 33180

HET X CAPITAL INC
225 CHABANEL WEST 200
MONTREAL, QC H2N2C9 CANADA

JOSE EDERY
CLAUDIA VAINRUB
654 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

AMAS GB LLC
18201 COLLINS AVE 1509
SUNNY ISLES BEACH, FL 33160

ODALIS GLADYS FERNANDEZ TRS
OLADIS GLADYS FERNANDEZ REV TR
599 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

LYDIA ESKENAZI
660 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160-2246

BROOKSTONE HOMES 650
OCEAN BOULEVARD LLC
2100 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

BRIAN WILLINGER & W GLORIA
585 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160-2227

ALIAKSANDR MATSEIKOVICH TRS
MATSEIKOVICH JOINT REV TR
YULIYA MATSEIKOVICH TRS
577 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

ANNETTE TOLEDANO
1785 NE 123 ST
MIAMI, FL 33181

JAMES J ALLEN & W FRANCINE
571 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160-2227

CHARLES GERMAN & W ANNE I
564 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160-2245

WALTER BRAVO & W
PATRICIA BRAVO
570 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160-2245

ROBERT OLEMBERG TRS
JENNIFER OLEMBERG TRS
ROBERT OLEMBERG
JENNIFER OLEMBERG
580 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

SANDY S SEGALL & W ROBIN
584 GOLDEN BEACH DR
MIAMI, FL 33160-2245



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

**SUMMARY MINUTES
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: 6:00pm**
- B. BOARD ATTENDANCE:** Judy Mimoun, Michael Klinger, and Stephanie Halfen
- C. STAFF ATTENDANCE:** Linda Epperson-Asst Town Manager, Lissett Rovira-Building & Zoning Director, Christopher Gratz-Zoning Reviewer, Lissette Perez- Town Clerk, Elena Cheung-Asst to the Town Clerk, and Monica Diaz-Permit Clerk
- D. APPROVAL OF MINUTES:** August 13, 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. 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.

A motion to delete item 1 from the Agenda was made by Michael Klinger, Seconded by Judy Mimoun.

All were in favor – no one opposed

Motion passed 3 – 0

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.

A motion was made by Michael Klinger to defer agenda items 2 through 12 to the next Building Advisory Board meeting date, Seconded by Stephanie Halfen
All were in favor – no one opposed
Motion passed 3 – 0

F. VARIANCE REQUEST(S):

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

Christopher Gratz – Planner, summarized his report into the record.
Nicole Dolman – owner of the property, spoke on her own behalf

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).

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 was made by Michael Klinger to approve the project, Seconded by Judy Mimoun. On roll call Judy Mimoun-Aye, Michael Klinger -Aye, and Stephanie Halfen-Aye
Motion passed 3 – 0

G. OLD BUSINESS:

14. 670 Golden Beach Dr LLC
17111 Biscayne Blvd 1401
North Miami Beach, FL 33160

Stephanie Halfen recused herself from voting on this item.
Christopher Gratz summarized his report into the record
Stephanie Halfen, Architect for the project spoke on behalf of the applicant.

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

A motion was made by Michael Klinger to approve the project, Seconded by Judy Mimoun. On roll call Judy Mimoun-Aye and Michael Klinger -Aye
Motion passed 2 – 0

H. NEW BUSINESS

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

Christopher Gratz summarized his report, and it was entered into the record
Oshrat. Rothschild spoke on behalf of the applicant
Architect of record Demilo was present at the meeting

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.

A motion was made by Stephanie Halfen to approve the project noting that the front
façade is to be clad in all one color as the renderings show different color variations,
presented material was limestone, Seconded by Michael Klinger.

On roll call Judy Mimoun-Aye, Michael Klinger -Aye, and Stephanie Halfen-Aye
Motion passed 3 – 0

I. ADJOURNMENT

6:27pm

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