



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

**AGENDA
BUILDING REGULATION ADVISORY BOARD
April 8, 2025, 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: March 11, 2025

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

1. GB Real Estate Holdings LLC **DELETION**
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.

2. Matthew Kay & 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 Nwly167.87ft Swly Ad 10ft
Sely To Pob Blk F, GB Sec F PB 10-11

Installation dock replacement & seawall repair.

3. 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.

4. 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.

5. Beach Dream Properties LLC
325 Center Island Drive
Golden Beach, FL 33160

Property Address: 325 Center Island Drive, Golden Beach, FL, 33160
Folio No: 19-1235-005-0800
Legal Description: Lots 7 thru 8, Blk BK GB Sect E, PB 8-122

Construction of a new seawall and dock.

6. Philip Solomon
Joanna Solomon
212 South Island Drive
Golden Beach, FL 33160

Property Address: 212 South Island Drive, Golden Beach, FL, 33160
Folio No: 19-1235-004-0700
Legal Description: Lots 33 & 34, BLK 5 GB Sect d, PB 10-10

Installation dock replacement & seawall repair.

F. VARIANCE REQUEST(S):

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

Property Address: 472 North Parkway, Golden Beach, FL, 33160
Folio No: 19-1235-005-0410
Legal Description: Lot 33, Blk F, GB Sec E PB 8-122

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

1. Relief from Town Code §66-69.3(h)(3) which requires all residences designed as two-story structures to increase side setbacks along two-thirds of the length of the second story by one foot for each one foot of building height above the first 18'.

Request is to allow a residence that is 105 LF on both sides which requires a 17' setback for 70 LF, to have on the east side a total of 25 LF to be setback an average of 26'; and on the west side a total of 50 LF to be setback an average of 19'

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

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

G. OLD BUSINESS:

8. Leon J Huppert Trs
Leon J Huppert Revocable Trust
440 Golden Beach Dr
Golden Beach, FL 33160

Property Address: 440 Golden Beach Dr, Golden Beach, FL, 33160
Folio No: 19-1235-005-0480
Legal Description: S25FT of Lot 40 & All lot 41, Blk F, GB Sect E, PB 8-122

Seawall Repair, Dock and Dredging.

H. NEW BUSINESS

DISCUSSION: Possible discussion regarding grading and site elevation code of ordinance.

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