



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

**AGENDA  
BUILDING REGULATION ADVISORY BOARD  
August 12, 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:** June 10, 2025
- E. REQUEST FOR ADDITIONS, DEFERRALS, DELETIONS & WITHDRAWALS:**

1. 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.

2. Jason Rubin  
268 South Parkway  
Golden Beach, FL 33160

Property Address: 268 South Parkway, Golden Beach, FL, 33160  
Folio No: 19-1235-004-0140  
Legal Description: Lots 18 &19, BLK G GB Sect D, PB10-10

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

3. Alan & Helen Gay Benenson  
304 South Parkway  
Golden Beach, FL 33160

Property Address: 304 South Parkway, Golden Beach, FL. 33160  
Folio No.: 19-1235-005-0570  
Legal Description: Lots 29, Blk G, GB Section E, PB 8-122

Construction of exterior alternation and addition.

4. Jill Aronsky Fischer Trs  
The Jf Descendants Trust  
334 South Parkway  
Golden Beach, FL 33160

Property Address: 334 South Parkway, Golden Beach, FL, 33160  
Folio No: 19-1235-005-0640  
Legal Description: Lots 37, BLK G, GB Sect E, PB 8-122

Construction of a new seawall and dock.

5. 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

Construction of exterior alternation and addition.

**F. VARIANCE REQUEST(S):**

6. Alan & Helen Gay Benenson  
304 South Parkway  
Golden Beach, FL 33160

Property Address: 304 South Parkway, Golden Beach, FL. 33160  
Folio No.: 19-1235-005-0570  
Legal Description: Lots 29, Blk G, GB Section E, PB 8-122

Construction of exterior alternation and addition.

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 27'-6" tall second floor addition to a portion of the residence that is 88'-11" LF which requires an additional 6'-7" setback for 76'-5", to provide no additional setback.

**G. OLD BUSINESS:**

7. Matthew & Jennifer Kay  
504 N Parkway  
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.

8. Daniel & Gisela Ades  
180 South Island Drive  
Golden Beach, FL 33160

Property Address: 180 South Parkway, Golden Beach, FL, 33160  
Folio No: 19-1235-004-0620  
Legal Description: Lots 22 & 23, BLK J GB Sect D, PB10-10

Construction of a new seawall and dock.

9. 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.

#### **H. NEW BUSINESS**

10. Webman Enterprises Inc  
1920 NE 188 Street  
Miami, FL 33179

Property Address: 451 Center Island Drive, Golden Beach, FL, 33160  
Folio No: 19-1235-005-1000  
Legal Description: Lots 13, Blk L GB Sect E, PB 8-122

Construction of a new seawall and dock.

11. Kevin P Maloney  
191 Ocean Blvd  
Golden Beach, FL 33160

Property Address: 191 Ocean Blvd, Golden Beach, FL. 33160  
Folio No.: 19-1235-003-0160  
Legal Description: Lots 19, Blk A, GB Section C, PB 9-52

Construction of an addition to a single-family residence.

#### **I. DISCUSSION:**

Proposed changes to the Code of Ordinance regarding grading and site elevation.

#### **J. 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 IT