



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

**AGENDA
BUILDING REGULATION ADVISORY BOARD
February 10, 2026, 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: December 9, 2025

E. VARIANCE REQUEST(S):

F. 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. Ronald N Tutor Trs
Tutor Marital Property Tr
Alia Tutor Trs
317 Ocean Blvd
Golden Beach, FL 33160

Property Address: 317 Ocean Blvd, Golden Beach, FL, 33160
Folio No: 19-1235-002-0460
Legal Description: Lots 15 16 17 Inc Blk B, GB Sect B, PB9-11

Variance request for Construction of addition and renovations and landscape improvements.

5. Ronald N Tutor Trs
Tutor Marital Property Tr
Alia Tutor Trs
317 Ocean Blvd
Golden Beach, FL 33160

Property Address: 317 Ocean Blvd, Golden Beach, FL, 33160
Folio No: 19-1235-002-0460
Legal Description: Lots 15 16 17 Inc Blk B, GB Sect B, PB9-11

Construction of addition and renovations and landscape improvements.

6. Center Island Llc
393 Center Island Dr
Golden Beach, FL 33160

Property Address: 393 Center Island Drive, Golden Beach, FL, 33160
Folio No: 19-1235-005-0880
Legal Description: S12.50FT OF LOT 24 BLK K GB Sect E, PB 8-122

Installation dock replacement.

7. Center Island Llc
393 Center Island Dr
Golden Beach, FL 33160

Property Address: 397 Center Island Drive, Golden Beach, FL, 33160
Folio No: 19-1235-005-0885
Legal Description: Lot 24 Less S12.50ft & Lot 25 Blk, Gb Sec E, Pb 8-122

Installation dock replacement.

8. 428 Golden Beach Drive Llc
20533 BISCAYNE BLVD STE 4 413
AVENTURA, FL 33180

Property Address: 428 Golden Beach Drive, Golden Beach, FL, 33160
Folio No: 19-1235-005-0500
Legal Description: S1/2 Of Lot 43 & Lot 44 Blk F, Gb Sec E, Pb 8-122

Installation dock and seawall replacement.

9. Taurus Bg Holdings Llc
Castle Hill Realty Iii Fl Llc
538 N Parkway LLC
4243 Dunwoody Club Dr 200
Atlanta, Ga 30350

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

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

G. OLD BUSINESS:

10. Alex Boro
399 Golden Beach Dr
Golden Beach, FL 33160

Property Address: 399 Golden Beach Drive, Golden Beach, FL, 33160
Folio No: 19-1235-005-0330
Legal Description: N19.50ft Of Lot 39 & All Lot 40, Blk 4, Gb Sect E, PB 8-122

Modification to exterior façade.

11. David R Rodriguez
Lorena Rodriguez
17475 Collins Ave Unit 2401
Sunny Isl Bch, FL 33160-4686

Property Address: 125 Ocean Blvd., Golden Beach, FL, 33160
Folio No: 19-1235-003-0040
Legal Description: Lot 6 & S1/2 of Lot 7 Blk A, GB Sect C, PB 9-52

Approval for accessory structure and revision to an existing single family residence.

H. NEW BUSINESS:

I. DISCUSSION:

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