



TOWN OF GOLDEN BEACH

**100 Ocean Boulevard
Golden Beach, FL 33160**

**Official Agenda for the February 17, 2026
Regular Town Council Meeting called for 6:00 P.M.**

Zoom Room Meeting ID: 817 1509 1591 Password: 206565

For Dial In Only: Call 305.224.1968 Meeting ID: 817 1509 1591

THE PUBLIC MAY PARTICIPATE AT GOOD AND WELFARE; PLEASE HOLD ALL QUESTIONS AND COMMENTS UNTIL THEN! THE PUBLIC IS ENCOURAGED TO SUBMIT ALL COMMENTS VIA EMAIL TO LPEREZ@GOLDENBEACH.US BY 2:00 P.M. TUESDAY, FEBRUARY 17, 2026.

A. MEETING CALLED TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. PRESENTATIONS/TOWN PROCLAMATIONS

PRESENTATION BY COMMISSIONER MICKEY STEINBERG

RECOGNITION OF TOWN'S RECEIPT OF BUDGET AWARD FOR THE 2025-2026 FISCAL YEAR BUDGET

RETIRING OF GOLDEN BEACH POLICE K-9 TYSON

E. MOTION TO SET THE AGENDA

ADDITIONS/ DELETIONS/ REMOVAL OF ITEMS FROM CONSENT AGENDA/ AND CHANGES TO AGENDA

F. GOOD AND WELFARE

G. MAYOR'S REPORT

H. COUNCIL COMMENTS

I. TOWN MANAGER REPORT

J. TOWN ATTORNEY REPORT

None

K. ORDINANCES - FIRST READING

None

L. ORDINANCES – SECOND READING

- 1. An Ordinance of the Town Council of the Town of Golden Beach Amending the Town's Code or Ordinances, Chapter 66 “Zoning”, to Clarify the Construction of Perimeter Retaining Walls.**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY REVISING ARTICLE I “IN GENERAL”, SECTION 66-6, “GENERAL CONSTRUCTION REQUIREMENTS”, WITHIN CHAPTER 66 “ZONING”, TO CLARIFY THE CONSTRUCTION OF PERIMETER RETAINING WALLS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 1
Ordinance No. 613.25

Sponsor: Town Administration

Recommendation: Motion to Approve Ordinance No. 613.25

M. QUASI JUDICIAL RESOLUTIONS

None

N. MAJOR PROJECTS UPDATE

- Re-Imagined Tweddle Park

O. CONSENT AGENDA

- 2. Official Minutes of the January 20, 2026 Regular Town Council Meeting**
- 3. A Resolution of the Town Council Authorizing the Payment of \$10,000.00 to the Women's Breast and Heart Initiative.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING THE PAYMENT OF \$10,000.00 TO THE WOMEN'S BREAST AND HEART INITIATIVE FOR THE

ANNUAL OPEN THE DOOR EVENT; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 3
Resolution No. 3053.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3053.26

4. A Resolution of the Town Council Approving the Proposal from SoFi Windows, Doors & Roofing for the Replacement of the Roof at the Police Station Annex and Public Works Facility.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA APPROVING A PROPOSAL FROM SOFI WINDOWS, DOORS AND ROOFING FOR THE REPLACEMENT OF THE ROOF AT THE POLICE ANNEX AND PUBLIC WORKS FACILITY; PROVIDING FOR A WAIVER OF COMPETITIVE BIDDING PROCEDURES; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 4
Resolution No. 3054.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3054.26

5. A Resolution of the Town Council Approving Consent Agreements for the Properties Located at 255 and 495 Ocean Boulevard.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, APPROVING CONSENT AGREEMENTS FOR THE PROPERTIES LOCATED AT 255 AND 495 OCEAN BOULEVARD, GOLDEN BEACH, FLORIDA; PROVIDING FOR IMPLEMENTATION AND PROVIDING FOR AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 5
Resolution No. 3055.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3055.26

6. A Resolution of the Town Council Authorizing the Mayor and Town Manager to Enter into Consent Agreements for Zoning and Building Violations for Various Properties on Ocean Boulevard.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING THE TOWN MAYOR AND TOWN MANAGER TO NEGOTATE AND ENTER INTO CONSENT AGREEMENTS FOR POTENTIAL ZONING AND BUILDING VIOLATIONS FOR VARIOUS PROPERTIES ALONG OCEAN BOULEVARD; PROVIDING FOR AUTHORIZATION, IMPLEMENTATION AND PROVIDING FOR AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 6
Resolution No. 3056.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3056.26

P. TOWN RESOLUTIONS

7. A Resolution of the Town Council Approving the Proposal from Eric Dempsey, Inc. for the furniture and interior design plan for the Wellness Center.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, APPROVING THE PROPOSAL FROM ERIC DEMPSEY, INC. FOR THE FURNITURE AND INTERIOR DESIGN PLAN FOR THE WELLNESS CENTER; PROVIDING FOR WAIVER OF COMPETITIVE BIDDING PROCEDURES; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 7
Resolution No. 3057.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3057.26

8. A Resolution of the Town Council Assigning Each Councilmember the Duty to Inquire Into An Area of Governmental Responsibility.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA ASSIGNING EACH COUNCILMEMBER THE DUTY TO INQUIRE INTO THE

OPERATION OF A PARTICULAR AREA OF GOVERNMENTAL RESPONSIBILITY; PROVIDING FOR CONFLICT; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 8
Resolution No. 3058.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3058.26

Q. DISCUSSION & DIRECTION TO TOWN MANAGER

Mayor Glenn Singer:
None Requested

Vice Mayor Judy Lusskin:
None Requested

Councilmember Kenneth Bernstein:
None Requested

Councilmember Bernard Einstein:
None Requested

Councilmember Jessie Mendar:
None Requested

Town Manager Alexander Diaz
None Requested

R. ADJOURNMENT:

DECORUM:

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COUNCIL SHALL BE BARRED FROM THE COUNCIL CHAMBERS BY THE PRESIDING OFFICER. NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACE CARDS SHALL BE ALLOWED IN THE COUNCIL CHAMBERS. PERSONS EXITING THE COUNCIL CHAMBERS SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE COUNCIL CHAMBERS IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS.

PURSUANT TO FLORIDA 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 PURPOSE, AFFECTED PERSONS MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD SHALL INCLUDE 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 AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

IF YOU NEED ASSISTANCE TO ATTEND THIS MEETING AND PARTICIPATE, PLEASE CALL THE TOWN MANAGER AT 305-932-0744 EXT 224 AT LEAST 24 HOURS PRIOR TO THE MEETING.

RESIDENTS AND MEMBERS OF THE PUBLIC ARE WELCOMED AND INVITED TO ATTEND.



TOWN OF GOLDEN BEACH

100 Ocean Boulevard
Golden Beach, FL 33160

MEMORANDUM

Date: February 17, 2026

Item Number:

1

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz,
Town Manager *Alex B.*

Subject: **Ordinance No. 613.25 – Amending Code, Chapter 66,
“Zoning,” to Clarify the Construction of Perimeter Retaining
Walls**

Recommendation:

It is recommended that the Town Council adopt the attached Ordinance No. 613.25 as presented.

Background:

The Town previously adopted regulations (see attached AO) requiring perimeter retaining walls for new construction and substantial improvements to existing homes. These retaining walls are essential to ensure that fill material and stormwater are properly contained within each lot and do not adversely impact adjacent properties or public rights-of-way.

As the Town has increased enforcement of seawall and drainage regulations, it has become apparent that additional clarification is necessary in the Code to clearly state when and how retaining walls must be installed. Specifically, the proposed amendment to Section 66-6 of the Code of Ordinances:

Clarifies that all new construction on lots within the Town must include perimeter retaining walls constructed of precast stem, solid masonry, or concrete.

Requires that such walls be designed and installed to retain all fill and stormwater within the lot and prevent runoff onto adjacent properties.

Establishes that retaining walls must be constructed along the side and rear property lines and completed prior to the completion of a new home's foundation.

Extends the requirement to substantial improvements of existing homes, with walls required before material alterations are made to the structure.

Fiscal Impact:

None.

TOWN OF GOLDEN BEACH, FLORIDA

ORDINANCE NO. 613.25

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY REVISING ARTICLE I "IN GENERAL", SECTION 66-6, "GENERAL CONSTRUCTION REQUIREMENTS", WITHIN CHAPTER 66 "ZONING", TO CLARIFY THE CONSTRUCTION OF PERIMETER RETAINING WALLS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2 of the Florida Constitution, and Chapter 166,

13 Florida Statutes provides municipalities the authority to exercise any power for municipal
14 purposes, except where prohibited by law, and to adopt ordinances in furtherance of such
15 authority; and

16 **WHEREAS**, the Town Council of the Town of Golden Beach (the "Town Council")
17 finds it periodically necessary to amend its Code of Ordinances and Land Development
18 Code (the "Code") in order to update regulations and procedures to maintain consistency
19 with state law and to implement municipal goals and objectives; and

20 **WHEREAS**, the Town Council periodically studies land development trends and
21 issues and accordingly amends the Town's Land Development Regulations; and

22 **WHEREAS**, the Town Council has evaluated the current Code provisions related
23 to perimeter retaining walls and found that certain modifications are necessary and
24 desirable to provide appropriate protections to adjacent properties and public lands; and

25 **WHEREAS**, the Town Council wishes to amend the Code to clarify the required
26 location and installation of retaining walls; and

27 **WHEREAS**, the Town Council held duly advertised public meetings to consider the
28 proposed modifications to the Town's Land Development Regulations.

29 **NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF GOLDEN**
30 **BEACH, FLORIDA:**

31 **Section 1. Recitals.** That the recitals set forth above are hereby adopted and
32 confirmed.

33 **Section 2. Amending Code.** That the Code of Ordinances of the Town of
34 Golden Beach, Florida is hereby amended by revising Section 66-6, "General
35 Construction requirement", Article I, "In General" within the existing Chapter 66, "Zoning",
36 which section shall read as follows:¹

37 Sec. 66-6. General Construction requirements.

38 ***

39 (i) Retention precast stem Perimeter retention walls or constructed of solid masonry

40 or concrete shall be required at for all new construction on lots within the Town. Said

41 walls shall be designed and constructed to retain all fill and stormwater within the lot.

42 They shall be constructed along the side and rear property lines of all lots and for new

43 homes they must be completed prior to the completion of the foundation of the homes.

44 projects to contain water runoff from impacting adjacent properties. The same

45 requirement shall apply to substantial improvements to a home on a lot; however the walls

46 shall be installed prior to any material alteration to the existing home.

¹ Additions to the text are shown in underline. Deletions to the text are shown in ~~strikethrough~~. Additions added between first and second reading are shown in double underline.

47 **Section 3. Conflicts.** All Sections or parts of Sections of the Code of
48 Ordinances, all ordinances or parts of ordinances, and all Resolutions, or parts of
49 Resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

50 **Section 4. Severability.** That the provisions of this Ordinance are declared to
51 be severable and if any section, sentence, clause or phrase of this Ordinance shall for
52 any reason be held to be invalid or unconstitutional, such decision shall not affect the
53 validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but
54 they shall remain in effect, it being the legislative intent that this Ordinance shall stand
55 notwithstanding the invalidity of any part.

56 **Section 5. Codification.** That it is the intention of the Town Council and it is
57 hereby ordained that the provisions of this Ordinance shall become and be made a part
58 of the Town Code, that the sections of this Ordinance may be renumbered or relettered
59 to accomplish such intentions, and that the word Ordinance shall be changed to Section
60 or other appropriate word.

61 **Section 6. Effective Date.** That this Ordinance shall be in full force and take
62 effect immediately upon its passage and adoption.

63 The Motion to adopt the foregoing Ordinance was offered by Vice Mayor Lusskin,
64 seconded by Councilmember Einstein, and on roll call the following vote ensued:

65 Mayor Glenn Singer	<u>Aye</u>
66 Vice Mayor Judy Lusskin	<u>Aye</u>
67 Councilmember Jessie Mendar	<u>Absent</u>
68 Councilmember Bernard Einstein	<u>Aye</u>
69 Councilmember Kenneth Bernstein	<u>Aye</u>

70

71 **PASSED AND ADOPTED** on first reading this 21st day of October 2025.

72 The Motion to adopt the foregoing Ordinance was offered by _____,

73 seconded by _____, and on roll call the following vote ensued:

74 Mayor Glenn Singer _____
75 Vice Mayor Judy Lusskin _____
76 Councilmember Jessie Mendal _____
77 Councilmember Bernard Einstein _____
78 Councilmember Kenneth Bernstein _____
79

80 **PASSED AND ADOPTED** on second reading this 17th day of February 2026.

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85 _____ MAYOR GLENN SINGER

86

87 ATTEST:

88

89

90

91 LISSETTE PEREZ
92 TOWN CLERK

93

94

95 APPROVED AS TO FORM
96 AND LEGAL SUFFICIENCY:

97

98

99

100 _____

101 STEPHEN J. HELFMAN
102 TOWN ATTORNEY



Town of Golden Beach Administrative Policy

Date of Issue: 11-18-2015 NO.: 2015-008
Effective Date: 11-18-2015 Subject: Retaining Wall Guidelines

Revision Date: 11/18/15
Approved: XBD 12/9/15 Agreed: AS 12/9/15
Alexander Diaz Glenn Singer
Town Manager Mayor

POLICIES CROSS REFERENCED:

I. PURPOSE/INTENT

To enforce retaining wall guidelines for new construction.

II. DEFINITIONS

III. POLICY/PROCEDURES

Effective November 18, 2015, anyone applying for a new construction building permit must install and complete a retaining wall along the back and sides of the property upon or before installing the building foundation. Retaining walls made from interlocking pavers will be required to stand a minimum of 6" above finished grade. Structural retaining walls will require a minimum 4 foot stem wall.

When using interlocking masonry / stone stem walls the retention stem wall and temporary construction fence must be erected simultaneously prior to commencement of foundation work. If not done simultaneously it would require removal and reinstallation of the temporary construction fence.

When structural retention walls are used the retention walls must be erected to a minimum height of 4 feet in sections as the temporary construction fence is partly removed to allow for installation. Once stem walls have been installed, the

temporary fence must be re-installed, the only exception being if a permanent masonry wall has been erected closing off the property. Property must be secured prior to the inspection of the first floor slab.

IV. ADDITIONAL INFORMATION, REQUIREMENTS & RESPONSIBILITES



TOWN OF GOLDEN BEACH
100 Ocean Boulevard
Golden Beach, FL 33160

M E M O R A N D U M

Date: February 17, 2026

Item Numbers:

2

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Lissette Perez,
Town Clerk

A blue ink signature of Lissette Perez.

Subject: **Town Council Minutes**

Recommendation:

It is recommended that the Town Council adopt the Official Minutes of the January 20, 2026 Regular Town Council Meeting.



TOWN OF GOLDEN BEACH
100 Ocean Boulevard
Golden Beach, FL 33160

Official Minutes for the January 20, 2026
Regular Town Council Meeting called for 6:00 P.M.

Zoom Room Meeting ID: 871 9419 3045 Password: 337491

For Dial In Only: Call 305.224.1968 Meeting ID: 871 9419 3045

THE PUBLIC MAY PARTICIPATE AT GOOD AND WELFARE; PLEASE HOLD ALL QUESTIONS AND COMMENTS UNTIL THEN! THE PUBLIC IS ENCOURAGED TO SUBMIT ALL COMMENTS VIA EMAIL TO LPEREZ@GOLDENBEACH.US BY 2:00 P.M. TUESDAY, JANUARY 20, 2026.

A. MEETING CALLED TO ORDER

Mayor Singer called the meeting to order at 6:05 PM

B. ROLL CALL

Councilmembers Present: Mayor Glenn Singer, Vice Mayor Judy Lusskin, Councilmember Kenneth Bernstein, Councilmember Bernard Einstein, Councilmember Jessie Mendar

Staff Present: Town Manager Alexander Diaz, Town Attorney Steve Helfman via Zoom, Assistant Town Manager Linda Epperson, Town Clerk Lissette Perez, Finance Director Maria Camacho, Chief Rudy Herbello, Special Projects Director Lissett Rovira, Resident Services Director Michael Glidden, HR Generalist and Assistant to the Town Clerk Elena Cheung, Administrative Office Coordinator Amber Schwabenbauer, Administrative Assistant Eric Garcia

C. PLEDGE OF ALLEGIANCE

Chief Rudy Herbello led the Pledge of Allegiance

D. PRESENTATIONS/TOWN PROCLAMATIONS

RECOGNITION OF DETECTIVE PETE VILA BY THE DRUG ENFORCEMENT AGENCY

Mayor Singer Presented Pete Vila with a certificate commemorating his service with the DEA.

Assistant Special Agent Keith Barker and Group Supervisor Carlos Serato of the DEA presented Pete with a certificate for his outstanding contribution to the Federal Service.

Town Manager: Thanked Assistant Special Agent Keith Barker and Group Supervisor Carlos Serato for allowing the Town to be a part of their task force. We started detaching task force officers back in late 2007 early 2008, and Pete has been detached for the majority of his career with Golden Beach with different task forces. We currently have 2 detached officers that we should be proud of along with all the other officers who serve in Golden Beach, and we hope this is a long lasting project.

RECOGNITION OF TOWN MANAGER ALEXANDER DIAZ FOR 25 YEARS OF SERVICE IN THE INTERNATIONAL CITY MANAGER'S ASSOCIATION (ICMA)

Mayor Singer presented the Town Manager with the International City Manager's Association (ICMA) 25 Years of Service Award for his significant contributions and achievements in the advancement of local government administration.

E. MOTION TO SET THE AGENDA

ADDITIONS/ DELETIONS/ REMOVAL OF ITEMS FROM CONSENT AGENDA/ AND CHANGES TO AGENDA

Town Manager: This afternoon you were emailed a revised quasi-judicial item. Under L1 is the revision that was emailed and put on the dais, that's number one. Number two, the attachments for the RFPs have been updated to eliminate the drawings of specialized equipment. Now, they are just empty. Councilmember Bernstein asked that scooters be added under discussion to the Town Manager.

Mayor Singer called for a vote.

Consensus vote 5 **Ayes**, 0 **Nays**. Items added.

F. GOOD AND WELFARE

G. MAYOR'S REPORT

Mayor Singer: I want to wish everyone a Happy New Year. The New Year's party was beautiful and a huge success. We had a record turnout and all we have received is compliments about the event. I have to congratulate Michael Glidden and his team for a phenomenal job.

There was a car that was stolen on South Parkway about a week ago that had the keys left in it. I urge everyone not to leave their keys in the car and to lock their car. We were

able to recover the car. We are taking extreme preventive measures and adding additional securities. I will have the Chief go over that in a second.

As everyone can see, the Wellness Center is moving along nicely. The frames are already in for the windows, and it's looking great. 2026 is going to be a busy year with the padel court, basketball court, tot lot, dog park, and Wellness Center all going to be completed this year.

Chief Herbello: I would like to take a moment to go over the incident that you spoke about earlier. It happened on January 13, at about 2:50 AM. The individual in question came inside the Town and went to South Park where he stole the car. He took advantage that the car was left unlocked, and the keys were inside. This is what we call a crime of opportunity. The last time we had an incident similar to this was early 2024. We take this very seriously and have proceeded to increase our staffing during the midnight hours from 3 officers per day to 4 and from 1 PSA per night to 2. We are also using the detached personnel to work on patrol. The extra staff will remain until the end of the month and then we will reevaluate if we need to extend it. Crimes of opportunity occur when a situation makes it easy for someone to commit a crime. In many cases, the incident is preventable. We have added extra security on the beach and A1A as well as the interior of the Town. I ask that the residents work with us to secure their property such as your cars, garages, and front doors before you go to bed that would help us a lot. The individual that came into Town got arrested by Miramar Parkway. The guy that brought him in got arrested by FHP.

Councilmember Einstein: I'm a little confused. We are adding more people and we've got these cameras, what happened? Are we blaming the resident because he had keys in the car?

Town Manager: Summarized the events of that evening including the functions of the security cameras and the actions of the PSA on duty to clarify for Councilmember Einstein. Stated that we're changing the way staff is managed and corrective action reports are being done and probations extended because we need to do better and will do better.

Councilmember Bernstein: Commended the officers for doing a great job with procedures the past 3 years and stated that this might have just been a temporary setback where the officers messed up.

H. COUNCIL COMMENTS

Vice Mayor Lusskin: Echoed Councilmember Mendal's sentiments on the New Year's party. As a whole last year, we outdid ourselves. Halloween was unbelievable, New Year's outstanding, and the holiday gifts we gave out incredible. I think any resident would be hard-pressed to say anything negative about what we try to do for the community. I want to thank the staff and it all stems down from the top. The Golden Beach Youth Leadership Group going to Tallahassee fell through due to SATs. I can't thank Michael enough. He really goes the extra mile, and I can depend on him for anything that needs to be done with them. I have been receiving phone calls about

North Miami Beach Water issues. People are complaining that the chlorine smell is so strong there is sediment. Parking on both sides of the street is really becoming an issue. It is very hard at times to get through especially with landscapers and construction so we should try to do a little better with that.

Councilmember Mendal: Thanked Michael and the entire team for an amazing New Year's party. I have gotten rave reviews, and it was very well organized.

Councilmember Bernstein: I want to echo everyone's sentiments on the New Years Eve event. The parties keep getting better and better. I talked to about 20-30 people who said that having the party on the beach was so much nicer than other years. The only constructive criticism was to have a dance floor in the future. I agree with Judy, we keep upping the activities and the gifts. The amenities keep building and the programs are fantastic. For the past 3 or 4 months, there has been an increased amount of people on scooters and ebikes. They do not follow the rules and run red lights, speed, and do not wear helmets. Also, at night they wear dark clothing and don't have lights. I think we should be figuring out how we want to operate our streets to make things safer.

Councilmember Einstein: Police have to do better. Visibility of the police is not there. We should have a little more visibility on the roads. The New Years Eve event was spectacular. It was a beautiful event and well organized. The Town looks great. We have a good team building the Wellness Center.

I. TOWN MANAGER REPORT

- Film Permit Fees Collected During the 2025 Calendar Year
- Ocean Boulevard Zone One Agreements

Town Manager: I want to wish everyone a Happy New Year and congratulate all Town Staff on a phenomenal New Years Eve event. Clarified how the recreation budget works and how he assigns the costs for the Halloween and New Year's events. Our recreation budget is well within its allotted numbers. We did have some concerns this year with the New Year's Eve event. We typically cut it off at 600, there were 900 RSVPs and 720+ did show up. We need to change our policy as it relates to how many guests you can bring. I will be working with the Council on that. We also need to figure out a way that we don't lose out when people who RSVP do not show up as that does affect our budget.

Starting next month, we will be providing towel service at the beach. This has been 18 years in the making, and we finally have the votes needed to provide towel service at the beach. It is another cost to the city. Councilmember Mendal finally got it done. Fruit is back on the beach Saturdays, Sundays, and on holidays.

Crimes of opportunity are becoming more and more of a concern for the Town. We are not trying to blame our residents, but it is always helpful when our residents help to not provide these opportunities. Lock your doors, close your garages, keep your fobs inside the house, help us prevent crimes of opportunity. Marine Patrol is now in the water 7 days a week. We are paying extra for that, close to \$100,000, to provide that service.

We are now using our civilian staff members as security guards by providing 8 hour daily patrols on the sand as well. We are spending another \$100,000 to do that as well. We are going to keep those activities going. We have deployed our drone, have marine patrol, 2 police boats, and a second canine coming to us. Michael Glidden and the Chief will be working on a big spread on crime prevention for the next newsletter. There will be a public safety meeting at the end of the month for Public Safety Committee members to meet with the Chief to express their concerns. It's important that when something happens at your house, you first call us before you put it in the WhatsApp chat. No Town employee is on there, and we are only made aware when a resident calls us and lets us know what is going on in the group chat.

Public notice, I'd like to inform the Town that the Mayor and members of the Town Council will be traveling with me to Tallahassee, Florida, between Monday, February 9th through Wednesday, February 11th, to attend Miami-Dade Days. So, this is the official public notice for Sunshine purposes. The Mayor and Council will be able to talk about any town-related business that may occur. The public is more than welcome to join us in Tallahassee if they want to be a part of those discussions, but that's at their own expense. So that's Monday, February 9th through Wednesday, February 11th.

There will be 7 agencies joining our police officers all week learning how to drive the police boat. I want to congratulate the Code Enforcement Division of our Town. Last year, they opened 426 cases, closed 482 cases and collected \$148,625 in code enforcement violations.

As required by your ordinance, your film report is attached for you reading.

J. TOWN ATTORNEY REPORT

None.

K. ORDINANCES - FIRST READING

None.

L. ORDINANCES – SECOND READING

1. An Ordinance of the Town Council of the Town of Golden Beach Amending the Town's Code or Ordinances, Chapter 24, Article II "Retirement" Amending the Definitions of the Town's Pension Plan.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AMENDING CHAPTER 24, "PERSONNEL," ARTICLE II, "RETIREMENT," DIVISION 1 "GENERAL EMPLOYEES" BY AMENDING THE TOWN OF GOLDEN BEACH EMPLOYEES PENSION PLAN AT SECTION 24-31 "DEFINITIONS"; SECTION 24-41 "DEFERRED RETIREMENT OPTION PLAN"; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY;

PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 1
Ordinance No. 614.25

Sponsor: Town Administration

Recommendation: Motion to Approve Ordinance No. 614.25

A motion to approve was made by Vice Mayor Lusskin, seconded by Councilmember Mendal and on roll call the following vote ensued:

Mayor Glenn Singer	<u>Aye</u>
Vice Mayor Judy Lusskin	<u>Aye</u>
Councilmember Kenneth Bernstein	<u>Aye</u>
Councilmember Bernard Einstein	<u>Aye</u>
Councilmember Jessie Mendal	<u>Aye</u>

Town Manager: Mayor as approved in the first reading the only difference between the first and second reading, because October 2025 has passed, we moved the selection date to September 30, 2026, so that everyone has until September to elect. What this does is it grants any employee who elects to enter the drop that their pensionable earnings will be set on what their salary is, not what they have earned. This incentivizes them to leave the Town or enter the drop sooner.

M. QUASI JUDICIAL RESOLUTIONS

2. A Resolution of the Town Council Approving Variance Requests for the Property Located at 334 South Parkway Seeking Relief from Encroachment of the Dock and Moored Vessel into the Side Setbacks and Outside the D-5 Triangle.

A RESOLUTION OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING A VARIANCE REQUEST FOR THE PROPERTY LOCATED AT 334 SOUTH PARKWAY, GOLDEN BEACH, FLORIDA 33160; TO PERMIT THE DOCK TO BE CONSTRUCTED 9'-6" FROM THE SOUTH PROPERTY LINE AND 9'-2" FROM THE NORTH PROPERTY LINE, WHERE A MINIMUM 10' SETBACK IS REQUIRED, AND TO PERMIT THE DOCK TO EXTEND OUTSIDE THE TOWN'S D-5 TRIANGLE WHERE THE CODE REQUIRES THAT THE DOCK REMAIN WITHIN THE D-5 TRIANGLE.

Exhibit: Agenda Report No. 2
Resolution No. 3048.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3048.26

A motion to approve was made by Vice Mayor Lusskin, seconded by Councilmember Bernstein and on roll call the following vote ensued:

Mayor Glenn Singer	<u>Aye</u>
Vice Mayor Judy Lusskin	<u>Aye</u>
Councilmember Kenneth Bernstein	<u>Aye</u>
Councilmember Bernard Einstein	<u>Aye</u>
Councilmember Jessie Mendar	<u>Aye</u>

Mayor Singer: Swore in those that were speaking on the variance request.

Town Manager: This item has been completely modified. The original item allowed for the mooring of the vessel. We are not allowing that. There is a dock and a seawall that needs to be replaced, we are putting the dock back where it is. The corners of the dock, the triangle of the 2 corners on both sides, fall within the D-5 triangle. This allows you to have the proper rectangular dock. Our policy is very clear, you can buy a boat that fits within our setbacks. If it doesn't fit within our setbacks, then it can't be moored there. Wanting a bigger boat does not grant you a hardship, so I administratively took that off your agenda. Your only hearing whether or not the dock itself can encroach within the D-5 triangle because of the way the pilasters are in the water. I strongly recommend that you keep it limited to that. For the record, due to the fact they are required to follow the current building code, the Building Regulatory Board voted unanimously, not approving this. This has nothing to do with this item, but it does have to do with this property. I want to be very clear to our residents, and to buyers in Golden Beach. The Town has a very comprehensive seawall replacement at transfer of ownership that needs to start being respected. We will issue significant fines for those who do not replace the seawalls. There are currently 63 properties that we are demanding action on their seawalls. It does not matter whether you're an existing homeowner or not, if you have a damaged wall that has water coming into our Town, we are going to be asking that you fix the wall. If you are going to transfer ownership of the seawall, your seawall needs to come into compliance.

N. MAJOR PROJECTS UPDATE

- Wellness Center- We are taking delivery of all the glazing for the building on Thursday. Glazing will start to go up as early as the following week. For those of you who don't know the term glazing , that is all the windows. So, all the glass and windows are going to start going in. Things will start to move along very fast after that. We are very ahead of schedule. Tonight, you will be approving a bunch of change orders that I have been approving. Over the next couple of months, the Wellness Center Advisory Committee and Council will have to start setting up rules.
- CCTV- All of our cameras are up even along A1A. We are still working with FDOT to get finalized permits. There are 6 that are currently not working because

we are working on the boat dock, and one on Ocean Boulevard fell in the water when the tides hit us.

- Other Projects- Under my spending authority, we have extended the marine patrol boat dock to accommodate both police boats. Those two will be on a lift. The south side of the boat dock is where we will moor. DERM asked us to apply for a Class I permit. We applied for it, paid for it and DERM seems to have no problem with the extension of our boat dock. Landscaping has been done on Ocean Boulevard, and we are going to do additional landscaping improvements along Ocean Boulevard. We have gone out and gotten 2 bids so far to re-roof the police station, Tweddle Park, beach pavilion and beach pavilion bathrooms. We plan to bring those to you for award at your February Council Meeting. The Guardhouse Project is still moving forward but we are going to take a pause for right now. We want to make sure the design is perfect and that it ties in well with the beach pavilion. Miami Dade Water and Sewer have sent us an email confirming that they will start the fourth main project sometime in the second quarter of the year. There is going to be a lot of traffic on Golden Beach Drive trying to get in and out of Town. So, we are going to be looking into how to manage that. Some of it is actual trench. Whether they dig it up or not, once they bore, we will mill and resurface after them.
- Townwide Curbs & Gutter Improvements- We are doing curb and gutter replacement work throughout Town. We are going to pause fixing the pickleball court. We are rolling that into the padel installation, so we have one vendor doing all the work in Town. You can still play on it, it is not unsafe. The biggest structural deficiencies are located outside the play area.

O. CONSENT AGENDA

3. **Official Minutes of the November 18, 2025 Regular Town Council Meeting**
4. **A Resolution of the Town Council Approving the Purchase and Equipping of Two Vehicles for the Public Works Department.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING THE PURCHASE AND EQUIPPING OF TWO FORD F-150 VEHICLES FOR THE PUBLIC WORKS DEPARTMENT; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 4
Resolution No. 3049.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3049.26

Consensus vote 5 Ayes, 0 Nays. Items 3 and 4 pass.

P. TOWN RESOLUTIONS

5. A Resolution of the Town Council Approving the Issuance of a Request for Proposals (RFP) for the Design, Procurement and Installation of Playground Equipment for Re-Imagined Tweddle Park.

A RESOLUTION OF THE TOWN OF GOLDEN BEACH, FLORIDA, APPROVING THE ISSUANCE OF A REQUEST FOR PROPOSALS (RFP) FOR THE DESIGN, PROCUREMENT AND INSTALLATION OF PLAYGROUND EQUIPMENT FOR THE RE-IMAGINED TWEDDLE PARK; PROVIDING FOR IMPLEMENTATION AND AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 5
Resolution No. 3050.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3050.26

A motion to approve was made by Vice Mayor Lusskin, seconded by Councilmember Mendar and on roll call the following vote ensued:

Mayor Glenn Singer	<u>Aye</u>
Vice Mayor Judy Lusskin	<u>Aye</u>
Councilmember Kenneth Bernstein	<u>Absent</u>
Councilmember Bernard Einstein	<u>Aye</u>
Councilmember Jessie Mendar	<u>Aye</u>

Town Manager: This is the same explanation for the gym so I will do it once. The way we are going to be outfitting the tot lot areas, there are two areas designated within the Reimagined Tweddle Park for playground equipment, is by issuing an RFP (this will be the same for the gym equipment). This lets the playground and gym equipment manufacturers know that we have these spaces available, and we want them to submit to us their best design. This would include their best selection of equipment, site furniture, shade structures, and how they would shade the park areas. The RFP will go out later this week, and those individuals will have 30-45 days to respond to us. Then a selection committee, made up of residents, will evaluate which design, price, and installation they think would work best for Golden Beach. That recommendation will then come to the Council for approval of the recommendation. Once awarded, we can then fine-tune it. Both RFP's will be issued and we will bring something back for award at the March meeting.

6. A Resolution of the Town Council Approving the Issuance of a Request for Proposals (RFP) for the Design, Equipment Procurement,

Installation and Ongoing Maintenance of Gym Equipment for the Town's Wellness Center.

A RESOLUTION OF THE TOWN OF GOLDEN BEACH, FLORIDA, APPROVING THE ISSUANCE OF A REQUEST FOR PROPOSALS (RFP) FOR THE DESIGN, EQUIPMENT PROCUREMENT, INSTALLATION AND ONGOING MAINTENANCE OF GYM EQUIPMENT FOR THE TOWN'S WELLNESS CENTER; PROVIDING FOR IMPLEMENTATION AND AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 6
Resolution No. 3051.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3051.26

A motion to approve was made by Vice Mayor Lusskin, seconded by Councilmember Mendar and on roll call the following vote ensued:

Mayor Glenn Singer	<u>Aye</u>
Vice Mayor Judy Lusskin	<u>Aye</u>
Councilmember Kenneth Bernstein	<u>Aye</u>
Councilmember Bernard Einstein	<u>Aye</u>
Councilmember Jessie Mendar	<u>Aye</u>

Town Manager: Thanked Lissett Rovira for helping him put this together.

7. A Resolution of the Town Council Authorizing and Approving Rolling Change Orders to the Contract with John Bell Construction, Inc. for the Town Wellness Center Project

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, APPROVING ROLLING CHANGE ORDERS TO THE WELLNESS CENTER CONSTRUCTION AGREEMENT WITH JOHN BELL CONSTRUCTION, INC. FOR THE TOWN WELLNESS CENTER PROJECT; PROVIDING FOR CONDITIONS; PROVIDING FOR IMPLEMENTATION AND AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 7
Resolution No. 3052.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3052.26

A motion to approve was made by Vice Mayor Lusskin, seconded by Councilmember Mendal and on roll call the following vote ensued:

Mayor Glenn Singer	<u>Aye</u>
Vice Mayor Judy Lusskin	<u>Aye</u>
Councilmember Kenneth Bernstein	<u>Aye</u>
Councilmember Bernard Einstein	<u>Aye</u>
Councilmember Jessie Mendal	<u>Aye</u>

Town Manager: Once we approve a contract, there are things that happen throughout the course of construction. Whether it be owner-driven or errors on the construction plans. Most of these are under my spending authority, but I would like to get into the practice of whenever we amend a contract that I bring them to you. The bulk of these are to implement the Town Council's vision for that space. We are bringing \$200,000 in additional changes to the site. More will be coming, especially as we add civil and padel and the like. All the changes are always with the consent of the Mayor. I don't have the authority to do it without the consent of the Mayor.

Mayor Singer: Just so everyone knows, we are very cognizant of the costs of this project, and we are within our budget. We hope to deliver this project by the end of this year.

Q. DISCUSSION & DIRECTION TO TOWN MANAGER

Mayor Glenn Singer:
None

Vice Mayor Judy Lusskin:
None

Councilmember Kenneth Bernstein:

- Scooters- Kids are riding the scooters on the sidewalks and riding very fast. I think we should look into what other cities are doing and how they are handling these types of situations. Suggested an educational program or educational license for scooters so people are informed.

- **Mayor Singer:** Last year Sunny Isles did two things. One they made you register your scooter which didn't go over well, and two they were pulling people over on scooters. I don't believe that went over well with the police department. The number one admittance at Aventura Hospital is scooter accidents. Asked Michael to put an article in the newsletter about scooter safety.
- **Town Manager:** It would be hard for us to create some kind of registration enforcement, but we will put together a plan.

Councilmember Bernard Einstein:

- Safety Concerns at the Strand Avenue and Ocean Boulevard Crosswalk- Would like to come up with some solution so people are made to be more cognizant when crossing in front of the guardhouse as it is very dangerous for both them and people entering and exiting the Town as they don't yield to proper safety regulations and signals.
- **Councilmember Bernstein:** Suggested reaching out to FDOT and extending the light an extra 5-10 seconds.
- **Town Manager:** The only way to solve this is a no-turn on red. We have put signs up, and we have the mirror. You have to yield to pedestrians in the State of Florida. We could put some flashing lights but those become very distracting to drivers, and they will look bad in Town. Flashing lights also won't solve the issue of the scooters. Since the scooters are on the roadway, they must yield to traffic devices. We do have in the State of Florida the share the road statute. So, bicyclists, rollerbladers, and scooters get to share the road with you meaning they are required to follow the traffic control signals. They don't, we know that. North to South we have signs that tell the pedestrians to stop and yield to the vehicles on both sides. I want to be clear, we have no control over those light times. We can make a request to FDOT, they have standards based off of traffic flows. So, the only thing we would be able to do is control the pickle. I will draft a letter to the Secretary of the DOT letting them know our concerns as it relates to pedestrian safety and ask them to provide somebody to study the issue. I will put in my letter absent a null turn on right.

Councilmember Jessie Mendar:
None Requested

Town Manager Alexander Diaz
None Requested

Mayor Singer: The next Town Council Meeting will be February 17th.

Town Manager: I want to put into the record that the Town of Golden Beach has received a grant from the State of Florida for civil work for the Wellness Center, and that John Bell Construction has been given the opportunity to go out and procure civil work for us. We have to notice it twice, so this is our official notice that we are working with civil and it is grant funded by the State of Florida.

R. ADJOURNMENT:

A motion to adjourn the Council Meeting was made by Mayor Singer, seconded by Vice Mayor Lusskin.

Consensus vote 5 Ayes 0 Nays. Motion passes.

The meeting adjourned at 7:25 PM

Respectfully submitted,

Lissette Perez

Lissette Perez

Town Clerk

DRAFT



TOWN OF GOLDEN BEACH

100 Ocean Boulevard
Golden Beach, FL 33160

MEMORANDUM

Date: February 17, 2026

To: Honorable Mayor Glenn Singer & Town Council Members

From: Alexander Diaz, Town Manager *Alex B*

Subject: **Resolution No. 3053.26 – Authorizing and Approving Payment of \$10,000.00 to the Women's Breast & Heart Initiative for the Annual Open the Door Event**

Item Number:
3

Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 3053.26 as presented.

Background:

This resolution approves the donation made to the Women's Breast & Heart Initiative.

The Women's Breast and Heart Initiative is an outreach organization dedicated to educating women about the importance of breast and heart health while providing them with the resources to beat these diseases. The organization's mission is to save lives by connecting under-served women with the early detection necessary to fight breast cancer and heart disease.

The Annual Open the Door Dinner Dance will be held on Friday, May 8th at the JW Marriott Miami Turnberry Resort & Spa in Aventura.

Fiscal Impact:

If approved by Council the amount authorized will be \$10,000.00.

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 3053.26

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING THE PAYMENT OF \$10,000.00 TO THE WOMEN'S BREAST AND HEART INITIATIVE FOR THE ANNUAL OPEN THE DOOR EVENT; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Women's Breast and Heart Initiative is a non-profit outreach organization dedicated to educating women about the importance of breast and heart health; and

WHEREAS, the mission of the Women's Breast Health Initiative is to save lives by connecting under-served women with the early detection necessary to fight breast cancer and heart disease; and

WHEREAS, the Town Council finds that a contribution in the amount of \$10,000.00 to the Women's Breast Health Initiative is in the best interest of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. That each of the above-stated recitals is hereby adopted and confirmed.

Section 2. Authorization. That the payment of \$10,000.00 to the Women's Breast and Heart Initiative is hereby authorized and approved.

Section 3. Implementation. That the Mayor and Town Manager are authorized to take any and all action which is necessary to implement this Resolution.

Section 4. Effective Date. That this Resolution shall become effective immediately

upon approval of the Town Council.

Sponsored by the **Town Administration**.

The Motion to adopt the foregoing Resolution was offered by _____, seconded by _____ and on roll call the following vote ensued:

Mayor Glenn Singer	—
Vice Mayor Judy Lusskin	—
Councilmember Bernard Einstein	—
Councilmember Jessie Menda	—
Councilmember Kenneth Bernstein	—

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida, this 17th day of February, 2026.

MAYOR GLENN SINGER

ATTEST:

LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

STEPHEN J. HELFMAN
TOWN ATTORNEY



FACT SHEET

WHAT: Open the Door to Your Heart Dinner Dance is an exciting evening of outstanding cuisine, spirits, entertainment, and dancing to support The Women's Breast & Heart Initiative's community impact. This very special event features silent and live auctions of unique and special items. Open the Door is planned by a dedicated volunteer committee.

WHO: Join our esteemed event committee along with Kristi Kreuger and Mayte Padron of WPLG Local 10 for this special occasion, expected to attract more than 400 guests - including community leaders and professionals from across South Florida - to recognize and support the life-saving efforts of WBHI and present our 2026 Pillar Honorees:

Turnberry

Jack and Jill South Miami Associates

Dr. Lorena Rosaro

WHEN: Friday, May 8, 2026, 7:00 p.m.

WHERE: JW Marriott Miami Turnberry Resort and Spa
19999 West Country Club Drive
Aventura, Florida 33180

WHY: Since 2005, The Women's Breast & Heart Initiative (WBHI), a non-profit 501 (c)(3) organization has transformed and saved lives through its award-winning initiatives focused on disease prevention and early detection of the leading causes of largely preventable deaths in our country.

Low-income populations have higher Breast Cancer and Heart Disease death rates because their disease is often detected too late. WBHI breaks down the barriers that prohibit low-income individuals from participating in early detection by providing Breast Cancer and Heart Disease education, mammograms, and heart screenings where they work and shop at no cost to them. Care coordination and patient navigation is provided to participants requiring requisite care.

Additionally, WBHI serves today with a strong focus on tomorrow by empowering college students to live disease deterrent lifestyles through the Virtual Advocate Program and peer led College Campus Clubs.

Proceeds from this event help fund community outreach and services provided to low-income individuals and college students in our community for a better today and brighter tomorrow.



MAY 8, 2026
7:00 PM | JW Marriott Miami
Turnberry Resort and Spa



SPONSORSHIP OPPORTUNITIES

\$25,000 TITLE SPONSOR

- Royal table for twenty guests
- Company name/logo prominently displayed in all printed and digital material
- Special introduction from podium at the dinner
- Inside Front cover advertisement in the commemorative program book
- Company name/logo included on WBHI website for one year with link
- Prominent recognition in event PowerPoint presentation
- Opportunity to distribute promotional items or materials

\$20,000 LEGACY SPONSOR

- Royal table for sixteen guests
- Company name/logo prominently displayed in all printed and digital materials
- Special introduction from podium at the dinner
- Inside cover advertisement in the commemorative program book
- Company name/logo included on WBHI website for one year with link
- Prominent recognition in event PowerPoint presentation
- Opportunity to distribute promotional items or materials

\$10,000 PINNACLE SPONSOR

- Premier Table for twelve
- Company name/logo included in printed all printed and digital materials
- Introduction from podium at the dinner
- Company name/logo included on WBHI website for one year with link
- Full page advertisements in the commemorative program book
- Recognition in event powerpoint presentation
- Opportunity to distribute promotional items or materials at event

\$5,000 VICTOR SPONSOR

- Preferred Table for ten
- Inclusion in sponsor recognition from podium at the dinner
- Company name/logo included on WBHI website for one year
- Half page advertisement in the commemorative program book
- Recognition in event powerpoint presentation

\$3,500 CONQUEROR SPONSOR

- Six seats at event
- Acknowledgement in commemorative program
- Quarter page advertisement in the commemorative program book
- Recognition in event powerpoint presentation

\$3,000 VALET SPONSOR

- Two seats at event
- Opportunity to place a promotional gift in each automobile
- Acknowledgement in commemorative program
- Recognition in event powerpoint presentation

\$2,500 CHAMPION SPONSOR

- Four seats at event
- Acknowledgement in commemorative program
- Recognition in event PowerPoint presentation



SPONSORSHIP COMMITMENT FORM

Yes, I/we will support ***The Women's Breast & Heart Initiative's Open the Door to Your Heart Dinner Dance on May 8, 2026***, in the following way:

- \$25,000 Title Sponsor**
- \$20,000 Presenting Sponsor**
- \$10,000 Pinnacle Sponsor**
- \$ 5,000 Victor Sponsor**
- \$ 3,500 Conqueror Sponsor**
- \$ 3,000 Valet Sponsor**
- \$ 2,500 Champion Sponsor**
- \$ 500 Individual Ticket**

Name: (as you would like it to appear):

Contact Person: _____ Title _____

Address: _____

City, State, Zip Code: _____

Phone: _____

Email Address: _____

Payment: Check Credit Card Online

Credit Card: _____ Exp. Date: _____ CSC: _____

Please respond by Wednesday, April 8th for inclusion marketing materials (if applicable)

Mail this form with your check, made payable to:

The Women's Breast & Heart Initiative
14125 NW 80th Avenue, Suite 306, Miami Lakes, FL 33016

Or email it to aivory@flbreasthealth.com, use the QR Code, or Call 305-825-4081 for more information.





TOWN OF GOLDEN BEACH

100 Ocean Boulevard
Golden Beach, FL 33160

MEMORANDUM

Date: February 17, 2026

To: Honorable Mayor Glenn Singer & Town Council Members

From: Alexander Diaz, *Alex B.* Town Manager

Subject: **Resolution No. 3054.26 - Approving the Proposal from SoFi Windows, Doors & Roofing for the Replacement of the Roof at the Police Annex and Public Works Facility**

Item Number:

4

Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 3054.26 as presented.

Background:

At the November Council Meeting, the Town formally inaugurated the renovated former Public Works Building and Annex, now designated as the Police Station and Public Works Facility. As part of continuing efforts to preserve and modernize Town facilities, staff has evaluated the condition of the building's roof.

I have served as Town Manager for nearly nineteen (19) years, and during that period, the roof of this facility has never undergone a full replacement. The existing roof system is now more than twenty years old and has reached the end of its intended service life. Given the Town's investment in the renovation of this facility, staff has determined that proactive roof replacement at this time is necessary to protect that investment.

The existing roof is a TPO roofing system, and the recommended replacement will utilize the same TPO methodology, which is consistent with current Town standards and industry best practices. The project will also include removal of four decorative rooftop structures, resulting in a cleaner, more modern building profile.

Staff solicited proposals for this work and is recommending award to SoFi Windows and Doors & Roofing, a firm experienced in both commercial and residential roofing applications, with a proposed contract amount of \$65,716.

Replacing a roof that has exceeded twenty years of service life provides significant long-term benefits to the Town. A new roof:

- Extends the useful life of the building for decades
- Protects the Town's recent capital investment in the facility
- Reduces the risk of water intrusion and structural deterioration
- Lowers long-term maintenance and emergency repair costs
- Improves energy efficiency and building performance
- Strengthens hurricane resilience and overall facility reliability

By undertaking this replacement now, the Town avoids higher future costs associated with deferred maintenance and ensures the Police and Public Works Facility remains fully operational, secure, and protected.

We are also recommending, that while undertaking the roof replacement, staff recommends completing the facility modernization by replacing all remaining non-impact windows with hurricane-impact rated windows. These windows were excluded from the original renovation contract, and completing this work now will result in a fully hardened and code-compliant facility.

Fiscal Impact:

To accommodate both the roof replacement and window installations, staff is requesting approval of a total project budget not to exceed \$85,000.

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 3054.26

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA APPROVING A PROPOSAL FROM SOFI WINDOWS, DOORS AND ROOFING FOR THE REPLACEMENT OF THE ROOF AT THE POLICE ANNEX AND PUBLIC WORKS FACILITY; PROVIDING FOR A WAIVER OF COMPETITIVE BIDDING PROCEDURES; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Golden Beach, Florida (“Town”) has identified the need to replace the roof of the Police Station and Public Works Facility (“Project”); and

WHEREAS, the Town Council finds that compliance with the bid procedures set forth in the Town’s Code of Ordinances (“Code”) is impractical and not in the best interest of the Town; and

WHEREAS, the Town Council desires to engage SoFi Windows, Doors & Roofing (“Contractor”) to perform construction services (“Services”) for the Project; and

WHEREAS, Contractor has presented the Town with a proposal, attached hereto as Exhibit “A” and incorporated herein by reference, (“Proposal”) to perform the Services; and

WHEREAS, the Town Council desires to authorize the Town Manager to enter into an agreement with the Contractor consistent with the Proposal; and

WHEREAS, the Town Council has determined that the Proposal is acceptable and will well serve the needs of the Town.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE
TOWN OF GOLDEN BEACH, FLORIDA AS FOLLOWS:**

Section 1. Recitals Adopted. Each of the above-stated recitals are hereby adopted and confirmed.

Section 2. Proposal Approved. The Town Council hereby approves of the Proposal.

Section 4. Implementation. The Town Mayor and Town Manager are directed to take all steps reasonably necessary to implement this Resolution.

Section 5. Authorization. The Town Manager is authorized to enter into an agreement with the Contractor that is consistent with the Proposal in an amount not to exceed \$85,000.00, subject to the approval of the Town Attorney as to form, content, and legality.

Section 6. Effective Date. This Resolution shall be effective immediately upon adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

The Motion to adopt the foregoing Resolution was offered by _____ seconded by _____, and on roll call the following vote ensued:

Mayor Glenn Singer	____
Vice Mayor Judy Lusskin	____
Councilmember Kenneth Bernstein	____
Councilmember Bernard Einstein	____
Councilmember Jessie Mendar	____

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida this 17th day of February, 2026.

MAYOR GLENN SINGER

ATTEST:

LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

STEPHEN J. HELFMAN
TOWN ATTORNEY



SOFLI WINDOWS & DOORS

The One-Stop-Shop Company

+ Roofing

RESIDENTIAL / COMMERCIAL / GOVERNMENTAL



BID PROPOSAL – GOLDEN BEACH CITY HALL

Date: December 17, 2025

Lot: 97 – Police Department

Client: Golden Beach



contact@sofliwindows.com

Mobile: (954) 203-3636

Office: (954) 636-1122

20968 Sheridan St, Fort Lauderdale, FL 33332

www.sofliwindows.com



SOFLI WINDOWS & DOORS

The One-Stop-Shop Company

+ Roofing

RESIDENTIAL / COMMERCIAL / GOVERNMENTAL

1. COVER LETTER

Dear Selection Committee,

On behalf of **Sofli Impact Windows & Doors LLC**, we respectfully submit our bid proposal for the **TPO Roofing Scope – Lot 97** for the **City of Golden Beach – Police department**

Our team has carefully reviewed the bid documents, including the scope of work, roof areas, technical requirements, and construction specifications outlined for this project. Based on this review, we have prepared a detailed and itemized proposal that reflects current South Florida labor standards, material pricing, jobsite safety requirements, and all applicable municipal construction standards.

Sofli Impact Windows & Doors LLC is **fully licensed and insured in the State of Florida**, and we maintain **all required trade licenses** necessary to perform the work described in the bid documents. Our company specializes in roofing systems, impact-rated building components, and exterior construction scopes for both **commercial and governmental facilities**. All work is executed in strict compliance with the **Florida Building Code (FBC)**, local amendments, and manufacturer specifications.

We are committed to quality workmanship, schedule compliance, safety, and effective coordination with the City and its representatives. We appreciate the opportunity to participate in this bid process and look forward to the possibility of working with the **City of Golden Beach** on this project.

Thank you for your time and consideration.

Respectfully submitted,

Leandro

CEO

SOFLI Impact Windows & Doors LLC



contact@sofliwindows.com



Mobile: **(954) 203-3636**



Office: **(954) 636-1122**

20968 Sheridan St, Fort Lauderdale, FL 33332

www.sofliwindows.com



2. PROJECT SCOPE

SOF LI Windows and Doors LLC proposes to furnish labor, materials, and equipment necessary to perform the following scope of work for the City of Golden Beach facilities:

A. TPO Roofing – New Membrane + Removal of 4 Structures (Police Department)

Specifications

TPO Membrane Roofing System:

- GAF White **60-mil scrim-reinforced TPO membrane**, heat-welded at seams for a seamless, waterproof surface.
- Mechanically fastened **1.5" Poly-Iso insulation boards** to plywood decking.
- Reinforced for dimensional stability and high-wind performance, meeting **Miami-Dade HVHZ** requirements.
- All flashings, roof penetrations, drains, and terminations installed per manufacturer specifications and **Florida Building Code (FBC)**.
- Architectural plans included and followed.
- Four (4) existing roof structures to be removed and disposed of properly.

Scope of Work

- Complete removal of the existing TPO roof system and four (4) existing roof structures.
- Proper disposal of all debris, coverings, flashings, and old materials.
- Pressure wash the roof deck to remove dirt and debris.
- Inspect and repair or replace damaged decking (pricing for additional decking to be added if needed).
- Install 1.5" Poly-Iso insulation boards, mechanically fastened to the plywood deck.
- Install TPO membrane with heat-welded seams for a watertight surface.
- Secure roof-to-wall connections with high-strength and custom metal flashings.
- Install aluminum termination bars at all parapets and base flashings.
- Seal all joints, penetrations (vents, pipes, etc.), and seams with high-quality, weather-resistant sealant.



contact@sofliwindows.com



Mobile: **(954) 203-3636**



Office: **(954) 636-1122**



SOFLI WINDOWS & DOORS

The One-Stop-Shop Company

+ Roofing

RESIDENTIAL / COMMERCIAL / GOVERNMENTAL

- Inspect and replace any damaged or outdated flashing around edges, parapets, and penetrations.
- Apply premium-grade waterproofing paint to all parapet walls and exterior Styrofoam trim for long-term moisture protection.
- Ensure roof drainage is fully functional; adjust or replace gutters and downspouts as needed.
- Provide full protection for pool areas and surrounding surfaces during installation.
- Conduct comprehensive inspections to ensure compliance with Miami-Dade building codes, **Notice of Acceptance (NOA)**, manufacturer specifications, and FBC.
- Final touch-ups and roof repairs as needed.
- Jobsite cleanup; remove all debris and leave premises broom-clean.

Inclusions

- All labor, materials, services, and equipment required for the specified work.
- Installation per product approval specifications, FBC, and Miami-Dade NOA requirements.
- Protection of the working area during installation
- Permit processing and standard engineering as required by local authorities.
- Architectural plans included as required for permit approval.
- State and local sales taxes.

Measurements & Pricing

- **TPO Roof Area:** 3,694 sq ft (36.94 roof squares)
- **Total for TPO Roofing:** → **\$51,716**
- **Removal of 4 Existing Roof Structures:** **\$14,000**



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20968 Sheridan St, Fort Lauderdale, FL 33332

www.sofliwindows.com



SOFLI WINDOWS & DOORS

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+ Roofing

RESIDENTIAL / COMMERCIAL / GOVERNMENTAL

General Inclusions

- All labor, materials, tools, and equipment required to complete the specified work within the proposal scope.
- Compliance with **Florida Building Code (FBC)**, Miami-Dade HVHZ requirements, and manufacturer installation guidelines.
- Protection of all working areas, landscaping, and adjacent structures during construction.
- Permit processing and standard engineering as required by local authorities (unless otherwise noted).
- Final inspections, touch-ups, and cleanup at the completion of the project.
- Disposal of all construction debris generated by the scope of work.
- Coordination with the City or HOA as required for approvals or access.

General Exclusions

- Permit fees not specified in the scope of work.
- Engineering drawings or reports unless explicitly included in the proposal.
- Testing, inspections, or third-party certifications not listed in the scope.
- Interior repairs required due to pre-existing conditions.
- Any work **not explicitly listed** in the proposal.
- Reinstallation or maintenance of security cameras (City responsibility).
- Any additional work required due to unforeseen site conditions or changes in design after proposal submission.



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RESIDENTIAL / COMMERCIAL / GOVERNMENTAL

3. TERMS & CONDITIONS

- This proposal is **valid for 30 days** from the date of issuance.
- Work will be scheduled **upon receipt of deposit and permit approvals**.
- All work will be performed in accordance with the **Florida Building Code (FBC)**, **Miami-Dade HVHZ requirements**, and the **City of Golden Beach regulations**.
- SOFLI Windows & Doors LLC is **fully licensed and insured** in the State of Florida.
- Any unforeseen conditions, additional work, or changes requested by the owner will require a **written change order**.
- Payments to be made according to agreed-upon schedule (e.g., 30/30/30/10 or as specified in contract).
- Permits, inspections, and approvals are included only as specified in each section; additional fees or approvals will be billed separately.
- SOFLI is **not responsible for City-managed items**, including security cameras and furniture/facility relocation, unless explicitly stated.

4. TOTAL PROPOSAL SUMMARY

Scope of Work	Amount (USD)
B. TPO Roofing – New Membrane + Removal of 4 Structures	\$65,716.00

contact@sofliwindows.com

Mobile: (954) 203-3636

Office: (954) 636-1122

20968 Sheridan St, Fort Lauderdale, FL 33332

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TOWN OF GOLDEN BEACH

100 Ocean Boulevard
Golden Beach, FL 33160

MEMORANDUM

Date: February 17, 2026

Item Number:

5

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz,
Town Manager *Alex B*

Subject: **Resolution No. 3055.26 – Approving Consent Agreements for
the Properties Located at 255 and 495 Ocean Boulevard**

Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 3055.26 as presented.

Background:

This past summer, I conducted inspections of all oceanfront home construction projects within the Town. During that inspection process, we identified various violations and inconsistencies related primarily to ground floor construction, use limitations, and compliance with the Florida Building Code and the Town's Land Development Regulations.

Following those inspections, and in coordination with the Town Attorney over the past eight months, we have worked diligently with the affected property owners to resolve these matters in a manner that protects the Town's regulatory authority while avoiding prolonged litigation.

The Consent Agreements before you tonight represent the first of several negotiated resolutions that will be brought before the Town Council for consideration.

The proposed Consent Agreements:

- Require strict compliance with the Revised Plan approved under the issued Building Permit(s).
- Clarify permitted ground floor uses.
- Expressly prohibit use of the ground floor for sleeping quarters, whether temporary or permanent.
- Provide the Town with inspection rights to ensure ongoing compliance.
- Confirm that the Agreements run with the land and bind all successors.
- Resolve disputed interpretations regarding application of the Florida Building Code and Town LDRs without admission of liability by either party.

As part of the settlement framework, the property owner has agreed to provide a one-time voluntary Community Contribution to the Town. The Agreements clearly state that this contribution is not a fine or penalty, but rather consideration to resolve the dispute and avoid enforcement proceedings. In exchange, the Town resolves certain potential excess square footage charges relating to the ground floor configuration.

More importantly, these agreements:

- Reinforce compliance with the Florida Building Code and the Town's LDRs.
- Protect the integrity of our floodplain and ground floor regulations.
- Ensure uniform enforcement across oceanfront properties.
- Avoid costly and time-consuming litigation.
- Provide tangible financial benefit to the community.

These Agreements are the first of a series of negotiated settlements resulting from the Town's proactive enforcement initiative conducted this past summer. Through consistent application of our codes and collaborative negotiation, we expect to resolve the concerns we discovered this summer.

Additional agreements relating to other oceanfront properties shall be executed and accepted by the Town under the provisions of Resolution No. 3056.26.

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 3055.26

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, APPROVING CONSENT AGREEMENTS FOR THE PROPERTIES LOCATED AT 255 AND 495 OCEAN BOULEVARD, GOLDEN BEACH, FLORIDA; PROVIDING FOR IMPLEMENTATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Golden Beach, Florida (the “Town”) through its Manager and Mayor have the power and authority to administer all aspects of the Town’s operations, including enforcement of its codes; and

WHEREAS, the Town Mayor and Town Manager are charged with ensuring that the Town’s Land Development Regulations (“LDRs”) and Building Code are complied with by property owners, and in the execution of those powers, they have the authority to enter into agreements to provide for the health and safety and welfare of the Town and its residents; and

WHEREAS, the Town Mayor and Manager have determined that the Consent Agreements (attached hereto) relating to the development activities at 255 Ocean Boulevard and 495 Ocean Boulevard are required to effectuate the orderly development and use of the respective properties (the “Agreements”); and

WHEREAS, the Town Council wishes to approve and ratify the Agreements.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Approval and Implementation. The Agreements attached hereto as Exhibit "A" are hereby approved and the Town Mayor and Manager are hereby authorized to take all the necessary steps to implement the Agreements and this Resolution.

Section 3. Effective Date. That this Resolution shall be effective immediately upon adoption.

The Motion to adopt the foregoing Resolution was offered by _____, seconded by _____ and on roll call the following vote ensued:

Mayor Glenn Singer	____
Vice Mayor Judy Lusskin	____
Councilmember Jessie Mendar	____
Councilmember Bernard Einstein	____
Councilmember Kenneth Bernstein	____

PASSED and ADOPTED by the Town Council of the Town of Golden Beach, Florida, this 17th day of February, 2026.

MAYOR GLENN SINGER

ATTEST:

LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

STEPHEN J. HELFMAN
TOWN ATTORNEY

EXHIBIT “A”

Consent Agreements

CONSENT AGREEMENT

This is a Consent Agreement (this "Agreement") made this 10th day of February 2026 between the Town of Golden Beach, a Florida municipal corporation (the "Town") and 255 OB LLC (the "Owner"). The Town and the Owner may be referred to as a "Party" or collectively as the "Parties".

RECITALS

1. The Owner is the owner of the lot located at 255 Ocean Boulevard (the "Property") within the Town, where the Owner is constructing a single-family home (the "Home").

2. The Town has jurisdiction over the permitting, regulation, and use of all buildings located within its municipal boundaries, including the Home.

3. The Town has issued Building Permit No. B-23-01-11735 dated January 5, 2023 for the construction of the Home (the "Permit"), a copy of which is attached hereto as Exhibit "A". The Permit approves plans, including sheet number A-100.1, last revised December 5, 2025, showing the ground floor of the Home (the "Revised Plan"). A copy of the Revised Plan is attached hereto as Exhibit "B".

4. While the Revised Plan approves and incorporates certain ground floor uses, the Town now believes those uses may be prohibited under the Florida Building Code, Residential as adopted by the Town (the "FBC") as well as related height provisions within the Town's Land Development Rights (the "LDRs"). The Owner takes exception to the Town's position and its application of the FBC and LDRs to the ground floor uses, and claims the Town is estopped from asserting any non-compliance.

5. In order to resolve the conflict between the Parties and avoid any adverse proceedings, the Town and the Owner wish to enter into this Agreement.

TERMS

1. Recitals. The foregoing recitals are true, correct and fully incorporated herein, and the Parties specifically acknowledge that the consideration for this Agreement is adequate and legally sufficient.

2. Revised Plan. The Parties agree that the ground floor of the Home has been constructed and will be used in strict compliance with the Revised Plan. After all approved final inspections and completion of the Home, the Town shall issue a Certificate of Occupancy for the Home. Any further modification of the uses shown on the Revised Plan shall require the prior approval of the Town in accordance with applicable regulatory requirements, with the understanding that the ground floor improvements may be repaired or replaced (in accordance with the Revised Plan) in the ordinary course of use and the uses may be re-established and continued (in accordance with the Revised Plan) in the event of a casualty loss or damage.

3. Use Limitation and Inspection. After the completion of the Home and upon reasonable notice to the Owner, the Town may from time to time inspect the ground floor of the Home to ensure continued compliance with the terms of this Agreement and the uses are

limited to only those shown on the Revised Plan. Moreover, at no time shall any portion of the ground floor be used for sleeping quarters on either a permanent or temporary basis. Should a violation occur, the Town may proceed with enforcement pursuant to all available legal remedies, including but not limited to code enforcement proceedings pursuant to Chapter 2, Article VI of the Code of Ordinances of the Town of Golden Beach, Florida as that Code may be amended from time to time.

4. Community Contribution. As further consideration and as part of this Agreement, the Owner has made a one-time financial community contribution to the Town. It is expressly understood that said contribution is voluntarily made by the Owner and is not considered a fine or penalty. It is further understood that the Owner shall not be subject to any fine, payments or penalties relating to the use of the ground floor, including excess square footage charges imposed under Town Resolution No. 3025.25.

5. Miscellaneous.

5.1 Notices/Authorized Representatives. Any notices required by this Agreement shall be in writing and shall be deemed to have been properly given if transmitted by hand-delivery, by registered or certified mail with postage prepaid return receipt requested, or by a private postal service, addressed to the Parties (or their successors) at the addresses listed on the signature page of this Agreement or such other address as the Party may have designated by proper notice.

5.2 Governing Law and Venue. This Agreement shall be governed by and construed in accordance with the substantive law of the State of Florida and venue shall be in state court in Miami-Dade County.

5.3 Entire Agreement. This Agreement constitutes the entire agreement and understanding between the Parties hereto and shall not be modified or altered except by written instrument duly executed by the Parties hereto.

5.4 Successors and Assigns. This Agreement shall be binding upon, and shall inure to the benefit of, the Parties and their respective successors, assigns, representatives, and any future owners of the Property or interests affected by this Agreement. Any transfer, conveyance, assignment, or succession of any interest subject to this Agreement shall be expressly made subject to the terms and obligations set forth herein, which shall run with the land and remain fully enforceable against all subsequent holders of such interest. Moreover, the Town Council intends for this Agreement to be binding upon the Town and all future Town Councils so long as the Owner complies with the provisions of this Agreement.

5.5 Representation by Legal Counsel/Voluntary Execution. The Owner hereby acknowledges and confirms that it has been afforded the opportunity to seek independent legal counsel in connection with this Agreement. The Owner represents and warrants that it has either obtained legal counsel or has voluntarily chosen not to do so, and that it fully understands the terms, conditions and legal implications of this Agreement. The Owner further acknowledges that it is entering into this Agreement voluntarily and of its own free will, without any undue influence, coercion, or duress.

5.6 Counterparts and Electronic Signatures. This Agreement may be executed in several counterparts, whether signed physically or electronically, each of which

shall be deemed an original and such counterparts shall constitute one and the same instrument.

5.7 Effective Date. This Agreement shall become effective upon approval by Resolution of the Town Council.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed the day and year as written below.

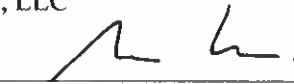
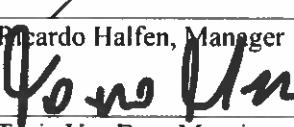
<u>TOWN OF GOLDEN BEACH, FLORIDA</u>	<u>OWNER</u>
By:  Glenn Singer, Town Mayor	255 OB, LLC By:  Ricardo Halfen, Manager
Date: February 10, 2026	By:  Tania Van Dam Murciano, Manager
	Date: February 10, 2026
<u>Address for Notices:</u>	<u>Address for Notices:</u>
Town of Golden Beach Alexander Diaz, ICMA-CM, MPA Town Manager Civic Center 100 Ocean Boulevard Golden Beach, Florida 33160 alexanderdiaz@goldenbeach.us (email)	Ricardo Halfen 18200 N.E. 19 th Avenue, Suite 101 North Miami Beach, Florida 33162 ricardo@treoconstruction.com
With a copy to: Weiss Serota Helfman Cole & Bierman, P.L. Attn: Stephen J. Helfman, Esq. Town Attorney 2800 Ponce de Leon Boulevard, 12th Floor Coral Gables, FL 33134 shelfman@wsh-law.com (email)	With a copy to: Neisen O. Kasdin, Esq. Three Brickell City Centre 98 Southeast Seventh Street Suite 1100 Miami, FL 33131 neisen.kasdin@akerman.com (email)

Exhibit A

Town of Golden Beach

One Golden Beach Drive
Golden Beach, FL 33160-0000
Phone: (305)932-0744 Fax: (305)933-3825

Permit

Permit Status: Active

Permit Number: B-23-01-11735 SFR

Issue Date: 1/5/2023

Expires: 07/04/2023

Phone: (305)851-2130

Owner's Name: RICARDO HALFEN

Parcel #: 003-0250

Permit Type: Building

Block: A Lot: 34 & 35

Work Classification: New Residential - SFR

Section: C PB:

Job Address: 255 Ocean Boulevard
GOLDEN BEACH, FL 33160

Total Square Feet: 18259

Contractor(s)	Phone	Primary Contractor
TREO CONSTRUCTION LLC	(305)851-2130	Yes

Total Valuation: 8139734

First Floor Total Area: 5448	Second Floor Under AC: 5522	Non AC Area: 8466	Advisory Permit: Yes
Advisory Permit: Yes_No	Existing Value: 0	Addition Value: 0	Front Setback: 60
Rear Setback: 0	Left Setback: 10	Right Setback: 10	Bond Required: Yes
Bond Number: 2142	Bond Amount: 5000 0000	Bond Issued: 1/5/2023	Commencement Reqd: Yes
Commencement Date:	Impact Fees Reqd: Yes	Impact Fee Date:	Piling Cert Reqd: Yes
Piling Cert Date:	Foundation Surv Reqd: Yes	Foundation Survey Date:	Elevation Cert Reqd: Yes
Elevation Cert Date	Soil Treatment Reqd: Yes	Soil Treatment Date:	Per Page: 0
Rounded Valuation: 9140000	Repair&Maint1: 0	Repair&Maint2: 0	Existing Value: 0

WARNING TO OWNER:

YOU MUST RECORD A NOTICE OF COMMENCEMENT WITHIN 7 DAYS FROM ISSUANCE OF PERMIT OR NO INSPECTION SHALL BE GIVEN, AND YOUR FAILURE TO DO SO MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY (IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT)

Application is hereby made to obtain a permit to do work and installation as indicated above, and on the attached addendum (if applicable). I certify that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that separate permits are required for ELECTRICAL, PLUMBING, MECHANICAL, WINDOWS, DOORS, ROOFING and SWIMMING POOL work.

OWNERS AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning. Furthermore, I authorize the above-named contractor to do the work stated.

Fees Due	Amount
Basement Level A/C-Main Structure	\$13,074.00
BCCD Fee	\$890.40
Bond Type - BUILDERS BOND	\$5,000.00
Building Plan Imaging	\$577.50
First Floor Under AC-Main Structure	\$16,344.00
Garage Structure - Zone 1	\$1,836.00
Guest House	\$2,652.00
InfraStructure Maint 1 - New Construction	\$11,000.00
Non AC Area-Main Structure	\$12,699.00
Permit Imaging 8 1/2 x 11	\$161.00
Process Fee	\$52,899.00
Process Fee	\$28,498.34
Roof Top Deck - Air Conditioned Space	\$328.80
Roof Top Deck - Non Air Conditioned	\$5,964.23
Second Floor Under AC-Main Structure	\$16,566.00
Street Sweeping Fee	\$4,570.00
Surcharge	\$4,525.84
Trash Hauling	\$300.00
Total:	\$177,886.11

Invoice Number	Amt Due	Amt Paid
B-12-22-28419	\$119,987.11	\$119,987.11
B-12-22-28420	\$5,000.00	\$5,000.00
B-1-22-28434	\$52,899.00	\$8,899.00
B-1-22-26434	\$52,899.00	\$44,000.00
Total:		\$177,886.11

AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

Construction Site

Town of Golden Beach

One Golden Beach Drive
Golden Beach, FL 33160-0000
Phone: (305)932-0744 Fax: (305)933-3825

Permit

Permit Status: Active

Permit Number: B-23-01-11735 SFR

Issue Date: 1/5/2023

Expires: 07/04/2023

Phone: (305)851-2130

Owner's Name: RICARDO HALFEN

Parcel #: 003-0250

Permit Type: Building

Block: A Lot: 34 & 35

Work Classification: New Residential - SFR

Section: C PB:

Job Address: 255 Ocean Boulevard

GOLDEN BEACH, FL 33160

Total Square Feet: 18259

Total Valuation: 8139734

Contractor(s)	Phone	Primary Contractor
TREO CONSTRUCTION LLC	(305)851-2130	Yes

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Piling Cert Date	Foundation Surv Reqd: Yes	Foundation Survey Date:	Elevation Cert Reqd: Yes
Elevation Cert Date:	Soil Treatment Reqd: Yes	Soil Treatment Date:	Per Page: 0
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B-1-22-26434	\$52,899.00	\$8,899.00
B-1-22-26434	\$52,899.00	\$44,000.00
Total:		\$177,886.11

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county.

Invoice
Town of Golden Beach
One Golden Beach Drive
Golden Beach, FL 33160-0000
Phone: (305)932-0744 Fax: (305)933-3825

Bill to:

Ricardo Halfen
TREO CONSTRUCTION LLC
18200 NE 19TH Avenue
NORTH MIAMI BEACH, FL 33162-

Invoice Number: B-12-22-28419

Invoice Date: December 20, 2022

Permit Number: B-23-01-11735 SFR

Return to:

Town of Golden Beach
One Golden Beach Drive
Golden Beach, FL 33160-0000

Job Address:

255 Ocean Boulevard
GOLDEN BEACH, FL 33160

Permit Type: Building / Work Classification: New Residential - SFR

Date	Fee Name	GL Account	Fee Type	Fee Amount
12/20/2022	Non AC Area-Main Structure	001-322100	Calculated	\$12,699.00
12/22/2022	Surcharge	001-208100	Percentage	\$4,525.84
12/20/2022	Basement Level A/C-Main Structure	001-322100	Calculated	\$13,074.00
12/20/2022	Permit Imaging 8 1/2 x 11	001-322103	Calculated	\$161.00
12/20/2022	Roof Top Deck - Non Air Conditioned	001-322100	Calculated	\$5,964.23
12/20/2022	Building Plan Imaging	001-322103	Calculated	\$577.50
12/22/2022	Street Sweeping Fee	001-322104	Calculated	\$4,570.00
12/20/2022	Trash Hauling	001-322105	Fixed	\$300.00
12/22/2022	BCCD Fee	001-209100	Calculated	\$890.40
12/20/2022	Garage Structure - Zone 1	001-322100	Calculated	\$1,836.00
12/22/2022	Process Fee	001-322900	Percentage	\$28,498.34
12/20/2022	Guest House	001-322100	Calculated	\$2,652.00
12/20/2022	InfraStructure Maint 1 - New Construction	001-329300	Calculated	\$11,000.00
12/20/2022	First Floor Under AC-Main Structure	001-322100	Calculated	\$16,344.00
12/20/2022	Roof Top Deck - Air Conditioned Space	001-322100	Calculated	\$328.80
12/20/2022	Second Floor Under AC-Main Structure	001-322100	Calculated	\$16,566.00

Total Fees Due: \$119,987.11

Bill to:

Ricardo Halfen
TREO CONSTRUCTION LLC
18200 NE 19TH Avenue
NORTH MIAMI BEACH, FL 33162-

Invoice Number: B-12-22-28419

Invoice Date: December 20, 2022

Permit Number: B-23-01-11735 SFR

Return to:

Town of Golden Beach
One Golden Beach Drive
Golden Beach, FL 33160-0000

Job Address:

255 Ocean Boulevard
GOLDEN BEACH, FL 33160

Permit Type: Building / Work Classification: New Residential - SFR

Date	Fee Name	GL Account	Fee Type	Fee Amount
Payments				
Date	Pay Type	Check Number	Amount Paid	Change
01/05/2023	Check	111	\$119,987.11	\$0.00

Total Paid: \$119,987.11

Total Due: \$0.00



TOWN OF GOLDEN BEACH

BUILDING DEPARTMENT
1 Golden Beach Drive
Golden Beach, FL 33160
Office: 305-932-0744 Fax: 305-933-3825
www.goldenbeach.us

FOR OFFICE USE ONLY

Process No: 11735
Date Applied
Clerk

Master Permit Number: 11735

PERMIT APPLICATION

Master Sub- Permit

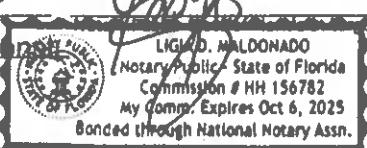
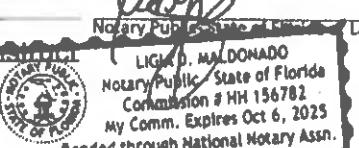
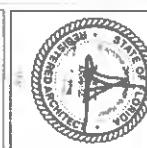
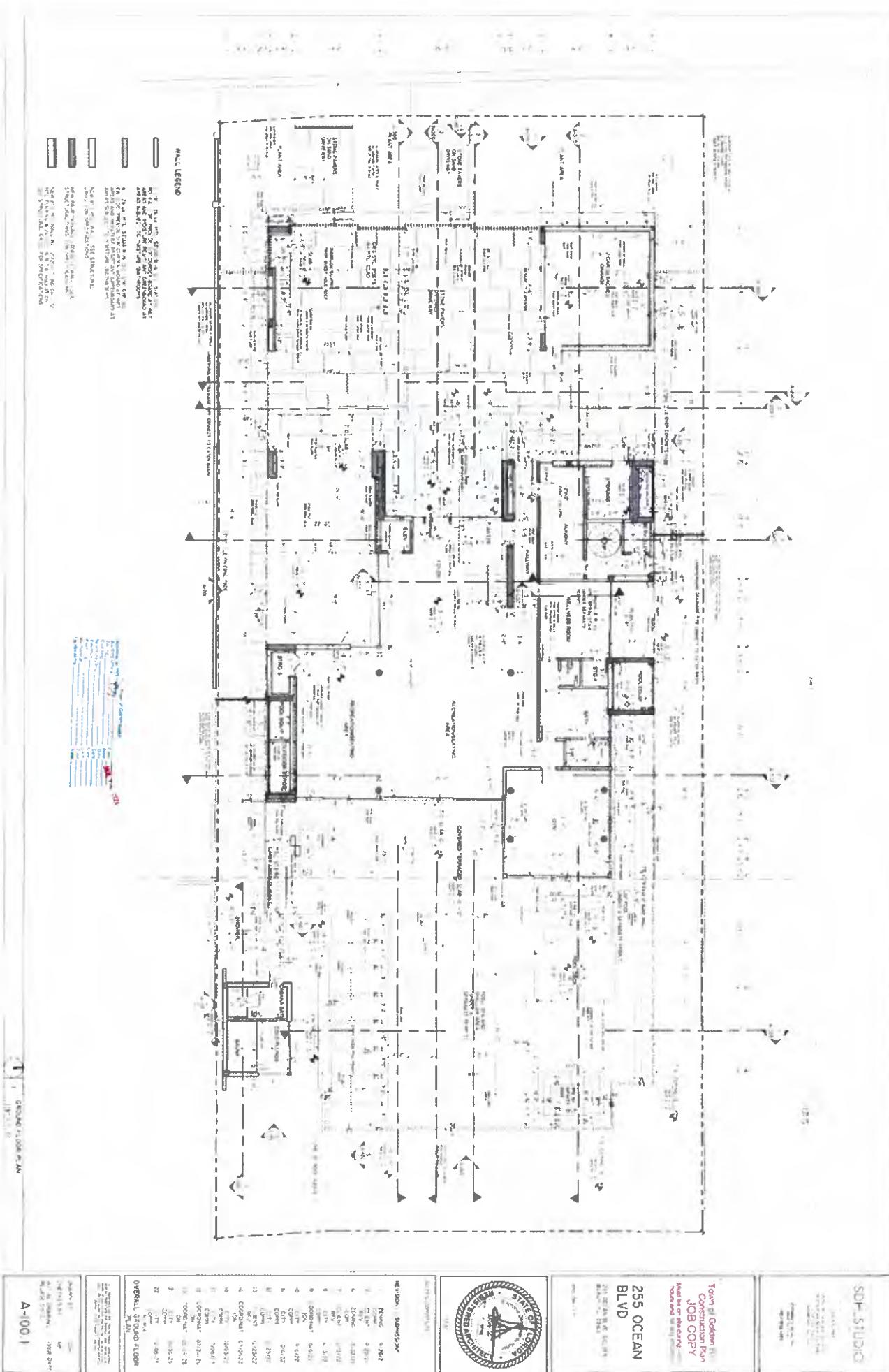
1. OWNER INFORMATION		Owner <u>255 OB LLC</u> Address <u>18200 NE 19TH AVE. SUITE 101</u> City <u>NORTH MIAMI BEAC ST FL</u> Zip <u>33162</u> Job Address <u>255 OCEAN BLVD.</u> Phone/Email <u>ricardo@treoconstruction.com</u>		2. CONTRACTOR INFORMATION		Company Name <u>TREO CONSTRUCTION</u> Qualifier Name <u>RICARDO HALFEN</u> Address <u>18200 NE 19TH AVE. SUITE 101</u> City <u>NORTH MIAMI BEACH</u> ST <u>FL</u> Zip <u>33162</u> Lic. No. _____ Phone No. <u>305-725-0310</u>																																																	
3. PERMIT TYPE		Choose only One <input checked="" type="checkbox"/> Building <input type="checkbox"/> Electrical <input type="checkbox"/> Mechanical <input type="checkbox"/> Plumbing <input type="checkbox"/> Landscape <input type="checkbox"/> Roofing		4. CHANGE TO AN EXISTING PERMIT		5. TYPE OF IMPROVEMENT																																																	
						<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition Attached <input type="checkbox"/> Alteration Interior <input type="checkbox"/> Alteration Exterior <input type="checkbox"/> Repair/Replace																																																	
						Roof	Pool																																																
						Driveway	Gazebo-Pergola																																																
						Fence	Demolition/ Partial																																																
						Windows	Generator																																																
						Doors																																																	
5. ARCHITECT/ENGINEER INFO		Name <u>SDH STUDIO</u> Address <u>18200 NE 19TH AVE. SUITE 100</u> City <u>NORTH MIAMI B ST FL</u> Zip Code <u>33162</u> Lic. No. <u>AR99155</u> Discipline <u>ARCHITECT</u> Phone No. <u>305-519-5731</u>		7. LEGAL/Use/Work Value		Folio No. <u>19-1235- 003-0250</u> Lot(s) <u>34 & 35</u> Block <u>A</u> PB <u>9</u> <u>Contract</u> <u>18,139.734</u>																																																	
6. CONTACT INFO		Name <u>Cristina Magdaleno</u> E-mail <u>cristina@sdhstudio.com</u> Phone No. <u>305-519-5731</u>				Square FT. <u>15,032</u> Linear FT. _____ Estimated Value of the Work: <u>\$5,261,000</u> Description of Work <u>New single family residence.</u> <u>Three stories with pool, rooftop terrace and spa</u>																																																	
<p>Application is hereby made to obtain a permit to do the work and/or installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the jurisdiction. I understand that a separate permit must be secured for Electrical, Plumbing, Mechanical, Windows, Doors, Roofing, Site Walls, Fencing, Driveways, Pools, Spas, Pool Decks, Outdoor Kitchens, Accessory Structures, Irrigation, Landscape and Landscape Lighting work and other categories not mentioned.</p> <p>Owner's Affidavit: I certify that all the foregoing information is accurate and that work will be done in compliance with all applicable laws regulating construction and zoning.</p> <p>NOTICE REGARDING BUILDING PERMIT APPLICATIONS</p> <p>The Completion and submission of a Building Permit Application is a requirement of securing a Building Permit. The Town will rely upon the information contained in the Application in determining whether a Building Permit should be issued. The submission of inaccurate, misleading or misrepresented information in the Application shall subject the Building Permit to denial, suspension or revocation, and the individual applying for the permit, to all appropriate fines, penalties and other punishments authorized by law. KINDLY GOVERN YOURSELF ACCORDINGLY.</p> <p>WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.</p>																																																							
8. OWNER INFORMATION		255 OB LLC Print Name <u>OB/4/2022</u> Date <u>03/04/2022</u> Owner's Email Address <u>ricardo@treoconstruction.com</u> 		RICARDO HALFEN Print Name <u>OB/4/2022</u> Date <u>03/04/2022</u> Owner's Email Address <u>ricardo@treoconstruction.com</u> 																																																			
<p>DO NOT WRITE BELOW - FOR OFFICE USE ONLY</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Approvals</th> <th style="width: 25%;">APPROVED/DATE</th> <th style="width: 25%;">DISAPPROVED/DATE</th> <th style="width: 25%;">FEE CATEGORIES:</th> </tr> </thead> <tbody> <tr> <td>Building</td> <td><u>DEC 1 9 2022</u></td> <td><u>JUN 0 9 2022</u></td> <td>Permit Fee <u>167464.00</u></td> </tr> <tr> <td>Structural</td> <td><u>DEC 1 3 2022</u></td> <td><u>APR 0 5 2022</u></td> <td>Street Sweeping <u>457000</u></td> </tr> <tr> <td>Mechanical</td> <td><u>DEC 3 18 2022</u></td> <td><u>DEC 3 18 2022</u></td> <td>Trash Removal <u>300.00</u></td> </tr> <tr> <td>Electrical</td> <td><u>DEC 3 18 2022</u></td> <td><u>DEC 3 18 2022</u></td> <td>Scanning <u>738.50</u></td> </tr> <tr> <td>Plumbing</td> <td><u>DEC 3 18 2022</u></td> <td><u>DEC 3 18 2022</u></td> <td>Infrastructure <u>11,000.00</u></td> </tr> <tr> <td>Landscaping</td> <td><u>DEC 3 18 2022</u></td> <td><u>DEC 3 18 2022</u></td> <td>BCCD <u>892.40</u></td> </tr> <tr> <td>Zoning</td> <td><u>DEC 3 18 2022</u></td> <td><u>DEC 3 18 2022</u></td> <td>Education <u></u></td> </tr> <tr> <td>Grading/ Drainage</td> <td></td> <td></td> <td>State Surcharge <u>442.58</u></td> </tr> <tr> <td>Public Works</td> <td></td> <td></td> <td>Sub-Total <u>91,683.77</u></td> </tr> <tr> <td>Building Director</td> <td></td> <td></td> <td>Process Fee <u>150,899.00</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td>Total Fees <u>172,882.77</u></td> </tr> </tbody> </table> <p><i>1/26/2023</i></p> <p>SPECIAL INSPECTOR REQUIRED FOR ALL STRUCTURAL WORK</p>								Approvals	APPROVED/DATE	DISAPPROVED/DATE	FEE CATEGORIES:	Building	<u>DEC 1 9 2022</u>	<u>JUN 0 9 2022</u>	Permit Fee <u>167464.00</u>	Structural	<u>DEC 1 3 2022</u>	<u>APR 0 5 2022</u>	Street Sweeping <u>457000</u>	Mechanical	<u>DEC 3 18 2022</u>	<u>DEC 3 18 2022</u>	Trash Removal <u>300.00</u>	Electrical	<u>DEC 3 18 2022</u>	<u>DEC 3 18 2022</u>	Scanning <u>738.50</u>	Plumbing	<u>DEC 3 18 2022</u>	<u>DEC 3 18 2022</u>	Infrastructure <u>11,000.00</u>	Landscaping	<u>DEC 3 18 2022</u>	<u>DEC 3 18 2022</u>	BCCD <u>892.40</u>	Zoning	<u>DEC 3 18 2022</u>	<u>DEC 3 18 2022</u>	Education <u></u>	Grading/ Drainage			State Surcharge <u>442.58</u>	Public Works			Sub-Total <u>91,683.77</u>	Building Director			Process Fee <u>150,899.00</u>				Total Fees <u>172,882.77</u>
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Exhibit B



CONSENT AGREEMENT

This is a Consent Agreement (this “Agreement”) made this 6th day of January 2026 between the Town of Golden Beach, a Florida municipal corporation (the “Town”) and Mark Meland, Trustee of the 495 Ocean Boulevard Trust (the “Owner”). The Town and the Owner may be referred to as a “Party” or collectively as the “Parties”.

RECITALS

1. The Owner is the owner of the lot located at 495 Ocean Boulevard (the “Property”) within the Town, where the Owner is constructing a single-family home (the “Home”).

2. The Town has jurisdiction over the permitting, regulation, and use of all buildings located within its municipal boundaries, including the Home.

3. The Town has issued Building Permit No. B-19-05-8616 for the construction of the Home (the “Permit”). The Permit approves plans, including sheet number A4.0, dated August 8, 2018, last revised January 16, 2019, showing the ground floor of the Home (the “Plan”).

4. The Plan incorporates ground floor uses that Town believes may be prohibited under the Florida Building Code, Residential as adopted by the Town (the “FBC”) as well as related height provisions within the Town’s Land Development Rights (the “LDRs”). The Owner takes exception to the Town’s position and its application of the FBC and LDRs to the ground floor uses, and claims the Town is estopped from asserting any non-compliance.

5. In order to resolve the conflict between the Parties and avoid any adverse proceedings, the Town and the Owner wish to enter into this Agreement.

TERMS

1. Recitals. The foregoing recitals are true, correct and fully incorporated herein, and the Parties specifically acknowledge that the consideration for this Agreement is valuable and legally sufficient.

2. Revised Plan. The Parties agree that the ground floor of the Home will be constructed and used in strict compliance with the revised plan attached hereto as Exhibit “A” (the “Revised Plan”). The Owner agrees to promptly submit the Revised Plan to the Town and the Town agrees to expedite review of the Revised Plan. The Town anticipates that the Revised Plan will be found to conform with the applicable provisions of the FBC and the Town’s height limitations within the LDRs. Therefore, during the Town’s review process, the Owner may proceed with work in accordance with the Revised Plan. After completion of the Home, any further modification of the uses shown on the Revised Plan shall require the prior approval of the Town in accordance with applicable regulatory requirements.

3. Use Limitation and Inspection. After the completion of the Home and upon reasonable notice to the Owner, the Town may from time to time inspect the ground floor of the Home to ensure continued compliance with the terms of this Agreement and that the uses are limited to only those shown on the Revised Plan. Moreover, at no time shall any portion

of the ground floor be used for sleeping on either a permanent or temporary basis. Should a violation occur, the Town may proceed with enforcement through all available legal remedies, including but not limited to code enforcement proceedings.

4. Community Contribution. As further consideration for this Agreement, the Owner has offered to make a financial contribution to the Town. It is expressly understood that said contribution is voluntarily made by the Owner and is not considered a fine or penalty. The Owner intends to tender the contribution to the Town Council for its acceptance on or before the Effective Date provided for in Section 5.7 below.

5. Miscellaneous.

5.1 Notices/Authorized Representatives. Any notices required by this Agreement shall be in writing and shall be deemed to have been properly given if transmitted by hand-delivery, by registered or certified mail with postage prepaid return receipt requested, or by a private postal service, addressed to the Parties (or their successors) at the addresses listed on the signature page of this Agreement or such other address as the Party may have designated by proper notice.

5.2 Governing Law and Venue. This Agreement shall be governed by and construed in accordance with the substantive law of the State of Florida and venue shall be in state court in Miami-Dade County.

5.3 Entire Agreement. This Agreement constitutes the entire agreement and understanding between the Parties and shall not be modified or altered except by written instrument duly executed by the Parties.

5.4 Successors and Assigns. This Agreement shall be binding upon, and shall inure to the benefit of, the Parties and their respective successors, assigns, representatives, and any future owners of the Property or interests affected by this Agreement. Any transfer, conveyance, assignment, or succession of any interest subject to this Agreement shall be expressly made subject to the terms and obligations set forth herein, which shall run with the land and remain fully enforceable against all subsequent holders of such interest.

5.5 Representation by Legal Counsel/Voluntary Execution. The Owner hereby acknowledges and confirms that it has been afforded the opportunity to seek independent legal counsel in connection with this Agreement. The Owner represents and warrants that it has either obtained legal counsel or has voluntarily chosen not to do so, and that it fully understands the terms, conditions and legal implications of this Agreement. The Owner further acknowledges that it is entering into this Agreement voluntarily and of its own free will, without any undue influence, coercion, or duress.

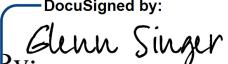
5.6 Counterparts and Electronic Signatures. This Agreement may be executed in several counterparts, whether signed physically or electronically, each of which shall be deemed an original and such counterparts shall constitute one and the same instrument.

5.7 Effective Date. This Agreement shall become effective upon approval by Resolution of the Town Council (the "Effective Date").

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year as written below.

TOWN OF GOLDEN BEACH, FLORIDA

DocuSigned by:

By: 93B13DC4CF23492...
Glenn Singer, Town Mayor

1/7/2026
Date: January ___, 2026

Address for Notices:

Town of Golden Beach
Alexander Diaz, ICMA-CM, MPA
Town Manager
Civic Center
100 Ocean Boulevard
Golden Beach, FL 33160
alexanderdiaz@goldenbeach.us (email)

With a copy to:
Weiss Serota Helfman Cole & Bierman, P.L.
Attn: Stephen J. Helfman, Esq.
Town Attorney
2800 Ponce de Leon Boulevard, 12th Floor
Coral Gables, FL 33134
shelfman@wsh-law.com (email)

OWNER

Mark Meland, Trustee of the 495 Ocean
Boulevard Trust
DocuSigned by:

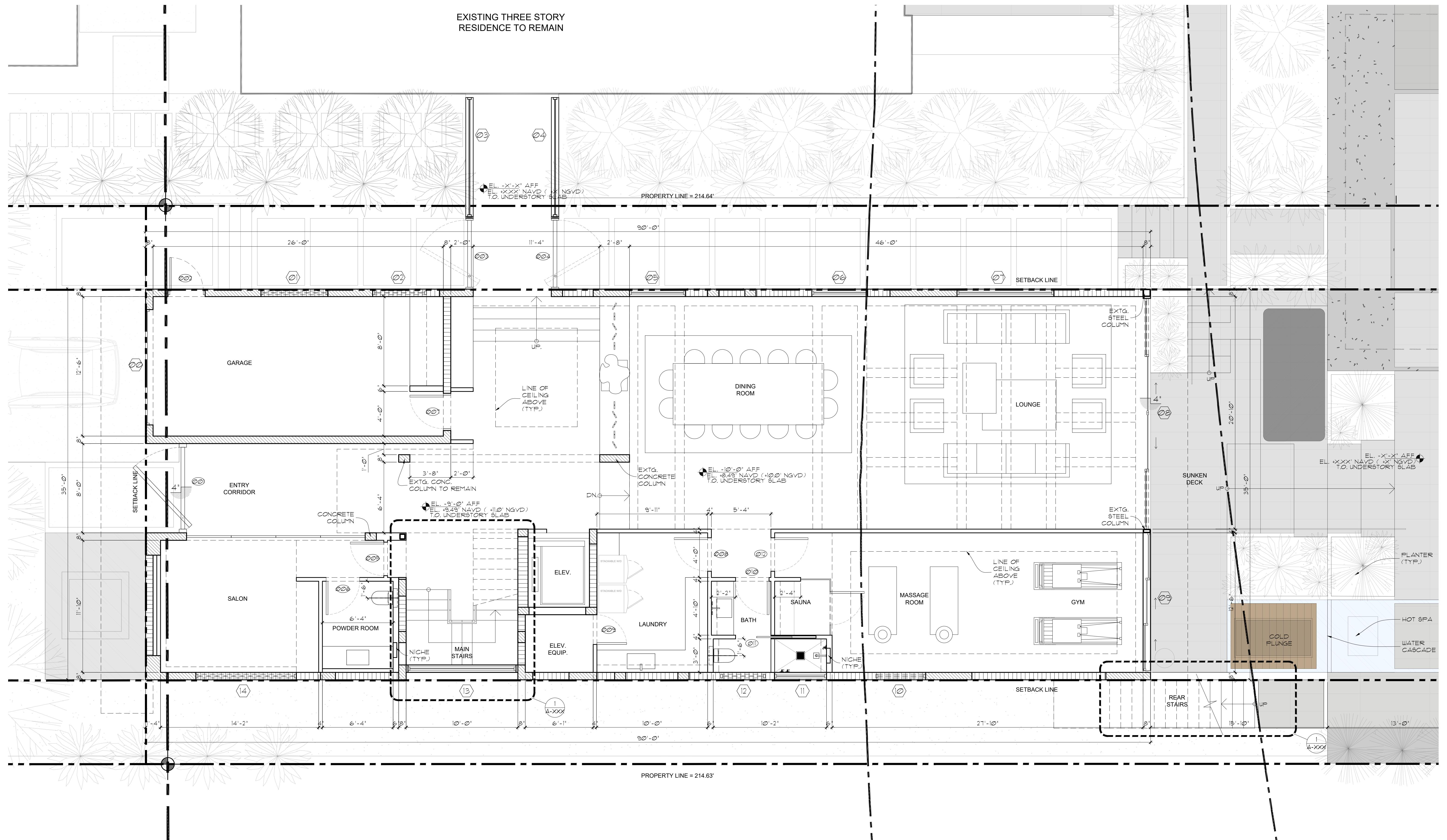
By: 1AB6A62BB6464ED...
Mark Meland

1/6/2026
Date: January ___, 2026

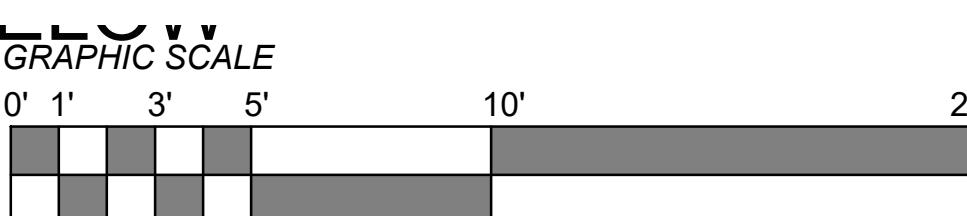
Address for Notices:

501 Ocean Boulevard
Golden Beach, FL 33160
Email: MBarrocas@sharkninja.com

With a copy to:
Matthew T. Moore, Esq.
Berman Law Group
3351 N.W. Boca Raton Blvd.
Boca Raton, FL 33431
mmoore@thebermanlawgroup.com (email)



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



sheet no.

A-102



TOWN OF GOLDEN BEACH

100 Ocean Boulevard
Golden Beach, FL 33160

MEMORANDUM

Date: February 17, 2026

Item Number:

_____ 6 _____

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz,
Town Manager *Alex B*

Subject: **Resolution No. 3056.26 – Authorizing the Mayor and Town
Manager to Enter into Consent Agreements for Zoning and
Building Violations for Various Properties on Ocean Boulevard**

Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 3056.26 as presented.

Background:

The attached resolution provides the Mayor and Town Manager with the authority to negotiate, accept and enter into agreements governed by the same principles as Resolution No. 3055.26.

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 3056.26

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING THE TOWN MAYOR AND TOWN MANAGER TO NEGOTIATE AND ENTER INTO CONSENT AGREEMENTS FOR POTENTIAL ZONING AND BUILDING VIOLATIONS FOR VARIOUS PROPERTIES ALONG OCEAN BOULEVARD; PROVIDING FOR AUTHORIZATION, IMPLEMENTATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Manager as the Chief Administrative Officer of the Town of Golden Beach (the “Town”) is charged with ensuring that property owners comply with the Town Code of Ordinances, including the Florida Building Code as adopted by the Town; and

WHEREAS, the Town Manager has identified various properties along Ocean Boulevard which appear to be non-compliant with limitations on residential ground floor uses; and

WHEREAS, the Town Manager is actively investigating potential non-compliant properties and desires to resolve any violations through consent/settlement agreements; and

WHEREAS, the Town Council wishes to expressly authorize the Town Manager and Mayor to negotiate and enter into such agreements.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Authorization. The Town Council hereby authorizes the Town Manager and Mayor to negotiate and enter into consent/settlement agreements with non-

compliant property owners to resolve possible violations said agreements shall be approved by the Town Attorney and shall be generally in the form and substance attached as Exhibit A to this Resolution.

Section 3. Implementation. The Town Mayor and Manager are hereby authorized to take all the necessary steps to implement this Resolution.

Section 4. Effective Date. That this Resolution shall be effective immediately upon adoption.

The Motion to adopt the foregoing Resolution was offered by _____, seconded by _____ and on roll call the following vote ensued:

Mayor Glenn Singer	____
Vice Mayor Judy Lusskin	____
Councilmember Jessie Mendar	____
Councilmember Bernard Einstein	____
Councilmember Kenneth Bernstein	____

PASSED and ADOPTED by the Town Council of the Town of Golden Beach, Florida, this 17th day of February, 2026.

MAYOR GLENN SINGER

ATTEST:

LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

STEPHEN J. HELFMAN
TOWN ATTORNEY

EXHIBIT "A"
FORM - CONSENT/SETTLEMENT AGREEMENT

CONSENT AGREEMENT

This is a Consent Agreement (this "Agreement") made this ____ day of _____ 2026 between the Town of Golden Beach, a Florida municipal corporation (the "Town") and _____ (the "Owner"). The Town and the Owner may be referred to as a "Party" or collectively as the "Parties".

RECITALS

1. The Owner is the owner of the lot located at _____ (the "Property") within the Town, where the Owner is constructing a single-family home (the "Home").

2. The Town has jurisdiction over the permitting, regulation, and use of all buildings located within its municipal boundaries, including the Home.

3. The Town has issued Building Permit No. _____ for the construction of the Home (the "Permit"). The Permit approves plans, including sheet number _____, dated _____, last revised _____, showing the ground floor of the Home (the "Plan").

4. While the Plan approves and incorporates certain ground floor uses, the Town now believes those uses may be prohibited under the Florida Building Code, Residential as adopted by the Town (the "FBC") as well as related height provisions within the Town's Land Development Rights (the "LDRs"). The Owner takes exception to the Town's position and its application of the FBC and LDRs to the ground floor uses, and claims the Town is estopped from asserting any non-compliance.

5. In order to resolve the conflict between the Parties and avoid any adverse proceedings, the Town and the Owner wish to enter into this Agreement.

TERMS

1. Recitals. The foregoing recitals are true, correct and fully incorporated herein, and the Parties specifically acknowledge that the consideration for this Agreement is adequate and legally sufficient.

2. Revised Plan. The Parties agree that the ground floor of the Home will be constructed and used in strict compliance with the revised plan attached hereto as Exhibit "A" (the "Revised Plan"). The Owner agrees to promptly submit the Revised Plan to the Town and the Town agrees to expedite review of the Revised Plan. The Town anticipates that the Revised Plan will be found to conform with the applicable provisions of the FBC and the Town's height limitations within the LDRs. Therefore, during the Town's review process, the Owner may proceed with work in accordance with the Revised Plan. After completion of the Home, in accordance with the approved Revised Plan, the Town shall issue a Certificate of Occupancy for the Home. Any further modification of the uses shown on the Revised Plan shall require the prior approval of the Town in accordance with applicable regulatory requirements, with the understanding that the ground floor improvements may be repaired or replaced (in accordance with the Revised Plan) in the ordinary course of use and the uses may be re-established and continued (in accordance with the Revised Plan) in the event of a casualty loss or damage.

EXHIBIT "A"
FORM - CONSENT/SETTLEMENT AGREEMENT

3. Use Limitation and Inspection. After the completion of the Home and upon reasonable notice to the Owner, the Town may from time to time inspect the ground floor of the Home to ensure continued compliance with the terms of this Agreement and the uses are limited to only those shown on the Revised Plan. Moreover, at no time shall any portion of the ground floor be used for sleeping quarters on either a permanent or temporary basis. Should a violation occur, the Town may proceed with enforcement pursuant to all available legal remedies, including but not limited to code enforcement proceedings pursuant to Chapter 2, Article VI of the Code of Ordinances of the Town of Golden Beach, Florida as that Code may be amended from time to time.

4. Community Contribution. As further consideration and as part of this Agreement, the Owner has offered to make a one-time financial community contribution to the Town. It is expressly understood that said contribution is voluntarily made by the Owner and is not considered a fine or penalty. The Owner will make the contribution to the Town upon the Town's approval of the Revised Plan as provided in Section 2 above. It is further understood that the Owner shall not be subject to any fine, payments or penalties relating to the use of the ground floor, including excess square footage charges imposed under Town Resolution No. 3025.25.

5. Miscellaneous.

5.1 Notices/Authorized Representatives. Any notices required by this Agreement shall be in writing and shall be deemed to have been properly given if transmitted by hand-delivery, by registered or certified mail with postage prepaid return receipt requested, or by a private postal service, addressed to the Parties (or their successors) at the addresses listed on the signature page of this Agreement or such other address as the Party may have designated by proper notice.

5.2 Governing Law and Venue. This Agreement shall be governed by and construed in accordance with the substantive law of the State of Florida and venue shall be in state court in Miami-Dade County.

5.3 Entire Agreement. This Agreement constitutes the entire agreement and understanding between the Parties hereto and shall not be modified or altered except by written instrument duly executed by the Parties hereto.

5.4 Successors and Assigns. This Agreement shall be binding upon, and shall inure to the benefit of, the Parties and their respective successors, assigns, representatives, and any future owners of the Property or interests affected by this Agreement. Any transfer, conveyance, assignment, or succession of any interest subject to this Agreement shall be expressly made subject to the terms and obligations set forth herein, which shall run with the land and remain fully enforceable against all subsequent holders of such interest. Moreover, the Town Council intends for this Agreement to be binding upon the Town and all future Town Councils so long as the Owner complies with the provisions of this Agreement.

5.5 Representation by Legal Counsel/Voluntary Execution. The Owner hereby acknowledges and confirms that it has been afforded the opportunity to seek independent legal counsel in connection with this Agreement. The Owner represents and

EXHIBIT "A"
FORM - CONSENT/SETTLEMENT AGREEMENT

warrants that it has either obtained legal counsel or has voluntarily chosen not to do so, and that it fully understands the terms, conditions and legal implications of this Agreement. The Owner further acknowledges that it is entering into this Agreement voluntarily and of its own free will, without any undue influence, coercion, or duress.

5.6 Counterparts and Electronic Signatures. This Agreement may be executed in several counterparts, whether signed physically or electronically, each of which shall be deemed an original and such counterparts shall constitute one and the same instrument.

5.7 Effective Date. This Agreement shall become effective upon approval by Resolution of the Town Council (the "Effective Date").

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year as written below.

TOWN OF GOLDEN BEACH, FLORIDA

OWNER

By: _____
Glenn Singer, Town Mayor

Date: _____, 2026

By: _____
Print Name: _____
Title: _____

Date: _____, 2026

Address for Notices:

Town of Golden Beach
Alexander Diaz, ICMA-CM, MPA
Town Manager
Civic Center
100 Ocean Boulevard
Golden Beach, Florida 33160
alexanderdiaz@goldenbeach.us (email)

With a copy to:
Weiss Serota Helfman Cole & Bierman, P.L.
Attn: Stephen J. Helfman, Esq.
Town Attorney
2800 Ponce de Leon Boulevard, 12th Floor
Coral Gables, FL 33134
shelfman@wsh-law.com (email)

Address for Notices:

Name _____
Address _____
City, State, Zip _____ (email)

With a copy to:
Name _____
Address _____
City, State, Zip _____ (email)



TOWN OF GOLDEN BEACH

100 Ocean Boulevard
Golden Beach, FL 33160

MEMORANDUM

Date: February 17, 2026

Item Number:

_____ 7 _____

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz,
Town Manager *Alex B.*

Subject: **Resolution No. 3057.26 – Approving the Proposal from Eric Dempsey, Inc. for the Furniture and Interior Design Plan for the Wellness Center**

Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 3057.26 as presented.

Background:

The Town's Wellness Center Project, launched in June, continues to advance at a rapid and highly productive pace. Construction progress remains strong, and staff has been working closely with the project architect to ensure that the facility is not only structurally complete, but also thoughtfully designed to serve residents for many years to come.

As part of the architect's amended scope of services, his team is now providing interior design and furniture selection services for the building. Over the past several months, staff has worked collaboratively with the architect to identify furnishings that are functional, comfortable, durable, and appropriate for the level of daily use anticipated in the facility.

To further refine the interior concept, the Town engaged Eric Dempsey to assist in developing the look, feel, and layout for the Wellness Center's common areas. His work has focused on creating a warm, inviting, and contemporary environment that reflects the Town's commitment to quality, comfort, and resident experience.

The proposed furniture and interior design plan includes:

- High-functioning, durable, and comfortable furniture for all common areas
- An array of color palettes to create a warm and welcoming atmosphere
- Lounge seating and gathering spaces

- Workstation areas to allow residents to work remotely from the clubhouse
- Traditional recreational amenities, including billiard and foosball tables
- Interior and exterior furnishings for covered and open-air areas

The toddler playroom has been intentionally carved out of this scope and will be designed separately with a specialized consultant to ensure age-appropriate, safe, and purpose-built equipment.

Because the Wellness Center will serve as a high-use community gathering space, staff has prioritized the selection of commercial-grade, long-life furniture that balances durability with comfort. The recommended design emphasizes inviting aesthetics, resilient materials, and flexibility for various resident activities, ensuring the facility remains attractive and functional over time while minimizing replacement and maintenance costs.

Staff is recommending that the Town Council:

1. Accept the proposed interior design concept, schematic layouts, and furniture selections as presented;
2. Authorize the purchase of the selected furniture from multiple vendors as identified through the design plan;
3. Authorize Eric Dempsey to assist with procurement coordination and installation; and
4. Approve a project budget not to exceed \$284,000 for the purchase and installation of interior and exterior furnishings for the Wellness Center, excluding the toddler playroom.

The Wellness Center represents one of the Town's most significant community investments in recent years. Completing the interior design and furnishing phase now ensures that when construction is finalized, the facility will open as a fully finished, inviting, and resident-ready space. Staff believes the proposed design and furnishings reflect the quality, warmth, and functionality that Golden Beach residents expect and deserve.

Fiscal Impact:

An amount not to exceed \$284,000.00 for the furniture procurement and installation coming from the Town's Wellness Center Project Allocation within the Capital Projects Fund.

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 3057.26

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, APPROVING THE PROPOSAL FROM ERIC DEMPSEY, INC. FOR THE FURNITURE AND INTERIOR DESIGN PLAN FOR THE WELLNESS CENTER; PROVIDING FOR WAIVER OF COMPETITIVE BIDDING PROCEDURES; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on March 18, 2025 the Town of Golden Beach (the “Town”) awarded Request for Proposals (RFP) 2024-002, Wellness Center Construction to John Bell Construction, Inc.; and

WHEREAS, the Town’s Wellness Center Project launched in June of 2025 and is advancing at a rapid and highly productive pace; and

WHEREAS, the Administration has been working closely with the project architect to ensure that facility is both structurally sound and designed to serve residents efficiently; and

WHEREAS, the Town Council finds that compliance with the bid procedures set forth in the Town’s Code of Ordinances (“Code”) is impractical and not in the best interest of the Town; and

WHEREAS, the Town engaged Eric Dempsey, Inc. (“Contractor”) to assist in developing the look, feel and layout for the Wellness Center’s common areas; and

WHEREAS, Contractor has presented the Town with a proposal, attached hereto as Exhibit “A” and incorporated herein by reference, (“Proposal”) to perform the Services; and

WHEREAS, the Town Council desires to approve the proposal from the Contractor for the purchase and installation of interior and exterior furnishings for the Wellness Center in an amount not to exceed \$284,000.00; and

WHEREAS, the Town Council desires to authorize the Town Manager to enter into an agreement with the Contractor consistent with the Proposal; and

WHEREAS, the Town Council has determined that the Proposal is acceptable and will well serve the needs of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. That each of the above stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Approval of Proposal. The Town Council hereby approves the proposal from Eric Dempsey, Inc. for the purchase and installation of interior and exterior furnishings for the Wellness Center in an amount not to exceed \$284,000.00.

Section 3. Waiver of Competitive Bidding. The Town Council finds that compliance with the bid procedures within the Town Code is impractical and hereby waives such procedures in accordance with Section 2-275 of the Town Code.

Section 4. Implementation. The Town Mayor and Town Manager are directed to take all steps reasonably necessary to implement this Resolution.

Section 5. Authorization. The Town Manager is authorized to enter into an agreement with the Contractor that is consistent with the Proposal in an amount not to exceed \$284,000.00, subject to the approval of the Town Attorney as to form, content, and legality.

Section 6. Effective Date. That this Resolution shall be effective immediately upon adoption.

The Motion to adopt the foregoing Resolution was offered by _____, seconded by _____ and on roll call the following vote ensued:

Mayor Glenn Singer	____
Vice Mayor Judy Lusskin	____
Councilmember Bernard Einstein	____
Councilmember Jessie Mendal	____
Councilmember Kenneth Bernstein	____

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida, this 17th day of February, 2026.

MAYOR GLENN SINGER

ATTEST:

LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

STEPHEN J. HELFMAN
TOWN ATTORNEY

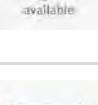
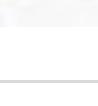
Quote



Isabel Ward | iward@dwr.com
 DWR WPB Rosemary Square
 701 S ROSEMARY AVE STE 113
 WEST PALM BEACH, Florida,
 33401-6003
 (561) 833-1799

Customer No. 19497205
Customer Email: ericj@dempsey-design.com
Quotation Date: 01/09/26
Order Number: S05225776

Billing Information			Shipping Address			Comments and Notes		
Image	Item No.	Qty	Item Description	Retail Price	Net Price	Extended Price	Delivery Method	Sidemark
	100588361	24	Palissade Side Chair Color: White	\$ 395.00 -\$ 98.75	\$ 296.25	\$ 7,110.00	In Home All	Tag/Sidemark:F01
	100441739	3	Tide Outdoor Bar Table Color: Salt	\$ 845.00 -\$ 211.25	\$ 633.75	\$ 1,901.25	In Home All	Tag/Sidemark:F04
	100588355	10	Palissade Lounge Chair Configuration: High Back Color: White	\$ 695.00 -\$ 173.75	\$ 521.25	\$ 5,212.50	In Home All	Tag/Sidemark:F05
	100591947	5	Palissade Cone Table Style: Round Size: 35.5" Color: White	\$ 895.00 -\$ 223.75	\$ 671.25	\$ 3,356.25	In Home All	Tag/Sidemark:F06
	100155836	3	Noguchi Table Color: White Oak	\$ 2,445.00 -\$ 611.25	\$ 1,833.75	\$ 5,501.25	In Home All	Tag/Sidemark:F11 - Option 2
	103701	2	Eames Turned Stool Shape: A Color: Walnut	\$ 1,295.00 -\$ 323.75	\$ 971.25	\$ 1,942.50	In Home All	Tag/Sidemark:F21
	100390609	5	Soffi Swivel Chair Material: Leather Upholstery: Prone Leather Color: Timbre	\$ 5,095.00 -\$ 1,273.75	\$ 3,821.25	\$ 19,106.25	In Home All	Tag/Sidemark:F18
	100208902	2	Platner Side Table Top Material: Glass Top Finish: Bronze Base Finish: Polished Nickel	\$ 1,319.00 -\$ 329.75	\$ 989.25	\$ 1,978.50	In Home All	Tag/Sidemark:F22 - Option 1
	100489424	1	Platner Armchair Configuration: Armchair Upholstery: Diva Color: Moon Frame: Polished Nickel	\$ 4,695.00 -\$ 1,173.75	\$ 3,521.25	\$ 3,521.25	In Home All	Tag/Sidemark:F18 - Option 1

	100360310	1	Womb™ Chair Size: Standard Upholstery: Puff Color: Cloud Frame Finish: Polished Chrome	\$ 5,595.00 -\$ 1,398.75	\$ 4,196.25	\$ 4,196.25	In Home All	Tag/Sidemark:F18 - Option 2
	100566463	1	Magis Spun Chair Color: Green	\$ 1,240.00 -\$ 310.00	\$ 930.00	\$ 930.00	In Home All	Tag/Sidemark:Misc. Decorative
	100421769	1	Rio Low Coffee Table Top Finish: Cane Base Finish: Oak	\$ 12,250.00 -\$ 3,062.50	\$ 9,187.50	\$ 9,187.50	In Home All	Tag/Sidemark:F27 - Option 1
	100441732	6	Tide Outdoor Barstool Color: Nocturne	\$ 445.00 -\$ 111.25	\$ 333.75	\$ 2,002.50	In Home All	Tag/Sidemark:F28
	100377036	2	Crosshatch Outdoor Side Table Shape: Trilobe	\$ 795.00 -\$ 198.75	\$ 596.25	\$ 1,192.50	In Home All	Tag/Sidemark:F08
	100511907	3	Esedra Pouf Upholstery: Color Sphere Leather Color: Limo	\$ 5,065.00 -\$ 1,266.25	\$ 3,798.75	\$ 11,396.25	In Home All	Tag/Sidemark:F10
	100490211	4	Outline Sofa Size: 2 Seater Upholstery: Refine Leather Color: Dark Green Base Finish: Black	\$ 7,095.00 -\$ 1,773.75	\$ 5,321.25	\$ 21,285.00	In Home All	Tag/Sidemark:F20 - Option 1
	100208884	3	Platner Coffee Table Size: 36" Top Material: Glass Top Finish: Bronze Base Finish: Polished Nickel	\$ 2,417.00 -\$ 604.25	\$ 1,812.75	\$ 5,438.25	In Home All	Tag/Sidemark:F11 - Option 1
	100138427	2	Eye Table SPO Frame: Walnut Top: Black	\$ 3,514.00 -\$ 878.50	\$ 2,635.50	\$ 5,271.00	In Home All	Tag/Sidemark:F22 - Option 2
	100574439	3	TOGO® Loveseat Upholstery: Opera Leather Color: Olive	\$ 9,995.00 -\$ 2,498.75	\$ 7,496.25	\$ 22,488.75	In Home All	Tag/Sidemark:F23 - Option 1
	100718907	1	Olles Storage Table Finish: Natural Oak Veneer	\$ 2,149.00 -\$ 537.25	\$ 1,611.75	\$ 1,611.75	In Home All	Tag/Sidemark:F11 - Kid's Room
	100707436	1	Poet Sofa Size: 127" Configuration: Left Upholstery: Malibu Velvet	\$ 12,495.00 -\$ 3,123.75	\$ 9,371.25	\$ 9,371.25	In Home All	Tag/Sidemark:F23 - Option 2
			Color: Willow					
	100704108	1	Poet Sofa Size: 127" Configuration: Right Upholstery: Malibu Velvet	\$ 12,495.00 -\$ 3,123.75	\$ 9,371.25	\$ 9,371.25	In Home All	Tag/Sidemark:F23 - Option 2
			Color: Willow					

100208861	1	Platner Coffee Table Size: 42" Top Material: Glass Top Finish: Bronze Base Finish: Polished Nickel	\$ 3,168.00 -\$ 792.00	\$ 2,376.00	\$ 2,376.00	In Home All	Tag/Sidemark:F27 - Option 2
100765295	4	Alcove 2 Seater SPO Material: Fabric Upholstery: Volo Color: Night Blue	\$ 8,850.00 -\$ 2,212.50	\$ 6,637.50	\$ 26,550.00	In Home All	Tag/Sidemark:F20 - Option 2

Total Merchandise:	\$ 243,064.00 USD
Total Price Adjustment:	\$ 60,766.00 USD
Subtotal:	\$ 182,298.00 USD
Total Shipping:	\$ 497.36 USD
Total Tax:	\$ 11,745.17 USD
Order Total:	\$ 194,540.53 USD

MillerKnoll U.S. Retail Return Policy

We want you to be delighted with your new purchase. Once you receive your order, you have **30 days** to initiate a return to customer service or your sales rep. Please review your item(s) upon delivery, returns must be received in original condition. If there is an issue with your order, contact the store where your purchase was made or our customer service teams via phone or email. If you receive a damaged, defective, or incorrect item, we'll make it right.

Herman Miller purchases: 888.798.0202 or hmstore@hermanmiller.com
DWR purchases: 800.944.2233 or service@dwr.com
Knoll purchases: 888-343-0009 or knollservice@knoll.com

If you're not completely satisfied with your purchase, just contact us at the email addresses or phone numbers above to return or exchange eligible items, but please keep the following in mind during the return process:

Shipping and delivery charges are non-refundable.

Returns are not accepted at any of our store or outlet locations, except for accessories, which may be returned to your local store.

Returns are accepted only at our warehouse, except for small accessories, which may be returned to your local store.

Your refund will be reduced by a restocking charge of equal to 10% of the total purchase price on all items EXCEPT Herman Miller Branded Performance Seating.

Herman Miller branded performance seating will be charged a \$99 return shipping fee. If packaging is no longer available and an in home pickup is required, a 10% restocking fee will be applied in place of the \$99 return shipping fee.

Returns with a receipt will be refunded in the same form as original payment was made. Returns with a gift receipt will be refunded with a merchandise credit.

Returns will reflect original discounts and promotions.

Be sure to retain the original packing materials, receipt, and all merchandise tags for returns.

No exchanges can be made for natural variations in marble, stone or wood.

Initial:_____

Proof of purchase is required for exchanges, credits, or refunds on eligible items, plus amount of tax paid according to applicable state law. For your convenience, we will accept the following as proof of purchase:

Original paper receipt, Gift receipt, E-receipt, Original packing slip, Gift packing slip, Order number

Upon return, your item will be inspected, and exchanges, credits, or refunds will be issued for the purchase price. Tax will be refunded in accordance with applicable law. Shipping and delivery fees are not refundable except in cases of manufacturing defects or transit damage. We reserve the right to refuse returns or exchanges of items that are not in like-new condition because of misuse or damage caused by a customer. Please keep in mind that furniture is vulnerable to damage during shipping. For this reason, it's important that you keep and use the original packaging materials for any items you wish to return.

What can't you return or exchange?

Gift cards.
 Floor samples and items purchased from DWR Outlets.
 Items marked "final sale" or "non-refundable" are sold "as is."
 Custom and special-order items.
 Items installed cannot be returned.
 Office bundles and items sold in sets cannot be partially returned.

Clearance

All sales are final on items that display a "final sale," with the exception of damaged, defective, or incorrect items. If there's a problem with your order, please contact us for assistance within three (3) days of receipt. Final sale items are excluded from all price adjustments. Items purchased at DWR Outlets are final sale and cannot be returned or exchanged.

What if I need to cancel my order?

We can accept cancellation of your order for items that have not yet shipped or are on backorder. In-stock items normally ship within 24–48 hours after an order has been placed. Once an item has shipped, cancellation is not possible.

If you order by credit card, your card will be charged as each item is shipped. Custom and special order items cannot be cancelled.

Risk of Loss

All purchased items are made pursuant to a shipment contract. This means that the risk of loss and title for such items pass to you upon our delivery to the carrier. If your order is placed with a purchase order, the shipping terms of FOB shipping dock will supersede any shipping terms in your purchase order.

Price adjustment policy

A sale price credit will be honored if an item goes on sale within 14 days after an order is placed. The credit will be applied to the original source of payment for the difference between the price that was charged and the sale price. Final sale items are excluded from all price adjustments.

Special Order (SPO) And Custom Items

Custom and special-order items cannot be canceled, returned or exchanged except for manufacturing errors, defects and in-transit damage.

Initial:_____

Please review to ensure the shipping address(es) and phone number(s) referenced on your order lines are correct.

All delivery lead times provided are estimates. Items will ship based on availability; this may alter the estimated delivery arrival.

Pricing is subject to change, valid for 30 days and does not include promotional pricing. Quotes provided during promotional periods are void once the promotion ends.

Shipping Options

Parcel delivered to your door, includes tracking. Within the contiguous U.S., the typical delivery window for parcel delivery is 3–7 business days from the day your order is shipped.

Threshold Delivery | Delivered over your threshold. If destination is a multi-unit building, order will be left inside building entrance, not at your door. Includes an appointment with 4-hour delivery window. Does not include unpacking, assembly or removal of packing materials. Within the contiguous U.S., the typical delivery window for Threshold Delivery is 1–3 weeks from the day your order is shipped, at which time a Delivery Agent will be in touch to make an appointment.

In-Home Delivery | Full-service delivery that includes placement in your room of choice, assembly and removal of packing materials by specially trained white-glove professionals. Includes an appointment with 4-hour delivery window.

Delivery does not include wall mounting, electrical installation or moving of existing furniture. For the safety of our delivery team, please be sure to remove any obstacles both interior and exterior, including from your driveway and walkways prior to their arrival. During winter months, your driveway and walkways should be cleared of snow and ice. Within the contiguous U.S., the typical delivery window for In-Home Delivery is 1–3 weeks from the day your order is shipped, at which time a Delivery Agent will be in touch to make an appointment. Time specific deliveries are not available.

We can ship to a domestic freight forwarder of your choosing for delivery overseas. Items delivered to a freight forwarder need to be inspected prior to shipping internationally. Please note we are unable to provide return shipping or arrange pickups for international freight forwarder shipments. If an item arrives damaged or incorrect and was shipped internationally via freight forwarding service, you will be responsible for arranging and covering the cost of returning the product to our facility in the United States. We cannot ship to hotels, P.O. boxes or APO (Army Post Office), FPO (Fleet Post Office) or DPO (Diplomatic Post Office) destinations.

Storage Policy

We allow 10 calendar days for you to accept your order without fees, after which you'll begin to incur daily storage fees of \$10 per day, per order. After 30 days, your order will be returned back to our warehouse, and you'll be refunded for the merchandise, less applicable return shipping costs, fees and storage charges. To avoid any additional charges, please work with our delivery agents to schedule an appointment within that 10-day period. Storage beyond 30 days is not possible.

For our full terms and conditions of sale and additional information, please visit our websites; dwr.com, hermanmiller.com, knoll.com

Signature: _____

Company Name: _____

Date: _____

Quotation

Reference	DEMPSEY DESIGN	Document number	49734 2026/01/17
Delivery date		Validity date	
Customer	DEMPSEY DESIGN Vivienne Zhou vivienne@dempsey-design.com	Tax ID / VAT number	
Billing address	Vivienne Zhou	Delivery address	Vivienne Zhou TBD MIAMI, FL

#	Product details	Qty	Unit price VAT excluded	Total price VAT excluded	VAT	Total price VAT included
1	<p>B&B Italia - Tuftty-time 20</p>  <p>TY140CV_3 - CENTRAL ELEMENTS Price List: USD 7,114.00 FIREPROOF COVER: No (000NO) COVER: Larissa mustard 450 (2917450) FEET FINISH: Black colour (0154N) Dimensions: W 55 H 26 3/4 D 46 1/2 inches</p> <p>TY115_3D - TERMINAL ELEMENTS Price List: USD 7,288.00 FIREPROOF COVER: No (000NO) COVER: Larissa mustard 450 (2917450) FEET FINISH: Black colour (0154N) Dimensions: W 45 1/4 H 26 3/4 D 45 1/4 inches</p> <p>Scan or click this QR code to view the product in AR</p> 	1	USD 60,056.00	USD 60,056.00	7%	USD 64,259.92

T60_C - BACK CUSHION 60X60

Price List: USD 612.00

FIREPROOF COVER : **NO (000NO)**COVER : **LARISSA MUSTARD 450 (2917450)**

Dimensions: W 55 H 26 3/4 D 46 1/2 inches

TY115_3S - TERMINAL ELEMENTS

Price List: USD 7,288.00

FIREPROOF COVER: **No (000NO)** COVER:**Larissa mustard 450 (2917450)** FEET FINISH:**Black colour (0154N)**

Dimensions: W 45 1/4 H 26 3/4 D 45 1/4 inches

T60_C - BACK CUSHION 60X60

Price List: USD 612.00

FIREPROOF COVER : **NO (000NO)**COVER : **LARISSA MUSTARD 450 (2917450)**

Dimensions: W 55 H 26 3/4 D 46 1/2 inches

TY140CV_3 - CENTRAL ELEMENTS

Price List: USD 7,114.00

FIREPROOF COVER: **No (000NO)** COVER:**Larissa mustard 450 (2917450)** FEET FINISH:**Black colour (0154N)**

Dimensions: W 55 H 26 3/4 D 46 1/2 inches

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TY140CV_3 - CENTRAL ELEMENTS

Price List: USD 7,114.00

FIREPROOF COVER: **No (000NO)** COVER:

Larissa mustard 450 (2917450) FEET FINISH:

Black colour (0154N)

Dimensions: W 55 H 26 ¾ D 46 ½ inches



Scan or click this QR code to view
the product in AR

TY140CV_3 - CENTRAL ELEMENTS

Price List: USD 7,114.00

FIREPROOF COVER: **No (000NO)** COVER:

Larissa mustard 450 (2917450) FEET FINISH:

Black colour (0154N)

Dimensions: W 55 H 26 ¾ D 46 ½ inches

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Larissa mustard 450 (2917450) FEET FINISH:

Black colour (0154N)

Dimensions: W 45 ¼ H 26 ¾ D 45 ¼ inches

T60_C - BACK CUSHION 60X60

Price List: USD 612.00

FIREPROOF COVER : **NO (000NO)**

COVER : **LARISSA MUSTARD 450 (2917450)**

Dimensions: W 55 H 26 ¾ D 46 ½ inches

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Larissa mustard 450 (2917450) FEET FINISH:

Black colour (0154N)

Dimensions: W 45 ¼ H 26 ¾ D 45 ¼ inches

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Price List: USD 612.00

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Dimensions: W 55 H 26 ¾ D 46 ½ inches

***** IMPORTANT INFORMATION*****

- 50% REQUIRED TO PLACE ORDER

-LEAD TIME IS 18-22 WEEKS APROX

** BALANCE DUE MUST BE PAID VIA WIRE OR CHECK ONLY**

DELIVERY FEE

DELIVERY FEE WILL BE ADDED AS FINAL SELECTION OF PRODUCTS IS MADE

Subtotal	USD 134,340.00
Total Price VAT Excluded	USD 134,340.00
VAT 7%	USD 9,403.80
Total Price VAT Included	USD 143,743.80

Signature For Acceptance:

TERMS AND CONDITIONS OF SALES**THANK YOU FOR SHOPPING AT B&B ITALIA**

We truly hope that you have enjoyed your shopping experience at B&B Italia so far. In order to ensure the proper execution of your purchase, kindly take a moment to review the terms and conditions governing this sale.

- The customer is responsible for verifying building access and all entry measurements. Clients should measure all entryways, stairways and/or elevators to be sure the furniture being ordered will fit through/in them upon delivery. Extra charges will be assessed for walkups, and extra time needed for unusual circumstances, redeliveries, etc.
- Please review your sales receipt to make sure that we have the correct bill to and ship to information (complete addresses, phone numbers, etc.). Kindly know we need a US telephone number for all deliveries. Make sure to check all pertinent information (especially dimensions and fabrics) regarding the merchandise ordered.
- All custom, made-to-order and out of stock arrival dates are approximate and subject to change. Your sales associate will keep you advised of any delays as the information is received.
- Please be sure of your choices when placing this order. Custom and/or made-to-order pieces may not be canceled or changed once in production. The production and supply chain process begins shortly after the order is placed. Restocking fees, if approved, start at a minimum charge of 25%, plus any delivery and assembly charges; kindly know this policy applies to all product lines.
- We will accept Customer's Own Fabric, but reserve the right to determine whether or not a fabric is suitable for use on our frames as well as the method of application. B&B Italia will only approve that a fabric can be cut, sewn, and applied to our frames. Customer is responsible for all properties and characteristics of said fabric: repeats, widths, care, backing, application methods, yardage, defects, reaction to upholstery process, etc. Clients are responsible for all shipping costs associated with the COM/COL being shipped to our production facility in Italy.
- Throw pillows are usually optional. Check with your sales associate whether or not they need to be ordered separately.
- You will be contacted once your furniture is scheduled to arrive in the USA via an invoice from our accounting department showing the order balance due. The said amount is to be paid by wire transfer or check, no credit cards can be accepted. A \$25 fee will be charged for any returned checks. Balance payments received more than 30 days after the order arrival will be subject to an interest charge of 1.5% per month or any part thereof.
- All merchandise needs to be carefully inspected upon delivery to its final destination. We are proud of our perfectly engineered packaging that enables us to ship successfully worldwide and recommend not removing the product from its original carton until the final installation stage by our trusted delivery partners. Should an issue occur while drivers are still on-site, please call with any concerns or questions and record the problem on the driver's delivery slip. If you have a concern, problem or quality issue, please know B&B ITALIA will work with you to address it and reserves the right to determine the best possible solution. Interim receiving warehouse inspections are often the cause of damage and should be avoided. BB ITALIA will not be held responsible for damages incurred by those warehouses.
- Storage charges will commence 30 days after order arrival and will be billed to you directly by our local delivery partner.

Please do not hesitate to speak to your sales associate concerning any questions that you might have about your order. Once again thank you for choosing B&B Italia.

Signature For Acceptance:



CASEWORK
FURNITURE
SPECIAL EQUIPMENT
MECHANICAL EQUIPMENT
ELECTRICAL EQUIPMENT
PLUMBING EQUIPMENT

GYM EQUIPMENT IS NOT INCLUDED (NIC)
AND SHOWN FOR REFERENCE ONLY

— CIRCULATION

Casework Schedule

Type	Mark	Count	Description
CW01		1	OPEN CUBBY STORAGE DISPLAY
CW02		1	OPEN CUBBY STORAGE DISPLAY
CW04		1	KITCHEN COUNTER
CW05		1	KITCHEN COUNTER
CW06		1	OPEN CUBBY SHELVING
CW07		1	RECEPTION COUNTER
CW08		1	BUILT IN SOFA SEATING
CW09		1	
Grand total: 36			

Furniture Schedule

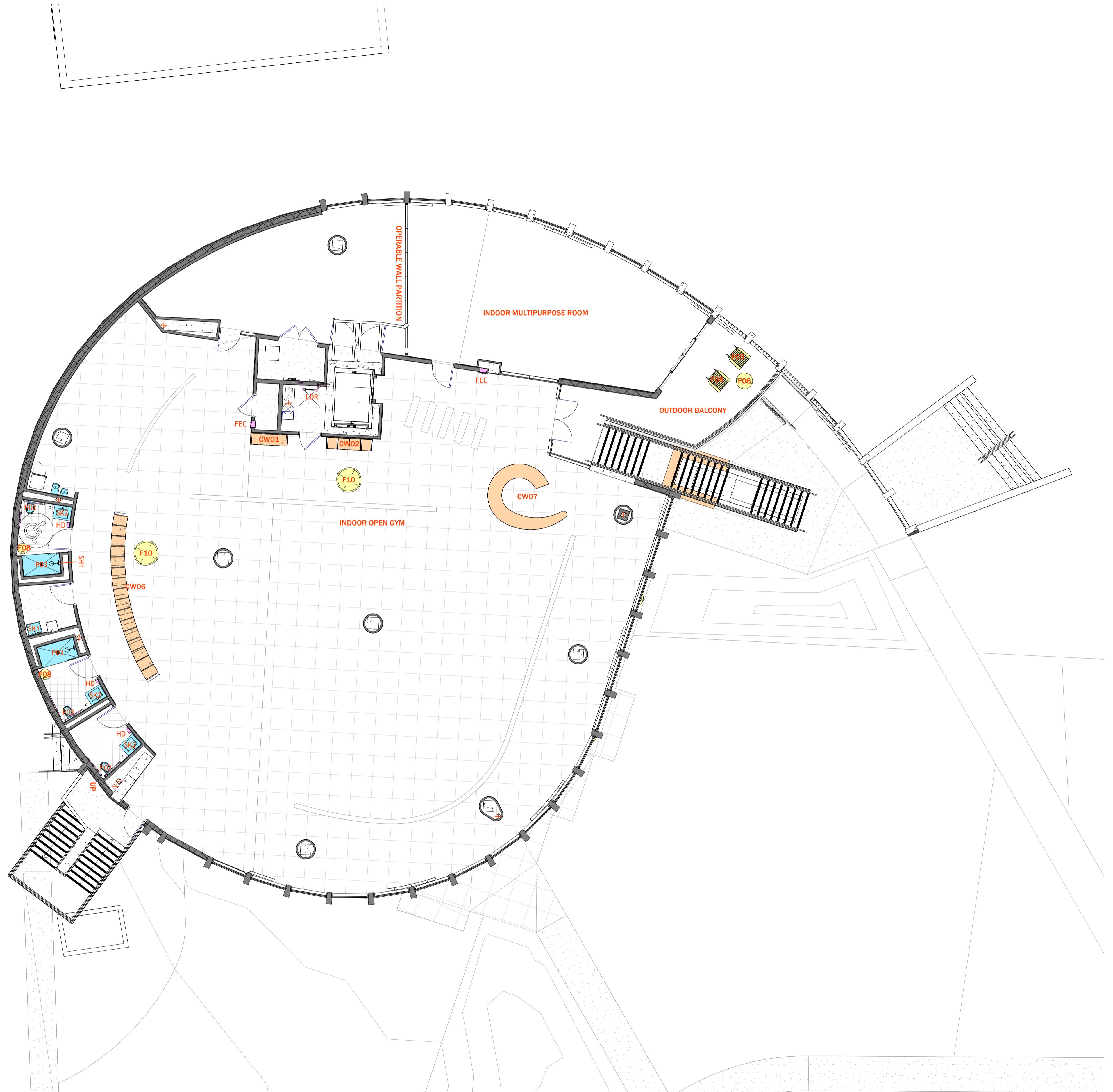
Type	Mark	Count	Description
F01		29	<varies>
F02		24	STACKABLE DINING CHAIR
F03		12	ROUND DINING TABLE 60" DIAMETER
F04		4	BAR STOOL
F05		10	HIGH TOP ROUND TABLE
F06		5	ADIRONDACK CHAIR
F08		2	SMALL ROUND LOW TABLE
F10		3	LARGE POUF
F11		2	ROUND COFFEE TABLE
F11K		1	ROUND COFFEE TABLE
F14		1	FOOSBALL TABLE
F15		9	EXTERIOR BENCH SEATING
F16		1	POOL TABLE FULL SIZE
F18		2	
F18B		5	Arm Chair
F19		2	8' DIA. AREA RUG
F20		4	LOVESEAT
F21		2	SMALL SIDE TABLE TAMBOUR MAGIS
F22		2	EYE TABLE
F23		2	Sofa
F23S		1	Sofa
F24A		2	Tuftu-Time 20
F24B		4	Tuftu-Time 20
F24C		2	Tuftu-Time 20
F27		1	STEELCASE MEDIASCAPE COFFEE TABLE LOUNGE HT.
Grand total: 135			

Plumbing Fixture Schedule

Type	Mark	Type	Count	Comments
DR1		30" x 21"	1	
		Not a type, load type catalog!	2	
FA1		Floor Drain 5" Strainer - 2" Drain	14	<varies>
FA2		Wall-Mounted Faucet	2	Utility Faucet for Janitor Mop Sink
		Restroom Faucet	6	Matte Black - Sink-Mounted Restroom Faucet With Mixer
P02		Wall-Mounted Toilet	6	White Porcelain Wall Mounted Toilet
P03		Plumbing Fixtures 1	1	
P03		Plumbing Fixtures 1	1	
SH1		Wall-Mounted Shower Set	2	
SK1		Utility Sink 24"x20"	2	Matte Black - Rain Shower and Faucet Set
SK2		Restroom Sink 30" x 24"	6	Stainless Steel Janitor Mop Sink
				Wall Mounted ADA-Compliant Restroom Sink
WH1		Water Heater	1	Water Heater (See Plumbing Drawings)
Grand total: 44				

Specialty Equipment Schedule

Type	Mark	Count	Description
E05		20	<varies>
FEC		1	Projection Screen Retractable
GB		4	Fire Extinguisher Cabinet
HD		6	ADA Grab Bar
LDR		6	ThinAir Series
		1	Roof Access Ladder
Grand total: 38			



GYM EQUIPMENT IS NOT INCLUDED (NIC)
AND SHOWN FOR REFERENCE ONLY

- CASEWORK
- FURNITURE
- SPECIAL EQUIPMENT
- MECHANICAL EQUIPMENT
- ELECTRICAL EQUIPMENT
- PLUMBING EQUIPMENT

----- CIRCULATION

Casework Schedule

Type	Mark	Count	Description
		28	
CW01		1	OPEN CUBBY STORAGE DISPLAY
CW02		1	OPEN CUBBY STORAGE DISPLAY
CW04		1	KITCHEN COUNTER
CW05		1	KITCHEN COUNTER
CW06		1	OPEN CUBBY SHELVING
CW07		1	RECEPTION COUNTER
CW08		1	BUILT IN SOFA SEATING
CW09		1	
Grand total: 36			

Furniture Schedule

Type	Mark	Count	Description
		29	<varies>
F01		24	STACKABLE DINING CHAIR
F02		3	ROUND DINING TABLE 60" DIAMETER
F03		12	BAR STOOL
F04		4	HIGH TOP ROUND TABLE
F05		10	ADIRONDACK CHAIR
F06		5	SMALL ROUND LOW TABLE
F08		2	
F10		3	LARGE POUF
F11		2	ROUND COFFEE TABLE
F11K		1	ROUND COFFEE TABLE
F14		1	FOOSBALL TABLE
F15		9	EXTERIOR BENCH SEATING
F16		1	POOL TABLE FULL SIZE
F18		2	
F18B		5	Arm Chair
F19		2	8' DIA. AREA RUG
F20		4	LOVESEAT
F21		2	SMALL SIDE TABLE TAMBOUR MAGIS
F22		2	EYE TABLE
F23		2	Sofa
F23S		1	Sofa
F24A		2	Tuftu-Time 20
F24B		4	Tuftu-Time 20
F24C		2	Tuftu-Time 20
F27		1	STEELCASE MEDIASCAPE COFFEE TABLE LOUNGE HT.
Grand total: 135			

Plumbing Fixture Schedule

Type	Mark	Type	Count	Comments
		30" x 21"	1	
		Not a type, load type catalog!	2	
DR1		Floor Drain 5" Strainer - 2" Drain	14	<varies>
FA1		Wall-Mounted Faucet	2	Utility Faucet for Janitor Mop Sink
FA2		Restroom Faucet	6	Matte Black - Sink-Mounted Restroom Faucet With Mixer
P02		Wall-Mounted Toilet	6	White Porcelain Wall Mounted Toilet
P03		Plumbing Fixtures 1	1	
P03		Plumbing Fixtures 1	1	
SH1		Wall-Mounted Shower Set	2	Matte Black - Rain Shower and Faucet Set
SK1		Utility Sink 24"x20"	2	Stainless Steel Janitor Mop Sink
SK2		Restroom Sink 30" x 24"	6	Wall Mounted ADA-Compliant Restroom Sink
WH1		Water Heater	1	Water Heater (See Plumbing Drawings)
Grand total: 44				

Specialty Equipment Schedule

Type	Mark	Count	Description
		20	<varies>
E05		1	Projection Screen Retractable
FEC		4	Fire Extinguisher Cabinet
GB		6	ADA Grab Bar
HD		6	ThinAir Series
LDR		1	Roof Access Ladder
Grand total: 38			



GOLDEN BEACH WELLNESS CENTER

FURNITURE SPECIFICATIONS

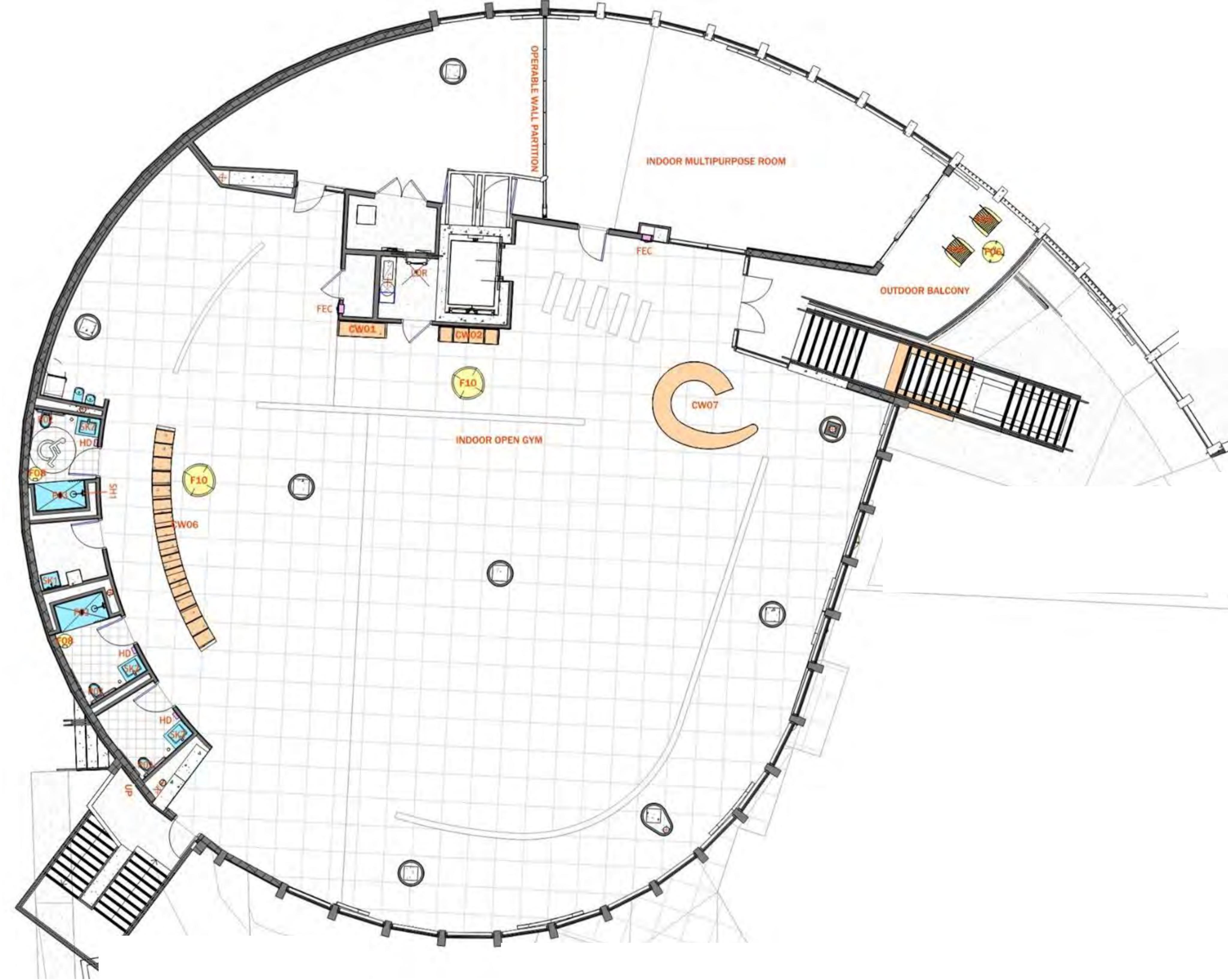
Golden
BEACH

v. 2026.01.22



MARK	DESCRIPTION	COUNT
F01	STACKABLE DINING CHAIR	24
F02	ROUND DINING TABLE 60" DIAMETER	3
F03	BAR STOOL	12
F04	HIGH TOP ROUND TABLE	4
F05	OUTDOOR LOUNGE CHAIR	10
F06	SMALL ROUND LOW TABLE	5
F08	SHOWER ROOM STOOL	2
F10	LARGE POUF	3
F11	ROUND COFFEE TABLE	3
F14	FOOSBALL TABLE	1
F16	POOL TABLE FULL-SIZE	1
F18	ARM CHAIR	7
F19	LARGE DIAMETER ROUND AREA RUG	1
F20	LOVESEAT	4
F21	SMALL SIDE TABLE	2
F22	SIDE TABLE	2
F23	SOFA	3
F24	SECTIONAL SOFA – RIGHT	1
F25	SECTIONAL SOFA – MIDDLE	1
F26	SECTIONAL SOFA – LEFT	1
F27	ROUND COFFEE TABLE	1
F28	BAR STOOL WITH BACK	6



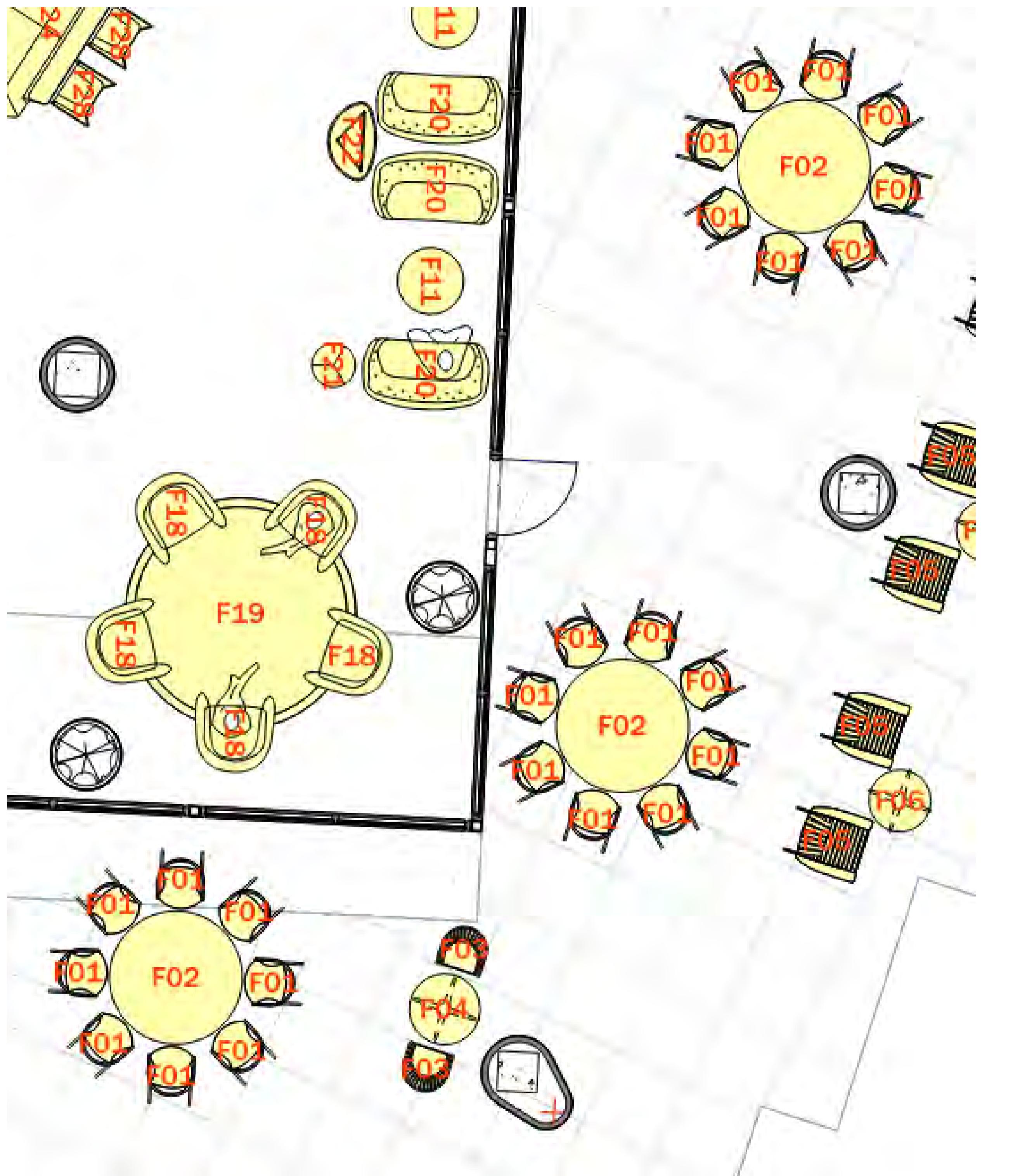


MARK	DESCRIPTION	COUNT
F01	STACKABLE DINING CHAIR	24
F02	ROUND DINING TABLE 60" DIAMETER	3
F03	BAR STOOL	12
F04	HIGH TOP ROUND TABLE	4
F05	OUTDOOR LOUNGE CHAIR	10
F06	SMALL ROUND LOW TABLE	5
F08	SHOWER ROOM STOOL	2
F10	LARGE POUF	3
F11	ROUND COFFEE TABLE	3
F14	FOOSBALL TABLE	1
F16	POOL TABLE FULL-SIZE	1
F18	ARM CHAIR	7
F19	LARGE DIAMETER ROUND AREA RUG	1
F20	LOVESEAT	4
F21	SMALL SIDE TABLE	2
F22	SIDE TABLE	2
F23	SOFA	3
F24	SECTIONAL SOFA – RIGHT	1
F25	SECTIONAL SOFA – MIDDLE	1
F26	SECTIONAL SOFA – LEFT	1
F27	ROUND COFFEE TABLE	1
F28	BAR STOOL WITH BACK	6



F01, F02

60" Matching Outdoor table & chairs



DEMSEY

architecture × interior design



Palissade Side Chair

Height (in): 31 1/2

Width (in): 18½

Depth (in): 22

Weight (lbs): 15.75

Seat Height (in): 17 3/4

F01

Description: Outdoor Stackable Dining Chair

Color : White

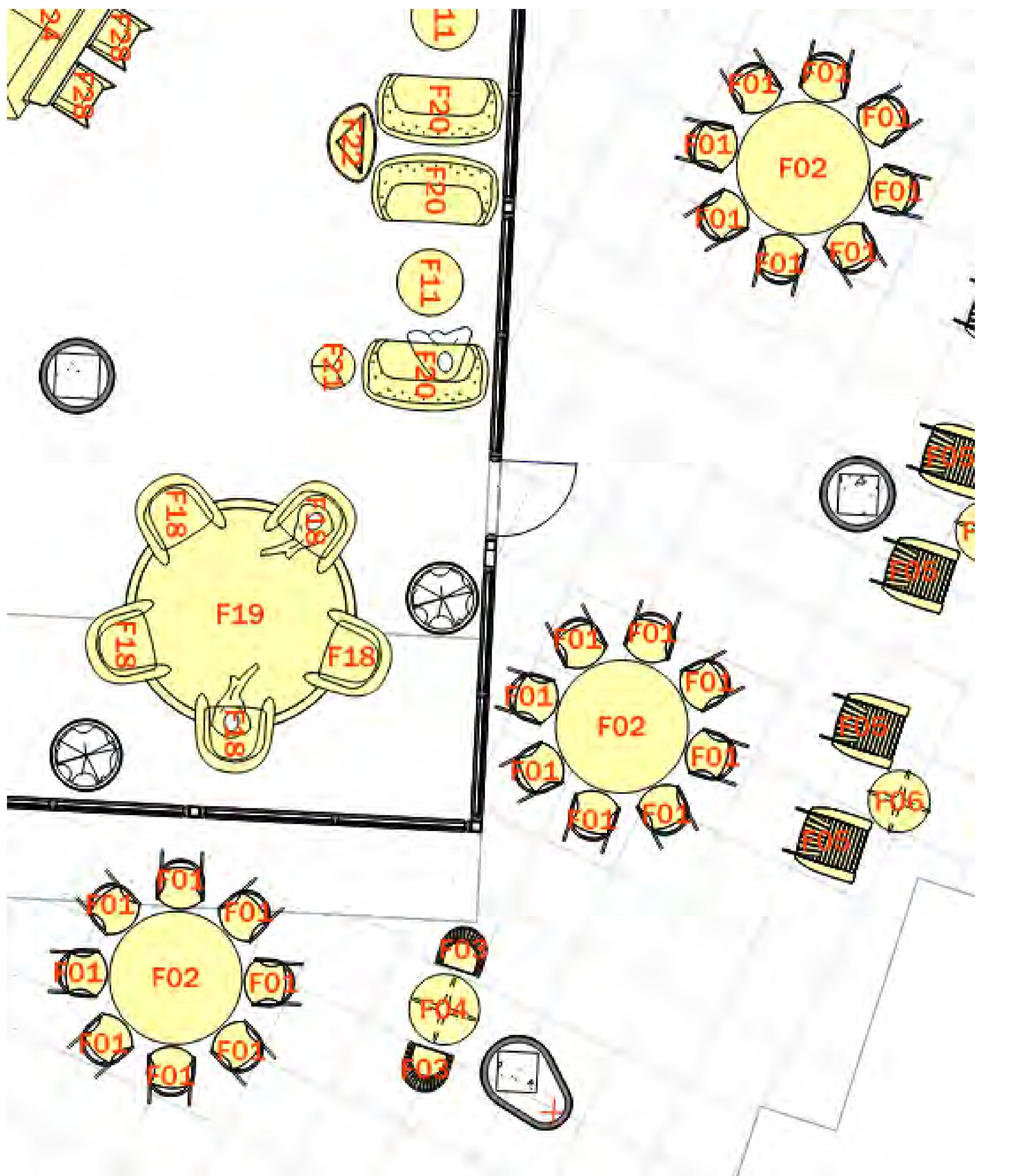
Brand: HAY / Design Within Reach

Model: Palissade Side Chair

Isabel Ward – Design Within Reach
ward@Design Within Reach.com
61-833-1799



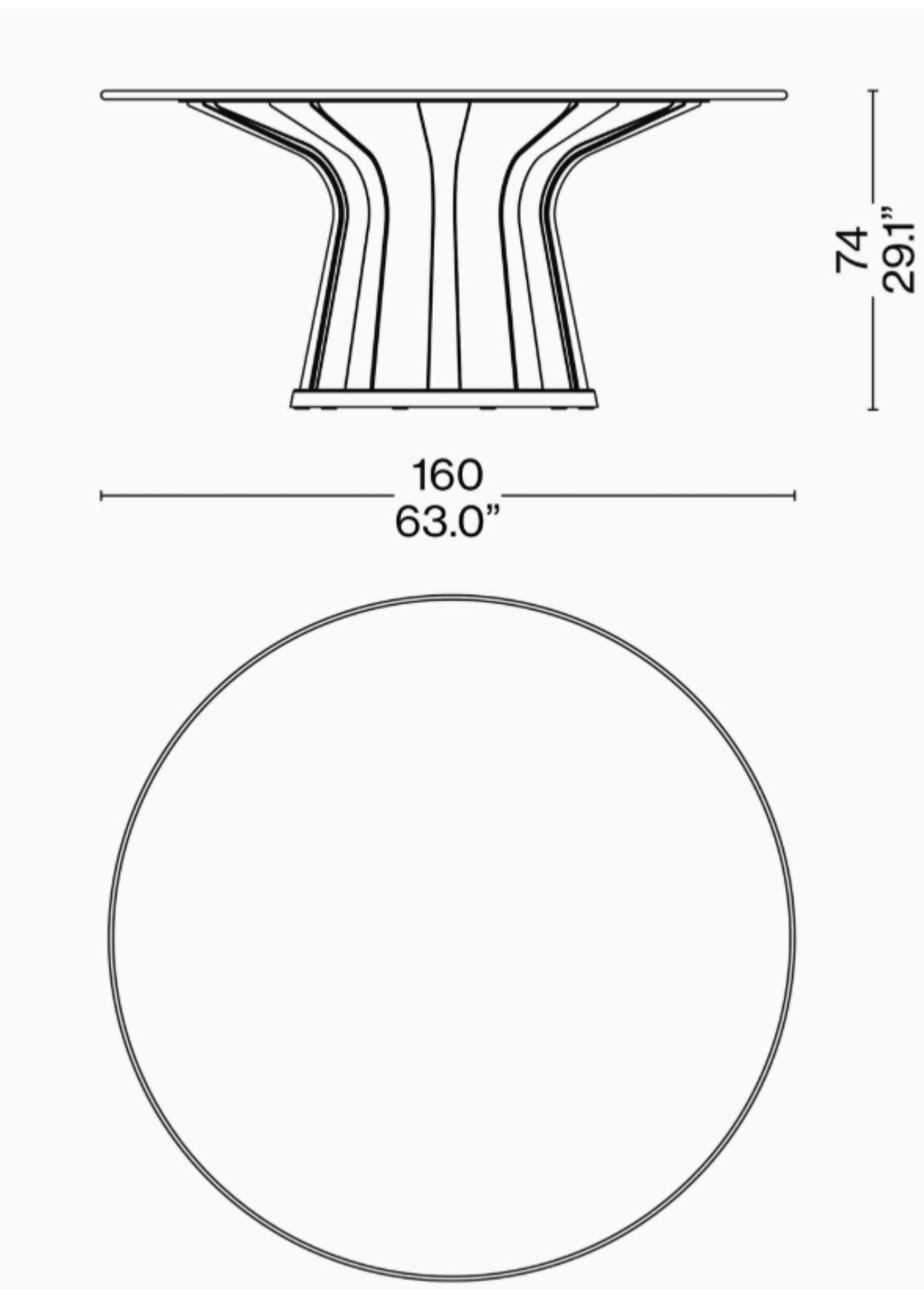
F01, F02
60" min. Outdoor table & chair



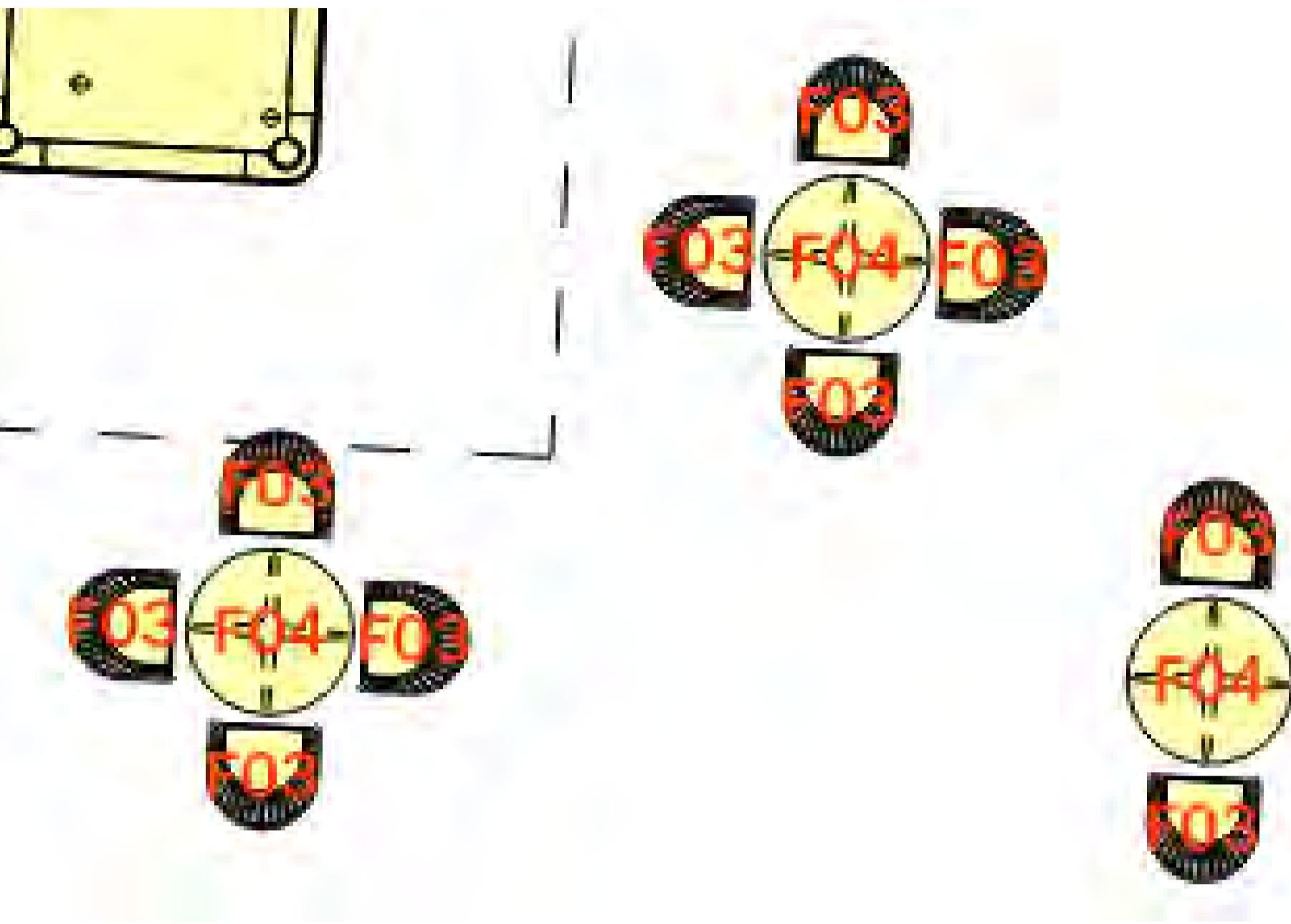
F02

Description: Outdoor Round Dining Table
Color : White
Brand: Cassina
Model: LEAEAU OUTDOOR

etricia Willingham
etricia.Willingham@cassina.com
86-269-0006



F03, F04 Barstool & Bar Table



F03
F28

Description: Metal Barstool

Color: Black

Brand: Design Within Reach

Model: Tide Outdoor Barstool

F04

Description: High top round bar table with round base

Color: Grey

Brand: Design Within Reach

Model: Tide Outdoor Bar table



Tide Barstool

Height (in): 40

Width (in): 19 $\frac{3}{8}$

Depth (in): 18 $\frac{3}{4}$

Weight (lbs): 17

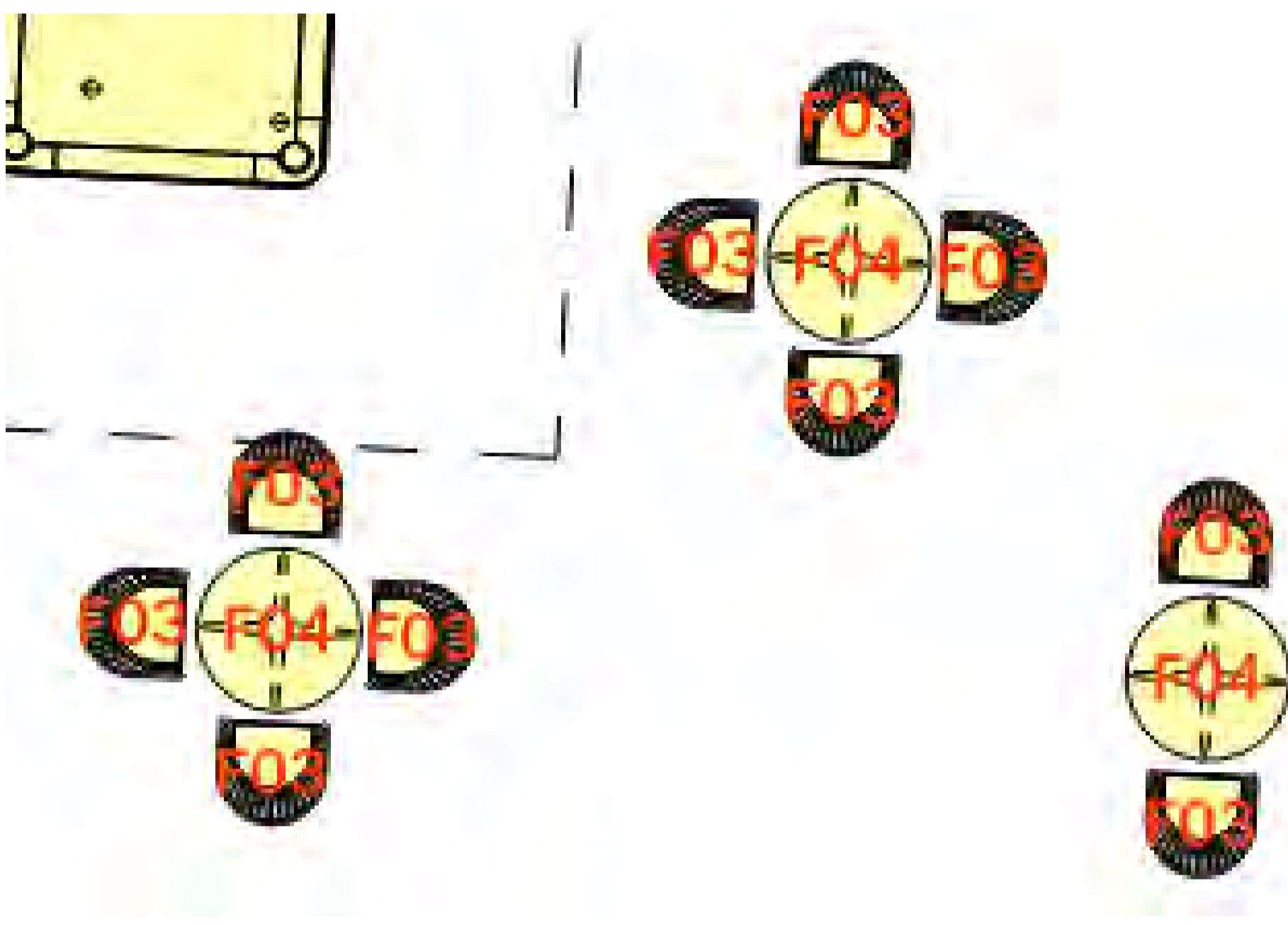
Seat Height (in): 29 $\frac{5}{8}$

Seat Width (in): 15 $\frac{5}{8}$

Seat Depth (in): 15 $\frac{5}{8}$



F03, F04 Barstool & Bar Table



F03

Description: Metal Barstool with Upholstered Leather Seat

Color: Black Chrome Metal with Cottswald leather

Brand: Phase Design

Model: Bride's Veil Barstool (backless)

Isaac Nurik

818.752.9903

studio@phasedesignonline.com

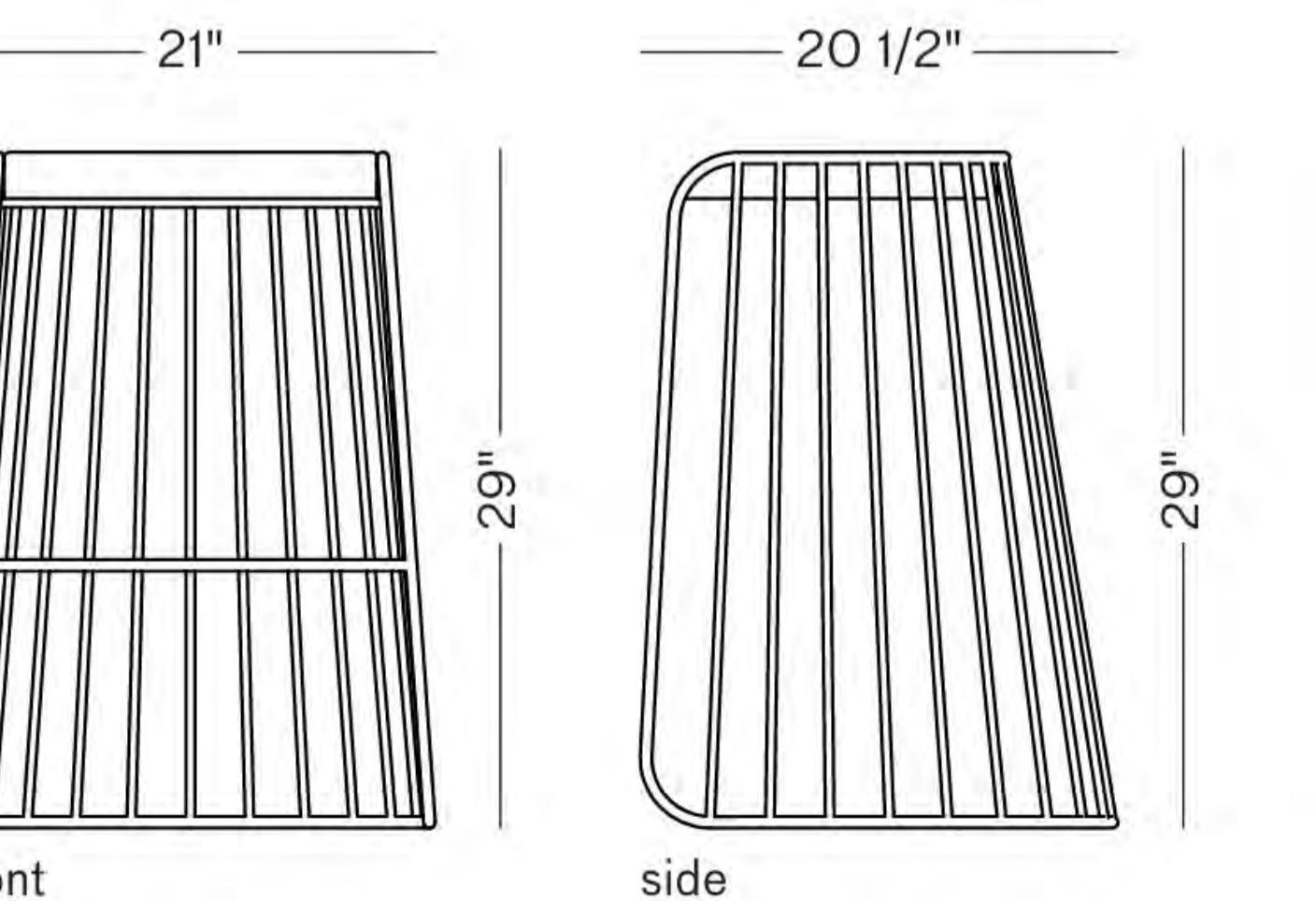
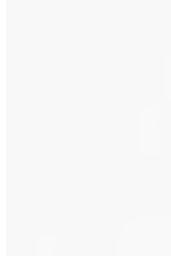
F04

Description: High top round bar table with round base

Color: Grey

Brand: Design Within Reach

Model: Tide Outdoor Bar table



F05, F06 OUTDOOR CHAIR & TABLE



F05

Description: Outdoor Metal Chair (wind & rain resistant)
Color: White or Green
Brand: HAY / Design Within Reach
Model: Palissade Lounge Chair (high back)



F06

Description: Matching Outdoor table
Color: White
Brand: HAY / Design Within Reach
Model: Palissade Ottoman

Isabel Ward – Design Within Reach
iward@Design Within Reach.com
561-833-1799



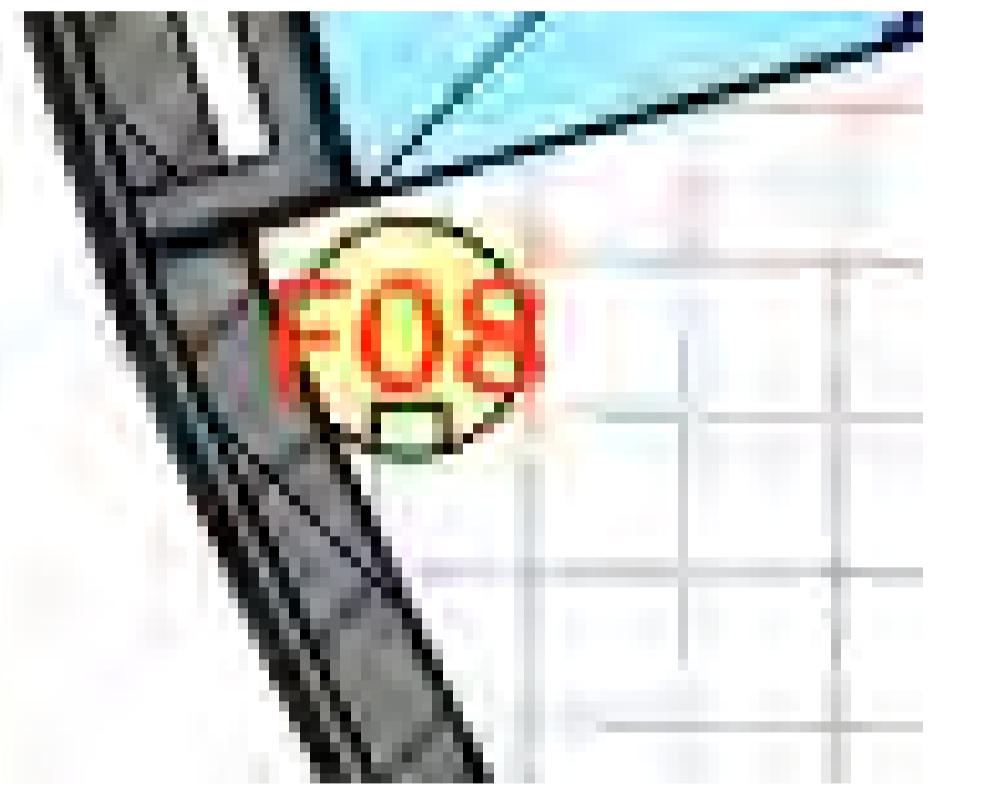
High Back

Height (in): 34 $\frac{3}{4}$
Width (in): 28 $\frac{3}{4}$
Depth (in): 36 $\frac{1}{4}$
Weight (lbs): 36.5
Seat Height (in): 15
Seat Depth (in): 19 $\frac{1}{4}$



Palissade Ottoman
Height (in): 14 $\frac{1}{2}$
Width (in): 25 $\frac{1}{2}$
Depth (in): 23 $\frac{1}{2}$
Weight (lbs): 16.75

F08 option 1 Shower room Stool



F08

Description: Round Low Stool, Solid Wood or Bamboo
Water Resistant for Shower room

Color: Beech & Walnut (two-tone)

Dimension: w. 32cm x 42cm

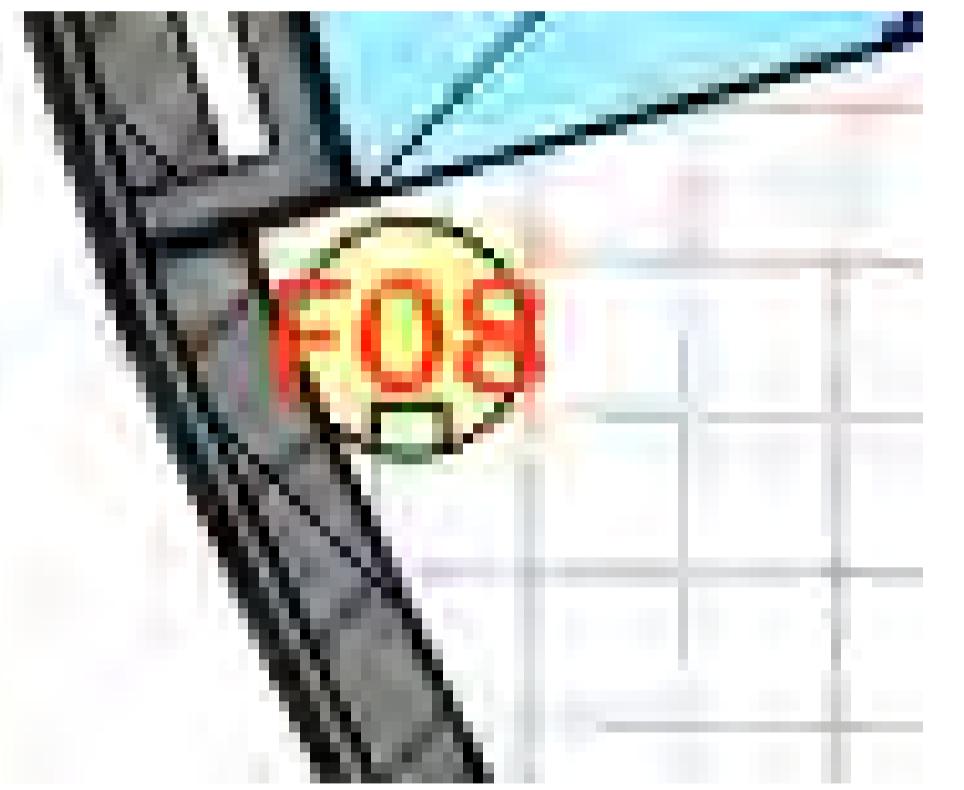
Brand: Interno Italiano

Model: Affi

<https://internoitaliano.com/en/negozi/furniture/affi/>



F08 option 3
Shower room Stool



F08

Description: Round Low Stool, Solid Wood or Bamboo,
Water Resistant for Shower room

Color: Natural wood

Brand: Design Within Reach

Model: Crosshatch Outdoor Side table

Isabel Ward – Design Within Reach
iward@Design Within Reach.com
561-833-1799

F08 / Substitution Option 3 (Stock-Option)

Geiger

Crosshatch Outdoor Side Table

\$795.00

★★★★★ No Reviews Item No. 100377036

1 Shape Trilobe

Square Trilobe

SHIPPING + DELIVERY
Ready to Ship via Standard Delivery
[Shipping Details](#)

Quantity 1

Add to Cart

Round

Height (in): 18 $\frac{1}{2}$

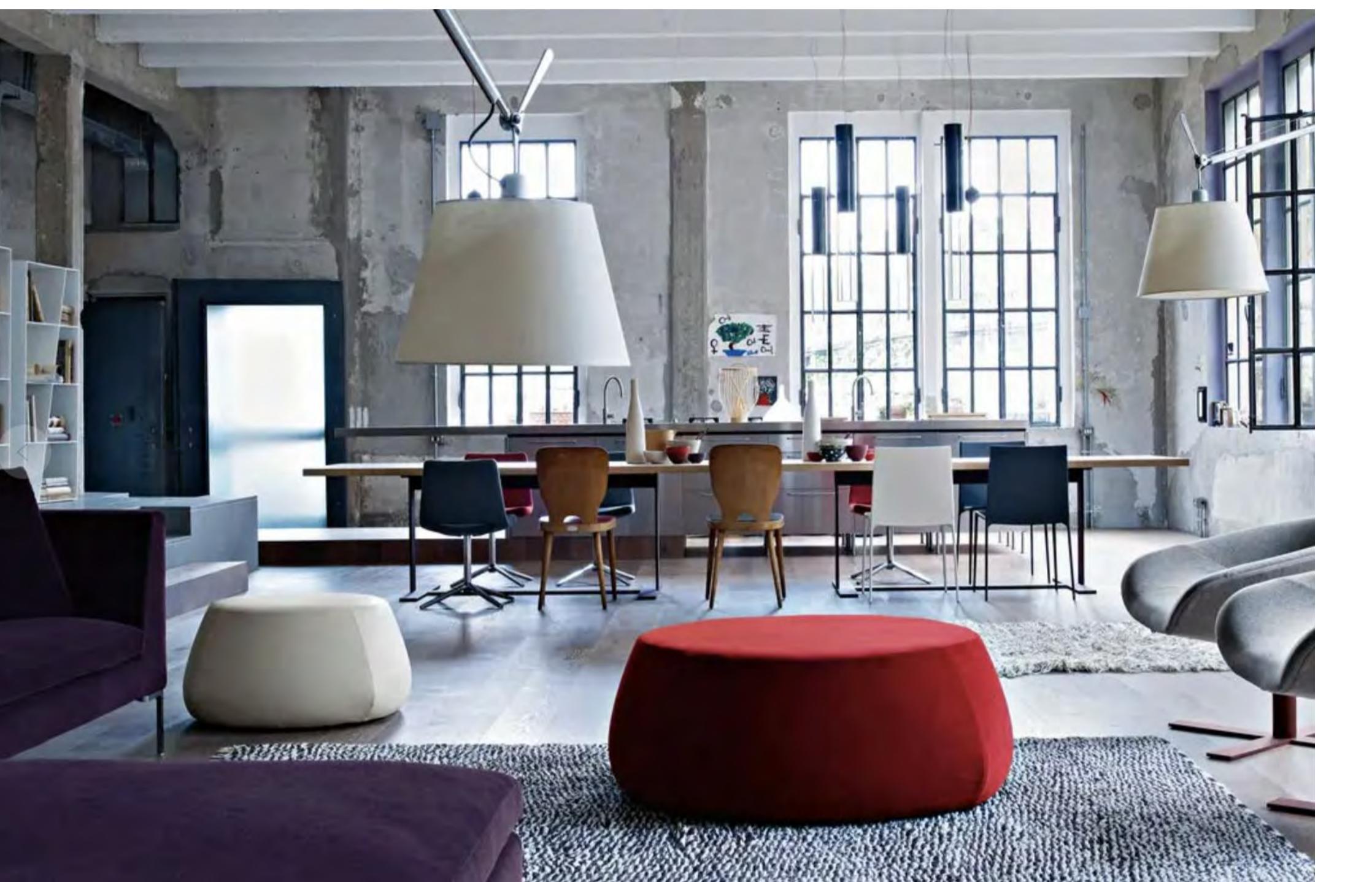
Width (in): 17 $\frac{3}{4}$

Depth (in): 17 $\frac{3}{4}$

Diameter (in): 17 $\frac{3}{4}$

F10 – option 1

Pouf in Childrens room 1st floor and
2nd floor gym



F10

Description: Large upholstered sofa
ottoman / pouf, leather sides,
upholstered top
Color: Beige

Brand: B&B ITALIA

Model: Fat-Sofa FS106PK

B&B Italia Miami

<https://www.bebitalia.com>

4141 NE 2nd Ave, Miami, FL 33137

(786) 310-7255



Fat-Sofa

FS106PK - Ottoman (external part in leather Koto Kora)

W 106 D 106 H 40 cm

W 41 3/4" D 41 3/4" H 15 3/4"

F10 – option 2

Green Pouf in Childrens room

1st floor and 2nd floor gym



Esedra Pouf

Height (in): 13 $\frac{7}{8}$

Width (in): 39 $\frac{1}{2}$

Depth (in): 39 $\frac{1}{2}$

Weight (lbs): 41.75

F10

Description: Large upholstered sofa ottoman / pouf, leather sides, upholstered top

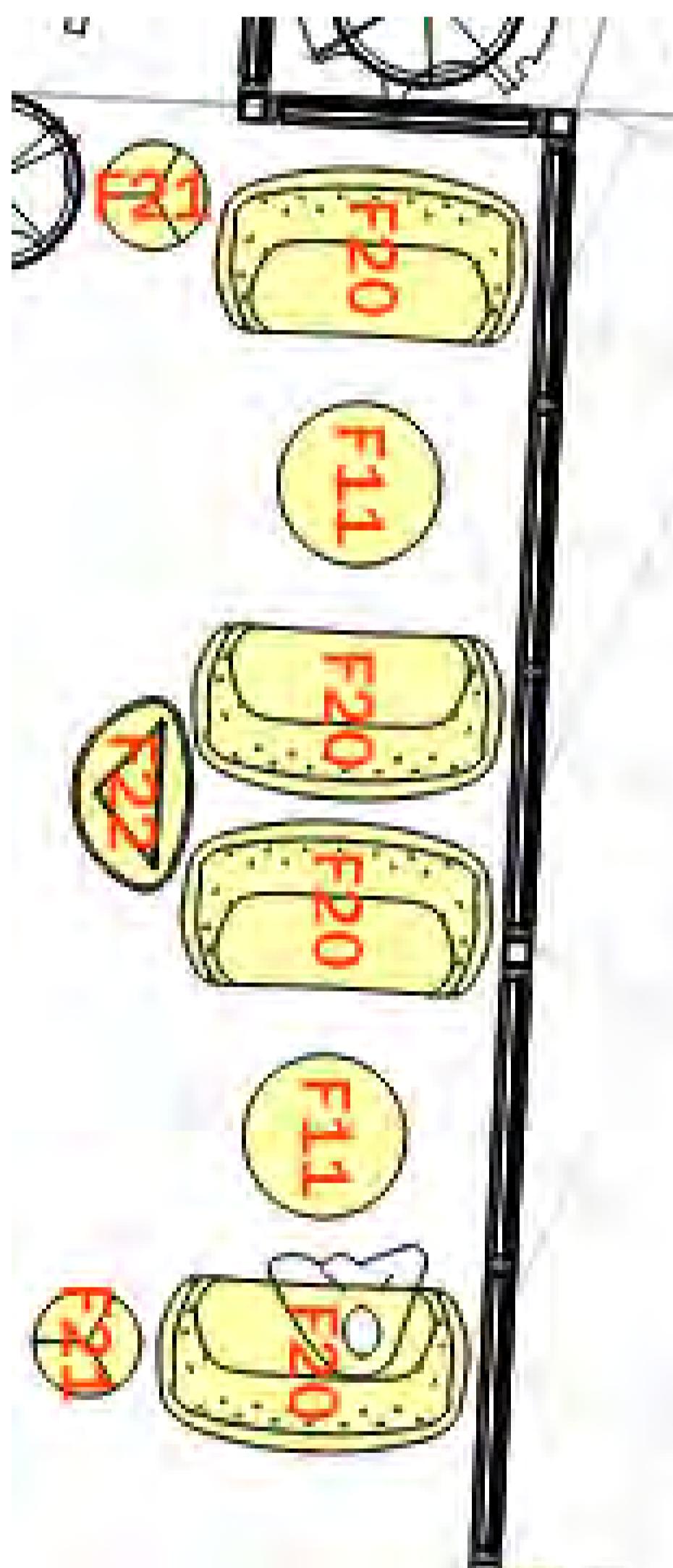
Color: Green "Sphere leather Limo"

Brand: Design Within Reach

Model: Esedra Pouf



F11, F20, F21(Option1) Indoor sofa & coffee table



Two Seat Sofa

Height (in): 28

Width (in): 67

Depth (in): 33

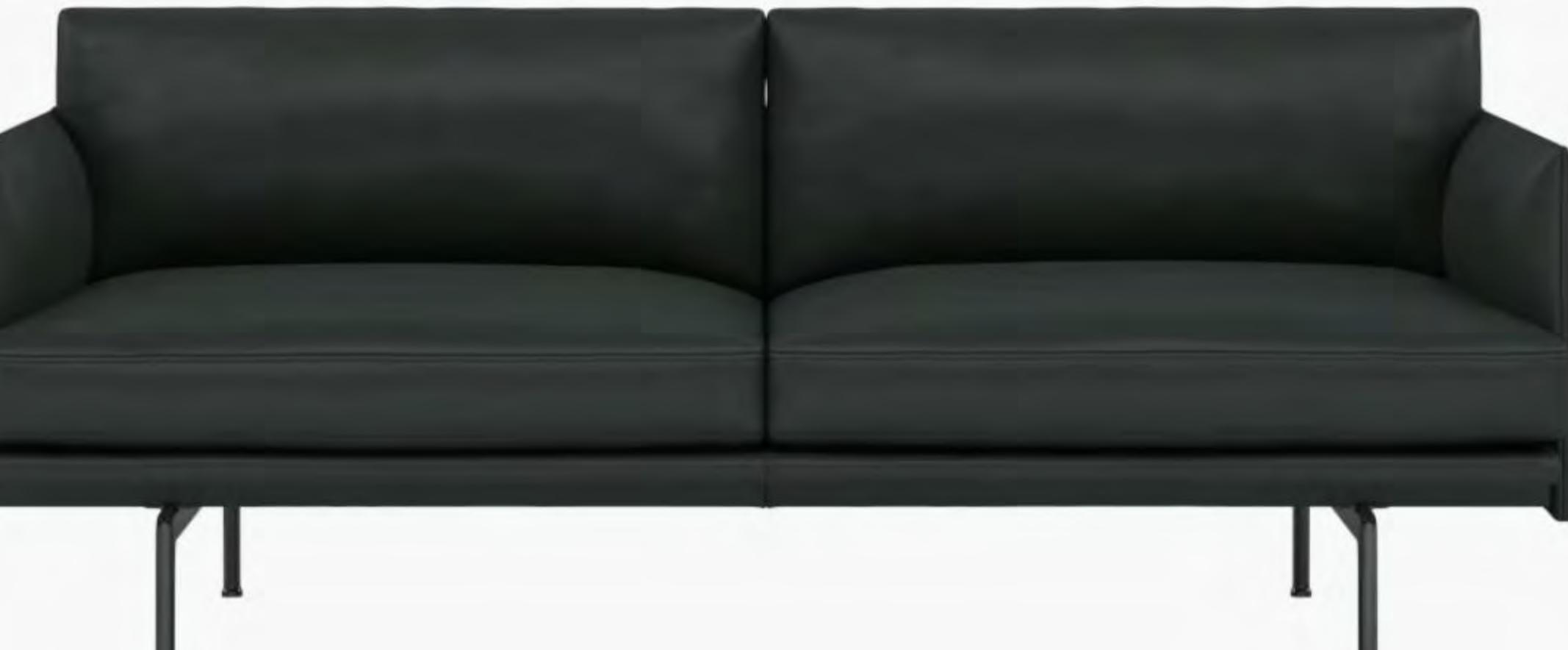
Weight (lbs): 110.25

Seat Height (in): 15 $\frac{3}{4}$

Seat Width (in): 59 $\frac{1}{8}$

Seat Depth (in): 24 $\frac{1}{2}$

Weight Capacity (lbs): 484



F20 (option 1)

Brand: Design Within Reach

Model: Outline Sofa (Muuto)

Color: Dark Green Leather

Isabel Ward – Design Within Reach

iward@Design Within Reach.com

561-833-1799

F11(option 1)

Brand: Design Within Reach

Model: Platner Coffee Table

Color: Bronze Glass Top / Polished Nickel

Isabel Ward – Design Within Reach

iward@Design Within Reach.com

561-833-1799



36" - Glass / Veneer

Height (in): 15 $\frac{1}{4}$

Diameter (in): 36

Weight (lbs): 96



A Shape

Height (in): 15

Width (in): 13 $\frac{1}{2}$

Depth (in): 13 $\frac{7}{8}$

Weight (lbs):

15.5



F21

Description: Side Table

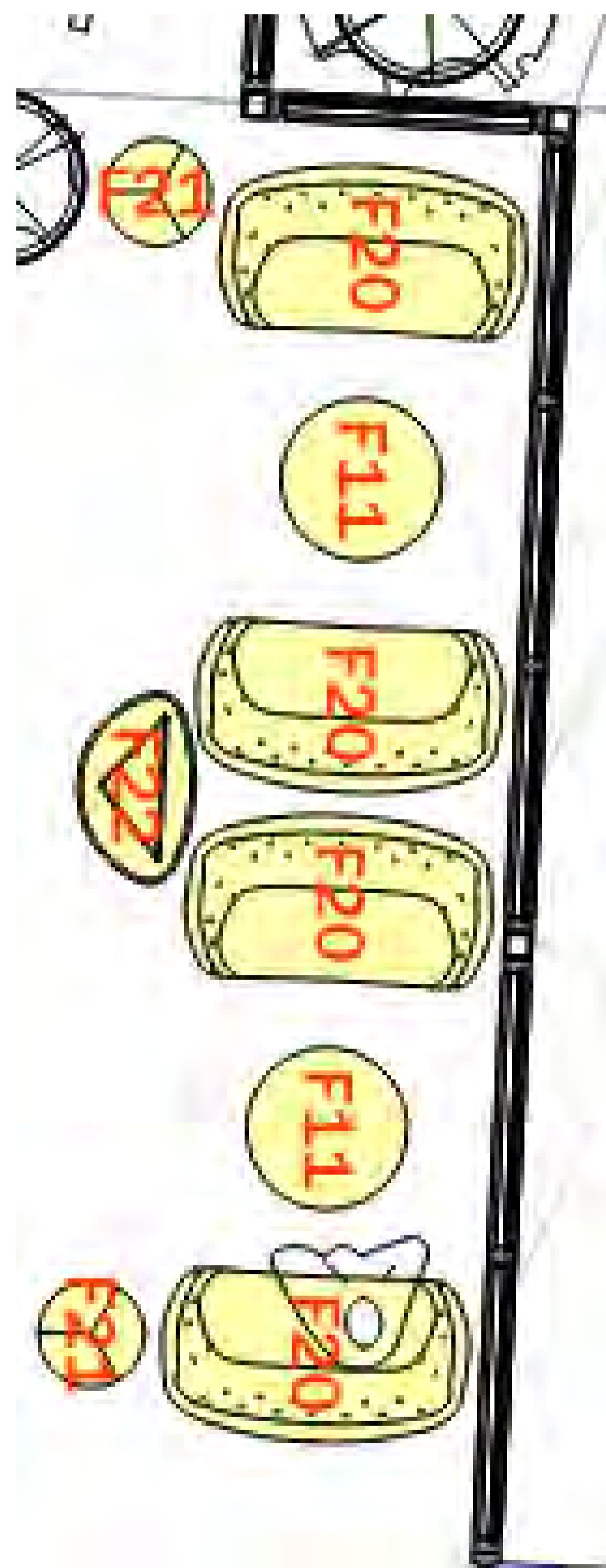
Color: Walnut

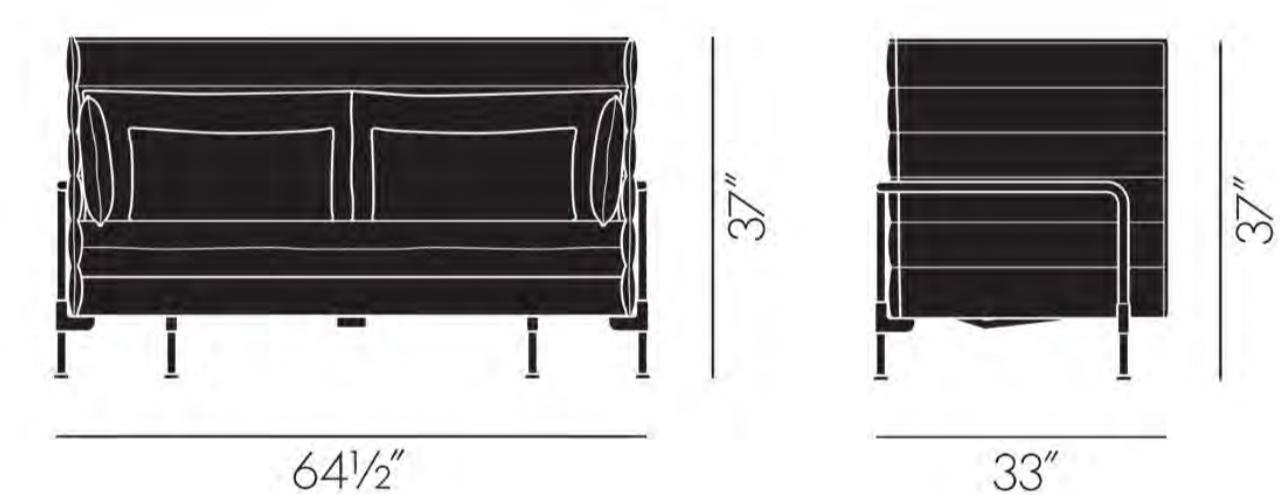
Brand: Herman Miller / Design Within Reach

Model: Eames Turned Stool



F11, F20, F21(Option2)
Indoor sofa & coffee table



 64½" 33" 37" 37"

F20 (option 2)

Description: Blue Sofa with Metal Frame
Color: Dark Blue
Brand: Vitra
Model: Alcove 2 seater sofa



F11

Description: Coffee Table
Color: White Oak
Brand: Herman Miller / Design Within Reach
Model: Noguchi Table



Noguchi Table

Height (in): 15½
Width (in): 50
Depth (in): 36
Weight (lbs): 155
Weight Capacity (lbs): 200



A Shape

Height (in): 15
Width (in): 13½
Depth (in): 13½
Weight (lbs): 15.5

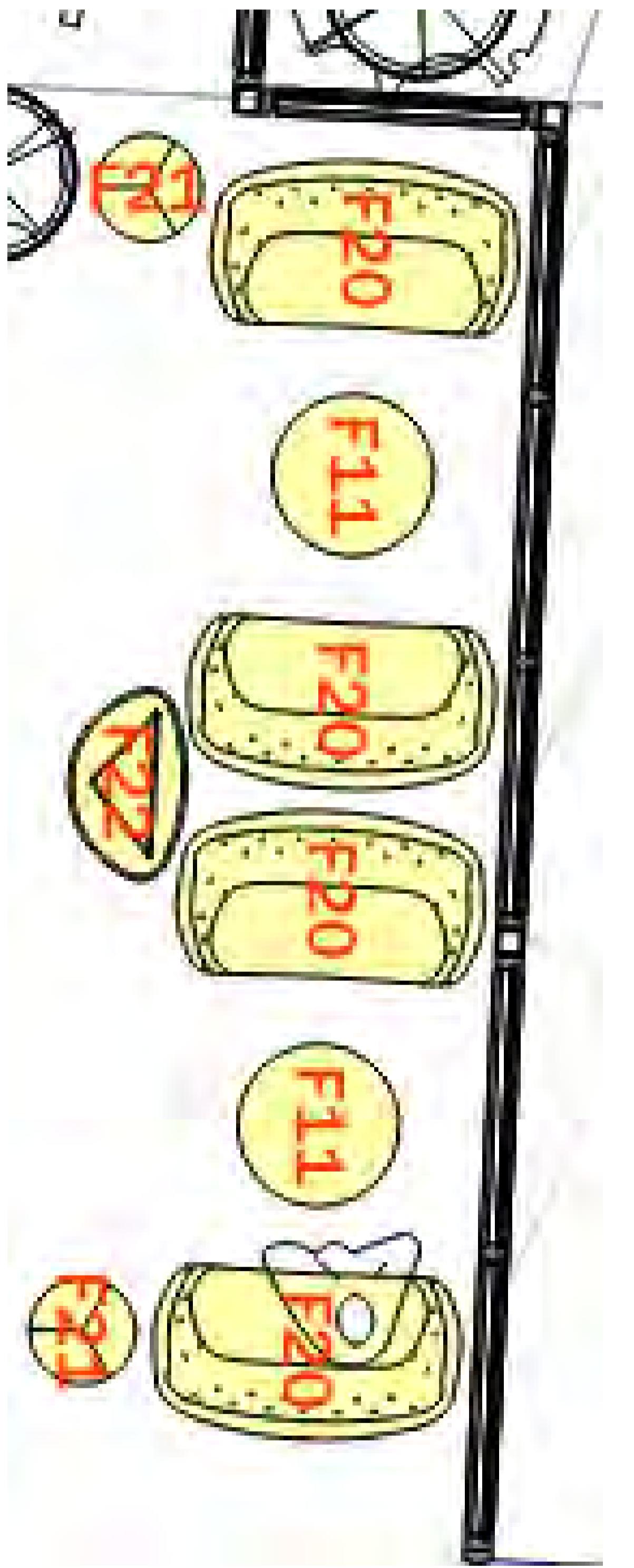


F21

Description: Side Table
Color: Walnut
Brand: Herman Miller / Design Within Reach
Model: Eames Turned Stool

F22

Wooden Side Table



F22 (option 2)

Description: Solid Wood Side Table

Color: Walnut / Black Linoleum

Brand: Finn Juhl / Design Within Reach

Model: The Eye Table

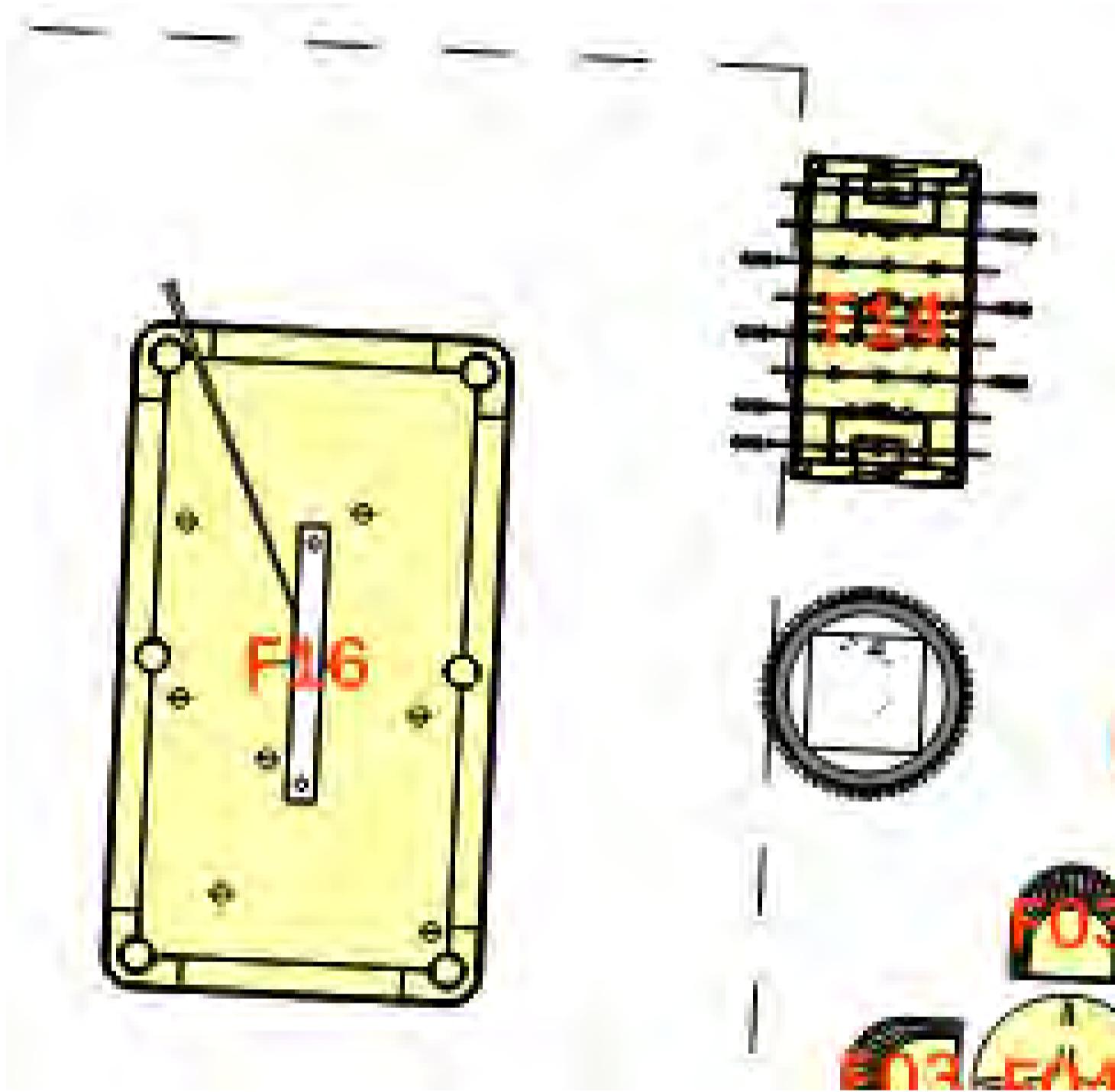
Isabel Ward – Design Within Reach

iward@Design Within Reach.com

561-833-1799



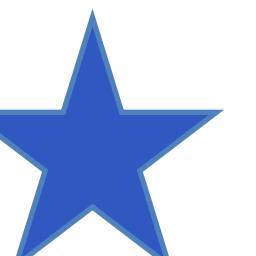
F14, F16 Foosball Table & Full-Size Pool Table



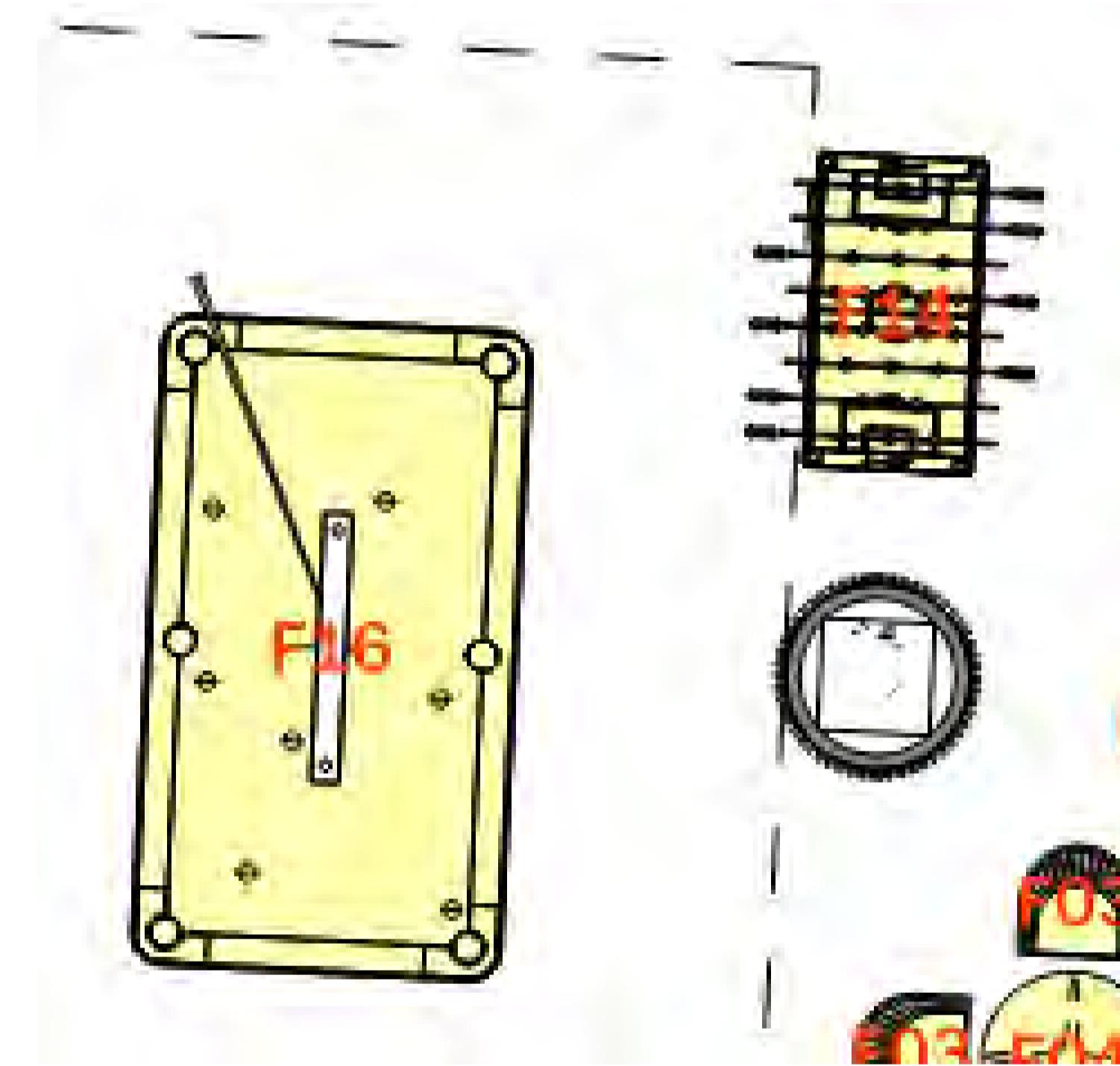
F14

Description: Professional Quality Foosball Table
Color: Silver / Platinum
Brand: Tornado Table
Model: T-3000

<https://www.gameroomshop.com/products/tornado-t-foosball-table-silver>



F14, F16
Foosball Table & Full-Size Pool Table



F16

Description: Professional Quality Modern Style Pool Table

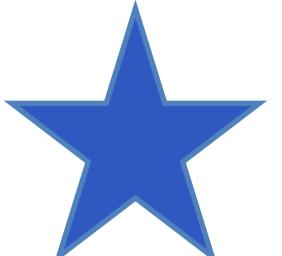
Size: 9' Full-Size Tournament Edition

Color: Wood Finish Legs / Camel Color Felt Top

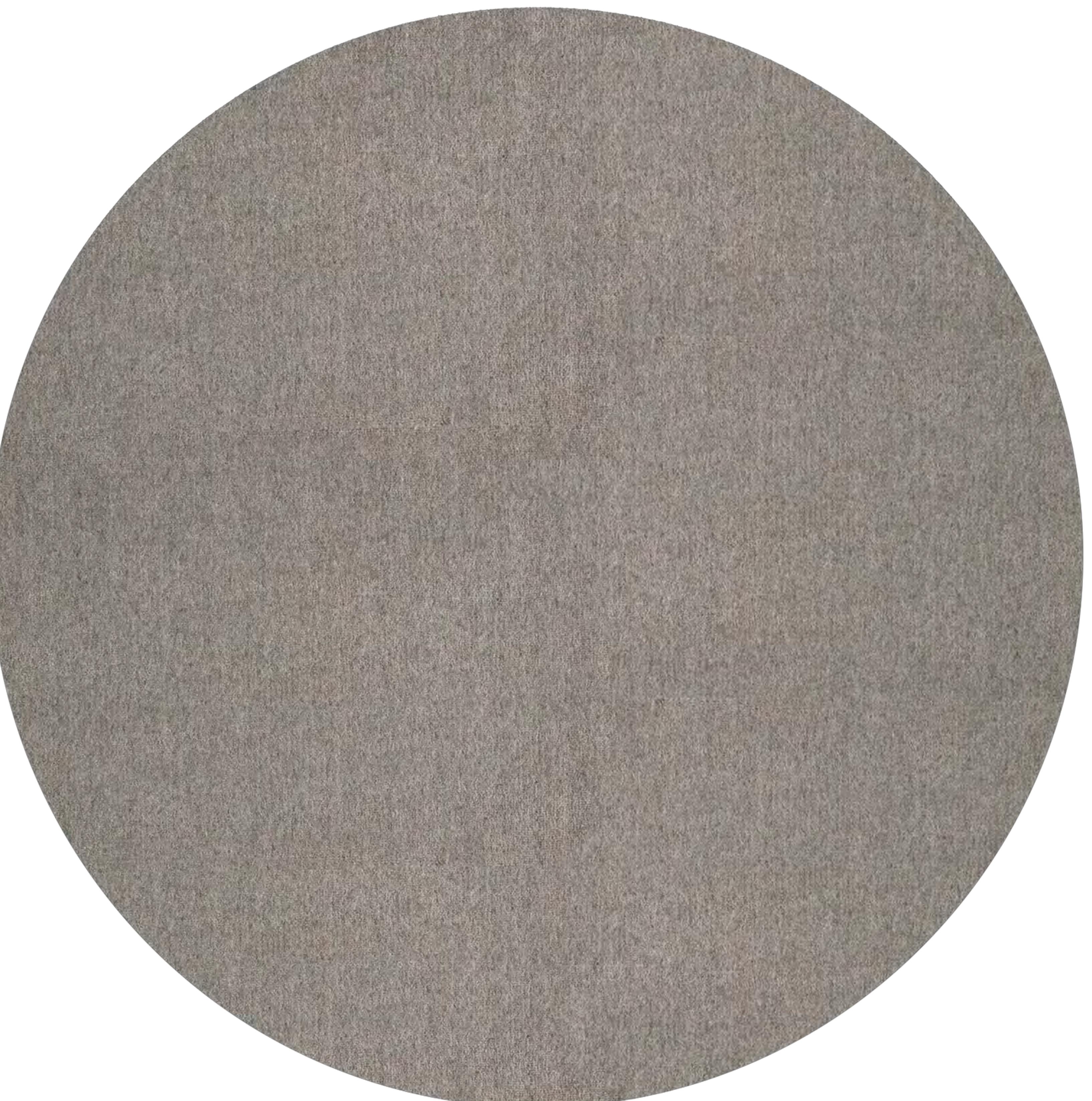
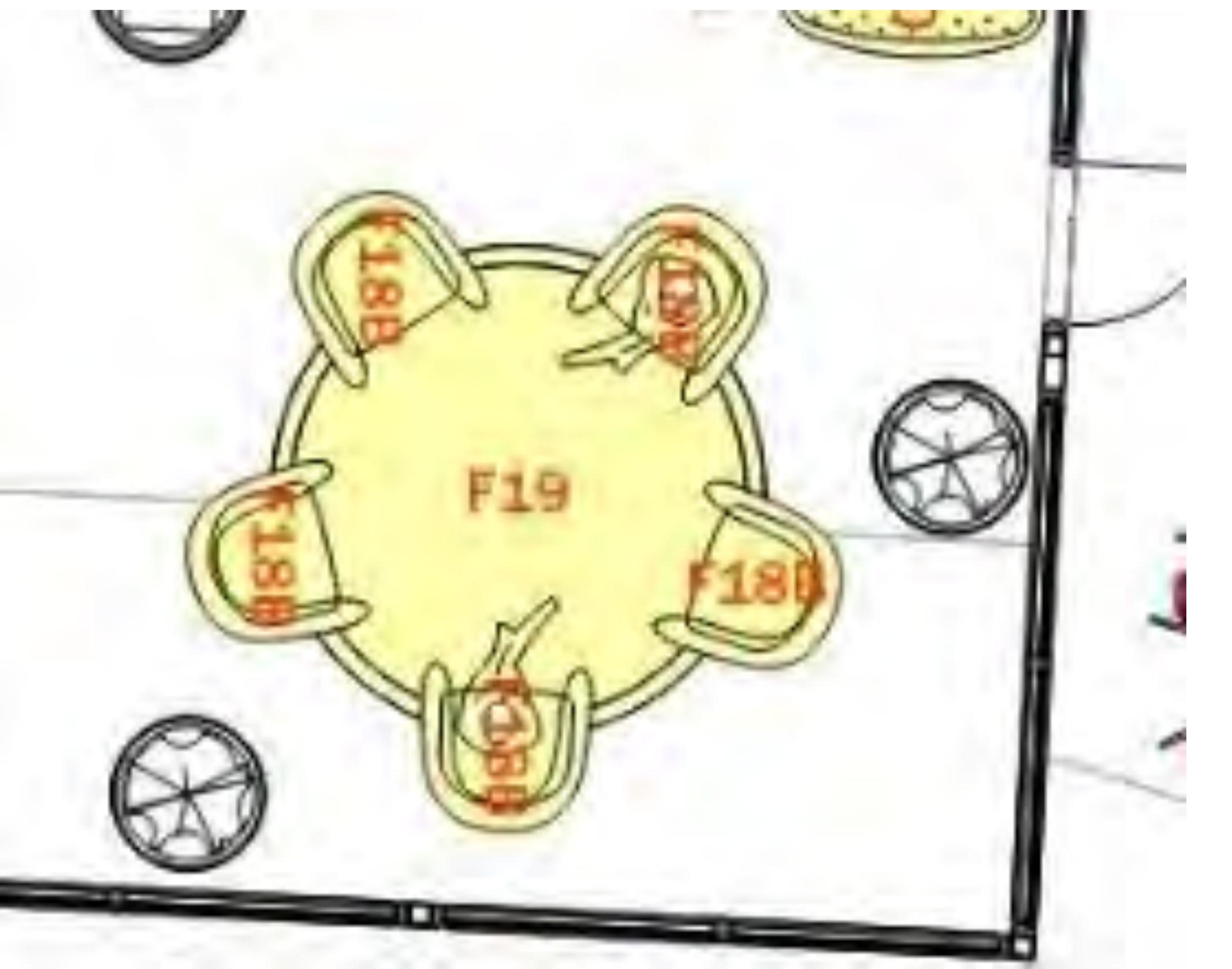
Brand: Brunswick

Model: Brunswick Gold Crown VI TOURNAMENT EDITION 9ft Mahogany

https://www.gameroomshop.com/products/brunswick-billiards-gold-crown-pool-table?_pos=1&_sid=016d9d402&_ss=r



F18B, F19
120" Round area rug and matching
armchairs



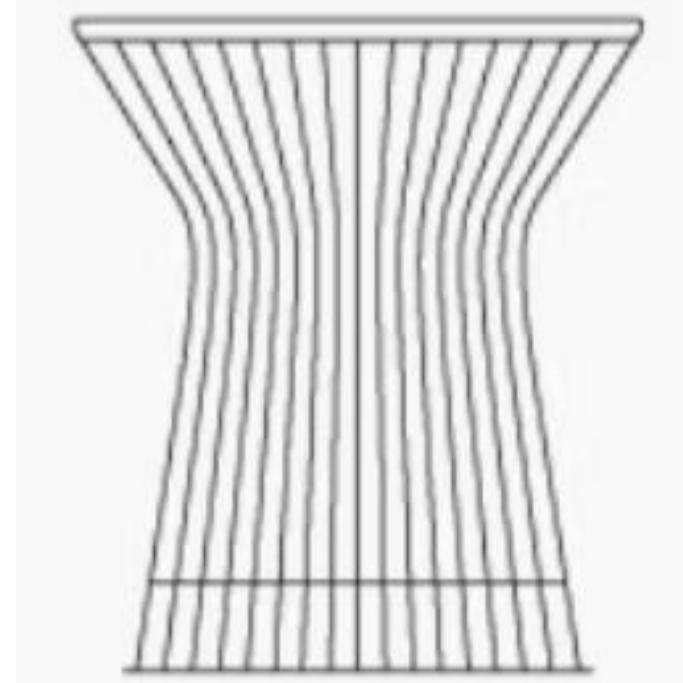
F19

Description: Large 120" diameter Round Area Rug
Color: Overcast (grey)
Brand: Tapis Rugs & Carpet
Model: Tapis Essential Round Solid Rugs

F18

Description: Leather Swivel Armchairs
Color: Prone Leather Timber
Brand: Design Within Reach
Model: Soffi Swivel Chair

F18, F22
Entry chair & table



Glass / Veneer

Height (in): 18

Diameter (in): 15 $\frac{3}{4}$

Weight (lbs): 15



F22 (option 1)

Description: Matching Side Table with glass top & metal base

Color: Glass Bronze

Brand: Design Within Reach

Model: Knoll Platner Side table



Platner Armchair

Height (in): 28 $\frac{3}{4}$

Width (in): 26 $\frac{1}{2}$

Depth (in): 22

Weight (lbs): 21

Seat Height (in): 19

Arm Height (in): 19



F18(Option 2)

Description: Decorative Welcoming Armchair with metal base and beige fabric

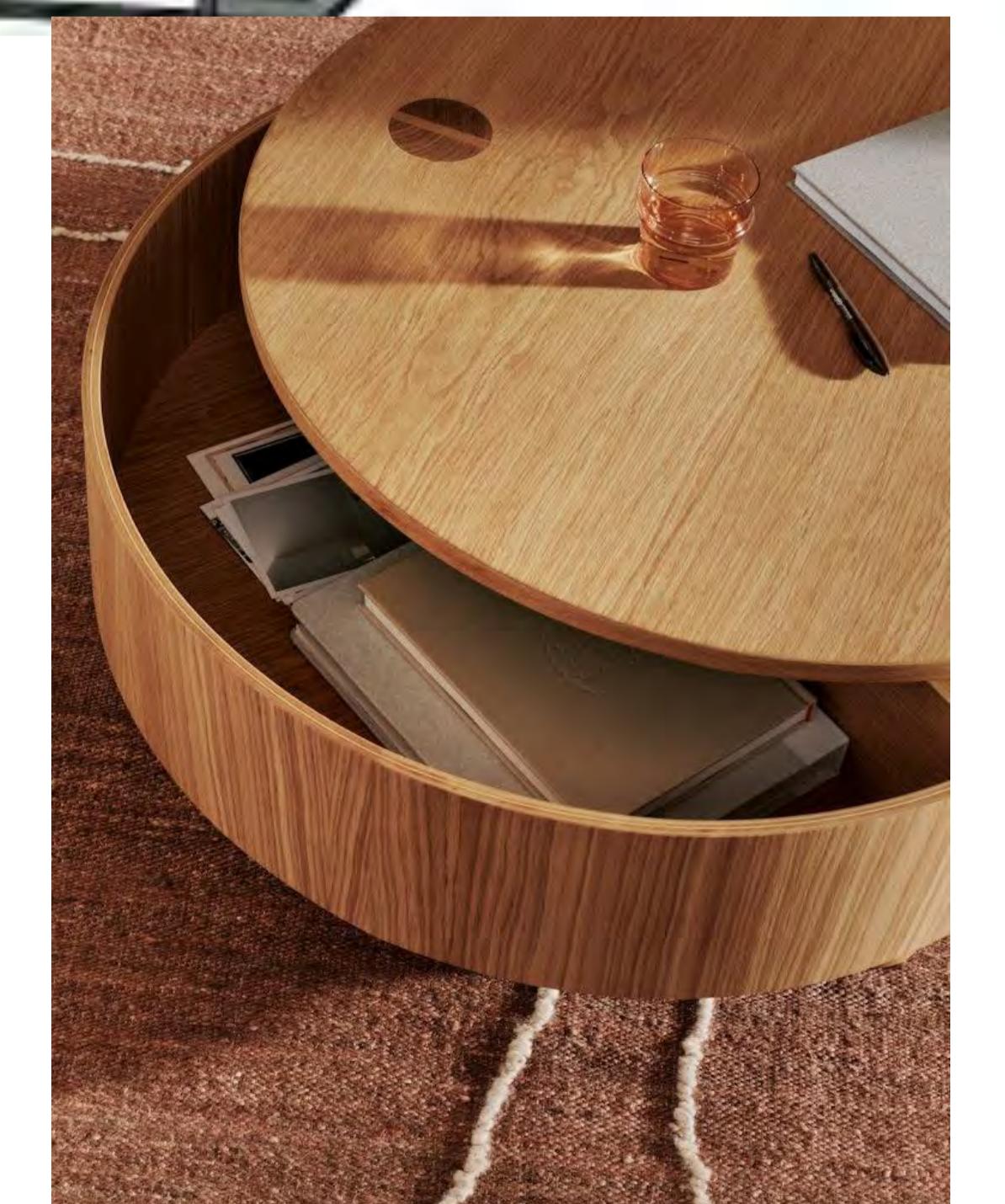
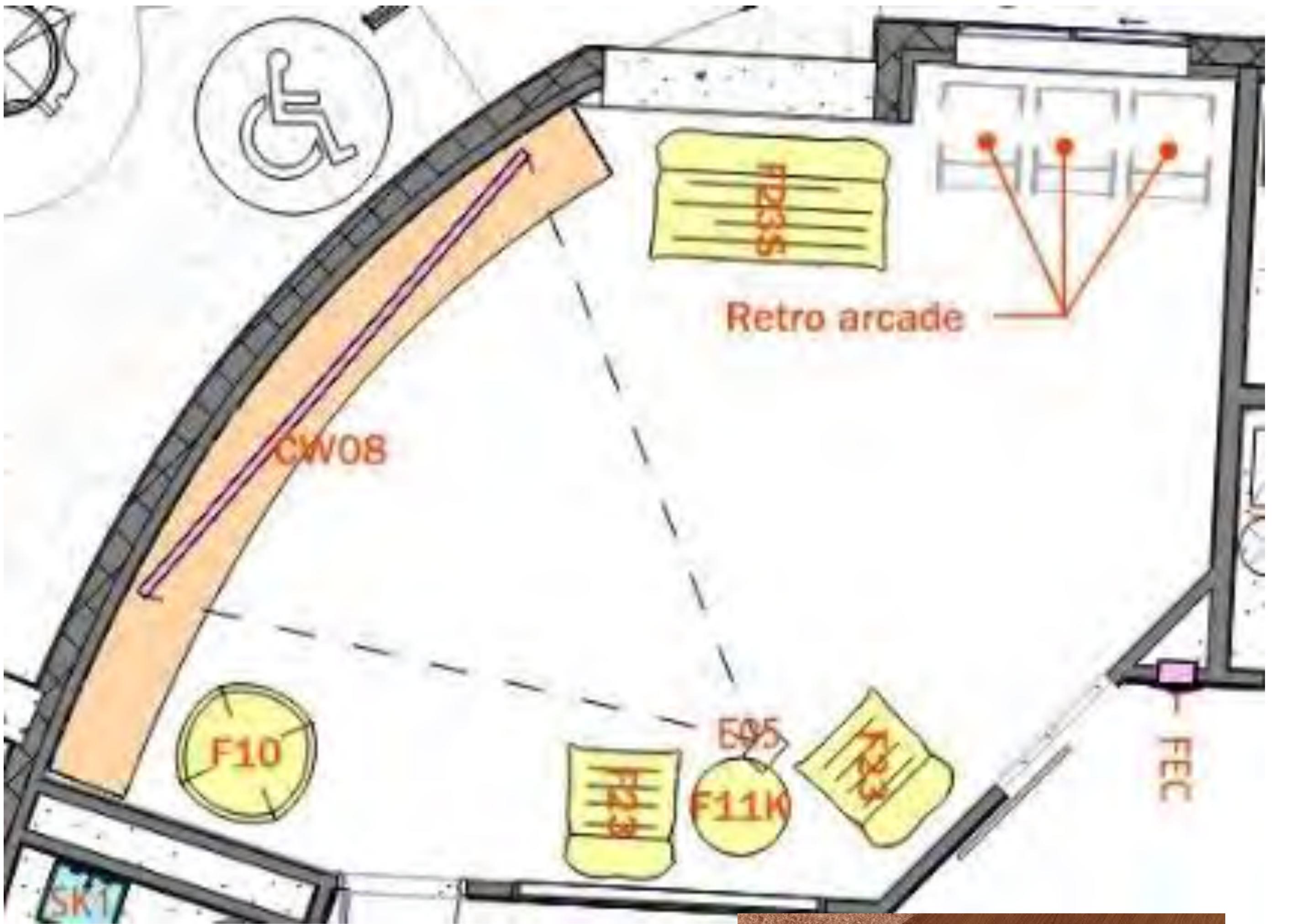
Color: cloud

Brand: Design Within Reach

Model: Knoll Womb Chair

F11, F23

Kid's Playroom furniture



F23

Description: Soft Green Pouf / Loveseat

Brand: Design Within Reach

Model: Togo Loveseat

Color: Opera Leather Olive

Loveseat

Height (in): 27 $\frac{1}{2}$

Width (in): 51 $\frac{1}{2}$

Depth (in): 40 $\frac{1}{4}$

Weight (lbs): 35.5

Seat Height (in): 15

Seat Width (in): 51 $\frac{1}{2}$

Seat Depth (in): 25 $\frac{5}{8}$

Weight Capacity (lbs): 441



F11K (kids room)

Description: 30" Round Wood Coffee

Table with Storage

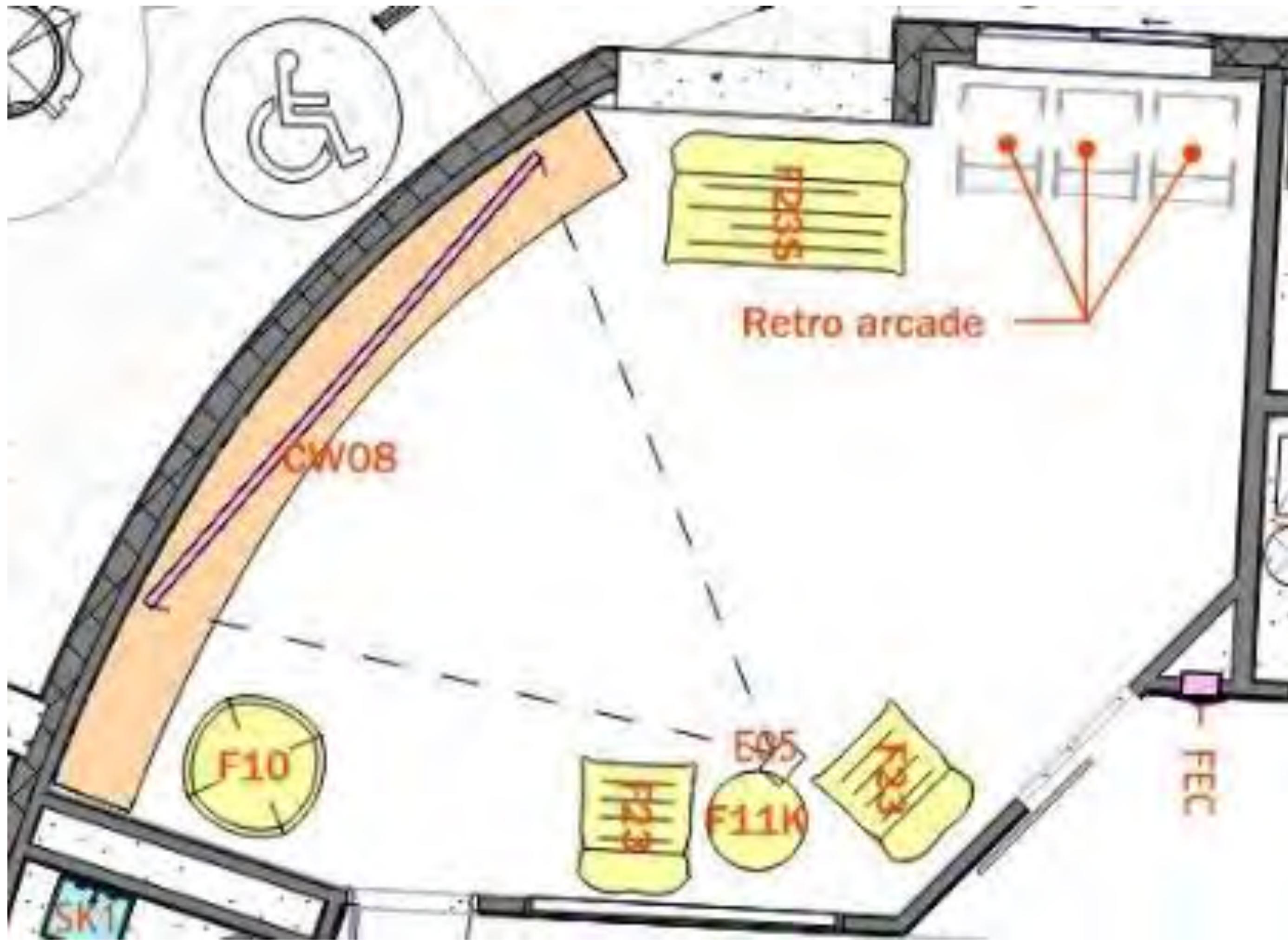
Color: Natural Oak

Brand: Design Within Reach

Model: Olles Storage Table

F11, F23

Kid's Playroom furniture



Retro Arcade

[Own Your Own Arcade Game | Games |
3609 Old Winter Garden Rd unit c7,
Orlando, FL 32805, USA](http://Own Your Own Arcade Game | Games | 3609 Old Winter Garden Rd unit c7, Orlando, FL 32805, USA)

www.ownyourownarcadegame.com

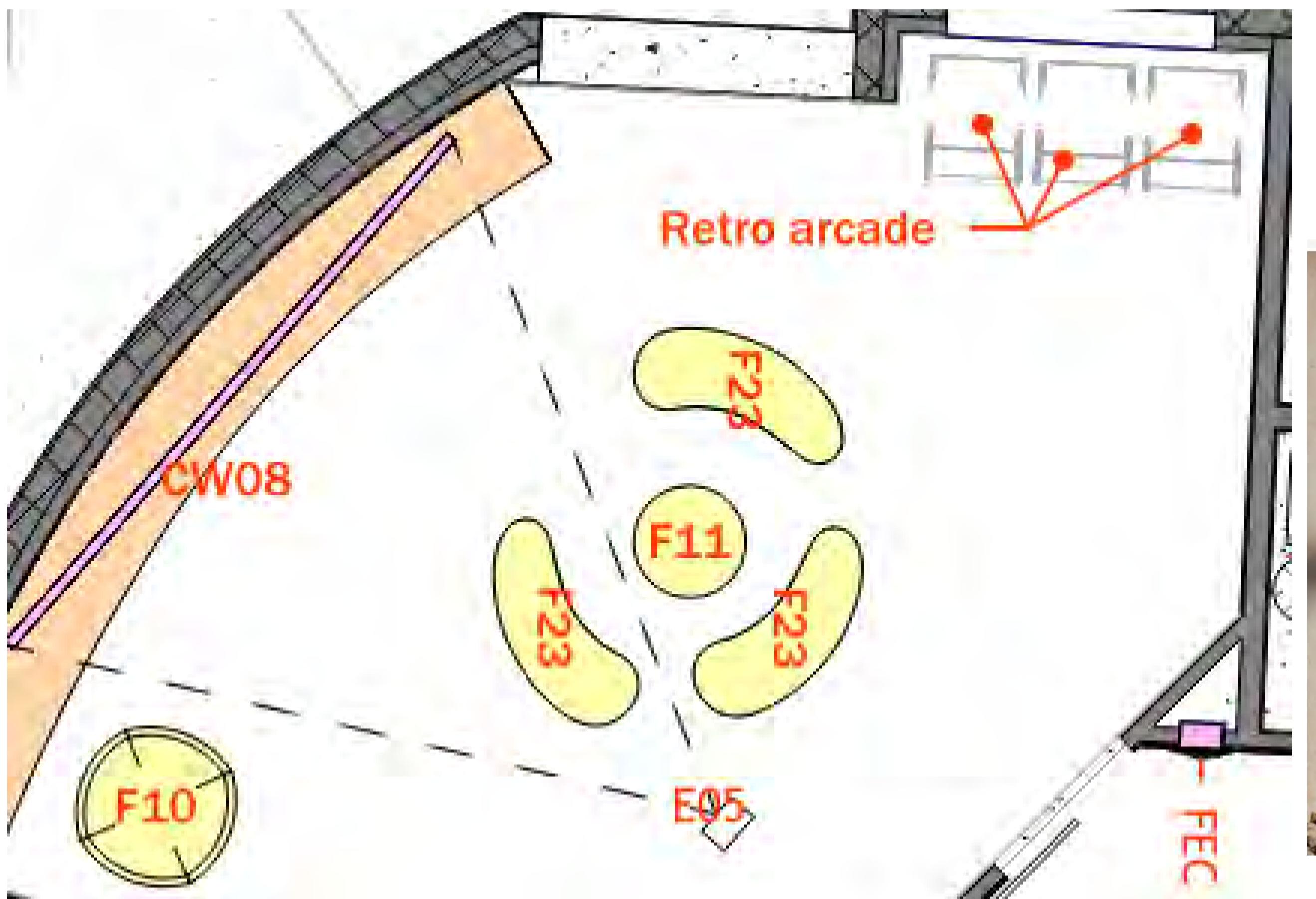


Misc. Decorative Items

Description: Playful fun chair
Color: Green
Brand: Design Within Reach
Model: Magis Spun Chair



F11, F23 option 2 Kid's Playroom furniture



Pouf
Ø 15.75" Height: 18.90"Ø
(48 cm)

41.34"Width x 14.17"Height x 29.92"Depth
(width: 105 x height: 36 x depth: 76 cm)

F23

Brand: Roche Bobois
Model: Alex Pedro Almodovar Pouf
Sense
Color: Multi colors



F23 / Substitution Option 2 (Stock-Option)



ELIJAH STUDIO
Poet Sofa
\$12,495.00 - \$9,996.00 20% off

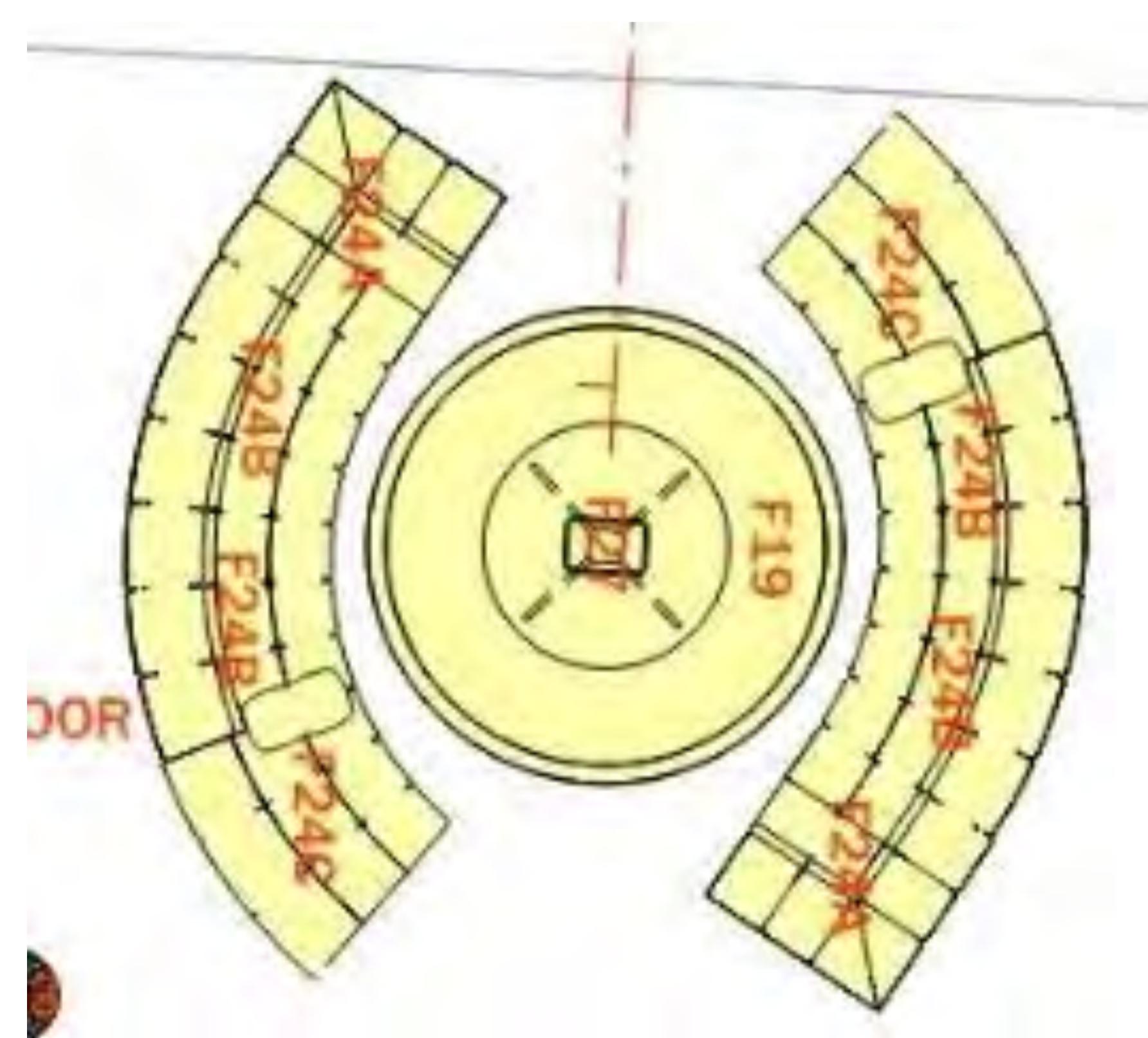
1 Size 127" 140" 147" 164" 181" 198" 2 Configuration Left Right 3 Upholstery

127"

Height (in): 29 1/4
Width (in): 127 1/4
Depth Min (in): 57 1/2
Depth (in): 71 3/4
Weight (lbs): 267.25
Seat Height (in): 17 3/4
Seat Width (in): 45 1/4
Seat Depth Min (in): 26 1/2
Seat Depth (in): 28 1/4
Arm Height (in): 29 1/4
Weight Capacity (lbs): 573.25
Leg Height (in): 1 1/4
Seat Width Min (in): 94 1/4

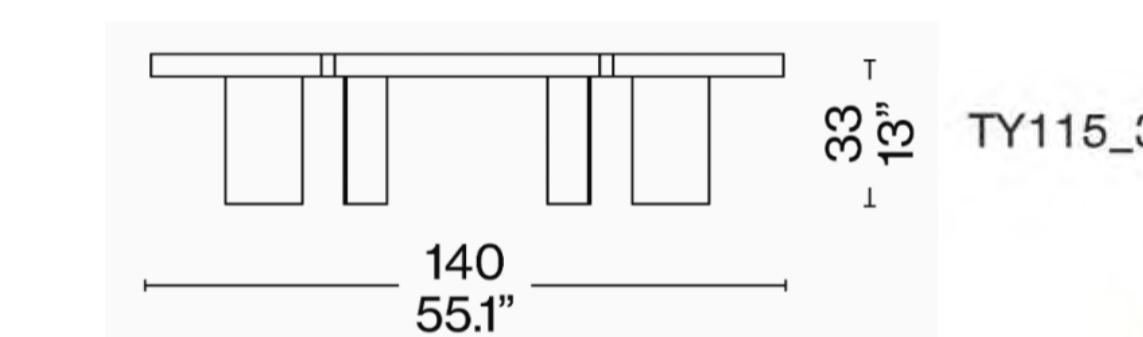
F24, F25, F26, F27

Indoor Sofa & Matching Coffee Table
(Option 1)



F24A,B,C,
Color: Green
Brand: B&B Italia
Model: Tufty-Time 20

F27
Color: Natural Oak
Brand: Cassina
Model: RIO



Armchair(optional)
Color: AS pic
Brand: MODANI
Model: Helix Camel Velvet Accent Chair



TY140CV_3 TY140PV_3

DIMENSIONS
29.9" W x 28.5" D x 28.2" H

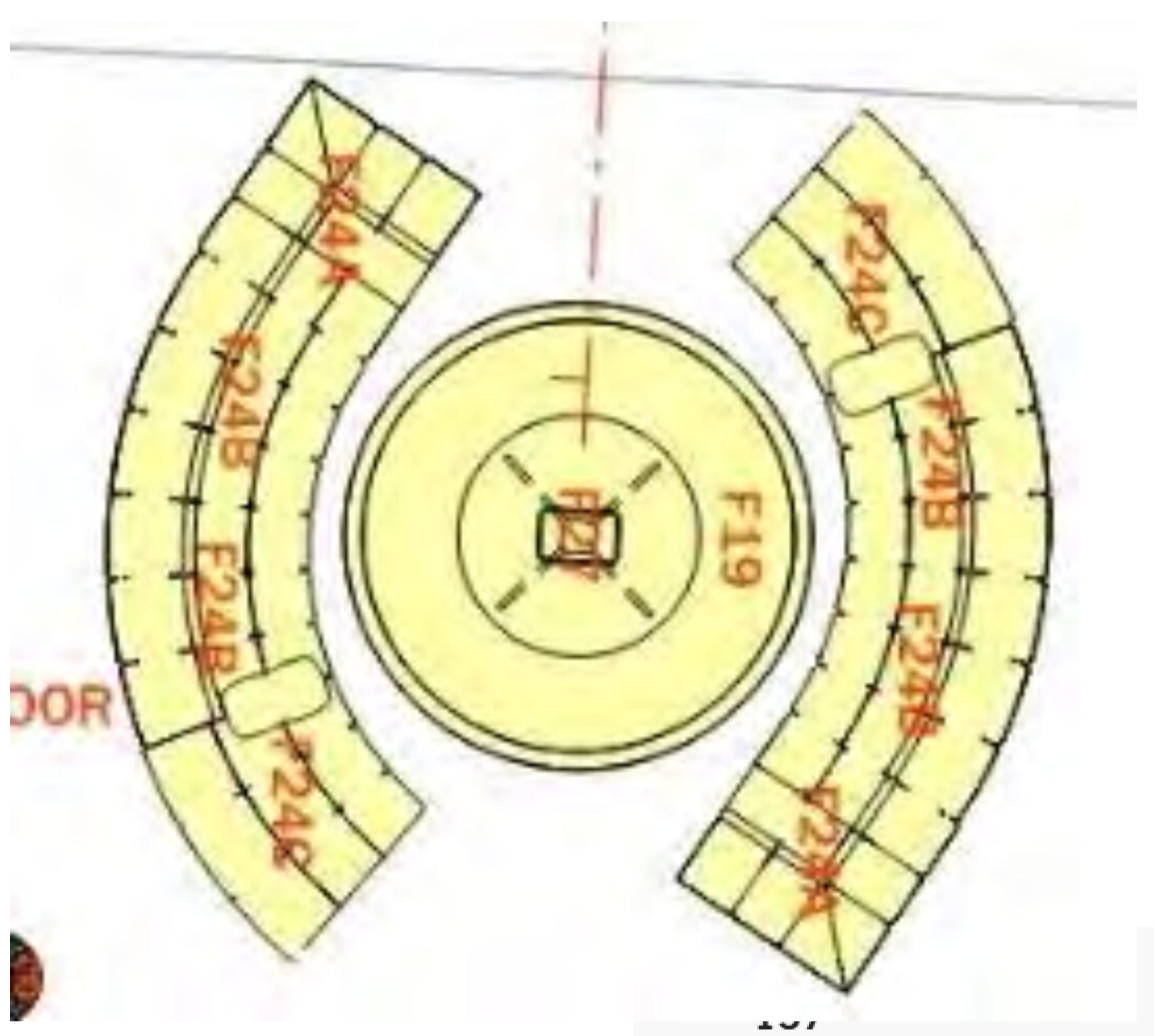


140 x 118 x 68 CM
55 1/8" x 46 1/2" x 26 3/4"
140 x 118 x 38 CM
55 1/8" x 46 1/2" x 15"

F24, F25, F26, F27

Indoor Sofa & Matching Coffee Table

(Option 2)



Height (in): 29 $\frac{1}{4}$

Width (in): 157 $\frac{1}{8}$

Depth (in): 72 $\frac{1}{8}$

Weight (lbs): 267.25

Seat Height (in): 17 $\frac{3}{4}$

Seat Width (in): 124 $\frac{1}{8}$

Seat Depth (in): 28 $\frac{3}{8}$

Arm Height (in): 29 $\frac{1}{4}$

Leg Height (in): 1 $\frac{1}{4}$



F24A,B,C,
Color: Green
Brand: B&B Italia
Model: Tufty-Time 20

F27
Color: Natural Oak
Brand: Cassina
Model: RIO



42" - Glass / Veneer

Height (in): 15 $\frac{1}{4}$

Diameter (in): 42 $\frac{1}{4}$

Weight (lbs): 108









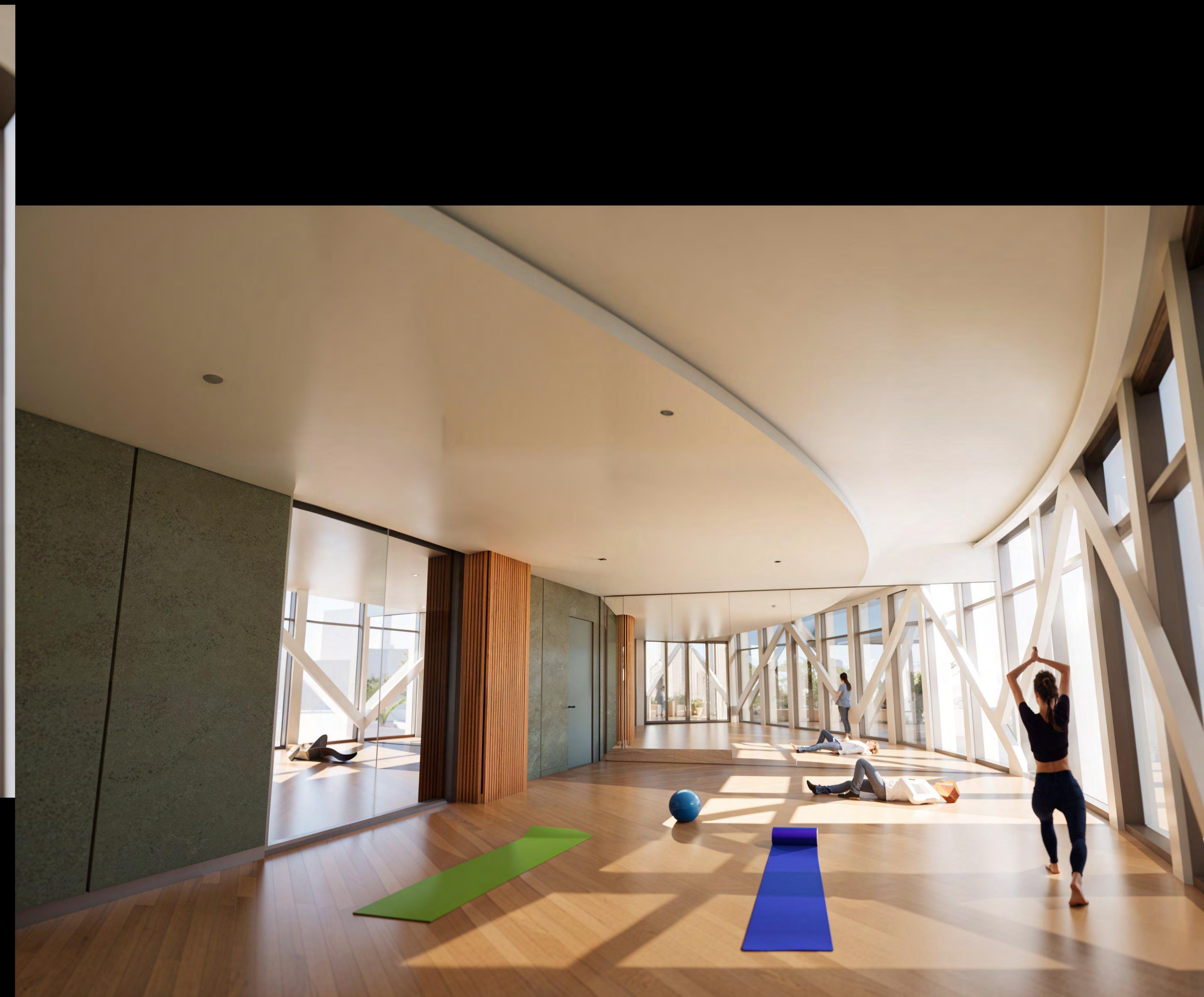












THANK YOU!

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DEMPSEY
architecture × interior design

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TOWN OF GOLDEN BEACH
100 Ocean Boulevard
Golden Beach, FL 33160

M E M O R A N D U M

Date: February 17, 2026

Item Number:

8

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz,
Town Manager

Alex B

Subject: **Resolution No. 3058.26 – Assigning Councilmembers The
Duty To Inquire Into The Operation Of A Particular Area Of
Town Operation**

Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 3058.26 as presented.

Background:

Section 3.05 of the Town Charter calls for the Town Council to be assign the duty to inquire into the operation of a particular area of governmental responsibility for a period of six months in order for the Councilmember to become informed as to the objectives of the government of the Town.

The current assignments are as follows:

Mayor Singer

Operations Management

Vice Mayor Lusskin

Town Manager

Councilmember Bernstein

Public Safety

Councilmember Einstein

Community Engagement

Councilmember Mendar

Fiscal Health

At the meeting you will be asked to assume an area of interest before final adoption of the resolution.

Fiscal Impact:

None

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 3058.26

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA ASSIGNING EACH COUNCILMEMBER THE DUTY TO INQUIRE INTO THE OPERATION OF A PARTICULAR AREA OF GOVERNMENTAL RESPONSIBILITY; PROVIDING FOR CONFLICT; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 3.05 of the Town Charter of the Town of Golden Beach, Florida, the Town Council shall assign each Councilmember the duty to inquire into the operation of a particular area of governmental responsibility for a period of six months in order for the Councilmember to become informed as to the objectives of the government of the Town; and

WHEREAS, for added efficiency the Council would also like to assign each Councilmember the duty to inquire into the operation of a particular area of governmental responsibility for the following six-month period; and

WHEREAS, the Council finds that the assignments as specified herein are in the best interest of the Town.

NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. That each of the recitals stated above is hereby adopted and confirmed.

Section 2. Assignments. That in accordance with Section 3.05 of the Town Charter, the following assignments are hereby approved and shall remain in effect for a period of six months, from March 2026 to August 2026:

Mayor Singer _____
Vice Mayor Mendar _____
Councilmember Lusskin _____
Councilmember Bernstein _____
Councilmember Einstein _____

And the following assignments are hereby approved and shall remain in effect for a period of six months, from September 2026 to February 2027:

Mayor Singer _____
Vice Mayor Mendar _____
Councilmember Lusskin _____
Councilmember Bernstein _____
Councilmember Einstein _____

Section 3. Conflict. That all resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 4. Implementation. That the Mayor and Town Manager are authorized to take any and all action which is necessary to implement this Resolution.

Section 5. Effective Date. That this Resolution shall take effect immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Sponsored by **Town Administration**.

The Motion to adopt the foregoing Resolution was offered by _____, seconded by _____, and on roll call the following vote ensued:

Mayor Glenn Singer	____
Vice Mayor Judy Lusskin	____
Councilmember Bernard Einstein	____
Councilmember Jessie Mendal	____
Councilmember Kenneth Bernstein	____

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida, this 17th day of February, 2026.

MAYOR GLENN SINGER

ATTEST:

LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

STEPHEN HELFMAN
TOWN ATTORNEY