



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

**AGENDA
BUILDING REGULATION ADVISORY BOARD
March 10, 2026, at 6pm**

Zoom Meeting ID: 892 9110 8015 Passcode: 752288 For Dial in only call: 929-205-6099.

A. CALL MEETING TO ORDER:

B. BOARD ATTENDANCE:

C. STAFF ATTENDANCE:

D. APPROVAL OF MINUTES: February 10, 2026

E. VARIANCE REQUEST(S):

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

Property Address: 317 Ocean Blvd, Golden Beach, FL, 33160
Folio No: 19-1235-002-0460
Legal Description: Lots 15 16 17 Inc Blk B, GB Sect B, PB 9-52

1. Relief from Town Code §66-69.1(f)(1) Main Residence. Which states that no portion of any primary residential structure shall be placed closer to the west "front" lot line abutting Ocean Boulevard than 60'

Request is to allow the existing north garage to be expanded to have a front setback of 41.6', and the south garage to be expanded to have a front setback of 46.2';

2. Relief from Town Code §66-69.1(h)(1)(c) which requires all residences designed as two-story structures shall be required to increase the side Setbacks along two-thirds of the length of the second story by one foot for each one foot (1:1) of building height above the first 18';

Request is to allow for the Side Yard Setback along the second story of 10' as opposed to the minimum 22' on the north side of the property; and to allow the Side Yard Setback along the second story of 14' as opposed to the minimum 22' on the south side of the property;

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

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

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

Installation dock replacement & seawall repair.

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

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

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

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

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

Construction of exterior alternation and addition.

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

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

Construction of addition and renovations and landscape improvements.

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

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

Installation dock replacement.

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

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

Installation dock replacement.

8. Marc B Farbstein Trs
Marc B Farbstein Revocable Trust
416 Golden Beach Dr
Golden Beach, FL 33160

Property Address: 416 Golden Beach Drive, Golden Beach, FL. 33160
Folio No.: 19-1235-005-0520
Legal Description: Lots 47 & S1/2 of Lot 46 & Lot 48, Blk F, GB Section E, PB 8-122

Construction of exterior alternation

9. 428 Golden Beach Drive Llc
20533 BISCAYNE BLVD STE 4 413
AVENTURA, FL 33180

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

Installation dock and seawall replacement.

10. Saber South Hialeah II Llc
1820 E Hallandale Beach Blvd
Hallandale, FL 33009

Property Address: 476 North Parkway, Golden Beach, FL, 33160
Folio No: 19-1235-005-0400
Legal Description: Lot 32 Blk F, Gb Sec E, Pb 8-122

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

11. 605 Ocean Blvd LLC Trs
605 Ocean Blvd Tr
18909 Ne 29 Ave
Aventura, FL 33180

Property Address: 605 Ocean Blvd., Golden Beach, FL, 33160
Folio No: 19-1235-001-0510
Legal Description: Lots 17 & 18, BLK D GB Sect A, PB 9-52

Variance request for construction of new single-family residence and landscape design approval.

G. NEW BUSINESS:

12. Veronica Sarabia Trs
Veronica Sarabia Trust
455 Center Island Dr
Golden Beach, FL 33160

Property Address: 455 Center Island Drive, Golden Beach, FL, 33160
Folio No: 19-1235-005-0990
Legal Description: Lot 12 Blk L, GB Sec E PB 8-122

Modification to exterior façade.

H. OLD BUSINESS:

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

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

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

I. DISCUSSION:

J. ADJOURNMENT:

PURSUANT TO FLA. STATUTE 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT: IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR THAT SUCH PURPOSE, AFFECTED PERSONS MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE TOWN FOR THE INTRODUCTION OR ADMISSION OF OTHER INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES I