



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

**AGENDA  
BUILDING REGULATION ADVISORY BOARD  
June 2, 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:** April 14, 2026

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

1. 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

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

1. Relief from: Town Code §66-102(a) Minimum lot and swale elevations, which states the finished grade of any lot abutting Ocean Boulevard shall not exceed an elevation of 11 feet NGVD;

Request is to: allow a maximum elevation of 12. 1' NGVD;

2. Relief from: Town Code §§66-69.1(g) Rear Yard Setbacks which states no portion of any house shall be placed closer to the east "rear" lot line abutting the Atlantic Ocean than behind a line drawn between the corners of the nearest existing residences parallel to the beach;

Request is to: allow for the Rear Yard Setback to be drawn from the southeast corner of the nearest residence to the north as opposed to the nearest residence to the south parallel to the beach;

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

2. Ricardo Halfen Le  
Stephanie Dornbusch De Halfen Le  
Rem Sdh Irrevocable Trust  
96 Golden Beach Drive  
Golden Beach, FL 33160

Property Address: 96 Golden Beach Drive, Golden Beach, FL. 33160  
Folio No.: 19-1235-004-0320

Legal Description: Lots 20 & 21, Blk H, GB Section D, PB 10-10

Construction of exterior alternation and addition.

3. Philip Solomon  
Joanna Solomon  
212 South Island Drive  
Golden Beach, FI 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.

4. Jason Rubin  
268 South Parkway  
Golden Beach, FI 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.

5. Alan & Helen Gay Benenson  
304 South Parkway  
Golden Beach, FI 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.

6. Ronald N Tutor Trs  
Tutor Marital Property Tr  
Alia Tutor Trs  
317 Ocean Blvd  
Golden Beach, FI 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.

7. 428 Golden Beach Drive LLC  
20533 Biscayne Blvd Ste 4 413  
Aventura, FI 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.

8. John L & Karleen M Halliwell  
495 Centre Island  
Golden Beach, FL 33160-2255

Property Address: 495 Center Island Drive, Golden Beach, FL, 33160  
Folio No: 19-1235-005-0900  
Legal Description: Lot 1 & 2, Blk L, Gb Sec E, Pb 8-122

Installation dock replacement.

9. 534 N Parkway LLC  
Taurus Bg Holdings LLC  
Castle Hill Realty III FI LLC  
4243 Dunwoody Club Dr 200  
Atlanta, Ga 30350

Property Address: 534 North Parkway, Golden Beach, FL, 33160  
Folio No: 19-1235-006-0700  
Legal Description: Lots 16 & Port of Lot 15, BLK F GB Sect F, PB 10-11

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

10. Capri Investments Florida Llc  
630 Golden Beach Dr  
Golden Beach, FL 33160

Property Address: 630 Golden Beach Drive, Golden Beach, FL, 33160  
Folio No: 19-1235-006-0410  
Legal Description: Lots 7 & 8, BLK E, GB Sect F, PB 10-11

Construction of exterior renovations and landscape improvements.

11. Paul Tartell  
Jodi Tartell  
640 North Island Drive  
Golden Beach, FL 33160

Property Address: 640 North Island Drive, Golden Beach, FL, 33160  
Folio No: 19-1235-006-1060  
Legal Description: Lots 35 & 36 Less Beg Se Cor Of Lot 36 Th N18 Deg E150ft Nwly, Gb Sect F, Pb 10-11

Install floating dock & platform.

**G. NEW BUSINESS:**

**H. OLD BUSINESS:**

1. Orian Azulay  
Dikla E Azulay  
152 Ocean Blvd  
Golden Beach, FL 33160

Property Address: 152 Ocean Blvd, Golden Beach, FL, 33160  
Folio No: 19-1235-003-0580

Legal Description: Lots 9 & 10, BLK 6 GB Sect C, PB 9-52

Construction of a pergola.

2. David J Blumberg  
415 Center Island Drive  
Golden Beach, FL 33160

Property Address: 415 Center Island Drive, Golden Beach, FL, 33160

Folio No: 19-1235-005-1060

Legal Description: Lots 22 & 23, BLK L GB Sect E, PB 8-122

Construction of exterior alternation and addition.

**I. DISCUSSION:** 2<sup>nd</sup> floor area ratio

**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