

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 3067.26

A RESOLUTION OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING VARIANCE REQUESTS FOR PROPERTY LOCATED AT 317 OCEAN BLVD., GOLDEN BEACH, FLORIDA 33160. TO ALLOW FOR THE NORTH SIDE SETBACKS ALONG THE SECOND STORY AT 10' AS OPPOSED TO THE MINIMUM 22' ON THE NORTH SIDE OF THE PROPERTY; AND TO ALLOW THE SOUTH SIDE SETBACKS ALONG THE SECOND STORY AT 14' AS OPPOSED TO THE MINIMUM 22' ON THE SOUTH SIDE OF THE PROPERTY.

**WHEREAS**, the applicant, Ronald N Tutor Trs. ("the applicant"), filed a Petition for Variances/exceptions, 1). Section 66-69.1(h)(4)(c) 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';

**WHEREAS**, the Town Council approved the applicant's request to allow for the North Side Setback along the second story of 10' as opposed to the required 22' on the north side of the property; and to allow the South Side Setback along the second story of 14' as opposed to the 22' required on the south side of the property.

**WHEREAS**, these variances and exceptions are for the property at 317 Ocean Blvd., Golden Beach, FL. 33160 (Golden Beach Section "B", Lot 15, 16, 17, Block B, as recorded in PB 9-52, of the Public Records of Miami-Dade County, (Folio No. 19-1235-002-0460 (the "Property") and.

**WHEREAS**, the Town's Building Regulation Advisory Board held an advertised public hearing on the Petition for Variance/Exception and recommended denial of the front setback variance by the Town Council; and,

**WHEREAS**, a public hearing of the Town Council was advertised and held, as required by law, and all interested parties were given an opportunity to be heard; and

**WHEREAS**, the Town Council, having considered the evidence presented, finds that the Petition of Variance meets the criteria of the applicable codes and ordinances to the extent the application is granted herein.

**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. Approval.** The Petition for Variance to permit each of the requested variances/exception is hereby granted.

**Section 3. Conditions.** The Petition for Exception/Variance, as granted is subject to the following conditions:

- (1) Applicant shall record a certified copy of this Resolution in the public records of Miami-Dade County; and the construction shall be completed substantially in accordance with those certain plan pages A-000 through V-102 by Richard F. Sammons., dated 2/23/2026, and Boundary Survey, dated 4/15/2025 by Gunter, Rolando Ortiz, LS 4312, for the property located at 317 Ocean Blvd., Golden Beach, FL. 33160

**Section 4. Implementation.** That the Building and Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Town of Golden Beach Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this Resolution. A copy of this Resolution shall be attached to the building permit application documents.

**Section 5. Effective Date.** This Resolution shall be effective immediately upon adoption.

**Sponsored by Administration.**

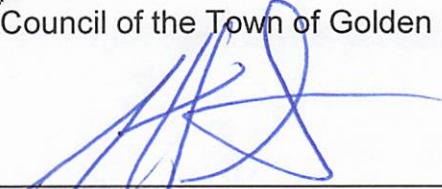
The Motion to adopt the foregoing Resolution was offered by Councilmember Lusskin, seconded by Vice Mayor Mendal, and on roll call the following vote ensued:

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

**MOTION FAILED TO PASS** by the Town Council of the Town of Golden Beach, Florida, on this 21<sup>st</sup> day of April, 2026.

ATTEST:

  
\_\_\_\_\_  
LISSETTE PEREZ  
TOWN CLERK

  
\_\_\_\_\_  
MAYOR GLENN SINGER

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

  
\_\_\_\_\_  
STEPHEN J. HELFMAN  
TOWN ATTORNEY



# TOWN OF GOLDEN BEACH

100 Ocean Blvd.  
Golden Beach, FL 33160

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## MEMORANDUM

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**Date:** April 21, 2026

**To:** Honorable Mayor Glenn Singer &  
Town Council Members

**From:** Alexander Diaz,  
Town Manager

**Subject:** Resolution No. 3067.26 – Variance Request for 317 Ocean Blvd, Golden Beach, FL 33160 (Seeking relief from second-floor side step-in setback requirements).

Item Number:

4

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### Recommendation:

It is recommended that the Town Council allow the applicant the opportunity to seek approval of the variance request presented in Resolution No. 3067.26.

### Background and History:

The applicant is requesting a variance from Town Code Sections 66-69.1(h)(1)(c)

The variance request seeks approval to allow a 10' north-side setback along the second story, as opposed to the 22' required, and a 14' south-side step-in setback along the second story, as opposed to the minimum 22' required.

Town code requires that 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 18'.

The Building Regulation Advisory Board considered the variance request at its meeting on March 10, 2026. A motion to recommend approval was made; the motion failed by a vote of 3-0.

### Attachments:

- Resolution
- Zoning Review – Staff Report
- Notice of Hearing
- Building Regulation Advisory Board Application
- Copy of resident notification listing
- Summary minutes

**Financial Impact:** None