



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

**AGENDA
BUILDING REGULATION ADVISORY BOARD
July 21, 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:** June 2, 2026
- E. VARIANCE REQUEST(S):**
- F. REQUEST FOR ADDITIONS, DEFERRALS, DELETIONS & WITHDRAWALS:**

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

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

Installation of a replacement dock and repair of the existing seawall.

- 2. Jason Rubin
268 South Parkway
Golden Beach, FL 33160

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

Construction of New Single-Family Residence and Landscape Design Approval.

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

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

Construction of Exterior Alterations and Addition.

- 4. Ronald N Tutor Trs

Tutor Marital Property Tr
Alia Tutor Trs
317 Ocean Blvd
Golden Beach, FL 33160

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

Construction of an Addition, Renovations, and Landscape Improvements

5. 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

Dock Installation and Seawall Replacement

6. 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

Dock Replacement.

7. 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.

8. 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

Exterior Renovations and Landscape Improvements.

9. 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

Floating Dock and Platform Installation

G. NEW BUSINESS:

10. 670 Golden Beach Dr LLC
1711 Biscayne Blvd
North Miami Beach, FL 33160

Property Address: 670 Golden Beach Drive, Golden Beach, FL. 33160
Folio No.: 19-1235-006-0480
Legal Description: Lots 15 & Port of lot 16, Blk E, GB Section F, PB 10-11

Construction of a new dock.

11. Elias Sacal Cohen
369 Center Island Drive
Golden Beach, FL 33160

Property Address: 369 Center Island Drive, Golden Beach, FL. 33160
Folio No.: 19-1235-005-0851
Legal Description: Lots 17 & Lot 16, Blk K, GB Section E, PB 8-122

Construction of a new seawall and dock.

12. Ron Ben Josef Trs
The Dror Homestead Trust
11 Grace Ave 108
Great Neck, NY 11021

Property Address: 333 Golden Beach Drive, Golden Beach, FL. 33160
Folio No.: 19-1235-005-0210
Legal Description: Lots 25 & 26, Blk 4, GB Section E, PB 8-122

Construction of Exterior Alteration.

13. 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 Alteration and Addition.

14. Mark S Meland Trs. (495 Ocean)
495 Ocean Blvd Trust
200 South Biscayne Blvd, Ste 3200
Miami, FL 33131

Mark Barrocas (501 Ocean)
Yrina Barrocas
395 Warren Street
Brookline, Ma 02445

Property Address: 495 & 501 Ocean Blvd., Golden Beach, FL. 33160
Folio No.: 19-1235-002-0630 & 19-1235-001-0640
Legal Description: Lots 20, Blk C, GB Section B, PB 9-52
Lot 39 & 40 Blk D, GB Sec A, PB 9-52

Construction of Exterior Alteration and Addition.

OLD BUSINESS:

H. DISCUSSION:

I. ADJOURNMENT:

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