



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

**AGENDA
BUILDING REGULATION ADVISORY BOARD
September 23, 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:** July 21, 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. Leo Ghitis
Ruth Ghitis
240 Golden Beach Dr
Golden Beach, FL 33160

Property Address: 240 Golden Beach Drive, Golden Beach, FL, 33160
Folio No: 19-1235-004-0080
Legal Description: Lots 12, Blk G N ½ of Lot 10 & Lot 11 & S1/2 GB, Sect D, PB 10-10.

Construction of an Addition and Renovations.

- 3. Isaac Almosny
Patricia Almosny
298 S Parkway
Golden Beach, FL 33160

Property Address: 298 South Parkway, Golden Beach, FL, 33160
Folio No: 19-1235-004-0190
Legal Description: W ½ of Lot 26 & ALL Lot 27, BLK G Lot 28 Blk G PB 8-122, GB Sect D, PB 10-10

Construction of an Addition

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 Alterations and Addition.

5. Isaac Ohebshalom
Sandra Perl Ohebshalom
364 Golden Beach Dr
Golden Beach, FL 3316

Property Address: 364 Golden Beach Drive, Golden Beach, FL, 33160
Folio No: 19-1235-005-0690
Legal Description: Lot 44 & S ½ Of Lot 45, BLK G GB Sect E, PB 8-122

Installation of new concrete slab on existing concrete seawall.

6. Tania Van Dam Murciano
Isaac Murciano
405 Center Island Dr
Golden Beach, FL 33160

Property Address: 405 Center Island Drive, Golden Beach, FL, 33160
Folio No: 19-1235-005-1070
Legal Description: Lot 24 & Lot 25 Blk L, Gb Sec E, Pb 8-122

Construction of an Addition and Renovation.

7. 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

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

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.

G. NEW BUSINESS:

10. 100 GB PROPERTY LLC
C/O SHERBER AND ASSOCIATES PA
2875 NW 191 ST 901
AVENTURA, FL 33180

Property Address: 100 Golden Beach Drive, Golden Beach, FL, 33160
Folio No: 19-1235-004-0300
Legal Description: Lot 19, Port of Lot 20, Blk H, GB Sect D, PB 10-10

New Dock installation and Seawall.

11. Levy Casa 18 LLC
2626 Castilla Isle
Fort Lauderdale, FI 33301

Property Address: 310 South Parkway, Golden Beach, FL, 33160
Folio No: 19-1235-006-1060
Legal Description: Lots 31 & 32 BLK G, Gb Sect E, PB 8-122

New Dock installation and Seawall.

12. JACATUA LLC
1510 DAYTONIA RD
MIAMI BEACH, FL 33141

Property Address: 564 Golden Beach Drive, Golden Beach, FL, 33160
Folio No: 19-1235-006-0640
Legal Description: Lots 9 & N1/2 of BLK F, Lot 10 Gb Sect F, PB 10-11

New Dock installation and Seawall.

13. Sofia Ioannou Trs
M And S Ioannou Family 572 N
Island Land Tr
500 North Island Dr
Golden Beach, FI 33160

Property Address: 572 North Island Drive, Golden Beach, FL, 33160
Folio No: 19-1235-006-0930
Legal Description: Lots 19 & S25ft of Lot 20 Blk M, Gb Sect F, PB 10-11

New Dock installation and Seawall

OLD BUSINESS:

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

Property Address: 640 North Island Drive, Golden Beach, FL, 33160
Folio No: 19-1235-005-0590
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.

15. David R Rodriguez
Lorena Rodriguez
18530 N Bay Rd
Sunny Isles Beach, FL 33160-2439

Property Address: 125 Ocean Blvd, Golden Beach, FL, 33160
Folio No: 19-1235-003-0040
Legal Description: LOT 6 & S ½ Of LOT 7, BLK A GB Sect C, PB 9-52

Exterior changes to a previously approved design.

16. 100 GB PROPERTY LLC
C/O SHERBER AND ASSOCIATES PA
2875 NW 191 ST 901
AVENTURA, FL 33180

Property Address: 100 Golden Beach Drive, Golden Beach, FL, 33160
Folio No: 19-1235-004-0300
Legal Description: Lot 19, Port of Lot 20, Blk H, GB Sect D, PB 10-10

Construction of Addition and Renovations.

17. Matthew Allen
288 Ocean Blvd
Golden Beach, FL 33160

Property Address: 288 Ocean Blvd, Golden Beach, FL, 33160
Folio No: 19-1235-003-0470
Legal Description: Lot 19, BLK 5, GB Sect C, PB 9-52

Construction of an Addition, Renovations, and Landscape Improvements.

18. 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.

19. 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.

20. 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.

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