



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

**AGENDA
BUILDING REGULATION ADVISORY BOARD
October 13, 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:** September 23, 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. 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

- 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. Jonathan Brief
Po Box 800008
Aventura, FL 33280

Property Address: 357 Center Island Drive, Golden Beach, FL, 33160
Folio No: 19-1235-005-0850
Legal Description: Lots 14 & Lot 15, BLK F GB Sect E, PB 8-122

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

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 cap overpour 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. Franco & Maria Barducci
363 Center Island
Golden Beach, FL 33160-2201

Property Address: 363 Center Island Drive, Golden Beach, FL, 33160
Folio No: 19-1235-005-0852
Legal Description: Lots 15 & 16 Beg Sely Lot 1, Blk M, Gb Sect F, PB 10-1

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

H. OLD BUSINESS:

11. 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.

Approval of Exterior Alterations.

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 IT