



TOWN OF GOLDEN BEACH

100 Ocean Boulevard
Golden Beach, FL 33160

**Official Agenda for the October 27, 2026
Special Town Council Meeting called for 6:00 P.M.**

Zoom Room Meeting ID: 891 3121 5219 Password: 609385

For Dial In Only: Call 305.224.1968 Meeting ID: 891 3121 5219

THE PUBLIC MAY PARTICIPATE AT GOOD AND WELFARE; PLEASE HOLD ALL QUESTIONS AND COMMENTS UNTIL THEN! THE PUBLIC IS ENCOURAGED TO SUBMIT ALL COMMENTS VIA EMAIL TO LPEREZ@GOLDENBEACH.US BY 2:00 P.M. TUESDAY, OCTOBER 27, 2026.

A. MEETING CALLED TO ORDER

B. ROLL CALL

C. PRESENTATIONS/TOWN PROCLAMATIONS

FLORIDA LEAGUE OF CITIES PRESENTATION

D. MOTION TO SET THE AGENDA

ADDITIONS/ DELETIONS/ REMOVAL OF ITEMS FROM CONSENT AGENDA/ AND CHANGES TO AGENDA

E. GOOD AND WELFARE

F. MAYOR'S REPORT

G. COUNCIL COMMENTS

H. TOWN MANAGER REPORT

I. TOWN ATTORNEY REPORT

- Update on Status of Non-Compliant Seawalls

J. ORDINANCES - FIRST READING

None.

K. ORDINANCES – SECOND READING

1. An Ordinance of the Town Council Amending the Town of Golden Beach Code of Ordinances Amending Chapter 52 Landscaping, To Amend Artificial Turf Regulations.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES BY REVISING ARTICLE I "IN GENERAL", SECTIONS 52-1, "DEFINITIONS" AND 52-6, "MINIMUM LANDSCAPE REQUIREMENTS" WITHIN CHAPTER 52 "LANDSCAPING", TO AMEND ARTIFICIAL TURF REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Exhibit: Agenda Ordinance No. 1
Ordinance No. 617.26

Sponsor: Town Administration

Recommendation: Motion to Approve Ordinance No. 617.26

L. QUASI JUDICIAL RESOLUTIONS

None.

M. MAJOR PROJECTS UPDATE & PRESENTATIONS

- Discussion of Third Party Management of the Wellness Center

N. CONSENT AGENDA

- 2. Official Minutes of the September 29, 2026 Final Budget Hearing**
- 3. Official Minutes of the September 29, 2026 Special Town Council Meeting**
- 4. A Resolution of the Town Council Approving a Joint Project Agreement with the State of Florida Department of Transportation for Turf and Landscape Maintenance.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, APPROVING A JOINT PROJECT AGREEMENT WITH THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR TURF AND LANDSCAPE MAINTENANCE; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; AUTHORIZING THE MAYOR AND TOWN MANAGER TO TAKE ALL ACTION

NECESSARY TO IMPLEMENT THE AGREEMENT;
PROVIDING FOR AN EFFECTIVE DATE.

Exhibit: Agenda Report No.4
Resolution No. 3100.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3100.26

5. A Resolution of the Town Council Authorizing the Payment of \$10,000 to Best Buddies International.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING THE PAYMENT OF \$10,000.00 TO BEST BUDDIES INTERNATIONAL; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

Exhibit: Agenda Report No.5
Resolution No. 3101.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3101.26

O. TOWN RESOLUTIONS

6. A Resolution of the Town Council Adopting Rules and Regulations for Use of Town Amenities.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, ADOPTING RULES AND REGULATIONS FOR USE OF TOWN AMENITIES, INCLUDING THE BEACH AND BEACH PAVILION, THE WELLNESS CENTER GYM AND CLUBHOUSE, AND THE RECREATIONAL COURTS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 6
Resolution No. 3102.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3102.26

7. A Resolution of the Town Council Amending the Town's Schedule of Building Permit Fees and Other Fees.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AMENDING THE TOWN'S SCHEDULE OF BUILDING PERMIT FEES AND OTHER FEES; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 7
Resolution No. 3103.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3103.26

8. A Resolution of the Town Council Accepting the Mayor and Town Manager's Recommendations for Amending Section 66-6 "General Construction Requirements" Relating to Construction Sign Front Standards.

AN RESOLUTION OF THE TOWN OF GOLDEN BEACH, FLORIDA, ACCEPTING THE MAYOR AND TOWN MANAGER'S RECOMMENDATIONS AMENDING SECTION 66-6 "GENERAL CONSTRUCTION REQUIREMENTS" RELATING TO CONSTRUCTION SIGN FRONTAGE STANDARDS AS OUTLINED IN THE ATTACHED ADMINISTRATIVE ORDER; PROVIDING FOR AN AMORTIZATION PERIOD FOR NONCONFORMING TEMPORARY FENCES; PROVIDING FOR INSTRUCTION TO THE TOWN ATTORNEY TO DRAFT AN ITEM FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 8
Resolution No. 3104.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3104.26

9. A Resolution of the Town Council Establishing a Retirement Health Savings Account (RHSA) and Contribution for Vested Members of the Town Charter and Eligible Dependents.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA; PROVIDING FOR THE CONTINUATION OF HEALTH INSURANCE BENEFITS FOR CURRENT AND RETIRED TOWN COUNCILMEMBERS AND THEIR ELIGIBLE DEPENDENTS UNDER THE TOWN'S GROUP HEALTH INSURANCE PLAN; MEMORIALIZING THE TOWN'S LONG-STANDING COMMITMENT TO RETIREMENT HEALTH INSURANCE BENEFITS; PROVIDING FOR ELIGIBILITY REQUIREMENTS; ESTABLISHING A RETIREMENT HEALTH SAVINGS ACCOUNT OPTION FOR MEDICARE-AGE ELIGIBLE COUNCILMEMBERS AND QUALIFIED CHARTER OFFICERS; PROVIDING FOR MONTHLY CONTRIBUTIONS, BIENNIAL ADJUSTMENTS, AND LIFETIME BENEFITS; PROVIDING CRITERIA FOR VESTED RIGHTS IN CONTINUED PARTICIPATION IN THE TOWN'S INSURANCE PLAN AT THE EXPENSE OF THE TOWN; SUPERSEDING PRIOR RESOLUTIONS TO THE EXTENT PROVIDED HEREIN; DIRECTING THE PREPARATION OF AN IMPLEMENTING ORDINANCE; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 9
Resolution No. 3105.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3105.26

P. DISCUSSION & DIRECTION TO TOWN MANAGER

Mayor Glenn Singer:
None Requested

Vice Mayor Jessie Mendal:
None Requested

Councilmember Kenneth Bernstein:
None Requested

Councilmember Bernard Einstein:
None Requested

Councilmember Judy Lusskin:
None Requested

Town Manager Alexander Diaz

None Requested

Q. ADJOURNMENT:

DECORUM:

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COUNCIL SHALL BE BARRED FROM THE COUNCIL CHAMBERS BY THE PRESIDING OFFICER. NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACE CARDS SHALL BE ALLOWED IN THE COUNCIL CHAMBERS. PERSONS EXITING THE COUNCIL CHAMBERS SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE COUNCIL CHAMBERS IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS.

PURSUANT TO FLORIDA 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 PURPOSE, AFFECTED PERSONS MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD SHALL INCLUDE 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 AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

IF YOU NEED ASSISTANCE TO ATTEND THIS MEETING AND PARTICIPATE, PLEASE CALL THE TOWN MANAGER AT 305-932-0744 EXT 224 AT LEAST 24 HOURS PRIOR TO THE MEETING.

RESIDENTS AND MEMBERS OF THE PUBLIC ARE WELCOMED AND INVITED TO ATTEND.



TOWN OF GOLDEN BEACH

100 Ocean Boulevard
Golden Beach, FL 33160

MEMORANDUM

Date: October 27, 2026

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz, *Alex B*
Town Manager

Subject: Ordinance No. 617.26 – Amending Code, Chapter 52,
“Landscaping,” to Amend Artificial Turf Regulations

Item Number:

1

Recommendation:

It is recommended that the Town Council adopt the attached Ordinance No. 617.26 as presented.

Background:

Allows artificial or synthetic turf on single-family residential properties one (1) acre or less in size, subject to compliance with Rule 62-308.100, F.A.C., adopted by the Florida Department of Environmental Protection.

The Town’s Landscape Architects have offered additional recommendations for revisions to the landscape code related to artificial turf, as stipulated in the attached Exhibit A.

Fiscal Impact:

None.

1 **TOWN OF GOLDEN BEACH, FLORIDA**

2 **ORDINANCE NO. 617.26**

3 **AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN**
4 **OF GOLDEN BEACH, FLORIDA, AMENDING THE TOWN'S**
5 **CODE OF ORDINANCES BY REVISING ARTICLE I "IN**
6 **GENERAL", SECTIONS 52-1, "DEFINITIONS" AND 52-6,**
7 **"MINIMUM LANDSCAPE REQUIREMENTS" WITHIN**
8 **CHAPTER 52 "LANDSCAPING", TO AMEND ARTIFICIAL**
9 **TURF REGULATIONS; PROVIDING FOR SEVERABILITY;**
10 **PROVIDING FOR CODIFICATION; PROVIDING FOR**
11 **CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.**

12 **WHEREAS**, Article VIII, Section 2 of the Florida Constitution, and Chapter 166,
13 Florida Statutes provides municipalities the authority to exercise any power for municipal
14 purposes, except where prohibited by law, and to adopt ordinances in furtherance of such
15 authority; and

16 **WHEREAS**, the Town Council of the Town of Golden Beach (the "Town Council")
17 finds it periodically necessary to amend its Code of Ordinances and Land Development
18 Code (the "Code") in order to update regulations and procedures to maintain consistency
19 with state law and to implement municipal goals and objectives; and

20 **WHEREAS**, Section 125.572 of the Florida Statutes (2025) provides that local
21 government may not prohibit the installation of synthetic or artificial turf which complies with
22 rules adopted by the Florida Department of Environmental Protection in Rule 62-308.100 of
23 the Florida Administrative Code, as amended ("F.A.C"), on single-family residential
24 properties one (1) acre or less in size, nor may a local government adopt or enforce
25 regulations which regulate synthetic or artificial turf inconsistent with the rules adopted by

the Florida Department of Environmental Protection in Rule 62-308.100, F.A.C. on such properties; and

WHEREAS, current Code provisions provide regulations for synthetic or artificial turf on single-family residential properties which are not consistent with Section 125.572, Fla. Stat. (2025); and

WHEREAS, the Town Council wishes to amend the Code to conform with Section 125.572, Fla. Stat. (2025) by allowing artificial or synthetic turf on single-family residential properties one (1) acre or less in size, subject to compliance with Rule 62-308.100, F.A.C., adopted by the Florida Department of Environmental Protection; and

WHEREAS, the Town Council held duly advertised public meetings to consider the proposed modifications to the Town's Land Development Regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF GOLDEN BEACH, FLORIDA:

Section 1. Recitals. That the recitals set forth above are hereby adopted and confirmed.

Section 2. Amending Code. Section 52-6, "Minimum Landscape Requirements", Article I, "In General" within the existing Chapter 52, "Landscaping", shall be amended to read as follows:¹

Sec. 52-1. Definitions

¹ Additions to the text are shown in underline. Deletions to the text are shown in ~~strike through~~. Additions added between first and second reading are shown in double underline.

~~Artificial Turf means an artificial product manufactured from synthetic materials that simulates the appearance of natural Turf, grass, sod or lawn.~~

Artificial turf (also known as "synthetic turf") defined in the Florida Statutes section 125.572(1), as amended, is a manufactured product that resembles natural grass and is used as a surface for landscaping and recreational areas.

Sec. 52-6. Minimum Landscape Requirements.

(13) Artificial Turf. The use of Artificial Turf is permitted on all single-family residential properties one (1) acre or less in size, subject to compliance with the standards in Rule 62-308.100 of the Florida Administrative Code, as amended. The installation of Artificial Turf is subject to applicable Town Policies, permitting requirements and the minimum standards established under Section 125.572, Florida Statutes, and Rule 62-308.100, Florida Administrative Code.~~Artificial Turf may be used on all properties other than single-family residential properties one (1) acre or less in size~~ as follows:

~~a. On roof top terraces.~~

~~b. Within Zones One, Two and Three, except that the quantity of Artificial Turf to be incorporated into any street yard visible from the roadway shall not exceed 30 percent of the applicable yard area.~~

~~c. In all areas of installation, Artificial Turf which is installed consistent with the quality, installation and location requirements of this section shall be treated as pervious surface area.~~

- ~~d. With the exception of those circumstances in which Artificial Turf is installed consistent with subsection (9)b. above, Artificial Turf shall not be:~~
- ~~1. Installed within permanent drainage features (e.g., French drains; Swales);~~
 - ~~2. On any Swale area without approval of the Town Manager or designee upon a finding that no alternate live plantings are feasible.~~
- ~~e. Minimum material standards. All Artificial Turf shall comply with the following minimum standards:~~
- ~~1. Artificial Turf shall consist of green lifelike individual blades of grass that emulate natural Turf in look and color and shall have a minimum pile height of one and one half inches and shall have a minimum tufted weight of 80 ounces per square yard.~~
 - ~~2. Where Artificial Turf is utilized for institutional recreational uses (e.g., playgrounds, athletic fields), the Artificial Turf product installed shall be designed for the intended use and meet the appropriate additional standards.~~
 - ~~3. Artificial Turf installations shall have a minimum permeability of 30 inches per hour per square yard.~~
 - ~~4. All Artificial Turf shall have a minimum ten-year manufacturer's warranty that protects against color fading and a decrease in pile height.~~
 - ~~5. Artificial Turf shall be lead free.~~
 - ~~6. Artificial Turf shall be flame retardant.~~

~~7. Artificial Turf shall be manufactured from polyethylene monofilament,
Dual Yarn System.~~

~~8. All materials must include test documentation which declares that the
Artificial Turf yarn and backing materials are disposable under
normal conditions, at any US landfill station (Total Content Leach
Protocol (TCLP) test).~~

~~9. The use of indoor or outdoor plastic or nylon carpeting as a
replacement for Artificial Turf or natural Turf shall be prohibited.~~

~~10. Artificial Turf shall not be treated as a fill in material, but rather as a
planned element of the landscape.~~

~~f. Installation, maintenance and repair.~~

~~1. All Artificial Turf shall, at a minimum, be installed by a licensed
professional pursuant to the manufacturer's specifications.~~

~~2. All Artificial Turf installations shall be anchored to ensure that the
Turf will withstand the effects of wind.~~

~~3. All seams shall be joined in a tight and secure manner, nailed or
glued, not sewn, and edges shall be trimmed to fit against all regular
and irregular edges to resemble a natural look.~~

~~4. If Artificial Turf is planned to be installed immediately adjacent to a
seawall, the Artificial Turf shall be pinned or staked behind the
seawall. No Artificial Turf or installation mechanism shall be attached
directly to or placed on a seawall or seawall cap.~~

~~5. All Artificial Turf shall be installed over a subgrade prepared to provide positive drainage and an evenly graded mass of compacted, porous crushed rock aggregate material. Base comprising of sand only is not permitted.~~

~~6. Proper drainage shall be provided for all Artificial Turf installations to prevent excess runoff or pooling of water.~~

~~7. An infill medium consisting of clean silica sand or other approved mixture shall be brushed into the fibers to ensure that the fibers remain in an upright position and to provide ballast that will hold the Turf in place and provide a cushioning effect. Artificial Turf shall be visually level, with the grain pointing in a single direction.~~

~~8. An appropriate solid barrier device (e.g., concrete mow strip, bender board, or other barrier with a minimum 3/8" thickness) is required to prevent intrusion of living plant material into the Artificial Turf areas.~~

~~9. Precautions for installation around existing Trees shall be monitored and may be restricted to ensure Tree roots are not damaged with the installation of the base material and that the overall health of the Tree will not be compromised.~~

~~10. All Artificial Turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, mud, stains, weeds, debris, tears, holes, and impressions. Maintenance shall include, but not be limited to cleaning, brushing, debris removal; repairing of depressions and ruts to maintain a visually level surface; elimination~~

~~of any odors, flat or matted areas, weeds, and evasive roots; and all edges of the Artificial Turf shall not be loose and must be maintained with appropriate edging or stakes.~~

~~11. All Artificial Turf must be replaced if it falls into disrepair with fading or holes or loose areas. Replacement and/or repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing Artificial Turf.~~

~~g. Material specifications and plans:~~

~~1. Material specifications and plans shall be provided to the Town for review and approval prior to the installation of Artificial Turf.~~

~~2. The submittal shall include:~~

~~A. A Landscape Plan showing the area of synthetic Turf, area of living plant material, and separation between these areas;~~

~~B. A dimensioned cross section of proposed materials and installation details, including subgrade, drainage, base or leveling layer, and infill;~~

~~C. Edge material and detail for seams;~~

~~D. Material description and specifications, including manufacturer,~~

~~E. Installer (with contact information), and warranty information.~~

~~F. A sample of the Turf proposed that meets these standards.~~

~~G. Product to be made, assembled and warranted in the United States of America.~~

~~H. Consideration of the percentage of living plants versus percentage of Artificial Turf shall be part of the review process.~~

~~3. An owner or applicant shall obtain a building permit from the Town prior to the installation of any Artificial Turf.~~

a. Location:

1. Artificial turf may not be installed within the right-of-way or the swale.

2. Artificial turf cannot compromise the health of nearby trees, including damage to tree roots, except for those identified as a noxious weed as defined in Chapter 581, F.S.

3. Artificial turf shall not be installed inside the drip lines of trees, whether on the property or on adjacent properties, unless the tree is a noxious weed as defined by Chapter 581, F.S., or unless a certified arborist, using site-specific information and best professional judgment, certifies that installation within that drip line would not be harmful to the tree.

4. Artificial turf shall be installed landward of any dune system and shall not be used to replace any existing dune vegetation.

b. Material:

1. Artificial turf, including backing material and infill, must not contain heavy metals or intentionally added perfluoroalkyl and polyfluoroalkyl substances (PFAS).

181 2. Artificial turf, including backing materials and infill, must be
182 disposable under normal conditions at any Chapter 62-701, F.A.C.,
183 Florida permitted landfill.

184 3. Infill material, if used, must be clean silica sand, rock, shell, or other
185 natural material. Rubber or any other synthetic infill material is not
186 permitted. Rubber or any other synthetic turf infill material is allowed
187 only within the footprint of playground equipment and must also meet
188 the requirements described in Sec. 52-6 (13)(b)(1) and (13)(b)(2)
189 above. Installation shall be designed to prevent any infill material
190 from washing away from the residential property.

191 4. Subgrade shall consist of natural materials, such as crushed rock,
192 that meet the permeability requirements of this rule. Subgrade
193 materials shall be washed before installation to prevent fines from
194 binding.

195 5. An appropriate solid barrier device (e.g., concrete mow strip, bender
196 board, or other barrier) is required to prevent intrusion of living plant
197 material into the Artificial Turf areas.

198 c. Color:

199 1. Green Artificial turf that resembles a natural lawn in color and texture
200 is allowed.

201 d. Permeability:

202 1. Artificial turf must be permeable and affixed to permeable backing
203 with a pervious subgrade.

204 2. Artificial turf must be installed over a subgrade prepared for positive
205 drainage and evenly graded porous material.

206 3. Soil beneath installed subgrade shall not be compacted to the extent
207 that it adversely impacts percolation through the soil.

208 e. Stormwater Management:

209 1. Installation of Artificial turf must be designed and installed to prevent
210 pooling or increases in the stormwater runoff volume, direction, or
211 rates to adjacent properties and, where possible, runoff shall be
212 directed to on-site pervious areas.

213 2. Installation of Artificial turf must not alter the permitted stormwater
214 management system as designed and must not be installed within a
215 swale, ditch, or a stormwater pond.

216 f. Water Conservation:

217 1. In-ground irrigation systems cannot be used to irrigate Artificial
218 turf areas.

219 2. If any in-ground system is already installed, the Building Department
220 may require the irrigation heads to be removed and the pipe capped.
221 Adjust existing sprinkler spray patterns irrigating landscaped areas
222 so artificial turf is not irrigated.

223 g. Water Quality:

224 1. Artificial turf shall not cause or contribute to violations of state water-
225 quality standards.

226 2. Artificial turf shall be installed no closer than 10 feet from a natural or
227 man-made waterbody, as measured from the applicable ordinary or
228 mean high water line, except where a physical barrier, such as a
229 seawall or bulkhead, separates the artificial turf from the waterbody.

230 h. Maintenance:

231 1. Artificial turf must be maintained in accordance with the
232 manufacturer's specifications.

233 2. Artificial turf must be anchored at all edges and seams to ensure
234 that turf will withstand the effects of wind or flooding.

235 3. If Artificial turf is planned to be installed immediately adjacent to a
236 seawall, the Artificial turf shall be securely terminated and anchored
237 landward of the seawall in accordance with the manufacturer's
238 specifications. No Artificial Turf or installation mechanism shall be
239 attached directly to or placed on a seawall or seawall cap.

240 4. Artificial turf drainage system must be maintained to prevent runoff
241 or pooling.

242 5. Artificial turf must maintain the appearance of a natural lawn in color
243 and texture.

244 6. Artificial turf must be replaced if it falls into disrepair, with fading,
245 holes, or loose areas. Any replacement and/or repairs shall use
246 similar materials from the same manufacturer and be executed in a
247 manner that seamlessly blends with the existing Artificial Turf,
248 ensuring edges and seams remain secure.

i. Permit Review:

1. Construction plans must clearly show the boundaries of proposed synthetic turf areas. The plan should label existing materials including paving, driveway, gravel, planting beds, trees and natural turf areas.

2. Construction plans should include manufacturer specifications and construction details that define the synthetic turf system, including the following:

A. A dimensioned cross-section and typical installation details for areas where artificial turf meets planting beds, paved surfaces, or building edges, as needed.

B. Specification of edging material and detail for artificial turf installations abutting building edges, paved edges or planting beds as applicable including a detail for seams;

C. Material description and specifications, including manufacturer,

D. Installer (with contact information)

E. A sample of the Turf proposed that meets these standards.

2. The construction plan must be drawn to scale and include boundary survey information with existing and proposed trees (including species, height, spread, DBH, and diameter of tree canopy), drainage features, above-ground utilities, and other existing features. Existing trees locations are required with the limit of work and

adjacent properties where tree canopies encroach onto the artificial turf area. The plan shall include tree canopies depicted to scale.

3. Any area where Artificial turf is installed requires sprinkler heads to be removed and capped.

j. Additional requirements applicable to properties not governed by Rule 62-308.100 of the Florida Administrative Code, as amended:

1. The use of Artificial Turf on properties greater than one (1) acre shall comply with Chapter 52, Sec. 52-6(13), above.

2. For single-family properties greater than one (1) acre, the quantity of Artificial Turf shall not exceed thirty (30) percent of the applicable yard area.

Section 3. Conflicts. All Sections or parts of Sections of the Code of Ordinances, all ordinances or parts of ordinances, and all Resolutions, or parts of Resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

Section 4. Severability. That the provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5. Codification.

That it is the intention of the Town Council and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Town Code, that the sections of this Ordinance may be renumbered or relettered to accomplish such intentions, and that the word Ordinance shall be changed to Section or other appropriate word.

Section 6. Effective Date.

That this Ordinance shall be in full force and take effect immediately upon its passage and adoption.

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

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

PASSED AND ADOPTED on first reading this 15th day of September 2026.

The Motion to adopt the foregoing Ordinance was offered by _____, seconded by _____, and on roll call the following vote ensued:

Mayor Glenn Singer	_____
Vice Mayor Jessie Mendal	_____
Councilmember Judy Lusskin	_____
Councilmember Bernard Einstein	_____
Councilmember Kenneth Bernstein	_____

PASSED AND ADOPTED on second reading this 27th day of October 2026.

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MAYOR GLENN SINGER

ATTEST:

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LISSETTE PEREZ
TOWN CLERK

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APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

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STEPHEN J. HELFMAN
TOWN ATTORNEY

ORD 617.26 EXHIBIT A

From: [Kathy O'Leary Richards](#)
To: [Lisette Perez](#)
Cc: [Carlos Somoza](#); [Maikersie Voltaire](#); [Alexander Diaz](#)
Subject: RE: Golden Beach - Artificial Turf
Date: Thursday, September 10, 2026 8:50:37 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[Town of Golden Beach Code_Sec 52-6\(13\)_Artificial turf revisions_20260909.docx](#)

Lisette,

Attached you will find our recommendations for the modifications to the landscape code as it relates to Artificial turf. We are creating a guidelines that will include an example of an Artificial Turf Site Plan that can be part of the permitting package to make it easier for homeowners. Please let us know if you have any questions.

Thank you,

Kathryn O'Leary Richards, PLA, ASLA

O'Leary Richards Design Associates, Inc.

Landscape Architecture & Planning

p. 305.790.7641

From: Lisette Perez <LPerez@goldenbeach.us>
Sent: Tuesday, September 1, 2026 10:24 AM
To: Kathy O'Leary Richards <kathy@olearyrichards.com>
Cc: Carlos Somoza <info@designsomoza.com>; Maikersie Voltaire <MVoltaire@goldenbeach.us>
Subject: RE: Golden Beach - Artificial Turf

Hi Kathy,

I'm looping Kassey in for her to confirm if any properties are greater than 1 acre. Since some properties have combined (i.e. 3 properties combined into 1 property) there may be a possibility that we do have a property or two that are greater than 1 acre, but she is going to take a look at it and let you know.

Thank you,

Lisette Perez, CMC, SHRM-CP
Town Clerk/Human Resources Director
Town of Golden Beach



Amend the definition of Artificial Turf as follows:

~~Artificial Turf means an artificial product manufactured from synthetic materials that simulates the appearance of natural Turf, grass, sod or lawn.~~

Artificial turf (also known as "synthetic turf") defined in the Florida Statutes section 125.572(1), as amended, is a manufactured product that resembles natural grass and is used as a surface for landscaping and recreational areas.

Amend Paragraph (13) as follows:

(13) Artificial Turf. The use of Artificial Turf is permitted on all single-family residential properties one (1) acre or less in size, subject to compliance with the standards in Rule 62-308.100 of the Florida Administrative Code, as amended. The installation of Artificial Turf is subject to applicable Town policies, permitting requirements, and the minimum standards established under Section 125.572, Florida Statutes, and Rule 62-308.100, Florida Administrative Code, as follows:

a. Location:

1. Artificial turf may not be installed within the right-of-way or the swale.
2. Artificial turf cannot compromise the health of nearby trees, including damage to tree roots, except for those identified as a noxious weed as defined in Chapter 581, F.S.
3. Artificial turf shall not be installed inside the drip lines of trees, whether on the property or on adjacent properties, unless the tree is a noxious weed as defined by Chapter 581, F.S., or unless a certified arborist, using site-specific information and best professional judgment, certifies that installation within that drip line would not be harmful to the tree.
4. Artificial turf shall be installed landward of any dune system and shall not be used to replace any existing dune vegetation.

b. Material:

1. Artificial turf, including backing material and infill, must not contain heavy metals or intentionally added perfluoroalkyl and polyfluoroalkyl substances (PFAS).
2. Artificial turf, including backing materials and infill, must be disposable under normal conditions at any Chapter 62-701, F.A.C., Florida permitted landfill.
3. Infill material, if used, must be clean silica sand, rock, shell, or other natural material. Rubber or any other synthetic infill material is not permitted. Rubber or any other synthetic turf infill material is allowed only within the footprint of playground equipment and must also meet the requirements described in Sec. 52-

- 6 (13)(b)(1) and (13)(b)(2) above. Installation shall be designed to prevent any infill material from washing away from the residential property.
4. Subgrade shall consist of natural materials, such as crushed rock, that meet the permeability requirements of this rule. Subgrade materials shall be washed before installation to prevent fines from binding.
 5. An appropriate solid barrier device (e.g., concrete mow strip, bender board, or other barrier) is required to prevent intrusion of living plant material into the Artificial Turf areas.
- c. Color
1. Green Artificial turf that resembles a natural lawn in color and texture is allowed.
- d. Permeability
1. Artificial turf must be permeable and affixed to permeable backing with a pervious subgrade.
 2. Artificial turf must be installed over a subgrade prepared for positive drainage and evenly graded porous material.
 3. Soil beneath installed subgrade shall not be compacted to the extent that it adversely impacts percolation through the soil.
- e. Stormwater Management
1. Installation of Artificial turf must be designed and installed to prevent pooling or increases in the stormwater runoff volume, direction, or rates to adjacent properties and, where possible, runoff shall be directed to on-site pervious areas.
 2. Installation of Artificial turf must not alter the permitted stormwater management system as designed and must not be installed within a swale, ditch, or a stormwater pond.
- f. Water Conservation
1. In-ground irrigation systems cannot be used to irrigate Artificial turf areas.
 2. If any in-ground system is already installed, the Building Department may require the irrigation heads to be removed and the pipe capped. Adjust existing sprinkler spray patterns irrigating landscaped areas so artificial turf is not irrigated.
- g. Water Quality
1. Artificial turf shall not cause or contribute to violations of state water-quality standards.
 2. Artificial turf shall be installed no closer than 10 feet from a natural or man-made waterbody, as measured from the applicable ordinary or mean high water line, except where a physical barrier, such as a seawall or bulkhead, separates the artificial turf from the waterbody.
- h. Maintenance
1. Artificial turf must be maintained in accordance with the manufacturer's specifications.
 2. Artificial turf must be anchored at all edges and seams to ensure that turf will withstand the effects of wind or flooding.
 3. If Artificial turf is planned to be installed immediately adjacent to a seawall, the Artificial turf shall be securely terminated and anchored landward of the seawall in

accordance with the manufacturer's specifications. No Artificial Turf or installation mechanism shall be attached directly to or placed on a seawall or seawall cap.

4. Artificial turf drainage system must be maintained to prevent runoff or pooling.
5. Artificial turf must maintain the appearance of a natural lawn in color and texture.
6. Artificial turf must be replaced if it falls into disrepair, with fading, holes, or loose areas. Any replacement and/or repairs shall use similar materials from the same manufacturer and be executed in a manner that seamlessly blends with the existing Artificial Turf, ensuring edges and seams remain secure.

i. Permit Review

1. Construction plans must clearly show the boundaries of proposed synthetic turf areas. They should include manufacturer specifications and construction details that define the synthetic turf system, such as a dimensioned cross-section and typical installation details for areas where artificial turf meets planting beds, paved surfaces, or building edges, as needed.
2. The plan must be drawn to scale and include boundary survey information with existing and proposed trees (including species, height, spread, DBH, and diameter of tree canopy), drainage features, above-ground utilities, and other existing features.
3. Any area where Artificial turf is installed requires sprinkler heads to be removed and capped.

j. Additional requirements applicable to properties not governed by Rule 62-308.100 of the Florida Administrative Code, as amended.

1. The use of Artificial Turf on properties greater than one (1) acre shall comply with Chapter 52, Sec. 52-6(13), above.
2. For single-family properties greater than one (1) acre, the quantity of Artificial Turf shall not exceed thirty (30) percent of the applicable yard area.



TOWN OF GOLDEN BEACH

100 Ocean Boulevard
Golden Beach, FL 33160

MEMORANDUM

Date: October 27, 2026

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Lissette Perez, 
Town Clerk

Subject: **Town Council Minutes**

Items Number:

2 & 3

Recommendation:

It is recommended that the Town Council adopt the Official Minutes of the September 29, 2026 Final Budget Hearing and the September 29, 2026 Special Town Council Meeting.



TOWN OF GOLDEN BEACH

100 Ocean Boulevard
Golden Beach, FL 33160

Official Minutes for the September 29, 2026
Final Budget Hearing called for 6:00 P.M.

Zoom Room Meeting ID: 881 3013 4898 Password: 559169

For Dial In Only: Call 305.224.1968 Meeting ID: 881 3013 4898

THE PUBLIC MAY PARTICIPATE WHEN THE MEETING HAS BEEN OPENED TO PUBLIC COMMENTS; PLEASE HOLD ALL QUESTIONS AND COMMENTS UNTIL THEN! THE PUBLIC IS ENCOURAGED TO SUBMIT ALL COMMENTS VIA EMAIL TO LPEREZ@GOLDENBEACH.US BY 2:00 P.M. TUESDAY, SEPTEMBER 29, 2026.

A. MEETING CALLED TO ORDER

Mayor Singer called the meeting to order at 6:09 PM.

B. ROLL CALL

Councilmembers Present: Mayor Glenn Singer, Vice Mayor Jessie Mendal, Councilmember Bernard Einstein, Councilmember Judy Lusskin, Councilmember Kenneth Bernstein

Staff Present: Town Manager Alexander Diaz, Town Attorney Steve Helfman, Assistant Town Manager Linda Epperson via Zoom, Town Clerk Lissette Perez, Finance Director Maria Guerra via Zoom, Chief Rudy Herbello, Assistant Chief Yovany Diaz, Captain Leila Perez, Resident Services Director Michael Glidden, Special Projects Director Lissett Rovira, HR Generalist and Assistant to the Town Clerk Elena Cheung, Administrative Office Coordinator Amber Schwabenbauer, Administrative Assistant Eric Garcia, Police Detective Alejandro Victores, Police Officer Tanice Newell-Pearl, Police Officer Bryan Castro, Police Officer Lay Rivacoba, Police Officer Steven Gonzalez, Police Officer Dylan Vicioso, PSA Jamesha Starks, PSA/Park Ranger Dominick Carrasco, PSA/Park Ranger Ernesto Pico

C. PLEDGE OF ALLEGIANCE

Chief Rudy Herbello led the Pledge of Allegiance.

D. ADOPTION OF FINAL COMBINED MILLAGE AND FINAL OPERATING BUDGET FOR FISCAL YEAR 2026/2027 (TIME CERTAIN ITEM)

- 1. A Resolution of the Town Council Adopting the Final Millage Rate for the Fiscal Year Commencing October 1, 2026 through September 30, 2027.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, ADOPTING THE FINAL MILLAGE RATE OF THE TOWN OF GOLDEN BEACH FOR

THE FISCAL YEAR COMMENCING OCTOBER 1, 2026
THROUGH SEPTEMBER 30, 2027 PURSUANT TO
FLORIDA STATUTE 200.065 (TRIM BILL); PROVIDING
FOR AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 1
Resolution No. 3095.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3095.26

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

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

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida this 29th day of September, 2026.

2. A Resolution of the Town Council Adopting the Final Budgets for the Fiscal Year Commencing October 1, 2026 through September 30, 2027.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN
OF GOLDEN BEACH, FLORIDA, ADOPTING THE FINAL
BUDGETS FOR THE FISCAL YEAR COMMENCING
OCTOBER 1, 2026 THROUGH SEPTEMBER 30, 2027
PURSUANT TO FLORIDA STATUTE 200.065 (TRIM BILL);
PROVIDING FOR AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 2
Resolution No. 3096.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3096.26

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>Aye</u>
Vice Mayor Jessie Mendal	<u>Aye</u>
Councilmember Bernard Einstein	<u>Aye</u>

Councilmember Judy Lusskin Aye
Councilmember Kenneth Bernstein Aye

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida this 29th day of September, 2026.

Town Manager- Stated that since the last budget hearing no changes are being recommended in regard to the budget, general fund, millage rate, or the debt service millage rate. Declared that later in the evening he would be giving a report relating to the Town's fee structure and that the fee structure will have no impact on the budget as presented.

Reminded Council of their authorization to use funds from last year's budget to cover the gap in the insurance loss due to the insurance hold the Town is doing, and to cover the additional authorized items that were enumerated in the previous minutes.

Mayor Singer- Congratulated the Town Manager, Maria Guerra, and Lissette Perez and her team for doing a phenomenal job on the budget. Stated that it was the fifth time in 20 years that we have lowered the millage rate and the first time that it has been under 8 mills.

E. ADJOURNMENT:

A motion to adjourn the Council Meeting was made by Councilmember Lusskin, seconded by Councilmember Einstein.

Consensus vote 5 Ayes 0 Nays. Motion passes.

The meeting adjourned at 6:14 PM

Respectfully submitted,

Lissette Perez
Lissette Perez
Town Clerk



TOWN OF GOLDEN BEACH

100 Ocean Boulevard
Golden Beach, FL 33160

Official Minutes for the September 29, 2026
Special Town Council Meeting called for 6:00 P.M.

Zoom Room Meeting ID: 881 3013 4898 Password: 559169

For Dial In Only: Call 305.224.1968 Meeting ID: 881 3013 4898

THE PUBLIC MAY PARTICIPATE AT GOOD AND WELFARE; PLEASE HOLD ALL QUESTIONS AND COMMENTS UNTIL THEN! THE PUBLIC IS ENCOURAGED TO SUBMIT ALL COMMENTS VIA EMAIL TO LPEREZ@GOLDENBEACH.US BY 2:00 P.M. TUESDAY, SEPTEMBER 29, 2026.

A. MEETING CALLED TO ORDER

Mayor Singer called the meeting to order at 6:15 PM

B. ROLL CALL

Councilmembers Present: Mayor Glenn Singer, Vice Mayor Jessie Mendal, Councilmember Bernard Einstein, Councilmember Judy Lusskin, Councilmember Kenneth Bernstein

Staff Present: Town Manager Alexander Diaz, Town Attorney Steve Helfman, Assistant Town Manager Linda Epperson via Zoom, Town Clerk Lissette Perez, Finance Director Maria Guerra via Zoom, Chief Rudy Herbello, Assistant Chief Yovany Diaz, Captain Leila Perez, Resident Services Director Michael Glidden, Special Projects Director Lissett Rovira, HR Generalist and Assistant to the Town Clerk Elena Cheung, Administrative Office Coordinator Amber Schwabenbauer, Administrative Assistant Eric Garcia, Police Detective Alejandro Victores, Police Officer Tanice Newell-Peart, Police Officer Bryan Castro, Police Officer Lay Rivacoba, Police Officer Steven Gonzalez, Police Officer Dylan Vicioso, PSA Jamesha Starks, PSA/Park Ranger Dominick Carrasco, PSA/Park Ranger Ernesto Pico

C. PRESENTATIONS/TOWN PROCLAMATIONS

SWEARING-IN OF NEW POLICE OFFICERS

Swore in new Officer's Tanice Newell-Peart and Bryan Castro.

RECOGNITION OF PSA JAMESHA STARKS & NEW PSA'S/PARK RANGERS

PSA Jamesha Starks was recognized for completing PSA training and getting a perfect score on her final exam and new PSA/Park Rangers Dominick Carrasco and Ernesto Pico were introduced.

INTRODUCTION OF NEW POLICE K-9 JUDO

Recognized K-9 Officer Lay Rivacoba as he introduced his new police canine Judo.

INTRODUCTION OF NEW POLICE K-9 FURY

Recognized K-9 Officer Dylan Vicioso as he introduced his new police canine Fury.

RETIREMENT OF POLICE K-9 LIRA

Acknowledged K-9 Lira who has served alongside Officer Vicioso and will gradually start to phase out of her career over the upcoming years.

RECOGNITION OF DETECTIVE ALEJANDRO VICTORES

Recognized Detective Alejandro Victores for his outstanding service with the Miami-Dade State Attorney's Office Human Trafficking Task Force by participating in the FDLE Lead Operation Statewide Shield which safely recovered 163 missing and endangered children statewide, including 41 in the Miami region.

SPECIAL RECOGNITION OF MARINE PATROL OFFICER STEVEN GONZALEZ

Presented Officer Steven Gonzalez with a Life Saving Award in recognition of his role in helping to rescue, evacuate, and secure medical care for 13 victims that were involved in a boat explosion near Bill Bird Marina. In a separate incident on Beer Can Island, he also coordinated a search for a missing child that he was able to safely reunite with his family. Officer Gonzalez has also been nominated for recognition by the Miami-Dade County Association of Chiefs of Police for the ASIS International Miami Chapter Law Enforcement Officer of the Year Award.

D. MOTION TO SET THE AGENDA

ADDITIONS/ DELETIONS/ REMOVAL OF ITEMS FROM CONSENT AGENDA/ AND CHANGES TO AGENDA

E. GOOD AND WELFARE

Dr. Faris Hanna had a letter regarding residential flooding concerns read into the record on his behalf.

F. MAYOR'S REPORT

Mayor Singer- Thanked the Town Manager, Town Clerk, Town Staff, and gave a special thank you to Eric Garcia for putting together a spectacular Coastal Mayor's and Chief's breakfast on behalf of the Town which welcomed several Mayors and police personnel from neighboring municipalities. Expressed his gratitude for the approval of the new budget and the lowering of the millage rate. Stated that king tides are in effect

and that remedies to relieve the flooding issues will be discussed post meeting. Specified that the Halloween event will be North Park and that he hopes to see all the residents and their children come out and enjoy the event.

G. COUNCIL COMMENTS

Vice Mayor Mendal- Thanked the Town Manager, Town Clerk, and the entire staff for an amazing job on the budget, and everything they do on a daily basis.

Councilmember Lusskin- Expressed how nice it was to have so many officers in the audience. Suggested doing bagels on the beach maybe once or twice during the new fiscal year.

Councilmember Bernstein- Echoed previous statements on a job well done on the budget and the additional police presence.

Councilmember Einstein- Great job on the budget and the reduced taxes. Stated that voting is coming up soon and everyone should exercise their right to vote and that there are a lot of important amendments being made so look over everything carefully. Enjoyed the added police presence.

H. TOWN MANAGER REPORT

Town Manager- Halloween this year is on a Saturday. We are doing some things differently this year for Halloween, so I want to make sure all residents are aware of what those changes are. Starting at 3 p.m., the Mayor and I will be issuing an emergency order that gives us enhanced powers to shut down the Town. The only way guests will be able to enter Town between 3 p.m. through 4 p.m. is if when we call you that you confirm they are your guest and that you have space in your driveway for them to park. If you are a resident, you will use the resident's lane and your decal will open the gate. At 4 p.m. we will close the Town, at this time only residents will be able to enter into Town no more guests will be allowed to enter Town.

This year we are creating two choke points where everyone will get funneled through one doorway and get wanded. We are not allowing open carry for the event due to alcohol being present. If you are bringing guests, they need to be accompanied by you. If they are unaccompanied, they will not be allowed to enter the event. This event is for residents and their accompanied guests only. If you are not an invited guest accompanied by a resident, you will be denied access to the park area. We are going to plan for about 1,200 attendees and have candy for about 800 kids. We will have food, a DJ, beer, wine, hard liquor, and tons of entertainment. The theme this year is "Haunted Circus." The event this year will run from 5 p.m. to 10 p.m.

Councilmember Bernstein- Suggested that residents be able to sign a document stating that they have guests coming into Town and to allow them through the gate. Town Manager stated that they were trying to limit the number of non-residents coming into the Town due to the issues that occurred last year, but that he would direct the police staff to be sensitive to the occasional drop-offs of young children.

Councilmember Einstein- Inquired in reference to trick-or-treaters if they were allowed to enter into the Town. The Town Manager stated they were allowed to enter by foot, but if they are unaccompanied by a resident they would not make it through the two choke points which we be located at the North and South ends of Town.

Vice Mayor Mendal- Inquired as to whether or not they could have multiple staff placing the calls to the residents to help keep traffic effectively moving at a quicker rate. The Town Manager stated they could.

Town Manager- Stated there are over 33 homes in Town that have seawalls that need to be repaired, have separated from the caps, and/or don't meet our minimum elevation. Currently we require you to do a seawall inspection and raise your cap at transfer of property, but we don't force you to put in a new wall. I will be working with the Town Attorney, if you approve tonight, to change the code so that any home that has a transfer of ownership whose seawall was built prior to 2015 has to put in a new wall and cap. Stated we will be working with the Town Attorney to issue 33 notices to all of the properties that have water coming over, under, or through cracks in their seawalls to have them come up with a restoration plan to fix those issues in a timely manner.

Expressed there are some property owners that do not have the means or resources to take on that type of work and that in the past the Town has offered to take on managing the project to do the repairs for them and place a lien on the property to recoup the costs. Stated we should be open to that kind of discussion and that he would like to meet with each member of Council individually to discuss it.

Proclaimed that for the homeowners that are defiant about coming into compliance with their seawalls that the Town will be looking into utilizing methods similar to Miami Beach code. This would allow the Town to go in and create temporary barriers to prevent localized flooding and then charge the homeowner for the cost that it took the Town to take those emergency measures to prevent the flooding.

Arati Batta- Inquired as to whether or not periodic inspections could be done for the seawalls for maintenance purposes and if we could make it a requirement that they have to submit something to the Town. The Town Manager clarified that the Town's code does require that if you do a substantial amount of work at your property, we require a report and also at the transfer of title a report is required.

Stated that under House Bill 803 we had to amend the way we charge our fees and that there was an unintended consequence of that approach. Declared that at the next meeting he will be recommending that for minor projects we go to a flat fee because under the new fee structure we are five times higher than what we were at before for minor projects.

I. TOWN ATTORNEY REPORT

None.

J. ORDINANCES - FIRST READING

None.

K. ORDINANCES – SECOND READING

None.

L. QUASI JUDICIAL RESOLUTIONS

None.

M. MAJOR PROJECTS UPDATE & PRESENTATIONS

- Overview of All Current Active Town Projects- The Wellness Center is moving along nicely. We will start taking delivery of gym equipment as early as next week as well as equipment for the parks. We will not open the Wellness Center until after the first of the year. Stated the Michael and Eric have been working on which software we will be using to check people in, and that options for The Strand are being looked into.

At the January meeting we will start discussing what projects we will be moving forward with to find for next year. Stated that the Town took out the LPR cameras in the median and moved them onto our own property on the North and South ends of Town but left things in place in the median to reinstall once a new Governor is sworn in.

N. CONSENT AGENDA

1. **Official Minutes of the September 15, 2026 First Budget Hearing**
2. **Official Minutes of the September 15, 2026 Special Town Council Meeting**
3. **A Resolution of the Town Council Approving the Payment of \$2,500 to the Women's Breast and Heart Initiative.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING THE PAYMENT OF \$2,500.00 TO THE WOMEN'S BREAST AND HEART INITIATIVE FOR THE 15TH ANNUAL BREAST CANCER GOLF TOURNAMENT; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 3
 Resolution No. 3097.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3097.26

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>Aye</u>
Vice Mayor Jessie Mendal	<u>Aye</u>
Councilmember Bernard Einstein	<u>Aye</u>
Councilmember Judy Lusskin	<u>Aye</u>
Councilmember Kenneth Bernstein	<u>Aye</u>

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida this 29th day of September, 2026.

4. A Resolution of the Town Council Authorizing the Purchase and Equipping of One Chevrolet Tahoe Police Vehicle.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING THE PURCHASE AND EQUIPPING OF ONE CHEVROLET TAHOE POLICE VEHICLE, AND THE USE OF GENERAL FUNDS TO PURCHASE AND EQUIP THE VEHICLE; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 4
Resolution No. 3098.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3098.26

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>Aye</u>
Vice Mayor Jessie Mendal	<u>Aye</u>
Councilmember Bernard Einstein	<u>Aye</u>
Councilmember Judy Lusskin	<u>Aye</u>
Councilmember Kenneth Bernstein	<u>Aye</u>

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida this 29th day of September, 2026.

5. A Resolution of the Town Council Authorizing the Upfit of the Police Command Post Vehicle.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING THE UPFIT OF THE COMMAND POST POLICE VEHICLE AND THE USE OF GENERAL FUNDS TO EQUIP THE VEHICLE; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 5
Resolution No. 3099.26

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 3099.26

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>Aye</u>
Vice Mayor Jessie Mendal	<u>Aye</u>
Councilmember Bernard Einstein	<u>Aye</u>
Councilmember Judy Lusskin	<u>Aye</u>
Councilmember Kenneth Bernstein	<u>Aye</u>

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida this 29th day of September, 2026.

Consensus vote 5 **Ayes**, 0 **Nays**. Items 1 through 5 pass.

O. TOWN RESOLUTIONS

None.

P. DISCUSSION & DIRECTION TO TOWN MANAGER

Mayor Glenn Singer:
None

Vice Mayor Jessie Mendal:
None

Councilmember Kenneth Bernstein:
None Requested

Councilmember Bernard Einstein:
None Requested

Councilmember Judy Lusskin:
None Requested

Town Manager Alexander Diaz
None Requested

Town Manager- Made an announcement that the next Town Council meeting will be held on October 27, 2026 at 6 p.m.

Q. ADJOURNMENT:

A motion to adjourn the Council Meeting was made by Councilmember Lusskin, seconded by Vice Mayor Mendal.

Consensus vote 5 Ayes 0 Nays. Motion passes.

The meeting adjourned at 7:34 PM

Respectfully submitted,

Lisette Perez
Lisette Perez
Town Clerk



TOWN OF GOLDEN BEACH

100 Ocean Boulevard
Golden Beach, FL 33160

MEMORANDUM

Date: October 27, 2026

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz, 
Town Manager

Subject: **Resolution No. 3100.26– Authorizing a Joint Project Agreement with FDOT for Turf and Landscape Maintenance**

Item Number:

4

Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 3100.26 as presented.

Background:

The Town has had a long-standing agreement with the Florida Department of Transportation (FDOT) for the maintenance of Ocean Boulevard. The agreement calls for the Town to maintain Ocean Boulevard and reimburses the Town for expenses related to the maintenance.

Our annual costs for this service average \$488,436.00 per year, of which \$16,800.00 is provided by FDOT.

Fiscal Impact:

\$16,800.00 provided by Florida Department of Transportation.

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 3100.26

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, APPROVING A JOINT PROJECT AGREEMENT WITH THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR TURF AND LANDSCAPE MAINTENANCE; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; AUTHORIZING THE MAYOR AND TOWN MANAGER TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Golden Beach, Florida (the "Town") desires to enter into a Joint Project Agreement with the State of Florida Department of Transportation ("FDOT") concerning turf and landscape maintenance of certain FDOT rights-of-way; and

WHEREAS, the Town Council finds that approval of the attached Joint Project Agreement between FDOT and the Town is in the best interest of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. That the foregoing recitals are true and correct and incorporated herein by this reference.

Section 2. Agreement Approved. That the Joint Project Agreement, in substantially the form attached hereto as Exhibit "A" (the "Agreement"), is hereby approved, and the Mayor is authorized to execute the Agreement on behalf of the Town, once approved by the Town Attorney as to form and legal sufficiency.

Section 3. Implementation. That the Mayor and Town Manager are authorized to take any and all action necessary to implement and enforce the purposes of this

Resolution and the Agreement on behalf of the Town.

Section 4. **Effective Date.** That this Resolution shall be effective immediately upon adoption.

Sponsored by the **Town Administration.**

The Motion to adopt the foregoing Resolution was offered by _____,
seconded by _____ and on roll call the following vote ensued:

Mayor Glenn Singer	_____
Vice Mayor Jessie Mendal	_____
Councilmember Kenneth Bernstein	_____
Councilmember Bernard Einstein	_____
Councilmember Judy Lusskin	_____

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach,
Florida, this 27th day of October, 2026.

MAYOR GLENN SINGER

ATTEST:

LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

STEPHEN J. HELFMAN
TOWN ATTORNEY

RESOLUTION NO. 3100.26 EXHIBIT A

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
CONTRACT RENEWAL

375-020-23
CONTRACTS ADMINISTRATION
OGC - 04/06

Contract No.: AT493 Renewal: (1st, 2nd, etc.) 1st
Financial Project No(s): 252354-6-78-01
County(ies): Miami-Dade

This Agreement made and entered into this _____ day of _____, _____, by and between the State of Florida Department of Transportation, hereinafter called "Department", and Town of Golden Beach, 100 Ocean Boulevard, Golden Beach, Florida, 33160 hereinafter called "Contractor".
(This date to be entered by DOT only.)

WITNESSETH:

WHEREAS, the Department and the Contractor heretofore on this 3 day of October, 2025
(This date to be entered by DOT only)
entered into an Agreement whereby the Department retained the Contractor to perform maintenance of all turf and landscape areas within the right-of-way on the state roads described in "Exhibit A" of the original contract; and

WHEREAS, said Agreement has a renewal option which provides for a renewal if mutually agreed to by both parties and subject to the same terms and conditions of the original Agreement;

NOW, THEREFORE, this Agreement witnesseth that for and in consideration of the mutual benefits to flow each to the other, the parties agree to a renewal of said original Agreement for a period beginning the 6 day of December, 2026 and ending the 5 day of December, 2027 at a cost of \$16,800.00.

All terms and conditions of said original Agreement shall remain in force and effect for this renewal.

IN WITNESS WHEREOF, the parties have executed this Agreement by their duly authorized officers on the day, month, and year set forth above.

Town of Golden Beach
Name of Contractor

Contractor Name and Title

BY: _____
Authorized Signature

Name of Surety (SEAL) Legal: _____

City State

By: _____
Florida Licensed Insurance Agent or Date
Attorney-In-Fact (Signature)

Countersigned: _____
Florida Licensed Insurance Agent Date

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

BY: _____
District Secretary or Designee (Signature)

Title: _____

Fiscal: _____
Approval as to Availability of Funds



TOWN OF GOLDEN BEACH

100 Ocean Boulevard
Golden Beach, FL 33160

MEMORANDUM

Date: October 27, 2026

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz, 
Town Manager

Subject: **Resolution No. 3101.26 – Authorizing and Approving A
Donation of \$10,000.00 to Best Buddies International**

Item Number:

5

Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 3101.26 as presented.

Background:

This resolution approves the donation made to Best Buddies International. This donation will support the work Best Buddies performs to establish a global volunteer movement to create opportunities for individuals with disabilities.

Fiscal Impact:

If approved by Council, the amount authorized will be \$10,000.00.

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 3101.26

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING THE PAYMENT OF \$10,000.00 TO BEST BUDDIES INTERNATIONAL; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Best Buddies International is a licensed, 501(c)(3) non-profit agency serving people with Down syndrome, autism, Fragile X, Williams syndrome, cerebral palsy, traumatic brain injury, and other undiagnosed disabilities; and

WHEREAS, the mission of Best Buddies is to establish a global volunteer movement that create opportunities for one-to-one friendships, integrated employment and leadership development for people with intellectual and developmental disabilities (IDD); and

WHEREAS, Best Buddies is the world's largest organization dedicated to ending the social physical and economic isolation of the 200-million people with IDD; and

WHEREAS, the Town Council finds that a contribution in the amount of \$10,000.00 to Best Buddies is in the best interest of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. That each of the above-stated recitals is hereby adopted and confirmed.

Section 2. Authorization. That the payment of \$10,000.00 to Best Buddies is hereby authorized and approved.

Section 3. Implementation. That the Mayor and Town Manager are authorized to take any and all action which is necessary to implement this Resolution.

Section 4. **Effective Date.** That this Resolution shall become effective immediately upon approval of the Town Council.

Sponsored by the **Town Administration.**

The Motion to adopt the foregoing resolution was offered by _____,
seconded by _____, and on roll call the following vote ensued:

Mayor Glenn Singer	_____
Vice Mayor Jessie Mendal	_____
Councilmember Judy Lusskin	_____
Councilmember Bernard Einstein	_____
Councilmember Kenneth Bernstein	_____

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida,
this 27th day of October, 2026.

MAYOR GLENN SINGER

ATTEST:

LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

STEPHEN J. HELFMAN
TOWN ATTORNEY

BEST BUDDIES GOLF CLASSIC[®] **MIAMI**

Friday, November 13, 2026

BEST BUDDIES



About the event: The Best Buddies Golf Classic brings together business leaders, celebrities, and supporters for a premier day of golf, hospitality, and purpose at the iconic Soffer Course at Turnberry Isle Country Club.

The event features an exclusive 18-hole championship tournament, with players competing in foursomes throughout the day while enjoying personalized golf carts, interactive contest holes, on-course activations, and access to PGA professionals for tips and instruction. Fully stocked hydration stations and dedicated course support ensure a first-class experience from the first drive to the final putt. The experience concludes with the Best Buddies Miami Gala the following evening, one of the city's most celebrated charity events benefiting individuals with intellectual and developmental disabilities. From championship play and elevated hospitality to meaningful connections and community impact, the Miami Golf Classic is where golf meets purpose.

Day of Event Schedule:

7:00 AM – Breakfast & Registration

Chef-prepared breakfast, players check-in & course assignment

8:20 AM – Opening Ceremonies

Sponsor recognition & mission moments

8:30 AM – Shotgun Start | Golf Classic Begins

18-hole tournament officially tees off with a shotgun start.

1:00 PM – Finish Celebration & Luncheon

Post-tournament luncheon, sponsor activations, recovery experiences & mission-focused networking

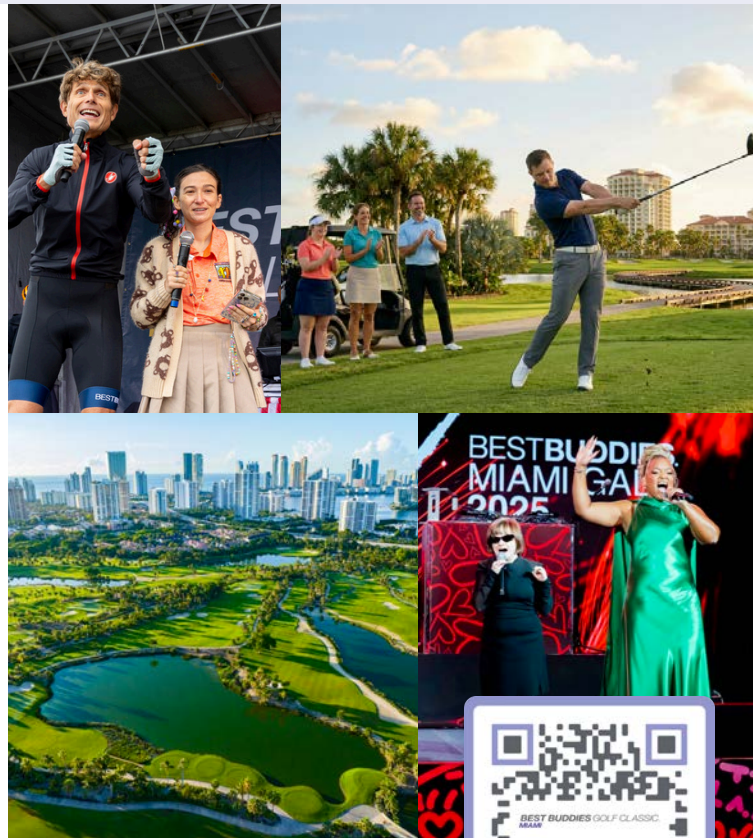
Saturday, November 14th Schedule:

29th Annual Best Buddies Miami Gala

 7:00 PM - Cocktails & Silent Auction

 8:30 PM - Gourmet Dinner

 10:30 PM - Musical Performance by Flo Rida



Register Online!

BESTBUDDIES.ORG/GOLF





TOWN OF GOLDEN BEACH

100 Ocean Boulevard
Golden Beach, FL 33160

MEMORANDUM

Date: October 27, 2026

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz,
Town Manager

Alex B.

Item Number:

6

Subject: Resolution 3102.26 – Adopting Rules and Regulations for Use of the Town's Amenities, including Beach Area, Wellness Center, Gym, Clubhouse, and Recreational Courts

Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 3102.26 as presented.

Background:

At the direction of the Town Council, the Town assembled a Wellness Center Advisory Committee earlier this year. One of the Committee's duties was to provide feedback on proposed rules and regulations for the Wellness Center and other related Town amenities. Their feedback was used to formulate the guidelines set out in the Resolution.

Fiscal Impact:

None.

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 3102.26

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, ADOPTING RULES AND REGULATIONS FOR USE OF THE TOWN'S AMENITIES, INCLUDING BEACH AREA, WELLNESS CENTER GYM & CLUBHOUSE, AND RECREATIONAL COURTS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to section 22-6 of the Town of Golden Beach's (the "Town") Code of Ordinances, Use of the Town's Amenities, including Beach Area, Wellness Center Gym & Clubhouse, and Recreational Courts are for the use and enjoyment of all Town residents; and

WHEREAS, the Town Council believes that reasonable rules and regulations are necessary to, among other things, extend the life of its Amenities and to ensure use of its Amenities is not a nuisance to surrounding properties or other users; and

WHEREAS, the Town Council desires to adopt the attached Rules and Regulations for Use of Town Amenities to govern use of the Beach Area, Wellness Center Gym & Clubhouse and Recreational Courts; and

WHEREAS, it is the desire of the Town Council and in the best interest and welfare of the residents of the Town of Golden Beach that the attached Rules and Regulations for Use of Town Amenities be adopted on behalf of the Town.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. The foregoing findings are incorporated herein by reference and made a part hereof.

Section 2. Adoption of Rules and Regulations for Use of the Town's Amenities. The Rules and Regulations for Use of the Town's Amenities, including Beach Area, Wellness Center Gym & Clubhouse, and Recreational Courts attached hereto as Exhibit "A" and effective October 27, 2026 are hereby adopted. The restrictions contained in the Rules and Regulations for Use of the Town's Amenities, including Beach Area, Wellness Center Gym & Clubhouse, and Recreational Courts shall be considered "Rules" as that term is defined in section 22-1 of the Town Code of Ordinances.

Section 3. Conflict. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 4. Severability. If any word, sentence, clause, phrase, or provision of this resolution, for any reason, is held to be unconstitutional, void, or invalid, the validity of the remainder of this resolution shall not be affected thereby.

Section 5. Effective Date. This resolution shall take effect immediately upon its passage.

[remainder of page intentionally left blank]

The Motion to adopt the foregoing Resolution was offered by _____,
seconded by _____ and on roll call the following vote ensued:

Mayor Glenn Singer	_____
Vice Mayor Jessie Mendal	_____
Councilmember Kenneth Bernstein	_____
Councilmember Bernard Einstein	_____
Councilmember Judy Lusskin	_____

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach,
Florida, this 27th day of October, 2026.

ATTEST:

MAYOR GLENN SINGER

LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

STEPHEN J. HELFMAN
TOWN ATTORNEY

EXHIBIT “A”

TOWN OF GOLDEN BEACH

RULES AND REGULATIONS FOR USE OF TOWN AMENITIES, INCLUDING BEACH PARK / BEACH PAVILION, WELLNESS CENTER GYM & CLUBHOUSE, AND RECREATIONAL COURTS

Effective Date: October 27, 2026

RULES FOR THE BEACH PARK (BEACH PAVILION AND ITS SURROUNDING AREA)

To protect the Quality-of-Life experience for all Residents, the Town has regulations in place for use of the Beach and Beach Pavilion area of Town.

BEACH AREA GENERAL RULES

- **Please note:** Non-Compliant or Combative Residents/Guests are subject to removal by Golden Beach Police Department. Any Resident/Guest attempting to bribe or offer favors/services, or threaten an employee to coerce staff into breaking the rules is committing an arrestable offense.
- All users of the Beach Park must be Residents of the Town and must have identification (driver's license or Town ID) in order to verify proof of residence. Going forward, the Town will be strictly enforcing proof of residence with valid ID. Anyone without ID may be asked to leave. For information regarding guests, please see the **Beach Area Visitors and Guests Policies** section of this article.
- Respect the Peace: All users must conduct themselves in an orderly and respectful manner. Any user who becomes disorderly or abusive will be ejected from the area.
- Respect your Neighbors: Properties in Town that are situated on the ocean have exclusive rights to the sand and surf behind them, others may traverse these areas but loitering or recreation is strictly prohibited.
- Use of the Town's equipment or furniture, including chairs, beds, cabanas, lounges, and chickee huts are on a first come, first served basis only.

- Residents and their guests are allowed to use **one lounge/sit up chair per person for a maximum of 8 chairs** per household. The Town does not allow reserving of beach chairs or any beach lounge areas. Items left behind on unattended chairs are subject to removal.
- **Maximum two (2) umbrellas** per household.
- **Tents or other non-Town supplied structures** are not permitted.
- Each resident household may only use **one (1) chickee hut** at any given time to allow others access to huts.
- **Animals are not allowed** on the Town's beach. *Please note, at its discretion the Town may sponsor a pet-friendly day at the beach. Any such event will be noticed in advance via mailer, Town Magazine, Town Website, or other means of physical or electronic communication and would temporarily lift the ban on dogs on the beach for the duration of that event.*
- **No smoking or vaping** on the beach or surrounding recreational areas.
- **Alcoholic beverages and glass bottles** are not allowed at the beach.
- **No littering** is permitted at the beach area. Please pick up after yourself.
- **Music & Noise:** Except for Town sponsored events, no noise or music is allowed past 9:00 PM Monday through Thursday nor past 11:00 PM on Friday and Saturday, so as not to disturb the peace and quiet of any Town resident.
- **Charcoal grills and fires are not allowed** except at Town-sponsored events. The Town Manager may approve use of gas grilling, such approval must be in writing. Gas grilling must be done in a designated area and with a fire extinguisher available.
- **Fire Pit Areas:** Speak to a Beach Attendant to use the outdoor fire pit areas. Users must be 18 years old and over. Fire pits are set on timers. Please notify a Beach Attendant immediately if there are any issues with the fire pits.
- **Outdoor Shower Facilities:** Enclosed outdoor shower facilities are available at the Beach Pavilion.

- **No vehicles allowed:** Per Florida state statutes no vehicles are allowed on the beach. This includes ATVs and similar motorized vehicles. The only exceptions are official Police/County vehicles.
- **Towel Service:**
 - Bring your ID - Beach Attendants will ask Residents to leave an ID or item of value as collateral.
 - Items will be safely stored and returned to Residents when towels are returned.
 - Towel Service is available ONLY when the beach is staffed. When the Beach closes, Residents must return towels to Beach Attendants.
 - Used Towels MUST be returned to Beach Attendants, Beach Attendants are not responsible for collecting soiled towels.
 - There is a \$75 fee for each towel that is not returned.

Beach Privileges of Homeowners/Tenants vs. Property Owners/Landlords

Definitions:

- **Homeowners:** Referring to a person who owns a home in Golden Beach that they currently inhabit.
- **Tenant:** Referring to a person who is currently under an active lease agreement in a home in Golden Beach.
- **Property Owner:** Referring to a person who owns a vacant lot or whose home is uninhabitable due to construction.
- **Landlord:** Referring to a person who owns a home in Golden Beach who is currently renting their home to a Tenant.

Homeowners and Tenants are allowed the full privileges of Beach usage outlined in these rules.

Property Owners and Landlords are NOT allowed to access the Town beach area until a home is built/completed with a Certificate of Occupancy on file with the Town. Landlords are NOT allowed to access the Town beach area for the duration of their Tenant's lease.

LLC Homes For homes under LLCs, the Company MUST register who is the manager of the LLC with the Resident Life Department at Town Hall. Beach access is NOT allowed if this information is not on file.

BEACH AREA VISITORS AND GUESTS POLICIES

- A **maximum of eight (8) guests** are allowed per household. **EFFECTIVE 10/1/26:** Gatherings like birthday parties, gender reveal parties and similar, where catering, decorations, cakes, equipment, etc. are involved. Such gatherings would fall under “Event Permit” purview and are NOT allowed. Beach Attendants have the right to eject gatherings that do not comply with these standards.
- **EFFECTIVE 10/1/26 - Residents MUST accompany their guests at the Beach Pavilion on weekends (Friday through MONDAY).** Unaccompanied guests will be asked to leave the beach.
- **EFFECTIVE 10/1/26 -** Residents’ unaccompanied guests are allowed to use the beach and Beach Pavilion **TUESDAY through Thursday**, however **Beach Attendants will utilize the Resident database to make contact with the hosting Resident and confirm unaccompanied persons have the express permission of the hosting Resident to use the beach area on that particular day. If Beach Attendants are unable to secure confirmation from the hosting Resident, unaccompanied guests will be asked to leave the beach area.** You may also call the Police Substation at (305) 935-0940 to announce your guests in advance and have them placed on the daily list.
- **Guest Parking:** All guests must obtain a parking pass at The Strand Gatehouse. Each pass is valid only for the day of issuance and must be prominently displayed on the inside dash of the vehicle.
Guest parking shall be limited to the Town West lot (directly south of The Strand Gatehouse). Visitors with a valid handicapped parking decal may park at the East parking lot adjacent to the Pavilion; however, at least one (1) handicapped parking space shall be reserved for Residents.

v10-20-2026MG

WELLNESS CENTER: CLUBHOUSE

Rules & Regulations

- The Clubhouse is reserved for the exclusive use of residents in good standing, subject to all applicable Town policies and regulations.
- All users enter and use the facility at their own risk.
- Hours of operation are established by the Town Council and Town Administration and are posted at the facility entrance and through official community communication channels.
- Residents must carry or have access to their valid community identification or electronic access credential while using the facility.
- Access credentials may not be shared, loaned, or transferred to another person.
- **Guest access is strictly prohibited, except during private events formally permitted by the Town and held within the Clubhouse.** Guests attending an approved private event may access the designated Clubhouse area only for the duration and purposes of that event. No other guest access is permitted.
- Residents are expected to maintain the Clubhouse in a clean, orderly, and presentable condition and leave all areas in the condition in which they were found.
- Furniture, furnishings, decorative items, and other Town property may not be moved, removed, altered, or used for purposes other than those intended without prior authorization.
- Food and beverages are permitted only in designated areas and must be handled responsibly. Glass containers are prohibited unless expressly authorized by the Town for a permitted event.
- Excessive noise, disruptive behavior, profanity, harassment, or any conduct that interferes with the comfort, safety, or enjoyment of other residents or staff is prohibited.
- Smoking, vaping, and the use of illegal substances are prohibited throughout the Clubhouse.
- Alcohol may be served or consumed only when expressly authorized as part of a permitted private event and in accordance with applicable laws and Town requirements.
- Pets are not permitted inside the Clubhouse, except for service animals as required by applicable law.

- Commercial activity, solicitation, and unauthorized meetings, classes, or organized group activities are prohibited without prior written authorization from the Town.
- Residents may not use the Clubhouse for private functions, parties, gatherings, or other events without obtaining the required advance approval and applicable permit.
- Residents are responsible for any damage to the Clubhouse, its furnishings, or other Town property resulting from their actions or the actions of individuals for whom they are responsible during an authorized event.
- All users must comply with posted notices, staff instructions, applicable Town policies, and any additional conditions imposed as part of an approved event permit.
- The Town Administration reserves the right to temporarily close all or portions of the Clubhouse for maintenance, repairs, Town-sponsored programs, permitted events, emergencies, or other operational needs.

Minor Use Policy

- Minors using the Clubhouse must be accompanied and appropriately supervised by a responsible adult resident, unless participating in a Town-authorized program with designated supervision.
- Individuals under 18 years of age may not supervise younger children within the Clubhouse.
- Running, horseplay, climbing on furniture, and other unsafe or disruptive behavior are prohibited.
- Children may not be left unattended or permitted to disrupt other residents or authorized activities.
- During permitted private events, the sponsoring resident is responsible for ensuring that minors in their party comply with all applicable Clubhouse rules and supervision requirements.

Guest & Private Event Policy

- **The Clubhouse is a resident-exclusive facility. Guests are not permitted to use or access the Clubhouse except during a private event formally permitted by the Town.**

- Guest access is limited to the designated Clubhouse area and is authorized only for the duration of the approved event.
- Guests may not access the Clubhouse at other times, including during routine resident use, unstaffed hours, or outside the approved event period.
- Private events must receive advance approval and any required permit from the Town before invitations are extended or event arrangements are finalized.
- The sponsoring resident must comply with all permit conditions, including applicable attendance limits, event hours, setup and cleanup requirements, and any additional restrictions imposed by the Town.
- The sponsoring resident is responsible for the conduct of event guests and for ensuring compliance with all Clubhouse rules and permit conditions.
- The Town may require an event guest list, resident identification, liability documentation, a security deposit, or other reasonable conditions as part of the permitting process.
- Guests may not independently access the Clubhouse, use resident access credentials, or remain in the facility before or after the approved event.
- Approval of a private event does not grant guests general access to other Town amenities or facilities.
- The Town reserves the right to deny, restrict, suspend, or terminate an event or guest access when necessary to address safety concerns, policy violations, property damage, or operational requirements.
- Children may be allowed up to two (2) accompanied guests in Clubhouse area.

Staffed Hours

- During staffed hours, residents may obtain information, register for Town-sponsored programs, report maintenance concerns, and request assistance from authorized staff.
- Town-sponsored social gatherings, educational programs, meetings, and community activities may be offered in the Clubhouse, subject to scheduling and availability.
- Staff may monitor facility use, verify resident eligibility, oversee authorized activities, and enforce applicable rules and regulations.
- Staff are not responsible for personal belongings, child supervision, or services beyond their assigned duties.

- Staff may require any individual who violates Clubhouse rules or refuses to follow reasonable staff instructions to leave the facility and may report violations to the appropriate Town personnel.

Unstaffed Hours

- During unstaffed hours, the Clubhouse operates on a self-service basis for eligible residents, subject to posted operating hours and access restrictions.
- Residents use the facility at their own risk and are responsible for ensuring that their activities comply with all applicable rules.
- **No guests are permitted during unstaffed hours.** The sole exception is an event specifically authorized by the Town, with guest access expressly approved for the applicable event period and arrangements.
- Individuals under 18 years of age may not use the Clubhouse during unstaffed hours unless accompanied by a resident parent or legal guardian, or unless expressly authorized under a Town-sponsored program.
- Residents must promptly report maintenance issues, safety hazards, property damage, or security concerns through the designated reporting system.
- Emergency contact information and applicable emergency procedures shall be posted or otherwise made available to residents.
- Residents must ensure that doors close and secure properly upon entering and exiting. Residents may not admit unauthorized individuals or permit others to enter using their access credentials.
- Misuse of access credentials, unauthorized guest access, property damage, or other violations may result in suspension or revocation of Clubhouse privileges for a period determined by the Town Administration. Repeated or serious violations may result in longer suspensions, revocation of access, or additional restrictions as permitted by Town policy.

v10-20-26MG

WELLNESS CENTER – GYM

Rules & Regulations

- The Wellness Center is for the exclusive use of residents in good standing; guest policies are delineated in the *Guest Policy* section.
- All users enter and use the facility at their own risk.
- Hours of operation are established by the Town Council & Town Administration and are posted at the facility entrance and on community communication platforms.
- Residents must carry or have access to their community identification or electronic access credential while using the facility.
- Access credentials may not be shared, loaned, or transferred to another person.
- Residents are responsible for the conduct and actions of their guests at all times.
- Appropriate athletic attire, including shirts and closed-toe athletic shoes, is required at all times.
- Bare feet, sandals, flip-flops, and open-toed shoes are prohibited in fitness areas.
- Food is prohibited in exercise areas. Beverages must be in sealed, non-glass containers.
- Glass containers are prohibited throughout the facility.
- Users must wipe down equipment after each use using the provided cleaning supplies.
- Equipment must be returned to its designated location after use.
- Users shall limit use of cardiovascular equipment to 30 minutes during peak periods when others are waiting.
- Personal training or fitness instruction for compensation by non-approved individuals is prohibited.
- Commercial activities, solicitation, and unauthorized group instruction are prohibited.
- Excessive noise, disruptive behavior, profanity, and harassment of residents, guests, or staff are prohibited.
- Audio devices may only be used with personal headphones.

- Smoking, vaping, alcohol, and illegal substances are prohibited anywhere within the Wellness Center.
- Pets are not permitted inside the facility, except for service animals as defined by law.
- The Administration reserves the right to temporarily close all or portions of the facility for maintenance, repairs, programs, special events or other reasons as deemed fit by Administration.

Minor Use Policy

- Children **under the age of 14** are not permitted in the fitness areas, except during Association-sponsored programs and while under direct adult supervision.
- **Residents ages 14 to 17** may use the fitness facility independently with a completed parental consent and liability waiver on file with the Town.
- **Individuals under 18 years of age may not supervise younger children** within the facility.
- Children who are not actively participating in a program or exercising are not permitted to loiter in the gym area of the Wellness Center.
- Running, horseplay, climbing on equipment, and recreational play are prohibited.

Guest Policy

- Guests are permitted only when accompanied by a resident host.
- Each Resident may bring one guest per visit, guest visits are limited to 10 visits per calendar year per Resident.
- Residents must remain on-site with their guests for the duration of the visit.
- Guests under 18 years of age must be accompanied by a responsible, adult resident host.
- Adult children of Residents will be allowed temporary access to the gym without needing to be accompanied. Wellness Center Attendants will utilize the Resident database to make contact with the hosting Resident and confirm unaccompanied persons have the express permission of the hosting Resident to use the Gym on that particular day. If Wellness Center Attendants are unable to secure confirmation

from the hosting Resident, unaccompanied guests will be asked to leave the gym area. The Town reserves the right to limit usage of non-resident family members.

- Residents are responsible for any damages, rule violations, or misconduct by their guests.
- Guests may be required to sign a guest register and liability waiver before using the facility.
- The Town may restrict or suspend guest privileges during peak usage periods, special events, holidays, or operational needs.
- Frequent or repeated use by the same guest may be considered unauthorized use and may result in suspension of guest privileges.

Staffed Hours

- During staffed hours, residents may register for programs, obtain information, report maintenance concerns, and request assistance from staff.
- Association-sponsored fitness classes, educational programs, and social activities may be offered during staffed hours.
- Staff may monitor facility use, enforce rules, and verify resident and guest eligibility.
- Staff are not responsible for providing medical services, personal fitness instruction, or child supervision unless specifically authorized by the Town.

Unstaffed Hours

- During unstaffed hours, the Wellness Center operates on a self-service basis.
- Residents use the facility at their own risk during unstaffed hours.
- Access to some features may be unavailable while facility is unstaffed, including shower areas.
- No guests are permitted during unstaffed hours.
- Individuals under the age of 18 are prohibited from using the facility during unstaffed hours unless accompanied by a resident parent or legal guardian.
- Residents shall immediately report equipment malfunctions, safety hazards, or security concerns through the designated reporting system.

- Emergency contact information and procedures shall be posted prominently within the facility.
- Users must ensure doors close securely upon entering and exiting and may not admit unknown individuals into the facility.
- Any misuse of access credentials or violation of facility rules may result in suspension or revocation of Wellness Center privileges for a term determined by Town Administration. Repeat violations will result in lengthier suspensions and/or revocation or future limitations of Wellness Center access.

v10-20-26MG

PARKS & RECREATION: OUTDOOR RECREATIONAL COURTS (Tennis, Pickleball & Padel)

1. PURPOSE & FACILITY ACCESS

The Town of Golden Beach provides outdoor tennis, pickleball, and padel courts as exclusive recreational amenities for eligible Golden Beach residents. These facilities are intended to promote an active, healthy lifestyle while preserving a safe, welcoming, and respectful environment for the community.

All users are required to comply with these Rules & Regulations, posted notices, reservation requirements, and any additional directives issued by the Town of Golden Beach.

1. **Resident Exclusivity.** Use of the courts is a resident privilege. All users must meet the Town's residency and eligibility requirements.
2. **Identification.** Residents must present valid Town-issued identification or other approved proof of residency upon request. Access may be denied if eligibility cannot be verified.
3. **Guests.** Guests may use the courts only when ACCOMPANIED by a resident. Residents are responsible for ensuring their guests comply with all applicable rules and remain within authorized areas. If the Resident leaves, the guest must leave.
4. **Nontransferable Privilege.** Court access may not be loaned, transferred, or extended to individuals who are not otherwise authorized to use the facilities.
5. **Town Authority.** The Town reserves the right to restrict access, modify operating procedures, or temporarily close any court for maintenance, repairs, weather conditions, scheduled programming, or other operational needs.

2. HOURS OF OPERATION

1. Courts may be used only during Town-designated operating hours.
2. All players must vacate the courts promptly at closing or when directed by authorized Town personnel.
3. Use outside designated operating hours is prohibited unless expressly authorized by the Town.

4. Court availability may vary due to maintenance, Town-sponsored activities, weather, or other operational considerations.

Proposed operating hours: To be established and posted by the Town.

3. RESERVATIONS & COURT USE

1. **Reservations.** Where a reservation system is in place, residents must reserve courts through the Town's designated system and comply with all booking procedures.
2. **Check-In.** Players must check in as required and be prepared to verify residency and their reservation.
3. **Reservation Limits.** The Town may establish limits on reservation frequency, duration, advance booking, and the number of active reservations per household to ensure equitable access.
4. **Timely Arrival.** Residents must arrive promptly for their reserved time. Courts may be released to other eligible users if players fail to arrive within the Town's established grace period.
5. **Court Sharing.** When courts are in high demand, players must observe posted time limits and yield the court when their session ends and other residents are waiting.
6. **No Unauthorized Occupancy.** Residents may not occupy a court before their reservation begins or continue playing after their allotted time.
7. **No Commercial Use.** Paid instruction, coaching, organized commercial activities, tournaments, or other revenue-generating activities are prohibited without prior written authorization from the Town.
8. **No Unauthorized Events.** Organized leagues, clinics, group instruction, and private events require advance Town approval.

4. GENERAL COURT ETIQUETTE & CONDUCT

All users are expected to demonstrate courtesy, sportsmanship, and respect for fellow residents.

1. Treat other players, residents, Town personnel, and guests respectfully at all times.
2. Refrain from profanity, abusive language, threatening behavior, harassment, intimidation, excessive arguing, or unsportsmanlike conduct.

3. Do not interfere with neighboring courts or interrupt games in progress.
4. Enter and exit courts carefully, waiting for a safe opportunity and avoiding disruption to active play.
5. Do not retrieve balls or equipment from another occupied court without permission.
6. Keep noise at a reasonable level. Excessive shouting, amplified music, and other disruptive conduct are prohibited.
7. Disputes regarding court access, reservations, or conduct should be addressed calmly and, when necessary, referred to authorized Town personnel.
8. Players must immediately comply with reasonable safety instructions and directions issued by authorized Town personnel.

5. APPROPRIATE ATTIRE & FOOTWEAR

1. Players must wear appropriate athletic clothing suitable for recreational court sports.
2. Athletic footwear appropriate for the specific court surface is required. Footwear that may damage the playing surface, including cleats or other unsuitable shoes, is prohibited.
3. Barefoot play is prohibited.
4. Clothing and equipment must not create a safety hazard or interfere with other players.
5. The Town may deny access to individuals whose attire or footwear presents a safety risk or could damage the facility.

6. SPORT-SPECIFIC RULES

A. Tennis Courts

1. Tennis courts are intended for tennis play and other activities specifically authorized by the Town.
2. Players must use tennis racquets and appropriate tennis balls.
3. Players must not climb, hang, or lean on nets, net posts, fences, or other court structures.

4. Do not drag equipment, move fixed fixtures, or make adjustments to court infrastructure.
5. Players must respect neighboring courts and retrieve stray balls without disrupting active play.

B. Pickleball Courts

1. Pickleball courts are intended for pickleball play unless otherwise authorized by the Town.
2. Players must use appropriate pickleball paddles and balls.
3. Players must not strike balls against fences, walls, fixtures, or other surfaces for practice.
4. Players must observe reasonable noise levels and demonstrate courtesy to players on adjacent courts and nearby properties.
5. Players must not alter court markings, move nets or fixtures without authorization, or use the courts for activities that may damage the playing surface.

C. Padel Court

1. The padel court may be used only for padel and activities specifically authorized by the Town.
2. Players must use appropriate padel racquets and balls.
3. Players must use the court's gates and access points properly and ensure gates are secured as intended during play.
4. Climbing on, hanging from, or striking the glass panels, fencing, netting, or structural supports is strictly prohibited.
5. Players must not lean equipment against glass panels or engage in conduct that could damage the enclosure.
6. Any cracked glass, damaged fencing, loose fixtures, or other unsafe conditions must be reported immediately. The court must not be used if a potentially dangerous condition is observed.

7. SAFETY, WEATHER & ENVIRONMENTAL CONDITIONS

Florida's heat, humidity, thunderstorms, and lightning can create hazardous outdoor playing conditions. All users are responsible for exercising caution and following safety instructions.

1. **Lightning and Thunderstorms.** Play must stop immediately when directed by the Town or when conditions indicate an immediate lightning or severe-weather hazard. Players must leave the courts and seek shelter in an appropriate enclosed building or hard-topped vehicle. Open-sided shelters and covered court areas are not necessarily safe lightning shelters.
2. **Severe Weather.** Courts may be closed during thunderstorms, lightning alerts, tropical weather, high winds, or other hazardous conditions.
3. **Wet Surfaces.** Play is prohibited when wet, slippery, or otherwise unsafe court conditions create a risk of injury. Players must not attempt to dry courts using unauthorized equipment or chemicals.
4. **Heat and Hydration.** Players should take appropriate precautions against heat-related illness, including hydration and rest breaks.
5. **Emergencies.** In the event of an injury or emergency, call 911 when necessary and notify Town personnel as soon as practicable.
6. **Unsafe Conditions.** Users must report damaged surfaces, broken equipment, standing water, exposed electrical components, or other hazards to the Town.
7. **Temporary Closures.** Closed courts must not be entered or used until the Town has authorized reopening.

8. FACILITY CARE & PROHIBITED ACTIVITIES

To maintain the appearance, cleanliness, and longevity of Town facilities, the following requirements apply:

1. Place all trash and recyclable materials in the appropriate receptacles.
2. Food, beverages, and water containers must be handled responsibly. Glass containers are prohibited on the courts.
3. Alcoholic beverages, illegal drugs, smoking, vaping, and other prohibited substances or activities are not permitted within the court facilities.
4. Animals are not permitted on the playing surfaces, except for service animals as required by applicable law. Any additional access restrictions must comply with applicable law.
5. Bicycles, scooters, skateboards, motorized recreational devices, and other non-sport equipment are prohibited on or near the courts.
6. No golf practice, batting practice, or unrelated recreational activity may take place on the courts without Town authorization.

7. Do not bring furniture, portable goals, exercise equipment, or other items onto the courts without prior approval.
8. No tents, canopies, grills, open flames, or unauthorized electrical equipment may be placed or used within the court area.
9. Vandalism, graffiti, littering, and intentional damage to Town property are prohibited.
10. Players may not alter court surfaces, markings, nets, fencing, lighting, or other Town property.
11. Personal belongings must not obstruct entrances, walkways, gates, or emergency access routes.
12. All users must leave the facility in a clean and orderly condition.

9. CHILDREN & SUPERVISION

1. Parents and legal guardians are responsible for the conduct and safety of minors under their supervision.
2. Children must be supervised in accordance with Town-established age and supervision requirements.
3. Children may not be left unattended when supervision is required.
4. Parents and guardians must ensure that minors use age-appropriate equipment and follow all court safety rules.
5. The Town may establish minimum age requirements or additional supervision standards based on the type of court, equipment, and potential safety risks.

Note: Specific minimum ages and supervision requirements should be adopted by the Town and communicated before this policy takes effect.

10. PERSONAL PROPERTY & LIABILITY

1. Users are responsible for their personal belongings, racquets, paddles, balls, and other equipment.
2. The Town is not responsible for personal property that is lost, stolen, or damaged, except as otherwise required by law.

3. All users must exercise reasonable care and acknowledge the inherent risks associated with recreational sports.
4. Any required registration, waiver, or acknowledgment must be completed before participation, where applicable.
5. Nothing in these rules waives or limits any rights or obligations that cannot lawfully be waived or limited under applicable law.

11. ENFORCEMENT & CONSEQUENCES

Compliance with these Rules & Regulations is a condition of access to the Town's recreational courts.

Violations may result in one or more of the following actions, depending on the nature, severity, and frequency of the violation:

1. Verbal reminder or warning.
2. Immediate cessation of the activity or removal from the court.
3. Cancellation of a reservation or denial of continued access for the day.
4. Temporary suspension of court privileges.
5. Longer-term suspension or revocation of recreational court access for repeated, serious, or intentional violations.
6. Referral to the Golden Beach Police Department when conduct involves a safety threat, suspected criminal activity, or another matter requiring law enforcement.

Serious misconduct, threats, violence, vandalism, unauthorized access, or refusal to comply with lawful directions may result in immediate removal or suspension, subject to applicable Town procedures and law.

The Town will determine appropriate enforcement measures based on the circumstances. Any applicable review or appeal process will be governed by the Town's adopted procedures.

12. REPORTING & COMMUNICATION

Residents are encouraged to report maintenance concerns, unsafe conditions, rule violations, or suggestions for improving the facilities to the Town's designated Resident Life or Recreation representative.

Reports should include the location, date, nature of the concern, and any other relevant information. Emergencies should be reported to 911.

13. TOWN AUTHORITY & POLICY UPDATES

The Town of Golden Beach reserves the right to amend these Rules & Regulations, establish additional operating procedures, and temporarily or permanently restrict facility use as necessary for public safety, maintenance, programming, or responsible facility management.

The most current version of the policy and any supplemental requirements will be made available through Town-designated communication channels and posted at the facilities where appropriate.

By entering or using the tennis, pickleball, or padel courts, all users agree to comply with the applicable Rules & Regulations.

*Town of Golden Beach — Resident Life Division
Promoting an active, healthy, and respectful community.*

V10-20-26MG



TOWN OF GOLDEN BEACH

100 Ocean Boulevard
Golden Beach, FL 33160

MEMORANDUM

Date: October 27, 2026

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz,
Town Manager

Subject: Resolution No. 3103.26 – Amending the Building Permit, Town Fees, and Associated Fees for Fiscal Year 2026-2027

Item Number:

7

Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 3106.26 as presented.

Background:

The Town Administration is bringing the Building Department Fee Schedule before the Town Council for the third time this year to address issues identified following the implementation of the recently adopted permit fees. Although the previous amendments were intended to comply with changes in Florida law and establish an appropriate method of recovering building department costs, it became apparent that certain fees, particularly those associated with minor maintenance, routine repairs, and smaller residential improvements, were disproportionately high relative to the scope and complexity of the work.

Several members of the Town Council and our community brought these concerns to the Administration's attention. During the Town's budget hearings and subsequent Council meetings, the Administration publicly acknowledged these issues and committed to reviewing the fee structure and making the necessary corrections. The purpose of this amendment is to address those inequities, provide meaningful financial relief to residents, and ensure that permitting fees more appropriately reflect the municipal resources required to provide the associated services.

The Florida Legislature recently adopted House Bill 399 and House Bill 803, addressing various aspects of local government development and building department fees. These legislative changes prompted the Town to reevaluate its existing fee structure, including its historical approach to calculating certain permit fees based on construction valuation. The resulting amendments were intended to ensure compliance with applicable statutory requirements while allowing the Town to recover the reasonable costs of administering building department services.

However, as the revised fee schedule was implemented, the Administration recognized that certain minimum fees and administrative charges created unintended financial burdens for smaller projects. Unlike major construction projects requiring extensive plan reviews, multiple inspections, and significant administrative oversight, routine maintenance and minor residential improvements often require substantially fewer municipal resources. The Administration believes these differences should be appropriately reflected in the fees assessed.

In evaluating the proposed revisions, it is important to recognize that Golden Beach does not benefit from the diversified commercial and industrial tax base available to many neighboring municipalities. The Town relies primarily on property taxes and service-related revenues to fund municipal operations. Consequently, the Administration must balance its responsibility to recover the reasonable costs of providing services with its commitment to ensuring that residents are not subjected to unnecessary or disproportionate financial burdens.

The proposed amendment would establish a more equitable and proportionate fee structure by reducing charges for qualifying minor maintenance, routine repairs, and smaller residential improvement projects. These revisions are intended to better align permit fees with the scope and complexity of the proposed work, the administrative resources required, and the level of plan review and inspection services necessary. The Administration has also considered the concerns and recommendations raised by Council members and residents, as well as comparable permitting practices in neighboring municipalities.

The Administration further recognizes that some residents have already paid permit fees under the recently adopted schedule. Accordingly, the proposed amendment would provide for the review of qualifying permits and the issuance of appropriate refunds or credits where previously collected fees exceed those established under the revised schedule, subject to Town Council approval and applicable legal requirements. This approach is intended to ensure that residents who proceeded with improvements before the adoption of these corrections are treated fairly and consistently.

The Town has always encouraged residents to maintain and improve their properties to the highest standards. Establishing permit fees that unnecessarily discourage routine maintenance, and smaller improvements would be inconsistent with our longstanding commitment to preserving the appearance, character, and quality of our community. The proposed revisions are intended to encourage property improvements and compliance with applicable permitting requirements without compromising the Town's ability to conduct necessary inspections and protect public health, safety, and welfare.

While bringing up the Building Department Fee Schedule before the Town Council for a third time in one year is unusual, the Administration believes it is important to acknowledge and correct unintended consequences as they are identified. Our responsibility is to ensure that the policies we implement remain fair, reasonable, financially responsible, and responsive to the needs of our community.

Staff recommends amending the Town's Building Department Fee Schedule to correct the identified inequities, reduce permit fees for minor maintenance, routine repairs, and small-scale improvements to existing properties, and establish charges that appropriately reflect the scope and complexity of the work and the reasonable costs of providing associated building department services. Staff further recommends authorizing the Administration to implement a process for issuing appropriate refunds or credits for qualifying permits previously issued under the existing fee schedule, subject to applicable law and the provisions of the adopted amendment.

Fiscal Impact:

Revenues are collected as permits are paid. Final numbers will be provided at the end of the year as part of the Town's audit.

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 3103.26

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AMENDING THE TOWN'S FISCAL YEAR 2026-2027 SCHEDULE OF BUILDING PERMIT FEES AND OTHER FEES; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on September 15th 2026, via Resolution 3083.26, the Town Council of the Town of Golden Beach adopted the Fiscal Year 2026-2027 Schedule of Building Permit Fees and Other fees ("the Fees"); and

WHEREAS, pursuant to Fla. Stat. 166.222, the Town imposes fees upon applicants for various development permits and other activities within the Town; and

WHEREAS, the Town desires to amend the schedule of fees attached hereto as Exhibit "A"; and

WHEREAS, the Town Council finds that amending the Town's fees is in the best interest of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. The foregoing recitals are adopted, confirmed and incorporated herein.

Section 2. Reauthorize Schedule of Fees & Establish Fees. Pursuant to Fla. Stat. 166.222 and Section 50-8(e) of the Town's Code of Ordinances, the Schedule of Permit and Processing Fees, and Associated Fees attached to this Resolution as Exhibit "A" is hereby adopted and supersedes all prior schedules and fees for said services.

Section 3. Implementation. The Town Manager and Town Mayor are hereby authorized to take all reasonable measures to implement this Resolution, and the Schedule of Fees adopted herein.

Section 4. Effective Date. The Resolution shall become immediately effective upon adoption.

Sponsored by **Town Administration.**

A motion to approve was made by _____, seconded by _____ and on roll call the following vote ensued:

Mayor Glenn Singer	_____
Vice Mayor Jessie Mendal	_____
Councilmember Kenneth Bernstein	_____
Councilmember Bernard Einstein	_____
Councilmember Judy Lusskin	_____

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida, this 27th day of October, 2026.

ATTEST:

MAYOR GLENN SINGER

LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

STEPHEN J. HELFMAN
TOWN ATTORNEY

RESOLUTION NO. 3103.26 EXHIBIT "A"

**GOLDEN
BEACH**

FY 2026-27 Rates & Fees Revisions

Fee Type	Fee Structure	Code/ Charter Section Reso No. Ord. No.
Stand Alone - Permit Review Fees - Major Bldg & Site Work Installation		
Building - (includes 2 reviews) Each additional review after 2 reviews \$100.00	\$150.00	Reso No 3103.26
Electrical (includes 2 reviews) Each additional review after 2 reviews \$100.00	\$150.00	Reso No 3103.26
Mechanical (includes 2 reviews) Each additional review after 2 reviews \$75.00	\$100.00	Reso No 3103.26
Plumbing (includes 2 reviews) Each additional review after 2 reviews \$100.00	\$150.00	Reso No 3103.26
Structural (includes 2 reviews) Each additional review after 2 reviews \$100.00	\$150.00	Reso No 3103.26
Landscaping (includes 2 reviews). Each additional review after 2 reviews \$125.00	\$225.00	Reso No 3103.26
Civil (includes 2 reviews) Each additional review after 2 reviews \$125.00	\$225.00	Reso No 3103.26
Zoning (includes 2 reviews) Each additional review after 2 reviews \$75.00	\$100.00	Reso No 3103.26
Building Official Oversight	\$100.00	Reso No 3103.26
Floodplain (includes 2 reviews) Each additional review after 2 reviews \$250.00	\$500.00	Reso No 3103.26
Stand Alone - Permit Review Fees - Small Installations - Minor Repairs and Maintenance.		
Building - (includes 2 reviews)	\$150.00	Reso No 3103.26
Electrical (includes 2 reviews)	\$100.00	Reso No 3103.26
Mechanical (includes 2 reviews)	\$100.00	Reso No 3103.26
Plumbing (includes 2 reviews)	\$150.00	Reso No 3103.26
Structural (includes 2 reviews)	\$150.00	Reso No 3103.26
Landscaping (includes 2 reviews)	\$225.00	Reso No 3103.26
Civil (includes 2 reviews)	\$225.00	Reso No 3103.26
Zoning (includes 2 reviews)	\$100.00	Reso No 3103.26
Building Official Oversight	\$100.00	Reso No 3103.26
Floodplain (includes 2 reviews)	\$500.00	Reso No 3103.26
Flat Rate Permit Fees - Stand Alone Permits - Small Installations - Minor Repairs & Maint.		
Building permit fee - Base Admin of \$100 + \$500	\$600.00	Reso No 3103.26
Electrical permit fee - Base Admin of \$100 + \$500	\$600.00	Reso No 3103.26
Structural permit fee - Base Admin of \$100 + \$500	\$600.00	Reso No 3103.26
Mechanical permit fee - Base Admin of \$100 + \$500 (per unit installation) Max \$1,800	\$600.00	Reso No 3103.26
Plumbing permit fee - Base Admin of \$100 + \$500.	\$600.00	Reso No 3103.26
Landscape permit fee - Base Admin of \$100 + 500.00	\$600.00	Reso No 3103.26
Civil plan permit fee - Base Admin of \$100 + 500.00	\$600.00	Reso No 3103.26
Public Works permit fee - Base Admin of \$100.00 \$500.00	\$600.00	Reso No 3103.26

Core Structure (Non-Value-Based)

A. Upfront Process Fee

Covers:

- intake,
- routing,
- file setup,
- coordination,
- zoning review,
- Building Official oversight
- Applicable trades review
- Floodplain oversight
- permit issuance.

2. Upfront Permit Review Fee – Stand-Alone Permits

Category	Fee
Base Administrative Fee	\$350 (includes 2 reviews). Each additional review adds \$350.00
Building Review	\$375.(includes 2 reviews). Each additional review adds \$375.00
Electrical Review	\$375 (includes 2 reviews). Each additional review adds \$375.00
Structural Review	\$250 (includes 2 reviews). Each additional review adds \$250.00
Mechanical Review	\$275 (includes 2 reviews). Each additional review adds \$275.00
Plumbing Review	\$375 (includes 2 reviews). Each additional review adds \$375.00
Landscape Review	\$600 (includes 2 reviews). Each additional review adds \$300.00
Civil Plan Review	\$600 (includes 2 reviews). Each additional review adds \$300.00
Public Work Review	\$250 (includes 2 reviews). Each additional review adds \$250.00
Building Official Oversight	\$375 (includes 2 reviews). Each additional review adds \$200.00
Zoning Review	\$350 (includes 2 reviews). Each additional review adds \$175.00
Floodplain Review	\$750 (includes 2 reviews). Each additional review adds \$750.00

Example — New Pool and Spa Project

- Base Administrative Fee = \$350.00,
- electrical + plumbing + Building + Structural + Civil + Zoning + Building Official + Floodplain = \$3,425.00 up front fee due

Permit Review New Construction, Addition, and Remodel Fee:

Reviews: Plan review includes Building, Structural, Electrical, Mechanical, Plumbing, Public Works, Civil, Flood, and administrative overview

Tier Model

Tier	Description	Fee Multiplier
Zone 2 Residential – New Construction	Dry Lot	6.0
Zone 3 Residential – New Construction	- Waterfront	7.0
Zone 1 Residential – New Construction	- Ocean Front	11
Zone 2 Residential – Interior Remodel	- Dry Lot	3.0
Zone 3 Residential – Interior Remodel	- Waterfront	3.5
Zone 1 Residential – Interior Remodel	- Ocean Front	5.0

Then:

Square Footage × Tier Multiplier

EXAMPLE :

New Construction

Zone 2 – 8,000 square foot home = $8,000 \times 6 = \$48,000$
Zone 3 – 12,000 square foot home = $12,000 \times 7 = \$84,000$
Zone 1 – 30,000 square foot home = $30,000 \times 11 = \$330,000$

Interior Remodel

Zone 2 – 4,000 square feet = $4,000 \times 3.0 = \$12,000$
Zone 3 – 6,000 square feet = $6,000 \times 3.5 = \$21,000$
Zone 1 – 15,000 square feet = $15,000 \times 5.0 = \$75,000$

Discipline-Based Flat Permit Fees not based on square footage Permit Fee – Stand-Alone Permits

Assume:

Base Administrative Fee	\$350
Building Fee	Base Administration \$350.00 + 1,500.00 = \$1,850.00
Electrical Fee	Base Administration \$350.00 + \$1200.00 = \$1,550.00
Structural (Shop drawings)	Base Administration \$350.00 + \$1,500.00 = \$1,850.00
Mechanical Fee	Base Administration \$350.00 + \$1,000.00 = \$1,350.00
Plumbing Fee	Base Administration \$350.00 + \$1,200.00 = \$1,550.00
Landscape Fee	Base Administration \$350.00 + \$1,550.00 = \$1,900.00
Civil Plan Permit	Base Administration \$350.00 + \$1,550.00 = \$1,900.00
Public Work	Base Administration \$350.00 + \$1,000.00 = \$1,250.00
Zoning Use Fee	\$2,000 Based on the application submitted
Floodplain Review	\$750 Based on the application submitted.

Example — New Pool and Spa Project

- Base Administrative Fee = \$350.00,
- electrical + plumbing + Building + Structural + Civil + Zoning + Building Official + Floodplain = \$11,800.00 permit fees due.

Permit Fee for Master Permit – New Construction, Additions, Remodels based on Square Footage:

All Zones 1 through 3

Permit Type	Multiplier	
Air Conditioned Space x		
Zone 1	4	Changed from 3
Zone 2	3	No Change
Zone 3	3.5	Changed from 3
Non Air Conditioned Space – Covered Roof Area x		
Zone 1	2.5	Changed from 1.5
Zone 2	1.5	No Change
Zone 3	2.0	Changed from 1.5

Permit Fee for Master Permit – Sub Permit Fees– New Construction, Additions, Remodels based on Square Footage:

Zone 1	Building Permit Fee - Per Trade Permit - Flat Rate \$15,000 x 3 years	\$45,000.00
	Electrical Permit Fee - Per Trade Permit Flat Rate \$10,000 x 3 years	\$30,000.00
	Plumbing Permit Fee - Per Trade Permit Flat Rate \$10,000 x 3 years	\$30,000.00
	Mechanical Permit Fee - Per Trade Permit - Flat Rate \$5,000 x 3 years	\$15,000.00
	Landscape Permit Fee - Per Permit - Flat Rate \$2,000 x 3 years	\$ 6,000.00
	Shop Drawing Fee - Per Permit - Flat Rate \$1,500 x 3 years	\$ 4,500.00
2 / 3	Building Permit Fee - Per Trade Permit - Flat Rate \$10,000 x 2 years	\$ 2,000.00
	Electrical Permit Fee - Per Trade Permit Flat Rate \$7,500 x 2 years	\$15,000.00
	Plumbing Permit Fee - Per Trade Permit Flat Rate 7,500 x 2 years	\$15,000.00
	Mechanical Permit Fee - Per Trade Permit Flat Rate \$5,000 x 2 years	\$10,000.00
	Shop Drawing Fee - Per Permit - Flat Rate \$1,500 x 2 years	\$ 3,000.00
	Landscape Fee - Per Permit - Flat Rate \$1,000 x 3 years	\$ 3,000.00



TOWN OF GOLDEN BEACH

100 Ocean Boulevard
Golden Beach, FL 33160

MEMORANDUM

Date: October 27, 2026

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz, 
Town Manager

Subject: Resolution No. 3104.26 – Accepting the Mayor and Town
Manager's Recommendations for Amending Section 66-6
“General Construction Requirements” Relating to
Construction Sign Frontage Standards

Item Number:

8

Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 3104.26 as presented.

Background:

This item requests approval to codify the attached Administrative Order (Exhibit A) signed by the Mayor and Town Manager pertaining to applicable frontage standards at all construction sites within Golden Beach, including sites already under construction.

Fiscal Impact:

None.

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 3104.26

AN RESOLUTION OF THE TOWN OF GOLDEN BEACH, FLORIDA, ACCEPTING THE MAYOR AND TOWN MANAGER'S RECOMMENDATIONS AMENDING SECTION 66-6 "GENERAL CONSTRUCTION REQUIREMENTS" RELATING TO CONSTRUCTION SIGN FRONTAGE STANDARDS AS OUTLINED IN THE ATTACHED ADMINISTRATIVE ORDER; PROVIDING FOR AN AMORTIZATION PERIOD FOR NONCONFORMING TEMPORARY FENCES; PROVIDING FOR INSTRUCTION TO THE TOWN ATTORNEY TO DRAFT AN ITEM FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Mayor Singer and Town Manager Diaz issued Administrative Order No. 2026-065 (attached as Exhibit "A"), establishing Construction Sign Frontage Standards applying to all construction sites within Golden Beach, including sites already under construction; and

WHEREAS, in order to preserve property values and keep the Town aesthetically pleasing, the Town Council finds that it is in the best interest and welfare of the residents of the Town to accept the Mayor and Town Manager's recommendations as stipulated in the attached Exhibit A; and

WHEREAS, the Town Council is instructing the Town Attorney to codify the recommendations in the Town's Code of Ordinance via an Ordinance change to be brought before Council at a later date.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. That each of the above recitals is hereby adopted and confirmed.

Section 2. Instructions for the Town Attorney. That the Town Attorney is instructed to take the Mayor and Town Manager's recommendations as attached in Exhibit A and to draft an ordinance to come before Council at the next Town Council Meeting amending the Town's Code of Ordinances.

Section 3. Conflict. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 4. Severability. If any word, sentence, clause, phrase, or provision of this resolution, for any reason, is held to be unconstitutional, void, or invalid, the validity of the remainder of this resolution shall not be affected thereby.

Section 5. Effective Date. That this Resolution shall become effective immediately upon adoption on second reading.

Sponsored by Town Administration.

The Motion to adopt the foregoing Resolution was offered by _____,
seconded by _____, and on roll call the following vote ensued:

Mayor Glenn Singer	_____
Vice Mayor Jessie Mendal	_____
Councilmember Kenneth Bernstein	_____
Councilmember Bernard Einstein	_____
Councilmember Judy Lusskin	_____

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, this
27th day of October, 2026.

ATTEST:

MAYOR GLENN SINGER

LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

STEPHEN J. HELFMAN
TOWN ATTORNEY



Town of Golden Beach Administrative Policy

Date of Issue: 09-30-2026

NO.: 2026-065

Effective Date: 10-01-2026

Subject: Construction Sign Frontage

Standards

Revision Date: _____

Approved: _____

Alexander Diaz
Town Manager

Date

Agreed: _____

Glenn Singer
Mayor

Date

POLICIES CROSS REFERENCED:

- I. **PURPOSE/INTENT:** Beginning October 1, 2026, coinciding with the start of the Town's new fiscal year, the following frontage standards apply to all construction sites within Golden Beach, including sites already under construction. These standards protect the Town's rights-of-way, improve the appearance of construction frontages, and maintain safe access.

II. DEFINITIONS:

- **Front Construction Fencing:**

All chain-link fencing along the front of a construction site shall be removed and replaced with a solid, framed wooden plywood construction fence and matching access gates. Mesh, fabric, or screening placed over a front chain-link fence does not satisfy this requirement. Fence location, height, framing, anchorage, finish, and gates shall be approved by the Building Department, with required permits obtained before installation. Sites shall remain safely secured during replacement. This order addresses front fencing; side and rear fencing remains subject to applicable Town requirements.

- **Sod and Right of Way Maintenance:**

The entire unpaved frontage within the Town's right-of-way, extending from the edge of the roadway or curb to the construction fence, shall be covered with sod, except for the approved driveway access. Sod shall be watered, maintained, and replaced as necessary throughout construction. Sidewalks, drainage facilities, utility access, and required sight lines shall remain unobstructed. Construction materials, equipment, and debris shall not be stored in this area.

- **Driveway access and parking**

The approved driveway access shall be surfaced with compacted gravel suitable for vehicles entering and leaving the property. Gravel shall be confined to the driveway access and maintained to prevent mud, sediment,

or loose stone from entering the street or drainage system. Gravel does not authorize parking area in the right-of-way.

No construction-related parking is permitted in front of construction sites, including along the curb, on the sod, or within the frontage right-of-way. Owners and contractors shall provide lawful parking within the site or at another authorized location. The Town is authorizing the fencing to be 2 feet off the back of the curb to allow more room for vehicles to be parked within the job site. Deliveries and access shall comply with applicable traffic and roadway permit requirements.

- **House Renderings and Warning Signs:**

A rendering of the house being constructed may be displayed on the plywood fence, subject to prior Building Department approval of its content, dimensions, and placement. The rendering shall depict the house without architect identification, promotional wording, advertising telephone numbers, websites, or separate contractor advertising.

No-trespassing warning signs are permitted, subject to applicable sign requirements. A small logo identifying the contractor constructing the house may appear only as a subordinate element within the warning sign. The only telephone number permitted on that sign is a number designated for reporting trespassing or site security concerns. No separate architect, contractor, subcontractor, or marketing signs are permitted. Legally required permit postings and safety notices remain required.

For fence construction and graphic approval requirements, owners and contractors shall consult the Town's Temporary Construction Fence – Zone 1 Guidelines for oceanfront properties on the east side of Ocean Boulevard and obtain site-specific direction from the Building Department. Where those guidelines are location-specific, staff shall confirm the applicable specifications for the site before approval.

III. POLICY/PROCEDURES:

- **Compliance and Enforcement:**

Existing construction sites are afforded thirty calendar days, October 1 through October 30, 2026, to complete the required changes. All required work shall be completed no later than October 30, 2026. Beginning October 31, 2026, the Town will inspect sites and initiate enforcement for noncompliance through applicable notice, citation, hearing, and penalty procedures authorized by law. This order does not establish a new fine amount or waive existing safety, parking, or other legal requirements during the compliance period.

- **Administration:**

Property owners and contractors are responsible for bringing their sites into compliance and maintaining compliance throughout construction. The Building Department, Public Works, and Code Enforcement shall coordinate notice, review, inspections, and enforcement. New construction sites established on or after October 1, 2026, shall comply when established.

Questions and requests for fence and graphic approval should be directed to the Town's Building Department at (305) 932-0744.

IV. ADDITIONAL INFORMATION, REQUIREMENTS & RESPONSIBILITIES:



TOWN OF GOLDEN BEACH

100 Ocean Boulevard
Golden Beach, FL 33160

MEMORANDUM

Date: October 27, 2026

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz, Town Manager *Alex B.*

Subject: Resolution No. 3105.26– Establishing A Retirement Health Savings Account (RHSA) and Contribution for Vested Members of the Town Charter and Eligible Dependents.

Item Number:

9

Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 3105.26 as presented.

Background:

Over the past several months, the Town Administration has been reviewing the health insurance benefits provided to current members of the Town Council and eligible vested members of the Town Charter, with the objective of providing a more sustainable and flexible retirement health benefit.

Under the Town's existing benefit structure, members of the Town Council receive health insurance coverage during their service. Upon completing two full terms (eight years), Councilmembers become vested and eligible for continued lifetime health insurance benefits. Additionally, the Town's Charter Officers qualify for lifetime health insurance benefits upon completing twenty (20) years of service.

The proposed Resolution establishes a new retirement health benefit structure for these eligible individuals upon reaching age sixty-five (65).

Under the proposed program, vested and eligible Councilmembers and Charter Officers who reach age sixty-five (65) will transition from the Town's traditional group health insurance coverage to a Retirement Health Savings Account

(RHSA). In lieu of continued participation in the Town's group health insurance plan, the Town will make the following monthly contributions:

- \$1,500 per month for the eligible vested Councilmember or Charter Officer.
- \$500 per month for an eligible spouse or dependent, as defined by the applicable benefit provisions.

These contributions will continue for the lifetime of the eligible individual, subject to the terms and conditions of the retirement benefit program.

Current Councilmembers who have already reached age sixty-five (65) will also be eligible to transition to this retirement health benefit structure while continuing to serve in office.

The purpose of this change is to establish a defined monthly contribution toward retirement healthcare expenses, allowing eligible individuals greater flexibility in selecting Medicare, supplemental insurance, prescription coverage, and other qualified healthcare benefits that best meet their individual needs.

This Resolution will serve as the foundation for a subsequent Ordinance formally amending the Town's retirement health benefit provisions and establishing the administrative requirements for implementation.

Fiscal Impact:

No anticipated increase to the Town's existing financial commitments for retiree health insurance benefits.

The proposed program replaces the Town's obligation to provide traditional group health insurance coverage after age sixty-five (65) with a defined monthly contribution of \$1,500 for each eligible vested individual and an additional \$500 for an eligible spouse or dependent.

This change provides greater predictability in the Town's long-term retirement healthcare obligations while preserving a meaningful lifetime health benefit for eligible Councilmembers and Charter Officers.

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 3105.26

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA; PROVIDING FOR THE CONTINUATION OF HEALTH INSURANCE BENEFITS FOR CURRENT AND RETIRED TOWN COUNCILMEMBERS AND THEIR ELIGIBLE DEPENDENTS UNDER THE TOWN'S GROUP HEALTH INSURANCE PLAN; MEMORIALIZING THE TOWN'S LONG-STANDING COMMITMENT TO RETIREMENT HEALTH INSURANCE BENEFITS; PROVIDING FOR ELIGIBILITY REQUIREMENTS; ESTABLISHING A RETIREMENT HEALTH SAVINGS ACCOUNT OPTION FOR MEDICARE-AGE ELIGIBLE COUNCILMEMBERS AND QUALIFIED CHARTER OFFICERS; PROVIDING FOR MONTHLY CONTRIBUTIONS, BIENNIAL ADJUSTMENTS, AND LIFETIME BENEFITS; PROVIDING CRITERIA FOR VESTED RIGHTS IN CONTINUED PARTICIPATION IN THE TOWN'S INSURANCE PLAN AT THE EXPENSE OF THE TOWN; SUPERSEDING PRIOR RESOLUTIONS TO THE EXTENT PROVIDED HEREIN; DIRECTING THE PREPARATION OF AN IMPLEMENTING ORDINANCE; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 16, 2010, the Town Council adopted Resolution No. 2085.10, authorizing Councilmembers and their eligible dependents to participate in the group health insurance plan offered to Town employees (the "Plan") in the same manner as Town employees, provided that the cost of participation was paid solely by the Councilmember electing to participate; and

WHEREAS, Resolution No. 2085.10 further authorized Councilmembers and their eligible dependents to continue participation in the Plan following retirement, subject to the applicable terms and payment requirements; and

WHEREAS, on February 19, 2013, the Town Council adopted Resolution No. 2290.13, providing that the Town would pay for the cost of participation of

Councilmembers and their eligible dependents in the Plan to the same extent that such costs were paid for general Town employees; and

WHEREAS, on April 19, 2016, the Town Council adopted Resolution No. 2448.16, providing for continued Town-funded health insurance coverage for qualified retired Councilmembers and their eligible dependents upon completion of a minimum of ten (10) years of elected service; and

WHEREAS, on May 24, 2016, the Town Council adopted Resolution No. 2451.16, further consolidating the health insurance benefits available to serving and qualified retired Councilmembers and their eligible dependents and establishing protections for continued participation and payment of coverage costs; and

WHEREAS, on September 30, 2024, the Town Council adopted Resolution No. 2975.24, establishing that Councilmembers completing a minimum of eight (8) years of elected service qualify for continued Town-sponsored health insurance benefits following their departure from office, subject to the provisions of that Resolution; and

WHEREAS, the Town has, for more than sixteen (16) years, maintained and progressively enhanced its health insurance benefit program for elected officials, recognizing the value of public service and the importance of providing continuity of healthcare coverage for those who have dedicated substantial years of service to the community; and

WHEREAS, the Town has also established retirement health insurance benefits for certain qualified Charter Officers, who have completed twenty (20) years of qualifying service, subject to the applicable provisions governing their respective retirement benefits; and

WHEREAS, in accordance with Section 166.021, Florida Statutes, and Article VIII, Section 2(b) of the Florida Constitution, municipalities possess governmental, corporate, and proprietary powers to conduct municipal government, perform municipal functions, and render municipal services, except as expressly prohibited by law; and

WHEREAS, the Town Council has previously determined that providing health insurance benefits to serving and qualified retired Councilmembers serves a valid municipal purpose by encouraging qualified individuals to participate in local government and recognizing their long-term public service; and

WHEREAS, the Town Council recognizes that the existing health insurance program represents an established commitment of the Town and that the purpose of this Resolution is to modernize the delivery of those benefits rather than create an entirely new or duplicative retirement benefit; and

WHEREAS, the Town Council recognizes that individuals reaching Medicare eligibility at age sixty-five (65) may benefit from greater flexibility in selecting Medicare supplemental coverage, prescription drug plans, and other healthcare services appropriate to their individual circumstances; and

WHEREAS, the Town Council desires to establish a Retirement Health Savings Account ("RHSA") option for Medicare-age eligible serving and qualified retired Councilmembers and qualified Charter Officers, providing an alternative method for the Town to fulfill its retirement healthcare commitments; and

WHEREAS, the proposed RHSA option will provide a monthly Town contribution of One Thousand Five Hundred Dollars (\$1,500.00) for each qualified participant and an additional Five Hundred Dollars (\$500.00) for one eligible spouse or dependent, with

such contributions continuing for the lifetime of the qualified participant, subject to the provisions of the program; and

WHEREAS, the Town Council further desires to provide a two and one-half percent (2.5%) increase in such contributions every two (2) years to recognize the increasing cost of healthcare services; and

WHEREAS, the Town Council intends that this new option preserve the existing lawful vested rights of qualified participants while providing additional flexibility in how their retirement healthcare needs are met; and

WHEREAS, the Town Council desires to direct the Town Attorney to prepare an Ordinance formally incorporating this retirement healthcare option into the Town's applicable benefit provisions and establishing the necessary administrative requirements for implementation.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. Each of the above-stated recitals is hereby adopted, confirmed, and incorporated herein as the findings and legislative intent of the Town Council.

Section 2. Participation of Councilmembers and Their Eligible Dependents in the Plan. To the extent that coverage is available, Town Councilmembers, including the Mayor, and their Eligible Dependents are hereby authorized to participate in the Town's group health insurance Plan in the same manner as general Town employees. "Eligible Dependents" shall include those dependents authorized to participate in the Plan by the insurer providing coverage. The election to participate in the Plan shall be

made at the discretion of each individual Councilmember, subject to the applicable provisions of this Resolution.

Section 3. Participation of Retired Councilmembers and Their Eligible Dependents; Eligibility. To the extent that coverage is available, Councilmembers who have completed a minimum of eight (8) years of elected service and are no longer serving in office ("Qualified Retired Councilmembers"), together with their Eligible Dependents, are hereby authorized to continue participation in the Plan in the same manner as general Town employees, subject to the provisions of this Resolution. A Qualified Retired Councilmember shall become eligible for continued participation commencing upon departure from elected office.

Section 4. Payment of Plan Participation Costs. The Town shall pay the cost of participation in the Plan by serving Councilmembers and their Eligible Dependents to the same extent that the Town pays the cost of participation by general Town employees. The Town shall likewise pay the cost of participation in the Plan by Qualified Retired Councilmembers and their respective Eligible Dependents to the same extent that the Town pays for participation by general Town employees. In the event the Town amends the manner in which it pays for participation by general Town employees, the manner in which the Town pays for participation by Councilmembers and Qualified Retired Councilmembers shall be amended accordingly, subject to the preservation of existing lawful vested rights and the provisions governing participation in the RHSA program.

Section 5. Establishment of Retirement Health Savings Account for Medicare-Age Eligible Members. The Town Council hereby establishes, subject to

the adoption of the necessary implementing Ordinance and plan documents, a Retirement Health Savings Account (“RHSA”) option for eligible serving and Qualified Retired Councilmembers and qualified Charter Officers who have attained Medicare eligibility age of sixty-five (65).

Upon reaching age sixty-five (65), a vested and eligible participant may elect to transition from the Town’s group health insurance coverage to the RHSA program. The Town shall provide the following monthly contributions to the RHSA of an eligible participant:

A. Qualified Member: One Thousand Five Hundred Dollars (\$1,500.00) per month.

B. Eligible Spouse or Dependent: An additional Five Hundred Dollars (\$500.00) per month for one eligible spouse or dependent, as defined by the implementing plan.

The maximum initial combined contribution shall be Two Thousand Dollars (\$2,000.00) per month. The RHSA program shall be designed to allow eligible participants to use available account funds for qualified healthcare expenses, including Medicare premiums, supplemental insurance, prescription drug coverage, and other qualified medical expenses permitted under the applicable plan. The RHSA option shall be available to currently serving Councilmembers who have attained age sixty-five (65) and have otherwise satisfied the applicable vesting requirements, regardless of whether they continue to serve in elected office.

Section 6. Eligibility of Qualified Charter Officers. For purposes of the RHSA option established herein, qualified Charter Officers shall include the Town Manager, Town Clerk, and Town Attorney who have completed a minimum of twenty (20) years of qualifying service and have otherwise satisfied the requirements for vested retirement

health insurance benefits under the applicable governing provisions. Upon attaining age sixty-five (65), such qualified Charter Officers shall be eligible to participate in the RHSA program on the same contribution basis established for qualified Councilmembers, subject to confirmation of their existing retirement benefit entitlements and adoption of the necessary implementing legislation. Nothing in this Section shall be construed to create retirement health insurance eligibility for a Charter Officer who has not otherwise satisfied the applicable vesting requirements.

Section 7. Lifetime Contributions and Biennial Adjustments. The Town Council intends that RHSA contributions for qualified participants shall continue throughout the lifetime of the eligible participant, subject to applicable law and the governing provisions of the RHSA program. The monthly contribution amounts established in Section 5 shall increase by two and one-half percent (2.5%) every two (2) years, commencing on the second anniversary of the participant's eligibility date under the implementing program. Such adjustments shall be compounded and applied to the then-current contribution amounts. The additional contribution for an eligible spouse or dependent shall continue only while the individual satisfies the applicable eligibility requirements. The Town's obligation to make contributions shall cease upon the death of the qualified participant, except to the extent otherwise required by an existing vested survivor benefit or applicable law.

Section 8. Coordination of Benefits and Election of Coverage. The RHSA program is intended to provide an alternative to continued Town-funded participation in the group health insurance Plan upon attaining age sixty-five (65). An eligible participant electing the RHSA option shall receive the monthly contributions established herein in lieu of Town-funded group health insurance premiums for the same participant. No

participant shall receive duplicative Town-funded group health insurance benefits and RHSA contributions for the same coverage period, except as otherwise required by law. The election to participate in the RHSA program shall be made in writing and administered in accordance with the applicable plan documents. Any transition affecting an existing vested insurance benefit shall comply with applicable law and shall not unlawfully impair rights previously established under the Town's retirement benefit provisions.

Section 9. Vested Right to Participate in the Plan; Payment of Costs. In the event that the Town Council elects to disallow participation in the Plan by, or elects to cease payment of the cost of participation in the Plan by Councilmembers, Qualified Retired Councilmembers, and/or their Eligible Dependents as provided in Section 4 of this Resolution, those Qualified Retired Councilmembers and their respective Eligible Dependents who are enrolled in the Plan on the effective date of the Town Council action disallowing participation and/or payment (the "Termination Date") shall be deemed to have a vested right to continue participation in the Plan and the Town's payment of the cost of participation, to the extent provided under existing lawfully established benefit provisions. Councilmembers and Qualified Retired Councilmembers who are not enrolled in the Plan on the Termination Date shall not acquire a vested right to continued participation or Town payment solely by operation of this Section. Nothing in this Resolution shall be construed to unlawfully diminish or eliminate vested rights previously established by the Town.

Section 10. Fiscal Intent. The Town Council recognizes that the RHSA program is intended to provide an alternative method of satisfying the Town's existing retirement health insurance commitments. The establishment of the RHSA option is

intended to provide greater flexibility for eligible participants and greater predictability in the Town's long-term retirement healthcare expenditures. The Town Council does not intend the program to create duplicative healthcare benefits or obligations. The Town Administration shall evaluate the fiscal impact of the program, including the proposed biennial contribution adjustments, and provide for the appropriate funding of legally established obligations through the Town's annual budget process.

Section 11. Implementation and Preparation of Ordinance. The Town Council hereby directs the Town Attorney, in coordination with the Town Manager and Finance Director, to prepare an Ordinance establishing the necessary retirement benefit provisions to implement the RHSA program for those members who have satisfied the applicable vesting requirements established by prior Town resolutions and other governing retirement benefit provisions. The implementing Ordinance and related plan documents shall address eligibility, administration, qualified healthcare expenses, contribution procedures, treatment of existing vested rights, and compliance with applicable federal and state laws. The Town Manager and appropriate Town officials are authorized to undertake the administrative actions necessary to prepare for implementation, subject to final approval of the required implementing legislation.

Section 12. Superseding Effect. This Resolution shall supersede Resolution Nos. 2085.10, 2290.13, 2448.16, 2451.16, and 2975.24 as the consolidated statement of the Council health insurance benefits addressed herein, to the extent legally permissible. Notwithstanding the foregoing, no provision of this Resolution shall be interpreted to extinguish or impair an existing lawful vested right, and existing benefits shall continue under their applicable governing provisions until any required implementing Ordinance and plan documents become effective.

Section 13. Effective Date. This Resolution shall take effect immediately upon adoption, provided that the RHSA program shall not become operational until the necessary implementing Ordinance, plan documents, and administrative arrangements have been approved and established.

Sponsored by Town Administration.

The Motion to adopt the foregoing Resolution was offered by _____,
seconded by _____, and on roll call the following vote ensued:

Mayor Glenn Singer	_____
Vice Mayor Jessie Mendal	_____
Councilmember Kenneth Bernstein	_____
Councilmember Bernard Einstein	_____
Councilmember Judy Lusskin	_____

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, this
27th day of October, 2026.

ATTEST:

MAYOR GLENN SINGER

LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

STEPHEN J. HELFMAN
TOWN ATTORNEY