

SELECTIVE RENOVATION
DESIGN REVIEW BOARD FILE DRB23-0958
MODIFICATION OF DRB 22964

**MADISON WORTH
ARCHITECTURE, DPC**
485 Madison Avenue, Suite 200, New York, NY 10022 - Tel. 212.355.3261
125 Worth Avenue, Suite 306, Palm Beach, FL 33480 - Tel. 561.833.3242

NOTES:

- RENOVATE EXISTING STUDY INTO A BEDROOM WITH A FULL BATHROOM AND ENCLOSE ATTACHED BALCONY
- PROTECTION AND PRESERVATION OF ALL EXISTING EXTERIOR DOORS AND PENETRATION
- PROTECTION AND PRESERVATION OF ALL EXISTING STRUCTURAL ELEMENTS
- CAPPING OF ALL MECHANICAL, ELECTRICAL AND SYSTEMS PRIOR TO ANY DEMOLITION
- NEW CASEWORK, PLASTER, STONE WORK AND WOOD FLOORING.
- NEW INTERIOR PAINTING

- A-0.00 COVER SHEET
- A-0.01 SITE LOCATION MAP
- A-0.10a PHOTOS OF EXISTING CONDITIONS
- A-0.10b PHOTOS OF EXISTING CONDITIONS
- A-0.10c PHOTOS OF EXISTING CONDITIONS
- A-0.02 EXISTING SITE PLAN AND AREA OF WORK
- A-0.04 ZONING DATA SHEET
- A-0.05 LOT AREA DIAGRAM
- A-0.50 EXISTING OVERALL PLAN - 2ND FLOOR
- A-0.50a SITE AREAS - CURRENT
- A-0.50b PROPERTY AREAS - ORIGINAL, CURRENT, PROPOSED
- A-0.50c PROPERTY AREAS - ORIGINAL, CURRENT, PROPOSED
- A-0.50d BUILDING AREAS - ORIGINAL, CURRENT, PROPOSED
- A-0.50e BUILDING AREAS - ORIGINAL, CURRENT, PROPOSED
- A-0.50f BUILDING AREAS - ORIGINAL, CURRENT, PROPOSED
- A-0.50g BUILDING AREAS - ORIGINAL, CURRENT, PROPOSED
- A-1.00 EXISTING FLOOR PLAN - 2ND FLOOR
- A-1.01 DEMOLITION PLAN - 2ND FLOOR
- A-1.02 PROPOSED FLOOR PLAN - 2ND FLOOR
- A-1.03a EXISTING ROOF PLAN
- A-1.03b PROPOSED ROOF PLAN
- A-2.00 EXISTING AND PROPOSED ELEVATIONS
- A-5.00 RENDERING
- A-5.01 RENDERING

An aerial photograph of a residential area with several large, curved, and irregularly shaped plots of land. The plots are densely packed with buildings. A red dashed circle is drawn around a specific building on one of the plots. A red arrow points from the bottom right towards the building inside the circle. The surrounding area is a mix of green and brown, indicating vegetation and bare ground.

AREA OF WORK:
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

2	FINAL SUBMITTAL	10/11/2023
1	FIRST SUBMITTAL	09/18/2023
NO	ISSUE DESCRIPTION	DATE

PROJECT: PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SHEET TITLE:

COVER SHEET

SEAL & SIGNATURE



STATE OF FLORIDA
J. BAKER
FIDELITY GUARANTEE
AR95819
REGISTERED ARCHITECT

DATE: AUGUST 21, 2023

PROJECT No.:

SCALE: AS NOTED

CHK. BY:

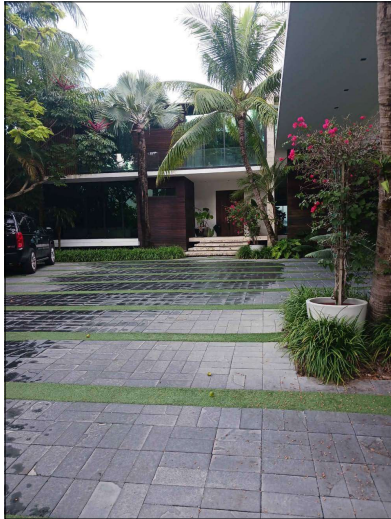
DWG. No.:

A-0.00

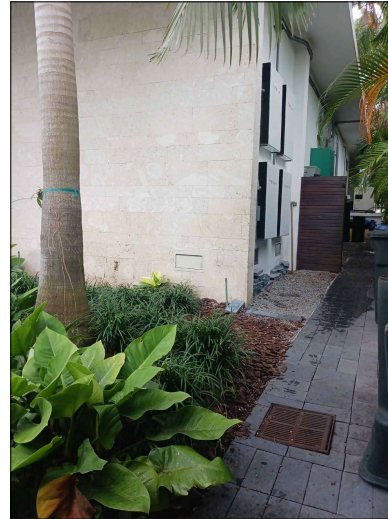
CAD FILE: PAGE No:



No.	Property Address	Neighbor Support
1	432 S Hibiscus Dr	Andrew Mirmelli
2	420 S Hibiscus Dr	Daniel Kodsí



① FRONT LOOKING SOUTHWEST



② SIDE LOOKING SOUTHEAST



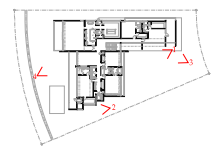
③ FRONT LOOKING WEST



④ REAR - LOOKING NORTH

NOTES:

KEY PLAN

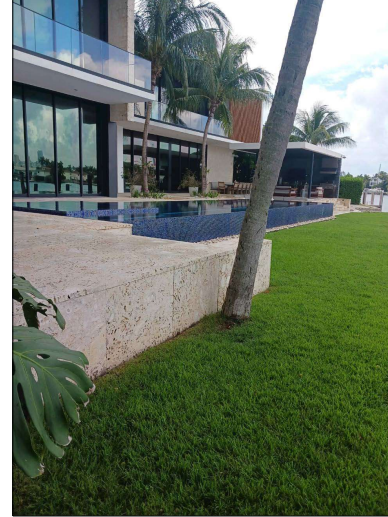


2	FINAL SUBMITTAL
1	FIRST SUBMITTAL
NO.	ISSUE DESCRIPTION
	DATE

PROJECT:	PRIVATE RESIDENCE
	428 S HIBISCUS DRIVE
	MIAMI BEACH, FL 33139

SHEET TITLE:	PHOTOS OF EXISTING CONDITIONS
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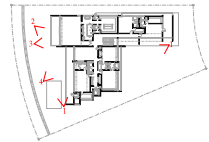
SEAL & SIGNATURE	DATE: AUGUST 31, 2023
PROJECT No.:	SCALE: AS NOTED
CDR. BY:	
CDR. No.:	
	A-0.10b
CHECKED:	DATE: No.



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NOTES:

KEY PLAN



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PROJECT: PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SHEET TITLE:

PHOTOS OF EXISTING
CONDITIONS

The image shows a circular professional seal for the State of Florida. The outer ring contains the text "STATE OF FLORIDA" at the top and "REGISTERED ARCHITECT" at the bottom. Inside the ring, it says "MEMBERMAN OF THE BOARD OF ARCHITECTS". The center of the seal features a signature, "Jeffrey A. Barker", and the number "AR95819".

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NOTES:

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1	FIRST SUBMITTAL 09/18/2023
NO.	ISSUE DESCRIPTION DATE

PROJECT: PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

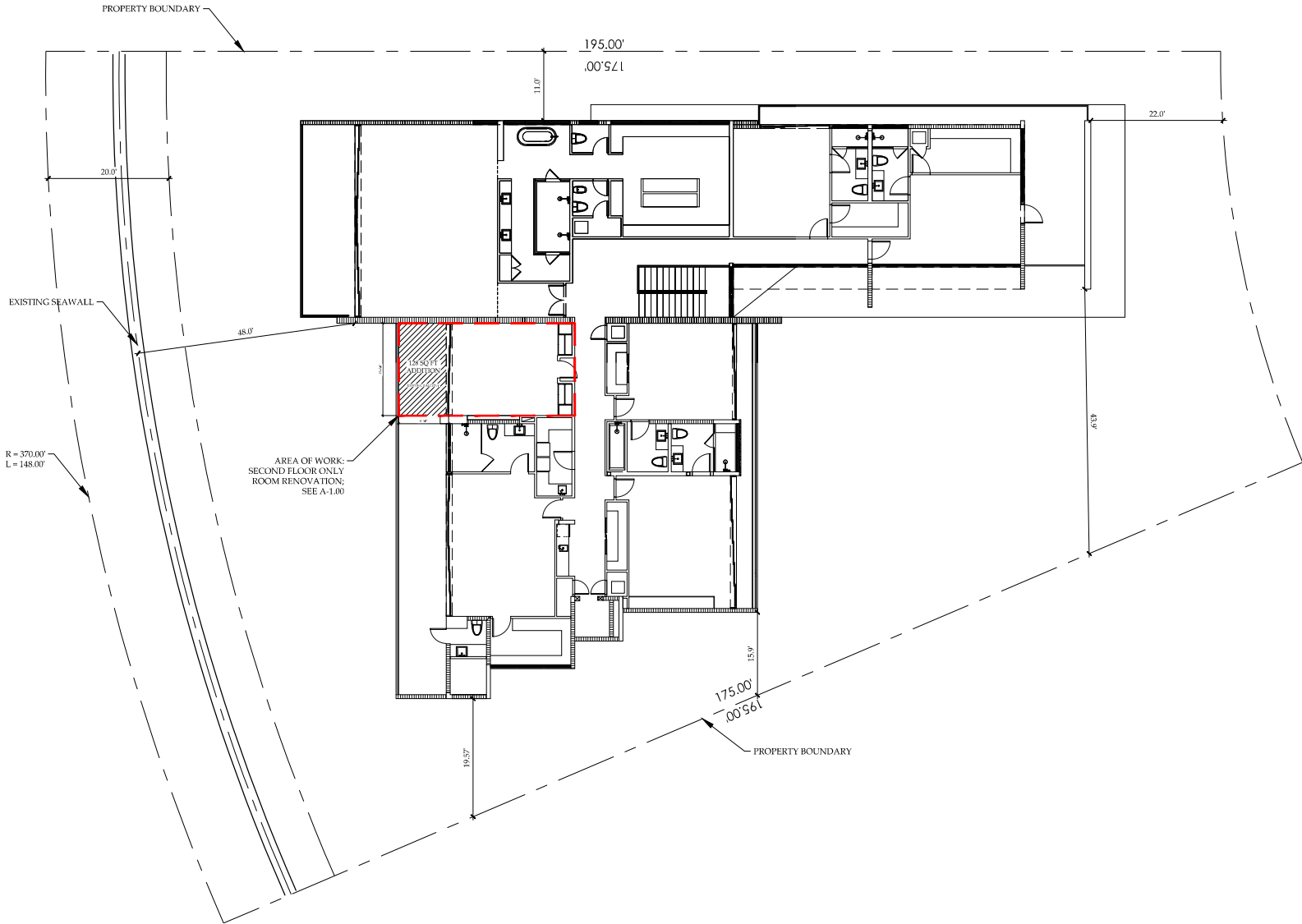
SHEET TITLE:
EXISTING OVERALL PLAN -
SECOND FLOOR

SEAL & SIGNATURE



DATE: AUGUST 31, 2023

PROJECT No.:
SCALE: AS SHOWN
CHK. BY:
DPC No.:
A-0.50
CREDITS: PAGE No.



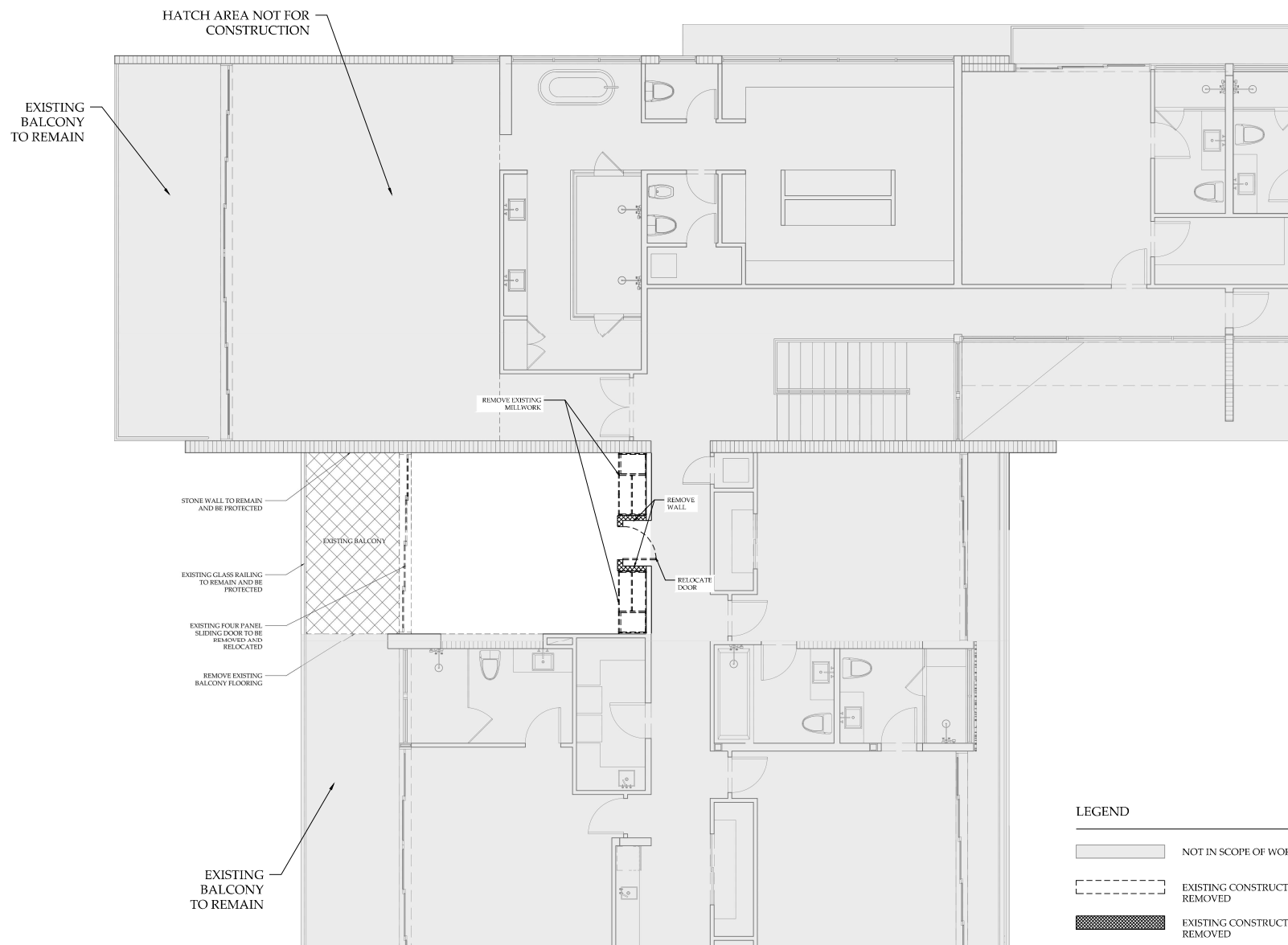
① EXISTING OVERALL PLAN - SECOND FLOOR
SCALE: 1/8" = 1'-0"



2	FINAL SUBMITTAL	10/11/2023
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SHEET TITLE

DEMOLITION PLAN -
SECOND FLOOR



1 DEMOLITION PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"

LEGEND

- | | |
|---|-------------------------------------|
|  | NOT IN SCOPE OF WORK |
|  | EXISTING CONSTRUCTION TO BE REMOVED |
|  | EXISTING CONSTRUCTION TO BE REMOVED |

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1 EXISTING FLOOR PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"



EXISTING
BALCONY
TO REMAIN

HATCH AREA NOT FOR
CONSTRUCTION

FRAME WALL PRIOR TO
CONSTRUCTION

STONE WALL TO REMAIN
AND BE PROTECTED

EXISTING GLASS RAILING
TO REMAIN AND BE

NEW SLIDING GLASS DOOR
LOCATION

NEW BEDROOM

NEW CLOSET

NEW BATHROOM

PROPOSED AREA OF WORK

EXISTING
BALCONY
TO REMAIN

1 EXISTING FLOOR PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"

LEGEND

NOT IN SCOPE OF WORK

NEW NON-STRUCTURAL WALL.

NEW STRUCTURAL WALL

PROJECT:
PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SHEET TITLE:

PROPOSED FLOOR PLAN -
SECOND FLOOR

SEAL & SIGNATURE:

DATE: AUGUST 21, 2022

PROJECT No.: _____

SCALE AS NOTED

A-1.02

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- THERE IS NO CHANGE PROPOSED TO THE EXISTING ROOF AS A PART OF THIS APPLICATION
- PROPOSED AREA OF WORK IS NOT VISIBLE FROM ABOVE
- PROPOSED AREA OF WORK IS NOT VISIBLE FROM THE PROPERTY TO THE WEST
- PROPOSED AREA OF WORK IS NOT VISIBLE FROM THE PROPERTY TO THE EAST

1 EXISTING ROOF PLAN
SCALE 1/8" = 1'-0"



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MIAMI BEACH, FL 33139

SHEET TITLE:

EXISTING ROOF PLAN



DATE: AUGUST 21, 2023
PROJECT No.:
SCALE: AS NOTED
CHK BY:
DWG No.:
A-1.03a
CADDIST: TACON, INC.
DATE: 08/21/2023

101

PROJECT: PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

PROPOSED ROOF PLAN

DATE: AUGUST 21, 2023

PROJECT No.: _____

SCALE: AS NOTED

CHECK BY: _____

UPC No.: _____

A-1.03B

CAD FILE: _____ PAGE No: _____

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- THERE IS NO CHANGE PROPOSED TO THE EXISTING ROOF AS A PART OF THIS APPLICATION
- PROPOSED AREA OF WORK IS NOT VISIBLE FROM ABOVE
- PROPOSED AREA OF WORK IS NOT VISIBLE FROM THE PROPERTY TO THE WEST
- PROPOSED AREA OF WORK IS NOT VISIBLE FROM THE PROPERTY TO THE EAST

1 PROPOSED ROOF PLAN
SCALE 1/8" = 1'-0"





2	FINAL SUBMITTAL	10/11/2023
1	FIRST SUBMITTAL	09/18/2023
NO.	ISSUE DESCRIPTION	DATE

SHEET TITLE:

EXISTING AND PROPOSED
ELEVATIONS



DATE: AUGUST 21, 2023

PROJECT No.: _____

SCALE: AS NOTED

CHK. BY: _____

DWG. No.: **A-2.00**

CAD FILE: _____ PAGE No: _____

NOTES:

2	FINAL SUBMITTAL
1	FIRST SUBMITTAL
NO.	ISSUE DESCRIPTION
	DATE

PROJECT:
PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SHEET TITLE:
RENDERING

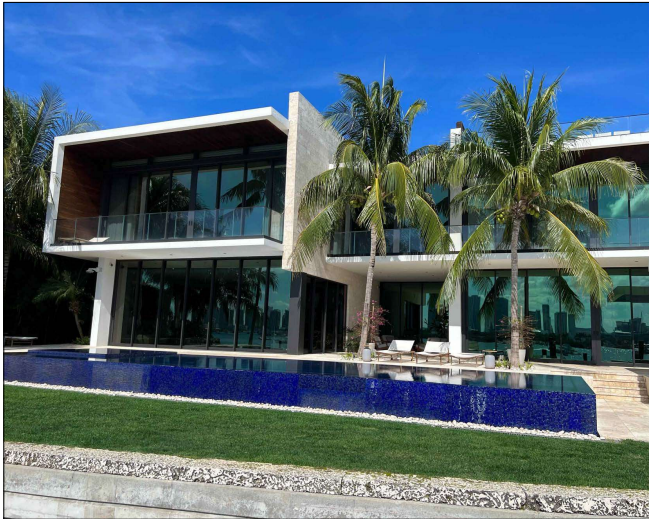
SEAL & SIGNATURE


DATE: AUGUST 21, 2023
PROJECT No.:
SCALE: AS NOTED
CHK. BY:
DATE: 8/21/23
A-5.00
CHECKED: _____
DRAWN BY: _____

AREA OF PROPOSED WORK



① REAR - LOOKING NORTH EXISTING



② REAR - LOOKING NORTH PROPOSED

NOTES:

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- PROPOSED AREA OF WORK IS NOT VISIBLE FROM THE PROPERTY TO THE EAST



① REAR - LOOKING NORTH EXISTING



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428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SHEET TITLE:

RENDERING



DATE: AUGUST 21, 2023

PROJECT No.:

SCALE: AS NOTED

CHK. BY:

UPW. No.:

A-5.01

CAD 附注: PAGE No.:

Thank You

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
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PROJECT:
PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SHEET TITLE:

SITE LOCATION PLAN



DATE: AUGUST 21, 2023

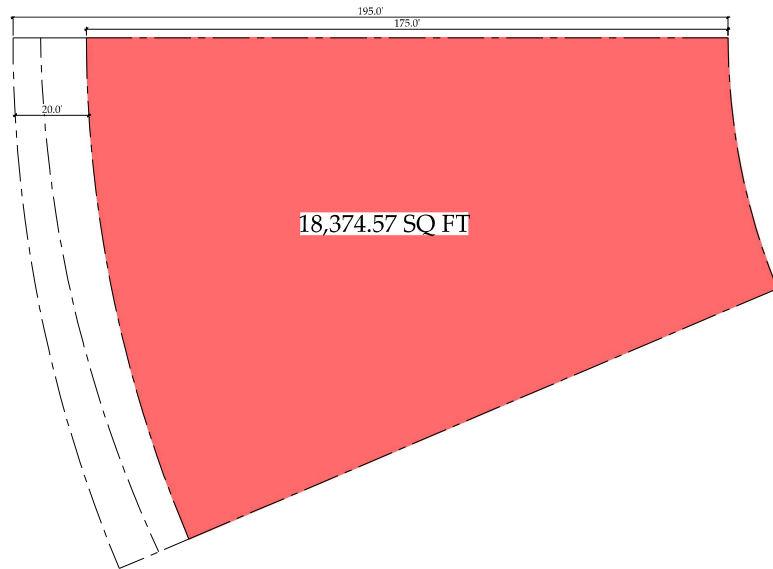
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SCALE: AS NOTED

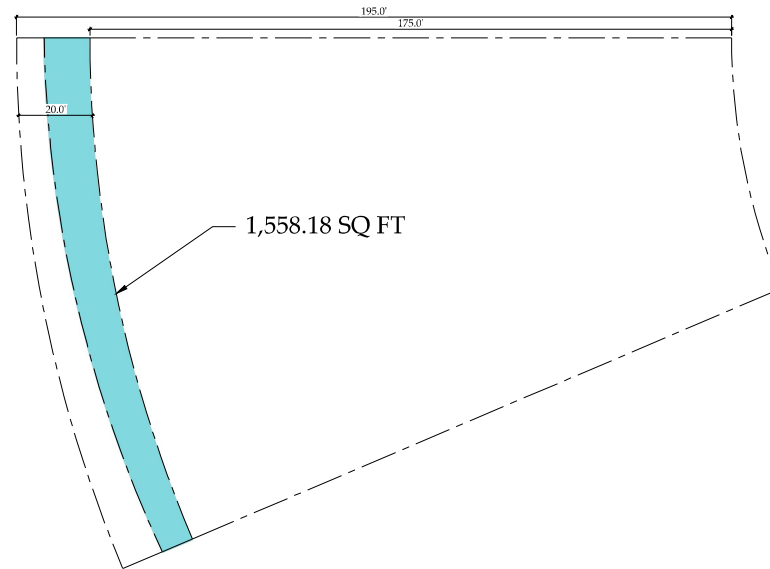
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DWG. No.: **A-0.01**

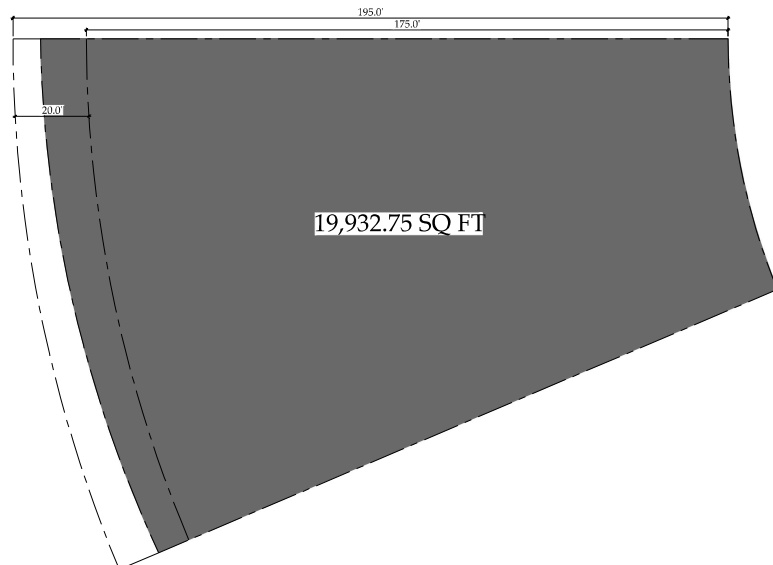
CAD FILE: _____ PAGES: Not



1 LOT AREA TO 175' PROPERTY BOUNDARY
SCALE: 1/16" = 1'-0"



2 LOT AREA FOR CENTER OF SEAWALL TO 175' PROPERTY BOUNDARY
SCALE: 1/16" = 1'-0"



③ LOT AREA TO CENTER OF SEAWALL
SCALE: 1/16" = 1'-0"

AREA CALCULATIONS		ZONING DISTRICT RS-3
	AREA (SQ. FT.)	AREA (%)
PLATTED LOT (TO 175')	18,374.57	92.2
AREA BETWEEN PLATTED LOT (TO 175') AND CENTER OF SEAWALL	1,558.18	7.8
PLATTED LOT (TO 175') TO CENTER OF SEAWALL	19,932.75	100

NOTE: INFORMATION NOTED BELOW WAS TAKEN FROM SURVEY DRAWINGS DATED OCTOBER 10, 2023 PREPARED BY MARTINEZ AND MARTINEZ ENTERPRISES INC.

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NOTES:

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1	FIRST SUBMITTAL	09/18/2023
NO.	ISSUE DESCRIPTION	DATE

PROJECT:
PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

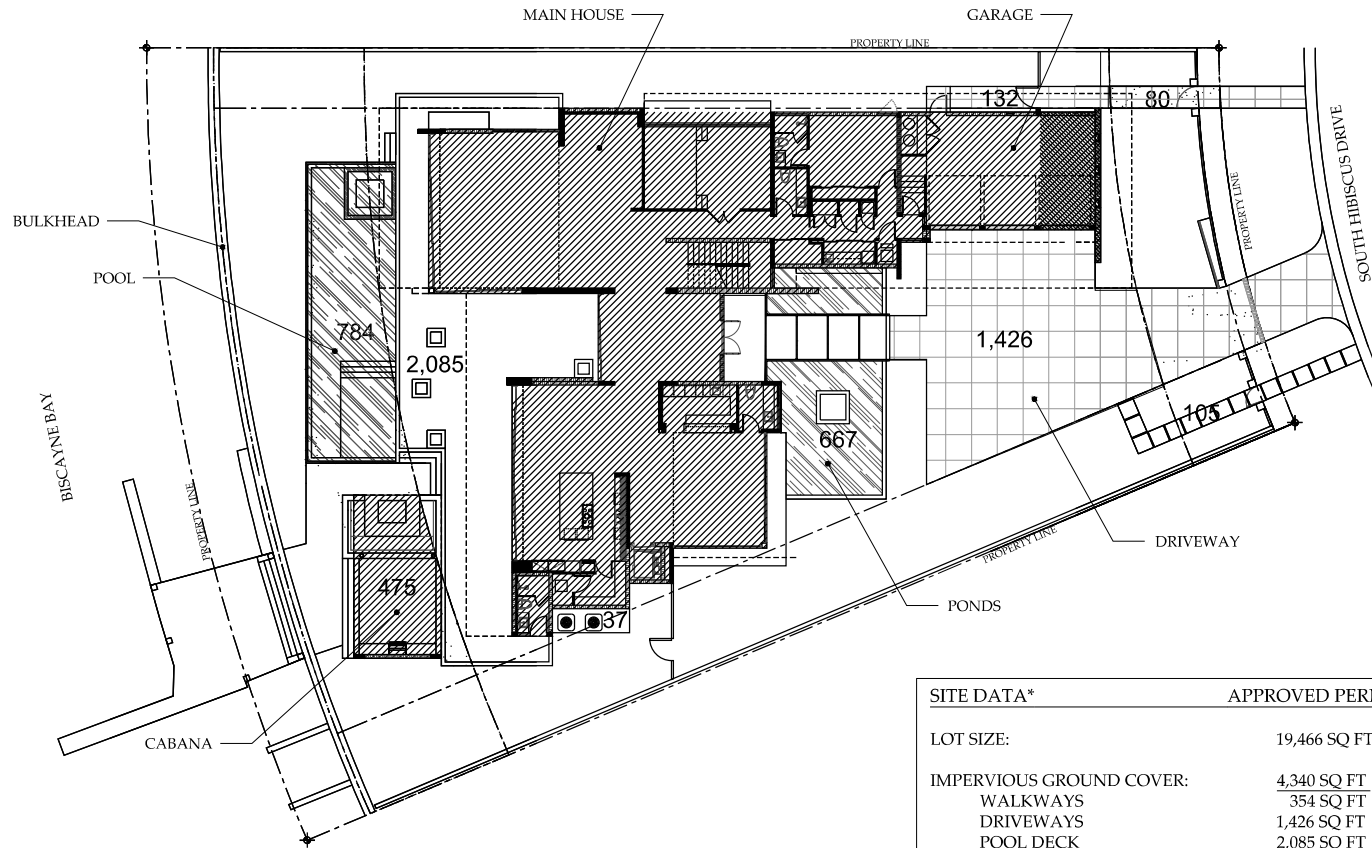
LOT AREA DIAGRAM

SEAL & SIGNATURE: 	DATE: AUGUST 21, 2023 PROJECT No.: _____ SCALE: AS NOTED CHK BY: _____ DWG No.: A-0.05 CAD FILE: _____ TABLET: Not
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A-0.05

SITE DATA

APPROVED PERMIT 2014



① SITE AREA - DRB# 22964
SCALE: $\frac{3}{32}$ " = 1'-0"

SITE DATA*		APPROVED PERMIT 2014
LOT SIZE:		19,466 SQ FT
IMPERVIOUS GROUND COVER:		4,340 SQ FT
WALKWAYS		354 SQ FT
DRIVEWAYS		1,426 SQ FT
POOL DECK		2,085 SQ FT
CABANA		475 SQ FT
WATER FEATURES:		1,451 SQ FT
POOL		784 SQ FT
PONDS		667 SQ FT
LANDSCAPE AREA:		7,874 SQ FT

*NOTE: DATA TAKEN FROM CHOEFF+LEVY P.A.
DRAWING A-1.0 REV1 DATED 03/28/2014

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NOTES:

1	FINAL SUBMITTAL	10/11/2013
0	FIRST SUBMITTAL	06/18/2013
N/A	ISSUE DESCRIPTION	DATE

PROJECT: PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

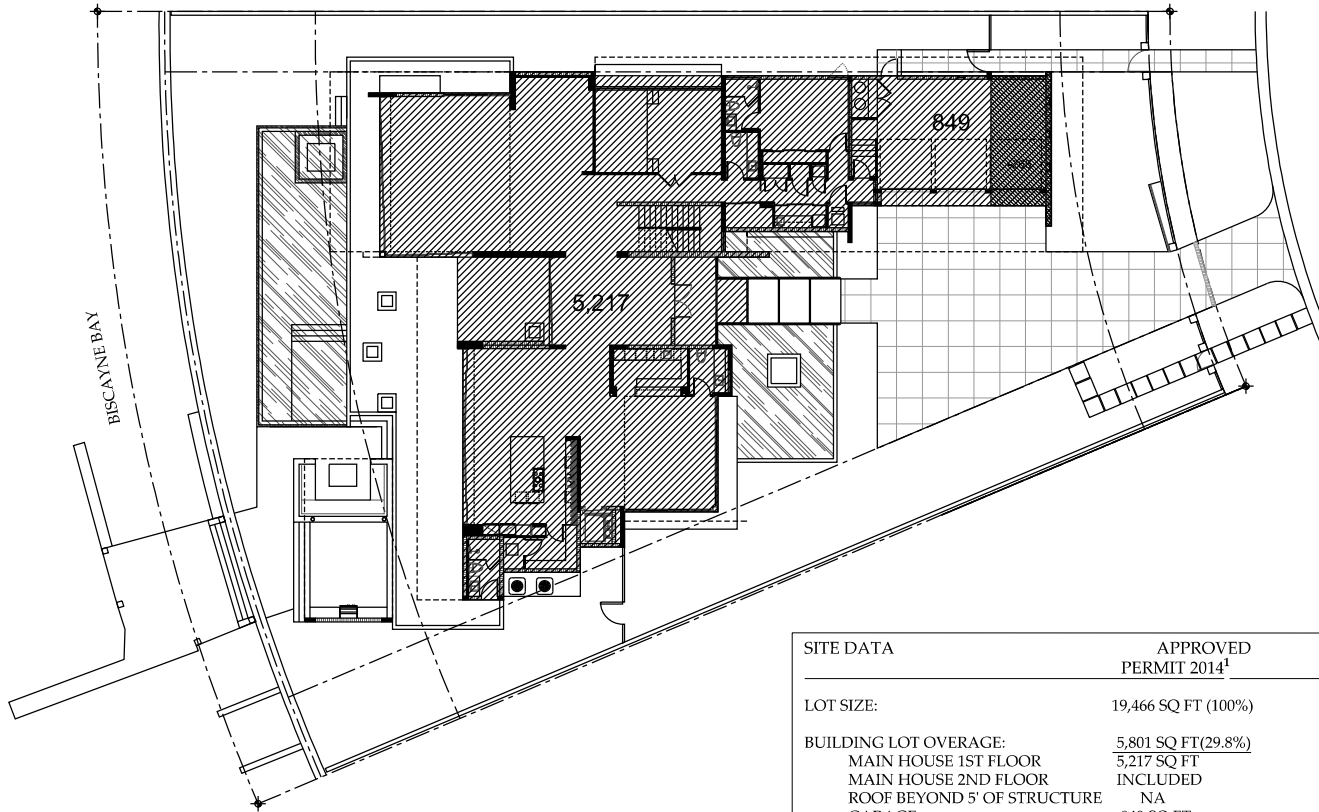
SHEET TITLE:
SITE AREAS - CURRENT

SEAL & SIGNATURE:
STATE OF FLORIDA
J. P. B. ARCHITECT
A-0.05a



SITE DATA COMPARISON

DBR# 22964 VS CURRENT CODE



① BUILDING AREA PER DBR# 22964
SCALE: 3/32" = 1'-0"



SITE DATA	APPROVED PERMIT 2014 ¹	CURRENT CODE ²	PROPOSED
LOT SIZE:	19,466 SQ FT (100%)	19,933 SQ FT (100%) ³	19,933 SQ FT (100%)
BUILDING LOT OVERAGE:	5,801 SQ FT (29.8%)	6,262 SQ FT (31.4%)	6,334 SQ FT (31.8%)
MAIN HOUSE 1ST FLOOR	5,217 SQ FT	4,744 SQ FT	4,744 SQ FT
MAIN HOUSE 2ND FLOOR	INCLUDED	666 SQ FT	794 SQ FT
ROOF BEYOND 5' OF STRUCTURE	NA	321 SQ FT	265 SQ FT
GARAGE	849 SQ FT	766 SQ FT	766 SQ FT
GARAGE CREDIT	-265 SQ FT	-235 SQ FT	-235 SQ FT
IMPERVIOUS GROUND COVER:	4,340 SQ FT (22.3%)	4,480 SQ FT (22.5%)	4,480 SQ FT (22.5%)
WALKWAYS	354 SQ FT	354 SQ FT	354 SQ FT
DRIVEWAYS	1,426 SQ FT	1,426 SQ FT	1,426 SQ FT
POOL DECK	2,085 SQ FT	2,985 SQ FT	2,985 SQ FT
CABANA	475 SQ FT	475 SQ FT	475 SQ FT
BULKHEAD ⁴	NA	140 SQ FT	140 SQ FT
WATER FEATURES:	1,451 SQ FT (7.4%)	1,451 SQ FT (7.3%)	1,451 SQ FT (7.3%)
POOL	784 SQ FT	784 SQ FT	784 SQ FT
PONDS	667 SQ FT	667 SQ FT	667 SQ FT
LANDSCAPE AREA:	7,874 SQ FT (40.5%)	7,762 SQ FT (38.9%)	7,690 SQ FT (38.5%)

1. DATA TAKEN FROM CHOEFF+LEVY P.A. DRAWING A-1.0 REV1 DATED 03/28/2014
2. CURRENT SQ FT TAKEN FROM CAD FILES OF EXISTING CONDITIONS; CANNOT ACCOUNT FOR SLIGHT DIFFERENCES FROM APPROVED PERMIT 2014
3. LOT AREA PER MARTINEZ & MARTINEZ ENTERPRISES, INC. SURVEY DATED 10/10/2023
4. LOT AREA SEAWARD OF BULKHEAD(SEAWALL) TO PROPERTY LINE IS NOT ACCOUNTED AS LOT AREA

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NOTES:

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NO.1	ISSUE DESCRIPTION	DATE

PROJECT:
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428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

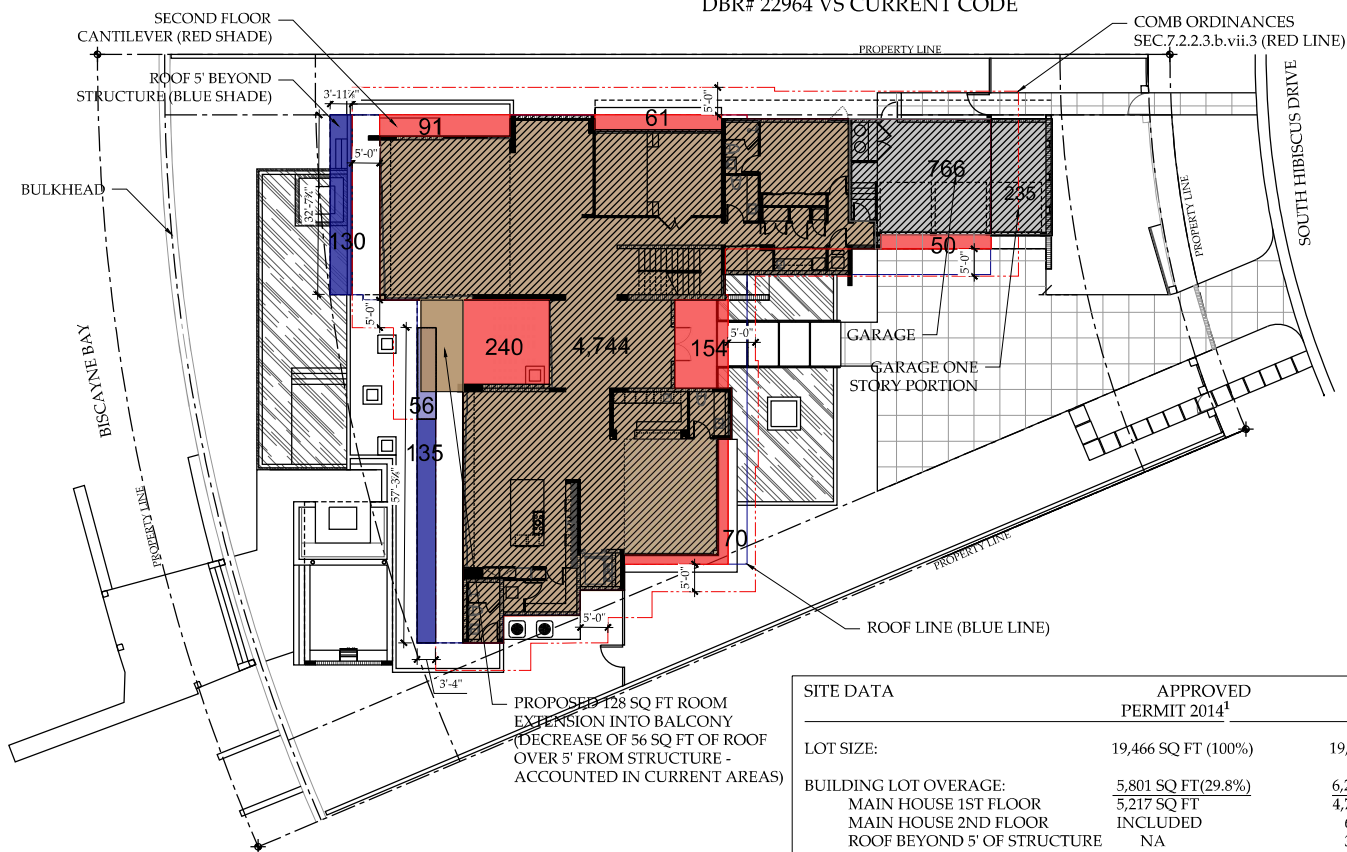
SHEET TITLE:
PROPERTY AREAS -
ORIGINAL, CURRENT,
PROPOSED

SEAL & SIGNATURE DATE: AUG 05 21, 2023 PROJECT NO.: SCALE: AS NOTED SHEET NO.: A-0.05b CITY: PALM BEACH, FL	DATE: AUG 05 21, 2023 PROJECT NO.: SCALE: AS NOTED SHEET NO.: A-0.05b CITY: PALM BEACH, FL
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DBR# 22964 VS CURRENT CODE

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NOTES:



① BUILDING AREA - CURRENT
SCALE: 3/32" = 1'-0"

SITE DATA	APPROVED PERMIT 2014 ¹	CURRENT CODE ²	PROPOSED
LOT SIZE:	19,466 SQ FT (100%)	19,933 SQ FT (100%) ³	19,933 SQ FT (100%)
BUILDING LOT COVERAGE:	<u>5,801 SQ FT(29.8%)</u>	<u>6,262 SQ FT (31.4%)</u>	<u>6,334 SQ FT (31.8%)</u>
MAIN HOUSE 1ST FLOOR	5,217 SQ FT	4,744 SQ FT	4,744 SQ FT
MAIN HOUSE 2ND FLOOR	INCLUDED	666 SQ FT	794 SQ FT
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GARAGE	849 SQ FT	766 SQ FT	766 SQ FT
GARAGE CREDIT	-265 SQ FT	-235 SQ FT	-235 SQ FT
IMPERVIOUS GROUND COVER:	<u>4,340 SQ FT (22.3%)</u>	<u>4,480 SQ FT (22.5%)</u>	<u>4,480 SQ FT (22.5%)</u>
WALKWAYS	354 SQ FT	354 SQ FT	354 SQ FT
DRIVEWAYS	1,426 SQ FT	1,426 SQ FT	1,426 SQ FT
POOL DECK	2,085 SQ FT	2,985 SQ FT	2,985 SQ FT
CABANA	475 SQ FT	475 SQ FT	475 SQ FT
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1. DATA TAKEN FROM CHOEFF+LEVY P.A. DRAWING A-1.0 REV1 DATED 03/28/2014
2. CURRENT SQ FT TAKEN FROM CAD FILES OF EXISTING CONDITIONS; CANNOT ACCOUNT FOR SLIGHT DIFFERENCES FROM APPROVED PERMIT 2014
3. LOT AREA PER MARTINEZ & MARTINEZ ENTERPRISES, INC. SURVEY DATED 10/10/2023
4. LOT AREA SEAWARD OF BULKHEAD (SEAWALL) TO PROPERTY LINE IS NOT ACCOUNTED AS LOT AREA

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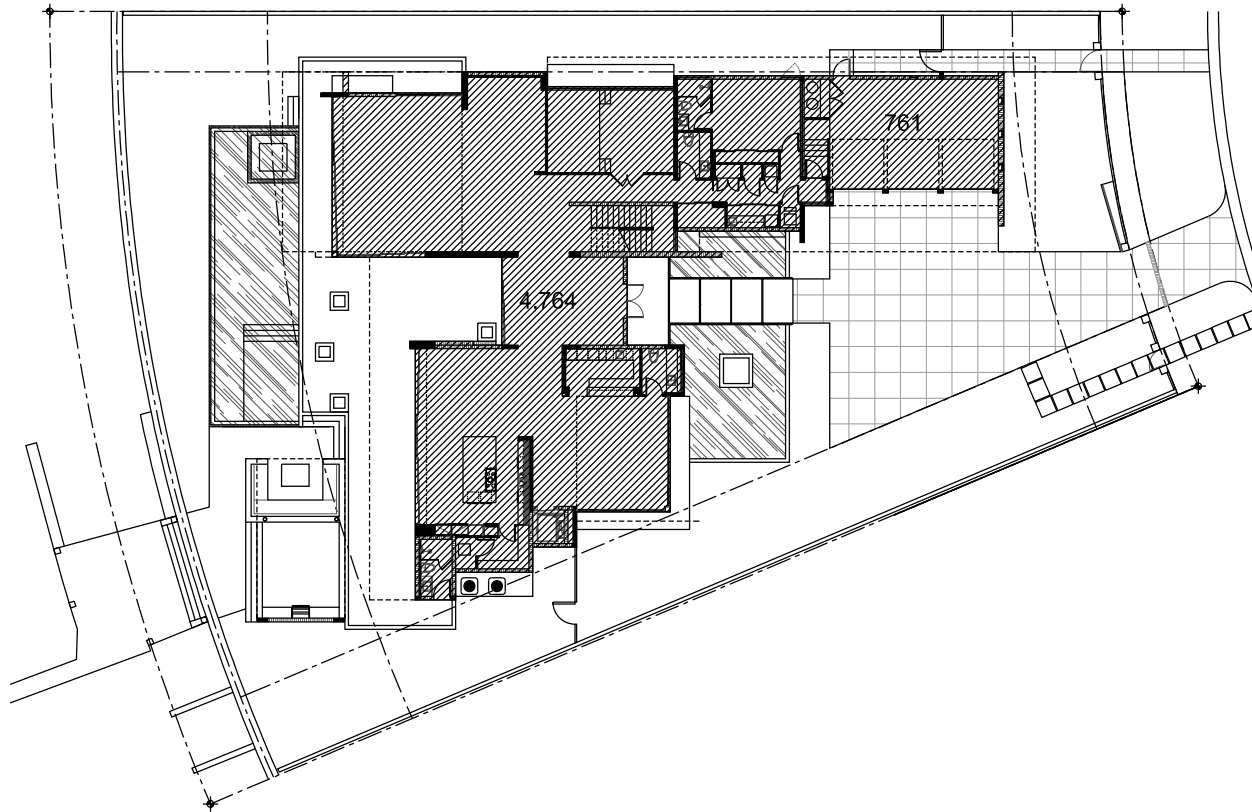
PROJECT: PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SHEET TITLE:

PROPERTY AREAS -
ORIGINAL, CURRENT,
PROPOSED

BUILDING DATA COMPARISON

APPROVED PERMIT 2014 VS CURRENT CODE



① 1ST FLOOR AREA - PERMIT 2014
SCALE: 3/32" = 1'-0"



BUILDING DATA	APPROVED PERMIT 2014 ¹	EXISTING CURRENT CODE ²	PROPOSED
LOT SIZE:	19,466 SQ FT	19,933 SQ FT ³	19,933 SQ FT
BUILDING INTERIORS:	10,974 SQ FT	10,864 SQ FT	10,992 SQ FT
MAIN HOUSE 1ST FLOOR	4,764 SQ FT	4,744 SQ FT	4,744 SQ FT
MAIN HOUSE 2ND FLOOR	5,684 SQ FT	5,854 SQ FT	5,854 SQ FT
GARAGE	761 SQ FT	766 SQ FT	766 SQ FT
GARAGE CREDIT	-235 SQ FT	-500 SQ FT	-500 SQ FT
PROPOSED BALCONY EXTENSION			128 SQ FT
UNIT SIZE/LOT SIZE:	56.4 %	54.5 %	55.1 %

1. DATA TAKEN FROM CHOEFF+LEVY P.A. DRAWING A-1.0 REV1 DATED 03/28/2014
2. CURRENT SQ FT TAKEN FROM CAD FILES OF EXISTING CONDITIONS;
CANNOT ACCOUNT FOR SLIGHT DIFFERENCES FROM APPROVED PERMIT 2014
3. LOT AREA PER MARTINEZ & MARTINEZ ENTERPRISES, INC. SURVEY DATED 10/10/2023

**MADISON WORTH
ARCHITECTURE, DPC**
865 Madison Avenue, Suite 201, New York, NY 10022 - Tel: 212.335.3243
125 Worth Avenue, Suite 306, Palm Beach, FL 33480 - Tel: 561.833.3242

NOTES:

2	FINAL SUBMITTAL	10/11/2023
1	FIRST SUBMITTAL	06/18/2023
NOI	ISSUE DESCRIPTION	DATE

PROJECT:
PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SHEET TITLE:
BUILDING AREAS -
ORIGINAL, CURRENT,
PROPOSED

SEAL & SIGNATURE

DATE: AUGUST 21, 2023
PROJECT NO.:
SCALE: AS NOTED
SHEET NO.:
A-0.05d
CHECKED: J. G. H. No.

APPROVED PERMIT 2014 VS CURRENT CODE



1. DATA TAKEN FROM CHOEFF+LEVY P.A. DRAWING A-1.0 REV1 DATED 03/28/2014
2. CURRENT SQ FT TAKEN FROM CAD FILES OF EXISTING CONDITIONS;
CANNOT ACCOUNT FOR SLIGHT DIFFERENCES FROM APPROVED PERMIT 2014
3. LOT AREAPER MARTINEZ & MARTINEZ ENTERPRISES, INC. SURVEY DATED 10/10/2023

DATE: AUGUST 21, 2023

PROJECT No.: _____

SCALE: AS NOTED

CHK. BY: _____

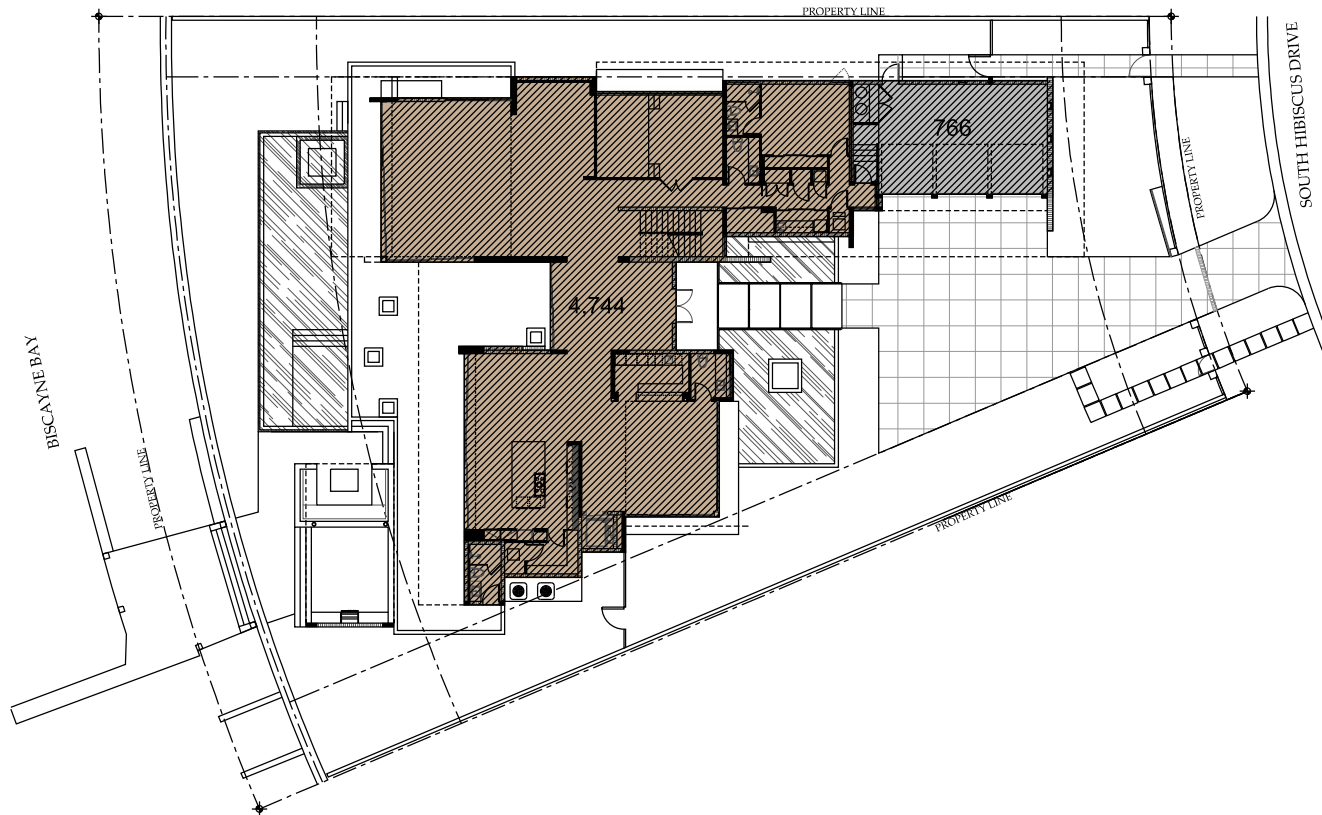
UTM No.: _____

A-0.05e

CMD FILE: /7/62 Not

BUILDING DATA COMPARISON

APPROVED PERMIT 2014 VS CURRENT CODE



① 1ST FLOOR AREA - CURRENT
SCALE: 3/32" = 1'-0"



BUILDING DATA	APPROVED PERMIT 2014 ¹	EXISTING CURRENT CODE ²	PROPOSED
LOT SIZE:	19,466 SQ FT	19,933 SQ FT ³	19,933 SQ FT
BUILDING INTERIORS:	10,974 SQ FT	10,864 SQ FT	10,992 SQ FT
MAIN HOUSE 1ST FLOOR	4,764 SQ FT	4,744 SQ FT	4,744 SQ FT
MAIN HOUSE 2ND FLOOR	5,684 SQ FT	5,854 SQ FT	5,854 SQ FT
GARAGE	761 SQ FT	766 SQ FT	766 SQ FT
GARAGE CREDIT	-235 SQ FT	-500 SQ FT	-500 SQ FT
PROPOSED BALCONY EXTENSION			128 SQ FT
UNIT SIZE/LOT SIZE:	56.4 %	54.5 %	55.1 %

1. DATA TAKEN FROM CHOFFET-LEVY P.A. DRAWING A-1.0 REV1 DATED 03/28/2014
2. CURRENT SQ FT TAKEN FROM CAD FILES OF EXISTING CONDITIONS;
CANNOT ACCOUNT FOR SLIGHT DIFFERENCES FROM APPROVED PERMIT 2014
3. LOT AREA PER MARTINEZ & MARTINEZ ENTERPRISES, INC. SURVEY DATED 10/10/2023

**MADISON WORTH
ARCHITECTURE, DPC**
865 Madison Avenue, Suite 201, New York, NY 10022 - Tel: 212.335.3261
175 Worth Avenue, Suite 306, Palm Beach, FL 33480 - Tel: 561.833.3262

NOTES:

2	FINAL SUBMITTAL	10/11/2023
1	FIRST SUBMITTAL	06/18/2023
NO.	ISSUE DESCRIPTION	DATE

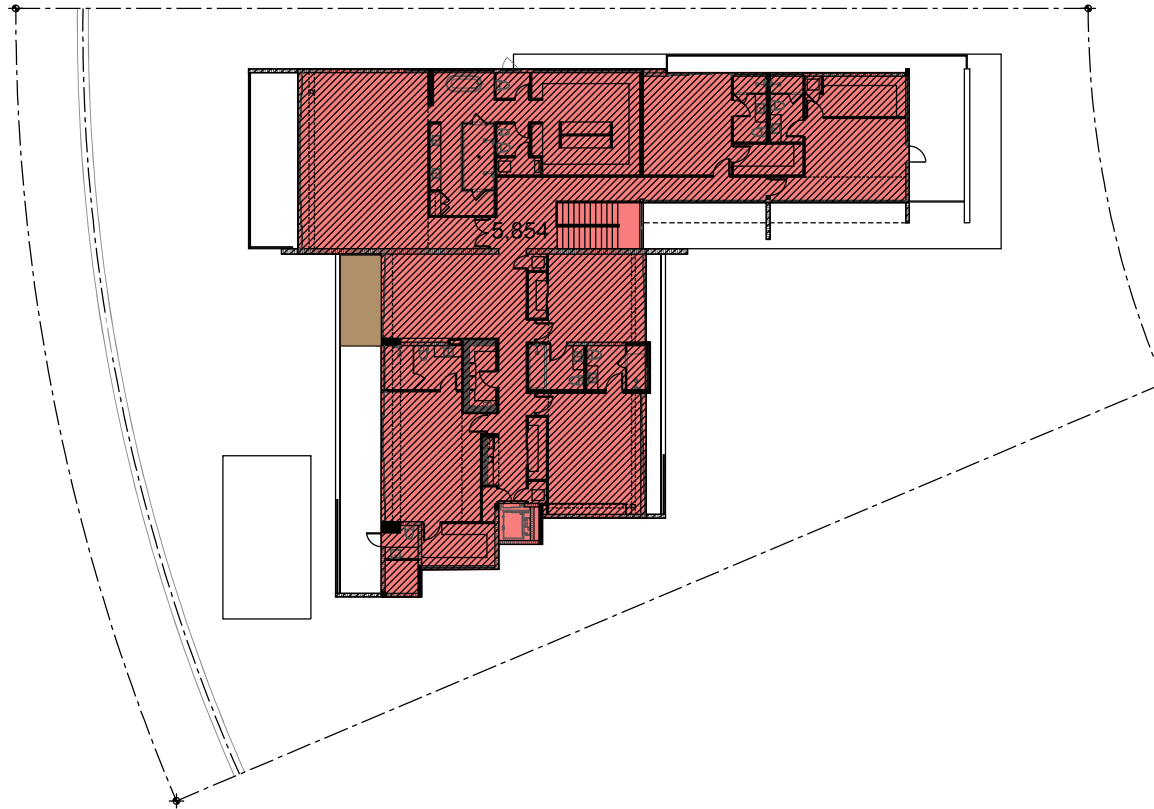
PROJECT:
PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SHEET TITLE:
BUILDING AREAS -
ORIGINAL, CURRENT,
PROPOSED

SEAL & SIGNATURE
DATE: AUG 05 21, 2023
PROJECT NO.:
SCALE: AS NOTED
SHEET NO.:
A-0.05f
CHECKED: J. J. J.

BUILDING DATA COMPARISON

APPROVED PERMIT 2014 VS CURRENT CODE



① 2ND FLOOR AREA - CURRENT
SCALE: 3/32" = 1'-0"



BUILDING DATA	APPROVED PERMIT 2014 ¹	EXISTING CURRENT CODE ²	PROPOSED
LOT SIZE:	19,466 SQ FT	19,933 SQ FT ³	19,933 SQ FT
BUILDING INTERIORS:	10,974 SQ FT	10,864 SQ FT	10,992 SQ FT
MAIN HOUSE 1ST FLOOR	4,764 SQ FT	4,744 SQ FT	4,744 SQ FT
MAIN HOUSE 2ND FLOOR	5,684 SQ FT	5,854 SQ FT	5,854 SQ FT
GARAGE	761 SQ FT	766 SQ FT	766 SQ FT
GARAGE CREDIT	-235 SQ FT	-500 SQ FT	-500 SQ FT
PROPOSED BALCONY EXTENSION			128 SQ FT
UNIT SIZE/LOT SIZE:	56.4 %	54.5 %	55.1%

1. DATA TAKEN FROM CHOFFET-LEVY P.A. DRAWING A-1.0 REV1 DATED 03/28/2014
2. CURRENT SQ FT TAKEN FROM CAD FILES OF EXISTING CONDITIONS;
CANNOT ACCOUNT FOR SLIGHT DIFFERENCES FROM APPROVED PERMIT 2014
3. LOT AREA PER MARTINEZ & MARTINEZ ENTERPRISES, INC. SURVEY DATED 10/10/2023

**MADISON WORTH
ARCHITECTURE, DPC**

865 Madison Avenue, Suite 201, New York, NY 10022 - Tel: 212.335.3243
175 Worth Avenue, Suite 306, Palm Beach, FL 33480 - Tel: 561.503.3242

NOTES:

2	FINAL SUBMITTAL	10/11/2023
1	FIRST SUBMITTAL	06/18/2023
NOI	ISSUE DESCRIPTION	DATE

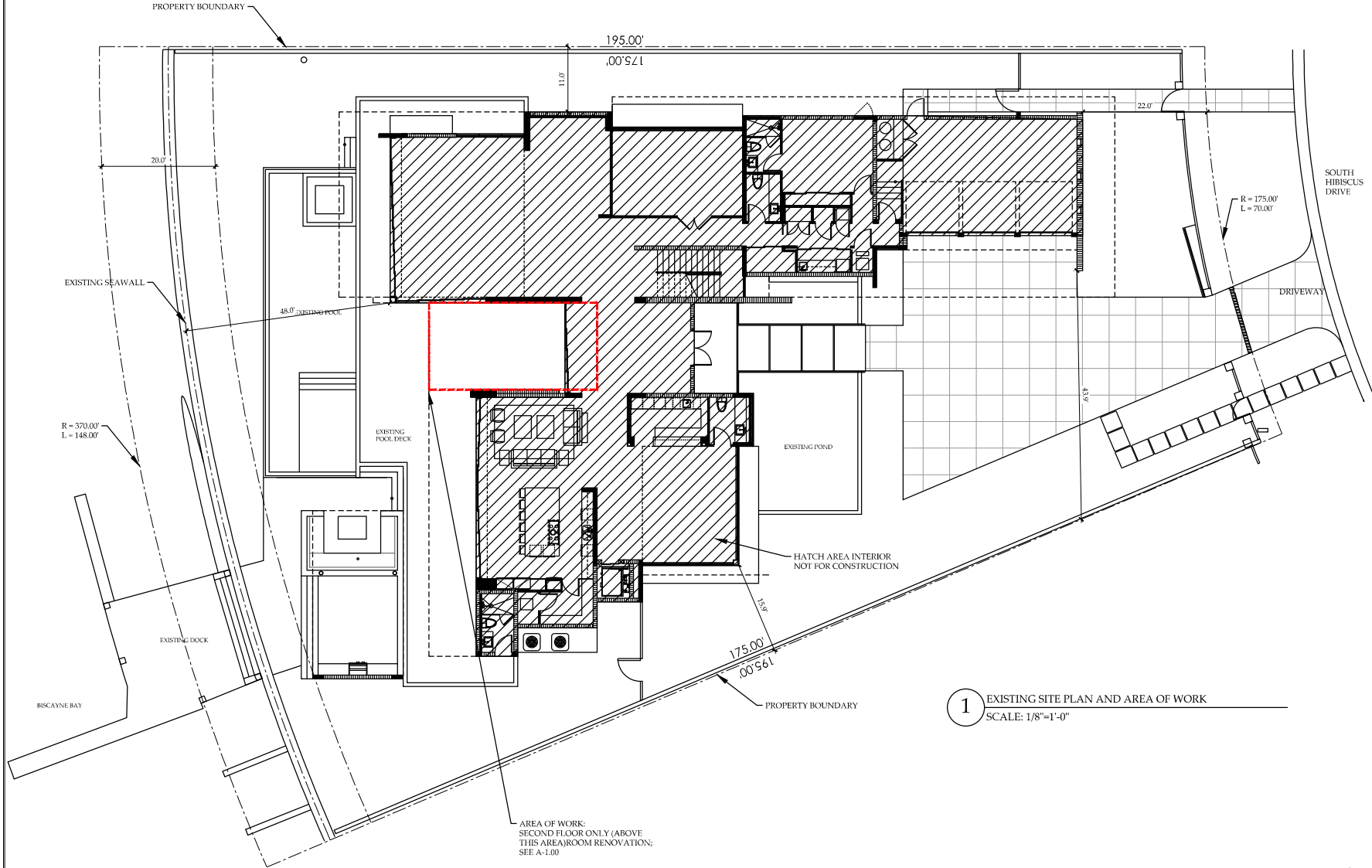
PROJECT:
PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SHEET TITLE:
BUILDING AREAS -
ORIGINAL, CURRENT,
PROPOSED

SEAL & SIGNATURE 	DATE: AUG/SE/21, 2023 PROJECT NO.: SCALE: AS NOTED SHEET NO.: A-0.05g CHECKED: J. P. Baker
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NOTES:



1 EXISTING SITE PLAN AND AREA OF WORK
SCALE: 1/8"=1'-0"

2	FINAL SUBMITTAL	10/11/2023
1	FIRST SUBMITTAL	06/18/2023
NCL	ISSUE DESCRIPTION	DATE

PROJECT: PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SHEET TITLE:
EXISTING SITE PLAN &
AREA OF WORK

SEAL & SIGNATURE 	DATE: AUGUST 21, 2023 PROJECT NO.: SCALE: AS NOTED CER. NO.: CITY: MIAMI A-0.20 CITY: MIAMI
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ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

Notes: Indicate N/A if not applicable.

**MADISON WORTH
ARCHITECTURE, DPC**
485 Madison Avenue, Suite 200, New York, NY 10022 - Tel. 212.355.3261
125 Worth Avenue, Suite 306, Palm Beach, FL 33480 - Tel. 561.833.3242

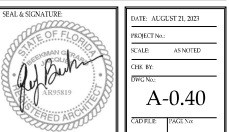
NOTES:

2	FINAL SUBMITTAL	10/11/2023
1	FIRST SUBMITTAL	09/18/2023
NO.	ISSUE DESCRIPTION	DATE

PROJECT:
PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SHEET TITLE:

ZONING DATA SHEET



November 30, 2023

Design Review Board Members

c/o Michael Belush, Planning & Design Officer

Planning Department

City of Miami Beach

1700 Convention Center Drive, 2nd Floor

Miami Beach, Florida 33139

Re: **DRB23-0958** – Modification of DRB File No. 22964 – Request for Two Variances for
Minor Addition at the Property Located at 428 S. Hibiscus

Letter of Support

Dear Board Members:

I am the owner of 432 S. Hibiscus Dr., Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had the opportunity to speak with the applicant's team to review plans, renderings and design requests for the proposed modification to renovate and add a small amount of livable area to the center of the second-floor of the existing single-family home for the family. The existing home is beautifully-designed and well-kept. The minor addition will not be visible, and therefore will have no impact.

Based on the foregoing, I fully support the applicant's modification to DRB File. No 22964 and ask the Design Review Board to grant the proposed minimal variances from the unit size and lot coverage requirements so this family may continue to use this great home.

Sincerely,



Signature

Andrew M. McNeill

Print name

November 29, 2023

Design Review Board Members

c/o Michael Belush, Planning & Design Officer
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **DRB23-0958** – Modification of DRB File No. 22964 – Request for Two Variances for
Minor Addition at the Property Located at 428 S. Hibiscus

Letter of Support

Dear Board Members:

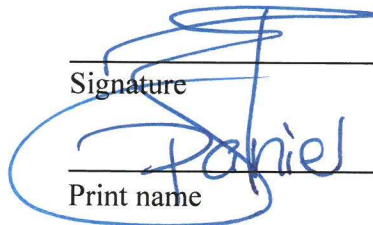
I am the owner of 420 S. Hibiscus Dr., Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had the opportunity to speak with the applicant's team to review plans, renderings and design requests for the proposed modification to renovate and add a small amount of livable area to the center of the second-floor of the existing single-family home for the family. The existing home is beautifully-designed and well-kept. The minor addition will not be visible, and therefore will have no impact.

Based on the foregoing, I fully support the applicant's modification to DRB File. No 22964 and ask the Design Review Board to grant the proposed minimal variances from the unit size and lot coverage requirements so this family may continue to use this great home.

Sincerely,

Signature

Print name


Daniel Kotsi