

PRIVATE RESIDENCE
428 HIBISCUS DRIVE
MIAMI BEACH, FLORIDA

SELECTIVE RENOVATION
DESIGN REVIEW BOARD FILE DRB23-0958
MODIFICATION OF DRB 22964
FINAL SUBMITTAL
10/11/2023

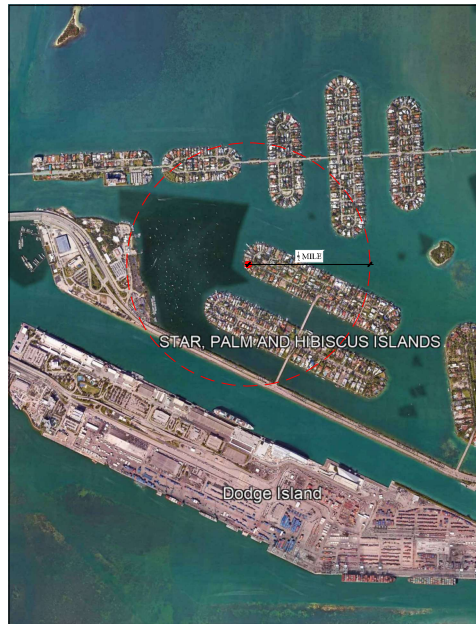
SCOPE DESCRIPTION

- 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

DRAWING LIST

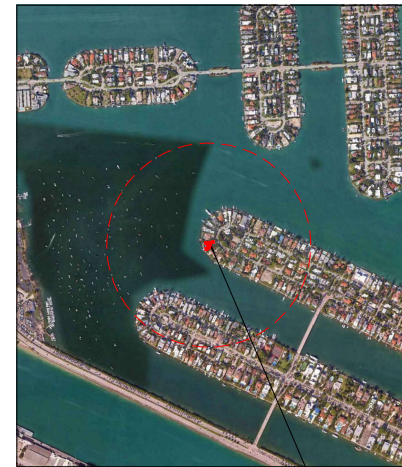
- A-0.00 COVER SHEET
- A-0.01 SITE LOCATION MAP
- A-0.10a PHOTOS OF EXISTING CONDITIONS
- A-0.10b PHOTOS OF EXISTING CONDITIONS
- A-0.10c PHOTOS OF EXISTING CONDITIONS
- A-0.02 EXISTING SITE PLAN AND AREA OF WORK
- A-0.04 ZONING DATA SHEET
- A-0.05 LOT AREA DIAGRAM
- A-0.50 EXISTING OVERALL PLAN - 2ND 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

LOCATION MAP



1 SITE LOCATION MAP
NOT TO SCALE

AREA OF DETAIL MAP



② SITE LOCATION MAP
NOT TO SCALE

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

**MADISON WORTH
ARCHITECTURE, P.C.**
485 Madison Avenue, Suite 200, New York, NY 10022 - Tel. 212.365.3261
125 Worth Avenue, Suite 306, Palm Beach, FL 33480 - Tel. 561.873.3242

NOTES:

2	FINAL SUBMITTAL	10/11/2022
1	FIRST SUBMITTAL	09/19/2023
NO.	ISSUE DESCRIPTION	DATE

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

SUBJECT TITLE:

COVER SHEET



DATE: AUGUST 24, 2023

PROJECT No.:

SCALE: AS NOTED

Q&B: 00

CDWG No.:

A-0.00

CAD FILE: | PAGE No:

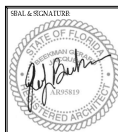


2	FINAL SUBMITTAL	10/11/2023
1	FIRST SUBMITTAL	09/18/2025
NO.	ISSUE DESCRIPTION	DATE

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

SHEET TITLE:

SITE LOCATION PLAN



DATE: AUGUST 21, 2023
PROJECT No.:
SCALE: AS NOTED
CHK. BY:
DWG No.:
A-0.01

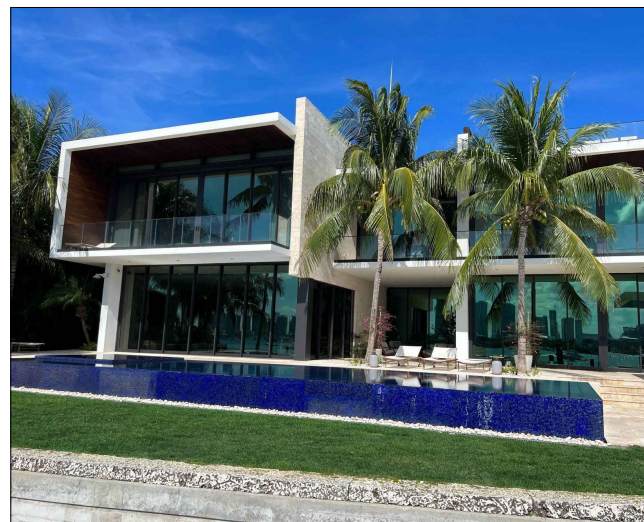
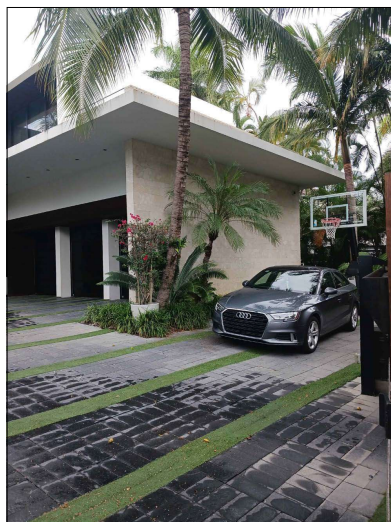
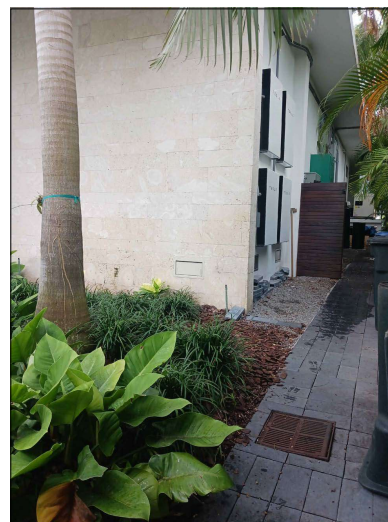
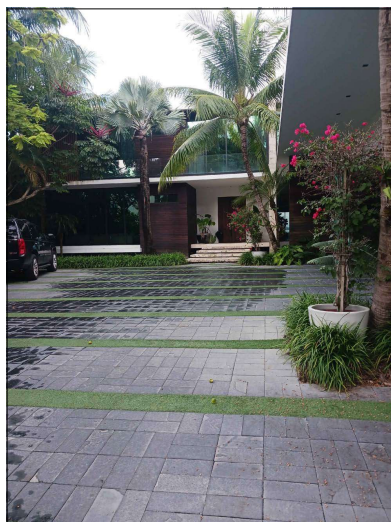


NOTES:

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

PHOTOS OF EXISTING
CONDITIONS -
NEIGHBORING PROPERTIES



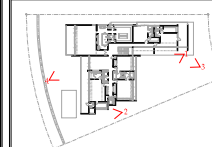


**MADISON WORTH
ARCHITECTURE, DPC**

485 Madison Avenue, Suite 200, New York, NY 10022 - Tel. 212.355.2651
125 Worth Avenue, Suite 306, Palm Beach, FL 33480 - Tel. 561.833.2242

NOTES:

KEY PLAN



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:

PHOTOS OF EXISTING
CONDITIONS

DATE: AUGUST 21, 2023

PROJECT No.:

SCALE AS NOTED

CHK. FY:

EWG No: 4212

A-0.10

CAD FILE	PAGE No.
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MADISON WORTH ARCHITECTURE, DPC

465 Madison Avenue, Suite 300, New York, NY 10017 - Tel: 212.355.3761
125 Worth Avenue, Suite 300, Palm Beach, FL 33480 - Tel: 561.833.3242

NOTES:

2	FINAL SUBMITTAL	10/11/2013
1	FIRST SUBMITTAL	09/16/2013
N/A	ISSUE DESCRIPTION	DATE

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

SHEET TITLE:
EXISTING OVERALL PLAN -
SECOND FLOOR

DATE: AUGUST 14, 2013

PROJECT No.: _____

SCALE: AS SHOWN

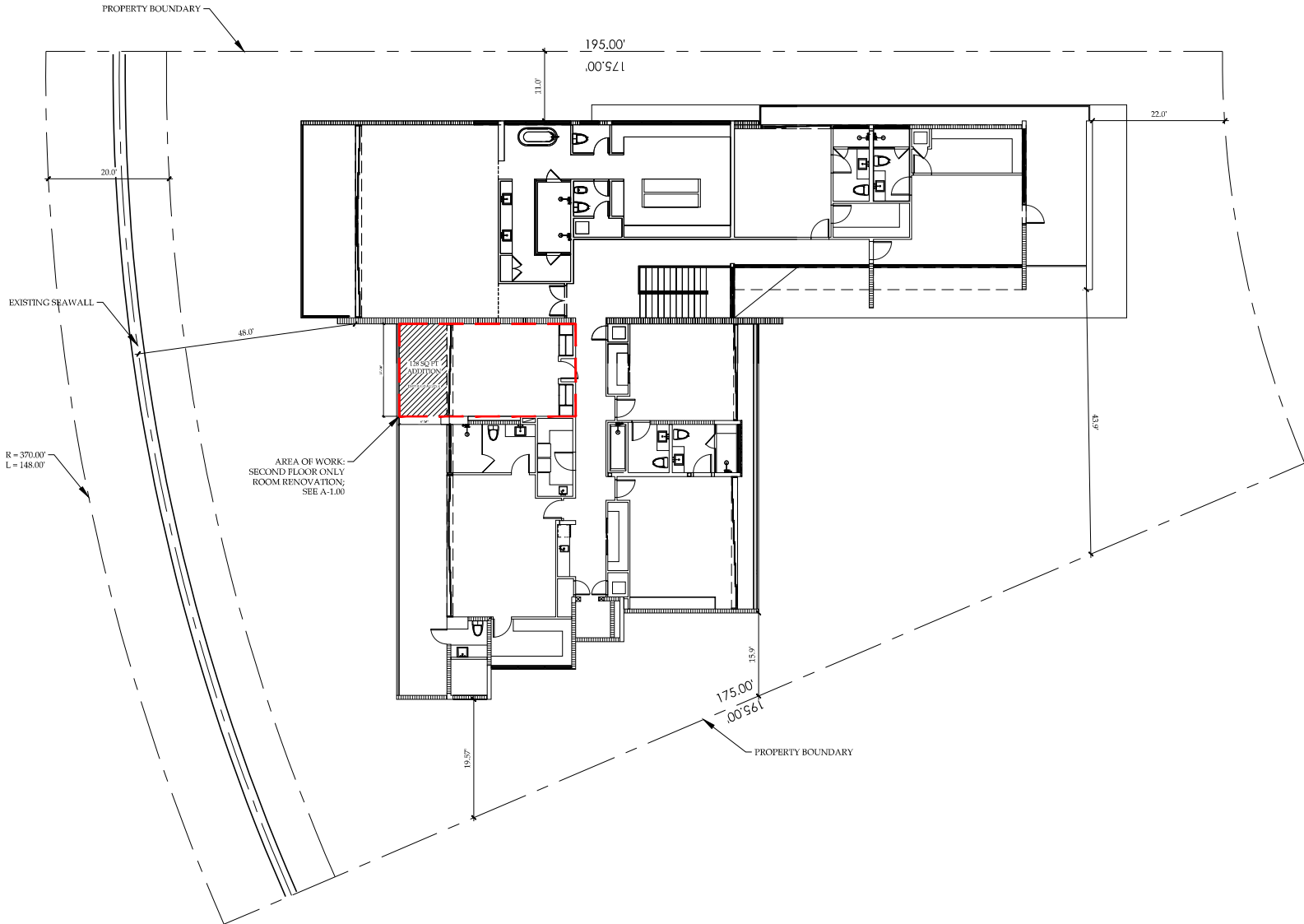
CHEK BY: _____

DATE: _____

CHECKED: _____

PAGE No. _____

A-0.50



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




NOTES:

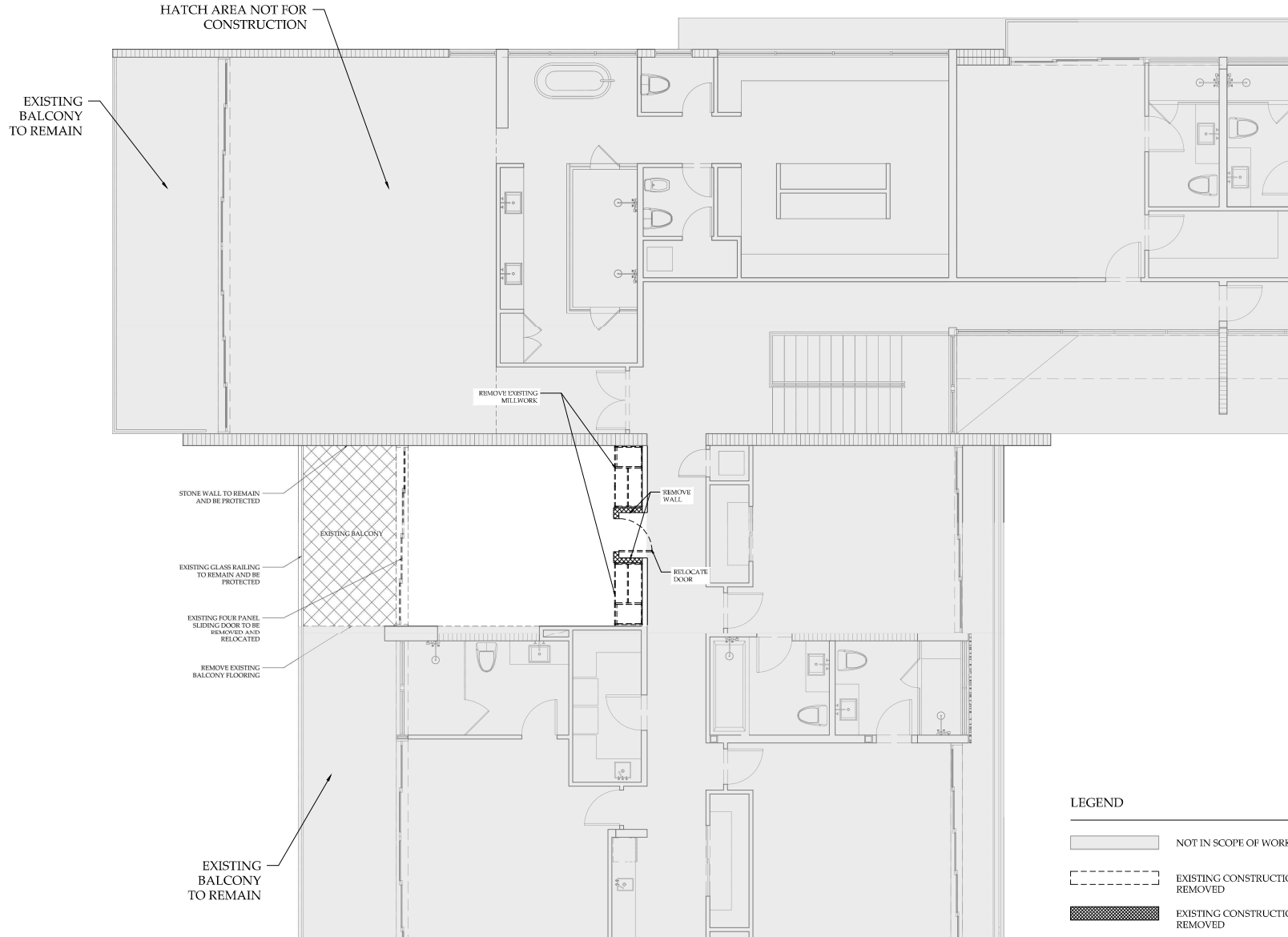
2	FINAL SUBMITTAL	10/11/2023
1	FIRST SUBMITTAL	09/15/2023
NO.	ISSUE DESCRIPTION	DATE

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




SHEET TITLE:
DEMOLITION PLAN -
SECOND FLOOR

SEAL & SIGNATURE


DATE: AUGUST 11, 2023
PROJECT No.:
SCALE: AS SHOWN
CHK BY:
APP'D BY:
A-1.01
CHECKED: _____ PAGE: 5/5



LEGEND


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

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



485 Madison Avenue, Suite 200, New York, NY 10022 - Tel. 212.555.2561
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PROJECT: PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SEAL & SIGNATURE 	DATE: AUGUST 24, 2023 PROJECT No.: SCALE: ASSUMED CHK BY: DRG No.: <div style="font-size: 2em; font-weight: bold; text-align: center;">A-1.00</div>
	CADD FILE: FILED No:

EXISTING
BALCONY
TO REMAIN

PROPOSED AREA OF WORK

EXISTING
BALCONY
TO REMAIN

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


SCALE: 1/4" = 1'-0"

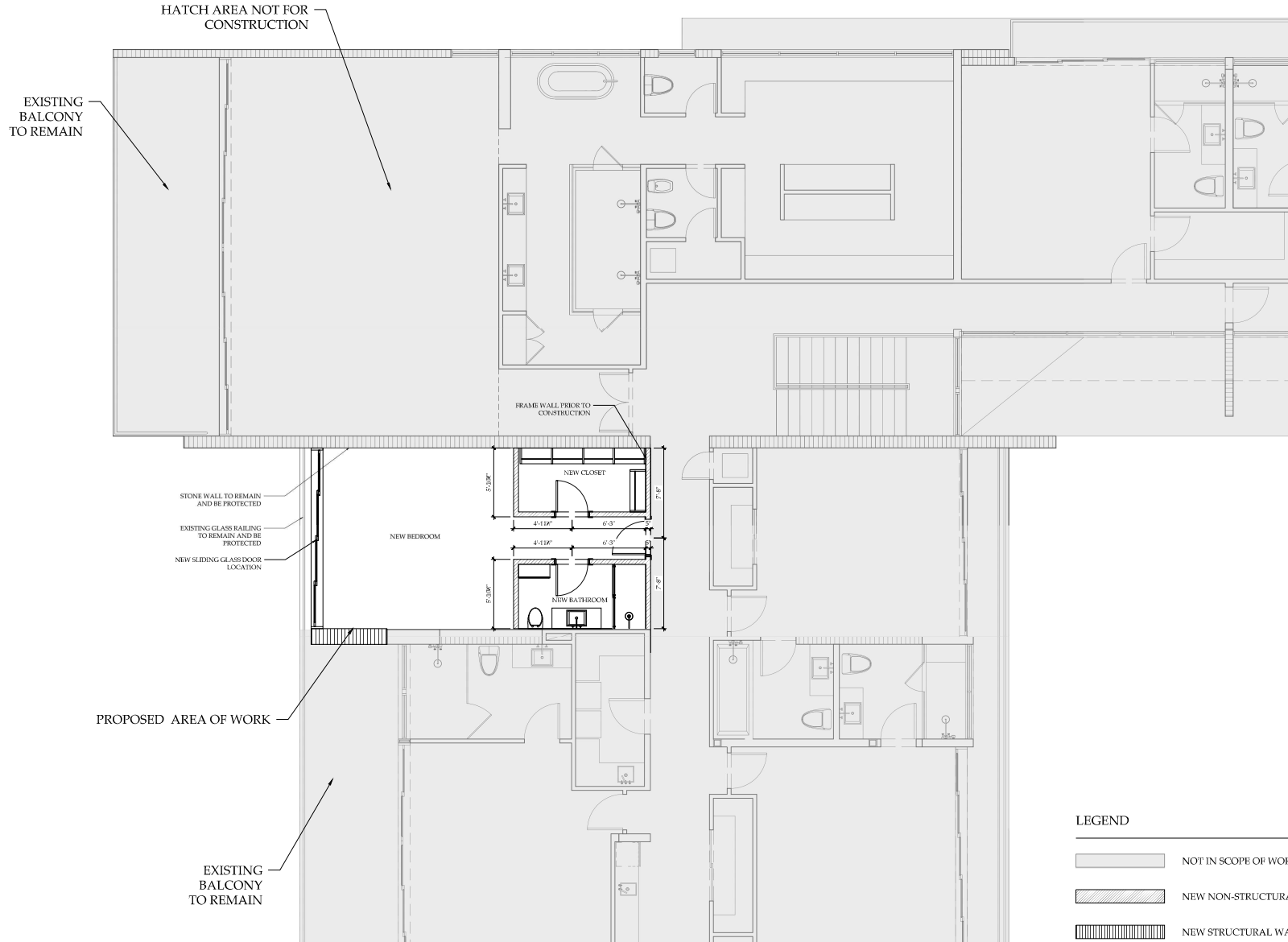
NOTES:

2	FINAL SUBMITTAL	10/11/2013
1	FIRST SUBMITTAL	09/16/2013
NEXT	ISSUE DESCRIPTION	DATE

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

SHEET TITLE:
PROPOSED FLOOR PLAN -
SECOND FLOOR

SEAL & SIGNATURE 	DATE: AUGUST 14, 2013 PROJECT NO.: SCALE: ANNOTATED CHK BY: APP'D BY: A-1.02 CHECKED: PAGE 5/5
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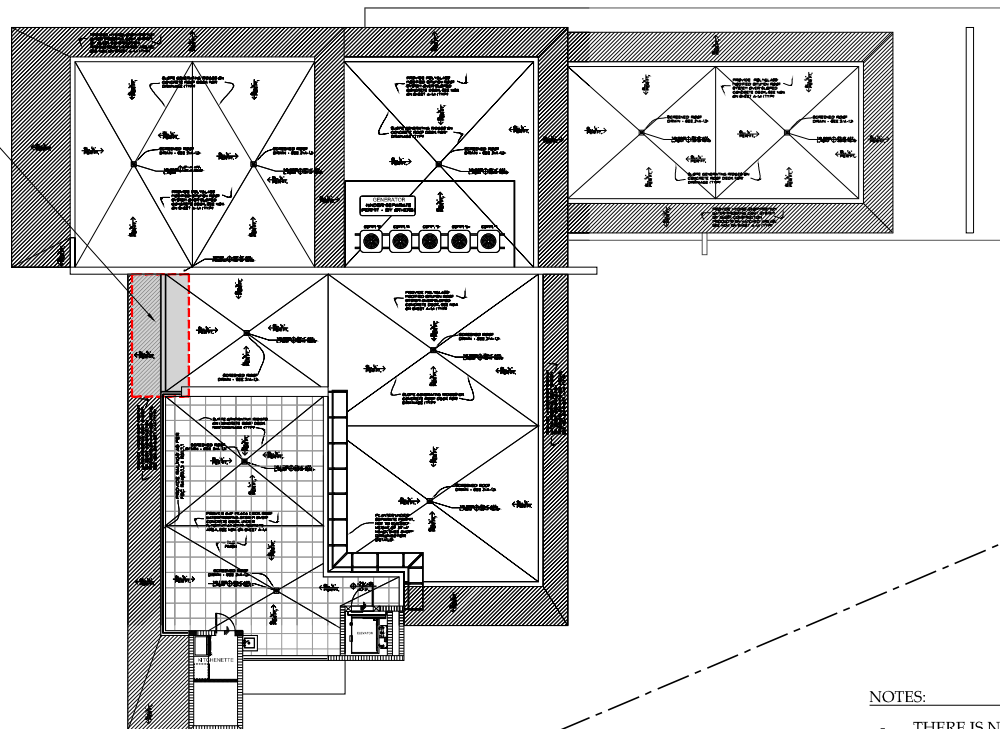


LEGEND

- NOT IN SCOPE OF WORK
- NEW NON-STRUCTURAL WALL
- NEW STRUCTURAL WALL

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

EXISTING SEAWALL



NOTES:

- 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"

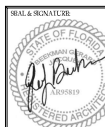


2	FINAL SUBMITTAL	10/11/2023
1	FIRST SUBMITTAL	09/16/2023
NO	ISSUE DESCRIPTION	DATE

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

SHEET TITLE:

EXISTING ROOF PLAN



DATE: AUGUST 24, 2023
PROJECT No.:
SCALE: AS NOTED
CHK. BY:
LFWG No.:
A-1.03a
CADD FILE: PAGE No:



- 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

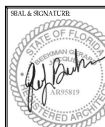
1 PROPOSED ROOF PLAN
SCALE 1/8" = 1'-0"



2	FINAL SUBMITTAL	10/11/2023
1	FIRST SUBMITTAL	09/16/2023
NO	ISSUE DESCRIPTION	DATE

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

PROPOSED ROOF PLAN



DATE: AUGUST 21, 2023
PROJECT No.:
SCALE: AS NOTED
CHK. BY:
DWG No.:
A-1.03b
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NOTES:

2	FINAL SUBMITTAL	07/11/2023
1	FIRST SUBMITTAL	06/07/2023
N/A	ISSUE DESCRIPTION	DATE

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

SHEET TITLE:
EXISTING AND PROPOSED
ELEVATIONS

SEAL & SIGNATURE



DATE: AUGUST 11, 2023

PROJECT: _____

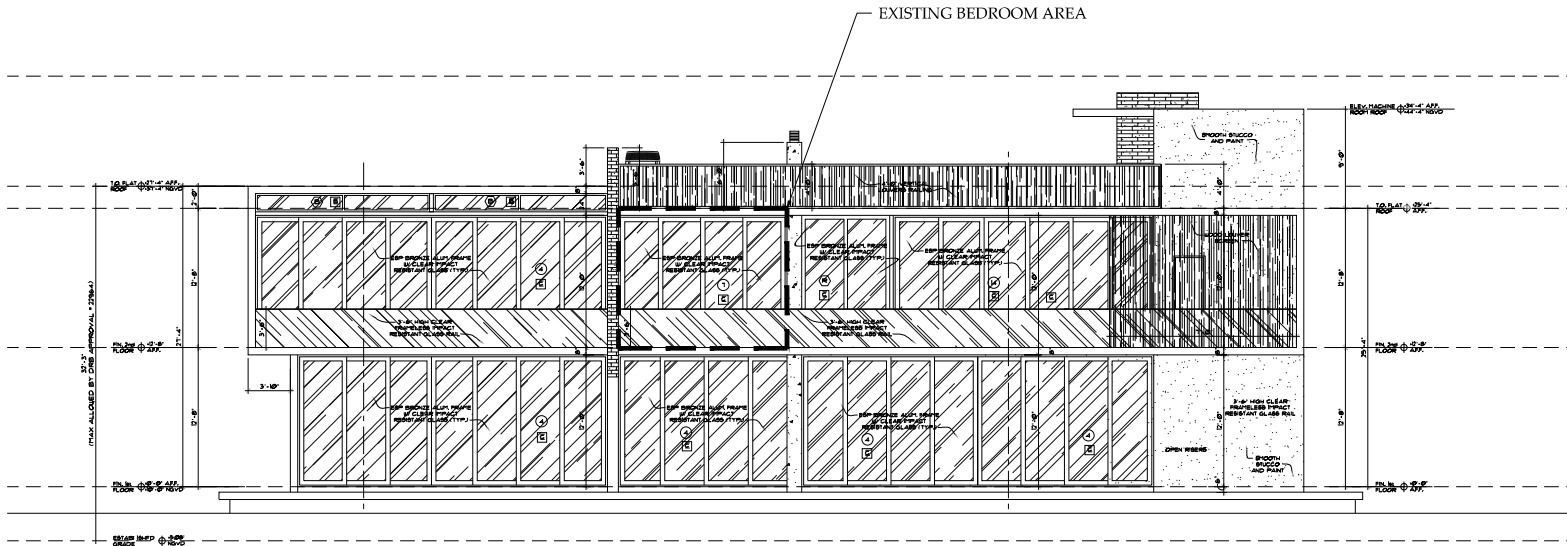
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CHE. BY: _____

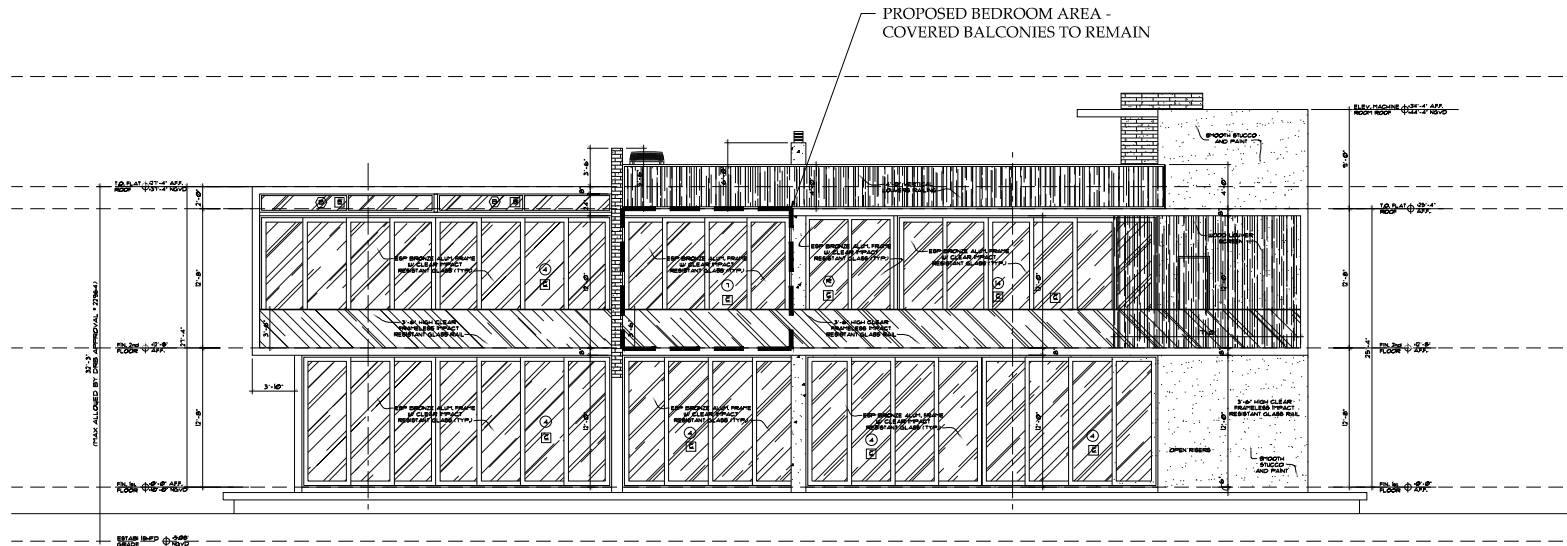
DATE: _____

A-2.00

CHECKED: _____ DRAWN BY: _____



① EXISTING REAR ELEVATION
SCALE: 3/16" = 1'-0"



② PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'-0"

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
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SEAL & SIGNATURE STATE OF FLORIDA J. Worth ARCHITECT 2008819	DATE: AUGUST 14, 2023 PROJECT NO.: SCALE: AS SHOWN CHK BY: DATE: A-5.00 CHECKED: _____
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AREA OF PROPOSED WORK



① REAR - LOOKING NORTH EXISTING



② REAR - LOOKING NORTH PROPOSED

NOTES:

- 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 REAR - LOOKING NORTH EXISTING



② REAR - LOOKING NORTH PROPOSED

**MADISON WORTH
ARCHITECTURE, DPC**
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NOTES:

2	FINAL SUBMITTAL	10/11/2023
1	FIRST SUBMITTAL	09/15/2023
NO.	ISSUE DESCRIPTION	DATE

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

SHEET TITLE:
RENDERING

SEAL & SIGNATURE
STATE OF FLORIDA
JAMES S. WORTH
ARCHITECT
200819

DATE: AUGUST 11, 2023
PROJECT NO.:
SCALE: AS SHOWN
CHK BY:
APP'D BY:
A-5.01
CHECKED: _____ DRAWN BY: _____

Thank You

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

www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com



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

NOTES:

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

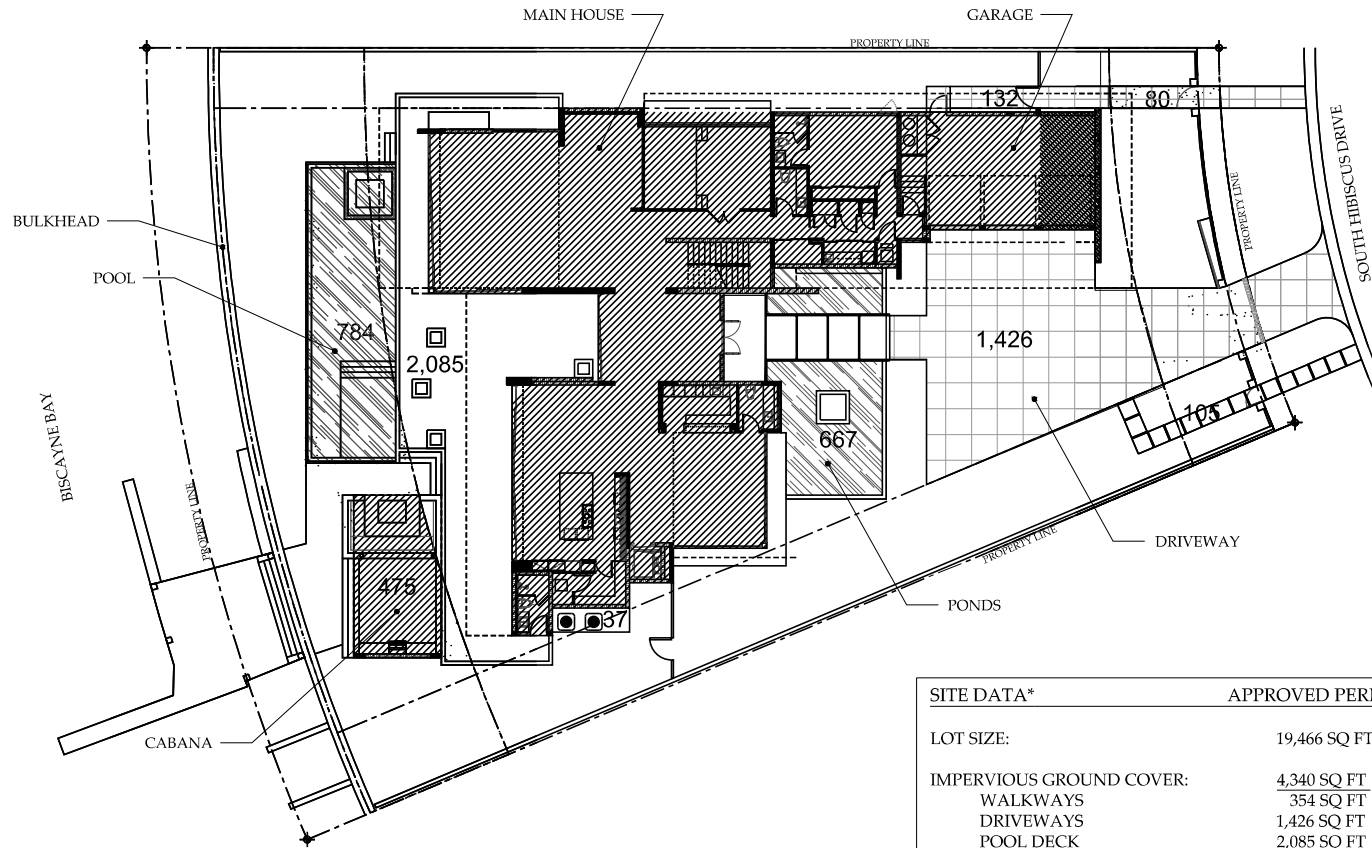
QUEST TITLE:

LOT AREA DIAGRAM



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

MADISON WORTH
ARCHITECTURE, DPC
405 Madison Avenue, Suite 300, New York, NY 10017 - Tel: 212.203.3761
125 North Avenue, Suite 300, Palm Beach, FL 33480 - Tel: 561.833.5582

NOTES:

2	FINAL SUBMITTAL	02/11/2013
0	FIRST SUBMITTAL	06/07/07
NOI	ISSUE DESCRIPTION	DATE

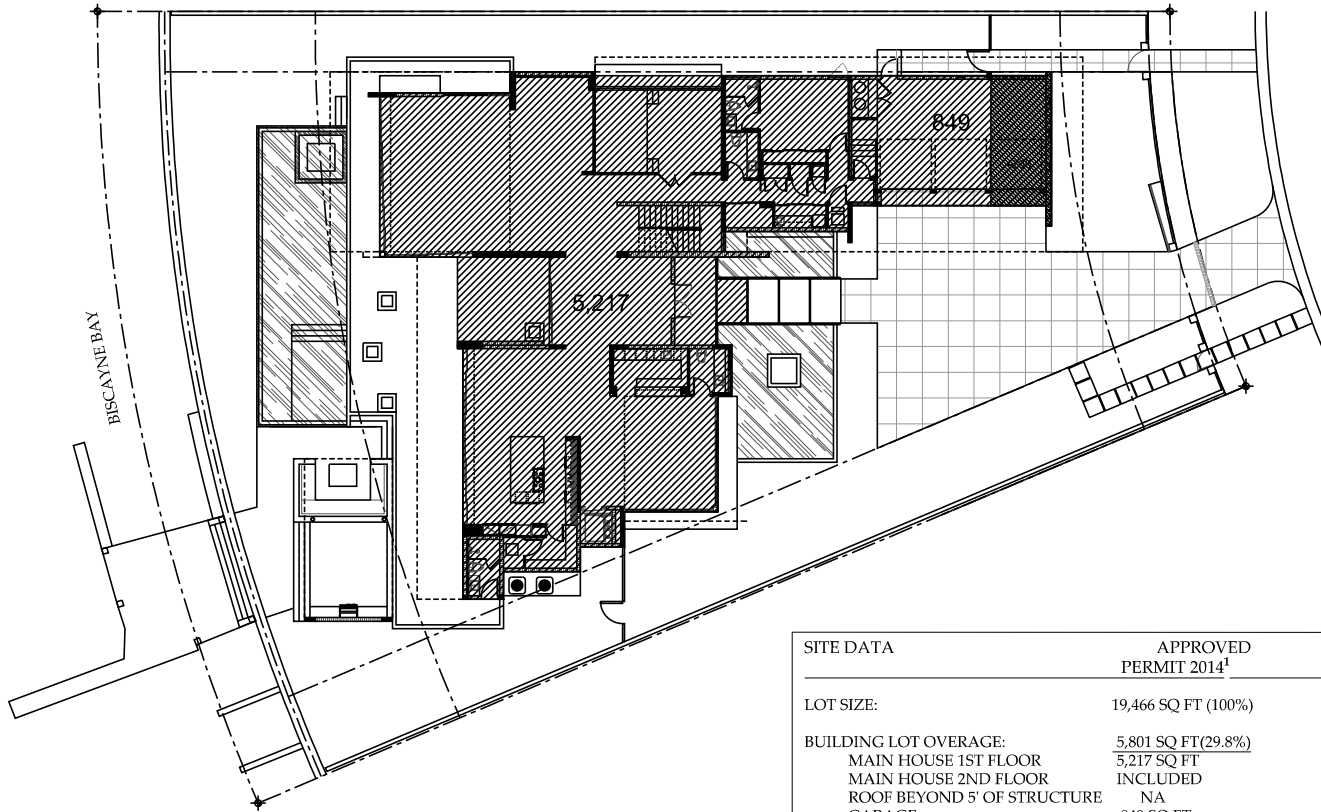
PROJECT: PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SHEET TITLE: SITE AREAS - CURRENT

SEAL & SIGNATURE: [Signature]
DATE: AUGUST 14, 2013
SCALE: AS SHOWN
SHEET NO: A-0.05a
SHEET TOTAL: 10/10

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

**MADISON WORTH
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865 Madison Avenue, Suite 250, New York, NY 10022 - Tel: 212.333.2041
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NOTES:

2	FINAL SUBMITTAL	03/11/2023
1	FIRST SUBMITTAL	06/04/2022
NOI	ISSUE DESCRIPTION	DATE

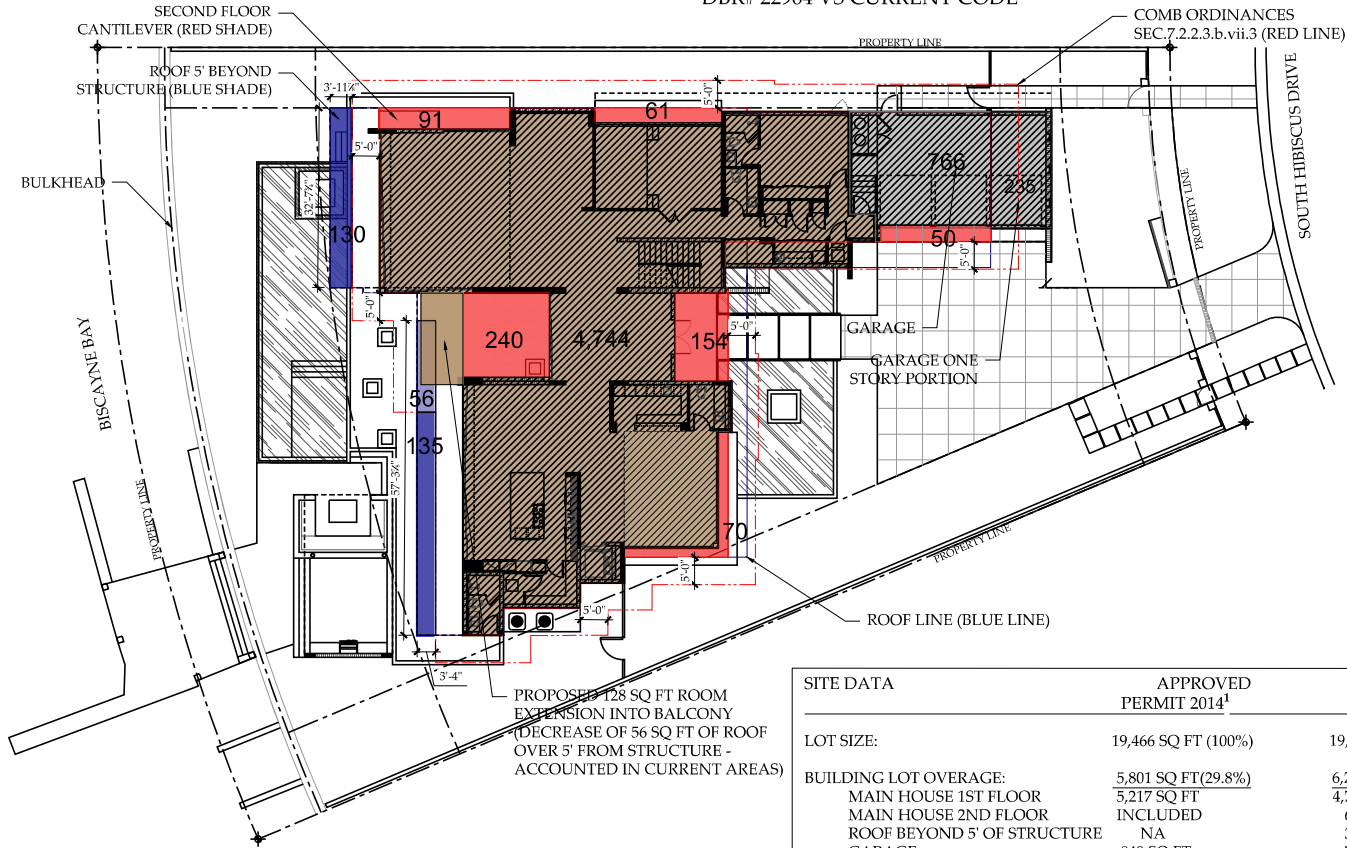
PROJECT:
PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

PROPERTY AREAS -
ORIGINAL, CURRENT,
PROPOSED

SEAL & SIGNATURE STATE OF FLORIDA JUL 11 2023 MADISON WORTH ARCHITECTURE, DPC	DATE: AUGUST 21, 2023 PROJECT NO.: SCALE: AS SHOWN CDS BY: CHECKED BY: A-0.05b CDS NO.: PAGE NO.:
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SITE DATA COMPARISON

DBR# 22964 VS CURRENT CODE



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%)
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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

MADISON WORTH ARCHITECTURE, DPC
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NOTES:

2	FINAL SUBMITTAL	06/11/2023
1	FIRST SUBMITTAL	06/08/2023
NOI	ISSUE DESCRIPTION	DATE

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

PROPERTY AREAS - ORIGINAL, CURRENT, PROPOSED

SEAL & SIGNATURE
STATE OF FLORIDA
JULY 1, 2023
A-0.05c

APPROVED PERMIT 2014 VS CURRENT CODE


685 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

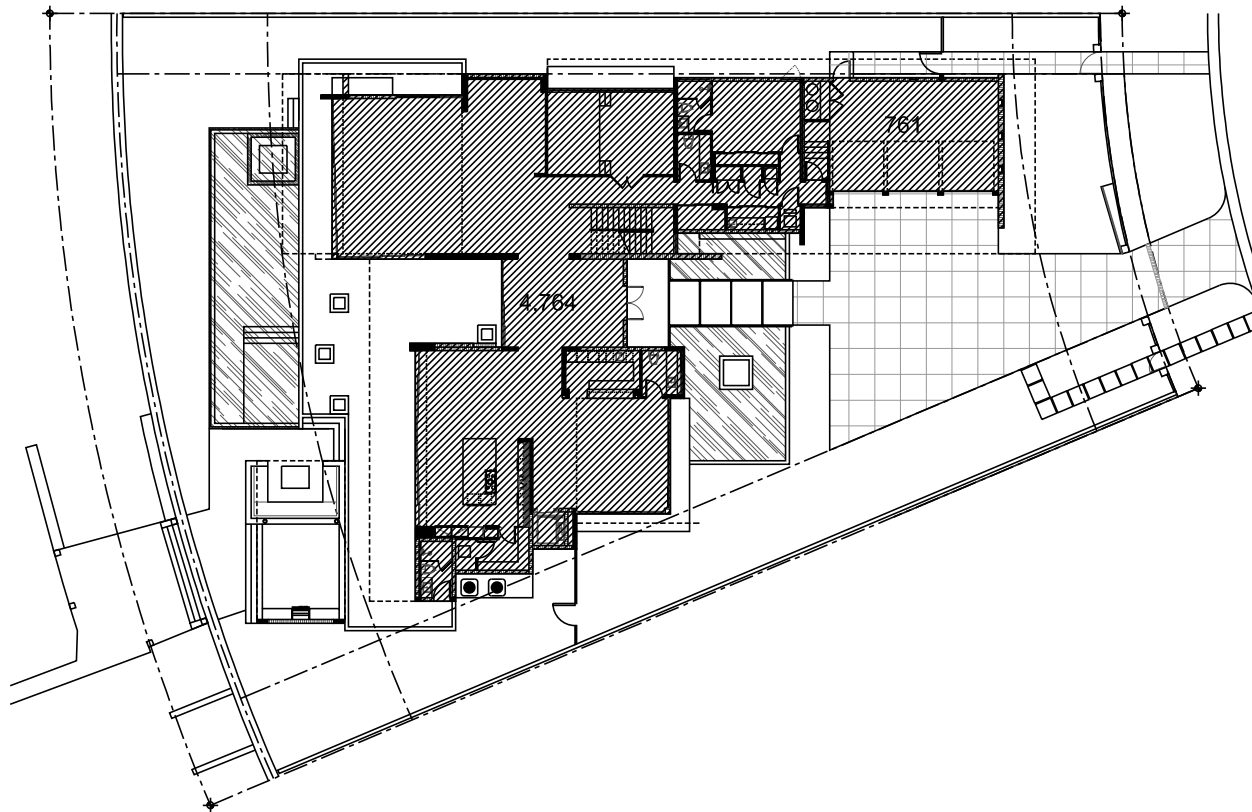
2	FINAL SUBMITTAL	10/11/2023
1	FIRST SUBMITTAL	09/18/2023
NO.	ISSUE DESCRIPTION	DATE

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

SHEET-TITLE:

BUILDING AREAS -
ORIGINAL, CURRENT,
PROPOSED

<p>SEAL & SIGNATURE</p> 	<p>DATE: AUGUST 24, 2023</p> <p>PROJECT No.: _____</p> <p>SCALE: AS NOTED</p> <p>CHEK BY: _____</p> <p>UPVC No.: A-0.05d</p> <p>CAD FILE: _____ EAGLE No: _____</p>
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① 1ST FLOOR AREA - PERMIT 2014
SCALE: 3/32" = 1'-0"

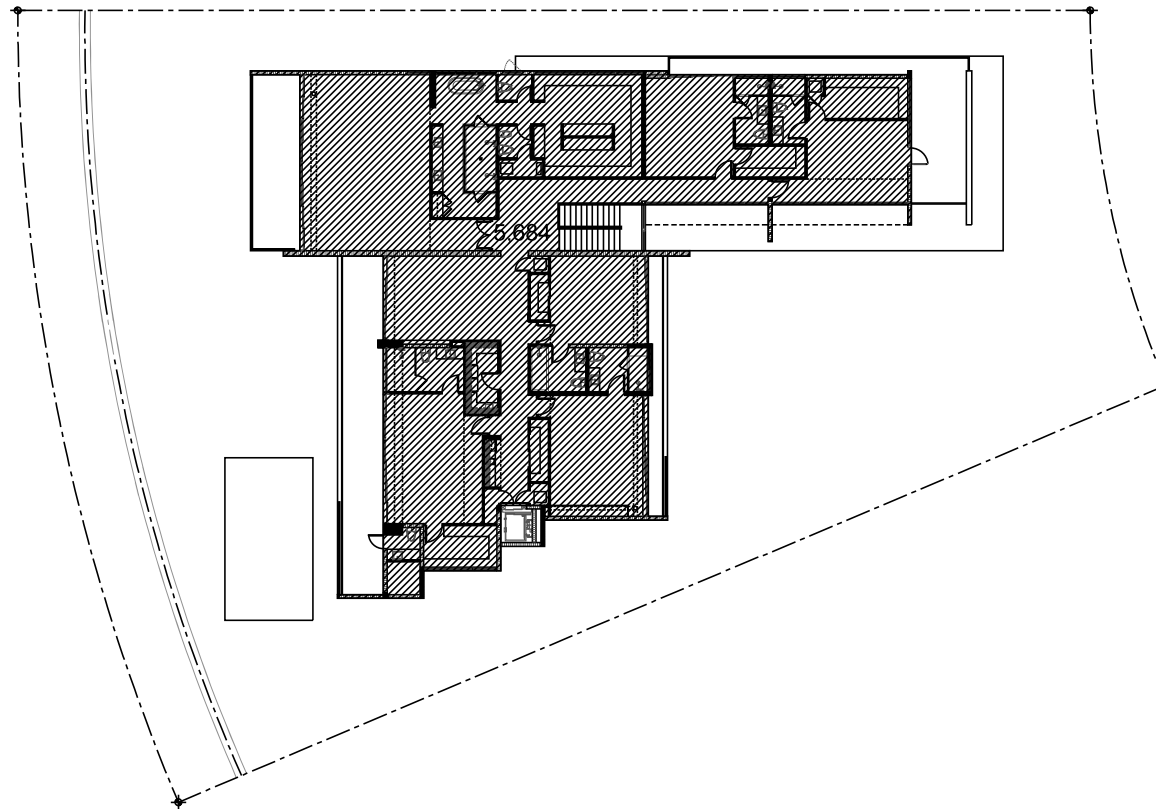


BUILDING DATA	APPROVED PERMIT 2014 ¹	EXISTING CURRENT CODE ²	PROPOSED
LOT SIZE:	19,466 SQ FT	19,933 SQ FT ³	19,933 SQ FT
BUILDING INTERIORS:	10,974 SQ FT	10,864 SQ FT	10,992 SQ FT
MAIN HOUSE 1ST FLOOR	4,764 SQ FT	4,744 SQ FT	4,744 SQ FT
MAIN HOUSE 2ND FLOOR	5,684 SQ FT	5,854 SQ FT	5,854 SQ FT
GARAGE	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 AREAPER MARTINEZ & MARTINEZ ENTERPRISES, INC. SURVEY DATED 10/10/2023

BUILDING DATA COMPARISON

APPROVED PERMIT 2014 VS CURRENT CODE



① 2ND 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
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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 250, New York, NY 10022 - Tel: 212.333.2043
175 Worth Avenue, Suite 300, Palm Beach, FL 33480 - Tel: 561.833.1242

NOTES:

2	FINAL SUBMITTAL	10/11/2023
1	FIRST SUBMITTAL	09/05/2023
NOI	ISSUE DESCRIPTION	DATE

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

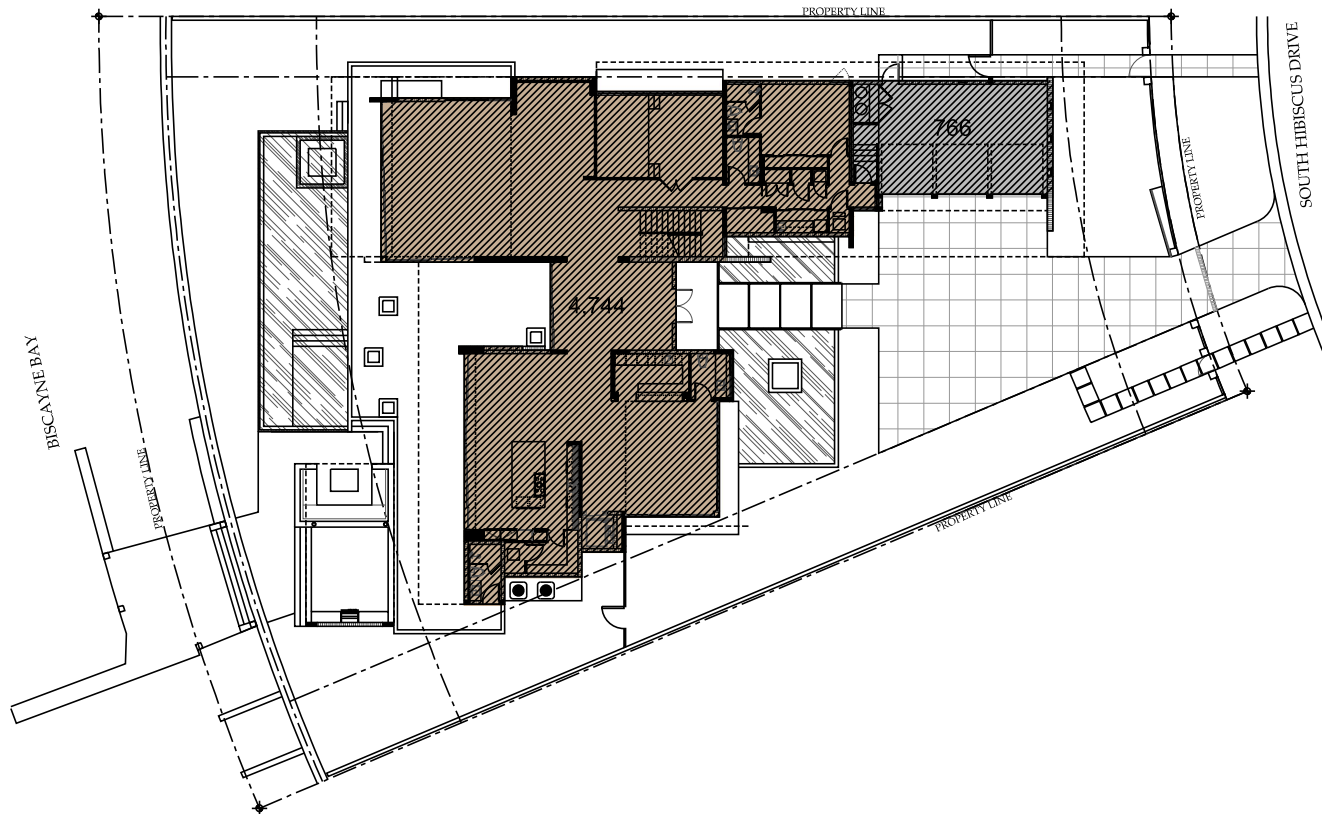
SHEET TITLE:
BUILDING AREAS -
ORIGINAL, CURRENT,
PROPOSED

SEAL & SIGNATURE
STATE OF FLORIDA
ARCHITECT
MADISON WORTH
10038119

DATE: AUGUST 21, 2023
PROJECT NO.:
SCALE: AS SHOWN
SHEET NO.:
A-0.05e
CUTTER: PAPER NO:

BUILDING DATA COMPARISON

APPROVED PERMIT 2014 VS CURRENT CODE



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



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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, P.C.**
865 Madison Avenue, Suite 270, New York, NY 10022 - Tel: 212.333.2041
175 Worth Avenue, Suite 300, Palm Beach, FL 33480 - Tel: 561.833.1242

NOTES:

2	FINAL SUBMITTAL	10/11/2023
1	FIRST SUBMITTAL	09/18/2023
NOI	ISSUE DESCRIPTION	DATE

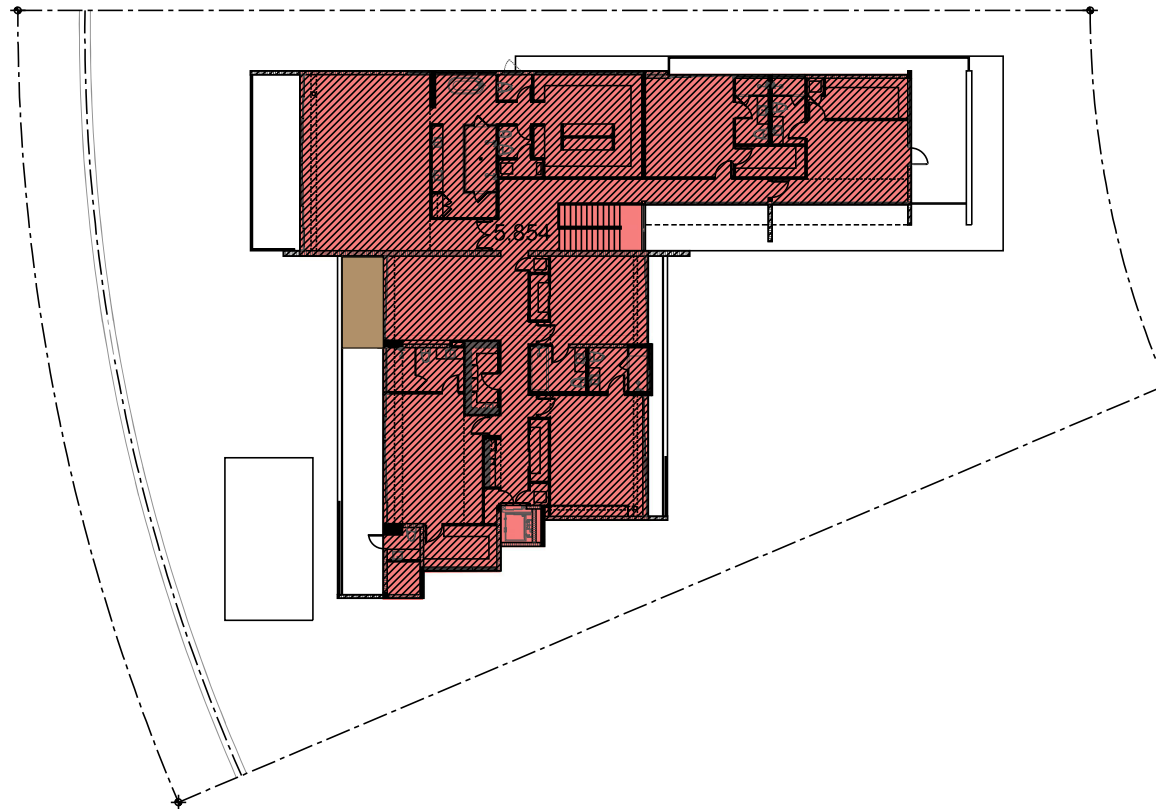
PROJECT:
PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SHEET TITLE:
BUILDING AREAS -
ORIGINAL, CURRENT,
PROPOSED

SEAL & SIGNATURE
MADISON WORTH
ARCHITECTURE, P.C.
10/11/2023
SCALE: AS SHOWN
DATE: 10/11/2023
SHEET NO: A-0.05f

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
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2. CURRENT SQ FT TAKEN FROM CAD FILES OF EXISTING CONDITIONS;
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3. LOT AREA PER MARTINEZ & MARTINEZ ENTERPRISES, INC. SURVEY DATED 10/10/2023

**MADISON WORTH
ARCHITECTURE, DPC**
865 Madison Avenue, Suite 270, New York, NY 10022 - Tel: 212.333.3241
175 Worth Avenue, Suite 300, Palm Beach, FL 33480 - Tel: 561.833.3242

NOTES:

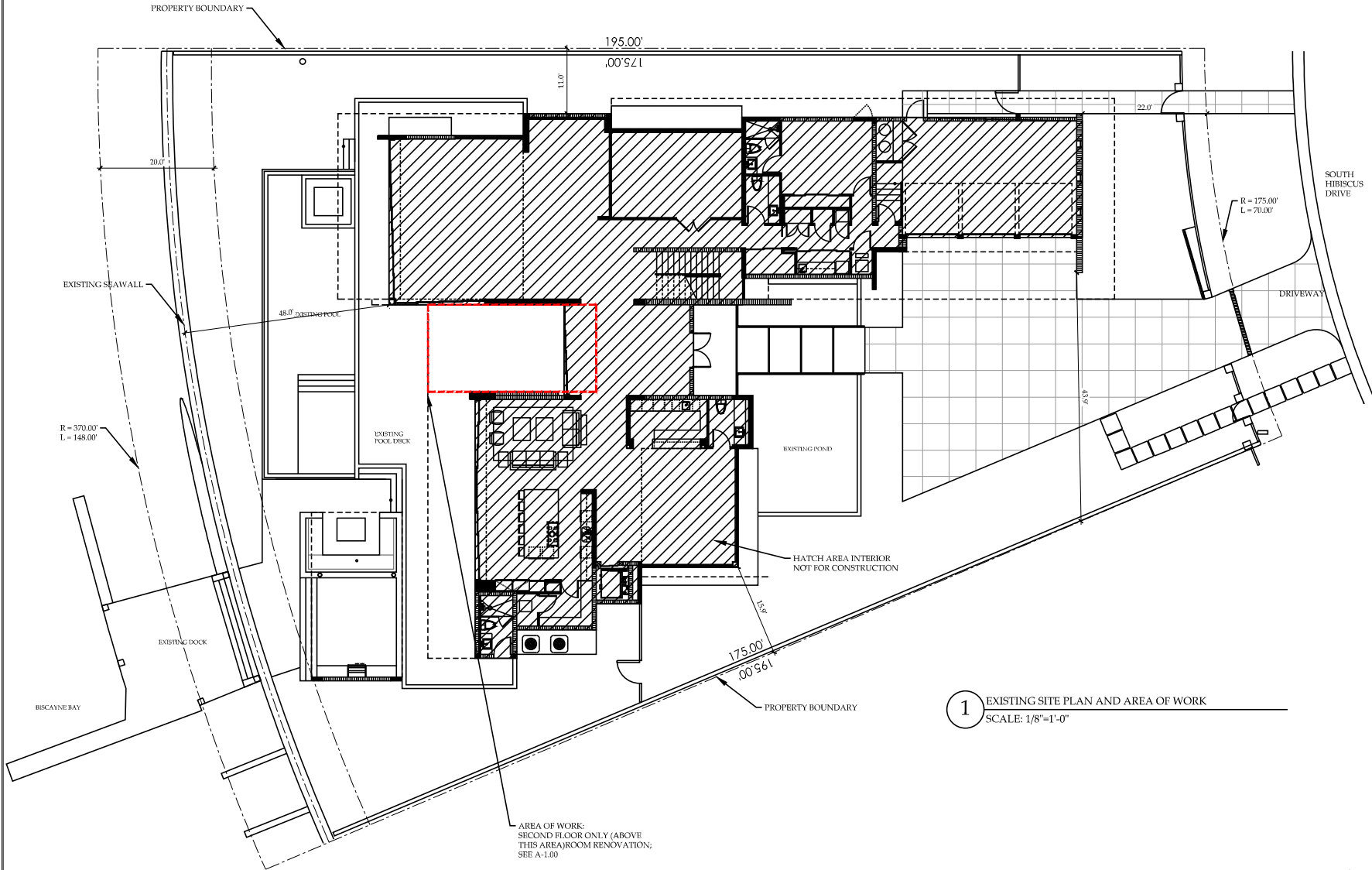
2	FINAL SUBMITTAL	10/11/2023
1	FIRST SUBMITTAL	09/15/2023
NOI	ISSUE DESCRIPTION	DATE

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

SHEET TITLE:
BUILDING AREAS -
ORIGINAL, CURRENT,
PROPOSED

SEAL & SIGNATURE
MADISON WORTH
ARCHITECTURE, DPC
DATE: AUGUST 21, 2023
PROJECT NO.:
SCALE: ANNOTED
SHEET NO.:
A-0.05g
CUTTER: PAGE NO.

NOTES:



2	FINAL SUBMITTAL	10/11/2023
1	FIRST SUBMITTAL	09/18/2023
NOI	ISSUE DESCRIPTION	DATE

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

PROJECT TITLE: EXISTING SITE PLAN & AREA OF WORK

SEAL & SIGNATURE

DATE: AUGUST 21, 2023

PROJECT NO.: _____

SCALE: AS SHOWN

CHEK BY: _____

DATE: _____

A-0.20

CHECKED: _____

DATE: _____





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. 561.853.3242

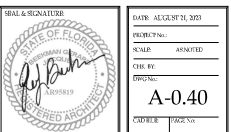
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2	FINAL SUBMITTAL	10/11/2023
1	FIRST SUBMITTAL	09/18/2025
NO.	ISSUE DESCRIPTION	DATE

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

SHEET TITLE:

ZONING DATA SHEET



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