PRIVATE RESIDENCE

428 HIBISCUS DRIVE
MIAMI BEACH, FLORIDA

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

6/4/2024

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 FENESTRATION
- 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	EXITING 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, DPC
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2	FINAL SUBMITTAL	10/11/2023
1	FIRST SUBMITTAL	09/18/2023

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428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SHEET TITLE:
COVER SHEET

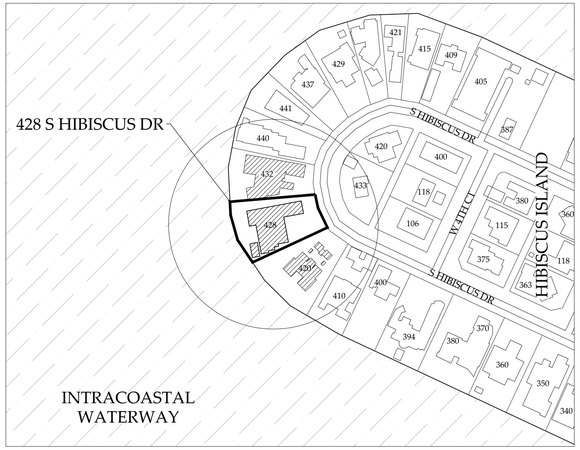
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STATE OF FLORIDA
JEREMIAH GRAHAM
LICENSED
AR95819
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No.	Property Address	Neighbor Support
1	432 S Hibiscus Dr	Andrew Mirmelli
2	420 S Hibiscus Dr	Daniel Kodsi



0 IMAGE KEY PLAN
SCALE: N.T.S.



1 420 SOUTH HIBISCUS DRIVE



2 432 SOUTH HIBISCUS DRIVE

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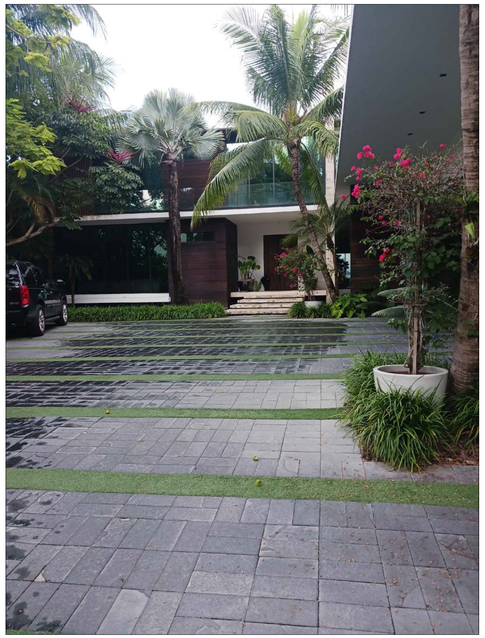
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428 S HIBISCUS DRIVE
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SHEET TITLE:
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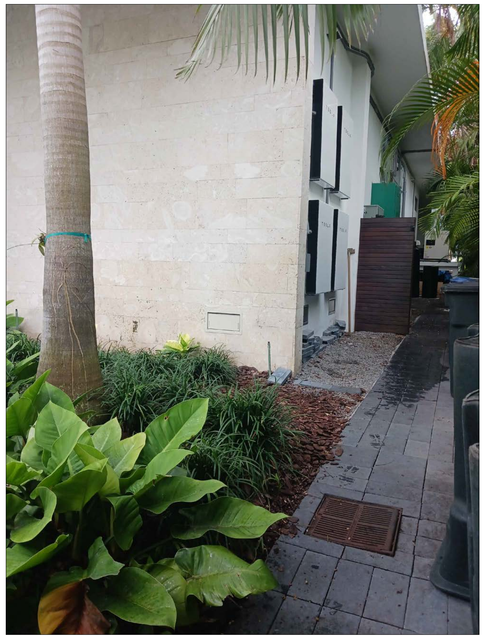
SEAL & SIGNATURE:
STATE OF FLORIDA
BENJAMIN GLEN WORTH
AR95819
REGISTERED ARCHITECT

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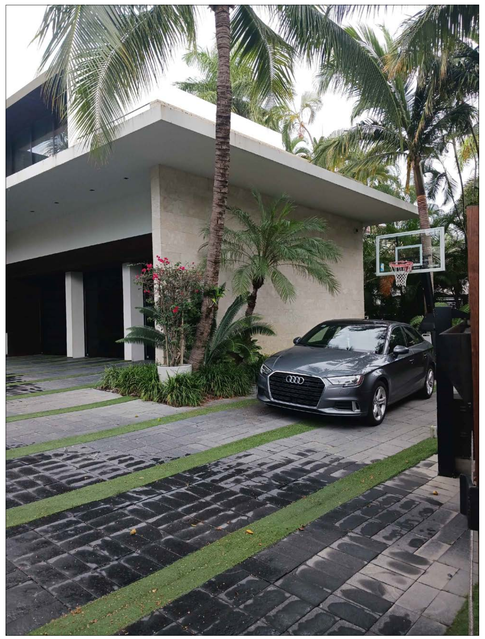
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1 FRONT LOOKING SOUTHWEST



2 SIDE LOOKING SOUTHEAST



3 FRONT LOOKING WEST



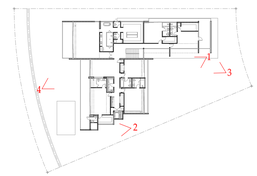
4 REAR - LOOKING NORTH

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NOTES:

KEY PLAN



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1	FIRST SUBMITTAL	09/18/2023

PROJECT:

PRIVATE RESIDENCE

428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SHEET TITLE:

PHOTOS OF EXISTING CONDITIONS

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AR95819
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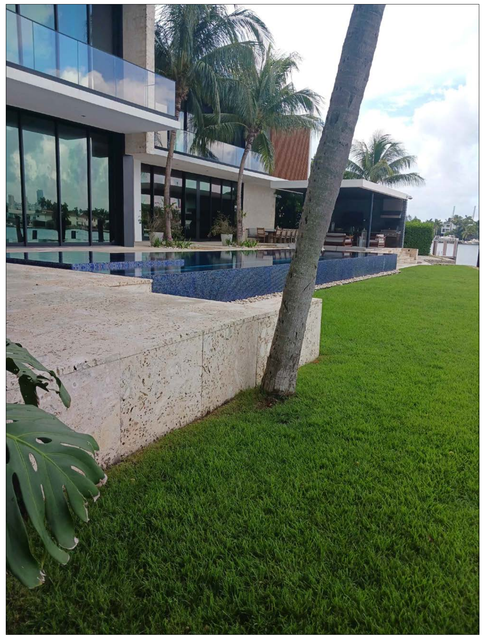
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1 REAR LOOKING NORTHWEST



2 REAR LOOKING NORTHEAST



3 REAR LOOKING NORTH

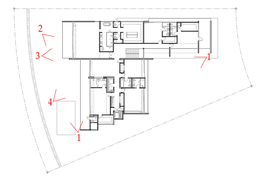


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KEY PLAN



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428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SHEET TITLE:

PHOTOS OF EXISTING CONDITIONS

SEAL & SIGNATURE:

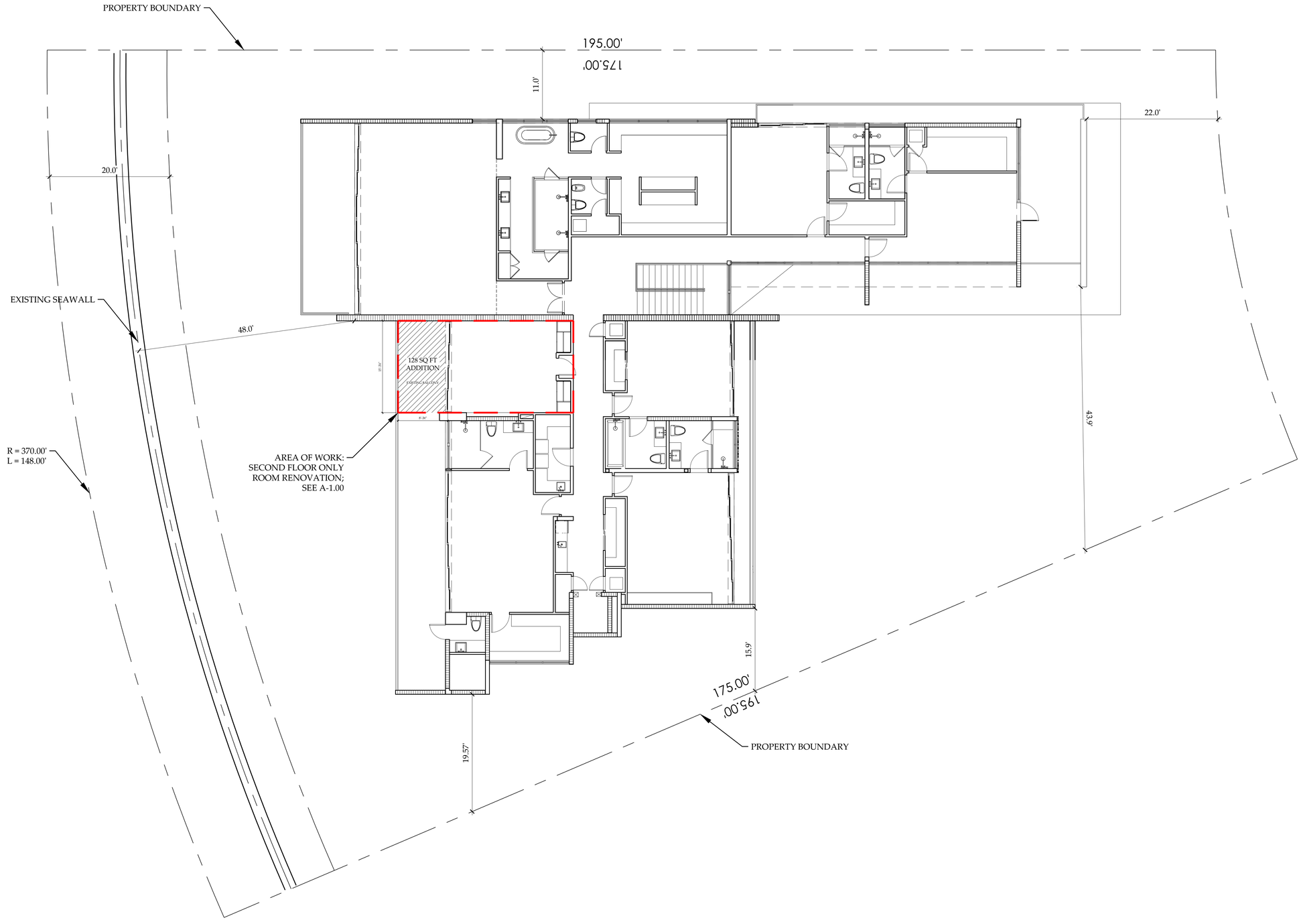
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1 EXISTING OVERALL PLAN - SECOND FLOOR
SCALE: 1/8" = 1'-0"

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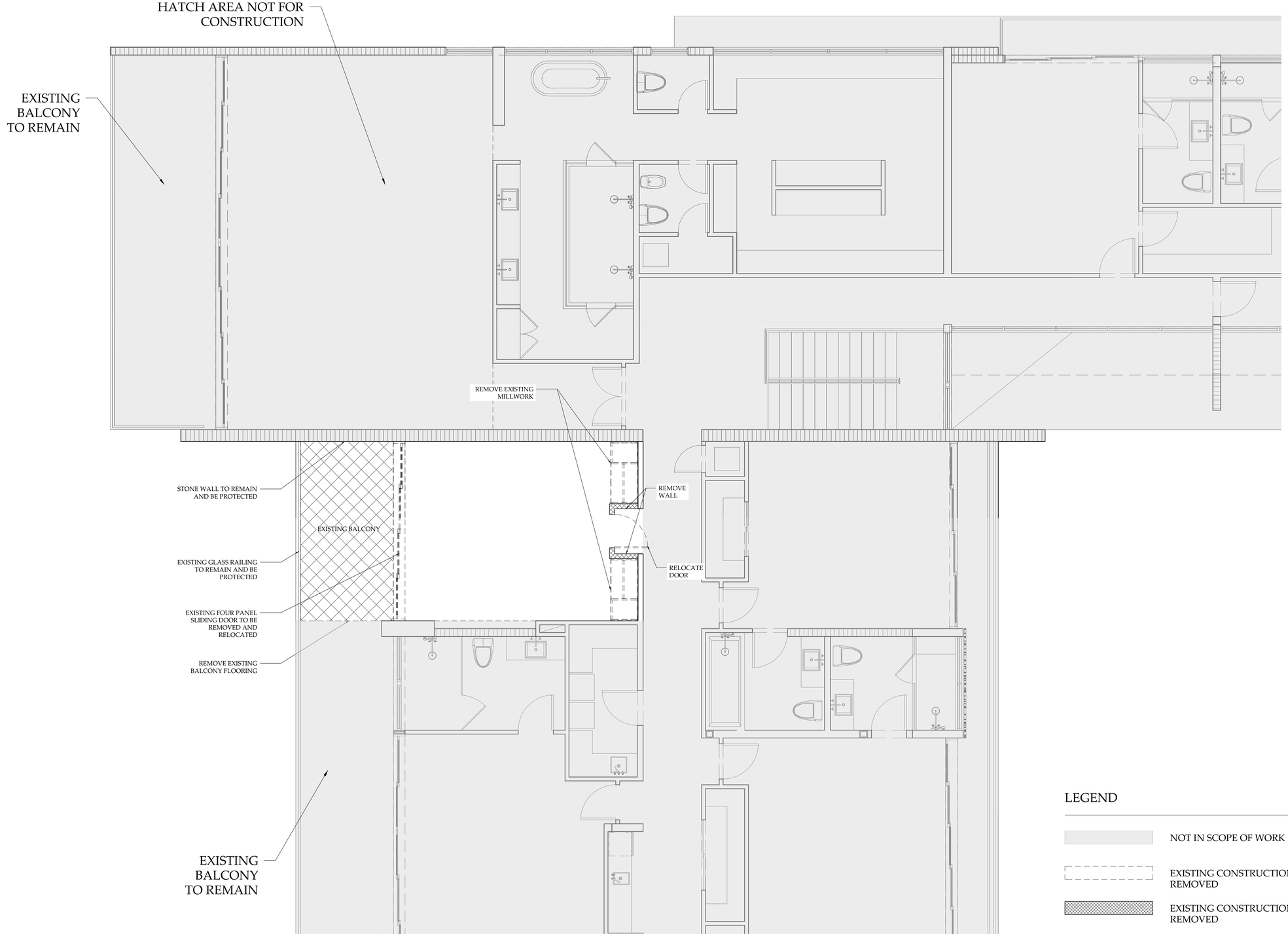
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PRIVATE RESIDENCE
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MIAMI BEACH, FL 33139

SHEET TITLE:
EXISTING OVERALL PLAN - SECOND FLOOR

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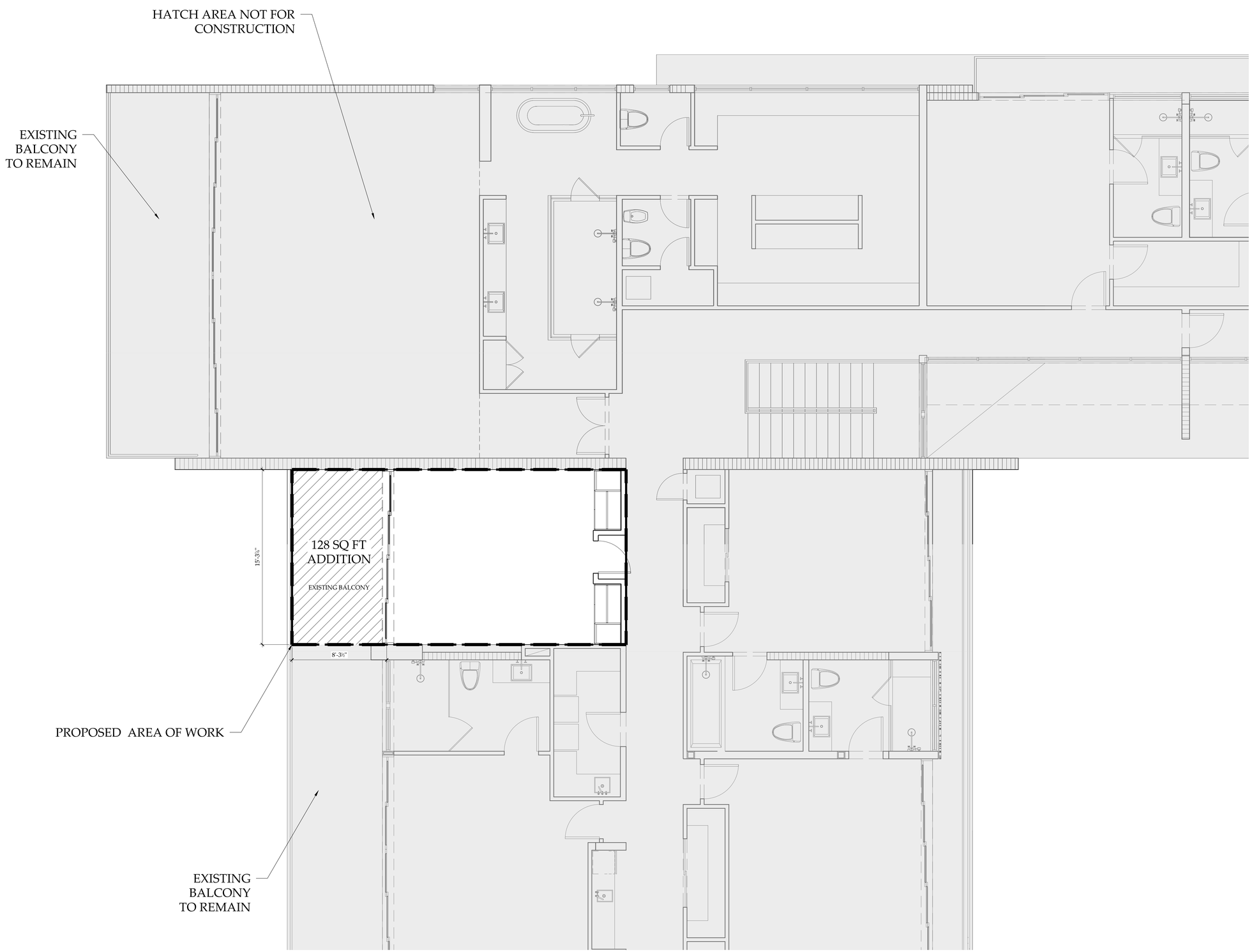
PROJECT:
PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SHEET TITLE:
DEMOLITION PLAN - SECOND FLOOR

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

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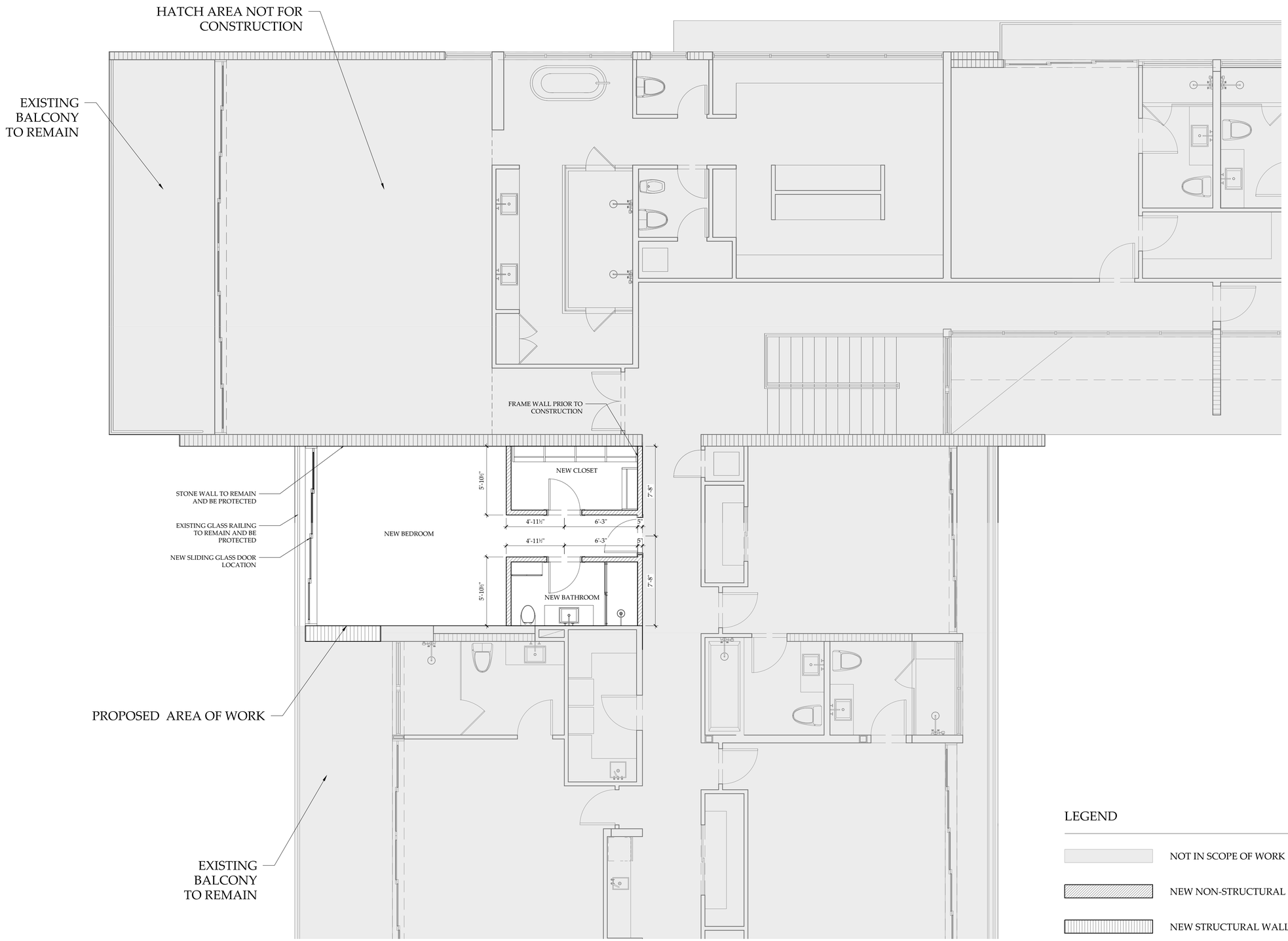
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428 S HIBISCUS DRIVE
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SHEET TITLE:
EXISTING FLOOR PLAN - SECOND FLOOR

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

LEGEND

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

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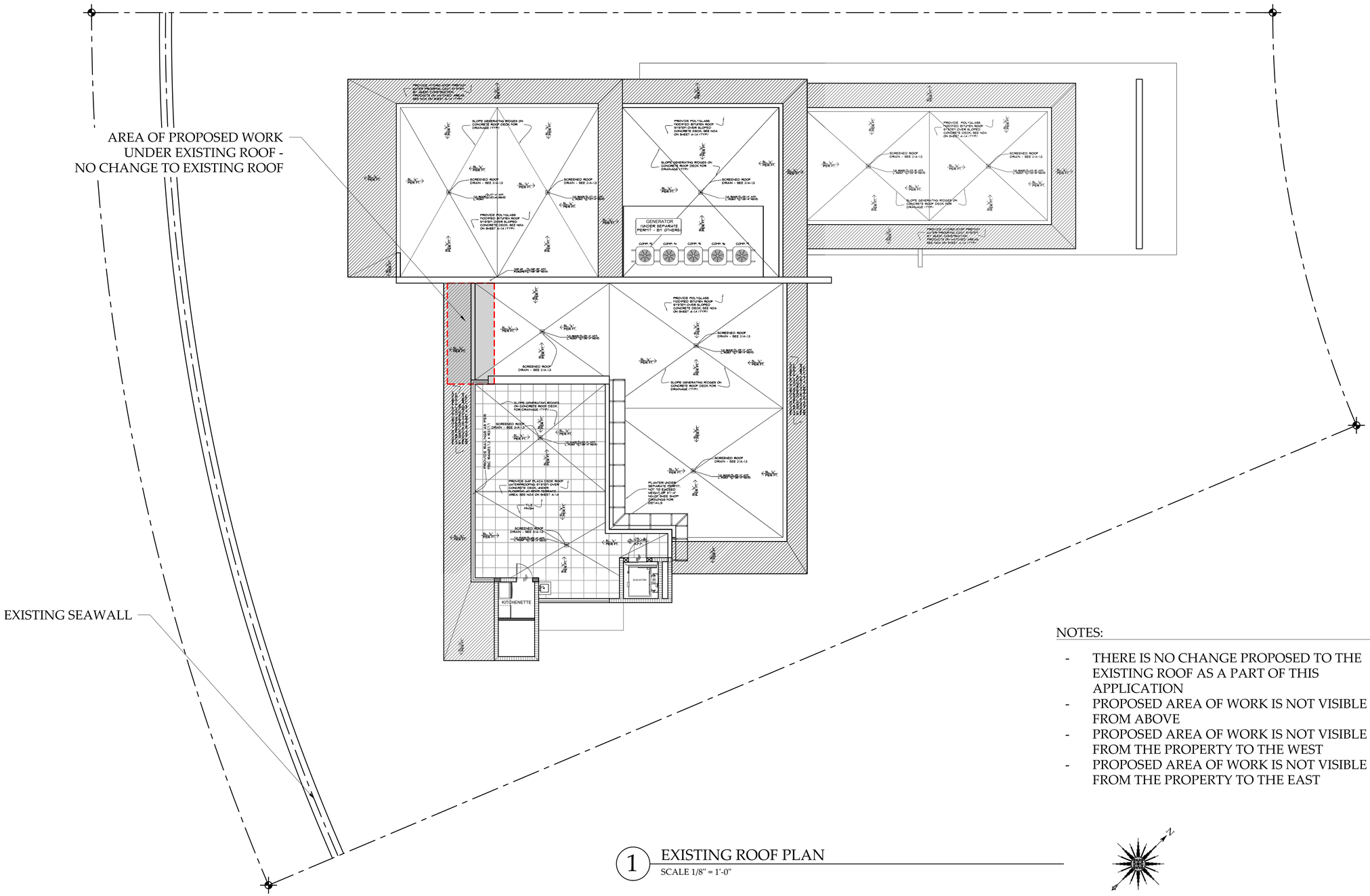
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SHEET TITLE:
PROPOSED FLOOR PLAN - SECOND FLOOR

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1 EXISTING ROOF PLAN

SCALE 1/8" = 1'-0"

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

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SHEET TITLE:

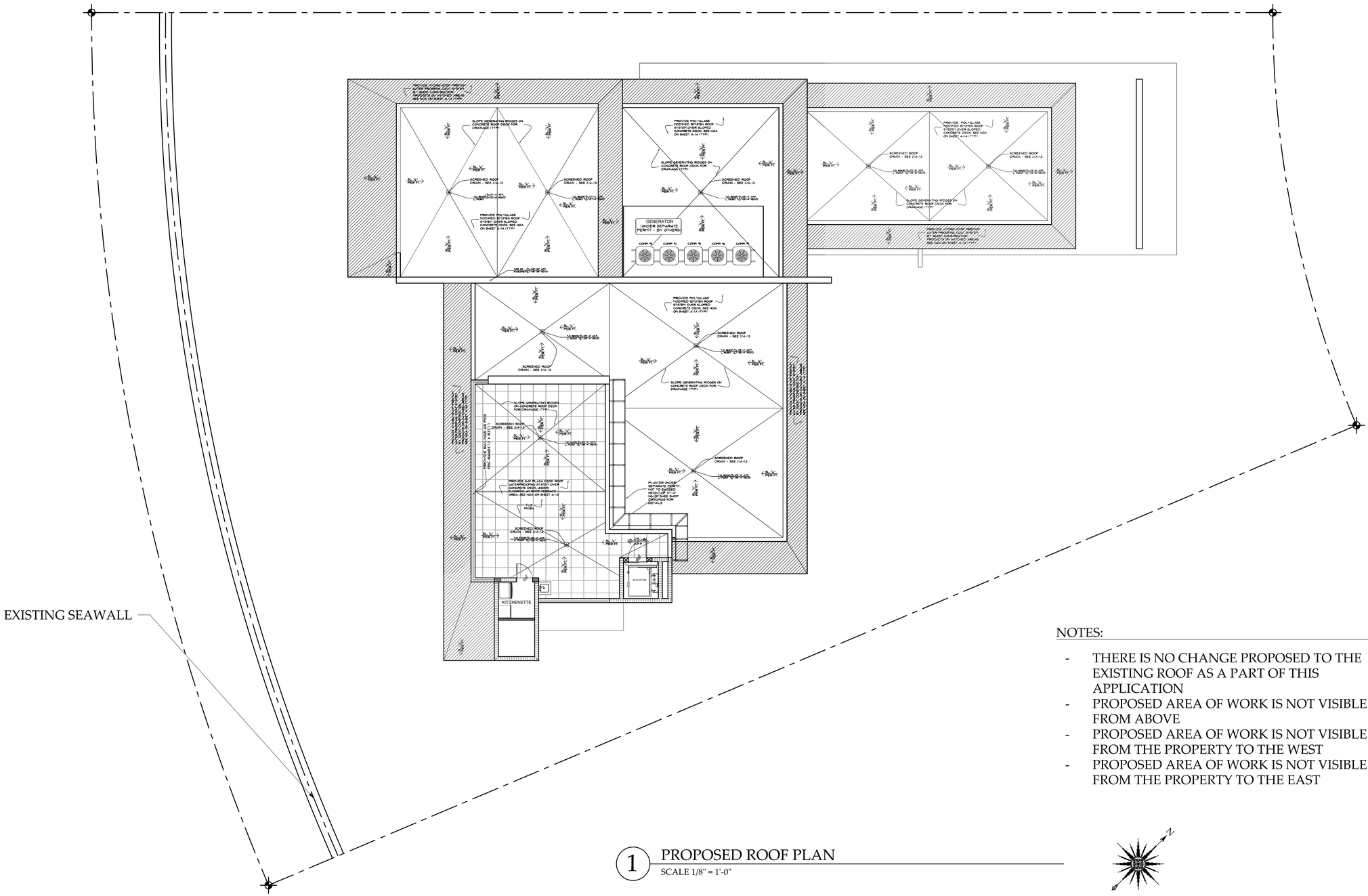
EXISTING ROOF PLAN

SEAL & SIGNATURE:

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JEREMIAH GLENN
WORTH
AR95819
REGISTERED ARCHITECT

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A-1.03a
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1 PROPOSED ROOF PLAN

SCALE 1/8" = 1'-0"

NOTES:

- THERE IS NO CHANGE PROPOSED TO THE EXISTING ROOF AS A PART OF THIS APPLICATION
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428 S HIBISCUS DRIVE
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SHEET TITLE:

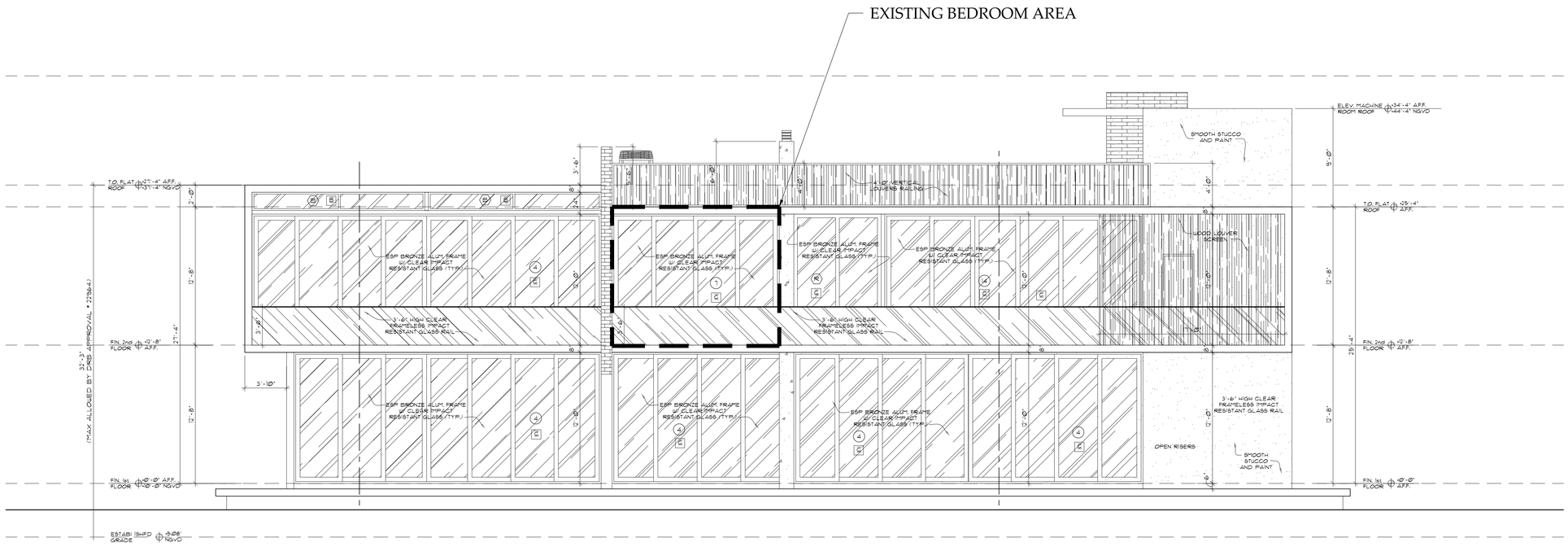
PROPOSED ROOF PLAN

SEAL & SIGNATURE:

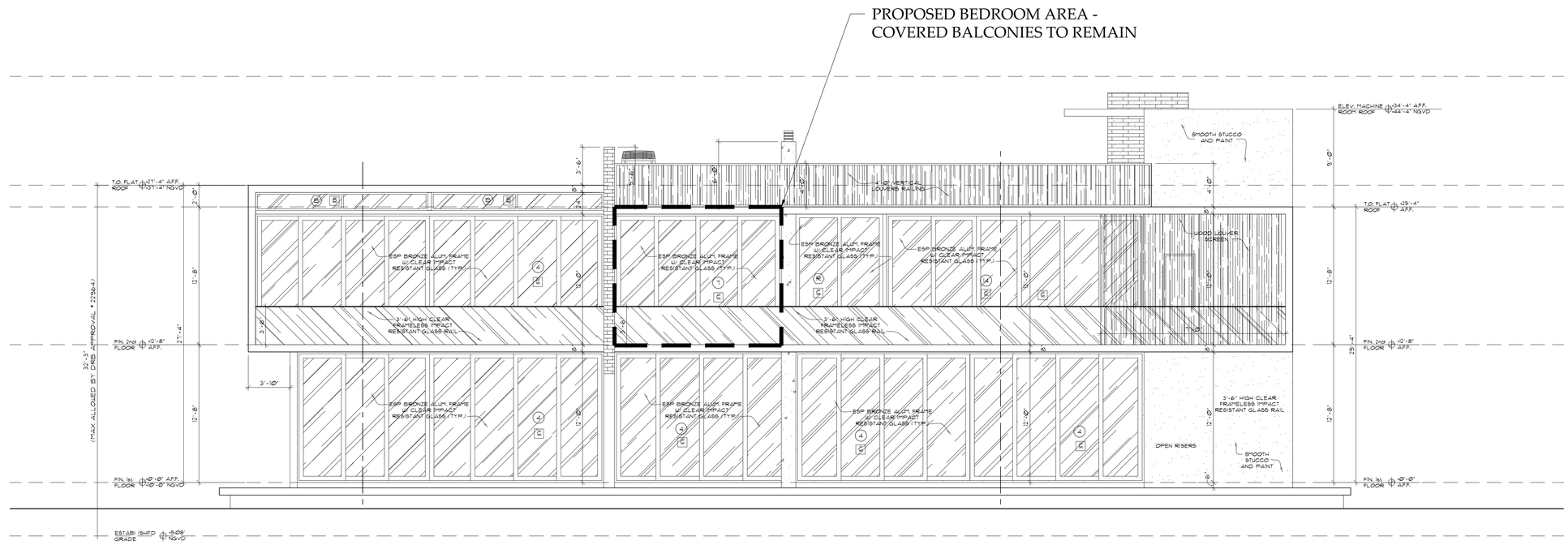
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1 EXISTING REAR ELEVATION
SCALE: 3/16" = 1'-0"



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

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

SHEET TITLE:
EXISTING AND PROPOSED ELEVATIONS

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

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1 REAR - LOOKING NORTH EXISTING



2 REAR - LOOKING NORTH PROPOSED

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DATE: AUGUST 21, 2023
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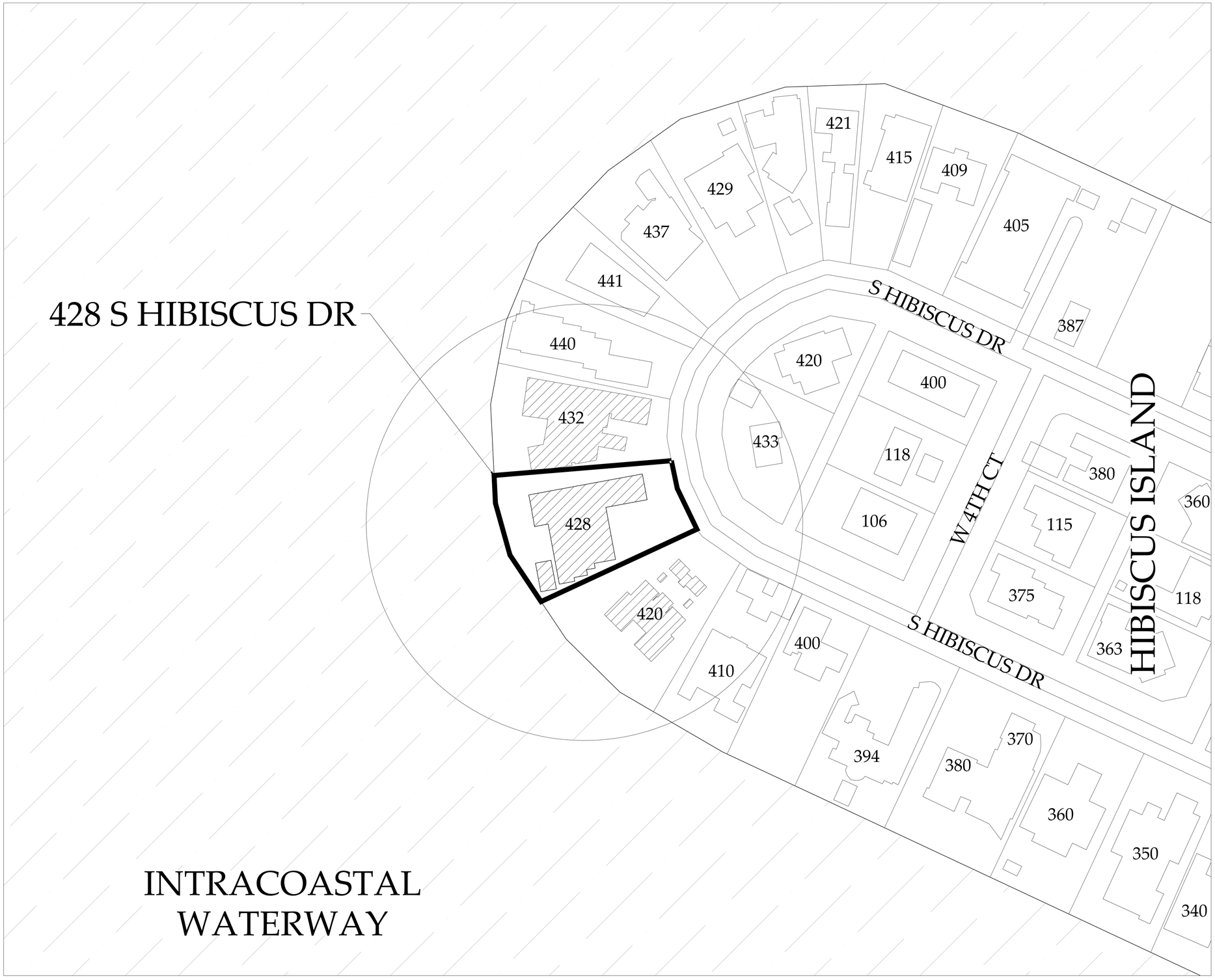
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Thank You

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

www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com



1 SITE LOCATION PLAN
SCALE: 1/64" = 1'-0"

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SHEET TITLE:
SITE LOCATION PLAN

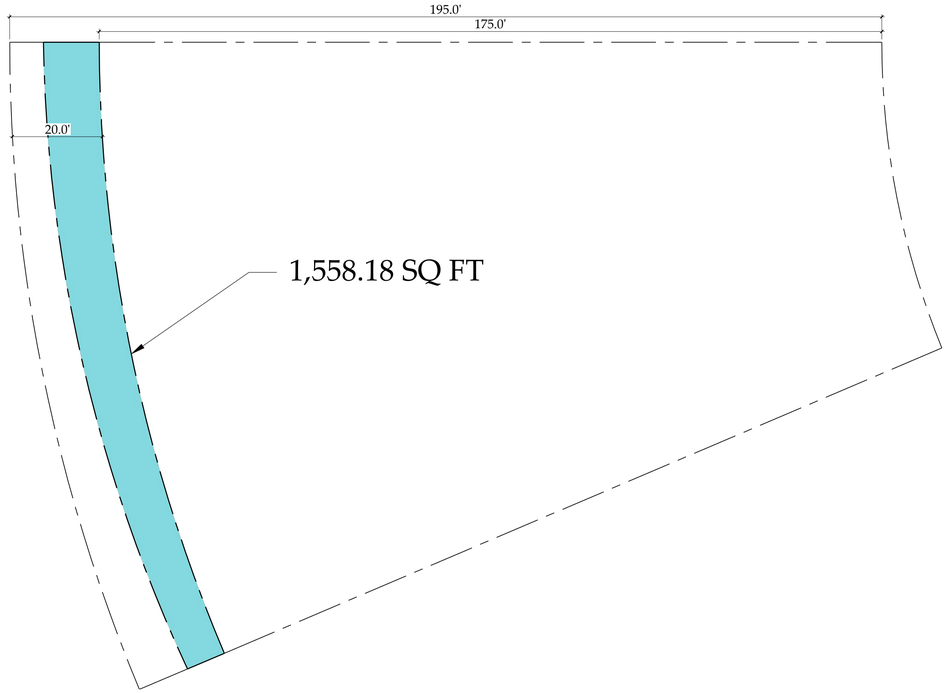
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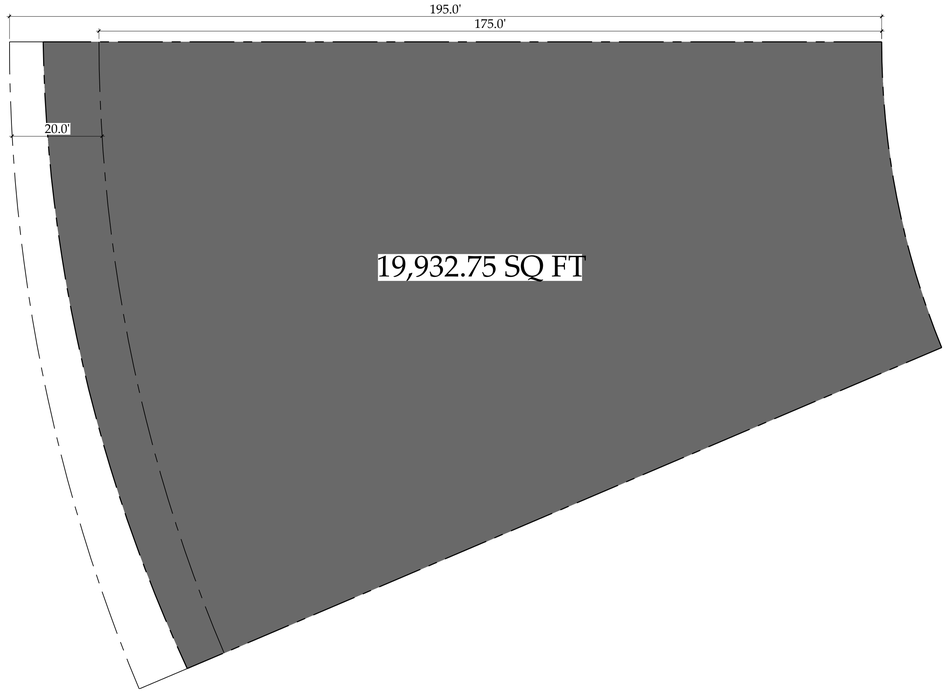
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1 LOT AREA TO 175' PROPERTY BOUNDARY
SCALE: 1/16" = 1'-0"



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

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

SHEET TITLE:
LOT AREA DIAGRAM

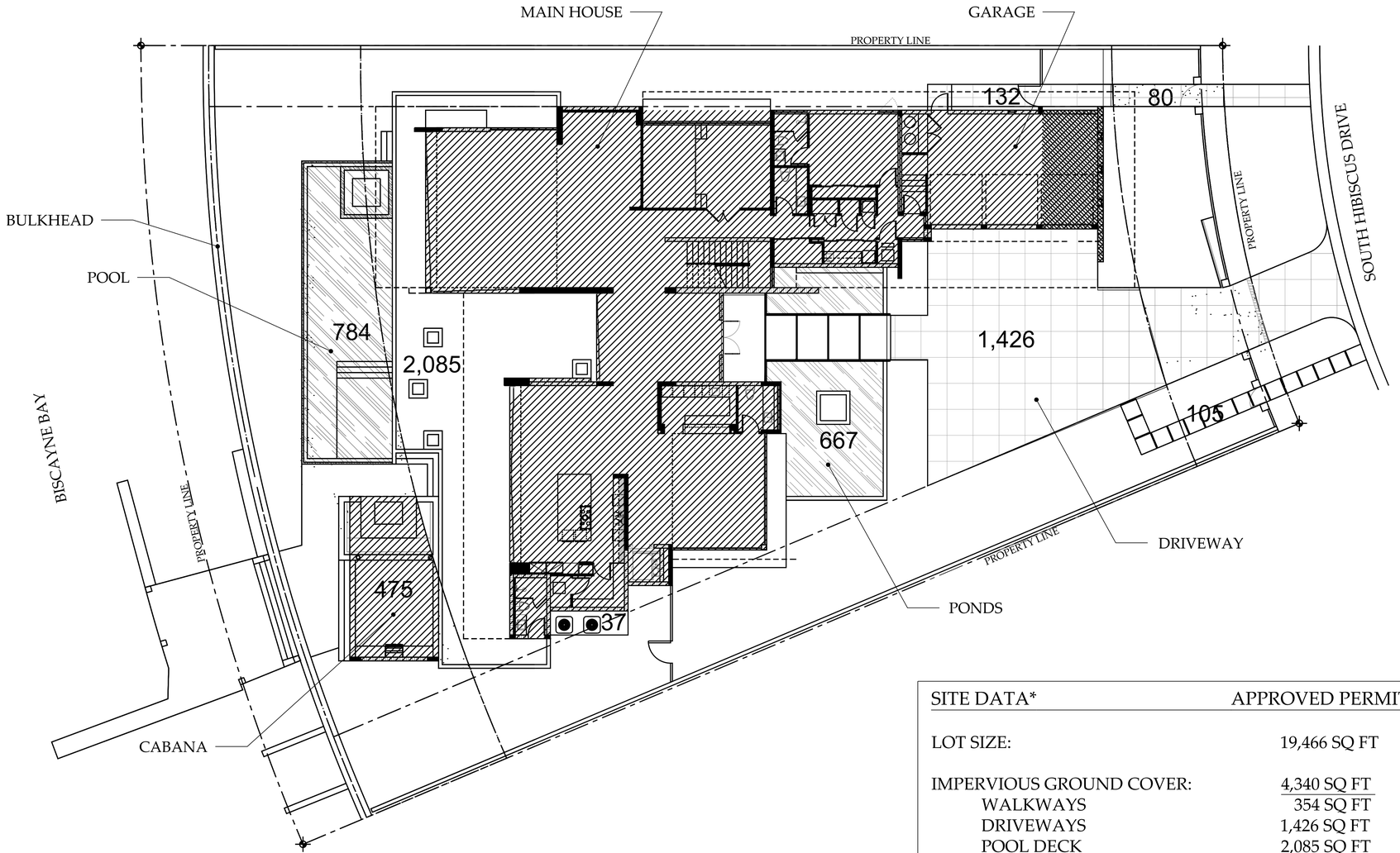
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SITE DATA

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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MIAMI BEACH, FL 33139

SHEET TITLE:

SITE AREAS - CURRENT

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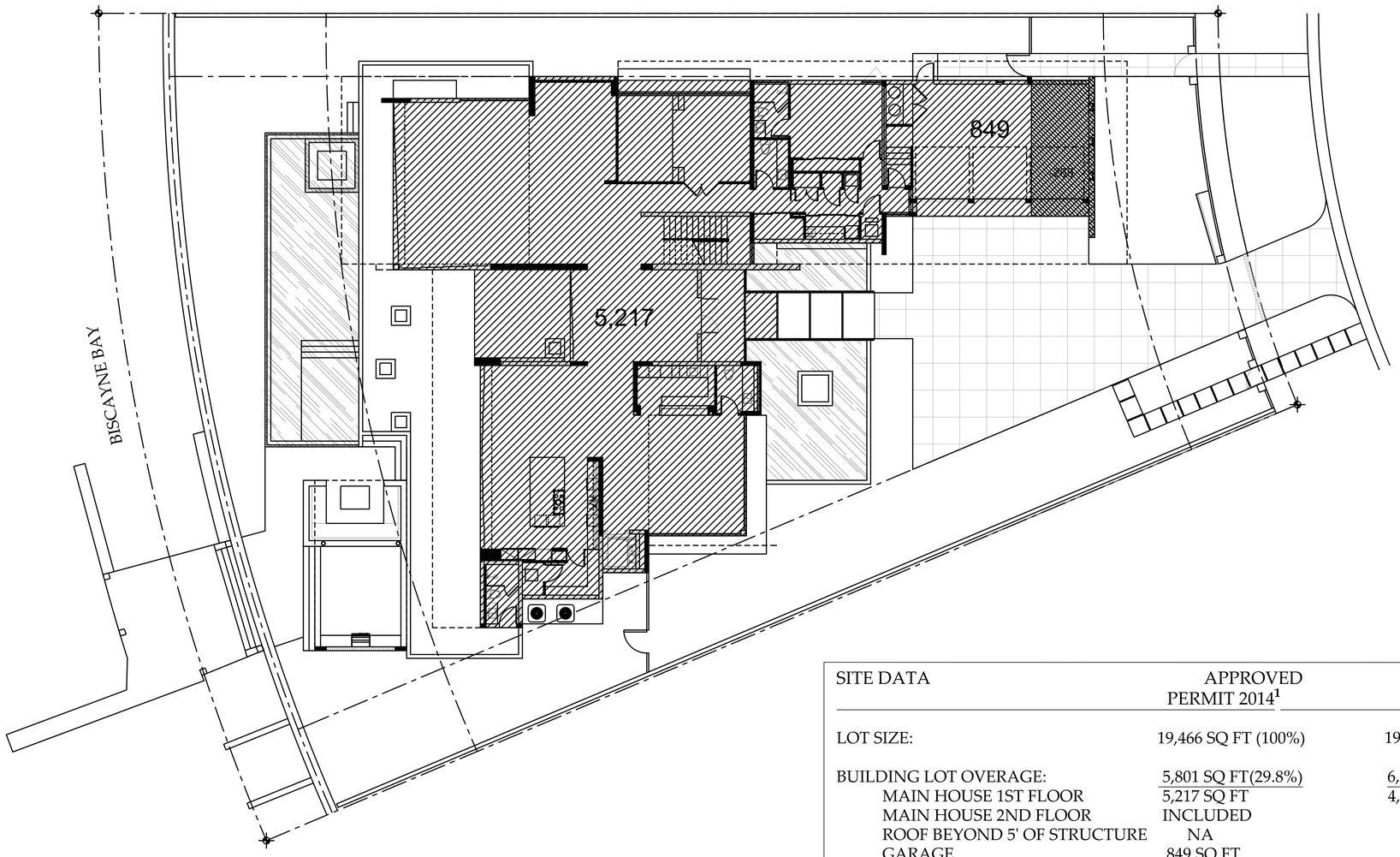
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SITE DATA COMPARISON

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

SHEET TITLE:
PROPERTY AREAS - ORIGINAL, CURRENT, PROPOSED

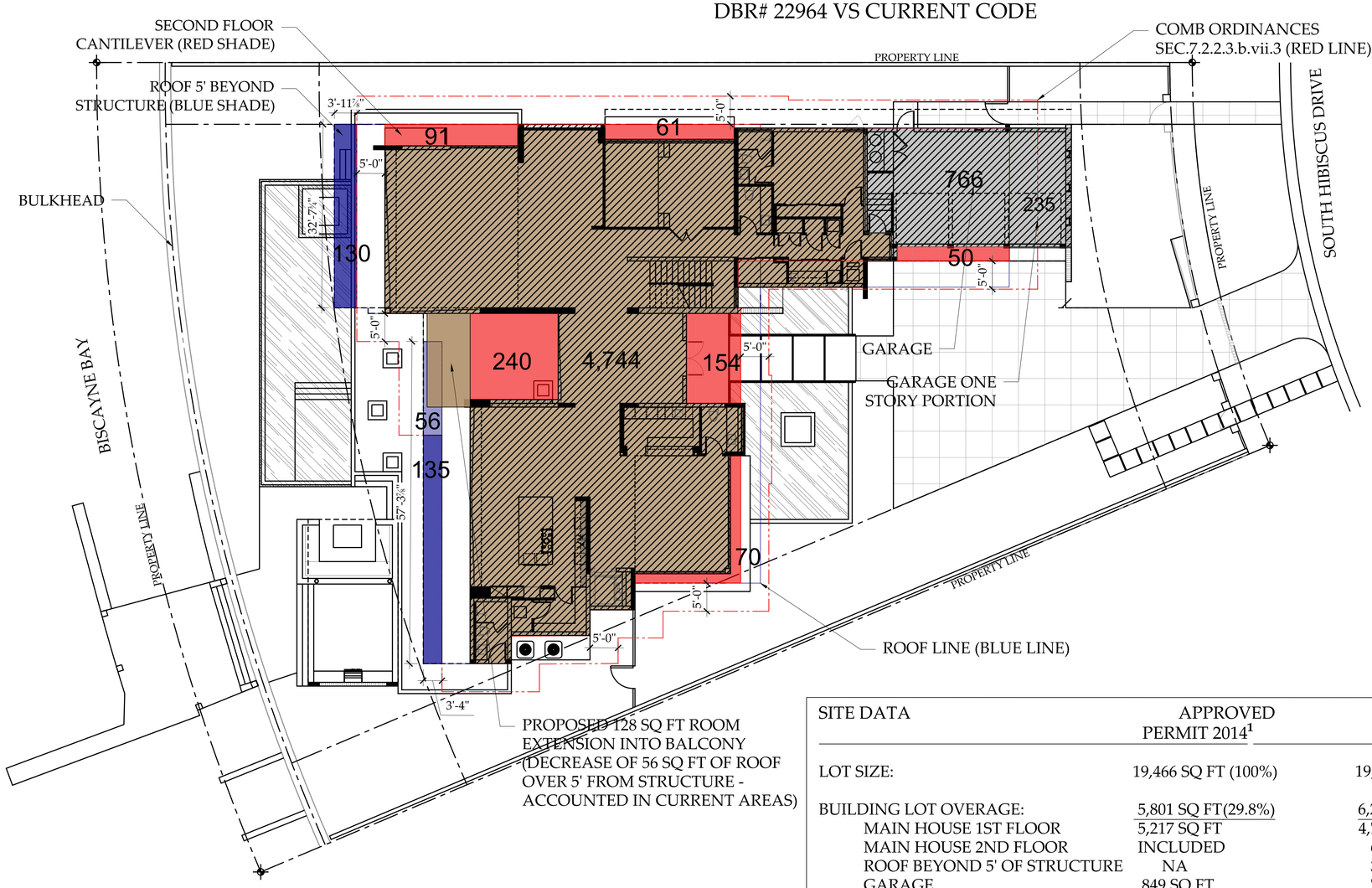
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SITE DATA COMPARISON

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%)
BUILDING LOT OVERAGE:	5,801 SQ FT(29.8%)	6,262 SQ FT (31.4%)	6,334 SQ FT (31.8%)
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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
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428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SHEET TITLE:

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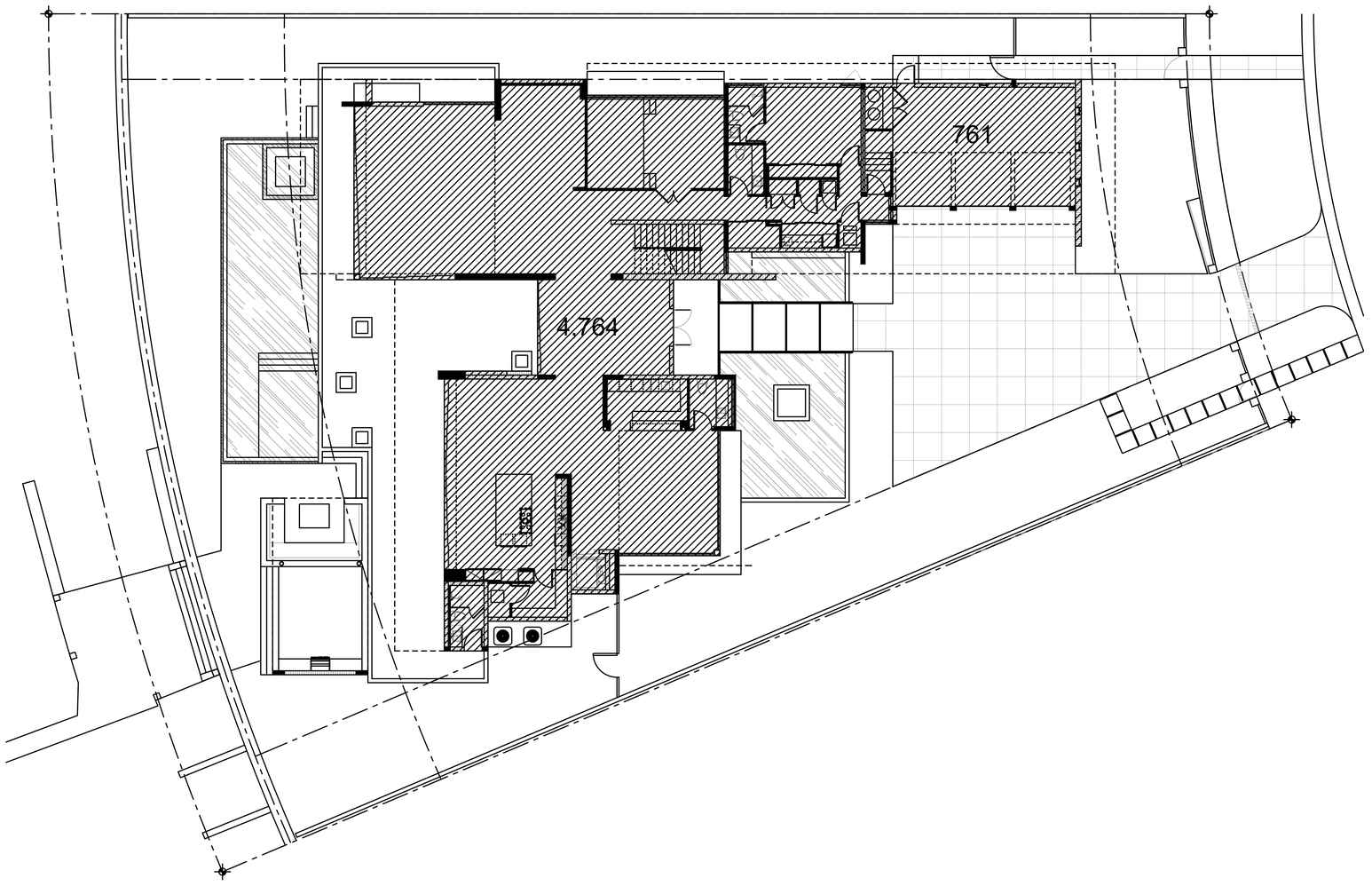
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BUILDING DATA COMPARISON

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 AREAPER MARTINEZ & MARTINEZ ENTERPRISES, INC. SURVEY DATED 10/10/2023

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PROJECT:

PRIVATE RESIDENCE

428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SHEET TITLE:

BUILDING AREAS - ORIGINAL, CURRENT, PROPOSED

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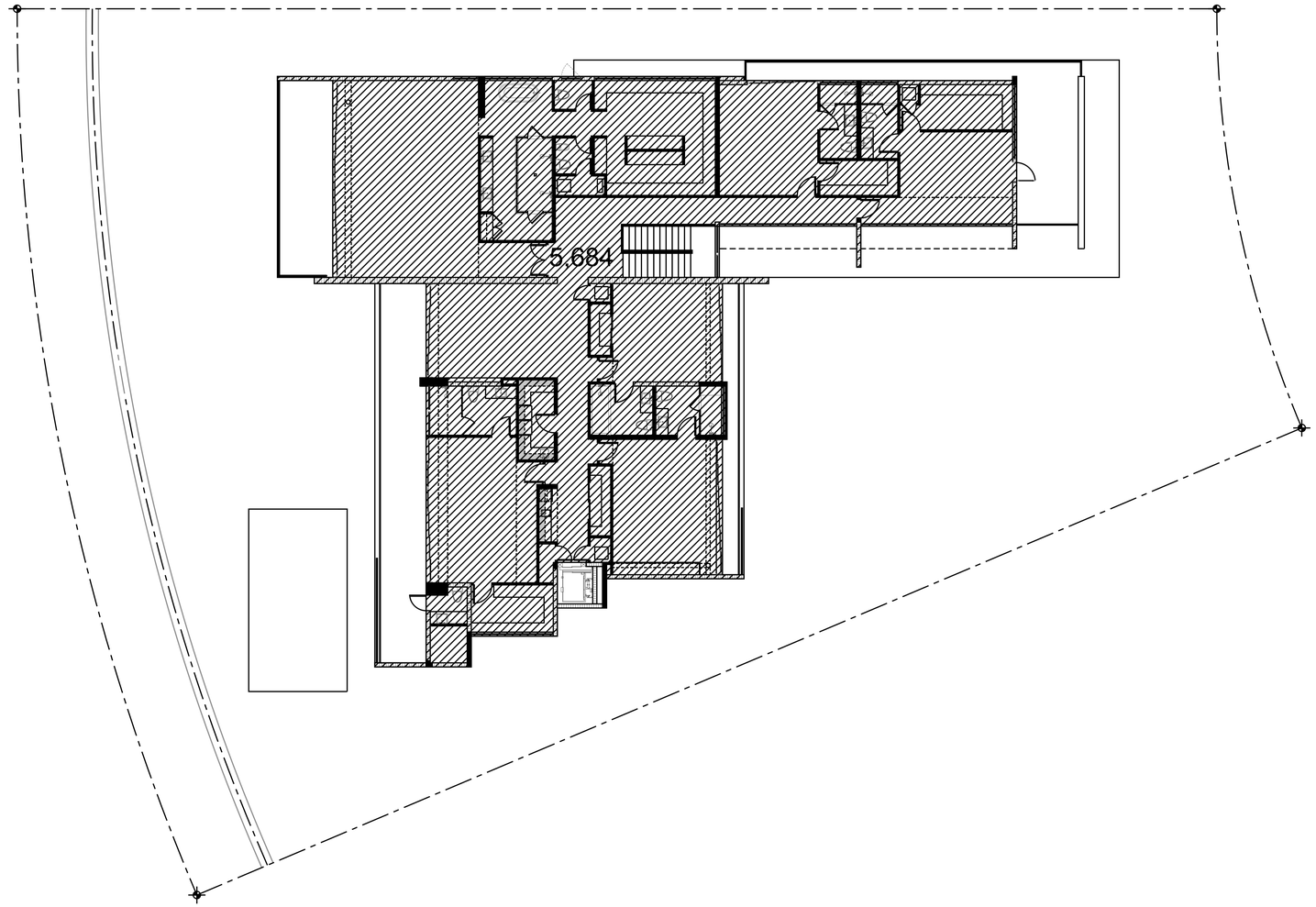
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BUILDING DATA COMPARISON

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
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%

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428 S HIBISCUS DRIVE
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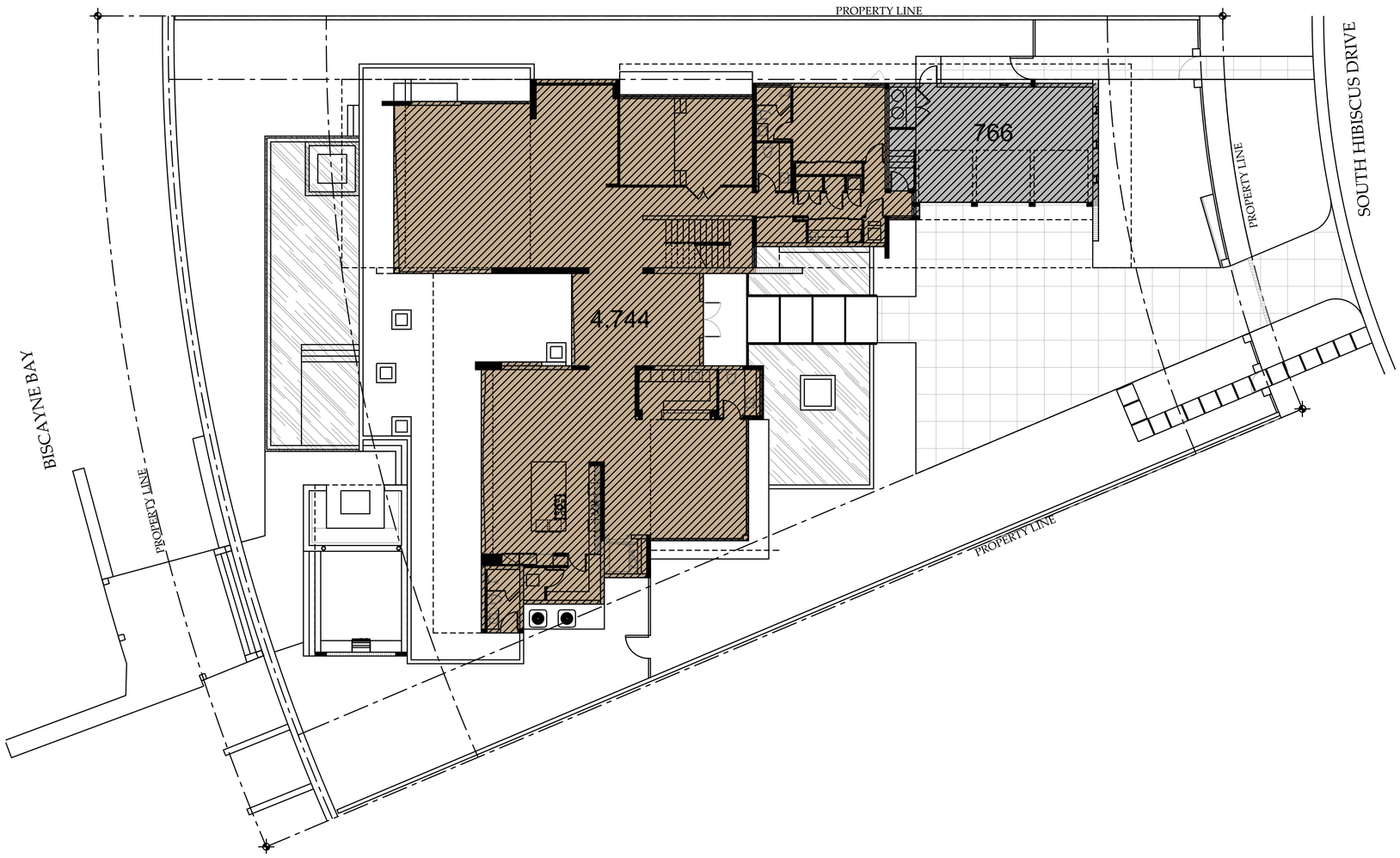
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BUILDING DATA COMPARISON

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
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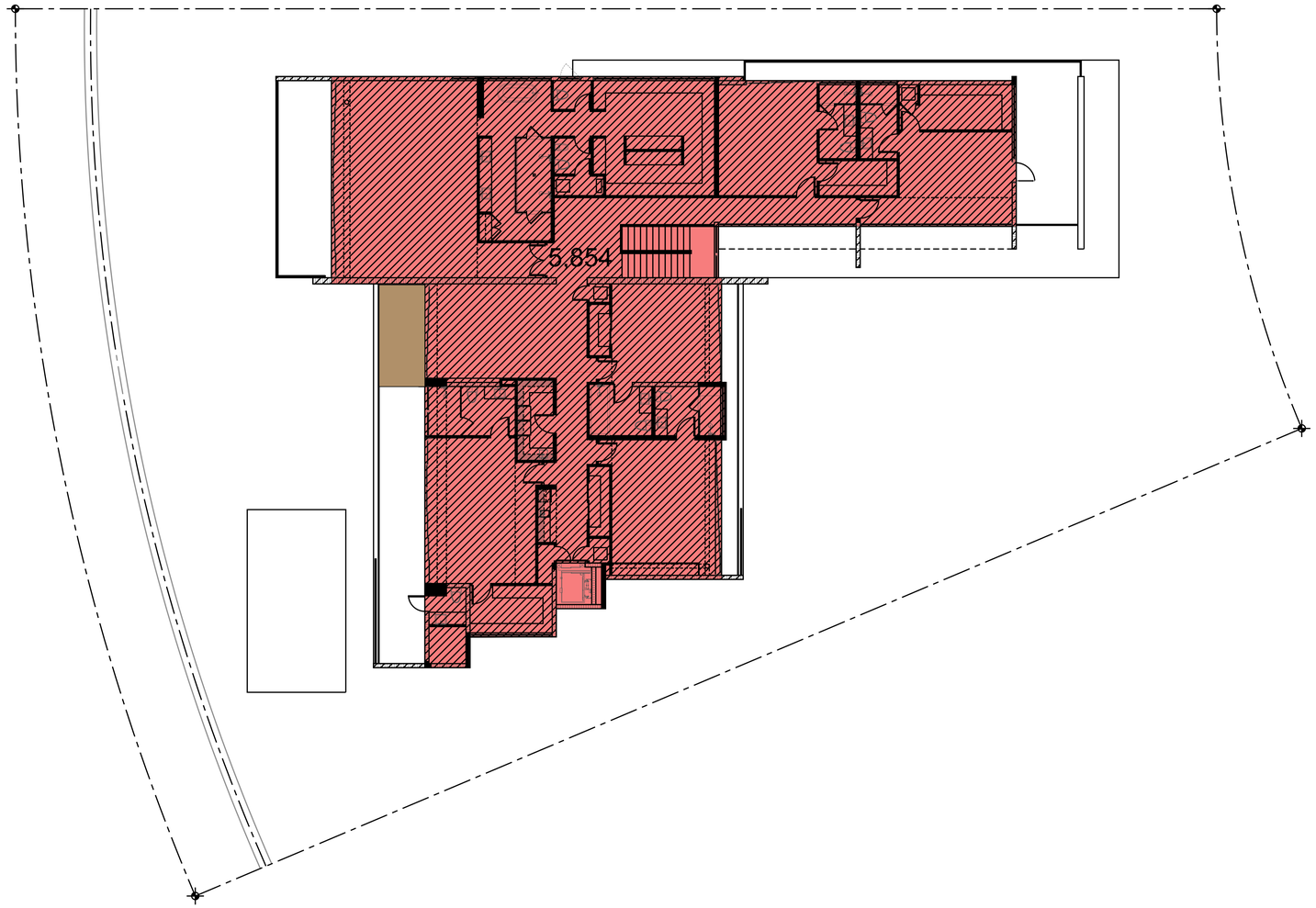
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BUILDING DATA COMPARISON

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
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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%

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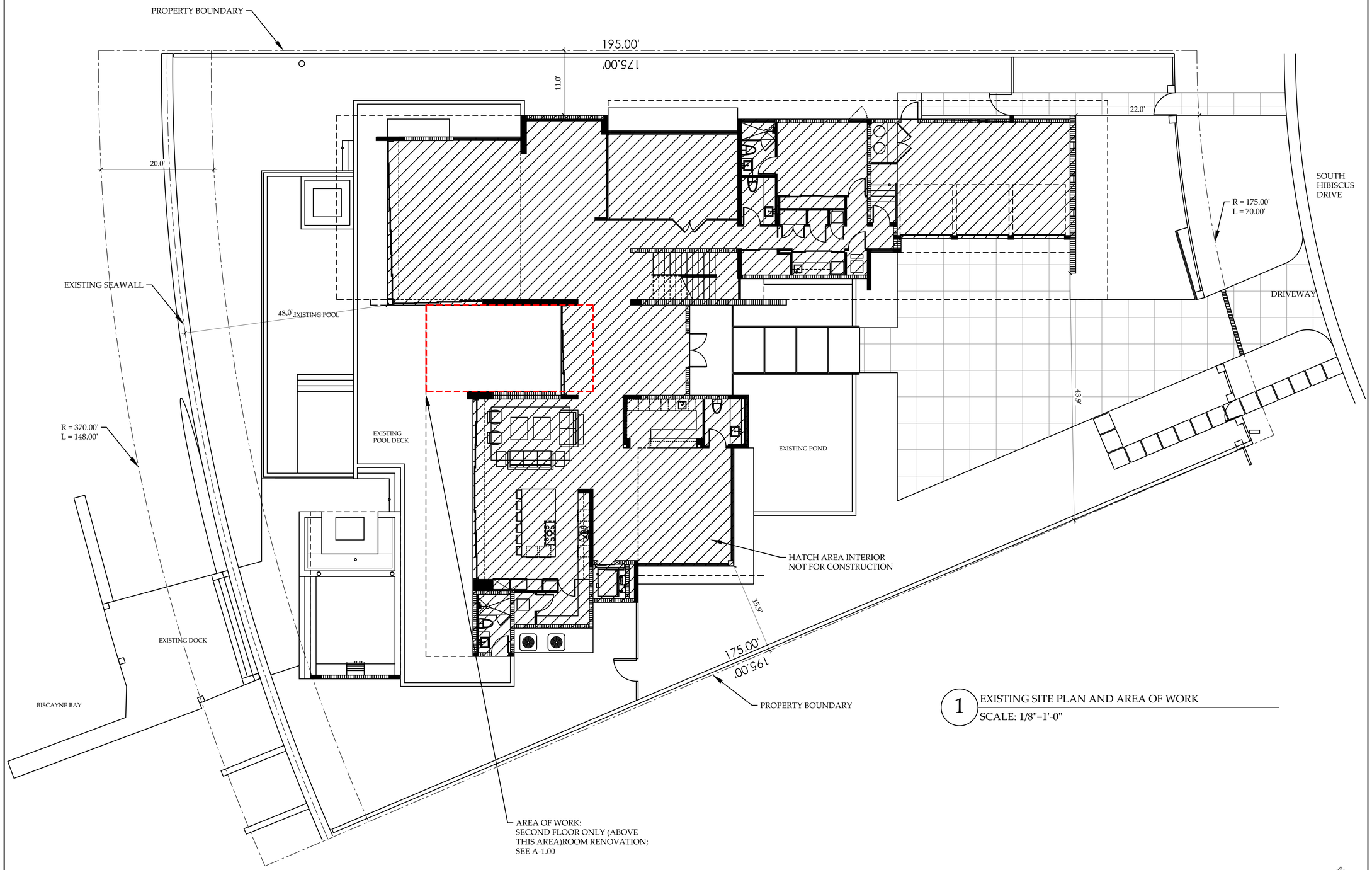
BUILDING AREAS - ORIGINAL, CURRENT, PROPOSED

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

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PRIVATE RESIDENCE
428 S HIBISCUS DRIVE
MIAMI BEACH, FL 33139

SHEET TITLE:
EXISTING SITE PLAN &
AREA OF WORK

SEAL & SIGNATURE:
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JEFFREYMAN GLENN MADISON
AR95819
REGISTERED ARCHITECT

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MIAMIBEACH

Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

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

ITEM #	Project Information				
1	Address:	428 S. HIBISCUS DRIVE			
2	Folio number(s):	02-3232-006-0220			
3	Board and file number(s) :	DRB23-0958 - Modification of DRB 22964			
4	Year built: 2016	Zoning District:		RS-3	
5	Located within a Local Historic District (Yes or No):	No			
6	Individual Historic Single Family Residence Site (Yes or No):	No			
7	Home determined Architecturally Significant by CMB (Yes or No):	No			
8	Base Flood Elevation:	AE-10	Grade value in NGVD:		5.28'
9	Adjusted grade (Flood+Grade/2):	7.64'	Free board:		.10'
10	30" above grade:	7.78'	Lot Area:		19,933 SF
11	Lot width:	70'FRNT, 148'REAR	Lot Depth:		195'
12	Max Lot Coverage SF and %:	5,986.47 SF, 30.0%	Proposed Lot Coverage SF and %:		6,334 SF, 31.8%
13	Existing Lot Coverage SF and %:	6,262 SF, 31.4%	Net Lot coverage (garage-storage)		531 SF, 2.7%
14	Front Yard Open Space SF and %:	981 SF, 67.6%	Rear Yard Open Space SF and %:		2,655 SF, 62%
15	Max Unit Size SF and %:	10,974 SF, 56.4%	Proposed Unit Size SF and %:		10,992 SF, 55.1%
16	Existing First Floor Unit Size:	4,744 SF	Proposed First Floor Unit Size:		4,744 SF
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	820.3 SF, 14%			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:	No	
	ZONING INFORMATION / CALCULATION	**Required**	**Existing**	**Proposed**	**Deficiencies**
19	Height measured from B.F.E. plus freeboard	11'	10.10'	10.10'	N/A
20	Front Setbacks:	20'	20'	20'	N/A
	Front First level:	20'	22'	22'	N/A
	Front second level:	30'	32.8'	32.8'	N/A
21	Front second level if lot coverage is 25% or greater:	N/A	N/A	N/A	N/A
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	N/A	N/A	N/A	N/A
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	50%	100%	100%	N/A
22	Sum of side yard :	27.25'	26.9'	26.9'	N/A
23	Side 1:	10.9'	11.0'	11.0'	N/A
24	Side 2 or (facing street):	15'	15.9'	15.9'	N/A
25	Rear:	29.25'	48.0'	48.0'	N/A
26	Accessory Structure Side 1:	N/A	N/A	N/A	N/A
27	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	N/A
28	Accessory Structure Rear:	N/A	N/A	N/A	N/A
30	Additional data or information that may be applicable to the project shall be provided in the following fields.	Balcony conversion - additional 128SF of living(AC) space.			

Notes: Indicate N/A if not applicable.

1 ZONING DATA SHEET

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428 S HIBISCUS DRIVE
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SEAL & SIGNATURE:
STATE OF FLORIDA
FREEDMAN GEORGE ANTOLOGUE
AR95819
REGISTERED ARCHITECT

DATE: AUGUST 21, 2023
PROJECT No.:
SCALE: AS NOTED
CHK BY:
DWG No.:
A-0.40
CAD FILE:
PAGE No:

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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 Mirrell

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

Daniel Kadsi

Print name