



ARCHITECTURE INTERIOR DESIGN PLANNING

***VIA ELECTRONIC SUBMITTAL***

*March 21<sup>st</sup>, 2022*

Michael Belush, Chief of Planning and Zoning  
Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

Re: **DRB22-0802** – Design Review Approval for the Property Located at:  
6470 Allison Road, Miami Beach, FL 33141

Dear Michael:

Please find this application on behalf of (the "Applicants"), the owners and contract purchasers of the property located at 6470 Allison Road, (collectively the "Property") in the City of Miami Beach (the "City"). The Applicants' goal is to build a beautifully designed single-family home with exceptional outdoor amenities. Please allow this letter to serve as the letter of intent in connection with a request to the Design Review Board ("DRB") for a new single-family home to replace the existing pre-1942 single-family home on the Property. The proposed residence is also seeking an additional 4' of height per waiver as allowed for RS-3 properties.

Property Description. The Miami-Dade County Property Appraiser's Office identifies the Property with Folio Nos. 02-3211-003-0390. See Exhibit A, Property Appraiser Summary Reports. The Property is a waterfront lot comprised of approximately 21,600 square feet.

Located along Allison Road in the RS-3, Single Family Residential Zoning District, the Property is surrounded with similar single-family homes. This residential area is predominately two-story homes with pools, and lush landscaping.

The Property contains a two-story, single-family home. According to the Property Appraiser, the home at 6470 Allison Road was built in 1935. The house is below Base Flood Elevation ("BFE") and therefore does not comply with the minimum elevation requirements of BFE plus one foot freeboard. The existing home is functionally obsolete,

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and prohibits development that complies with today's land development regulations and tomorrow's sea level rise concerns.

Proposed Development. The Applicants propose to construct an exquisitely designed, modern two-story residence. The home features a welcoming front courtyard flanked by wings of the residence on either side that step up in height as you get further from the street. The front of each wing features a louvered element screened with landscaping that will act as a carport on one side and a private deck for the gym on the other side. The rear of the house features a large overhang for covered outdoor space that runs the length of the façade. The property will feature lush vegetation along the aides of the property to create privacy between the neighbors..

The proposed residence will feature high quality materials such as stone, metal, wood, and built in planters with landscaping to create a high quality façade. There will also be a pitched roof that breaks up the massing of the house.

Notably, the Applicants are not seeking any variances. The new home embraces the character of the surrounding neighborhood and complies with the Code requirements for allowable height request, setbacks, unit size, and lot coverage. The height of the main home with a pitched roof is being requested to be at 31', which is requesting an additional 4' of height waiver as allowed in the RS-3 zoning districts. The size of the proposed home is approximately 10,748 SF (49.76%), which is just below the allowable 50%-unit size limit. The proposed lot coverage is within the 30%-maximum permitted. The main home and amenities all comply with the applicable required setbacks. This ensures that the home is centrally located which minimizes any potential impacts on the neighboring lots.

Sea Level Rise and Resiliency Criteria. The new home advances the sea level rise and resiliency criteria in Section 133-50(a) of the City Code, as follows:

**1. A recycling or salvage plan for partial or total demolition shall be provided.**

A recycling and salvage plan for demolition of the existing homes will be provided at permitting.

**2. Windows that are proposed to be replaced shall be hurricane proof impact windows.**

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Hurricane proof impact windows will be provided.

**3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.**

The Applicants will provide, where feasible, passive cooling systems.

**4. Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.**

In addition to preserving many specimen trees, the landscaping will be Florida friendly and resilient.

**5. Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.**

The Applicants are proactively addressing sea level rise projections by raising the first floor of the home to 10' NGVD (BFE 8.0' + 2.0' Freeboard).

**6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.**

The raised first-floor ensures that the home is adaptable to the raising of public rights-of-ways and adjacent land in the future.

**7. Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.**

All mechanical and electrical systems will be located above base flood elevation.

**8. Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.**

The proposed home is entirely new construction located well-above base flood elevation.



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**9. When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.**

No habitable space is located below base floor elevation.

**10. Where feasible and appropriate, water retention systems shall be provided.**

Where feasible, water retention systems will be provided.

**11. Cool pavement materials or porous pavement materials shall be utilized.**

Cool pavement materials or porous pavement materials will be utilized where possible.

**12. The design of each project shall minimize the potential for heat island effects on-site.**

The proposed design provides wide, grassed open spaces, non-air-conditioned shaded living spaces, large overhangs to increase shading, minimal paving, and mature shade trees, to strategically minimize the potential for heat island effects on site.

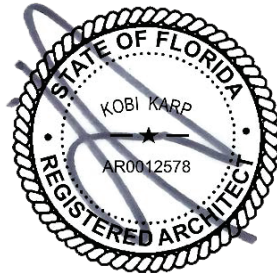


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Conclusion. The Applicants' goal is to develop a dream single-family home with beautiful architecture, fully compliant with the Code, and sensitive amenities that minimize any impact on the neighboring lots to the North and South and the surrounding area. Granting this design review application will permit the achievement of this goal and ensure the new residence will be in harmony with the surrounding properties, and resilient for years to come.

We look forward to your favorable review of the application. If you have any questions or comments in the interim, please give me a call at 305-992-5892.

Sincerely,



**Kobi Karp**

AR0012578

Kobi Karp Architecture Interior Design

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EXHIBIT A

**LEGAL DESCRIPTION:**

INDIAN CREEK SUB PB 31-75  
S85FT OF LOT 41 & N15FT OF LOT 42



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**Estimated Construction Cost**

The estimated construction cost for this project is \$1,237,280.