

PB23-0597: 6444-6450 Allison Road Lot Line Modification

June 27, 2023 Planning Board Meeting – Item No. 8



Summary of Requested Lot Line Modification

Property	Existing Lot Widths	Proposed Lot Widths	Existing Lot Area	Proposed Lot Area
6444 Allison Road	80	100 (+20')	17,240 SF	21,550 SF (+4,310 SF)
6450 Allison Road	95'	75' (-20')	20,473 SF	16,162 (-4,310 SF)

Property



Existing Condition – 6444 & 6450 Allison Road

Property	Lot Width	Lot Area
6450 Lot	95'	20,473 SF
6444 Lot	80'	17,240 SF



Existing Properties vs. Underlying Lots



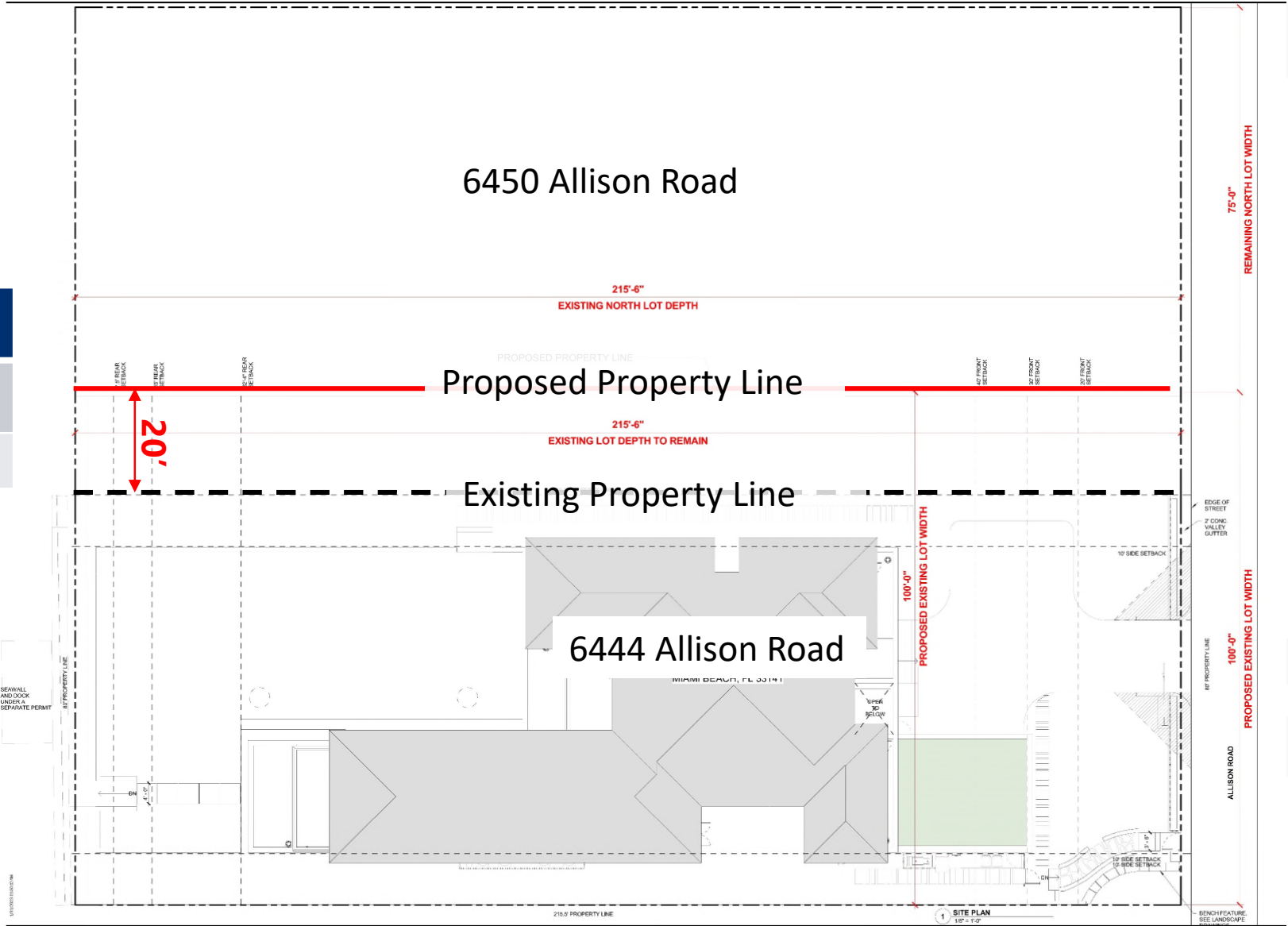
6444 Allison Road



6450 Allison Road

Proposed Condition – 6444 & 6450 Allison Road

Property	Lot Width	Lot Area
6450 Lot	75'	16,163 SF
6444 Lot	100'	21,550 SF

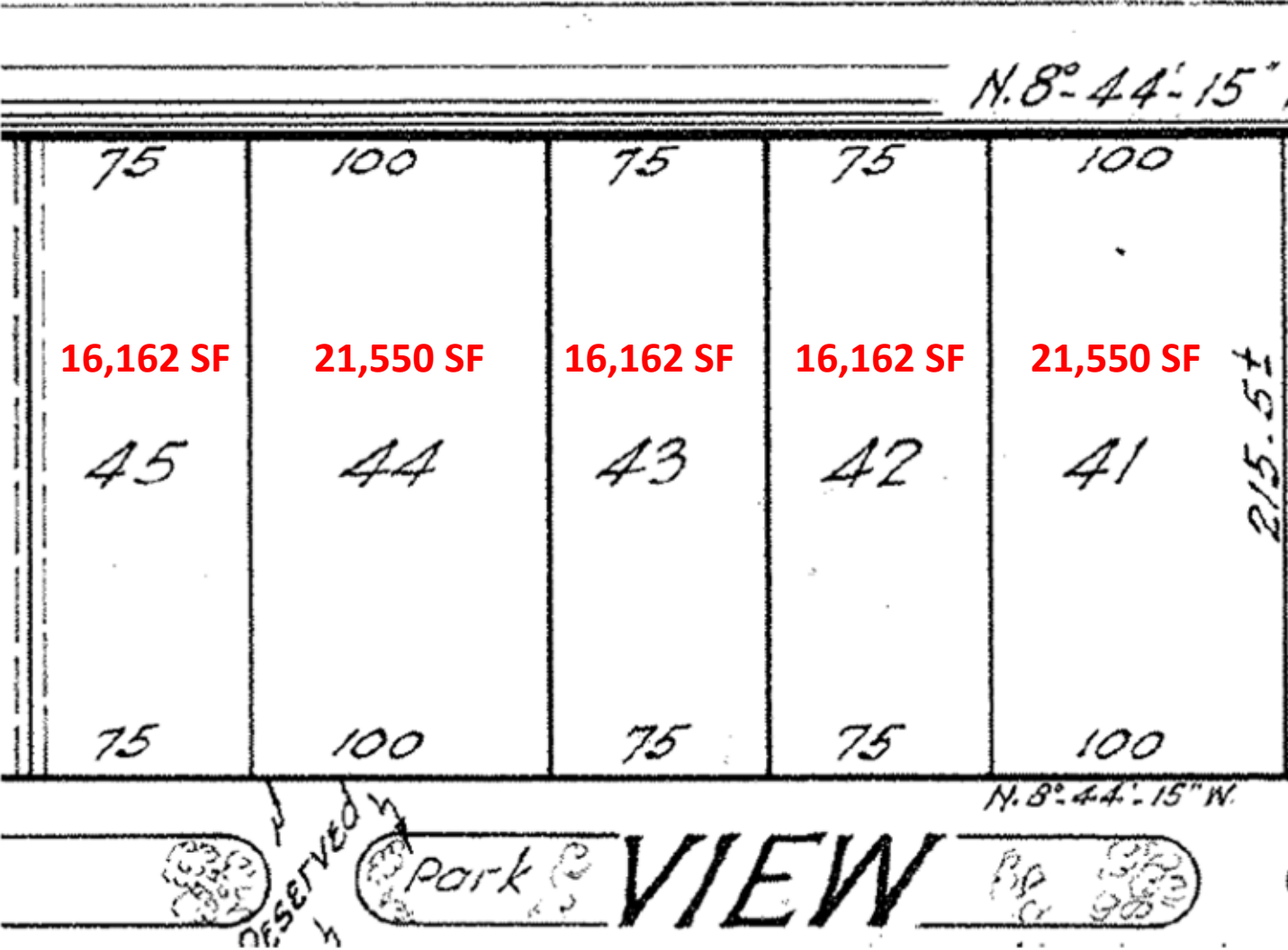


75' wide

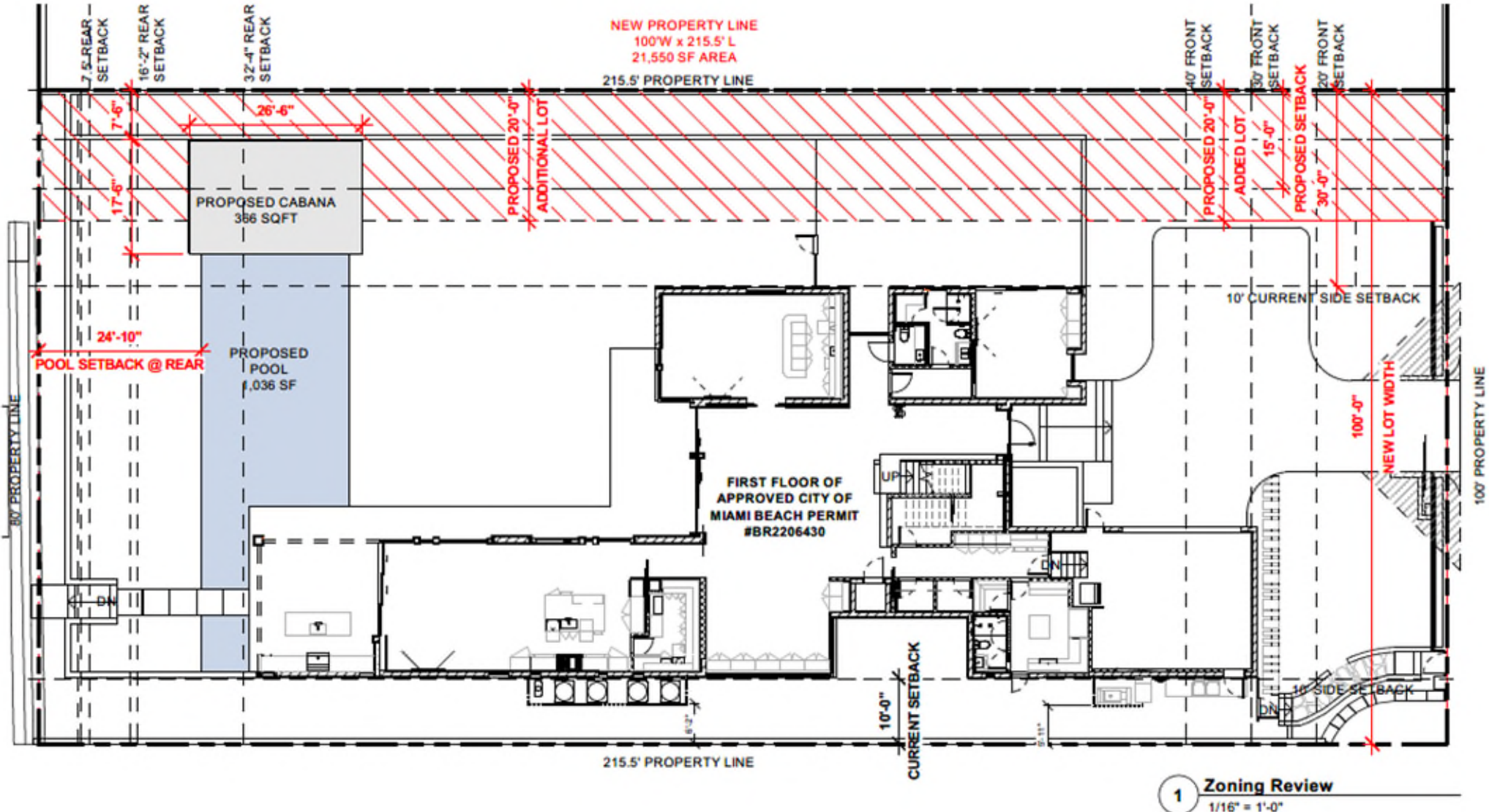
100' wide

6

Original Platted Lot Sizes



Proposed Home – 6444 Allison Road



SIDMAN RESIDENCE

6444 ALLISON ROAD • 6430 ALLISON ROAD
MIAMI BEACH, FL 33141

ZONING REVIEW

[STRANG]
ARCHITECTURE INTERIORS LANDSCAPES

2900 SW 28TH TERRACE, SUITE 201
MIAMI, FL 33133
PH: 305-373-4900 | FX: 305-373-4991
WWW.STRANGDESIGN.COM

6444 Allison Road + 20'	
Unit Size	9,133 SF (42%)
Lot Coverage	5,613 SF (26%)

An architectural rendering of a modern, single-story house. The house features a flat roof and a light-colored, textured exterior. Large windows with dark frames are visible on the upper level. A covered entrance with a glass door and a small porch is the focal point. The house is surrounded by lush tropical landscaping, including several tall palm trees and various green plants. A paved walkway leads to the entrance. The overall style is clean and contemporary.

05/01/2023

SON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

3D VIEWS

ARCHITECTURE | INTERIORS | LANDSCAPES

MIAMI, FL 33133
H: 305-373-4990 | FX: 305-373-4991

WWW.STRANG.DESIGN

N.T.S.

Proposed Home 6444 Allison Road

6444 Allison Road + 20'

Unit Size	9,133 SF (42%)
Lot Coverage	5,613 SF (26%)



1 SCHEMATIC RENDER OF PROPOSED DESIGN W/ 20' ADDED LOT
N.T.S.

A 008

05/01/2023

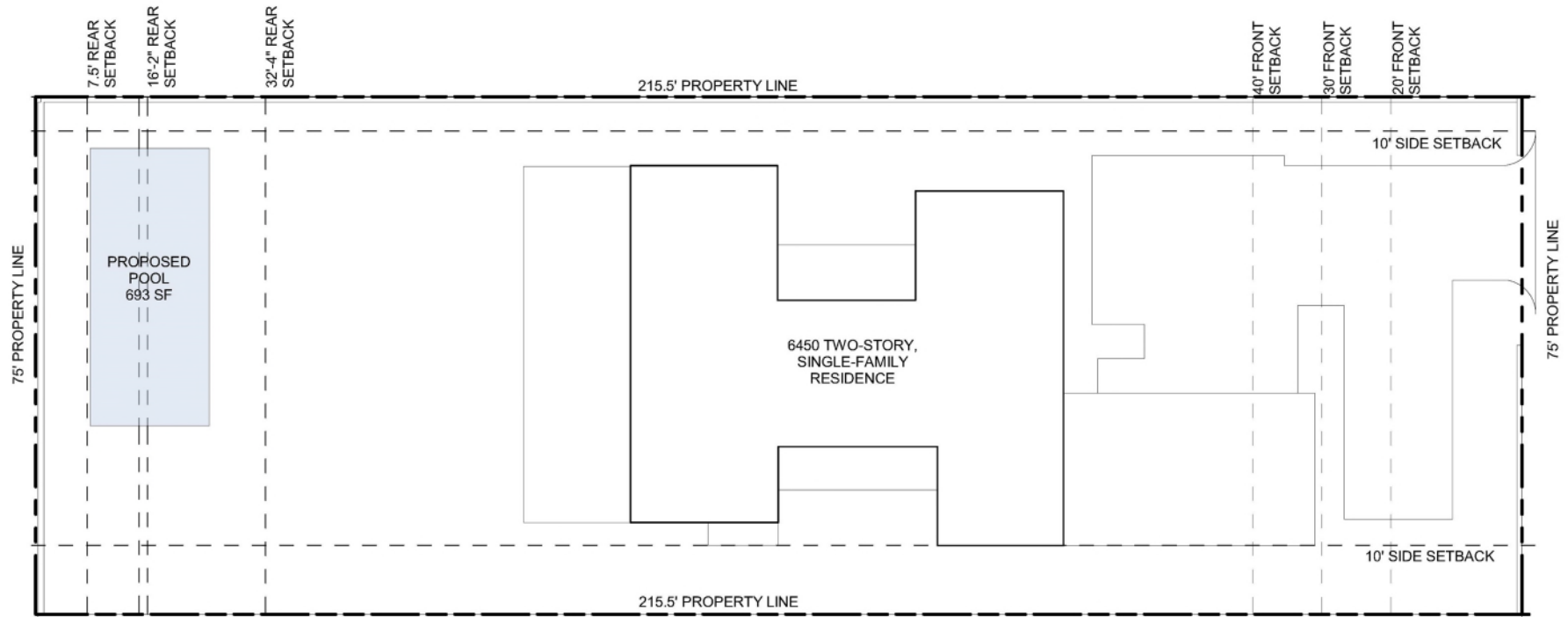
SIDMAN RESIDENCE
6444 ALLISON ROAD + 20' ADDED LOT
MIAMI BEACH, FL 33141

3D VIEWS

STRANG

ARCHITECTURE | INTERIORS | LANDSCAPES
2000 SW 30TH TERRACE, SUITE 301
MIAMI, FL 33135
PH: 305-373-4990 | FX: 305-373-4991
WWW.STRANGDESIGN.COM

Massing Study– 6450 Allison Road

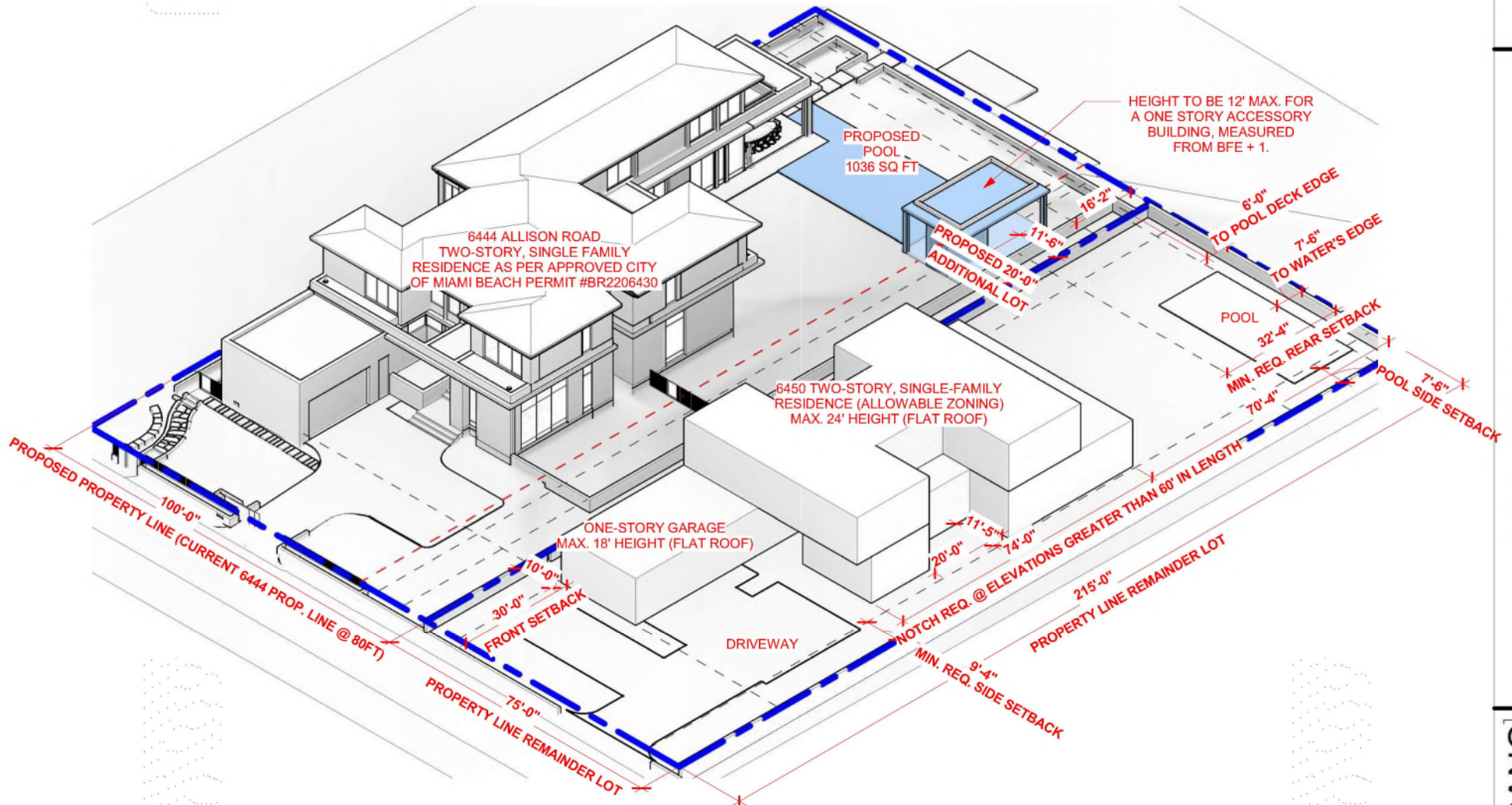


6450 PROPOSED SITE PLAN
1/16" = 1'-0"

SIDMAN RESIDENCE
6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

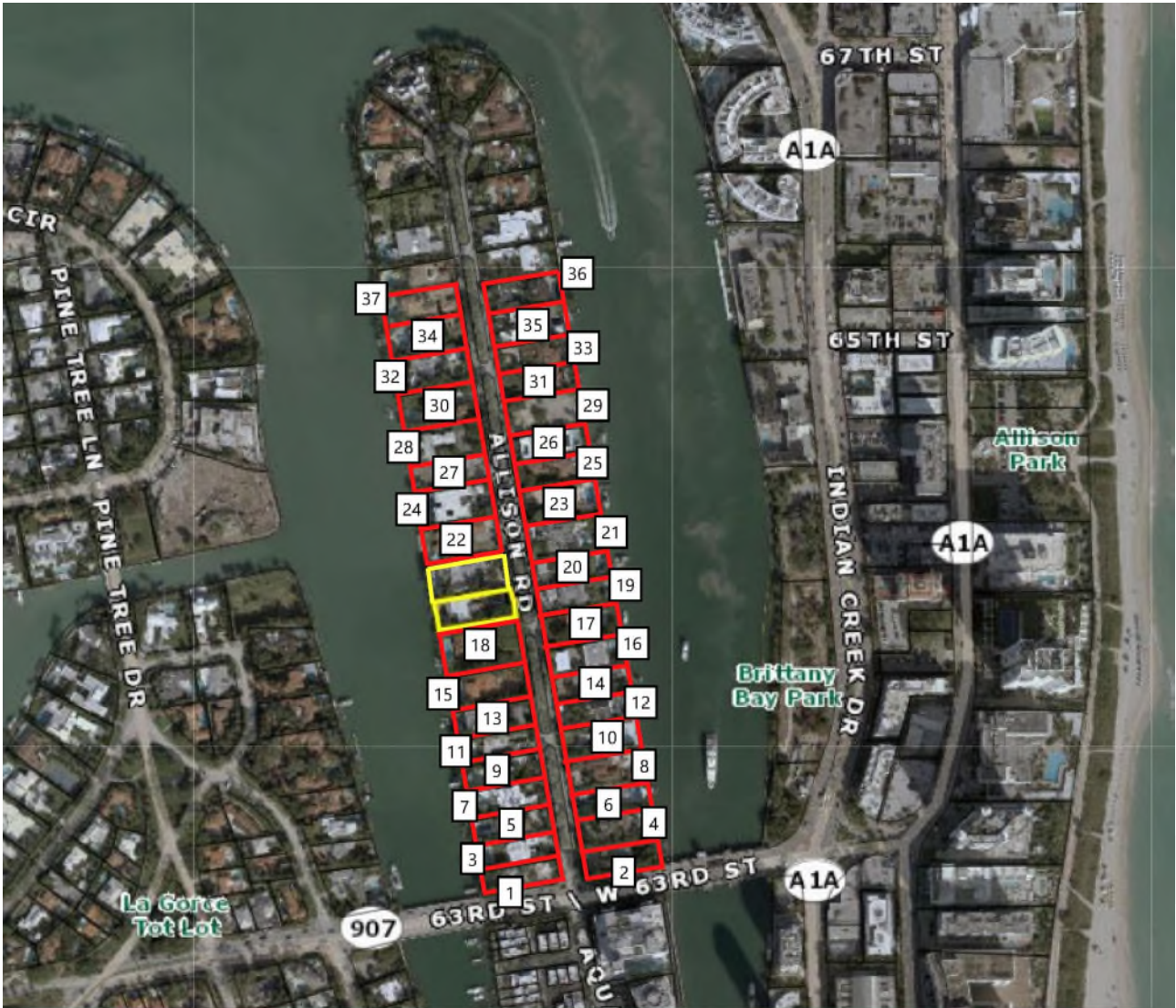
PROPOSED SITE PLAN

[STRANG]
ARCHITECTURE | INTERIORS | LANDSCAPES
2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33135
PH: 305-373-4990 | FX: 305-373-4991
WWW.STRANGDESIGN.COM



Applicant Area Analysis

Statistic	Lot Size
Average	18,602 SF
Median	16,243 SF
Mode	16,200 SF



Staff Area Analysis

Surrounding Sites Summary:

Statistic	Lot Size (SF)	Year Built	Unit Size (SF)	Unit Size %	Unit Size +20% Allowance (SF)*	Unit Size +20% Allowance %	Floors
Average	19,379	1964	6,288	33%	7,260	38%	2
Median	17,280	1952	5,524	30%	6,629	36%	2
Max	29,160	2017	14,803	62%	14,803	62%	2
Min	16,200	1935	3,966	18%	4,759	22%	1
First Quartile	16,200	1943	4,763	25%	5,715	31%	2
Third Quartile	21,600	1996	6,307	36%	7,568	43%	2
Mode	16,200	1952	N/A	N/A	N/A	50%	2

Analysis Parcels (aerial)



Community Support

No.	Address	Owner
1	6431 Allison Road	Adam & Allison Wyden
2	6445 Allison Road	Linda Lambert
3	6455 Allison Road	Anna Mabel Miami LLC c/o Jane & Richard Wagman
4	6420 Allison Road	6420 Allison Road LLC c/o Bryan Verona
5	6470 & 6480 Allison Road	6470 Allison Road Land Trust & 6480 Allison Road Land Trust c/o Cory Salter



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