PRIVATE RESIDENCE

6470 ALLISON ROAD
MIAMI BEACH, FL 33141
FINAL SUBMITTAL
12-15-2023
PB23-0638



ARCHITECT
KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.
571 NW 28 th St.
Miami , Florida 33127
Tel: (305) 573-1818
Fax: (305) 573-3766

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

Phase
FINAL SUBMITTAL

PRIVATE RESIDENCE
6470 ALLISON RD
MIAMI BEACH, FL 33141

Owner:
Name
Address
Address
Tel:
Email

Consultant:
Name
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Consultant:
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Consultant:
Name
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Email

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

KOBI KARP
Lic. # AR0012578

KOBI KARP

COVER

Date	12-15-2023	Sheet No.	A0.00
Scale	--		
Project	21124		

INDEX	
SHEET NUMBER	SHEET NAME
ARCHITECTURAL DRAWINGS	
A0.00	COVER
A0.01	DRAWING INDEX
A0.02	DATA SHEET – EXISTING LOT
A0.02A	DATA SHEET – PROPOSED LOT
A0.03	DRB RECORDED ORDER
A0.04	IMAGE KEY
A0.05	EXISTING CONDITIONS
A0.06	EXISTING CONDITIONS
A0.07	CONTEXT IMAGES
A0.08	DEMO PLAN
A1.00	DIAGRAMS – PERVIOUS CAL.
A1.01	DIAGRAMS – LOT COVERAGE
A1.02	DIAGRAMS – UNIT SIZE
A2.00	DIAGRAMS – EXISTING LOT
A2.01	DIAGRAMS – PROPOSED LOT
A3.00	MASS EXISTING LOT
A3.00A	MASS PROPOSED LOT
A3.01	PROPOSED LEVEL 2
A4.00	ELEVATIONS
A4.01	ELEVATIONS
A5.00	SECTIONS
A6.00	MASS AXONOMETRIC
A6.01	MASS AXONOMETRIC

Rev.	Date	Rev.	Date

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Lic. # AR0012578

INDEX

Date	12-15-2023	Sheet No.
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Project	21124	

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

ITEM #	Project Information			
1	Address:	6470 ALLISON ROAD, MIAMI BEACH, FL 33141		
2	Folio number(s):	02-3211-003-0390		
3	Board and file numbers :			
4	Year built:(EXISTING TO BE DEMO'D.)	1935	Zoning District:	RS-3
5	Base Flood Elevation:	+8.00' NGVD	Grade value in NGVD:	+5.24' NGVD - CROWN OF ROAD
6	Adjusted grade (Flood+Grade/2):	+6.62' NGVD	Free board:	+2 = +10.00' NGVD
7	Lot Area:	21,550SF		
8	Lot width:	100'-0"	Lot Depth: 215'-6"	
9	Max Lot Coverage SF and %:	6,465 SF (30.00%)	Proposed Lot Coverage SF and %:	6,431 SF (29.84%) (500 SF CREDIT)
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:	
11	Front Yard Open Space SF and %:	1,623 SF (81.15 %)	Rear Yard Open Space SF and %:	2,696 SF (83.33 %)
12	Max Unit Size SF and %:	10,775 SF (50.00 %)	Proposed Unit Size SF and %:	10,761 SF (49.93 %)
13	Existing First Floor Unit Size:		Proposed First Floor Unit Size:	5,879 SF (27.28 %)
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires Board Approval)	
15			Proposed Second Floor Unit Size SF and % :	4,882 SF (22.65 %)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	27'-0" MIDPOINT		29'-0" MIDPOINT	2'-0" WAIVER REQUIRED
18	Setbacks:				
19	Front First level:	20'-0"		20'-0"	
20	Front Second level:	30'-0"		56'-0"	
21	Side 1: NORTH SIDE 1:	12'-6" MIN.		13'-5"	
22	Side 2 or (facing street): SOUTH SIDE 2:	12'-6" MIN.		13'-5"	
23	Rear:	32'-6"		49'-6"	
	Accessory Structure Side 1:	N / A		N / A	
24	Accessory Structure Side 2 or (facing street) :	N / A		N / A	
25	Accessory Structure Rear:	N / A		N / A	
26	Sum of side yard :	25'-0" MIN.		26'-10"	
27	Located within a Local Historic District?			Yes or No	
28	Designated as an individual Historic Single Family Residence Site?			Yes or No	
29	Determined to be Architecturally Significant?			Yes or No	
	Additional data or information must be presented in the format outlined in this section				

Notes:

If not applicable write N/A

App/PlanRev1-16v.1



N

1 RADIUS SITE LOCATION & IMAGE KEY PLAN

NO SCALE



6470 ALLISON RD.

Rev.	Date	Rev.	Date

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Phase

FINAL SUBMITTAL

PRIVATE RESIDENCE
6470 ALLISON RD
MIAMI BEACH, FL 33141

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Fax: +1(305) 573 3766

KOBI KARP
Lic. # AR0012578

DATA SHEET
EXISTING LOT

Date	12-15-2023	Sheet No. A0.02
Scale	--	
Project	21124	

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

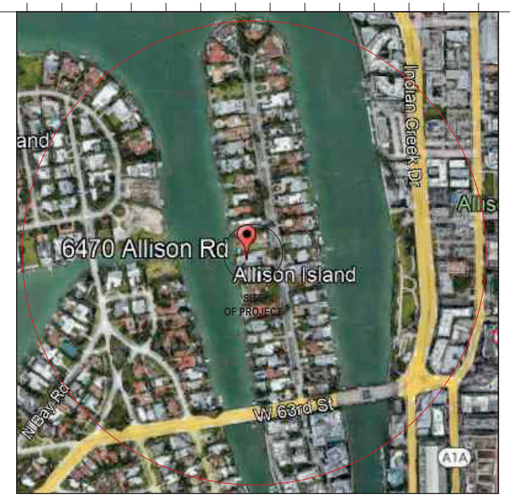
ITEM #	Project Information			
1	Address:	6470 ALLISON ROAD, MIAMI BEACH, FL 33141		
2	Folio number(s):	02-3211-003-0390	File Number: PB23-0638	
3	Board and file numbers :			
4	Year built:(EXISTING TO BE DEMO'D.)	1935	Zoning District:	RS-3
5	Base Flood Elevation:	+8.00' NGVD	Grade value in NGVD:	+5.24' NGVD - CROWN OF ROAD
6	Adjusted grade (Flood+Grade/2):	+6.62' NGVD	Free board:	+2 = +10.00' NGVD
7	Lot Area:	29,631 SF	[1]	
8	Lot width:	137'-6"	Lot Depth: 215'-6"	
9	Max Lot Coverage SF and %:	8,889.3 SF (30.00%)	Proposed Lot Coverage SF and %:	8,889.3 SF (30.00%) (500 SF CREDIT)
10	Existing Lot Coverage SF and %:	6,431 SF (29.84%)	Lot coverage deducted (garage-storage) SF:	
11	Front Yard Open Space SF and %:	1,760 SF (6.55%)	Rear Yard Open Space SF and %:	3,524 SF (12.12%)
12	Max Unit Size SF and %:	14,815 SF (50.00 %)	Proposed Unit Size SF and %:	14,815 SF (50.00%)
13	Existing First Floor Unit Size:	5,592 SF (25.95%)	Proposed First Floor Unit Size:	7,407.5 SF (25.00 %)
14	Existing Second Floor Unit Size	4,771 SF (22.14 %)	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires Board Approval)	
15			Proposed Second Floor Unit Size SF and % :	7,407.5 SF (25.00%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	27'-0" MIDPOINT		29'-0" MIDPOINT	2'-0" WAIVER REQUIRED
18	Setbacks:				
19	Front First level:	20'-0"		40'-0"	
20	Front Second level:	30'-0"		40'-0"	
21	Side 1: NORTH SIDE 1:	13'-11" MIN.		13'-11"	
22	Side 2 or (facing street): SOUTH SIDE 2:	20'-7" MIN.		20'-7"	
23	Rear:	32'-6"		40'-4"	
	Accessory Structure Side 1:	N / A		N / A	
24	Accessory Structure Side 2 or (facing street) :	N / A		N / A	
25	Accessory Structure Rear:	N / A		N / A	
26	Sum of side yard :	34'-6" MIN.		34'-6" MIN.	
27	Located within a Local Historic District?			Yes or No	
28	Designated as an individual Historic Single Family Residence Site?			Yes or No	
29	Determined to be Architecturally Significant?			Yes or No	
	Additional data or information must be presented in the format outlined in this section				

Notes:

If not applicable write N/A

App/PlanRev1-16v.1



N

1 RADIUS SITE LOCATION & IMAGE KEY PLAN

NO SCALE





Rev. Date Rev. Date

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Fax: +1(305) 573 3766

KOBI KARP
Lic. # AR0012578

KOBI KARP

DATA SHEET
PROPOSED LOT

Date	12-15-2023	Sheet No. A0.02A
Scale	--	
Project	21124	

DocuSign Envelope ID: EE8576F3-1B22-4509-BE75-83C2FF688432

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: June 7, 2022

PROPERTY/FOLIO: **6470 Allison Road** / 02-3211-003-0390

FILE NO: DRB22-0802

IN RE: An application for Design Review Approval for the construction of a new two-story single-family home, including one or more waivers, to replace an existing architecturally significant pre-1942 residence.

LEGAL: South 85 Feet of Lot 41 & North 15 Feet of Lot 42 of "Indian Creek Subdivision" according to the plat thereof as recorded in Plat Book 31, Page 75, of the Public Records of Miami-Dade County, Florida.

APPLICANT: Martin Markowitz, TRS

ORDER

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testmony and materials presented at the public hearing and which are part of the record for this mater:

I. Design Review

A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.

B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 5, 9 and 19 in Section 1˙8-251 of the Miami Beach Code.

C. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Sea Level Rise Criteria 1 and 10 in Section 133-50(a) of the Miami Beach Code.

D. The project would be consisten: with the criteria and requirements of Section 118-251 and/ or Section 133-50(a) if the following conditions are met:

1. Revised elevation, site plan, and floor plan drawings for the proposed new home shall be submitted, at a minimum, such drawings shall incorporate the following:

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a. The proposed height requirement **shall not be** waived as proposed for the centrally located 2-story sloped roof. A maximum waiver of **two (2) feet** shall be approved, with a **maximum height of 29'-0"** for the central sloped roof structure.

b. Additional fenestration shall be provided along the south elevation to break up the expanse of stone cladding, in a manner to be reviewed and approved by staff.

c. The color for the proposed roof shall consist of a lighter gray finish, subject to the review and approval of staff.

d. The color of the proposed metallic trellis frames located at the front of the property shall consist of a lighter finish, and the design shall be further developed to increase the spacing of the smaller vertical elements, subject to the review and approval of staff.

e. An alternative to the proposed glass railing shall be explored, in a manner to be reviewed and approved by staff.

f. The final design details of the exterior materials and finishes shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

g. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.

2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding plans shall be submitted to and approved by staff. The species, type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plans shall comply with Chapter 26-Landscape Requirements of the Miami Beach Code and shall incorporate the following:

a. The landscaping at the entrance to the home shall be further enhanced, subject to the review and approval of staff.

b. The trees proposed along the north and south property walls shall be moved farther away from the north and south walls, in a manner to be reviewed and approved by staff.

c. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protecton fence installed at the dripline of the trees prior to any construction.

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d. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.

e. Prior to any site demolition work, a tree protection fence following the City standard shall be installed for trees scheduled to remain subject to the review and approval of the City Urban Forester.

f. Any necessary root and tree branch pruning with a diameter at breast height (DBH) of 2" or greater shall be approved by the City Urban Forester prior to any tree work.

g. Any tree identified to be in good overall condition shall be retained, and protected in its current location if it is not in conflict with the proposed home, or it shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance pan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.

h. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.

i. The proposed and exsting trees located within the swale shall be subject to the review and approval of Green Space and CIP.

j. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.

k. Any proposed new street trees shall be of a planting species consistent or similar with existing street trees in the immediate area or consistent with any master street tree plan for the area, subject to the review and approval of the City Urban Forester.

l. Any existing plant material within the public right-of-way may be required to be removed, at the discretion of the Public Works Department.

m. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.

DS

n. The utilization of root barriers and Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.

o. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the projed architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the City Administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

II. Variance(s)

A. No variance(s) were filed as part of this application.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

III. General Terms and Conditions applying to both 'I. *Design Review Approval* and 'II. *Variances'* noted above.

A. All new construction over 7,000 square feet shall be required to be, at a minimum, certified as LEED Gold by USGBC. In lieu of achieving LEED Gold certification, properties can elect to pay a sustainability fee, pursuant to Chapter 133 of the City Code. This fee is set as a percentage of the cost of construction.

B. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approvec herein shall be maintained in accordance with the plans approved by the board, and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

C. During construction work, the applicant shall maintain gravel at the front of the construction site within the first 15'-0" of the required front yard, and including the swale (subject to the review and approval of Public Works), to mitigate disturbance of soil and mud by related personal vehicles exiting and entering the site. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way.

D. During the course of construction, all vehicles, including, but not limited to all personal vehicles, shall park within the confines of the private property, the swale directly abutting the construction site, or at alternate overflow parking sites that are

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not on-street metered spaces and not zoned RS. Additionally, parking of any vehicles shall be prohibited in the travel lanes of all streets.

E. Prior to the issuance of a building permit for the new home, a construction fence shall be installed along all property lines, in accordance with Section 142-876 of the City Code, "Vacant and abanconed properties and construction sites." However, along the front property line, such fence shall consist of an opaque screening, a minimum of eight (8') feet tall (as measured from adjacent grade), which may include plywood or aluminum panels, or the equivalent solid construction on a wood or metal frame, with a continuous color finish, and concrete foundations. Only rolling gates or rigid folding panels shall be permitted. Swinging gates shall not be permitted. Such fence shall not encroach into the right-of-way.

F. All allowable construction signage shall be attached to or situated behind the construction fence, and shall be limited to one (1) sign, not to exceed four (4) square feet, in accordance with Section 138-133 of the City Code.

G. The building and parking departments shall approve a construction parking plan prior to the issuance of any building permit, including applicable demolition permits for the project.

H. The applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.

I. The contractor(s) shall ensure that the street and the swale directly abutting the construction site remains free of debris and refuse at all times; at a minimum, the contractor(s) shall inspect and clear the street and swale areas before leaving at the end of each day.

J. This order shall be enforced by the Building, Planning, Parking and Code Compliance Departments.

K. A recycling/salvage plan shall be provided as part of the submittal for a demolition/building permit, in a manner to be reviewed and approved by staff.

L. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.

M. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

N. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy, a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.

DS

O. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

P. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

Q. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the **application** is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "Private Residence, 6470 Allison Road", as prepared by Kobi Karp Architecture and Interior Design, Inc., signed and dated April 11, 2022, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews anc permits, including final zoning approval. If adequate handicapped access is not provided on the Board approved plans, this approval does not mean that such handicapped access is not recuired. When requesting Building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code, the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project shall expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of

DS

the City Code. Failure to comply with this **Order** shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated 7/6/2022 | 5:40 PM EDT

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

DocuSigned by:
BY: DEC3ECF2EB68404...
Michael Belush, AICP
Chief of Planning and Zoning
For Chairman

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 6th day of July 2022 by Michael Belush, Chief of Planning and Zoning of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

LIZBETH BUENO
MY COMMISSION # HH 152048
EXPIRES: December 12, 2022
Bonded Thru Notary Public Underwriters

Notary: [signature]
Print Name: LIZBETH BUENO
Notary Public, State of Florida
My Commission Expires: 12/12/22
Commission Number: HH 152048

(NOTARIAL SEAL)

Approved As To Form:
City Attorney's Office: DocuSigned by: Steven Rothstein (7/6/2022 | 5:20 PM EDT)

Filed with the Clerk of the
Design Review Board on: DocuSigned by: Jessica Gonzalez (7/7/2022 | 7:42 AM EDT)

DS

Rev. Date Rev. Date

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Phase
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KOBI KARP
Lic. # AR0012578

DRB RECORDED ORDER

Date	12-15-2023	Sheet No. A0.03
Scale	--	
Project	21124	



N

1 RADIUS SITE LOCATION & IMAGE KEY PLAN

NO SCALE

6470 ALLISON RD.

SITE
OF PROJECT



IMAGES ON SHEET A0.04-CONTEXT
C1 - ALLISON RD - LOOKING NORTH
C2 - ALLISON RD - LOOKING SOUTH

IMAGES ON SHEET A0.05-EXISTING PROPERTY
E1 - FRONT YARD
E2 - SIDE YARD - NORTH
E3 - SIDE YARD - SOUTH
E4 - REAR YARD

IMAGES ON SHEET A0.06-NEIGHBOR PROPERTY
N1 - 6480 ALLISON RD
N2 - 6450 ALLISON RD
N3 - 6475 ALLISON RD
N4 - 6455 ALLISON RD
N5 - 6445 ALLISON RD



C1 - ALLISON RD. (VIEW TO NORTH)



C2 - ALLISON RD. (VIEW TO SOUTH)

Rev.	Date	Rev.	Date

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Phase

FINAL SUBMITTAL

PRIVATE RESIDENCE
6470 ALLISON RD
MIAMI BEACH, FL 33141

Owner:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

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Lic. # AR0012578

IMAGE KEY

Date	12-15-2023	Sheet No.	A0.04
Scale	--		
Project	21124		



E1 - 6470 ALLISON RD - VIEW TO FRONT (EXISTING STRUCTURE)



E2 - 6470 ALLISON RD - VIEW TO NORTH SIDE (EXISTING STRUCTURE)

IMAGES ON SHEET A0.05-EXISTING PROPERTY
E1 - FRONT YARD
E2 - SIDE YARD - NORTH
E3 - SIDE YARD - SOUTH
E4 - REAR YARD



E3 - 6470 ALLISON RD - VIEW TO SOUTH SIDE (EXISTING STRUCTURE)



E4 - 6470 ALLISON RD - VIEW TO REAR (EXISTING STRUCTURE)

1 EXISTING CONDITIONS

NO SCALE

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Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

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Lic. # AR0012578

EXISTING CONDITIONS

Date	12-15-2023	Sheet No.	A0.05
Scale	--		
Project	21124		



N1 - 6480 ALLISON RD (NEIGHBOR)



N2 - 6450 ALLISON RD (NEIGHBOR)



N3 - 6475 ALLISON RD (NEIGHBOR)



N4 - 6455 ALLISON RD (NEIGHBOR)



N5 - 6445 ALLISON RD (NEIGHBOR)

IMAGES ON SHEET A0.06-NEIGHBOR PROPERTY
N1 - 6480 ALLISON RD
N2 - 6450 ALLISON RD
N3 - 6475 ALLISON RD
N4 - 6455 ALLISON RD
N5 - 6445 ALLISON RD

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MIAMI BEACH, FL 33141

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Address
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Email

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

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Lic. # AR0012578

KOBI KARP

CONTEXT IMAGES

Date	12-15-2023	Sheet No.	A0.06
Scale	--		
Project	21124		





1 CONTEXT AERIAL IMAGES

NO SCALE

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MIAMI BEACH, FL 33141

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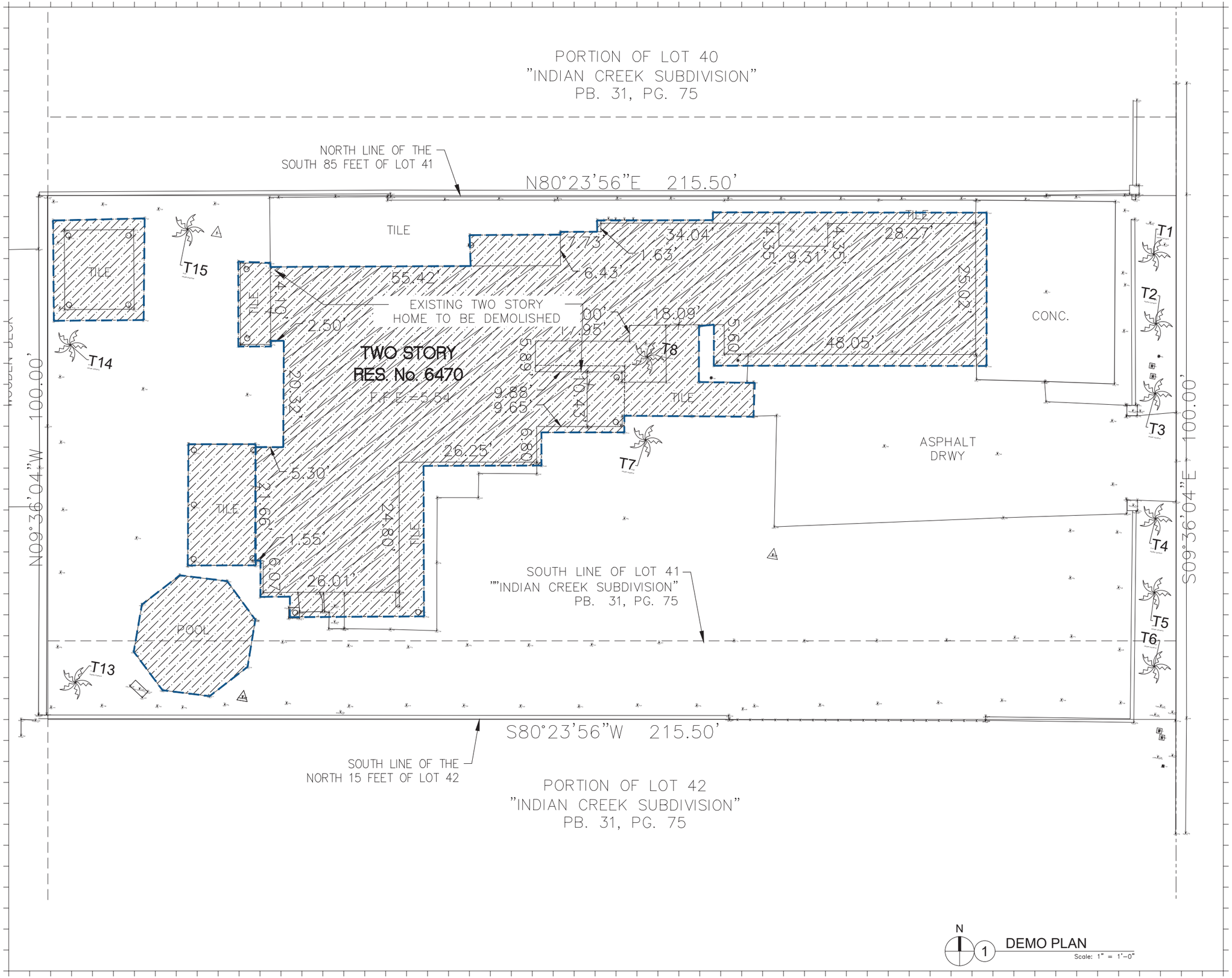
Consultant:
Name
Address
Address
Tel:
Email

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

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Lic. # AR0012578

AERIAL IMAGES

Date	12-15-2023	Sheet No.
Scale	--	A0.07
Project	21124	



N

1 DEMO PLAN

Scale: 1" = 1'-0"

Rev.	Date	Rev.	Date

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Phase

PERMIT SET

PRIVATE RESIDENCE
6470 ALLISON RD
MIAMI BEACH, FL 33141

Owner:
Name
Address
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Tel:
Email

Consultant:
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Name
Address
Address
Tel:
Email

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

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DEMO PLAN

Date	10-30-2023	Sheet No.	A0.08
Scale	--		
Project	21124		

EXISTING LOT - PERVIOUS CALCULATION

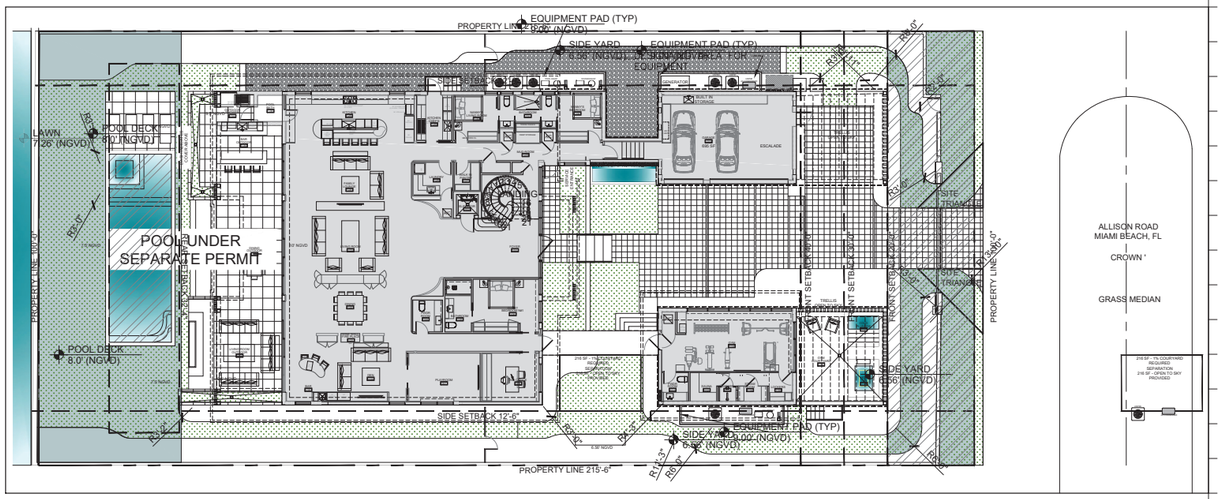
FRONT YARD PERVIOUS SPACE (20'-0" SETBACK) :2,000 SF
REQUIRED PERVIOUS AREA: 1,000 SF (50%) MIN
PROPOSED PERVIOUS SPACE: 1,128 (56.36%)

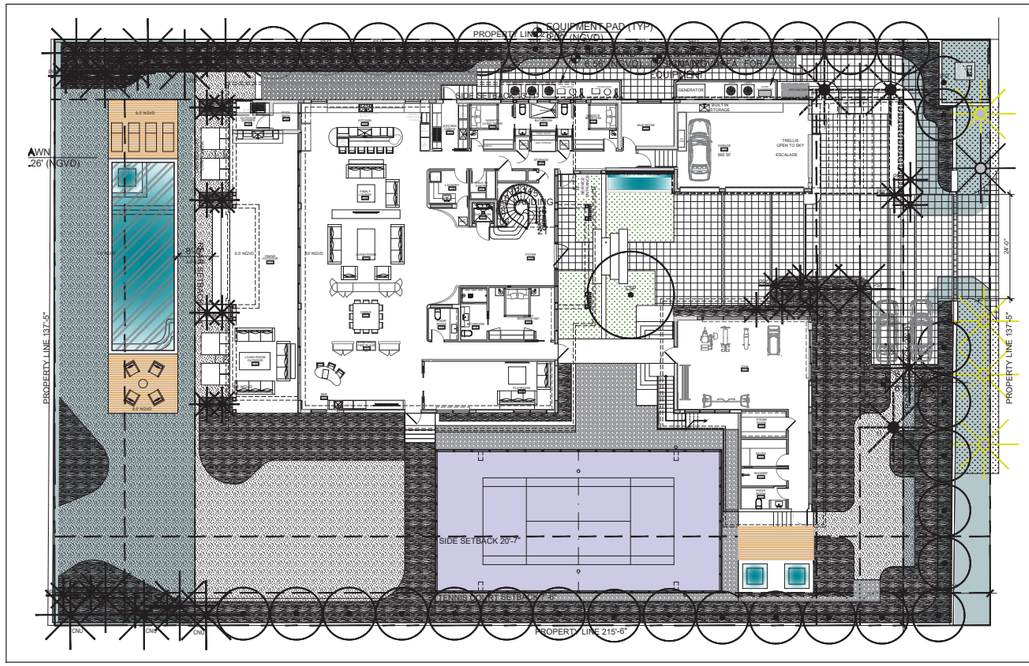
REAR YARD PERVIOUS SPACE : (32'-4" SETBACK) :3,258 SF
REQUIRED PERVIOUS AREA: 2,278 SF (70%) MIN.
PROPOSED PERVIOUS SPACE: 2,630 SF (80.72%)

PROPOSED LOT - PERVIOUS CALCULATION

FRONT YARD PERVIOUS SPACE (20'-0" SETBACK) :2,700 SF
REQUIRED PERVIOUS AREA: 1350 SF (50%) MIN
PROPOSED PERVIOUS SPACE: 1,760 SF (65.19%)

REAR YARD PERVIOUS SPACE (32'-4" SETBACK) :4,370 SF
REQUIRED PERVIOUS AREA: 3,059 SF (70%) MIN.
PROPOSED PERVIOUS SPACE: 3,524 SF (80.64%)





1 PERVIOUS CALCULATIONS
Scale: 1/16" = 1'-0"

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Rev. Date Rev. Date

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MIAMI BEACH, FL 33141

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Address
Tel:
Email

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Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

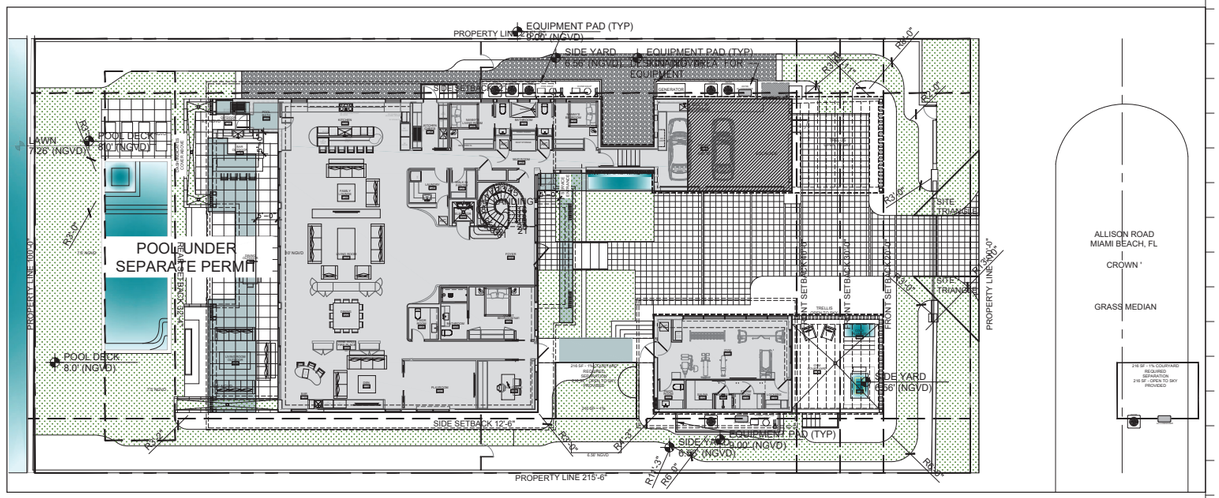
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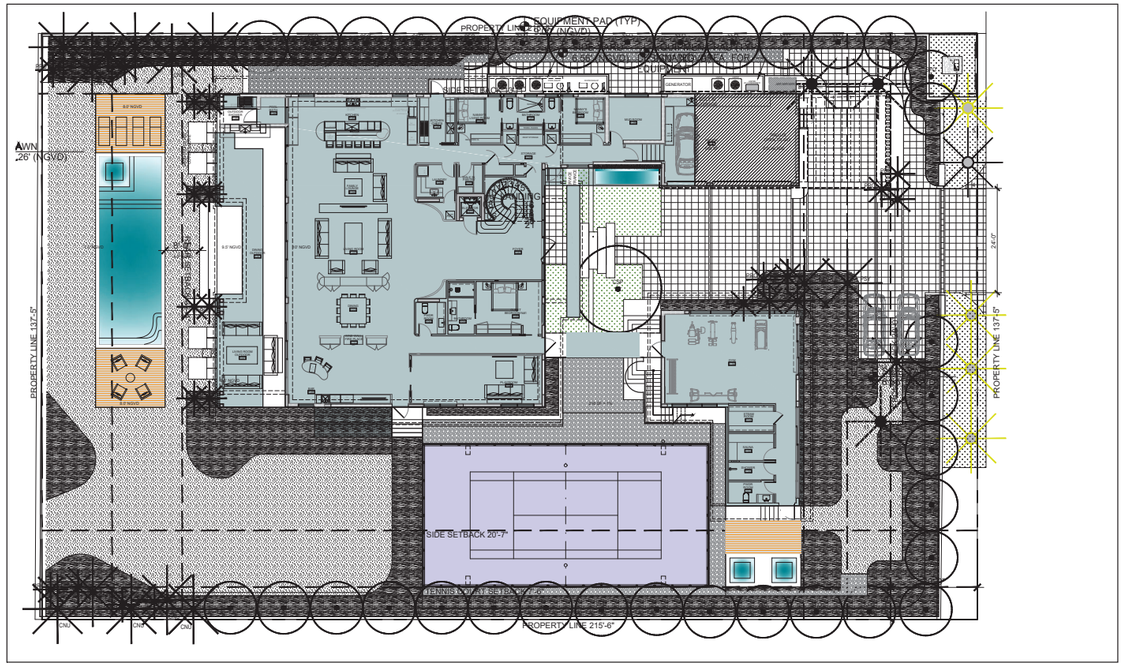
PERVIOUS CALC.

Date	12-15-2023	Sheet No.	A1.00
Scale	--		
Project	21124		

EXISTING LOT- LOT COVERAGE CALCULATION	
LOT SIZE	21,550 SF
MAXIMUM LOT COVERAGE	6,465 SF (30.00%)
MAIN RESIDENCE	6,420 SF
TOTAL	6,420 SF (29.79%)

PROPOSED LOT- LOT COVERAGE CALCULATION	
LOT SIZE	29,631 SF
MAXIMUM LOT COVERAGE	8,889 SF (30.00%)
MAIN RESIDENCE	8,889 SF
TOTAL	8,889 SF (30.00%)





1 LOT COVERAGE
Scale: 1/16" = 1'-0"

Rev. Date Rev. Date

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Name
Address
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Email

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

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LOT COVERAGE

Date	12-15-2023	Sheet No.	A1.01
Scale	--		
Project	21124		

EXISTING LOT - TOTAL UNIT SIZE CALCULATION	
LEVEL 1 MAIN RESIDENCE	5,592 SF
LEVEL 1 GARAGE	500 SF NOT INCLUDED
LEVEL 2 MAIN RESIDENCE	4,771 SF
LEVEL ROOF	0 SF
TOTAL	10,363 SF (48.08%)

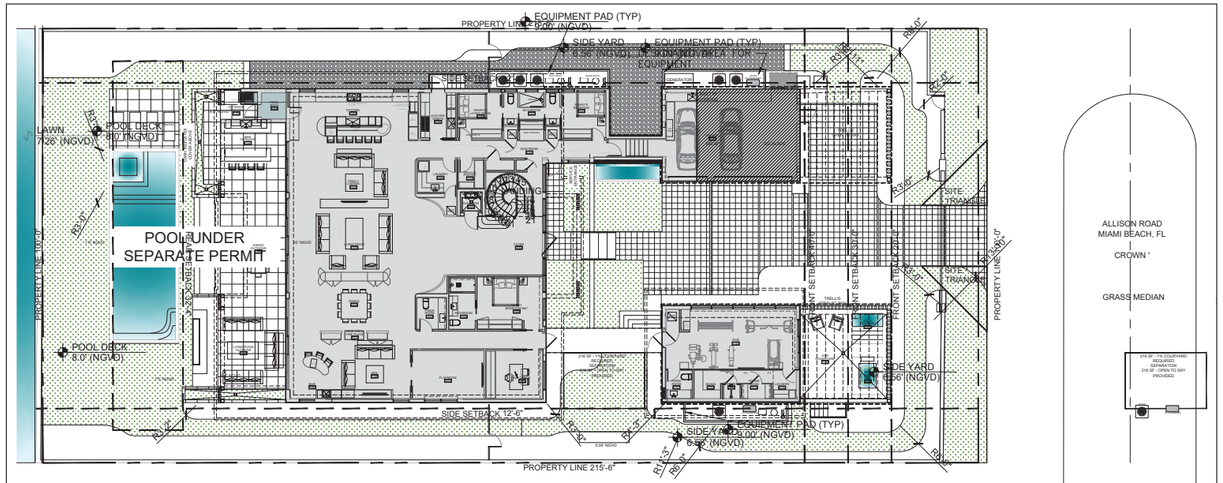
EXISTING UNIT SIZE CALCULATION LEVEL 1	
LEVEL 1	5,592 SF
TOTAL	5,592 SF (25.94%)

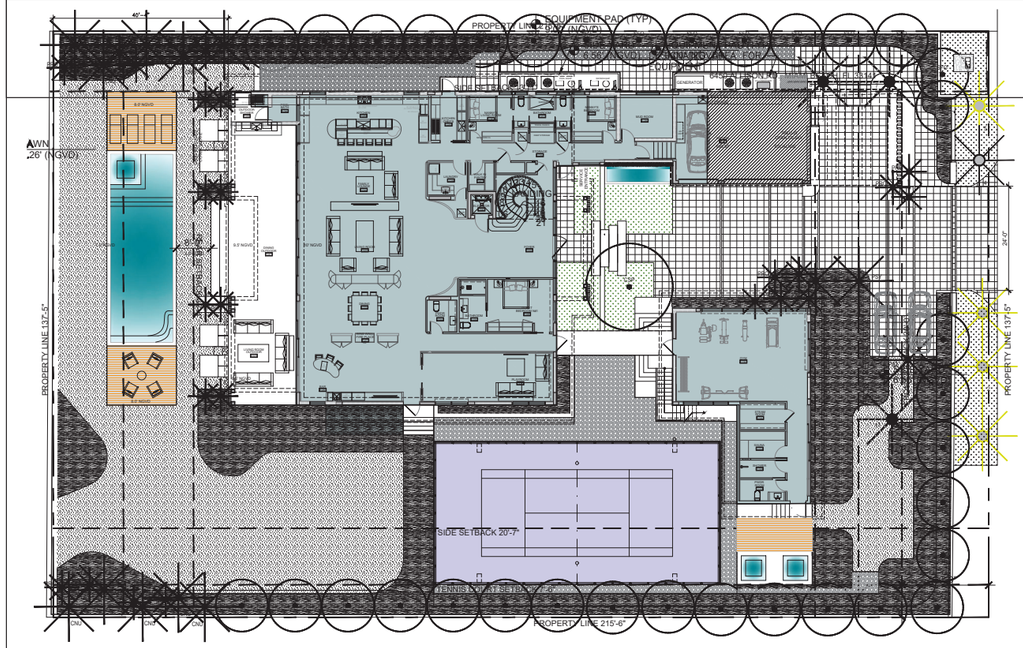
LOT SIZE =	21,550 SF
MAX	10,775 SF (50.00%)
MAIN RESIDENCE =	10,363 SF (48.08%)

PROPOSED LOT - TOTAL UNIT SIZE CALCULATION	
LEVEL 1 MAIN RESIDENCE	7,407.5 SF
LEVEL 1 GARAGE	500 SF NOT INCLUDED
LEVEL 2 MAIN RESIDENCE	7,407.5 SF
LEVEL ROOF	0 SF
TOTAL	14,815 SF (50.00%)

PROPOSED UNIT SIZE CALCULATION LEVEL 1	
LEVEL 1	7,407.5 SF
TOTAL	7,407.5 SF (25.00%)

LOT SIZE =	29,631 SF
MAX	14,815 SF (50.00%)
MAIN RESIDENCE =	14,815 SF (50.00%)





1 UNIT SIZE

Scale: 1/16" = 1'-0"

Rev. Date Rev. Date

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MIAMI BEACH, FL 33141

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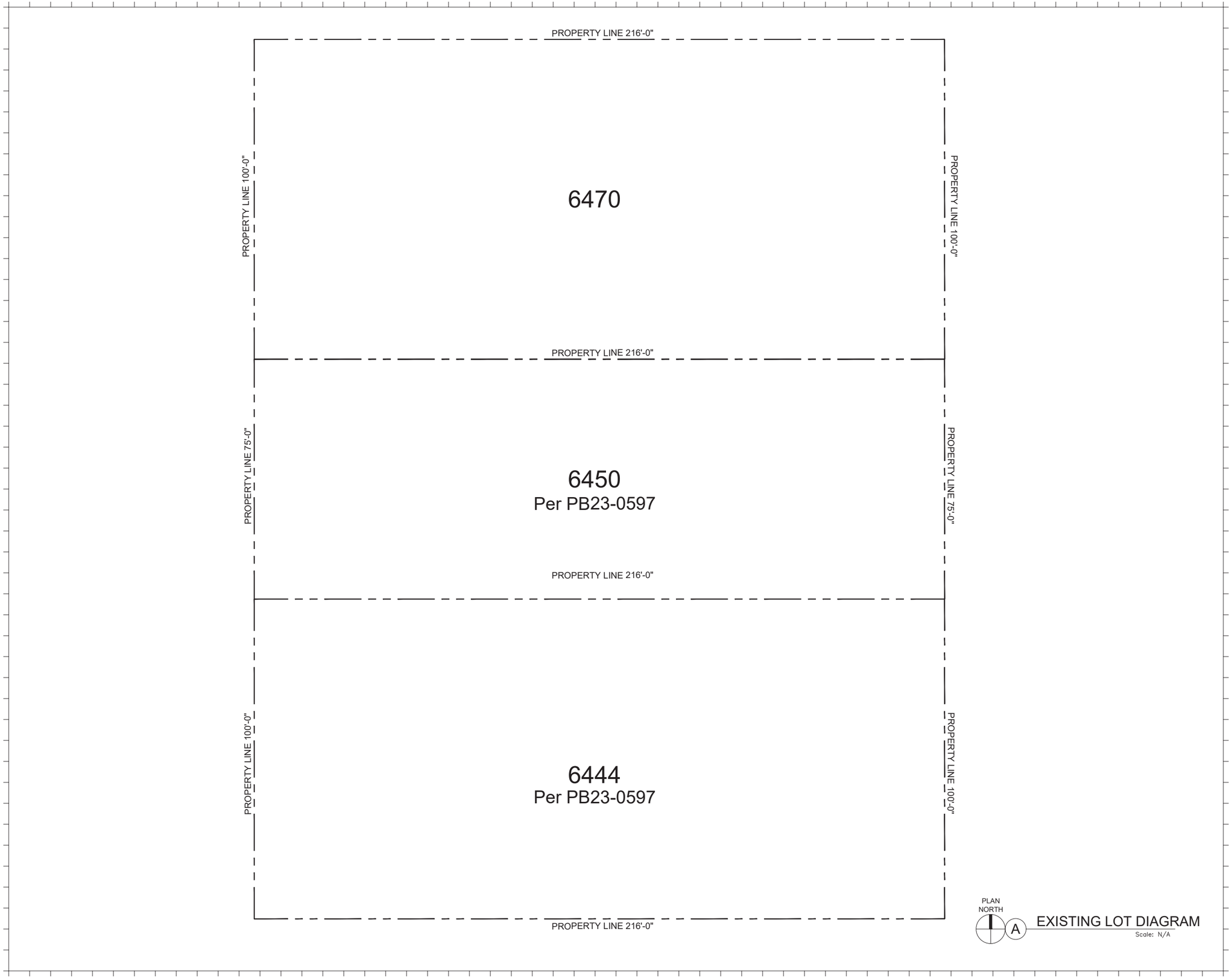
Consultant:
Name
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Address
Tel:
Email

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

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UNIT SIZE

Date	12-15-2023	Sheet No.	A1.02
Scale	--		
Project	21124		



PLAN NORTH

A EXISTING LOT DIAGRAM

Scale: N/A

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571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

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EXISTING LOT DIAGRAM

Date	12-15-2023	Sheet No.	A2.00
Scale	--		
Project	21124		