

PRIVATE RESIDENCE

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



6470 ALLISON ROAD, MIAMI BEACH, FLORIDA

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Rev.	Date	Rev.	Date

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Phase
FINAL SUBMITTAL

PRIVATE RESIDENCE
6470 ALLISON RD
MIAMI BEACH, FL 33141

Owner:
Name
Address
Tel:
Email

Consultant:
Name
Address
Tel:
Email

Consultant:
Name
Address
Tel:
Email

Consultant:
Name
Address
Tel:
Email

Architect:
Kobi Karp Architecture and Interior Design, Inc.
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COVER

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

MIAMI BEACH

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

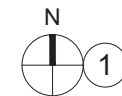
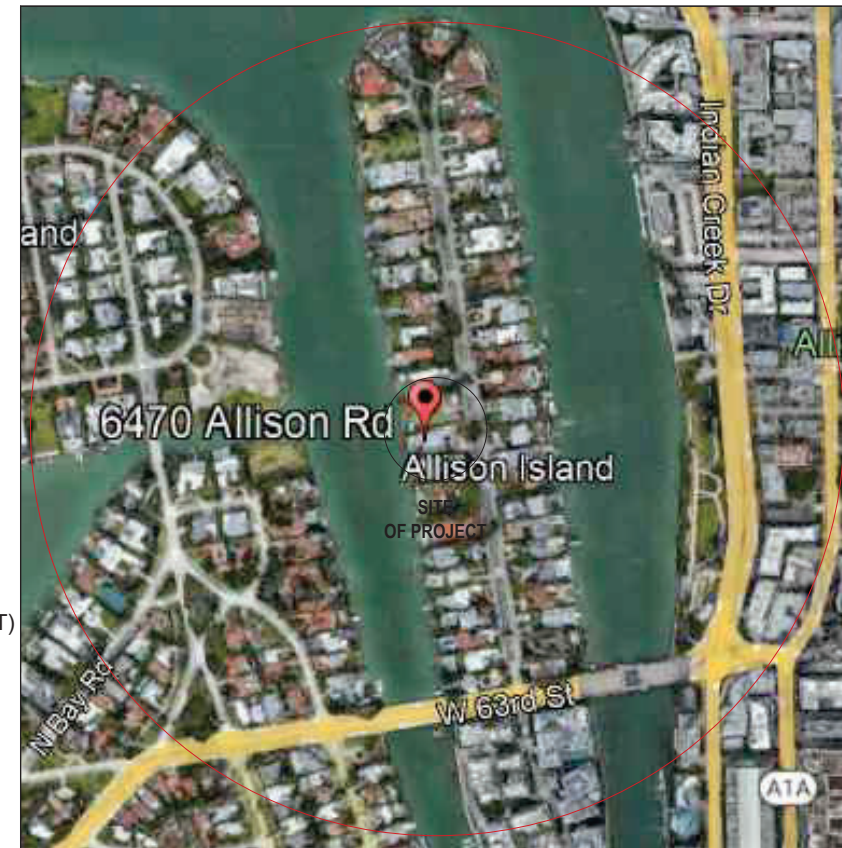
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

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:		
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 % :		
16		Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):		

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



RADIUS SITE LOCATION & IMAGE KEY PLAN

NO SCALE



6470 ALLISON RD.

Rev.	Date	Rev.	Date

Phase
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PRIVATE RESIDENCE
6470 ALLISON RD
MIAMI BEACH, FL 33141

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KOBI KARP
Lic. # AR0012578

**DATA SHEET
EXISTING LOT**

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

MIAMI BEACH

Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
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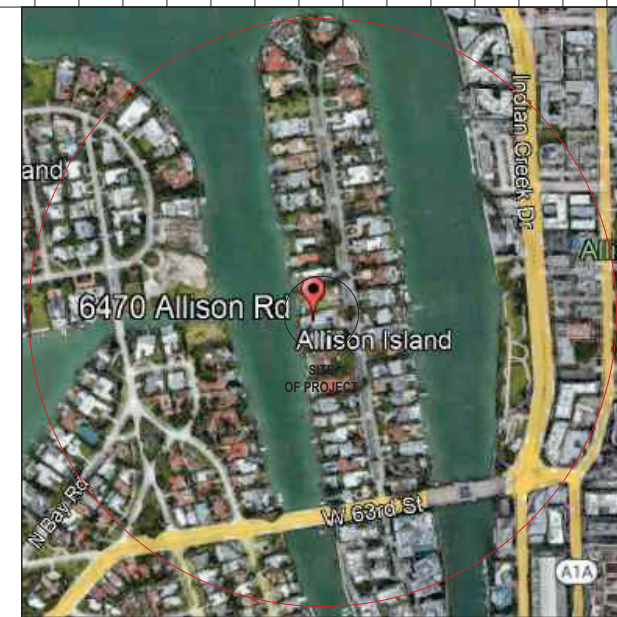
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

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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		
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:	
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)	
			Proposed Second Floor Unit Size SF and % :	
15			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	
16			N/A	

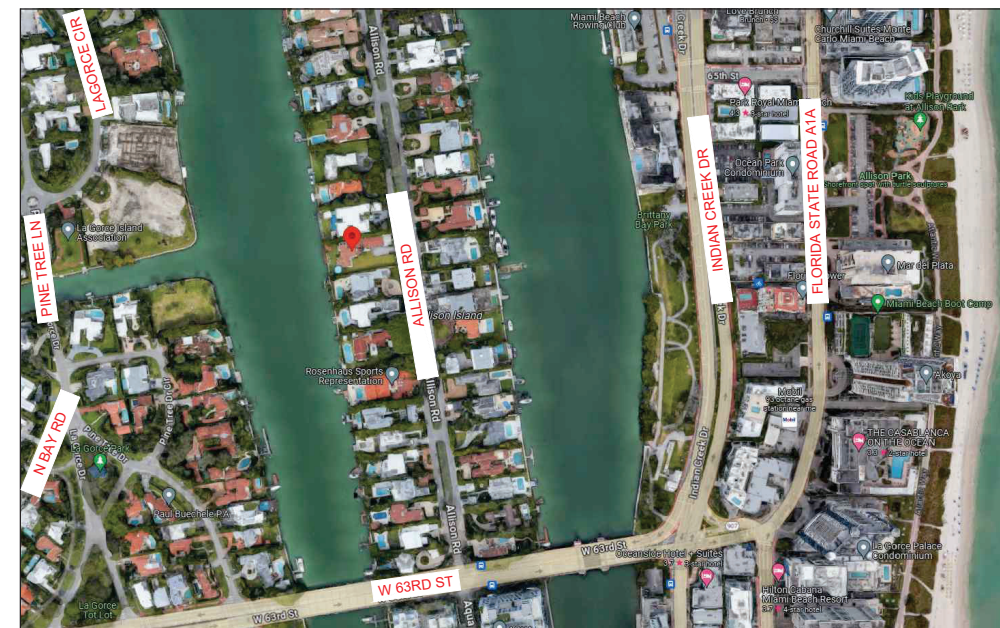
Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17 Height:	27'-0" MIDPOINT		29'-0" MIDPOINT	2'-0" WAIVER REQUIRED
18 Setbacks:				
19 Front First level:	20'-0"		40'-0"	
20 Front Second level:	30'-0"		40'-0"	
21 Side 1: NORTH SIDE 1:	13'-11" MIN.		13'-11"	
22 Side 2 or (facing 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



RADIUS SITE LOCATION & IMAGE KEY PLAN
NO SCALE



Rev.	Date	Rev.	Date

Phase
FINAL SUBMITTAL

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MIAMI BEACH, FL 33141

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Lic. # AR0012578

DATA SHEET PROPOSED LOT

Date	12-15-2023	Sheet No.	1
Scale	--		A0.02A
Project	21124		



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



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



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



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

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

Rev.	Date	Rev.	Date

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Phase
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 MIAMI BEACH, FL 33141

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 Lic. # AR0012578

EXISTING CONDITIONS

1 EXISTING CONDITIONS

NO SCALE

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



N1 - 6480 ALLISON RD (NEIGHBOR)



N2 - 6450 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



N3 - 6475 ALLISON RD (NEIGHBOR)



N4 - 6455 ALLISON RD (NEIGHBOR)



N5 - 6445 ALLISON RD (NEIGHBOR)

Rev.	Date	Rev.	Date

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Phase
FINAL SUBMITTAL
PRIVATE RESIDENCE
 6470 ALLISON RD
 MIAMI BEACH, FL 33141

Owner:
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Consultant:
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CONTEXT IMAGES

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

Rev.	Date	Rev.	Date

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Phase
FINAL SUBMITTAL

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 MIAMI BEACH, FL 33141

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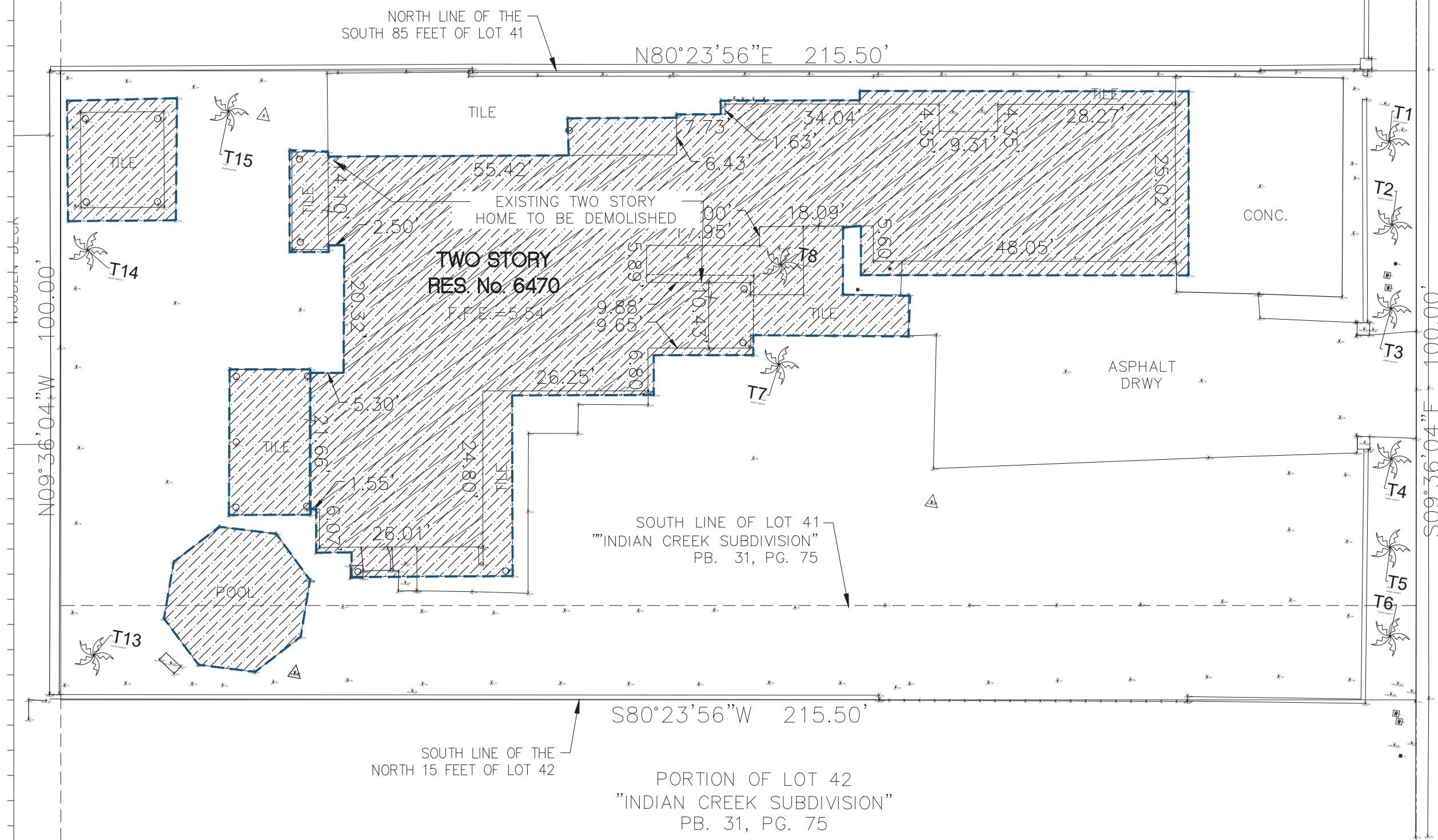
AERIAL IMAGES

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



1 CONTEXT AERIAL IMAGES
 NO SCALE

PORTION OF LOT 40
 "INDIAN CREEK SUBDIVISION"
 PB. 31, PG. 75



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Phase
PERMIT SET

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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K O B I

 K A R P

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DEMO PLAN

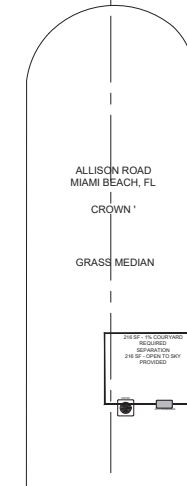
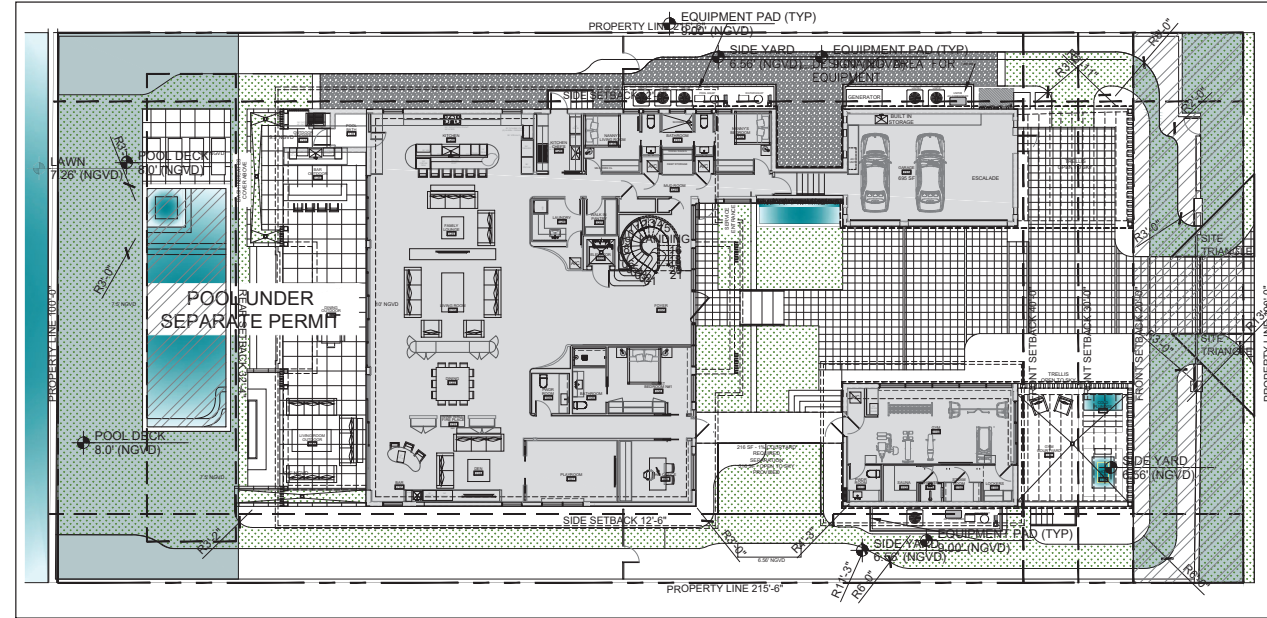
Date	10-30-2023	Sheet No.	A0.08
Scale	--		
Project	21124		

N
 1
DEMO PLAN
 Scale: 1" = 1'-0"

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%)



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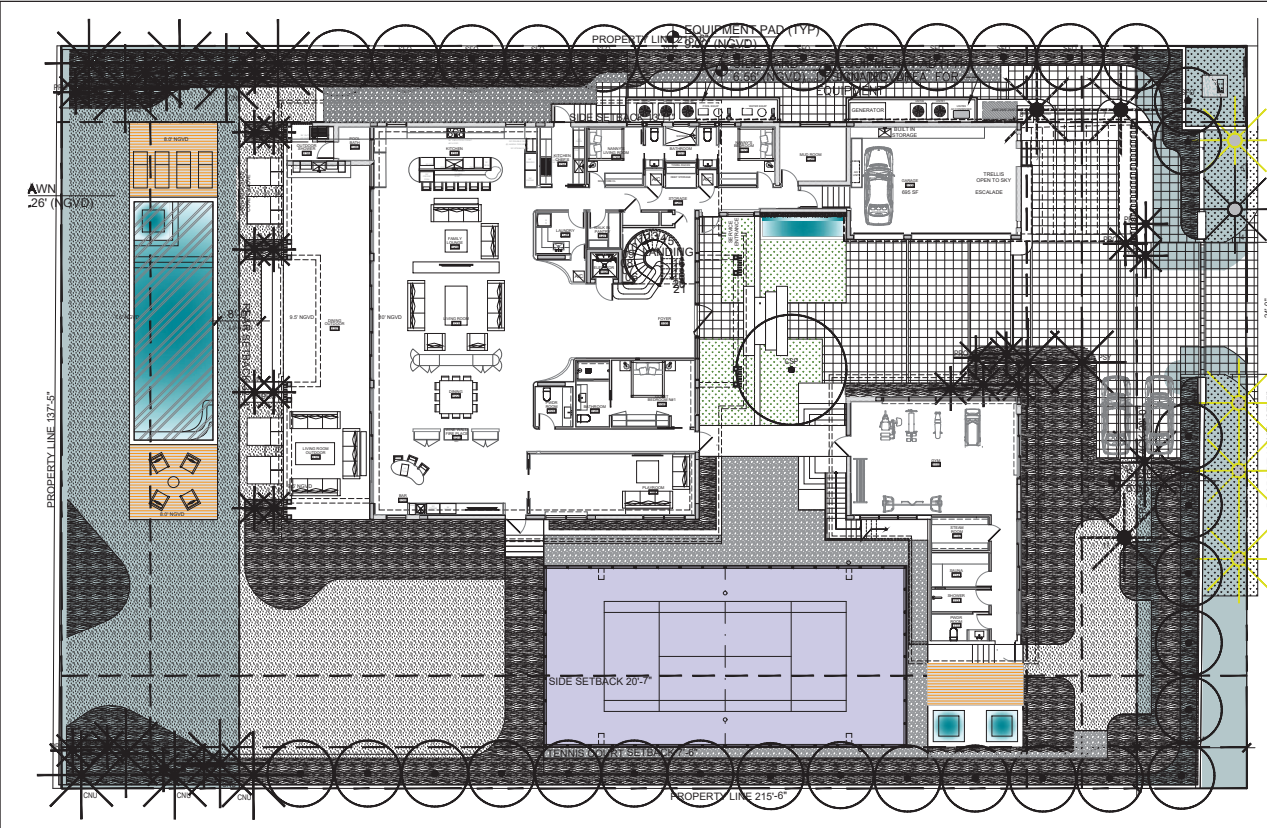
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PERVIOUS CALC.

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%)



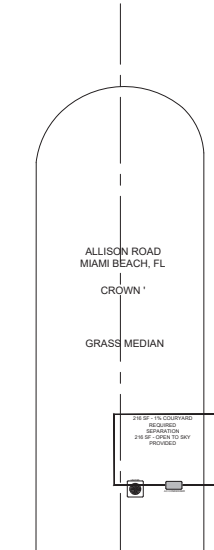
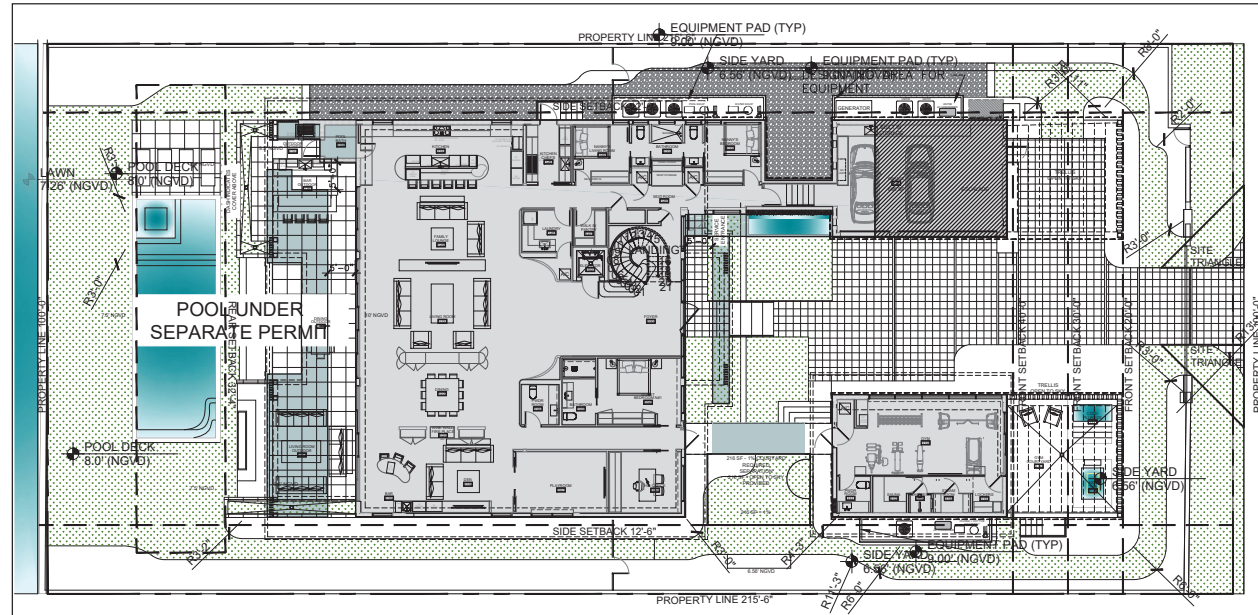
1 PERVIOUS CALCULATIONS
 Scale: 1/16" = 1'-0"

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%)
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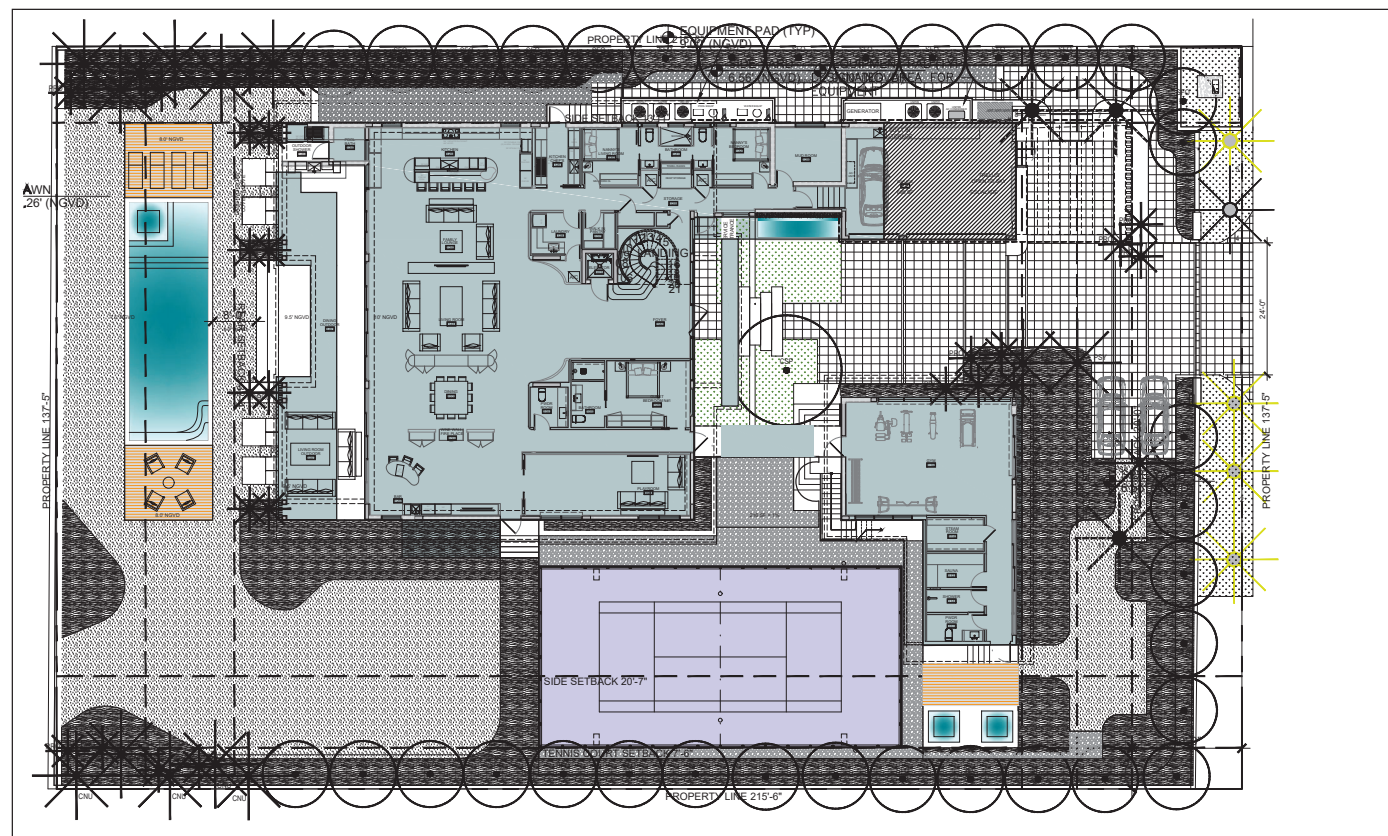
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PROPOSED LOT- LOT COVERAGE CALCULATION

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

TOTAL	8,889 SF (30.00%)
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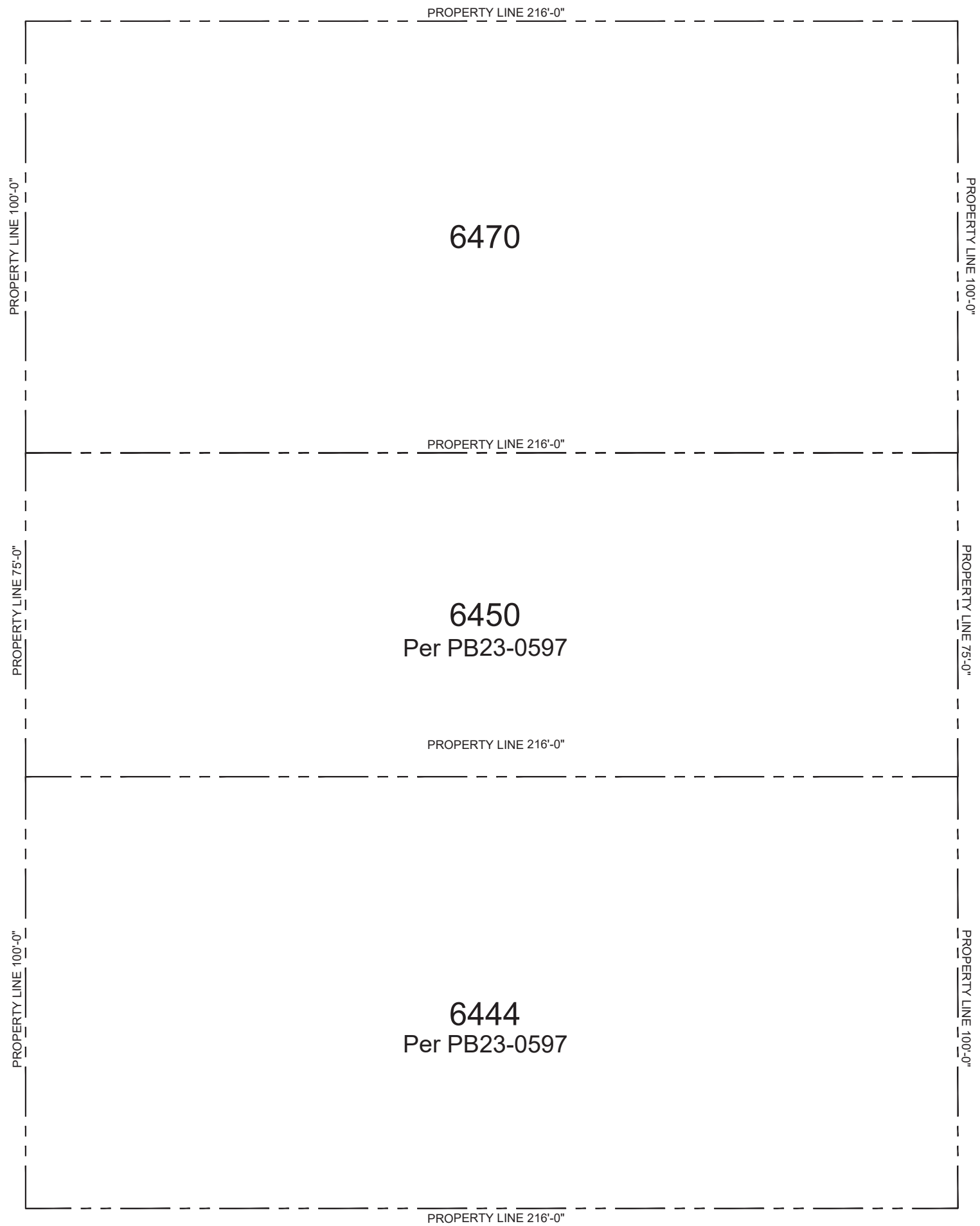


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Lic. # AR0012578

LOT COVERAGE

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

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



PROPERTY LINE 216'-0"

6470

PROPERTY LINE 100'-0"

PROPERTY LINE 100'-0"

PROPERTY LINE 216'-0"

6450
Per PB23-0597

PROPERTY LINE 75'-0"

PROPERTY LINE 75'-0"

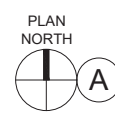
PROPERTY LINE 216'-0"

6444
Per PB23-0597

PROPERTY LINE 100'-0"

PROPERTY LINE 100'-0"

PROPERTY LINE 216'-0"



EXISTING LOT DIAGRAM

Scale: N/A

Rev.	Date	Rev.	Date

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EXISTING LOT DIAGRAM

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