



ARCHITECTURE INTERIOR DESIGN PLANNING

VIA ELECTRONIC SUBMITTAL

November 13, 2024

Rogelio A. Madan, AICP

Development & Resiliency Officer

City of Miami Beach Planning Department

1700 Convention Center Drive – 2nd Floor, Miami Beach, FL 33139

Direct Tel: 305-673-7000 x26131 / Fax: 786-394-4285

Re: Intention for the addition to **DRB24-1033** – Design Review Approval for the Property
Located at: 6470 Allison Road, Miami Beach, FL 33141

Dear Rogelio:

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”). Please allow this letter to serve as the letter of intent in connection with a request to the Design Review Board (“DRB”) for a modification to a previously approved application (DRB 22-0802).

Property Description. The Miami-Dade County Property Appraiser’s Office identifies the Property with Folio No. 02-3211-003-0390. See Exhibit A, Property Appraiser Summary Reports. The Property was a waterfront lot comprised of approximately 21,600 square feet. With an addition of property acquired, the new lot size is approximately 29,630 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, and prohibits development that complies with today’s land development regulations and tomorrow’s sea level rise concerns.

Proposed Additional Development. The Applicants propose to add to the 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

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side and a private deck for the enlarged gym on the other side. Additionally, the applicants have now added a new widened southern wing with a paddle court which enhances the user experience. 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 was requested to be at 31', which is requesting an additional 4' of height waiver as allowed in the RS-3 zoning districts. The provided height is 29' with the approved height waiver. Because of the additional land acquired, the size of the proposed home is approximately 11,363 SF (38.34%), which is much lower than the allowable 50%-unit size limit. The proposed lot coverage is 6,945 SF (23.44%) which 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.

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.



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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.

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.

2.5.3.1 Design review criteria

Design review encompasses the examination of architectural drawings for consistency with the criteria stated below, with regard to the aesthetics, appearance, safety, and function of any new or existing structure and physical attributes of the project in relation to the site, adjacent structures and surrounding community. The design review board and the planning department shall review plans based upon the below stated criteria, criteria listed in neighborhood plans, if applicable, and applicable design guidelines. Recommendations of the planning department may include, but not be limited to, comments from the building department and the public works department.



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- a. The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.
Response: Project has an extensive landscape plan and additional setbacks in order for house to be appropriately situated within it's site context.
- b. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.
Response: Project has an extensive landscape plan and additional setbacks in order for house to be appropriately situated within it's site context.
- c. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.
Response: Project provides plans and data sheets to show all required zoning information.
- d. The color, design, selection of landscape materials and architectural elements of exterior building surfaces and primary public interior areas for developments requiring a building permit in areas of the city identified in section [2.5.3.2](#).
Response: Project provides material call outs on elevation sheets.
- e. The proposed site plan, and the location, appearance and design of new and existing buildings and structures are in conformity with the standards of this article and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the design review board and historic preservation board and all pertinent master plans.
Response: Project provides plans and data sheets to show all required zoning information.
- f. The proposed structure, or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties.
Response: Project has an extensive landscape plan and additional setbacks in order for house to be appropriately situated within it's site context.
- g. The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.
Response: Project has an extensive landscape plan and additional setbacks in order for house to be appropriately situated within it's site context.



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- h. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safety and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the site.

Response: Project provides site vehicular access as per required zoning code widths.

- i. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.

j. Response: Not applicable to this project.

- k. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.

Response: Landscape plans provide requested information about proposed landscape materials.

- l. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.

Response: Landscape plans provide requested information about proposed landscape materials.

- m. The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).

n. Response: Project has an extensive landscape plan and additional setbacks in order for house to be appropriately situated within it's site context.

- o. The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.

p. Response: Not applicable to this project.

- q. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

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- r. **Response: Not applicable to this project. Equipment is located on the ground level and is screened.**
- s. An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).
- t. **Response: Project has an extensive landscape plan and additional setbacks in order for house to be appropriately situated within it's site context.**
- u. All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.
Response: Not applicable to this project.
- v. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.
Response: Not applicable to this project.
- w. In addition to the foregoing criteria, [section 104-6](#) (t) the General Ordinances shall apply to the design review board's review of any proposal to place, construct, modify or maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.
Response: Not applicable to this project.
- x. The structure and site comply with the sea level rise and resiliency review criteria in [chapter 7, article I](#), as applicable.
Response: Please see responses above under the Sea Level Rise and Resiliency Criteria section.

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.



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Sincerely,

Kobi Karp

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