DRB23-0972: Philippe Chow Miami Beach

1 Collins Ave – CU 1 & CU 2

Design Review Board – 1/2/24 Meeting – Item 8

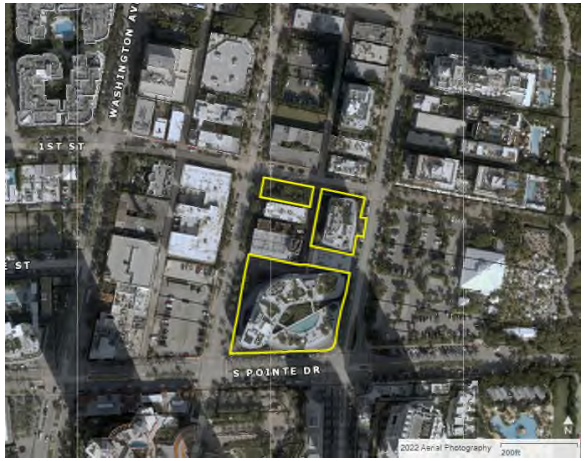
BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

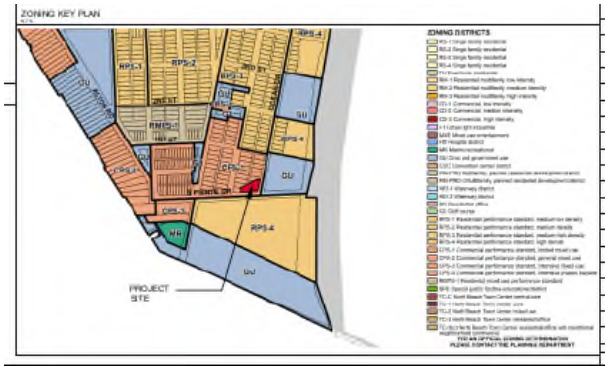
Philippe
by Philippe Chow

BLACK LION

200 S. Biscayne Boulevard, Suite 300, Miami, FL 33131 | www.brzoninglaw.com

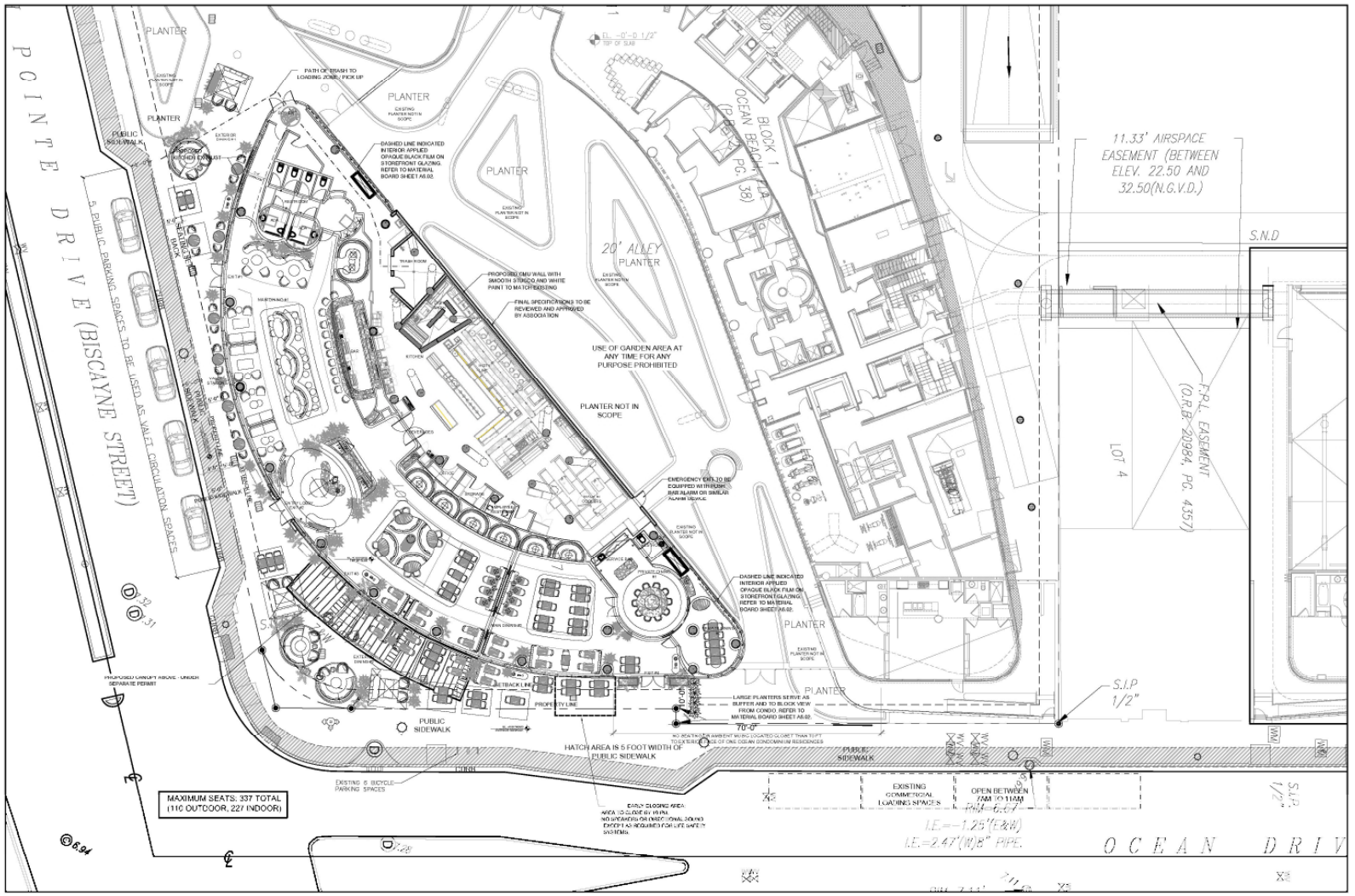
Context





D CORNER OF OCEAN DR & SOUTHPOINTE DR
SCALE: NTS

12/14/2023



N 1 SITE PLAN
1/24" = 1'-0"

Rev. Date

DESIGN REVIEW BOARD FINAL SUBMITTAL

ONE OCEAN RESTAURANT RENOVATIONS
1 COLLINS AVE CU-1 & CU-2
MIAMI BEACH, FLORIDA 33139

Owner:
Name: OWNER
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Architect:
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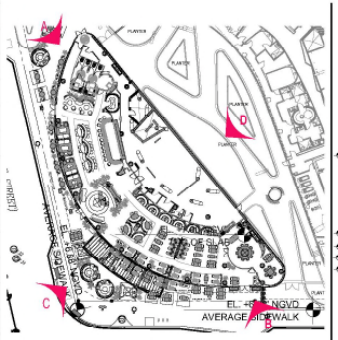
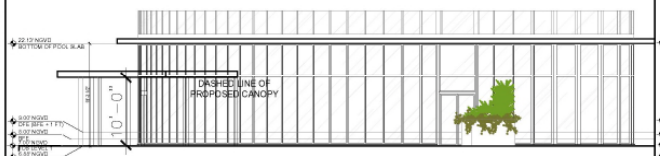
KOBI KARP
KOBI KARP
Lic. #AR0012578

SITE PLAN

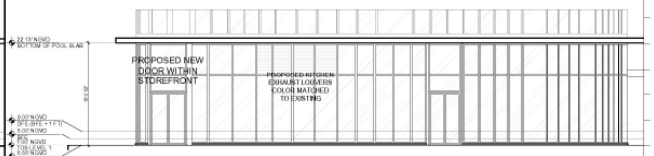
Date: 2023.11.06
Scale: ...
Project: 2259
Sheet No. A2.00



1 KEY MAP
SCALE: NTS

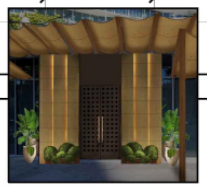


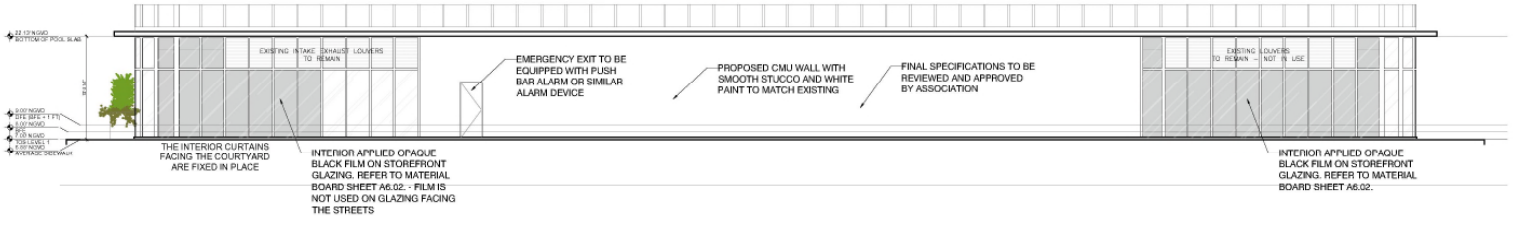
A PROPOSED SOUTHWEST ELEVATION
SCALE: 1/16" = 1'-0"



B PROPOSED NORTHEAST ELEVATION
SCALE: 1/16" = 1'-0"

C PROPOSED SOUTHEAST ELEVATION
SCALE: 1/16" = 1'-0"





D PROPOSED NORTHWEST ELEVATION
SCALE: 1/16" = 1'-0"

Rev.	Date

DESIGN REVIEW BOARD
FINAL SUBMITTAL

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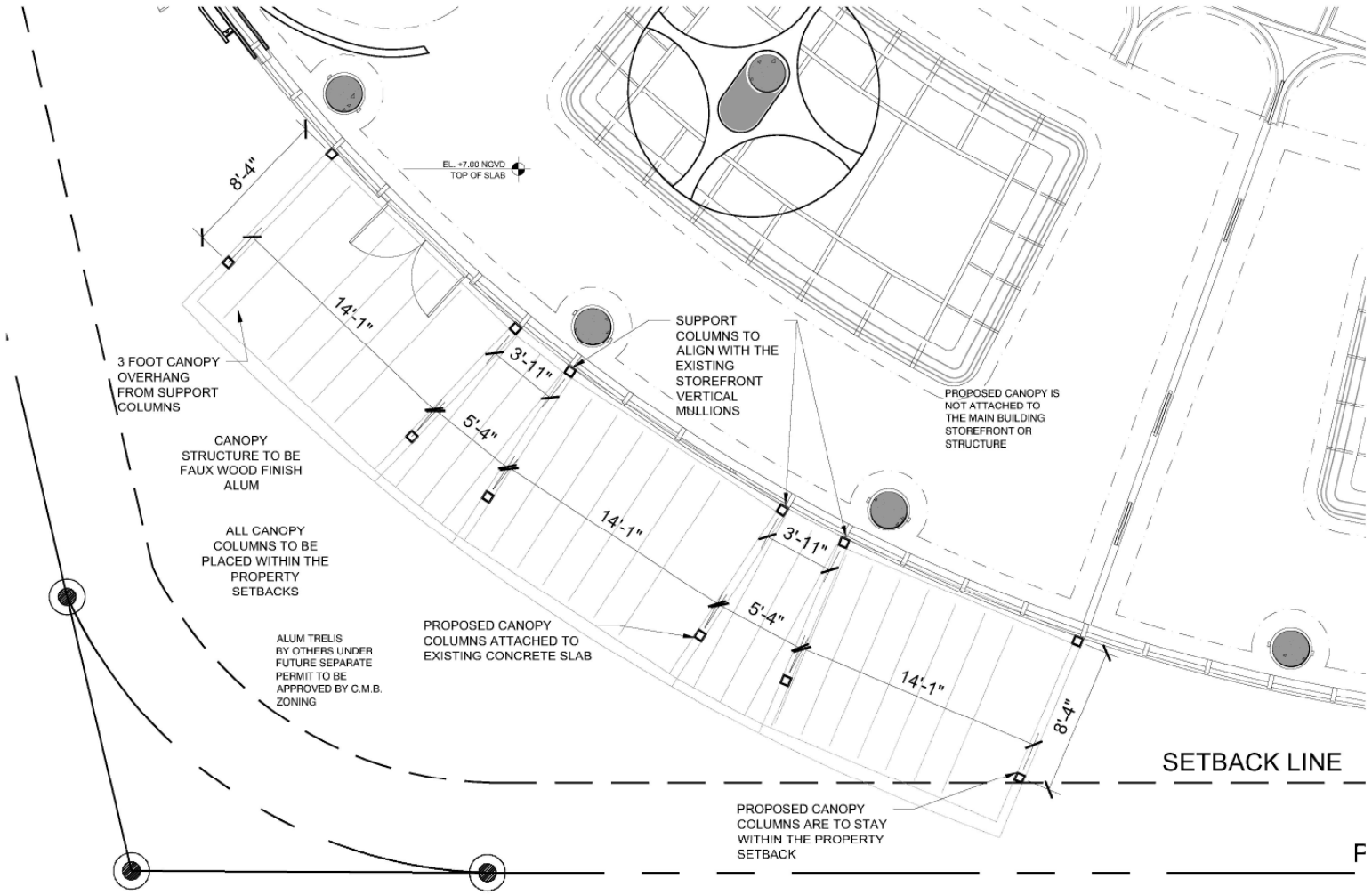
Lic. # AR0012578

ELEVATIONS

Date 2023-11-05	Sheet No
Scale ...	A4.00
Project 2292	



1 ENLARGED CANOPY PLAN
SCALE: 3/16" = 1'-0"

Rev.	Date

DESIGN REVIEW BOARD
FINAL SUBMITTAL

ONE OCEAN RESTAURANT
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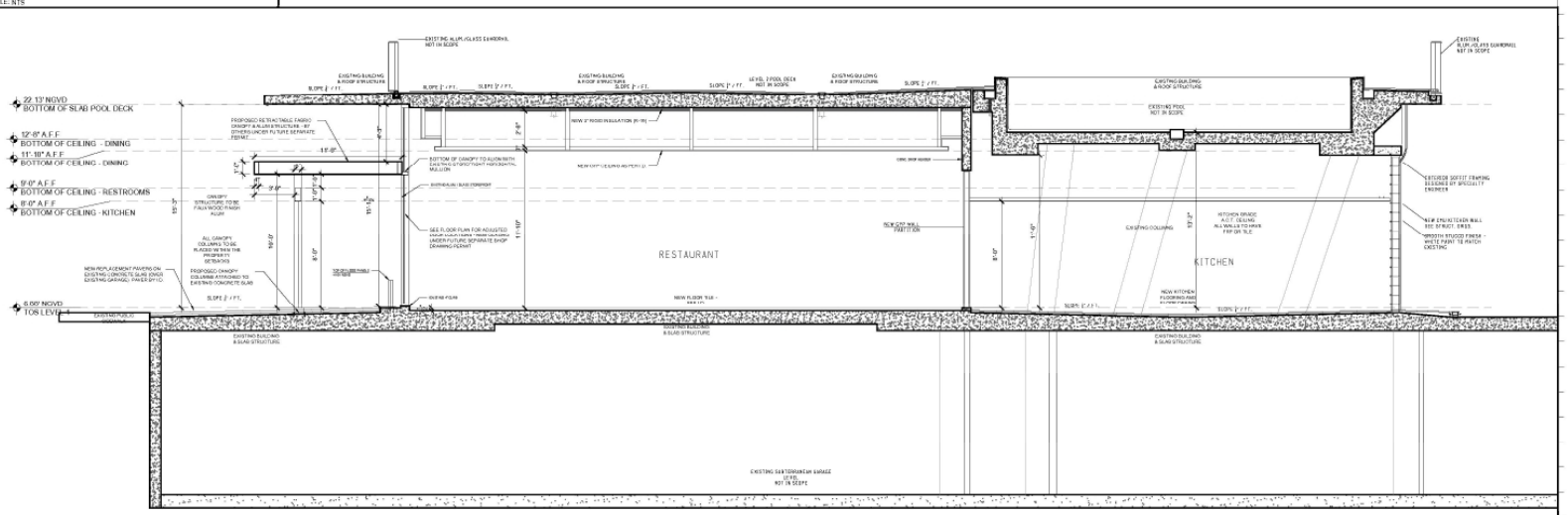
Lic. #AR0012578

CANOPY
FLOOR PLAN

Date: 2023-11-06	Sheet No.
Scale: ...	A6.03
Project: 2252	

1 KEY MAP
SCALE: NTS



1 EXISTING SECTION 1
SCALE: 3/32" = 1'-0"

Rev. Date

DESIGN REVIEW BOARD
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SECTION

Date: 2021.11.05	Sheet No.
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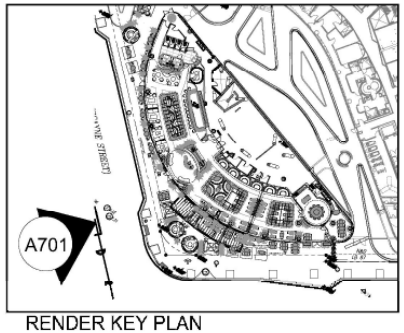
Project: 2259	



RENDER KEY PLAN

KKAID DESIGN INTENT EXTERIOR RENDER

Rev.	Date
1 PLANNING DEPT REVIEW	2023-05-30

DESIGN REVIEW BOARD
FINAL SUBMITTAL

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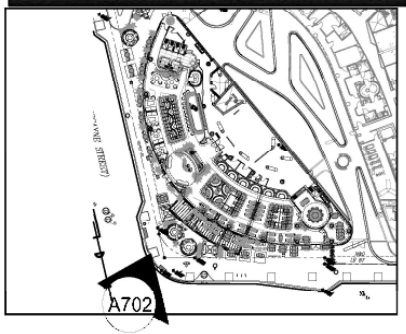
RENDER

Date 2023-11-05	Sheet No.
Scale:	A7.01
Project: 2252	



RENDER KEY PLAN

KKAID DESIGN INTENT EXTERIOR RENDER

Rev.	Date
1	PLANNING DEPT REVIEW 2023-09-06

DESIGN REVIEW BOARD
FINAL SUBMITTAL

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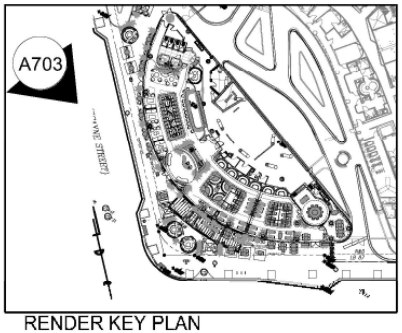
RENDER

Date: 2023-11-06	Sheet No.
Scale:	A7.02
Project: 2252	



RENDER KEY PLAN

KKAID DESIGN INTENT EXTERIOR RENDER

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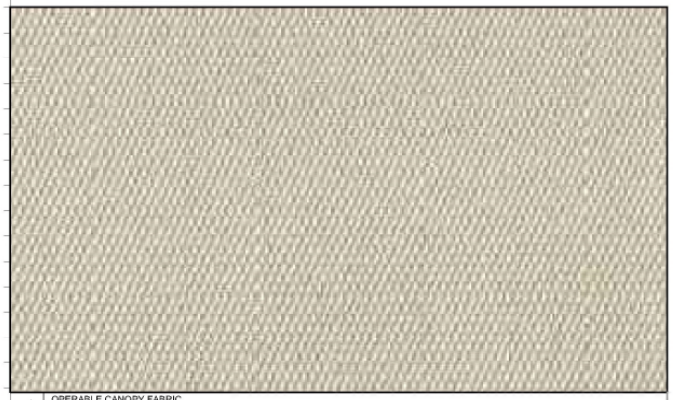
RENDER

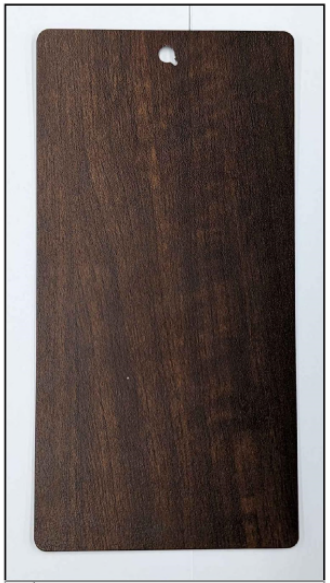
Date: 2023-11-05	Sheet No.
Scale:	A7.03
Project: 2252	

1 APPLIED OPAQUE BLACK FILM ON STOREFRONT GLAZING
ELEVATION FACING THE CONDO GARDEN

2 PLANTER DIVIDER
PLANTER LOCATED AT EAST CORNER TO CONTAIN DENSE AND TALL LANDSCAPE PLANTINGS TO PROVIDE A VISUAL SCREENING FROM THE ONE OCEAN CONDO



3 OPERABLE CANOPY FABRIC
REFERENCE SHEET A7.00 FOR DETAILS



4 CANOPY FAUX WOOD METAL
REFERENCE SHEET A7.00 FOR DETAILS

MAIN ENTRY REFERENCE IMAGE OF METAL PANELS AND SOLID DOORS

Rev. Date

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MATERIAL BOARD

Date 2023-11-05
Scale --
Project 2232

Sheet No.
A6.02

Thank You

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Philippe
by Philippe Chow

Philippe Chow Miami Beach

UPPER EASTSIDE

33 East 60th Street, New York, NY 10065

Philippe Downtown NYC

1 Collins Ave, Miami Beach, FL 33139
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WWW.KOBIKARP.COM

Operational Conditions

Hours of Operations:

- Lunch: 11AM – 3PM
- Dinner
  - Indoor: 5PM - 2AM, 7 days a week
  - Outdoor: 5PM – 11PM, Sunday – Wednesday; 5PM – 12 AM, Thursday – Saturday
  - 8 seats on Ocean Drive close at 10PM, 7 days a week.

Music

- **Indoor and Outdoor:** Only recorded background music played at a level that does not interfere with normal conversation may be permitted provided that the Applicant installs a sound system with directional speakers and an automatic tamper resistant noise level limiter.
- No entertainment.
- No special events.
- No outdoor bar counters or outdoor TVs.

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ZONING, LAND USE AND ENVIRONMENTAL LAW

Valet Operations

- Stand located along S. Pointe Drive
  - 3 spaces for valet
  - 2 spaces for ride share pick up/drop off
- Storage at 125 Collins Ave
- 11 valet attendants at peak hours

Figure 4 - Valet Operation Routes

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ZONING, LAND USE AND ENVIRONMENTAL LAW

Valet Spaces – DRB Condition

CERTIFICATION

THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT IS A TRUE AND ACCURATE COPY OF THE ORIGINAL ON FILE IN THE OFFICE OF THE PLANNING DEPARTMENT, CITY OF MIAMI BEACH

7-10-2012

(Signature of Planning Director or Designee) (Date)

Personally known to me or Produced ID:

Notary Public, State of Florida at Large

Printed Name: Teresa Maria

My Commission Expires: (Seal) 12-2-13

This document contains 8 pages.

TERESA MARIA MY COMMISSION # DD 926148 EXPIRES: December 2, 2013 Bonded Thru Budget Notary Services

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: July 3, 2012

FILE NO: 18988

PROPERTY: 2-30 & 46-64 Ocean Drive, 1-35 & 69 Collins Avenue.
BLOCK 1

LEGAL: Lots 1,2,3,5, 6, 7, 8, 9, 10, 11, 12, 13 & 17 less the easterly 15 feet of Lots 7 & 8, and portions of the alley between said lots, Block 1, of Ocean Beach Fl, According to the Plat Thereof, as recorded in Plat Book 2 at Page 38, of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for modifications to a previously issued Design Review Approval for the construction of a new condo-hotel complex with two (2) 7-story buildings on vacant lots. Specifically the applicant is requesting design modifications to the previously approved project.

ORDER

The applicant, TRG-Block One, Ltd, filed an application with the City of Miami Beach Planning Department for Design Review Approval.

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

Figure 1 - Existing On-Street Spaces

e. Parking of vehicles shall be prohibited within the drop off area along South Pointe Drive. Such area shall be exclusively utilized for active valet drop-off and pick-up only.

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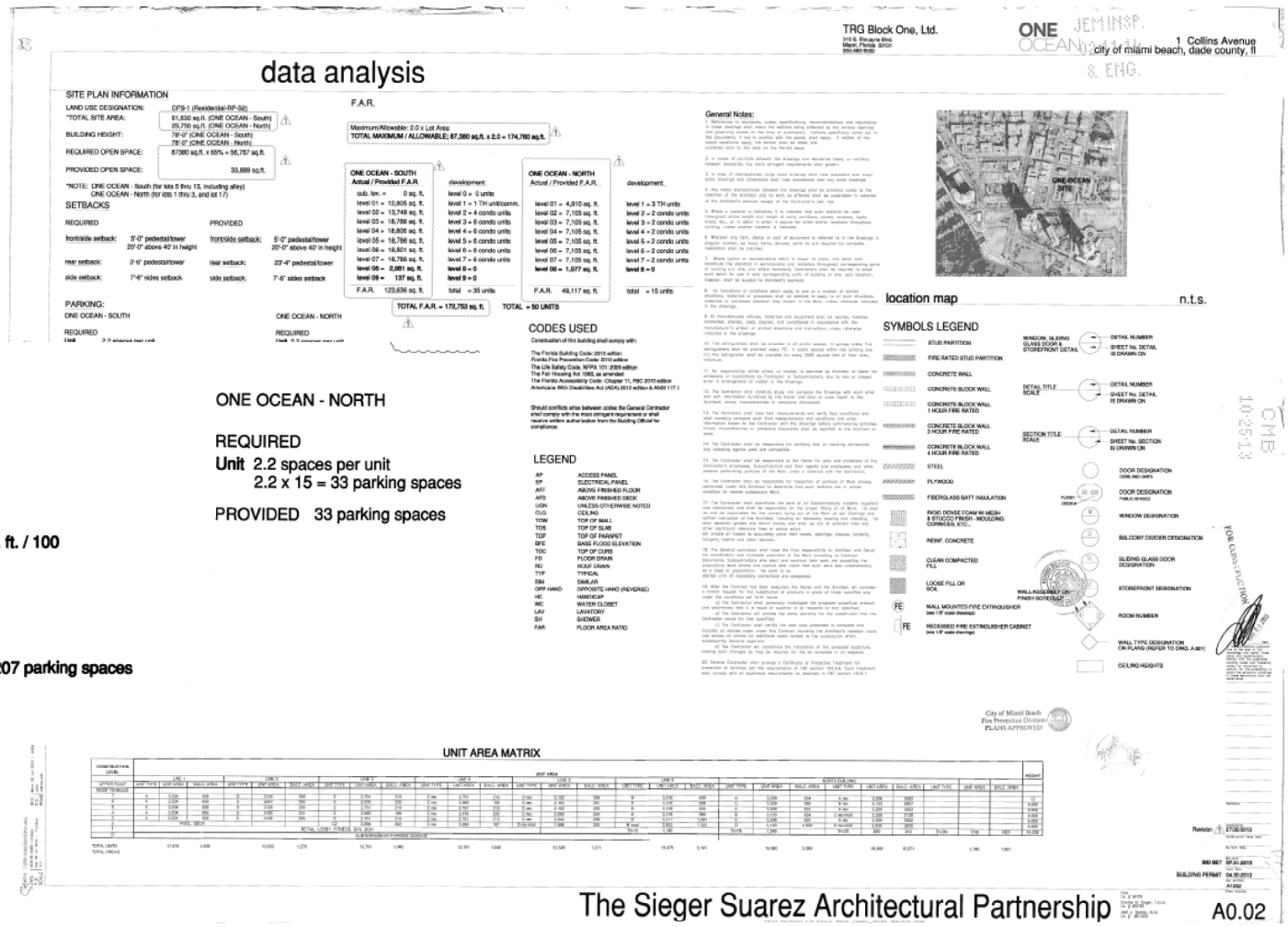
ZONING, LAND USE AND ENVIRONMENTAL LAW



PARKING:

ONE OCEAN - SOUTH

REQUIRED

Unit 2.2 spaces per unit
2.2 x 35 = 77 parking spaces

Retail **2,290 sq. ft. / 300 = 8**

Restaurant **1 space per 4 seats, or 8,880 sq. ft. / 100**
8,880 sq. ft. = 89 spaces

174 parking spaces (77+8+ 89)

PROVIDED 174 parking spaces

ONE OCEAN - NORTH

REQUIRED

Unit 2.2 spaces per unit
2.2 x 15 = 33 parking spaces

PROVIDED 33 parking spaces

TOTAL PROVIDED, NORTH AND SOUTH: 207 parking spaces