

FINAL SUBMITTAL

CITY OF MIAMI BEACH - HISTORIC PRESERVATION BOARD

AMARILLO RESTAURANT

AT THE STRAND AT OCEAN DRIVE CONDO

OCEAN BEACH

1052 OCEAN DR

MIAMI BEACH, FL. 33139

JULY 25, 2016

HPB # 0716-0048

APPLICATION DATE 06/28/2016

CONTACTS MONIKA ENTIN, BERCOW RADELL & FERNANDEZ ZONING LAW
THOMAS TELESKO, TELESKO ASSOCIATES, INC.

mentin@brzoninglaw.com
tom@telescoassociates.com

PH: 305-377-6224
PH: 305-866-1014



TELESKO
ASSOCIATES, INC

FINAL
SUBMITTAL
INDEX

'AMARILLO RESTAURANT'
AT THE STRAND OCEAN DR
JULY 25, 2016

APPLICATION CHECKLIST ITEM	PAGE #
BOARD APPLICATION	SUBMITTED UNDER SEPARATE COVER
LETTER OF INTENT	
APPLICATION FEE	
MAILING LABELS	
BUSINESS TAX RECEIPTS	
COVER SHEET	1
PLANS CORRECTIONS REPORT RESPONSE	2
BOARD APPLICATION CHECKLIST	3
MAILING LIST	4
ZONING	5 - 7
LOCATION PLAN AERIAL	8
ORIGINAL SURVEY	9
SITE PLAN	10
PROJECT SITE PHOTOGRAPHS	11 - 14
EXISTING CONDITIONS DRAWINGS	15 - 17
PROPOSED PLANS A, B & C	18 - 20
PROPOSED ELEVATIONS	21 - 23
COLOR RENDERINGS	24 - 26
MATERIAL SAMPLES	26
HISTORIC RESOURCES REPORT	27 - 28

FINAL SUBMITTAL

JULY 25TH, 2016

AMARILLO . 1052 OCEAN DRIVE . MIAMI BEACH, FL. 33139

SCOPE OF WORK

This is an exterior renovation of an existing restaurant on Ocean Drive in South Miami Beach. This is not a historic building and will be limited to the replacement of the existing front awning in accordance with the "City of Miami Beach Mayor's Ocean Drive Task Force Final Report" dated January 13, 2016.



KEY PLAN

ZONING DATA

LOCAL CODE:
CITY OF MIAMI BEACH, ZONING ORDINANCE

ZONING:
6501 COMMERCIAL - (MXE) MIXED USE ENTERTAINMENT

FOLIO No: 02-4203-302-0001

SUB-DIVISION: THE STRAND ON OCEAN DRIVE CONDO

EXISTING AREA: -
AREA OF WORK: n/a
PROPOSED AREA: NO NEW AREA TO BE PROPOSED



1111 KANE CONCOURSE . SUITE 301 . BAY HARBOUR ISLANDS . FLORIDA . 33154
PHONE: 305.866.1014 EMAIL: TOM@TELESCOASSOCIATES.COM

DIVISION 13. - MXE MIXED USE ENTERTAINMENT DISTRICT^[7]

Footnotes:

--- (7) ---

Cross reference— Businesses, ch. 18.

Sec. 142-540. - Purpose.

The MXE mixed use entertainment district is designed to encourage the substantial restoration of existing structures and allow for new construction.

(Ord. No. 89-2665, § 6-16(A)(1), eff. 10-1-89; Ord. No. 96-3050, § 2, 7-17-96; Ord. No. 96-3052, § 1, 9-11-96)

Sec. 142-541. - Main permitted uses.

The main permitted uses in the MXE mixed use entertainment district are apartments; apartment-hotels; hotels; commercial development as specified in section 142-546, and religious institutions with an occupancy of 199 persons or less.

(Ord. No. 89-2665, § 6-16(A)(2), eff. 10-1-89; Ord. No. 96-3050, § 2, 7-17-96; Ord. No. 96-3052, § 1, 9-11-96; Ord. No. 2014-3869, § 1, 5-21-14)

Sec. 142-542. - Conditional uses.

The conditional uses in the MXE mixed use entertainment district are major cultural dormitory facilities as specified in section 142-1332; public and private cultural institutions open to the public; religious institutions with an occupancy greater than 199 persons banquet facilities; new construction of structures 50,000 square feet and over (even when divided by a district boundary line), which review shall be the first step in the process before the review by any of the other land development boards; outdoor entertainment establishment; neighborhood impact establishment; and open air entertainment establishment. For purposes of this section, banquet facilities shall be defined as an establishment that provides catering and entertainment to private parties on the premises and are not otherwise accessory to another main use.

(Ord. No. 89-2665, § 6-16(A)(3), eff. 10-1-89; Ord. No. 96-3050, § 2, 7-17-96; Ord. No. 96-3052, § 1, 9-11-96; Ord. No. 2004-3447, § 1, 5-26-04; Ord. No. 2007-3546, 1-17-07; Ord. No. 2014-3869, § 1, 5-21-14)

Sec. 142-543. - Accessory uses.

The accessory uses in the MXE mixed use entertainment district are as follows:

- (1) Those uses permitted in Article IV, Division 2 of this chapter.
- (2) Uses that serve alcoholic beverages are also subject to the regulations set forth in Chapter 6.

DIVISION 13. - MXE MIXED USE ENTERTAINMENT DISTRICT^[7]

Footnotes:

--- (7) ---

Cross reference— Businesses, ch. 18.

Sec. 142-540. - Purpose.

The MXE mixed use entertainment district is designed to encourage the substantial restoration of existing structures and allow for new construction.

(Ord. No. 89-2665, § 6-16(A)(1), eff. 10-1-89; Ord. No. 96-3050, § 2, 7-17-96; Ord. No. 96-3052, § 1, 9-11-96)

Sec. 142-541. - Main permitted uses.

The main permitted uses in the MXE mixed use entertainment district are apartments; apartment-hotels; hotels; commercial development as specified in section 142-546, and religious institutions with an occupancy of 199 persons or less.

(Ord. No. 89-2665, § 6-16(A)(2), eff. 10-1-89; Ord. No. 96-3050, § 2, 7-17-96; Ord. No. 96-3052, § 1, 9-11-96; Ord. No. 2014-3869, § 1, 5-21-14)

Sec. 142-542. - Conditional uses.

The conditional uses in the MXE mixed use entertainment district are major cultural dormitory facilities as specified in section 142-1332; public and private cultural institutions open to the public; religious institutions with an occupancy greater than 199 persons banquet facilities; new construction of structures 50,000 square feet and over (even when divided by a district boundary line), which review shall be the first step in the process before the review by any of the other land development boards; outdoor entertainment establishment; neighborhood impact establishment; and open air entertainment establishment. For purposes of this section, banquet facilities shall be defined as an establishment that provides catering and entertainment to private parties on the premises and are not otherwise accessory to another main use.

(Ord. No. 89-2665, § 6-16(A)(3), eff. 10-1-89; Ord. No. 96-3050, § 2, 7-17-96; Ord. No. 96-3052, § 1, 9-11-96; Ord. No. 2004-3447, § 1, 5-26-04; Ord. No. 2007-3546, 1-17-07; Ord. No. 2014-3869, § 1, 5-21-14)

Sec. 142-543. - Accessory uses.

The accessory uses in the MXE mixed use entertainment district are as follows:

- (1) Those uses permitted in Article IV, Division 2 of this chapter.
- (2) Uses that serve alcoholic beverages are also subject to the regulations set forth in Chapter 6.

			units—550 Hotel units: 15%: 300— 335 85%: 335+		1161)	1161)
--	--	--	--	--	-------	-------

(Ord. No. 89-2665, § 6-16(B), eff. 10-1-89; Ord. No. 90-2722, eff. 11-21-90; Ord. No. 92-2830, eff. 1-16-93; Ord. No. 94-2949, eff. 10-15-94; Ord. No. 96-3052, § 1, 9-11-96; Ord. No. 97-3097, § 2, 10-8-97; Ord. No. 98-3107, § 1, 1-21-98; Ord. No. 98-3150, § 1, 11-4-98)

Sec. 142-546. - Additional restrictions for lots fronting on Ocean Drive, Ocean Terrace and Collins Avenue.

In the MXE **mixed use entertainment** district permitted uses in existing buildings at the time of adoption of this section with two stories or less fronting on Ocean Drive or Ocean Terrace and any building fronting on Collins Avenue from Sixth Street to 16th Street shall comply with the following:

- (1) The entire building shall be substantially renovated and comply with the South Florida Building Code, fire prevention safety code and the property maintenance standards. If the building is a historic structure, the plans shall substantially comply with the Secretary of the Interior Standards and Guidelines for Rehabilitating Historic Structures, U.S. Department of the Interior (revised 1983), as amended.
- (2) The buildings may contain offices, retail, food service establishments, alcoholic beverage establishments, and residential uses or any combination thereof. Medical and dental offices shall be prohibited uses in the MXE districts. Commercial uses located above the ground floor shall only have access from the interior of the building; no exterior access shall be permitted, unless a variance from this requirement is granted.
- (3) Required parking may be satisfied through participation in the parking impact fee program as set forth in chapter 130, article V, where applicable under the regulations contained therein.
- (4) No existing building shall be internally reconstructed to change the number of stories except that 20 percent of each floor plate may be removed to create an open area or atrium.
- (5) For existing buildings with two stories or less fronting on Ocean Drive or Ocean Terrace, the addition of a story shall require that commercial uses comply with all provisions of section 142-904 for accessory uses, unless a variance from the provisions of section 142-904 is granted. For purposes of example only, in buildings described in the foregoing sentence, the existence of commercial uses on the ground floor which exceed 25 percent of the floor area shall not, upon the addition of one story, be deemed grandfathered in, and the percentage of commercial uses on the ground floor, upon the addition of one story, must comply with the requirements of section 142-904, except if a variance is granted.
- (6) No variances shall be granted from the requirements of this section 142-546, except as specified in subsections 142-546(2) and 142-546(5).

(Ord. No. 89-2665, § 6-16(C), eff. 10-1-89; Ord. No. 92-2830, eff. 1-16-93; Ord. No. 96-3052, § 1, 9-11-96; Ord. No. 2016-4005, § 1, 3-9-16)

Sec. 142-547. - Setback requirements.

- (a) The setback requirements for the MXE **mixed use entertainment** district are as follows:
- (1) *Front.*
 - a. Oceanfront: Pedestal and tower, 50 feet; however, sculptures, fountains or architectural features when approved by the design review board are permitted in the required front yard.
 - b. Non-oceanfront:
 - 1. Pedestal, ten feet.
 - 2. Lots 100 feet in width or greater, 20 feet; for buildings with a ten-foot-deep covered front porch running substantially the full width of the building front, the front setback shall be five feet. Furthermore, for lots 100 feet in width or greater, the front setback shall be extended to include at least one courtyard, open to the sky, with a minimum width of ten feet and a minimum area of three square feet for every linear foot of lot frontage.
 - 3. Tower, 50 feet.
 - (2) *Side, interior.*
 - a. Oceanfront: Pedestal and tower, 15 percent of the lot width.
 - b. Nonoceanfront:
 - 1. Architectural district, five feet.
 - 2. All other areas:
 - i. Pedestal, five feet.
 - ii. Tower, 7.5 feet.
 - (3) *Side, facing a street.*
 - a. Oceanfront: Pedestal and tower, 15 percent of the lot width, plus five feet.
 - b. Nonoceanfront: Ten percent of the lot width plus five feet, not to exceed 25 feet. However, lots less than 100 feet in width shall have a setback of five feet.
 - 1. Nonoceanfront structures may comply with these requirements or have the option of the following:
 - i. Pedestal, five feet.
 - ii. Tower, 7.5 feet.
 - 2. Provided that nonoceanfront lots 100 feet or greater in width shall incorporate the following:
 - i. A ten-foot-deep porch running substantially the full side length of the building, with a minimum floor-to-ceiling height of 12 feet; and
 - ii. One courtyard, open to the sky, with a minimum of 1,000 square feet and a minimum average depth of 20 feet. The long edge of the courtyard shall be along the side property line. The area of the courtyard shall be increased by an additional 50 square feet for every one foot of building height above 30 feet as measured from grade.
 - (4) *Rear.*
 - a. Oceanfront: 25 percent of the lot depth or 75 feet minimum from the bulkhead line, whichever is greater.

- b. Nonoceanfront:
 - 1. Architectural district, zero feet if abutting an alley, otherwise ten feet.
 - 2. All other areas, ten feet.
- (b) Existing structures which are being substantially renovated are permitted to retain the existing setback areas; however, the setback area shall not be reduced. When additional floors are constructed, they shall be permitted to retain the same setbacks as the existing floors. The provisions of section 118-398 relating to bulk shall not be applicable to the foregoing setback requirements.

(Ord. No. 89-2665, § 6-16(D), eff. 10-1-89; Ord. No. 90-2722, eff. 11-21-90; Ord. No. 96-3052, § 1, 9-11-96)

Sec. 142-548. - Reserved.

Editor's note— Ord. No. 98-3150, § 1, adopted Nov. 4, 1998, repealed § 142-548, which pertained to additional maximum height regulations, and derived from Ord. No. 89-2665, § 6-16(e), eff. 10-1-89; Ord. No. 92-2830, eff. 1-16-93; and Ord. No. 96-3052, § 1, adopted 9-11-96.

Sec. 142-549. - Noise overlay district.

Section 46-151 et seq. establishes noise exceptions for a specific area as described in those sections.

(Ord. No. 89-2665, § 12C, eff. 10-1-89)

Sec. 142-550. - Additional regulations for new construction.

- In the MXE district, all floors of a building containing parking spaces shall incorporate the following:
- (1) Residential or commercial uses, as applicable, at the first level along every facade facing a street, sidewalk or waterway. For properties not having access to an alley, the required residential space shall accommodate entrance and exit drives.
 - (2) Residential or commercial uses above the first level along every facade facing a waterway.
 - (3) For properties less than 60 feet in width, the total amount of residential or commercial space at the first level along a street side shall be determined by the design review or historic preservation board, as applicable. All facades above the first level, facing a street or sidewalk, shall include a substantial portion of residential or commercial uses; the total amount of residential or commercial space shall be determined by the design review or historic preservation board, as applicable, based upon their respective criteria.

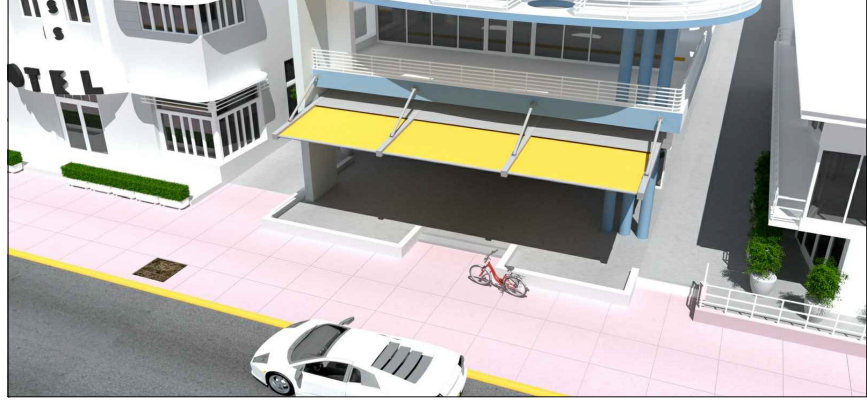
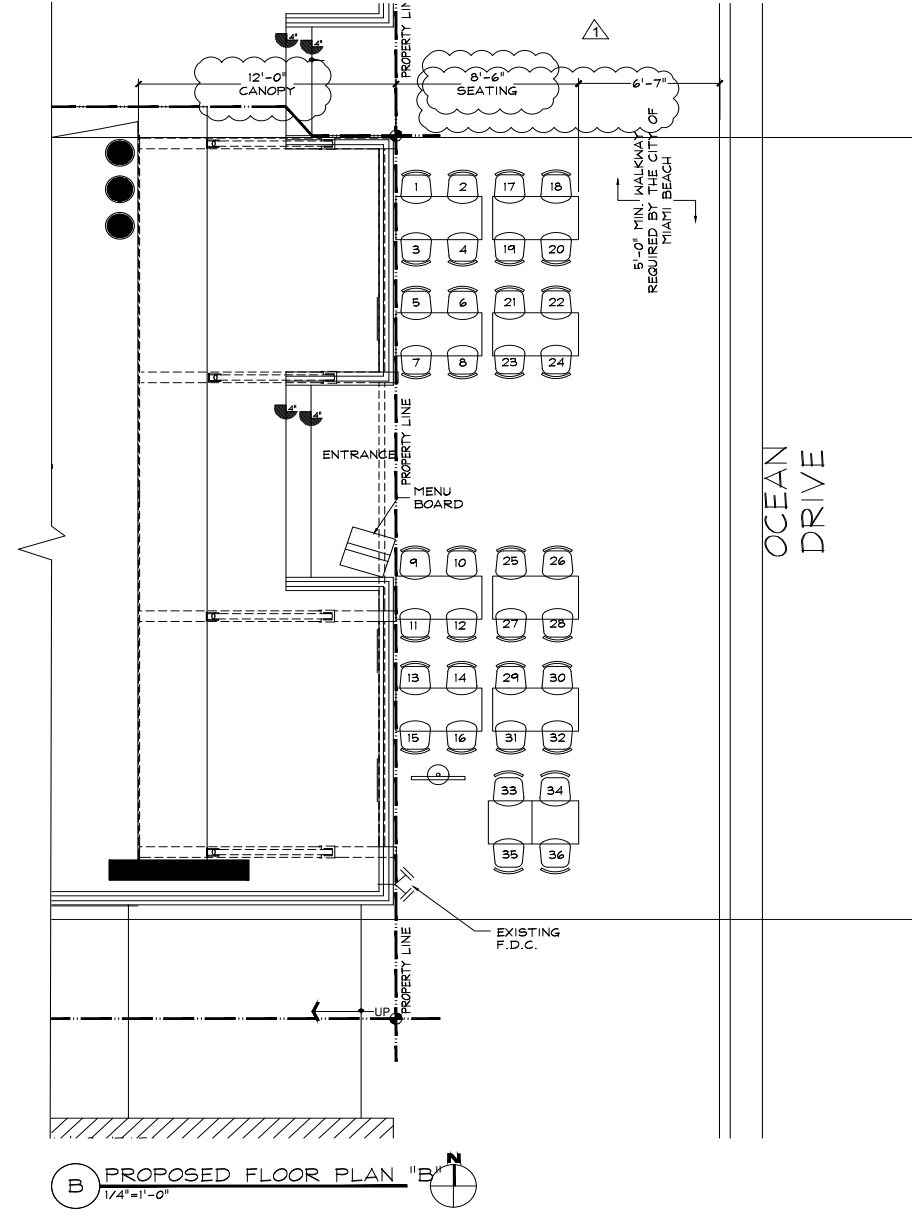
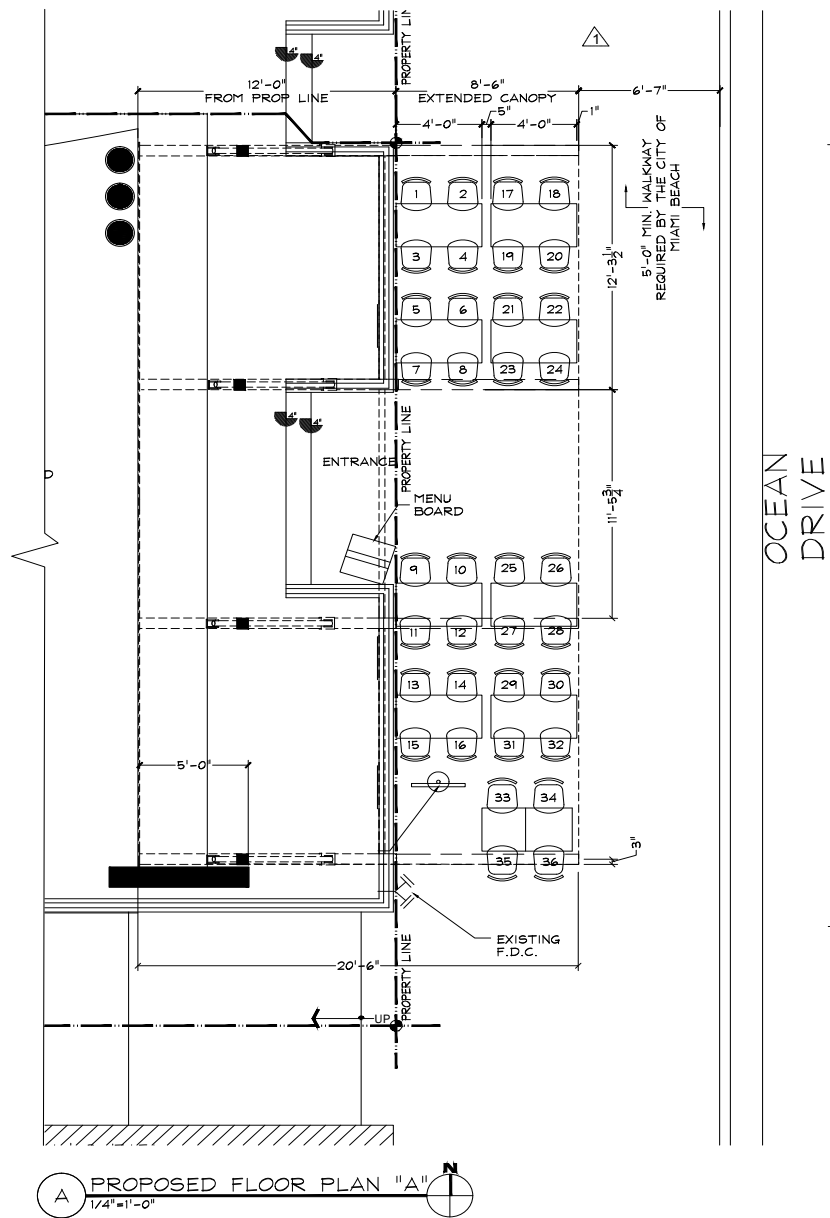
(Ord. No. 2006-3510, § 8, 3-8-06)

Secs. 142-551—142-570. - Reserved.



ZONING DATA:

- 1. LOCAL CODE:..... CITY OF MIAMI BEACH, ZONING ORDINANCE
CITY OF MIAMI BEACH, ZONING ORDINANCE
- 2. ZONING:..... MXE
MIXED-USE ENTERTAINMENT DISTRICT
- 3. FOLIO No:.....02-4203-302-0900



1111 KANE CONCOURSE, SUITE 301
BAY HARBOR ISLANDS, FL 33154
TEL 305 866 1014
FAX 305 866 3317
telesco@the-beach.net
www.nightclub-design.com
LICENSE # AA-000284

AMARILLO RESTAURANT
AWNING REPLACEMENT
1052 OCEAN DRIVE
MIAMI BEACH, FL 33139

PROJECT No. :

DRAWN BY: P.

DATE: 07/25/2016

REVISIONS:

07/25/2016

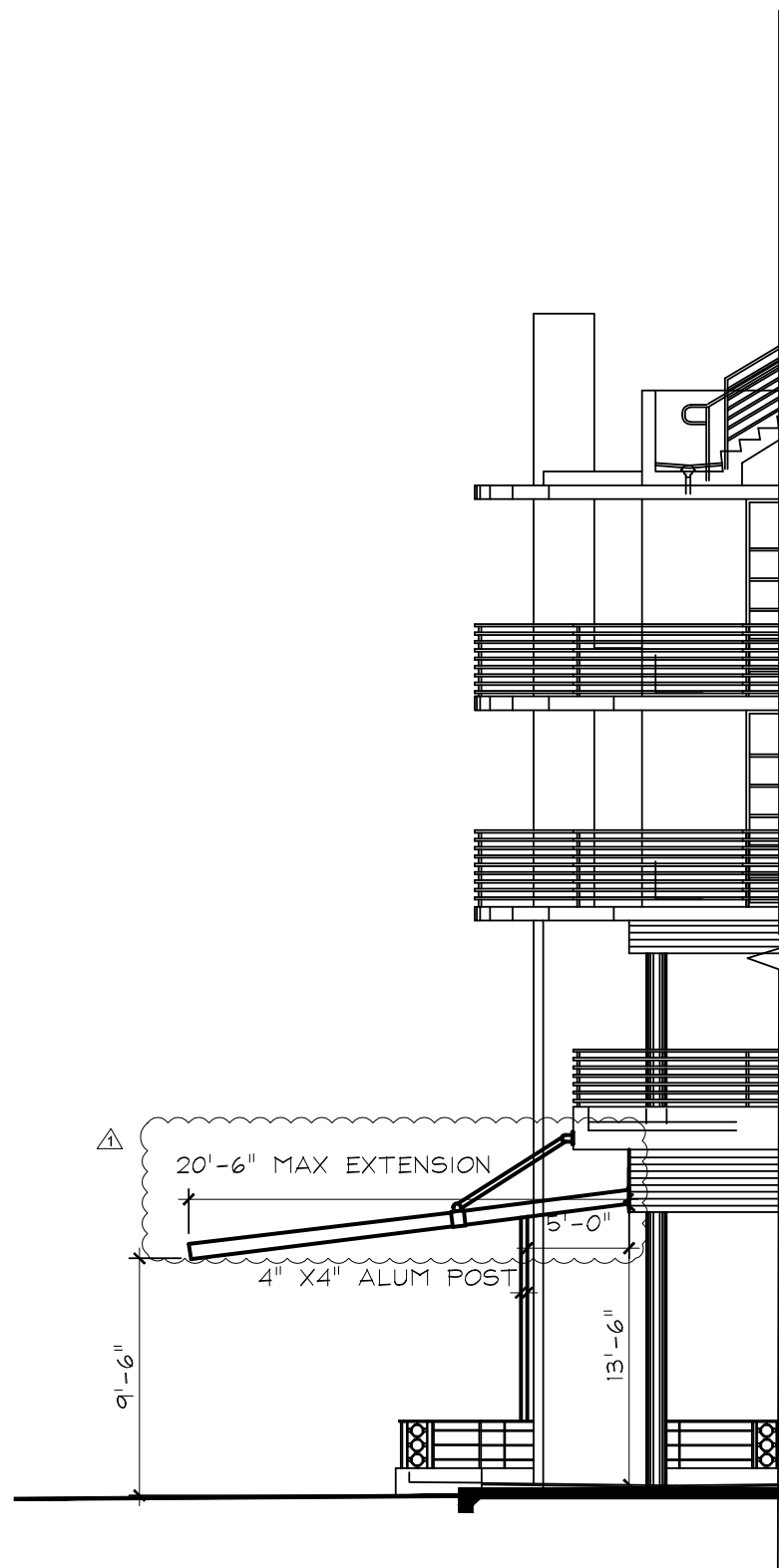
NORMAN PAUL R.A.

AR 92781

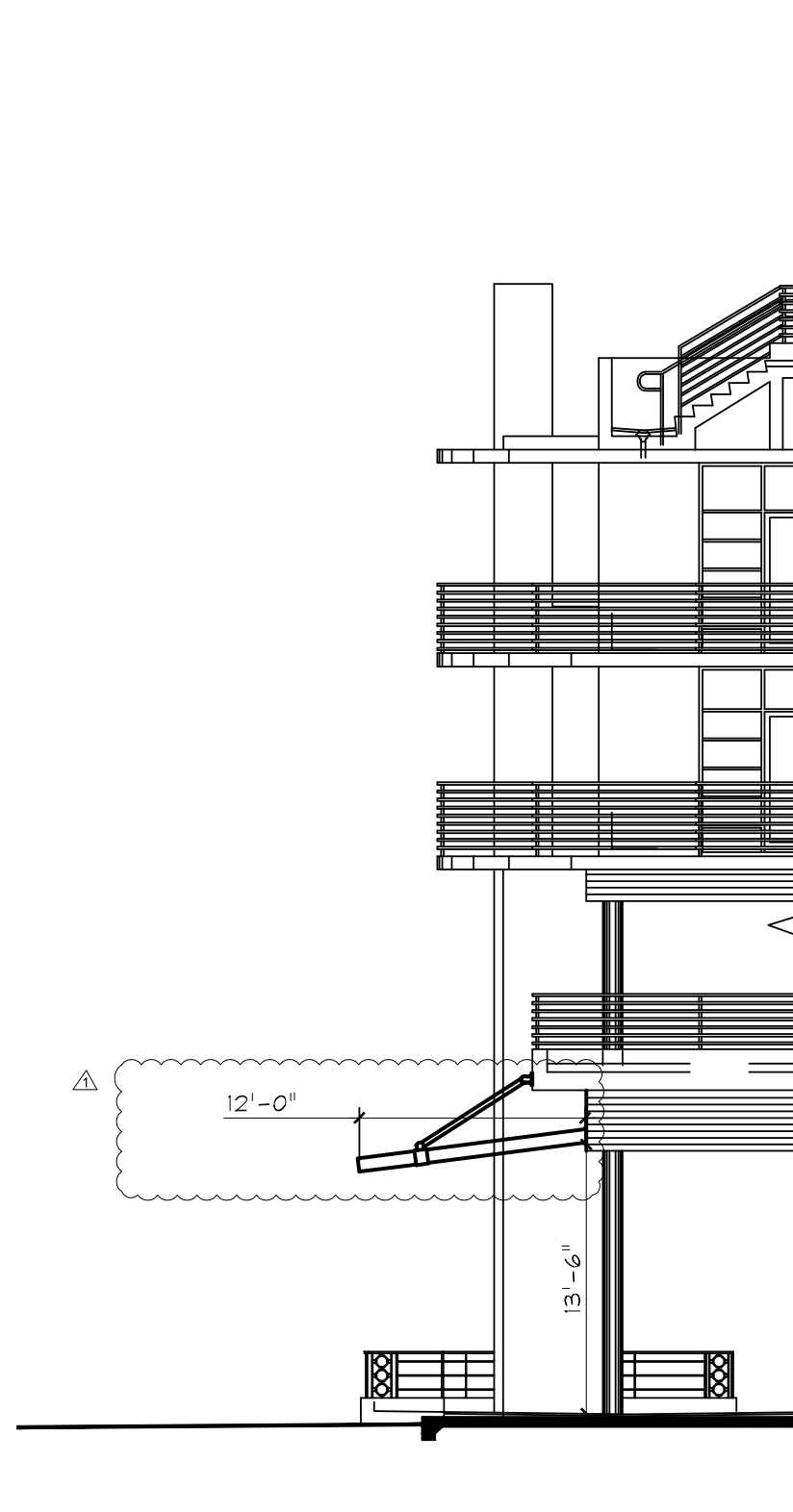
PROPOSED
FLOOR
PLANS ABC

A-3

DRAWING No. OF



1 NORTH ELEVATION (COURTYARD) PROPOSAL A
1/4"=1'-0"



1 PROPOSAL B
1/4"=1'-0"

HOSPITALITY ARCHITECTURE
&
INTERIOR DESIGN

TL
TELESCO
ASSOCIATES

1111 KANE CONCOURSE, SUITE 301
BAHARHURST, FL 3354

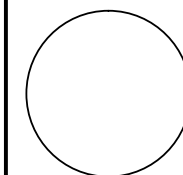
TEL: 305.866.1014
FAX: 305.866.3317

telesco@the-beach.net
www.nightclub-design.com

LICENSE # AA-002284

AMARILLO RESTAURANT
AWNING REPLACEMENT
1052 Ocean Drive
Miami Beach, FL 33139

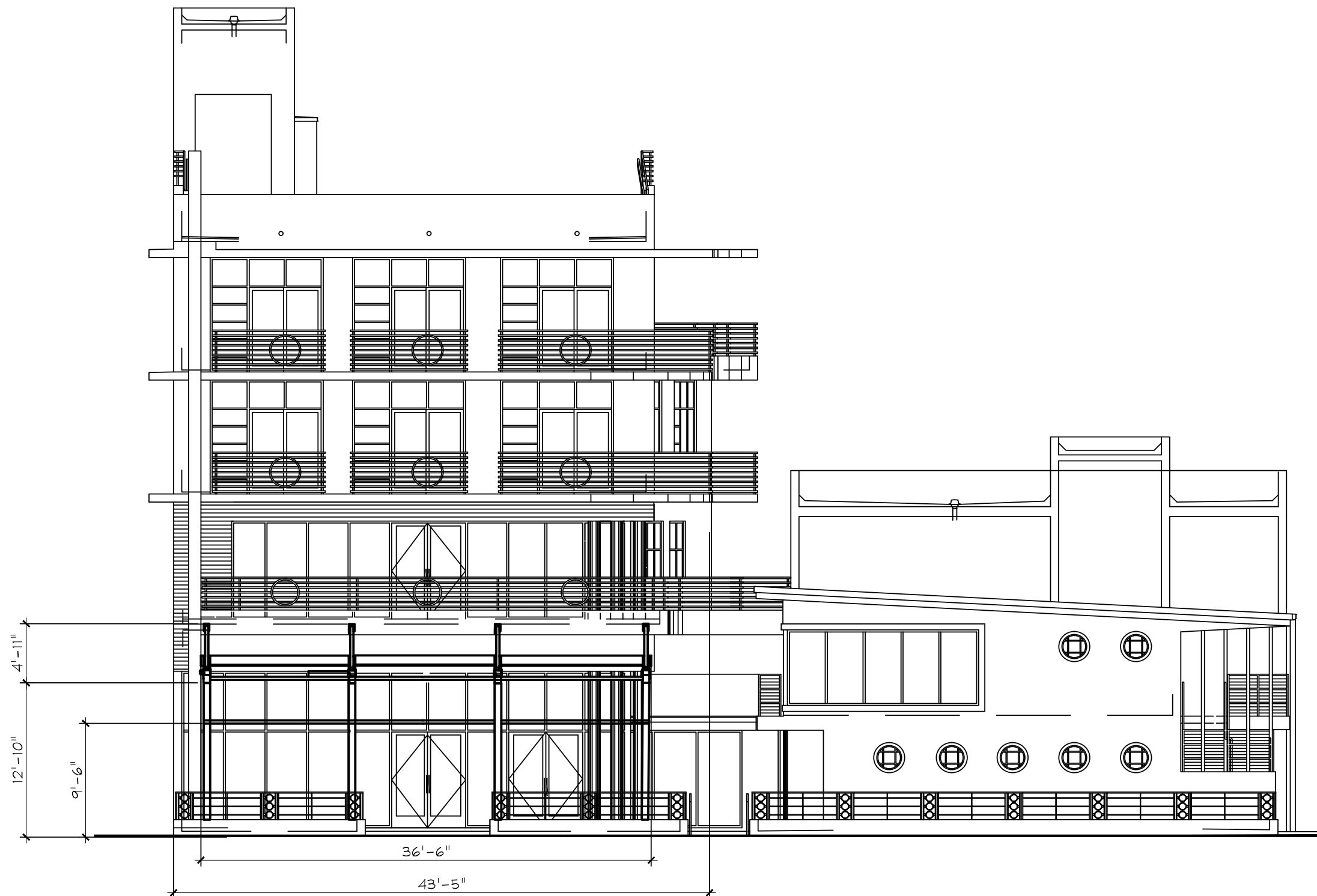
PROJECT No. :
DRAWN BY: GT
DATE: 07/25/2016
REVISIONS:
△ 07.25.16
△
△
△



**PROPOSED
EXTERIOR
ELEVATION**

A-4

DRAWING No. OF



1 EAST ELEVATION PROPOSALS A & B
1/4"=1'-0"

HOSPITALITY ARCHITECTURE
&
INTERIOR DESIGN
TELESKO
ASSOCIATES
1111 KANE CONCOURSE, SUITE 301
BAY HARBOR BEACH, FL 33554
TEL. 305 866 1014
FAX. 305 866 3317
telesco@the-beach.net
www.nighclub-design.com
LICENSE # AA-0002884

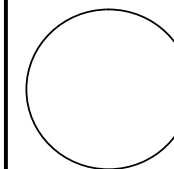
AMARILLO RESTAURANT
AWNING REPLACEMENT
1052 Ocean Drive
Miami Beach, FL 33139

PROJECT No. :

DRAWN BY: G.T.

DATE: 07/25/2016

REVISIONS:

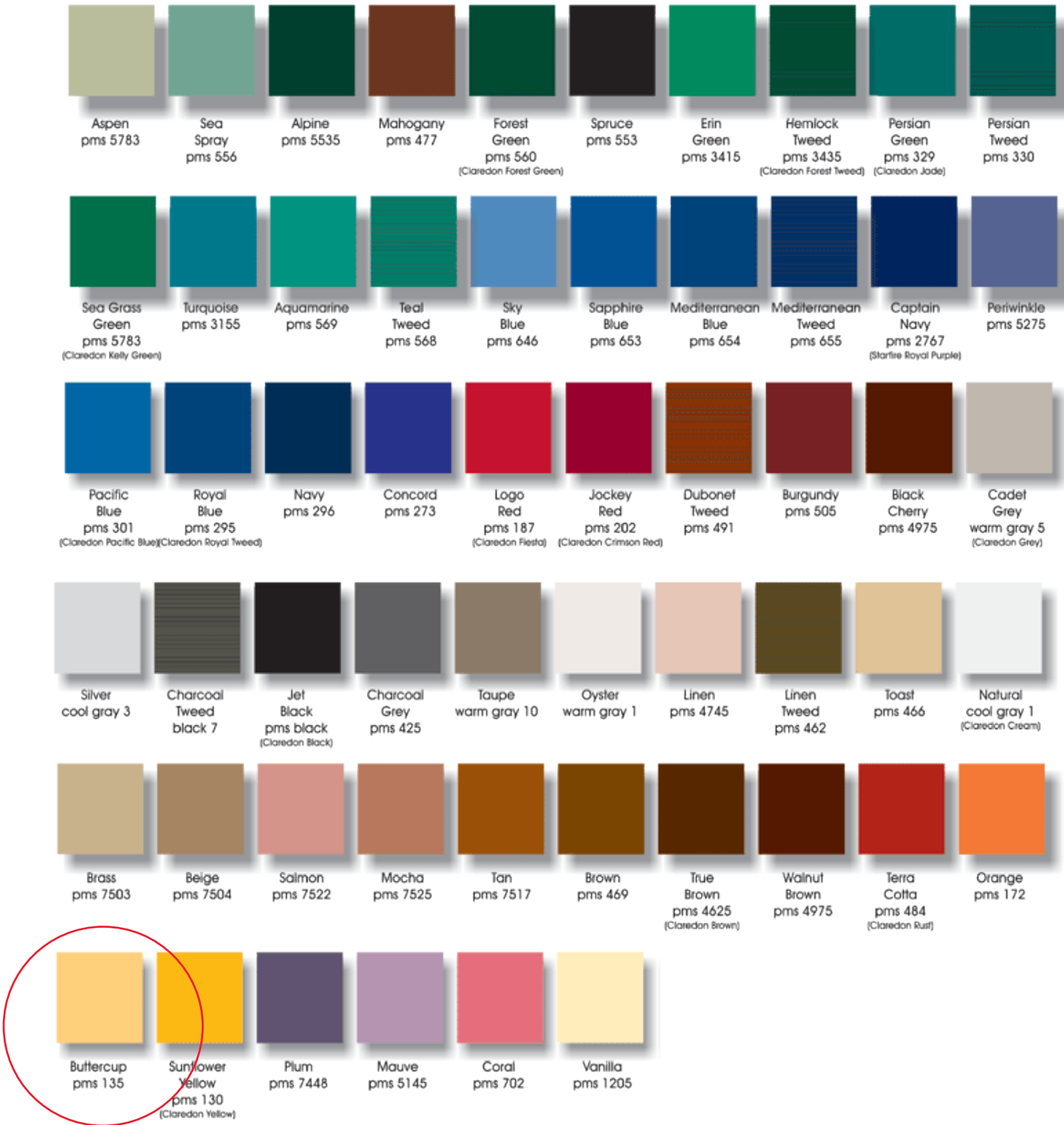


**PROPOSED
EXTERIOR
ELEVATION**

A-5

DRAWING No. OF

Pantone Color Matches to Sunbrella



cc#06BS00613
3601 NW 55th Street, Suite 106
Miami FL 33142
e-mail: sales@atlanticawnings.com
Tel: 305.269.0555

Quantity	Description
1	Install motorized Smart Shade Waterproof retractable roof awning with hood; to be anchored with supporting brackets to building. Please refer to attached rendering. WIDTH: 36' 0" PROJECTION: 13' 0" INCLUDES SOMFY Electric motor, with sync control and remote control; Five (5) years' Limited Manufacturer's Warranty. 110V ELECTRICAL SERVICE TO BE PROVIDED BY CUSTOMER. FABRIC: Ferrari 602; COLOR: Your choice. Please see reverse for fabric specifications. RETRACTABLE FRAME: Extruded aluminum frame with stainless steel and brass hardware. FINISH: Powder coated paint; COLOR: Your choice. INSTALLATION: Anchor plates and brackets will be installed where applicable. Installation to be square, plumb, and level and to comply with Florida Building Code in effect. PERMIT FEE: This fee includes County and/or City Permit Fee, Engineering Plans, Wind Calculations, and Expediting. Permit fee is non-refundable. DELIVERY & INSTALLATION: Four (4) weeks after issuance of permit. TERMS: Permit fee at acceptance; 50% at permit issuance; Balance due at completion. All measurements subject to field verification.

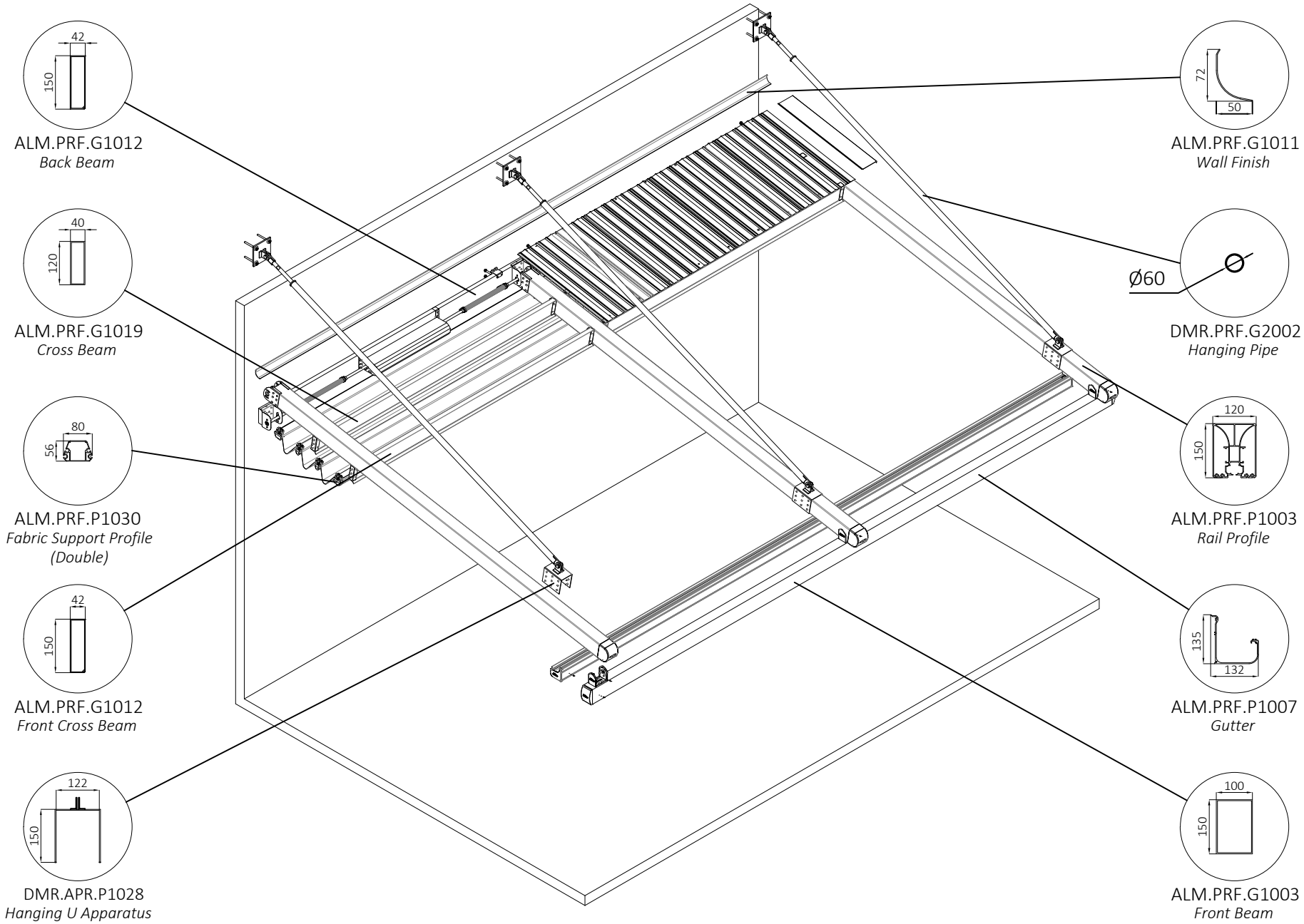
SUNBRELLA AWNING MATERIAL
4635
COLOR: BUTTERCUP

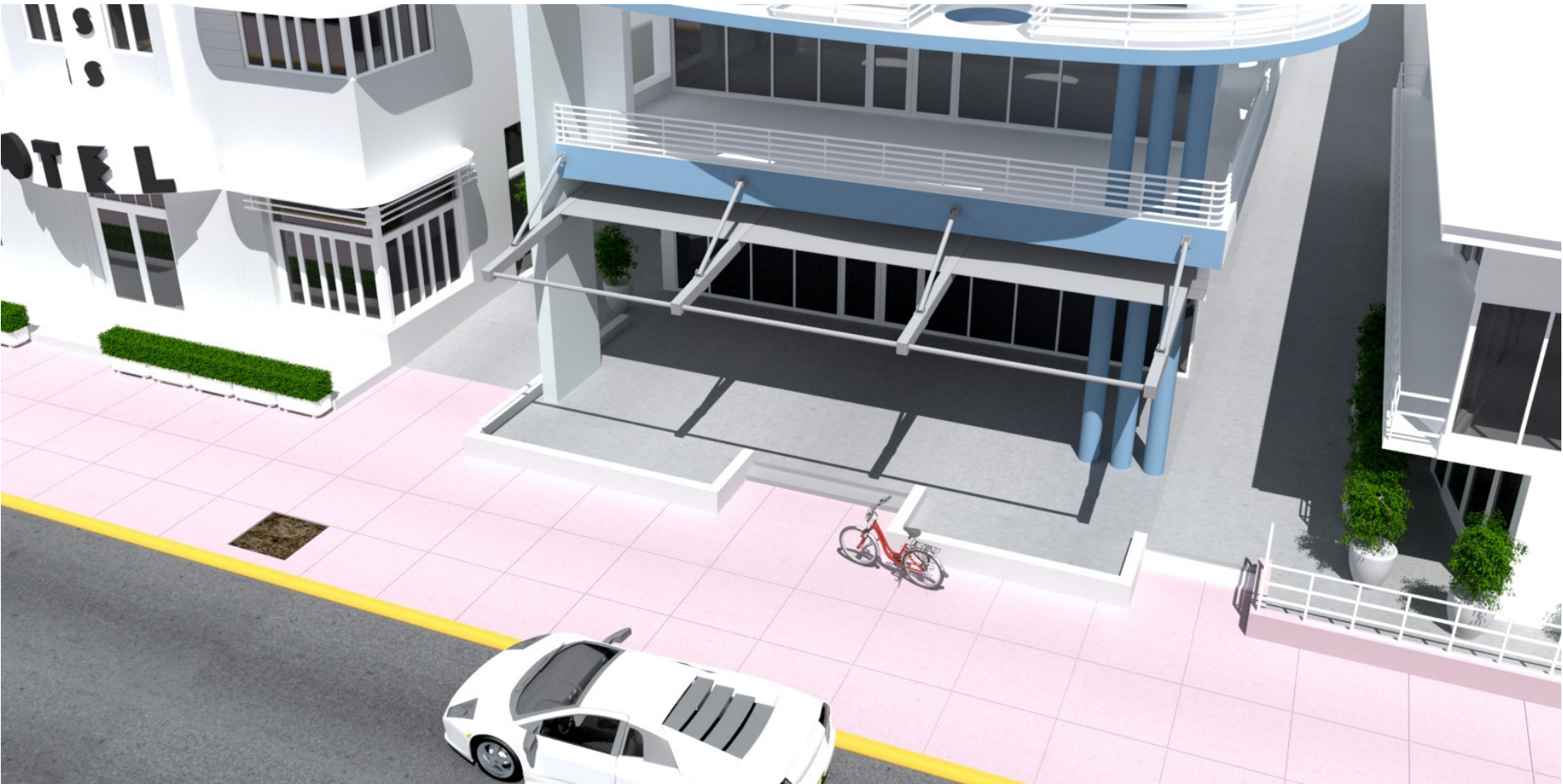
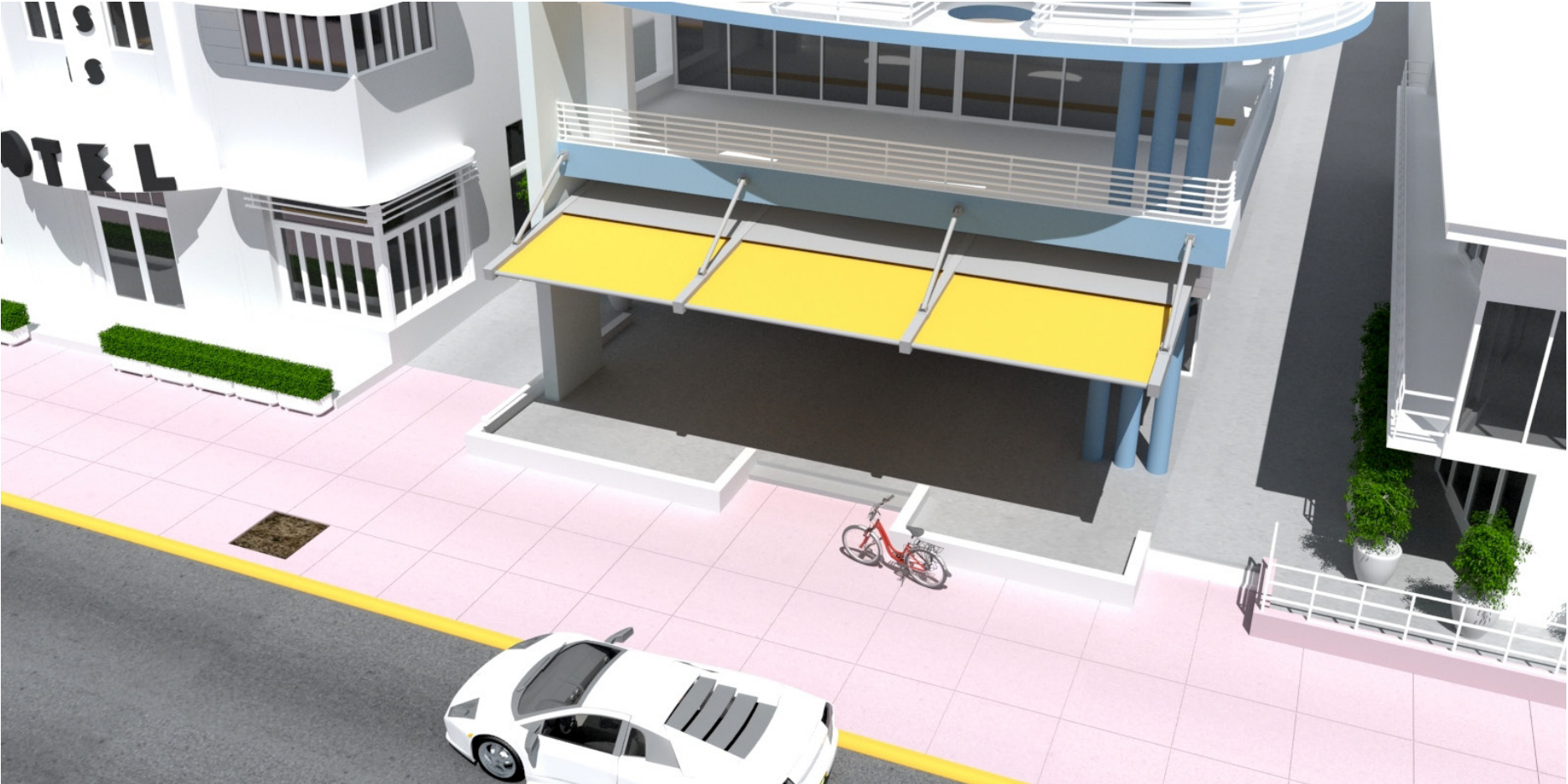
PANORAMA

S2
STD

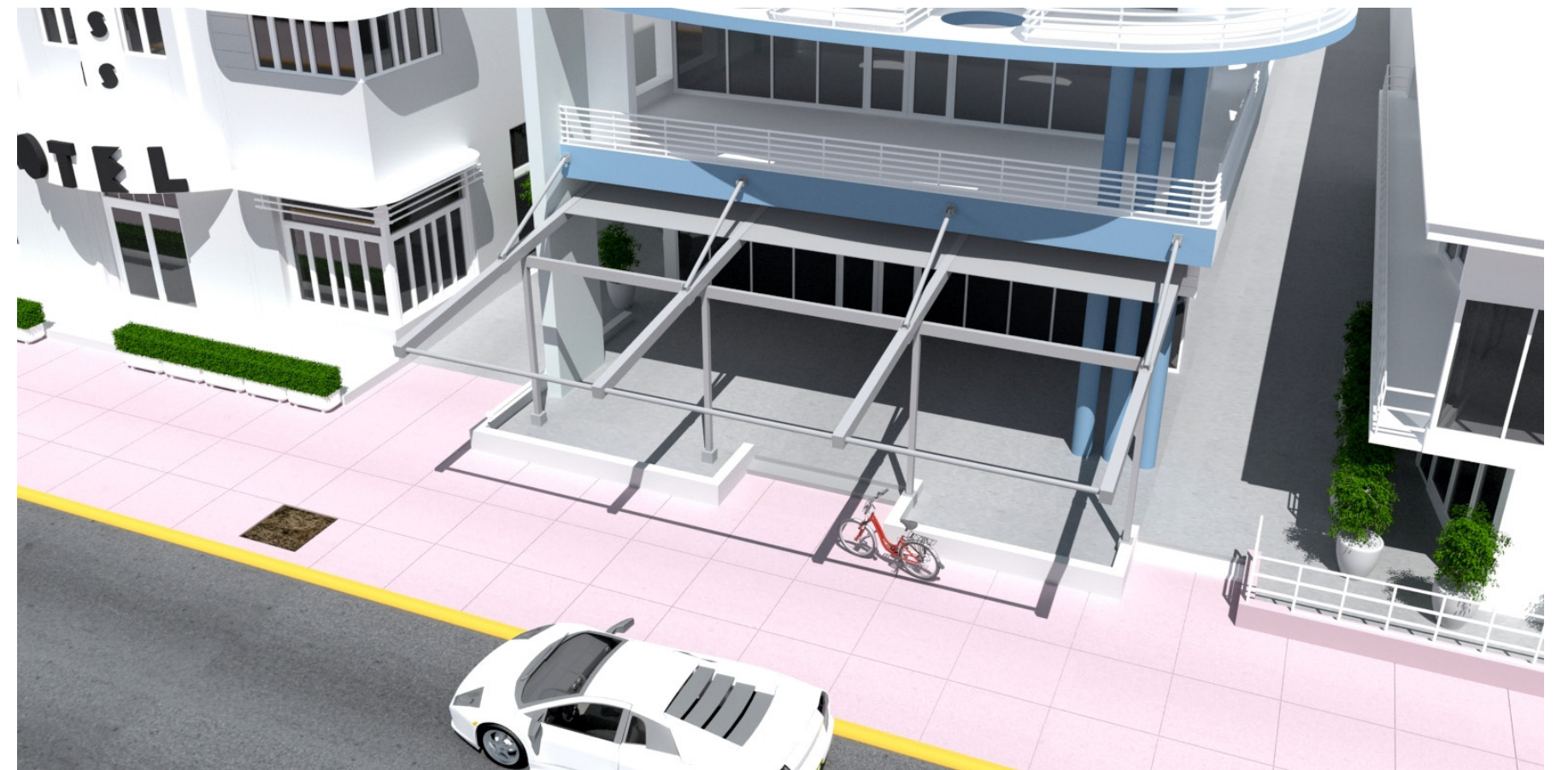
MAXIMUM DIMENSIONS

	WIDTH	PROJECTION
2 RAILS	450 cm	600 cm
3 RAILS	900 cm	600 cm
4 RAILS	1300 cm	600 cm





PROPOSAL “B”



PROPOSAL "A"