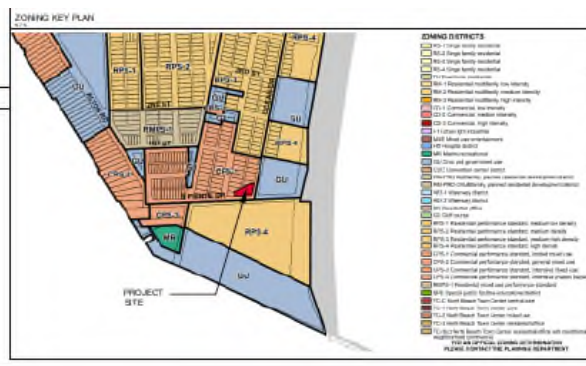


DRB23-0972: Philippe Chow Miami Beach

1 Collins Ave – CU 1 & CU 2

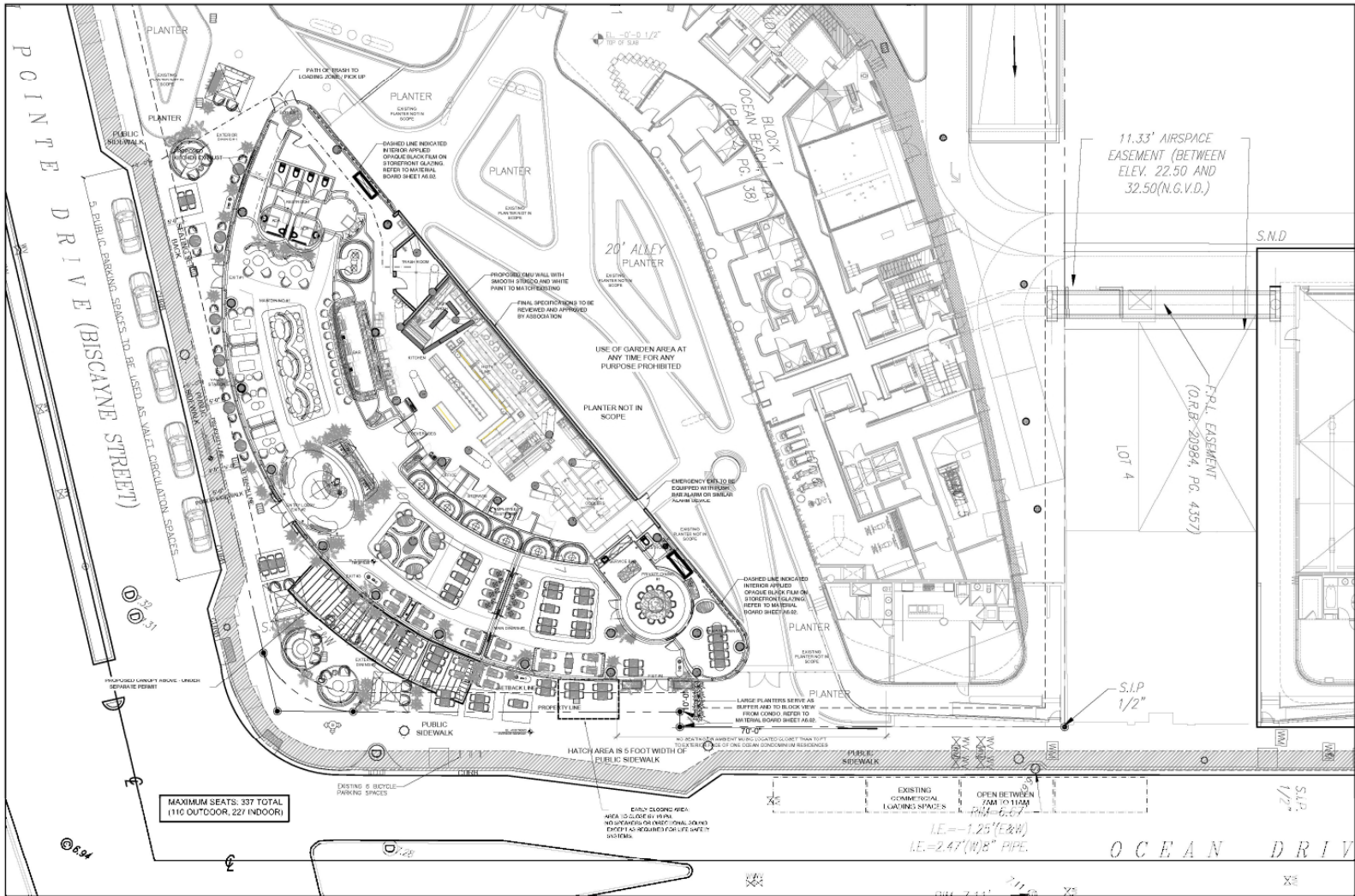
Design Review Board – 1/2/24 Meeting – Item 8





D	CORNER OF OCEAN DR & SOUTHPOINTE DR SCALE: NTS
---	---

12/14/2023



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

[illegible]DESIGN REVIEW BOARD
FINAL SUBMITTAL

ONE OCEAN RESTAURANT RENOVATIONS

Owner:	OWNER
Name:	OWNER
Address:	OWNER_ADDRESS1
Address:	OWNER_ADDRESS2
Tel:	OWNER_PHONE
E-mail:	OWNER_EMAIL

Consultant:
Name
Address
Address
Tel:
E-mail

Consultant:
Name
Address
Address
Tel:
E-mail

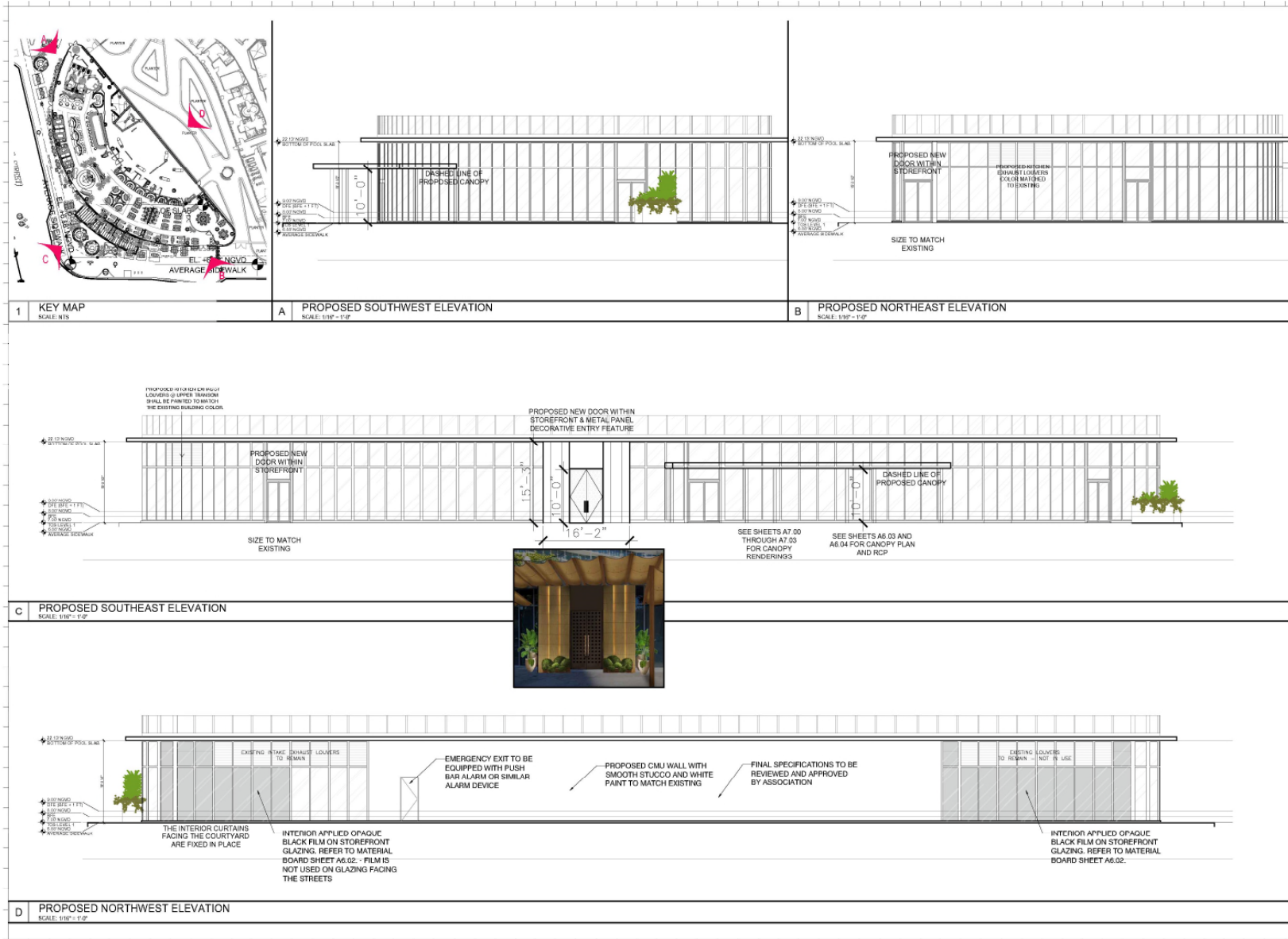
Architect:
Kobi Karp Architecture and Interior Design,
Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KORE KARP
Lic. # AR0012578

SITE PLAN

Date: 2023-11-06	Sheet No. A2.00
Scale: —	
Project: 2250	



Rev.	Date

DESIGN REVIEW BOARD
FINAL SUBMITTAL

**ONE OCEAN RESTAURANT
RENOVATIONS**
1 COLLINS AVE SUITE 100 & C-2
MIAMI BEACH, FLORIDA 33139

Owner:
Name: OWNER
Address: OWNER ADDRESS
City: MIAMI BEACH
State: FLORIDA

Consultant:
Name: KOB KARP
Address: 271 NW 25th Street
City: MIAMI BEACH
State: FLORIDA

Architect:
Name: KOB KARP
Address: 271 NW 25th Street
City: MIAMI BEACH
State: FLORIDA

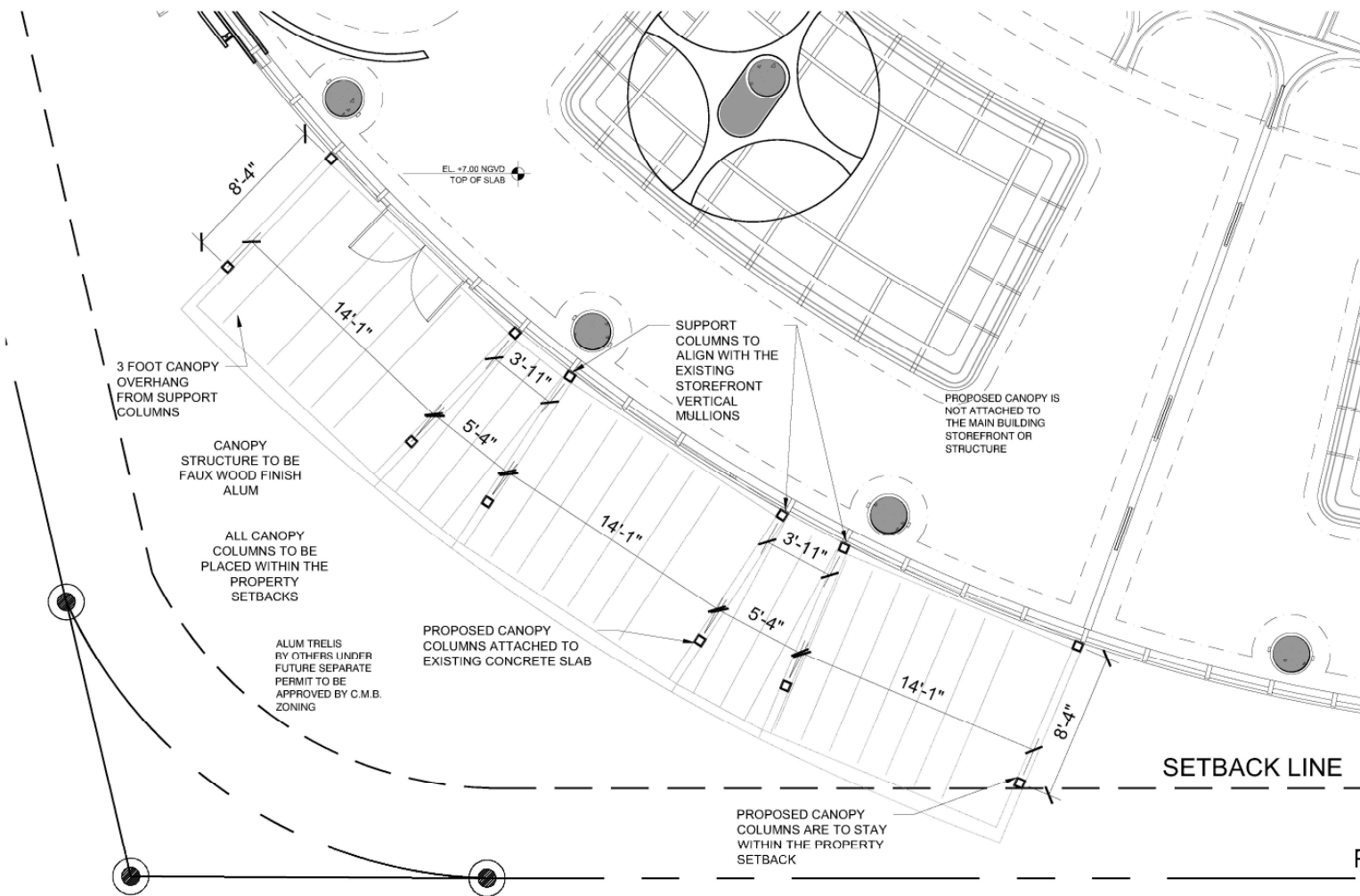
Architect:
Name: KOB KARP
Address: 271 NW 25th Street
City: MIAMI BEACH
State: FLORIDA



KOB KARP
Lic: #AF0012578

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
RENOVATIONS**
1 COLLINS AVE SUITE 100
MIAMI BEACH, FLORIDA 33139

Owner:
Name: OWNER
Address: OWNER ADDRESS
City: OWNER CITY
State: OWNER STATE
Zip: OWNER ZIP

Consultant:
Name: KOBEL KARP
Address: 1000 BAYVIEW BLVD
City: MIAMI BEACH
State: FL
Zip: 33139

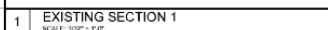
Architect:
Kobel Karp Architecture and Interior Design, Inc.
271 NW 25th Street
Miami, Florida 33127 USA
Tel: +1 305 371 1800
Fax: +1 305 371 3788



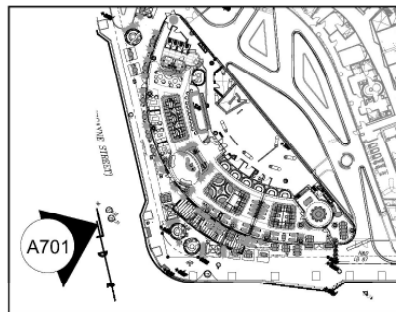
KOBEL KARP
L.C. # A182012528

**CANOPY
FLOOR PLAN**

Date: 2023-11-06	Sheet No.
Scale: 1/8"=1'-0"	
Project: 2202	A6.03



Date: 2023-11-06	Sheet No. A5.00
Scale: —	
Project: 2252	



RENDER KEY PLAN

KKOID DESIGN INTENT EXTERIOR RENDER

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

DESIGN REVIEW BOARD
FINAL SUBMITTAL

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

Owner:
Name: OWNER
Address: OWNER PL ADDRESS 001
Address: OWNER PL ADDRESS 002
Tel: OWNER PHONE
Email: OWNER_EMAIL

Consultant:
Name:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

Architect:
Kobi Karp Architecture and Interior Design,
Inc.
275 NW 25th Street
Miami, Florida 33127 USA
Tel: +1 305 574 1800
Fax: +1 305 574 3788



KOB I KARP
Lic: # AFR00125276

RENDER

Date: 2023-11-05	Sheet No:
Scale: --	A7.01
Project: 2002	



RENDER KEY PLAN

KKOID DESIGN INTENT EXTERIOR RENDER

Rev.	Date
1	PLANNING DEPT REVIEW 2023 05 26

DESIGN REVIEW BOARD
FINAL SUBMITTAL

ONE OCEAN RESTAURANT RENOVATIONS

1 COLLINS AVE CL-1 & CL-2
MIAMI BEACH, FLORIDA 33139

Owner:
Name: COMPTON
Address: COMPTON, ADDRESS 001
Address: COMPTON, ADDRESS 002
Tel: COMPTON, PHONE
Email: COMPTON, EMAIL

Consultant:
Name:
Address:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Address:
Tel:
Email:

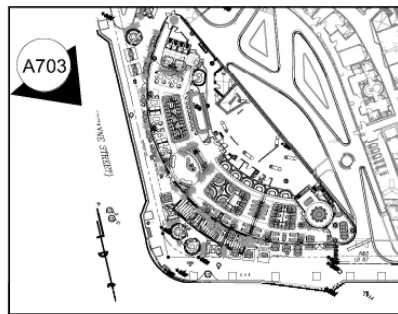
Architect:
Kobi Karp Architecture and Interior Design,
Inc.
271 NW 28th Street
Miami, Florida 33107 USA
Tel: +1 (305) 574 1810
Fax: +1 (305) 574 3388



KOB I KARP
Lic: #AF00125276

RENDER

Date: 2023 11 05	Sheet No:
Scale: --	A7.02
Project: 2002	



KKAID DESIGN INTENT EXTERIOR RENDER

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

DESIGN REVIEW BOARD
FINAL SUBMITTAL

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

Owner:
Name: OWNER
Address: OWNER PL ADDRESS 001
City: OWNER ADDRESS 002
State: OWNER PHONE
Zip: OWNER EMAIL

Consultant:
Name: Kobi Karp
Address: Kobi Karp
City: Kobi Karp
State: Kobi Karp
Zip: Kobi Karp
Email: Kobi Karp

Consultant:
Name: Kobi Karp
Address: Kobi Karp
City: Kobi Karp
State: Kobi Karp
Zip: Kobi Karp
Email: Kobi Karp

Architect:
Kobi Karp Architecture and Interior Design,
Inc.
271 NW 25th Street
Miami, Florida 33127 USA
Tel: +1 (305) 571 1815
Fax: +1 (305) 571 3188



KOBİ KARP
Lic: # AR00125276

RENDER

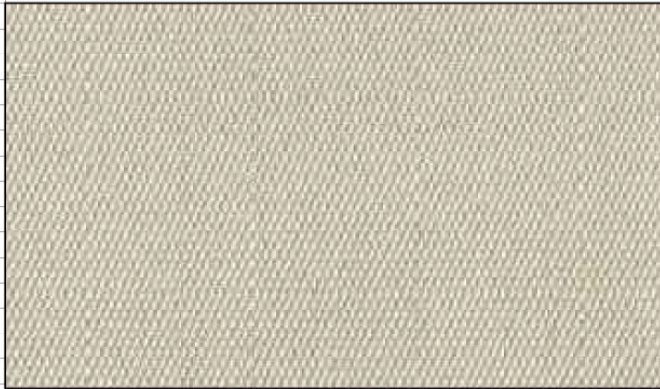
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Project: 2023	



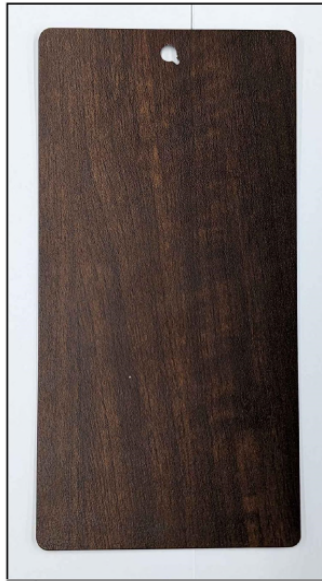
1 APPLIED OPAQUE BLACK FILM ON STOREFRONT GLAZING
ELEVATION FACING THE CONDO GARDEN



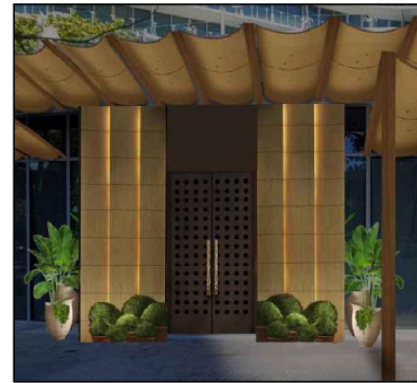
2 PLANTER DIVIDER
PLANTER LOCATED AT EAST CORNER TO CONTAIN DENSE AND TALL LANDSCAPE PLANTINGS TO
PROVIDE A VISUAL SCREENING FROM THE ONE OCEAN CONDO



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

DESIGN REVIEW BOARD
FINAL SUBMITTAL

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

Owner:
Name: OWNER
Address: OWNER_ADDRESS1
Address: OWNER_ADDRESS2
Tel: OWNER_PHONE
Email: OWNER_EMAIL

Consultant:
Name:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Tel:
Email:

Architect:
Kobi Karp Architecture and Interior Design,
Inc.
371 NW 20th St
Miami, Florida 33137 USA
Tel: +1 (305) 571 1810
Fax: +1 (305) 571 3708



KOBI KARP
Lic: # AR0012578

MATERIAL
BOARD

Date: 2023-11-05	Sheet No:
Scale: --	
Project: 2019	A6.02

Thank You

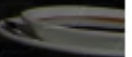
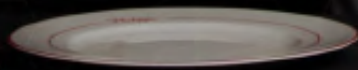
200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com



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.

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



Valet Spaces – DRB Condition

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:

- 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.



Figure 1 - Existing On-Street Spaces



TRG Block One, Ltd.
1915 S. Broward Blvd.
Fort Lauderdale, FL 33304

ONE JEMINSPI
OCEAN CITY
1 Collins Avenue
City of Miami Beach, Dade County, FL
& ENG.

data analysis

SITE PLAN INFORMATION

LAND USE DESIGNATION:
"TOTAL SITE AREA:
BUILDING HEIGHT:
REQUIRED OPEN SPACE:
PROVIDED OPEN SPACE:

OP-1 (Residential-SP-SR)
61,830 sq.ft. (ONE OCEAN - South)
29,710 sq.ft. (ONE OCEAN - North)
78'-0" ONE OCEAN - South
78'-0" ONE OCEAN - North
87,380 sq.ft. ± 1.85% = 35,717 sq.ft.
30,699 sq.ft.

NOTE: ONE OCEAN - South for lots 13, including alley
ONE OCEAN - North for lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 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