

DRB23-0994 – 40 Island Ave, 1 and 2 Farrey Lane

The Standard Hotel & Residences

Design Review Board Meeting – October 1ST, 2024



KOBI KARP

ARCHITECTURE • INTERIOR DESIGN • PLANNING

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BIG



**BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES**

ZONING, LAND USE AND
ENVIRONMENTAL LAW

Team

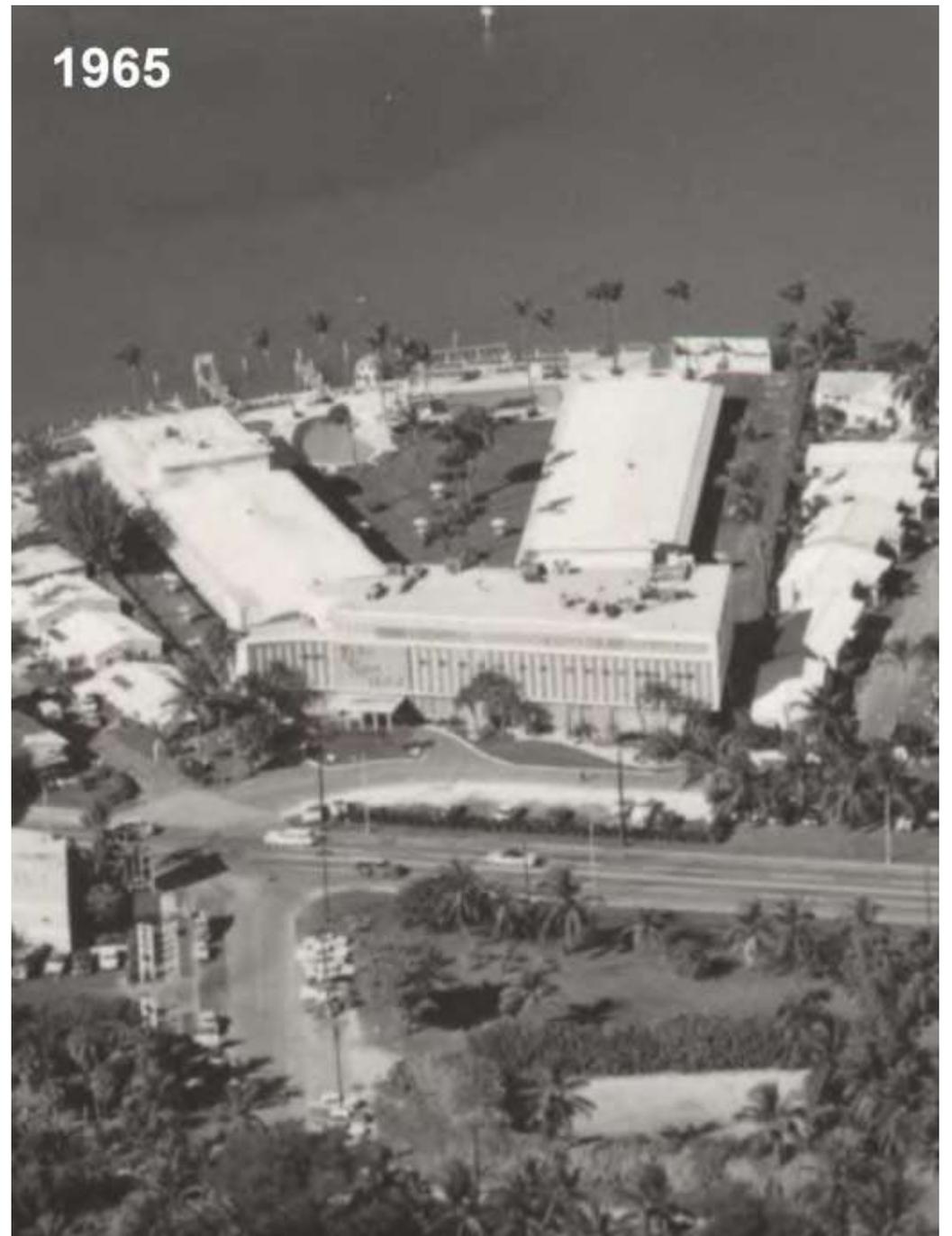
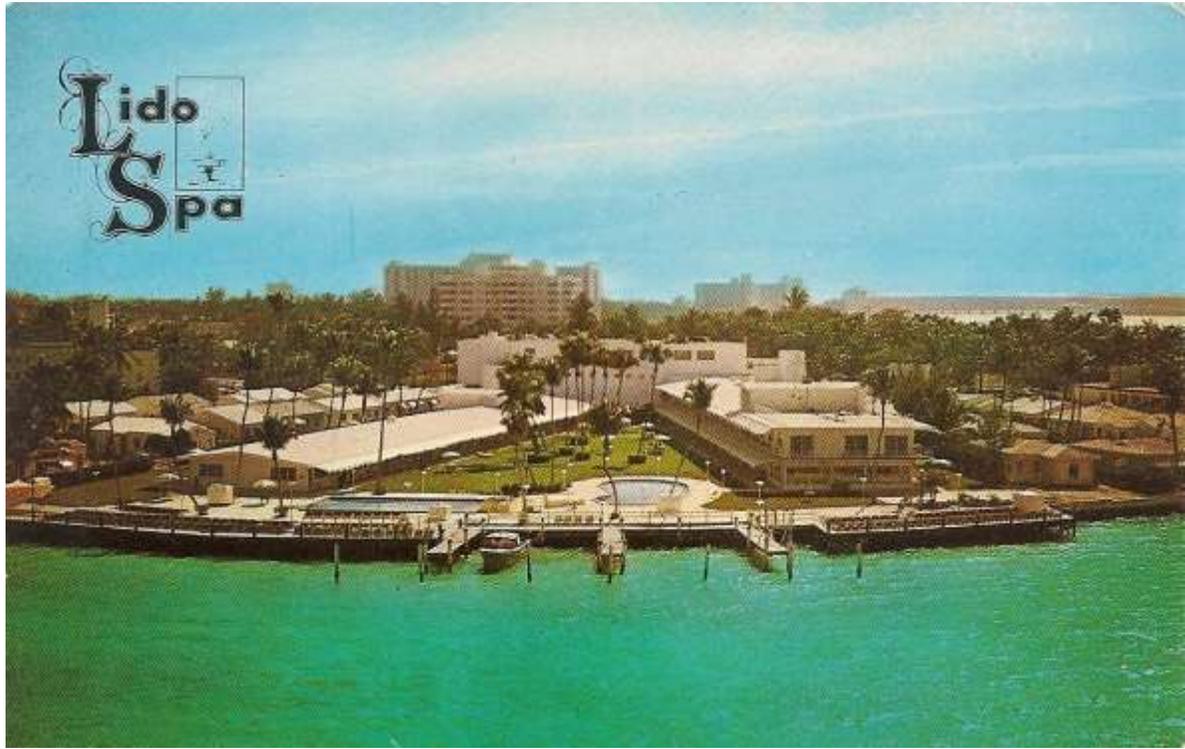
- **Design Team:**
 - Kobi Karp Architecture and Interior Design – Kobi Karp & Mathieu Picard
 - Bjarke Ingels Group – Dominyka Voelke & Nicholas Reddon
- **Zoning Counsel:** Bercow Radell Fernandez Larkin & Tapanes - Michael Larkin & Nicholas Rodriguez
- **Landscape Architect:** Christopher Cawley Landscape Architecture
- **Interior Designer:** Fox Fox Studio – Will Fox
- **Structural Engineering:** B&J Consulting Engineers



Aerial







Present Day



Application Requests

Request	Staff Recommendation
1) Design Review approval for new east wing	Approval
2) Waiver to permit minimum clearance height of 10'-2" between base flood elevation + minimum freeboard (9' NGVD) and first habitable floor slab	Approval
3) Variance to permit a sum of side yard setback of 30'-5" where 37'-2" is required	Approval
4) Variance to permit aggregation of 3 contiguous lots where maximum of two lots is permitted	Approval

Neighbor Outreach



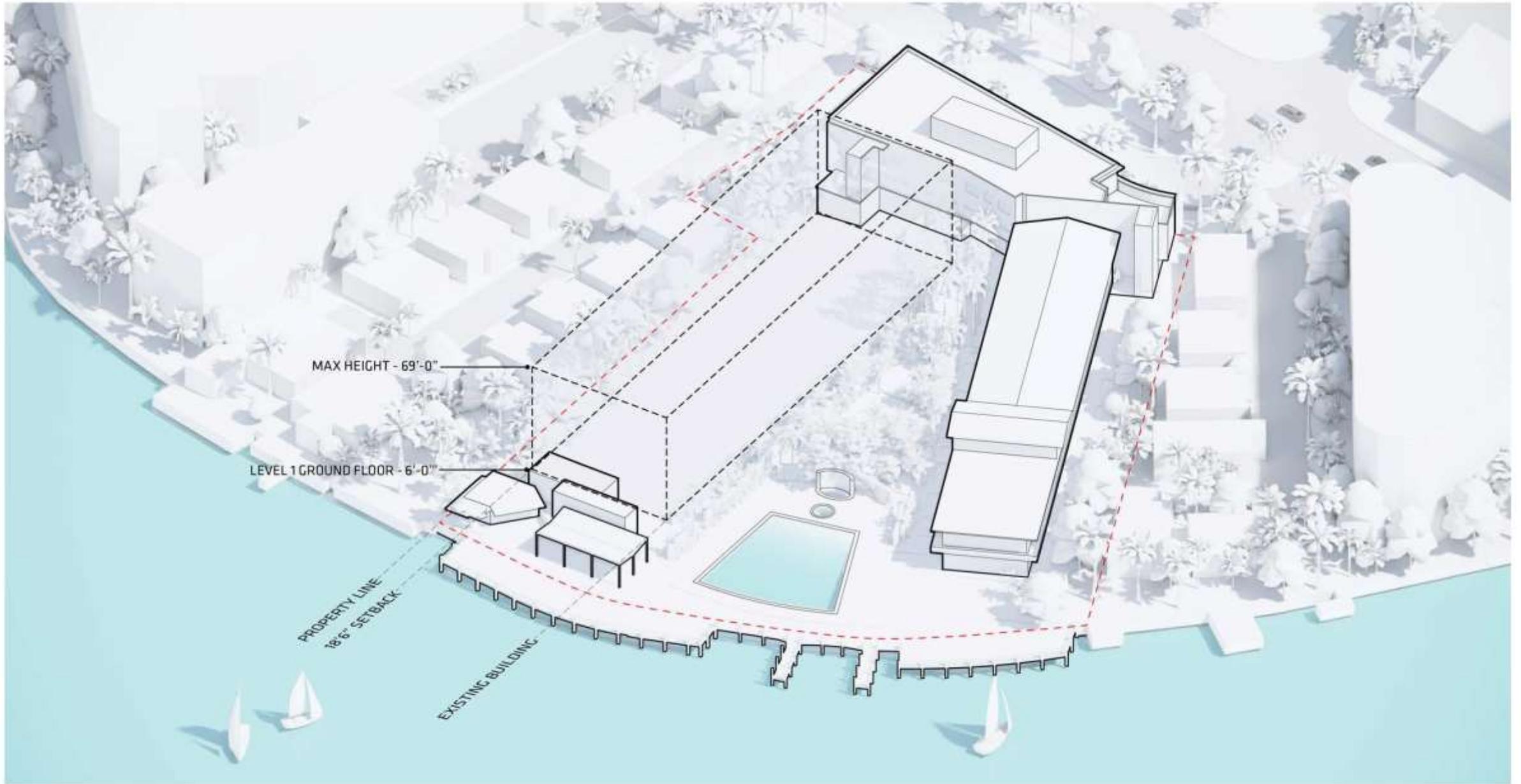
The Standard

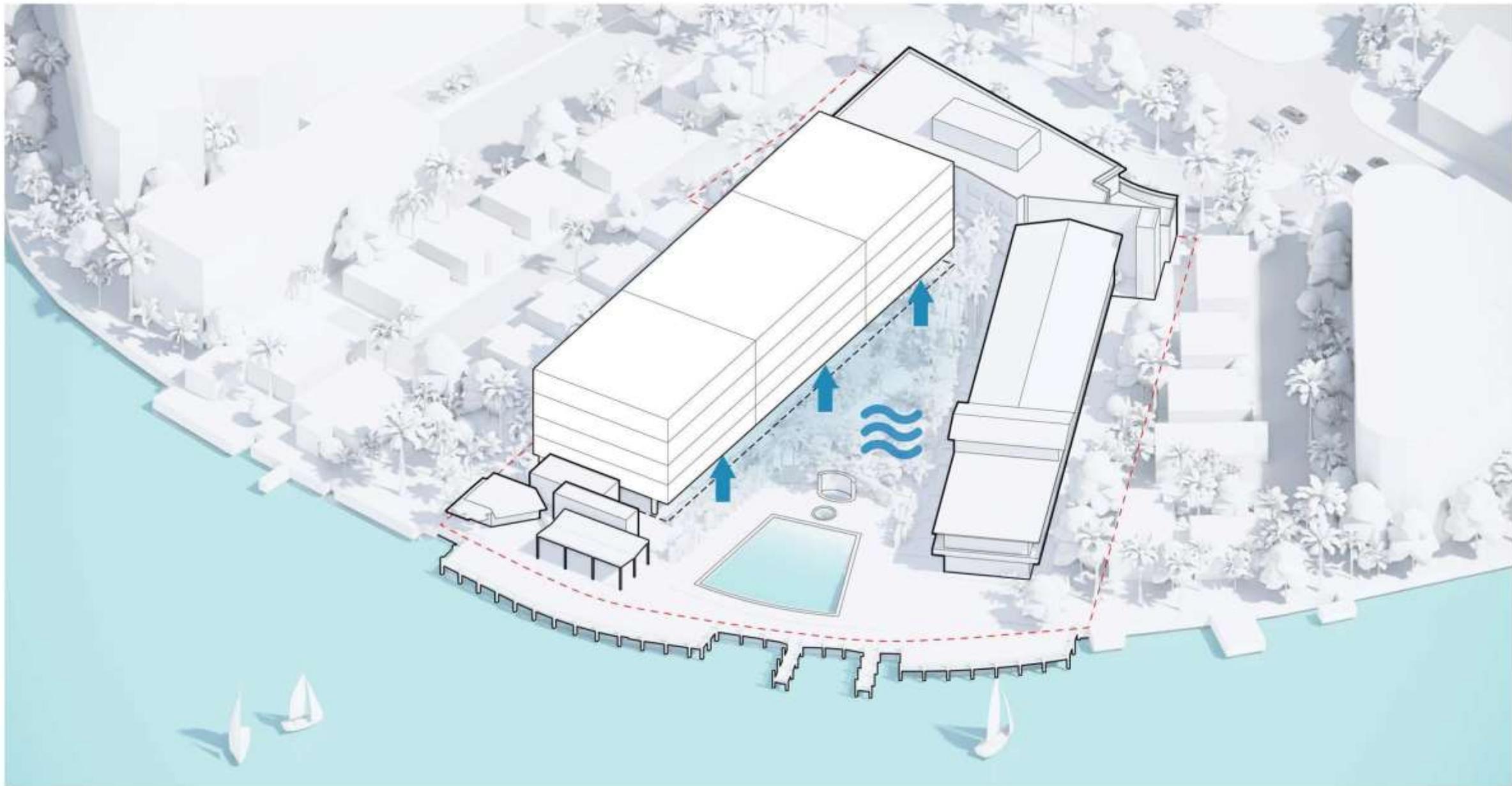
Greetings neighbor! The Standard Hotel would like to invite you to participate in a virtual community meeting to discuss planned renovations to the Standard Hotel property located at 40 Island Avenue in Belle Isle.

The project involves retention and renovation of the existing south and west wings of the hotel, as well as construction of a new east wing that will contain ground floor parking to serve the needs of the hotel, hotel units, and six (6) new condominium units. The project will not increase the hotel unit count, which will remain capped at 105 total rooms, and will reduce the amount of traffic on the Venetian Causeway. In order to achieve the project, The Standard Hotel will be seeking an amendment to the City's zoning code and approval from the City of Miami Beach Design Review Board ("DRB").

The Community meeting will be held on **August 27, 2024 at 5:30 PM via Zoom**. Belle Isle residents may join the meeting using the link: <https://us06web.zoom.us/j/89924789684> or Meeting ID: 899 2478 9684 or Phone one-tap: +13052241968, 89924789684 #US
+13092053325, 89924789684 #US

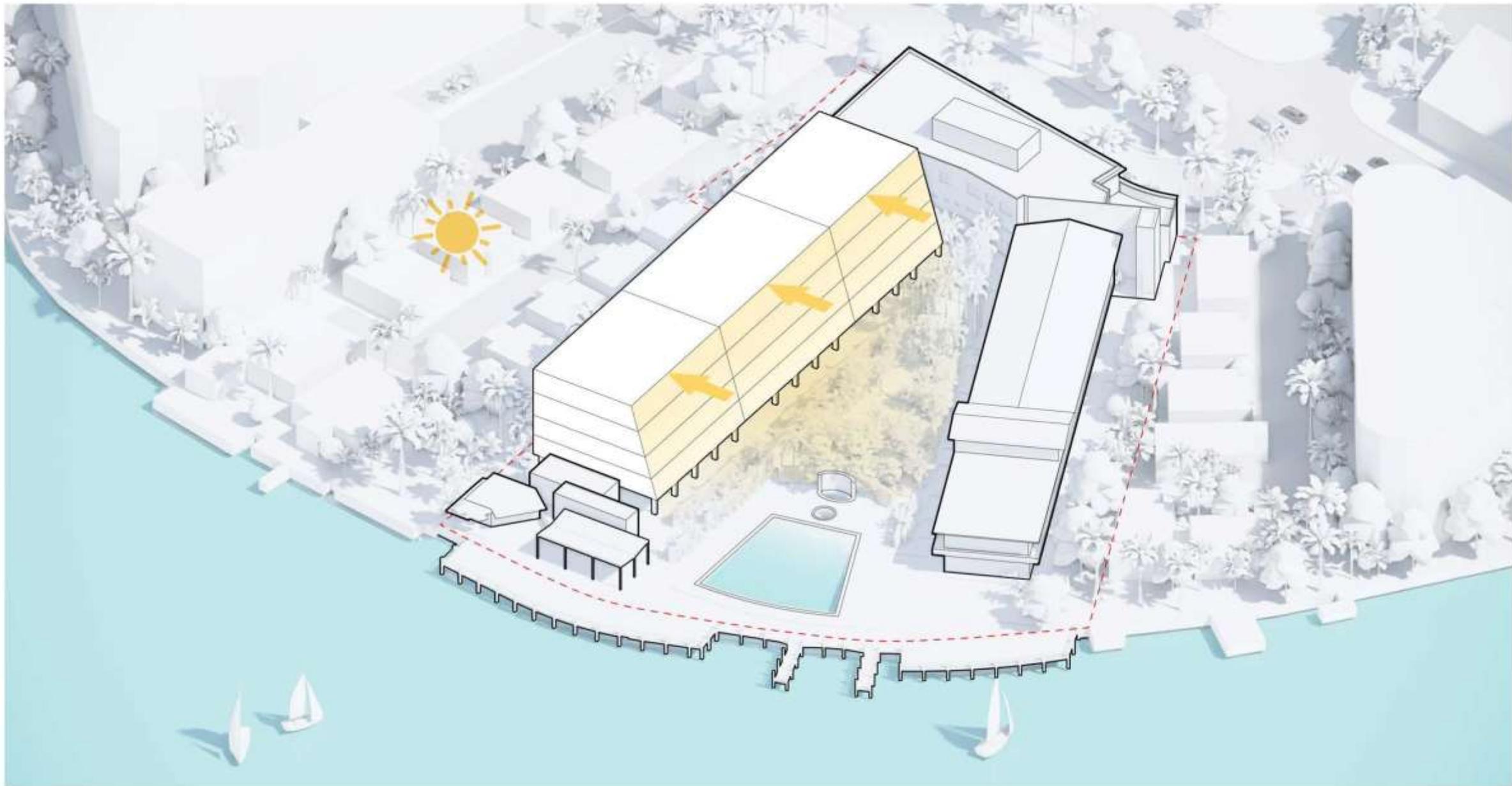
The meeting will consist of a presentation by the Standard Hotel team followed by questions and answers with the community. We look forward to connecting with you at the meeting!





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ELEVATED ABOVE FLOODPLAIN



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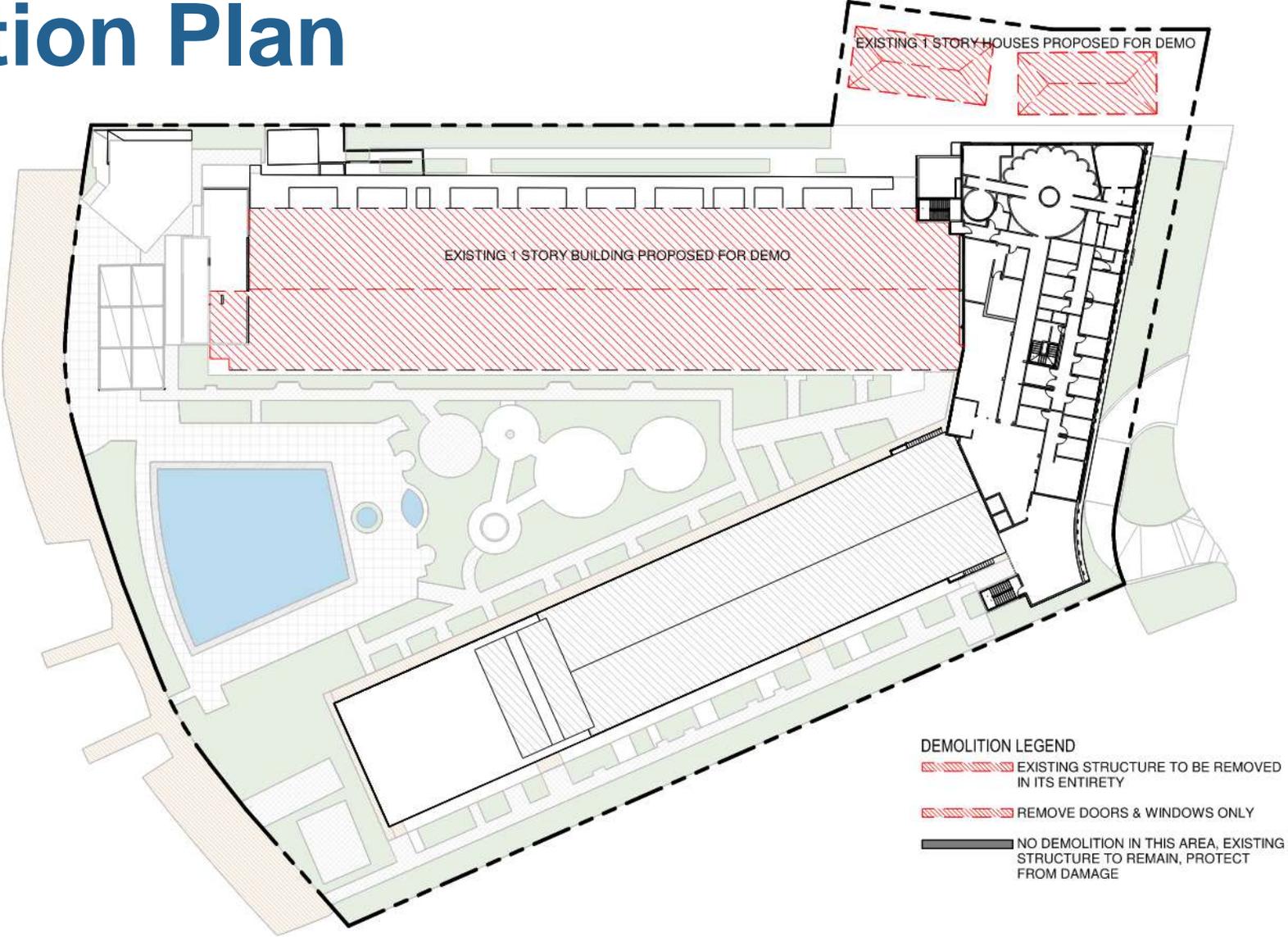
LEANING BACK FROM GARDEN



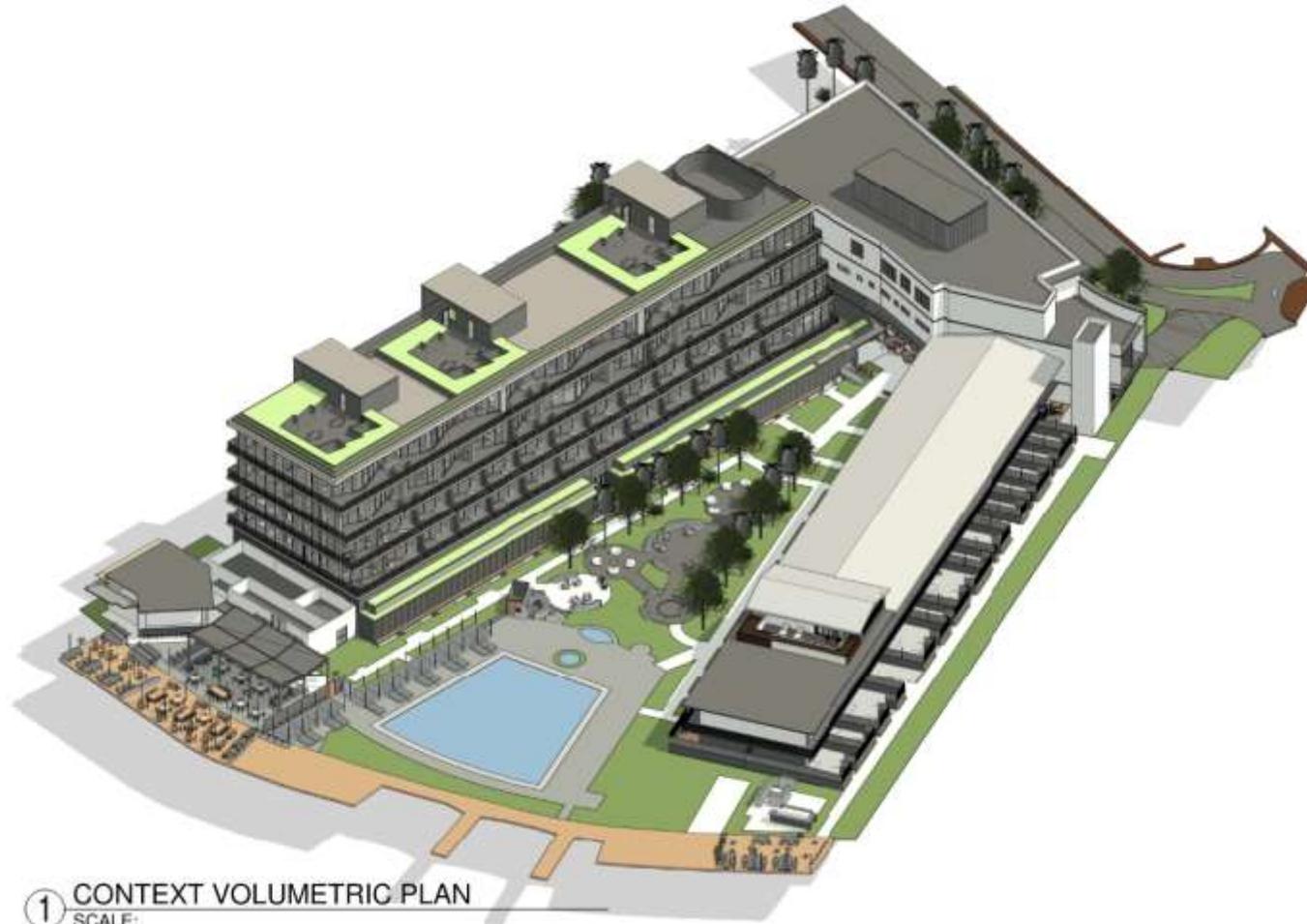
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THE STANDARD HOTEL MIAMI

Demolition Plan

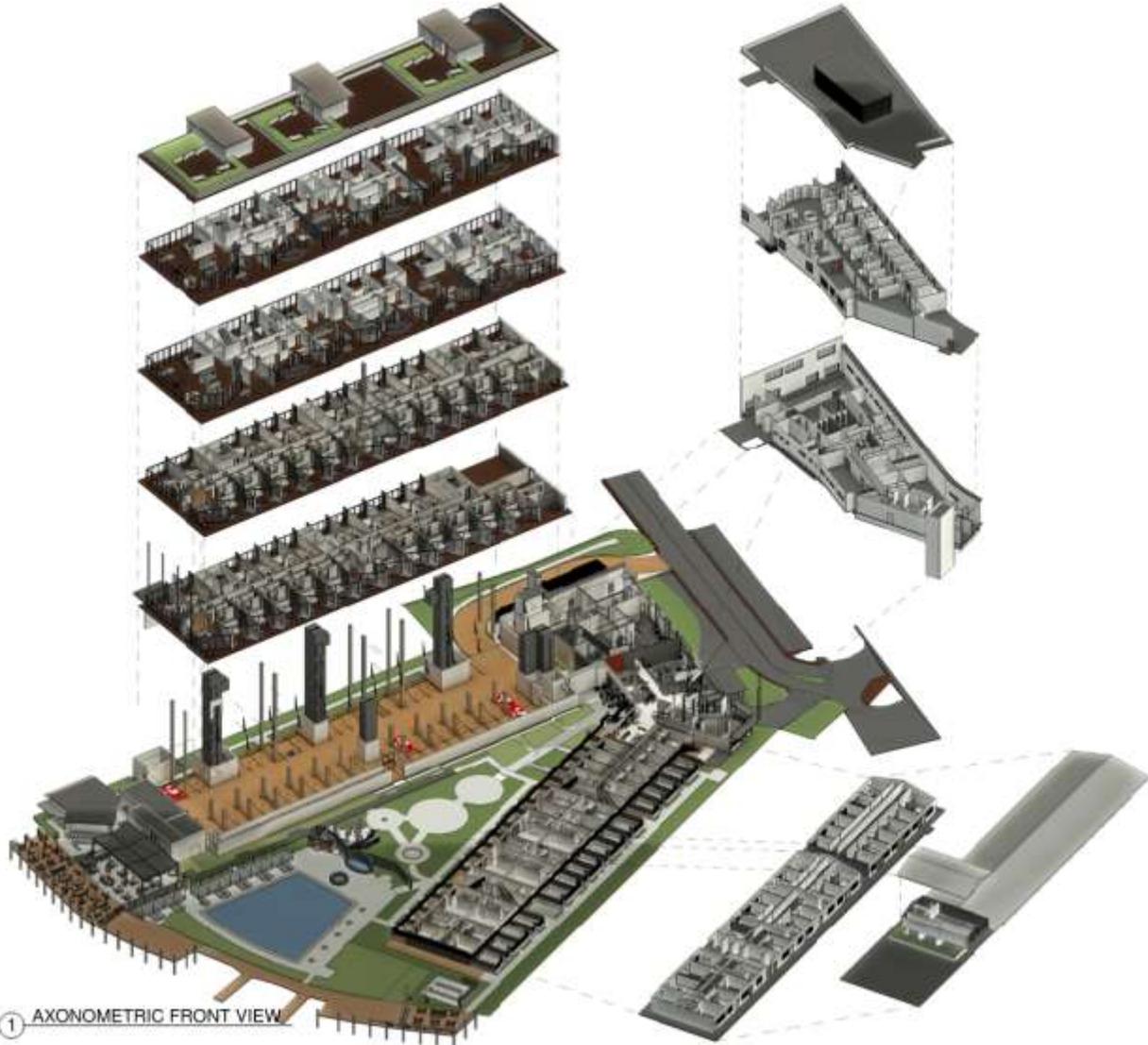


Context Volumetric Plan



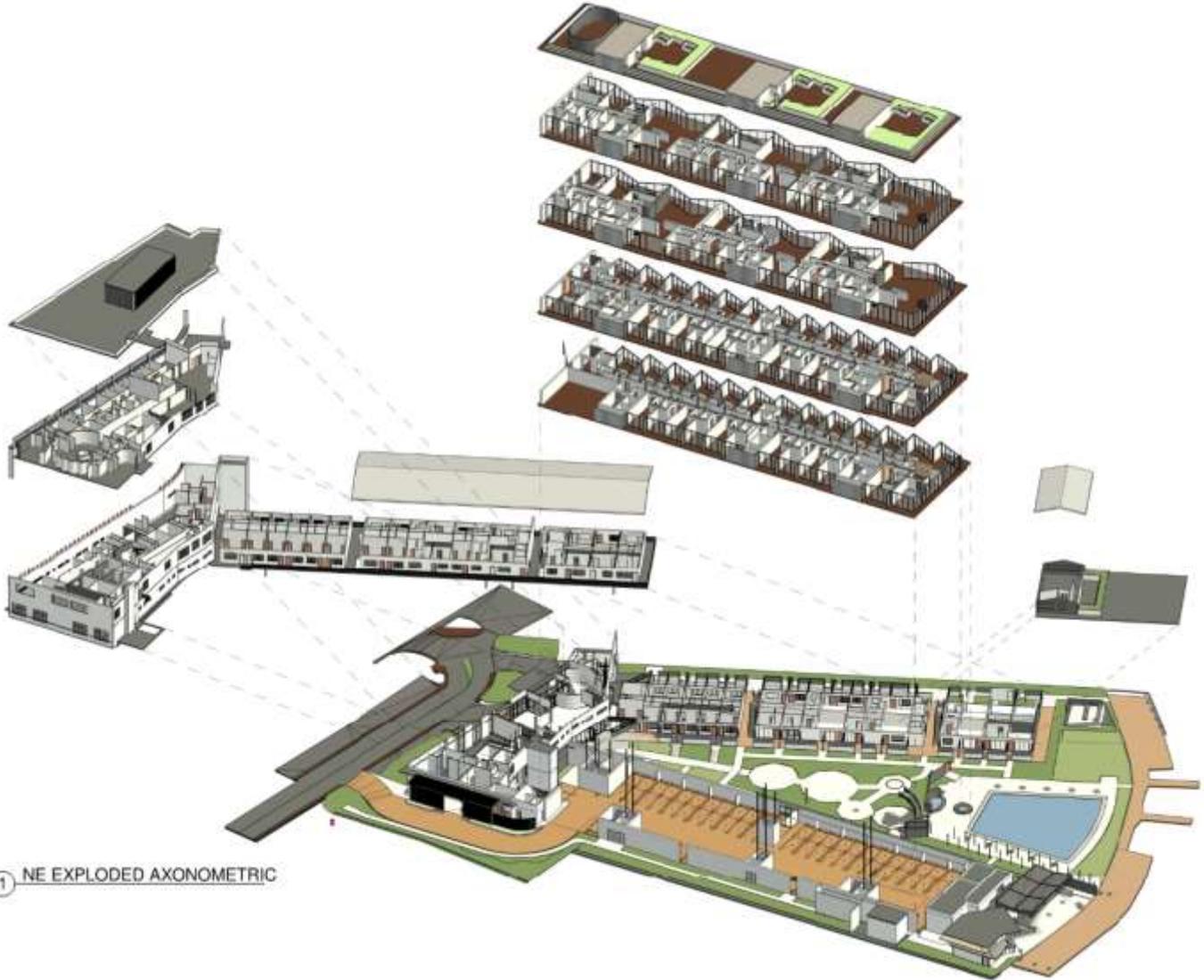
① CONTEXT VOLUMETRIC PLAN
SCALE:

Exploded Axonometric



① AXONOMETRIC FRONT VIEW

Exploded Axonometric



1 NE EXPLODED AXONOMETRIC



THE STANDARD, MIAMI BEACH, FLORIDA

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PERSPECTIVE RENDERING



RP | ROYAL PALM



SP | SABAL PALM



PR | BAY RUM TREE





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Landscape



EXISTING CENTRAL GARDEN SPACES

PRESERVE GARDEN CHARACTERISTICS + REINFORCE TROPICAL PLANTINGS

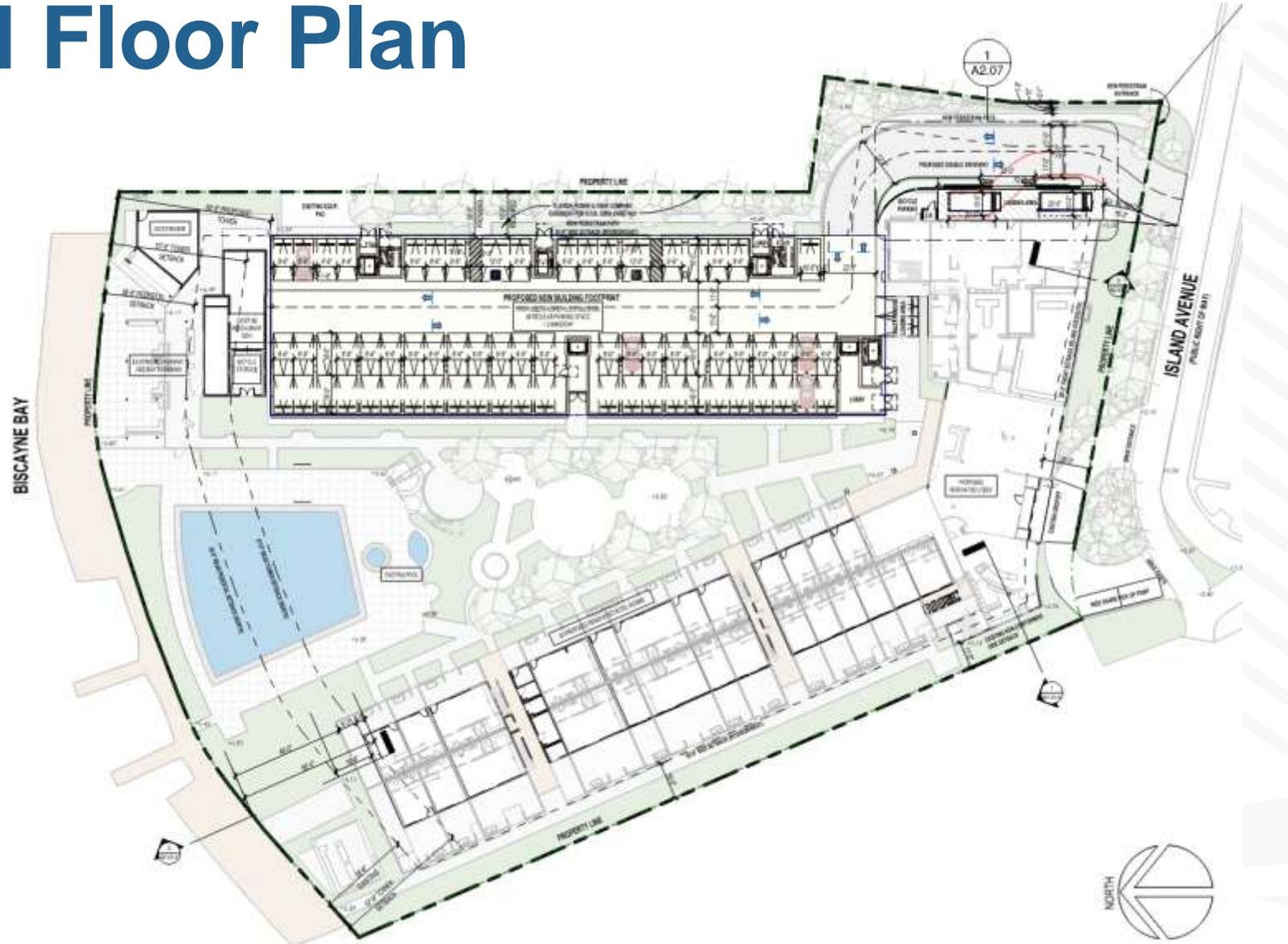
NEW ROOFTOP GARDEN

BUILD UPON EXISTING GARDEN CONDITIONS

INTEGRATION OF NEW ARCHITECTURE INTO EXISTING STANDARD PROPERTY



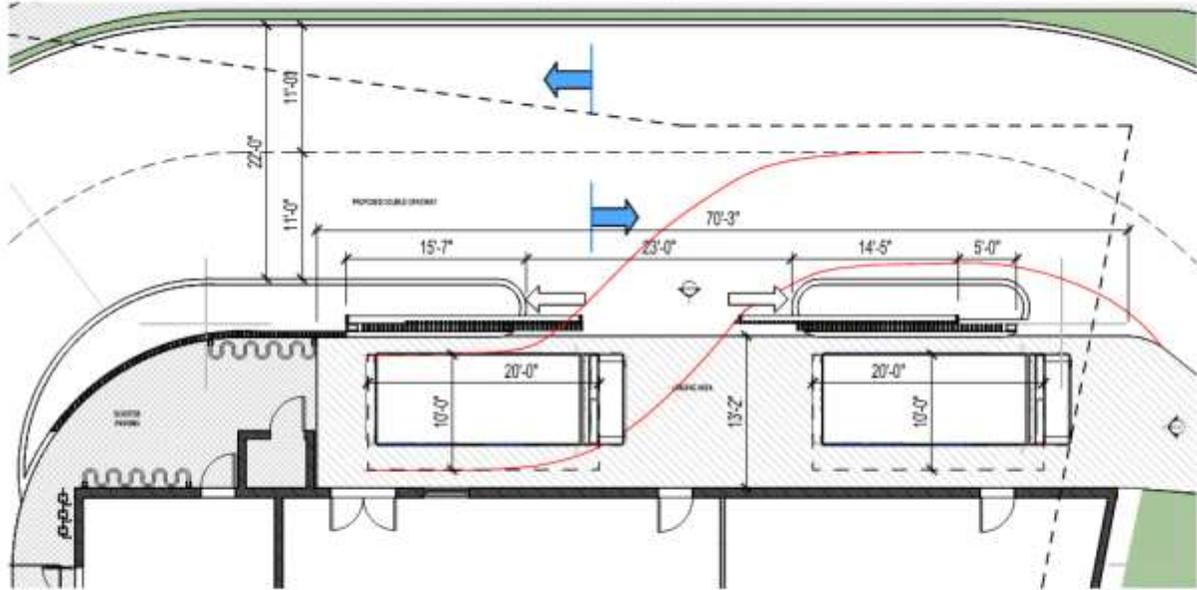
Ground Floor Plan



1 PROPOSED GROUND FLOOR



Loading



① GROUND FLOOR - LOADING AREA

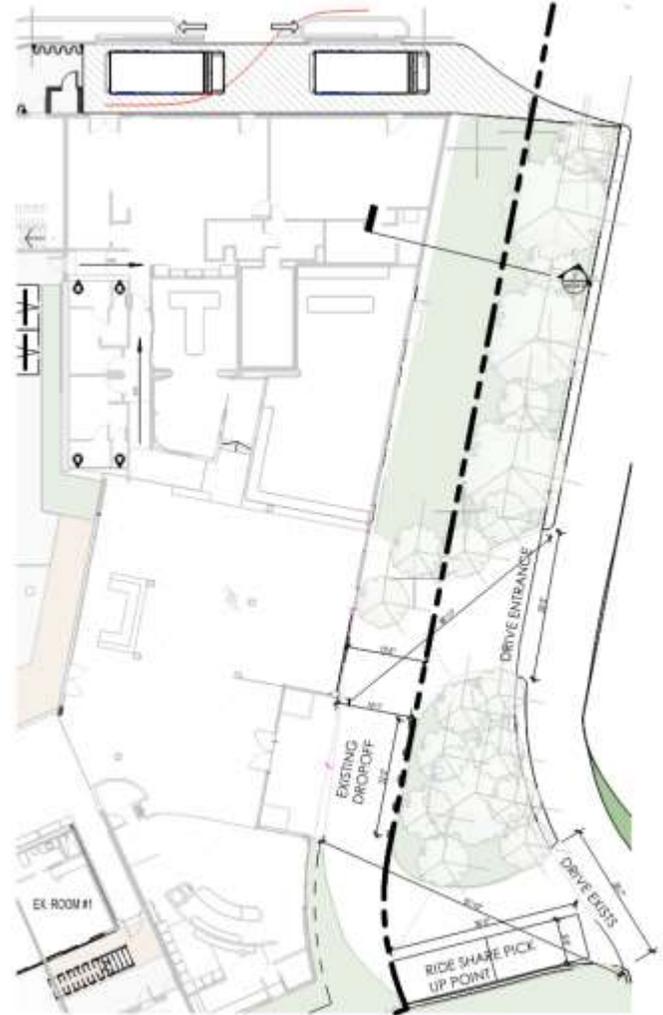


② LOADING AREA VIEW

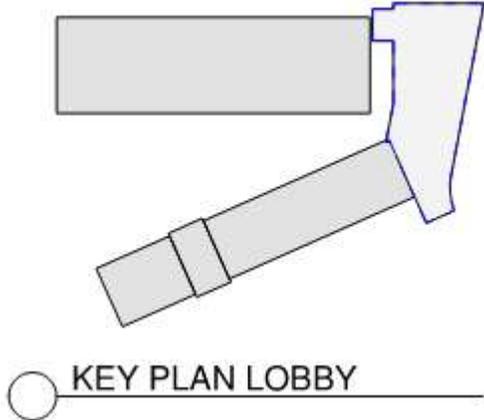
③ LOADING FRONT VIEW



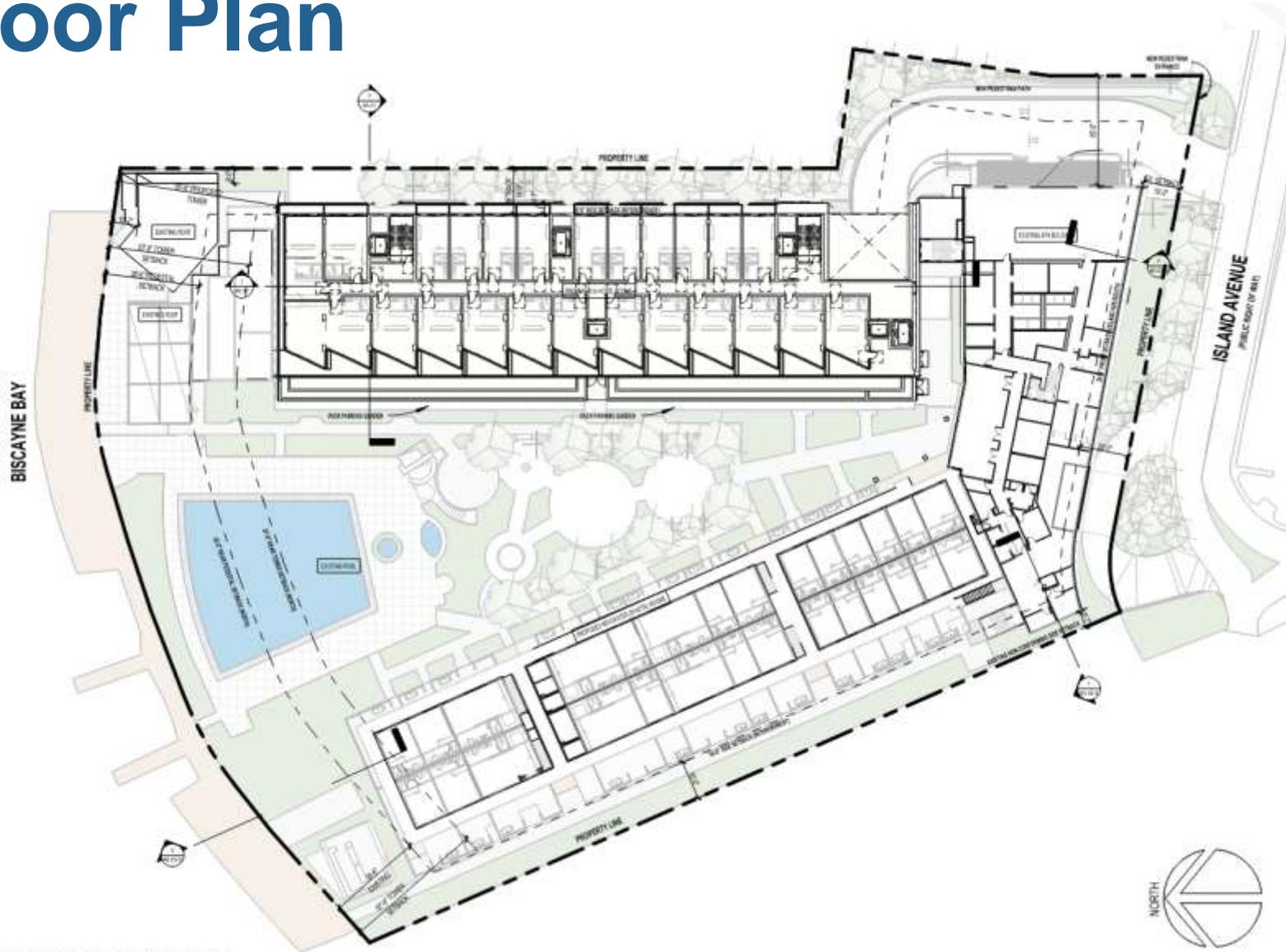
Drop Off & Lobby



① EX. ENLARGED WEST WING
DROP OFF AND LOBBY

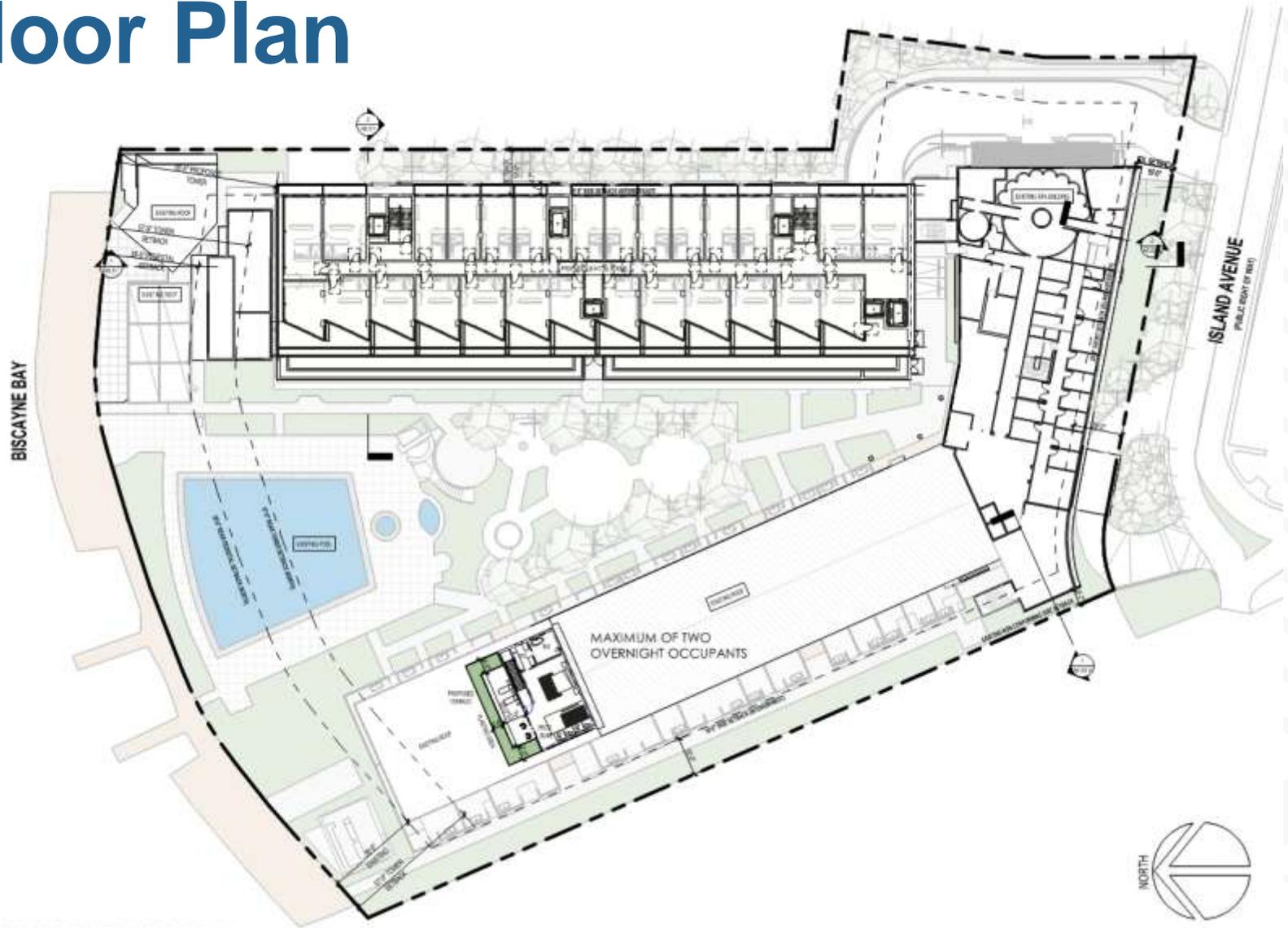


2nd Floor Plan



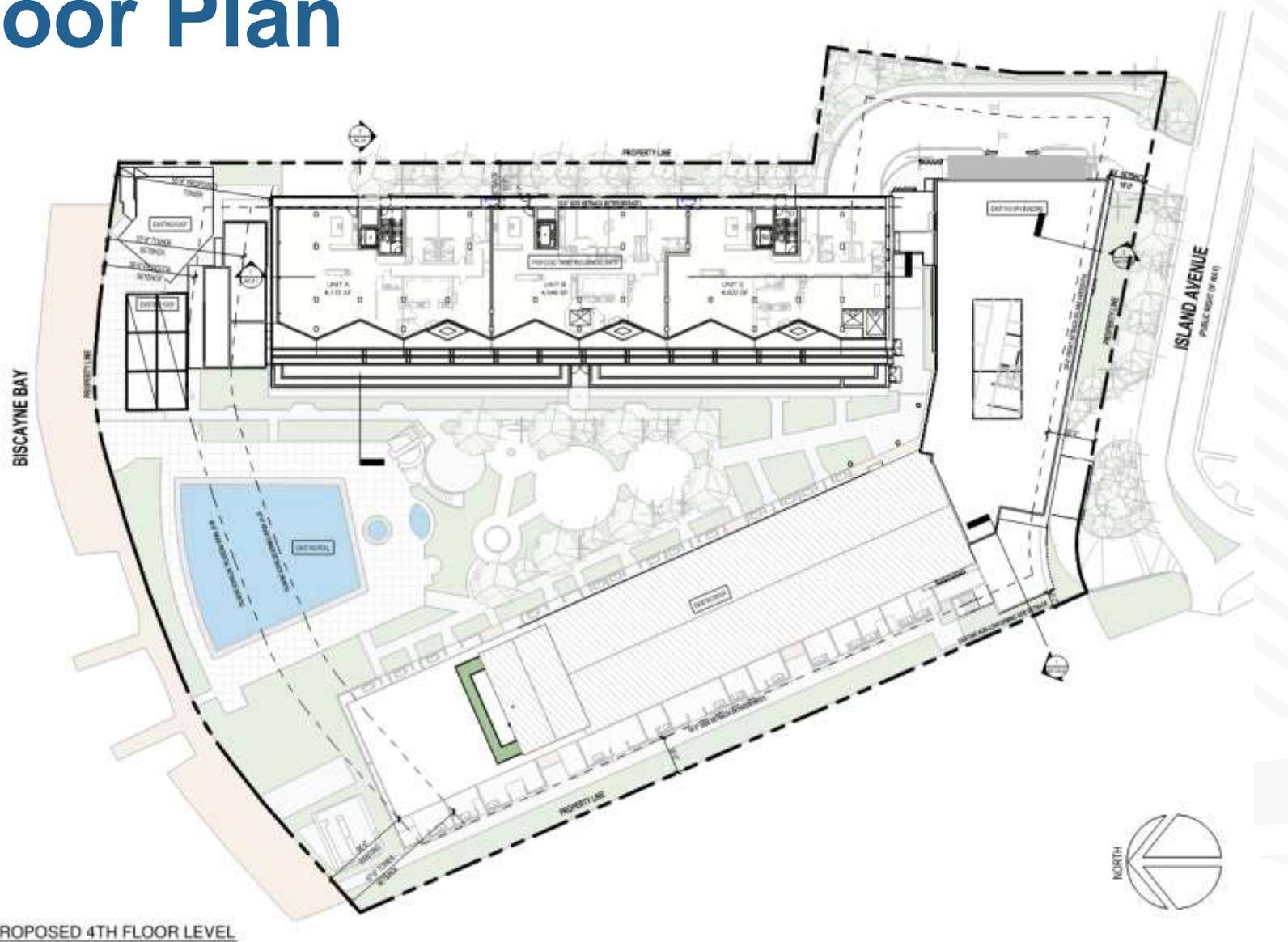
① PROPOSED 2ND FLOOR LEVEL

3rd Floor Plan



① PROPOSED 3RD FLOOR LEVEL

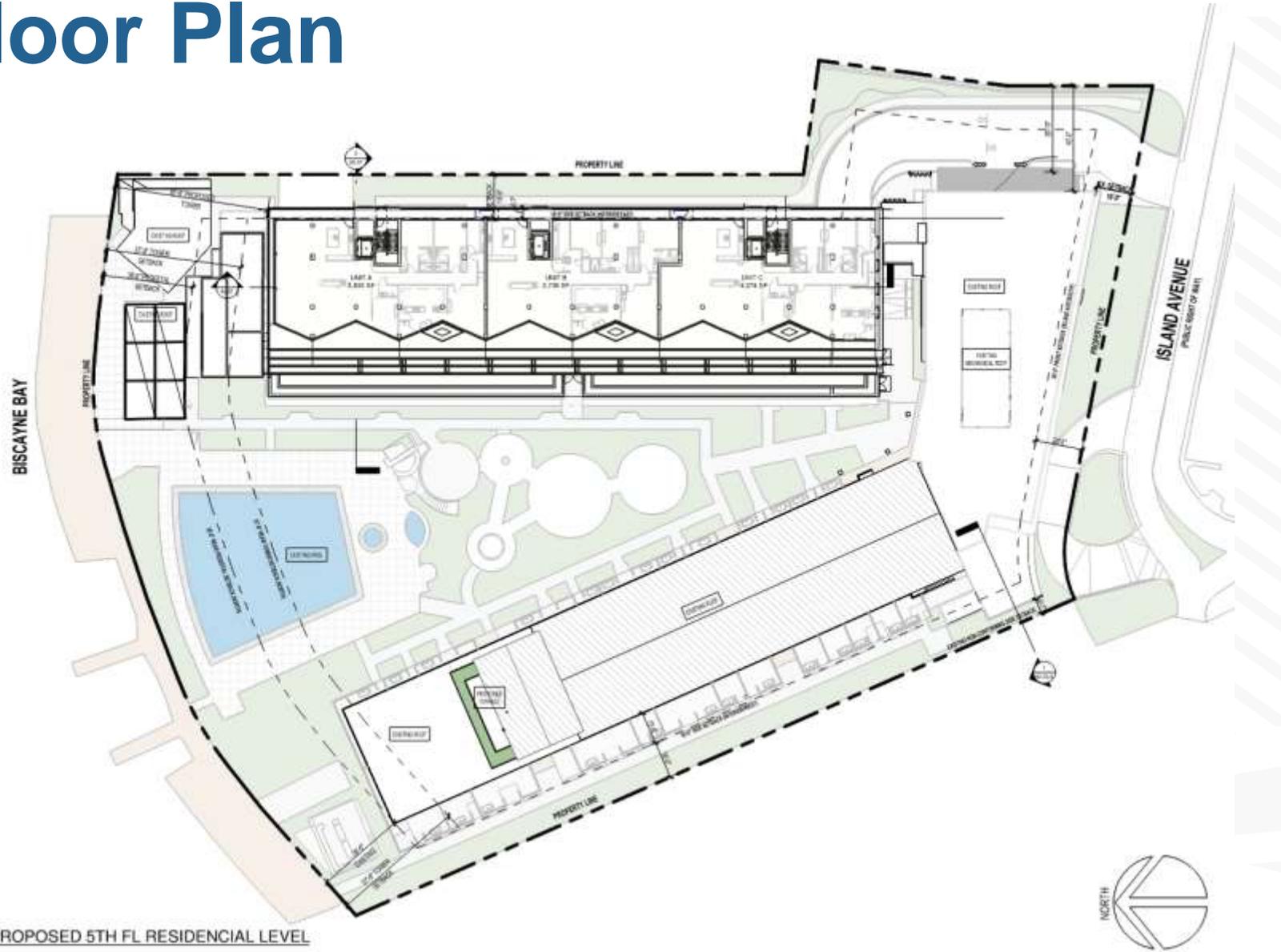
4th Floor Plan



PROPOSED 4TH FLOOR LEVEL

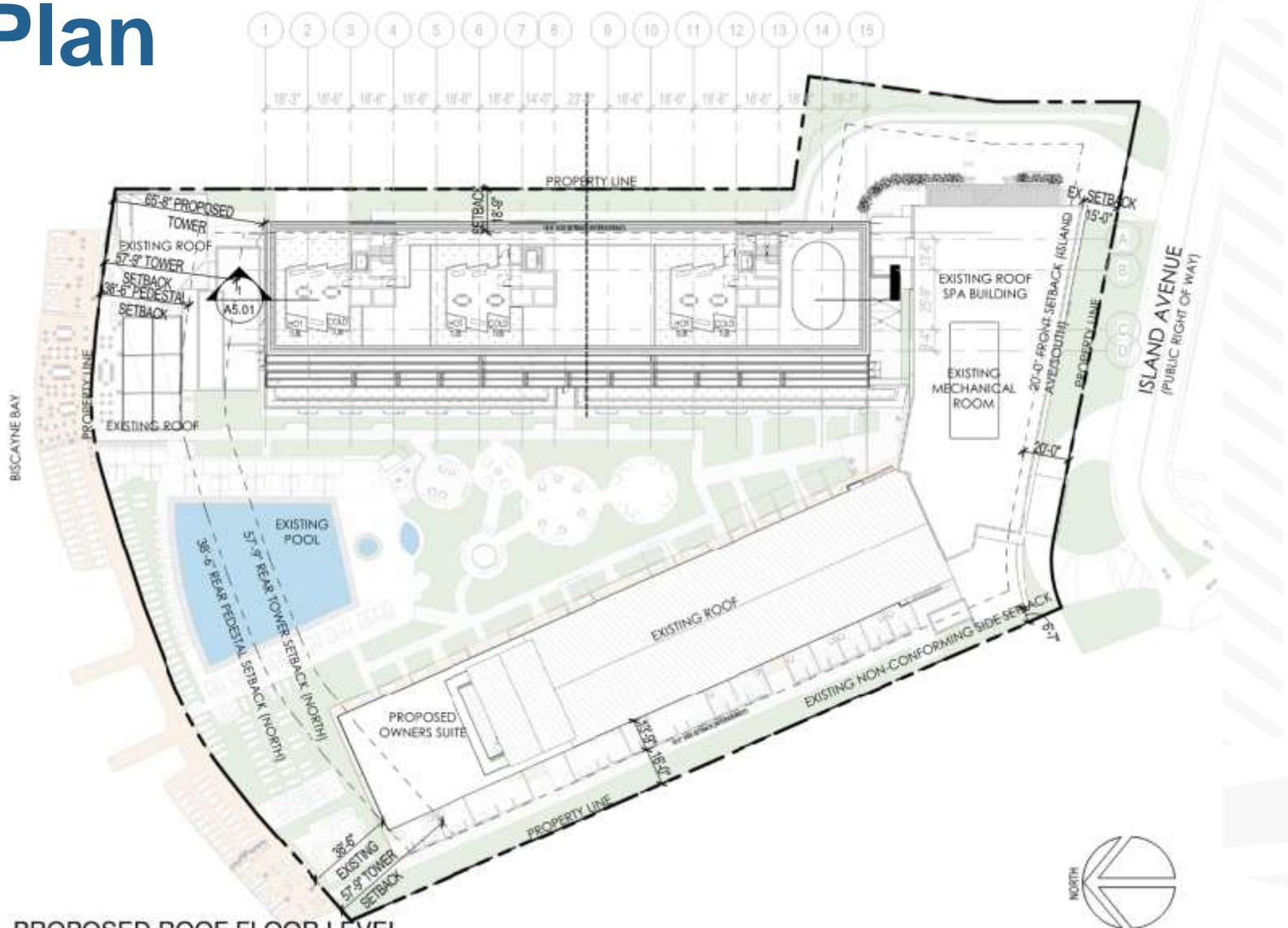


5th Floor Plan



1 PROPOSED 5TH FL RESIDENCIAL LEVEL

Roof Plan



① PROPOSED ROOF FLOOR LEVEL



- TOP OF ROOF (79' - 0"NGVD) 70' - 0"
- ROOF F.F. (68' - 0"NGVD) 59' - 0"
- Level 5 F.F. (55' - 0"NGVD) 46' - 0"
- Level 4 F.F. (42' - 0"NGVD) 33' - 0"
- Level 3 F.F. (31' - 0"NGVD) 22' - 0"
- Level 2 F.F. (20' - 0"NGVD) 11' - 0"
- MAX FREEBOARD (13' - 0"NGVD) 4' - 0"
- MIN FREEBOARD (9' - 0"NGVD) 0' - 0"
- FLOODPLAIN (8' - 0"NGVD) -1' - 0"
- GROUND FLOOR (5' - 0"NGVD) -4' - 0"

GRADE (1' - 6"NGVD) -7' - 6"

1 PROPOSED COLOR EAST ELEVATION
1/32" = 1'-0"



2 PROPOSED COLOR WEST ELEVATION
1/32" = 1'-0"



1 FRENCH ROAD STARKWOOD HQ



2 CONCRETE LIGHT



3 CLEAR GLASS



4 WIRE RAILING



5 WHITE STUCCO



6 CONCRETE BASE

Rev	Date	By	Check

DRB23-0994 - Final Submittal

THE STANDARD

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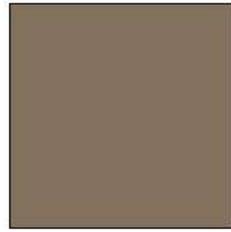
PROPOSED COLOR ELEVATIONS

THE STANDARD	
Date: 04/23/2024	Sheet No. A4.50
Scale: 1/32" = 1'-0"	
Project: -	

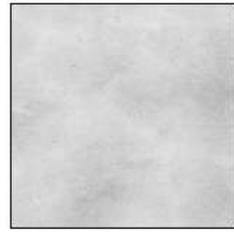


② EXTERIOR RENDERING
NTS

⑤



① FRENCH ROAST
(STARWOOD HQ)



② CONCRETE LIGHT



③ CLEAR GLASS

①



④ HORIZONTAL WIRE
RAILING DETAIL

⑤



⑤ WHITE STUCCO

③

⑤

④

③

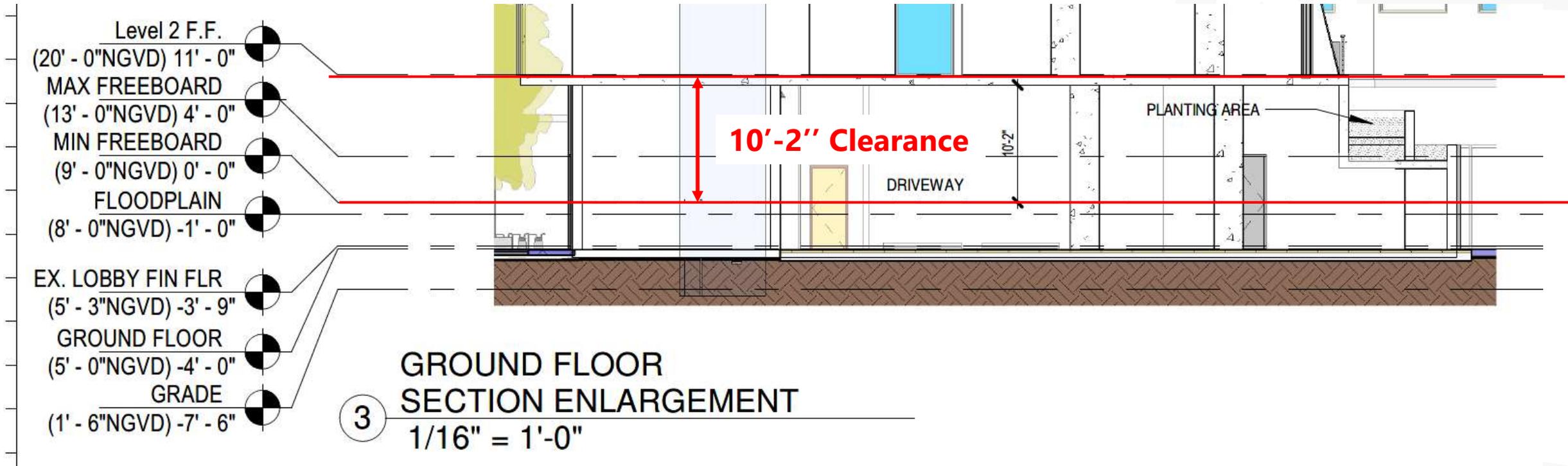
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①

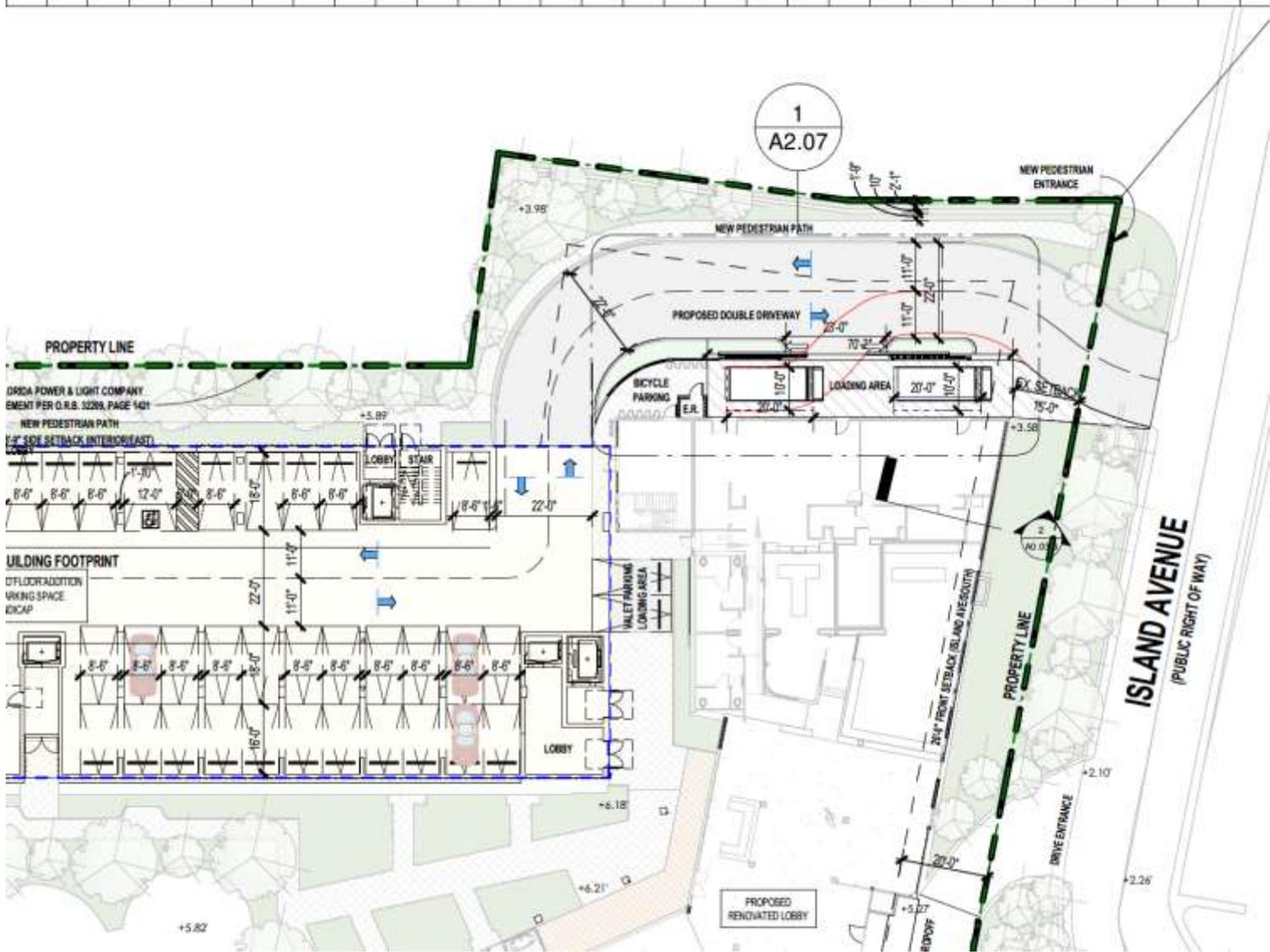


① BALCONY DETAILS
NTS

Waiver Request



Waiver Request

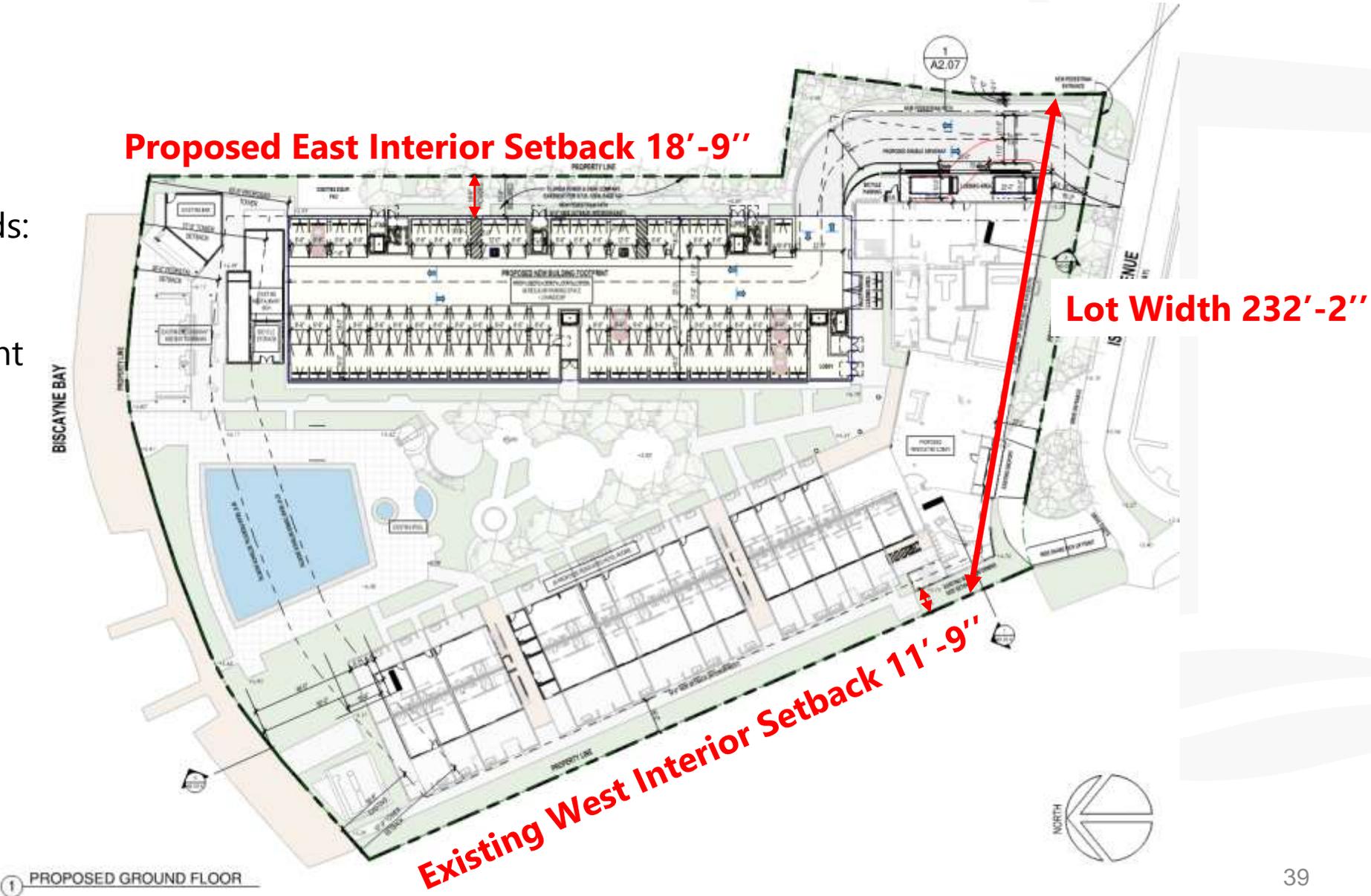


Variance – Sum of Side Yards

Required Sum of Side Yards:
16% of lot width = 37'-2"

Lot width measured at front
setback

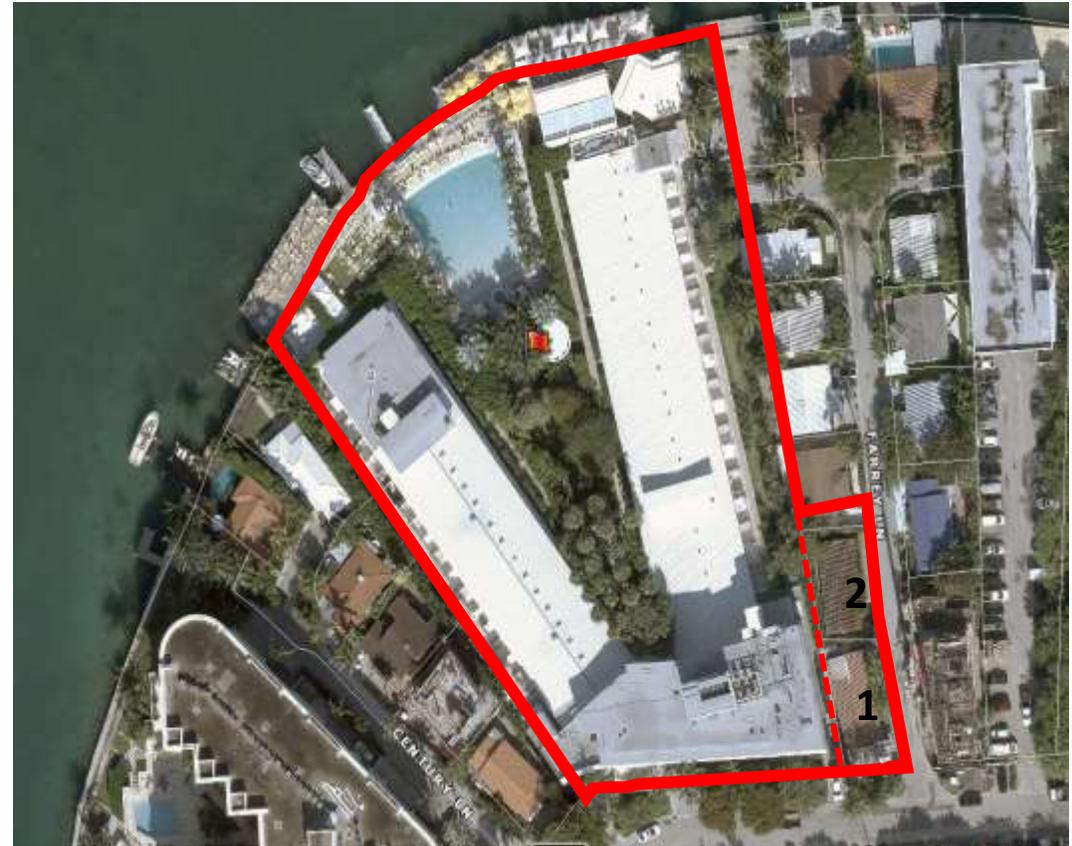
West Wing to be retained



Hardship/Practical Difficulty

"It is, of course, well-recognized that the irregular shape or other peculiar physical characteristic of a particular parcel constitutes a classic "hardship" unique to an individual owner which justifies, and in some cases requires the granting of a variance."

City of Coral Gables v. Geary, 383 So. 2d 1127, 1128 (Fla. 3d DCA 1980)



Proffered Conditions of Approval

Outdoor Music: The Applicant shall cease playing music of any kind at 8:00 PM each night from the speakers located at the northwestern corner of the property, adjacent to the residential homes on Century Lane.

Noise Barrier: The Applicant shall ensure that a noise barrier wall, designed in a manner to be reviewed and approved by staff in accordance with the design review criteria, is depicted on the building permit plans along the portion of the shared property line with 8 Century Lane that extends past the northern building face of the existing west wing of the hotel building.

Proffered Conditions of Approval

Traffic Circulation: The Applicant shall install a convex safety mirror or other similar traffic safety device at the intersection of the proposed driveway with Island Avenue North to prevent vehicular conflicts between the driveway, Island Avenue, and Farrey Lane.

Construction Management: The Applicant shall submit photographs of the condition of the homes on Farrey Lane that abut the subject property during the building permit process for the purpose of documenting the existing condition prior to construction. The Applicant shall remedy any construction-related impacts to the abutting homes on Farrey Lane to ensure to the greatest extent practicable that the homes remain in the same condition following the construction as documented in the photographs prior to construction. The Applicant shall not be responsible for repairing any condition that existed prior to commencement of construction, ordinary wear and tear, or damage caused by a natural disaster such as a tropical cyclone.

Proffered Conditions of Approval

Construction Management: During construction the Applicant shall dedicate maintenance personnel for exterior cleaning and maintenance of the abutting homes on Farrey Lane.

Construction Management: During construction the Applicant shall install an eight-foot tall (8') tall construction fence, or such other height that is the maximum allowable height for construction fences in the City, as well as a wind screen and truck tire cleaning mats at the entrance to the construction site to control dust migration in the adjacent neighborhood.

Thank You

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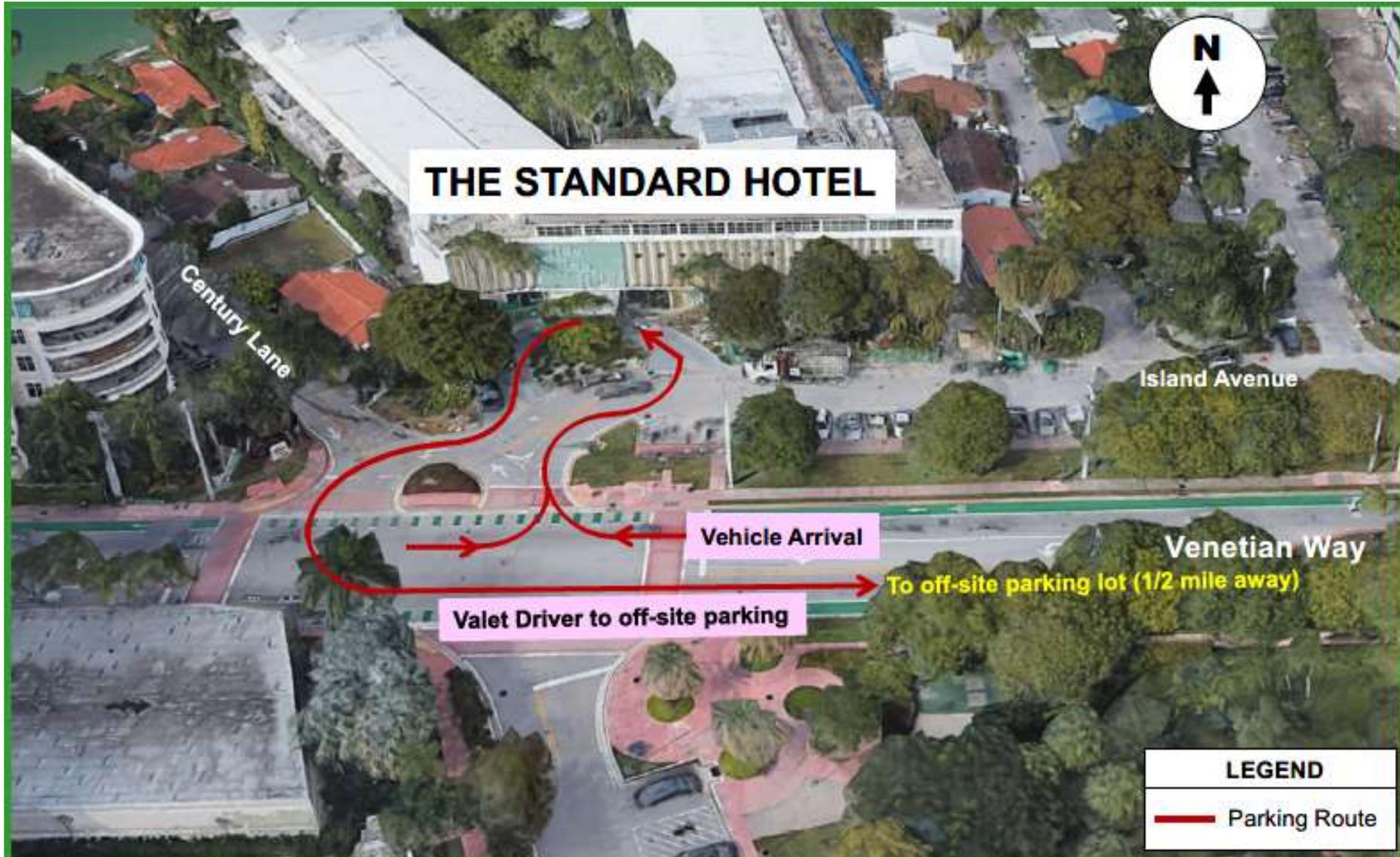
305.374.5300 office

305.377.6222 fax

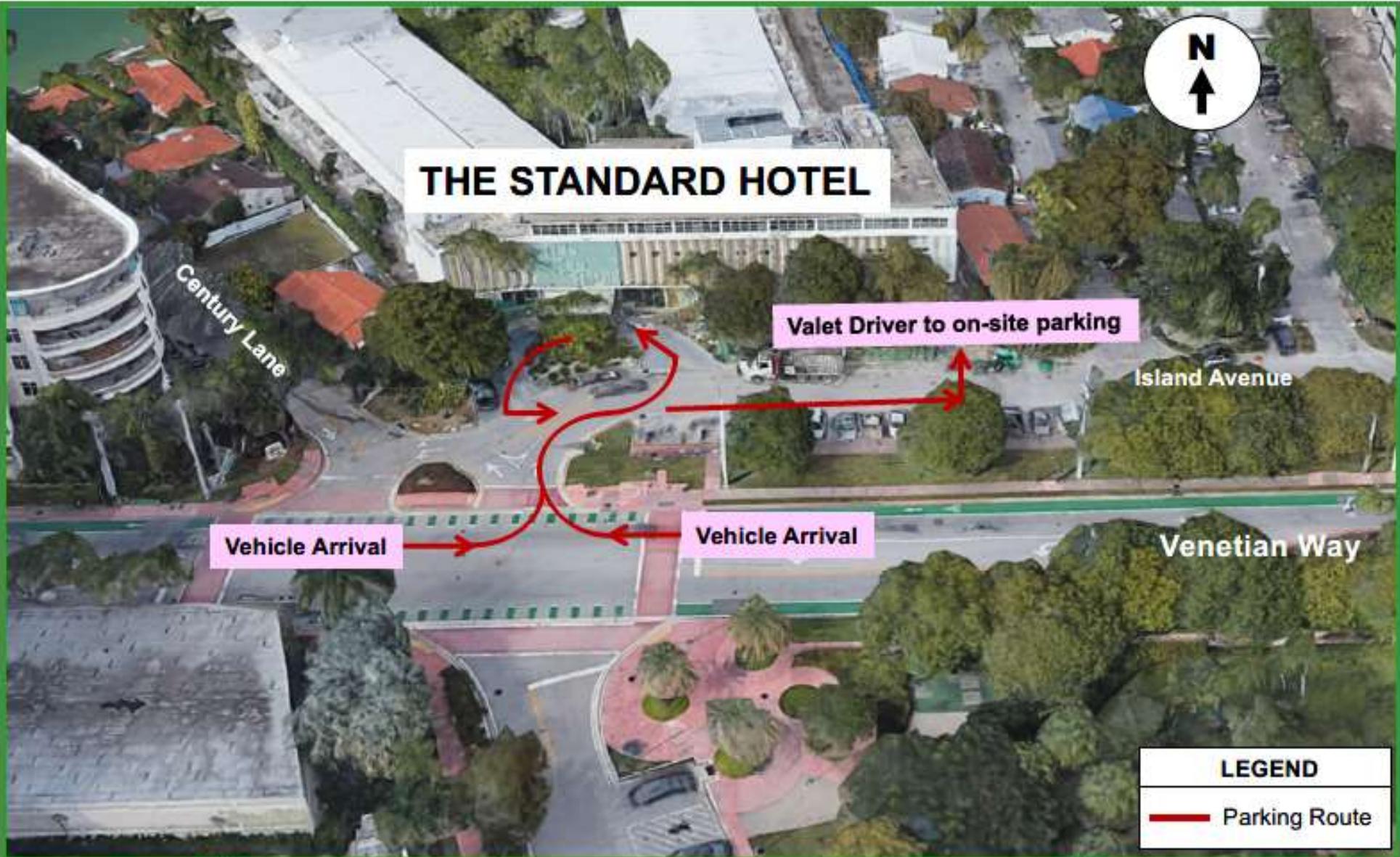
Info@brzoninglaw.com

Traffic Improvements











Traffic Counts

TABLE 2 Traffic Counts on Saturday, March 2, 2024 (10:00 AM to 8:00 PM) The Standard Hotel, Miami Beach, Florida	
Inbound Vehicles Driven by Owner arriving at Hotel =	139
Outbound Vehicles Driven by Valet to off-site Valet Parking Lot =	139
Inbound Vehicles Driven by Valet from off-site Valet Parking Lot =	86
Outbound Vehicles Driven by Owner leaving hotel =	86
Outbound Hotel SUV/Golf Carts to off-site Valet Parking Lot =	62
Inbound Hotel SUV/Golf Carts from off-site Valet Parking Lot =	100
Hotel Patrons arriving/departing by Uber (Trips)	212
Hotel Patrons arriving/departing by Taxi (Trips)	2
Truck Trips	12
Total Vehicle-Trips Recorded with off-site Valet Parking Lot =	838
Vehicle-Trips created by off-site Valet Parking Lot =	387
Vehicle-Trips without off-site Valet Parking Lot =	451
Total Vehicle-Trips Recorded (838) divided by Total Vehicle Trips without off-site Valet Lot (451) =	1.86

Source: Video Data Solutions (Saturday, March 2, 2024)

Landscape



