

# Proposed Amendment to R-PS4 Accessory Use Regulations



**CATCH**  
HOSPITALITY GROUP

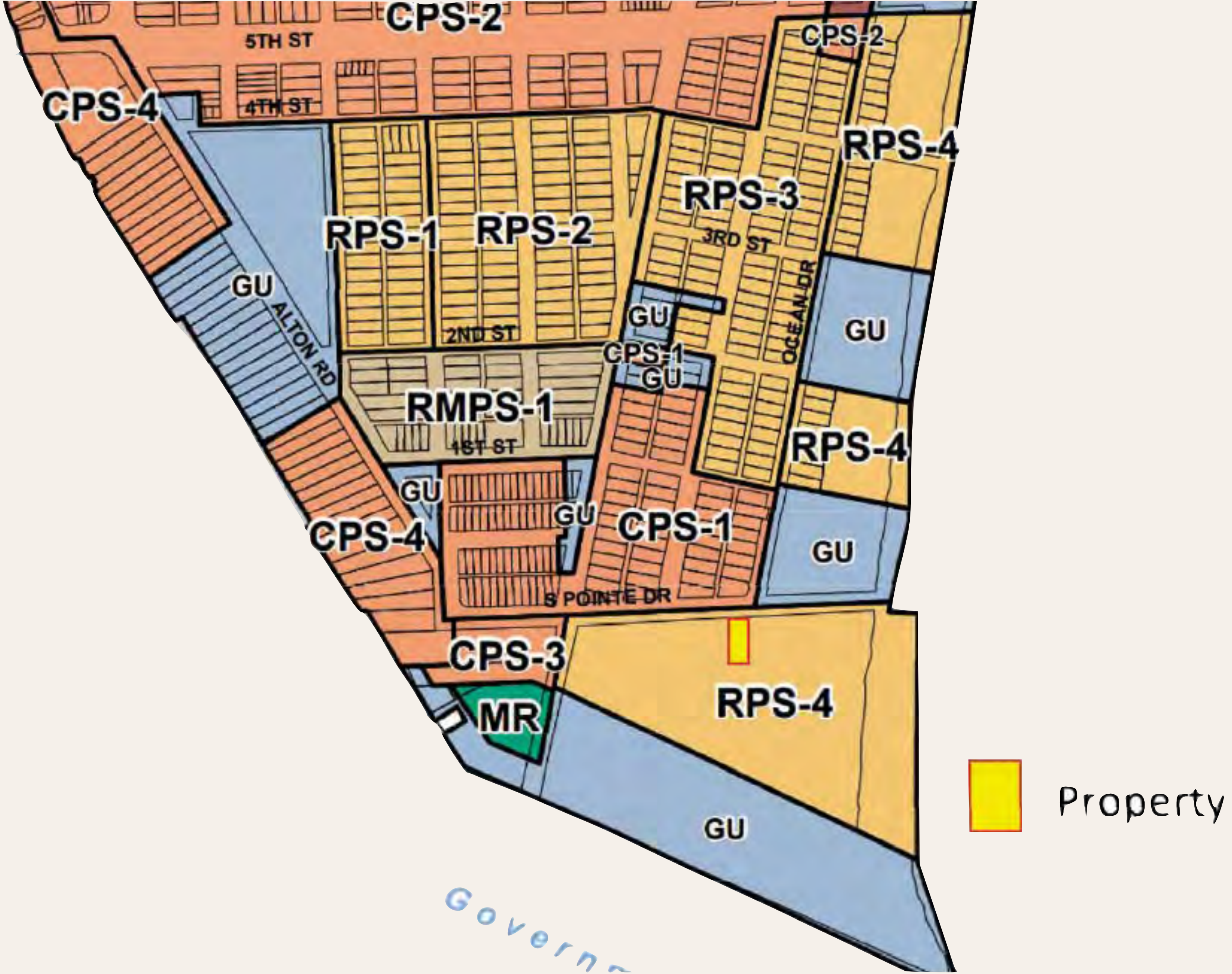
.....  
**CATCH MIAMI PRESENTATION**  
200 SOUTH POINTE DRIVE  
MIAMI BEACH, FL 33139



**July 26, 2022**  
**Planning Board Meeting**  
**Item 16**



# ZONING CONTEXT





# NEIGHBORHOOD

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# PROPERTY HISTORY

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**2012:** Constructed as 11,000 SF accessory restaurant building to Continuum

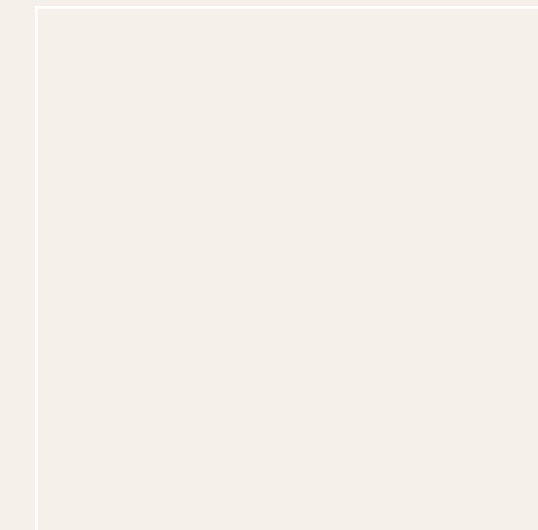
**2014:** CIBO Wine Bar becomes first tenant

- Operated as “grandfathered” 400 seat restaurant (561 occupancy)
- Never obtained Conditional Use Permit (CUP)

**May 2019:** CIBO closes and abandons grandfathered status

**November 2020:** Code amendment permits conditional use as Neighborhood Impact establishment with strict limitations

**Present:** Catch Hospitality Group seeks to open in South of Fifth





# CATCH PROPOSAL

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OUR ASK IS FOR EXACTLY WHAT CIBO WAS GRANTED ON THE ROOF,  
WITH BETTER SOUND CONTROL, NO SPECIAL EVENTS, AND A HIGHER QUALITY  
TENANT THAT CATERS MORE TO THE SOUTH OF FIFTH COMMUNITY.

**Objective 1:** Restore hours of operations permitted for CIBO

- Indoor: 2AM
- Outdoor:
  - Weekdays (Sunday - Wednesday)  
11PM + 30 minutes for closing
  - Weekends (Thursday - Saturday)  
12AM + 30 minutes for closing

**Objective 2:** Permit ambient level music between 65-70 dB with  
**Additional Limiting Conditions:**

- Requires Conditional Use Permit from Planning Board
- Restaurant must close by 2 AM
- No special events permits
- No outdoor bar counters
- Rooftop occupancy limited to 250 persons
- Rooftop only open when full meals being served
- Only ambient background level music permitted
  - Maximum sound levels between 65-70 dB based on completed sound study
  - Required automatic noise limiter and directional speaker system
  - Any noise past 11PM subject to 100 FT “plainly audible” standard



# CATCH PROPOSAL

Condition	CIBO		CATCH
Rooftop hours of operation	11:30 PM (weekdays); 12:30 AM (weekends)	=	11:30 PM (weekdays); 12:30 AM (weekends)
Rooftop occupancy	330 persons	<	250 persons
Special events permits	8 per year (3 in December)	<	None permitted
Interior hours of operation	2 AM	=	2 AM
Ground floor outdoor area	12 AM	=	12 AM
Conditional Use Permit (CUP)	Not required	<	Required



# Support

June 6, 2022

**Mayor and City Commissioners**

City of Miami Beach  
1700 Convention Center Drive, 4th Floor  
Miami Beach, Florida 33139

Re: **RPS-4 – Amendment to Restore Previous Hours of Operations and Permit Ambient Background Level Music - South of Fifth Neighborhood Association (SOFNA)**  
**LETTER OF SUPPORT**

Dear Mayor and Commissioners:

On behalf of the South of Fifth Neighborhood Association Inc. (SOFNA), we support the amendment to the R-PS4 District regulations, which:

- 1) Restores the hours of operation permitted for the former tenant, Cibo Wine Bar, for existing rooftop terraces associated with accessory neighborhood impact establishments in the RPS-4 District, which were 11:00 PM on weekdays (Sunday – Wednesday) and 12:00 AM on weekends (Thursday – Saturday), with 30 additional minutes for cessation of operations each night; and
- 2) Permits ambient background level music on existing rooftop terraces associated with accessory neighborhood impact establishments in the RPS-4 District, provided certain conditions are met.

The building at 200 South Pointe Drive was developed as an accessory use to the Continuum development and was intended to provide a high-quality dining establishment for South of Fifth residents to enjoy. While the former tenants did not always meet our expectations, we are excited at the prospect of bringing the renowned Catch Hospitality Group (“Catch”) to our neighborhood. In order for Catch to deliver on its promise of great vibe, great food, and great service, Catch requires hours of operation of the existing rooftop terrace to match what was permitted for the former tenant, Cibo Wine Bar, as well as the ability to play ambient background level music on the existing rooftop terrace.

To support this request, Catch commissioned a sound study to determine noise levels that would not disrupt the neighboring residents at the Continuum on South Beach, Portofino, and South Pointe Tower. That sound study found that playing pre-recorded music at 65-70 dBs would not impact neighboring properties. As a result, Catch has promised to install a sound system with directional speakers and an automatic noise limiter that automatically reduces music volume if

**BOARD RESOLUTION**

**CONTINUUM ON SOUTH BEACH MASTER ASSOCIATION, INC.**

WHEREAS, the Board of Directors of Continuum on South Beach Master Association, Inc. (the “Master Association”) has a fiduciary duty to its constituents to act in the best interests of the Continuum on South Beach community; and

WHEREAS, the Board of Directors has determined it to be necessary to take this action in the best interests of the persons and property located within the Continuum on South Beach community; and

WHEREAS, the Board of Directors has met to address the City of Miami Beach’s Amendment to Restore Previous Hours of Operations and Permit Ambient Background Level Music [RPS-4].

NOW THEREFORE, on behalf of the 527 families which reside in this community, the Board hereby resolves as follows:

**We support the amendment to the RPS-4 District regulations, which:**

1. Restores the hours of operation permitted for the former tenant, Cibo Wine Bar, for existing rooftop terraces associated with accessory neighborhood impact establishments in the RPS-4 District, which were 11:00 PM on weekdays (Sunday – Wednesday) and 12:00 AM on weekends (Thursday – Saturday), with 30 additional minutes for cessation of operations each night; and

Permits ambient background level music on existing rooftop terraces associated with accessory neighborhood impact establishments in the RPS-4 District.

2. The building at 200 South Pointe Drive was developed as an accessory use to the Continuum development and was intended to provide a high-quality dining establishment for South of Fifth residents to enjoy. While the former tenants did not always meet our expectations, we are excited at the prospect of bringing the renowned Catch Hospitality Group (“Catch”) to our neighborhood. In order for Catch to deliver on its promise of great vibe, great food, and great service, Catch requires hours of operation of the existing rooftop terrace to match what was permitted for the former tenant, Cibo Wine Bar, as well as the ability to play ambient background level music on the existing rooftop terrace.

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# WHO WE ARE

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**CATCH** (2011) HAS GROWN FROM A STANDALONE NYC FLAGSHIP TO A MULTI-UNIT, BRAND-DRIVEN ICON WITH SUCCESSFUL LOCATIONS IN LOS ANGELES AND LAS VEGAS AT THE ARIA RESORT & CASINO.

SISTER CONCEPT **CATCH STEAK** (2019) DEBUTED IN NEW YORK AND HAS SINCE EXPANDED TO ASPEN (2021), WITH HIGHLY ANTICIPATED LOCATION SLATED IN LOS ANGELES FOR JUNE 2022.



# THE CONCEPTS

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CATCH



CATCHSTEAK





# CATCH

FEATURING MODERN RENDITIONS OF CLASSIC DISHES, **CATCH**'S STREAMING, SHAREABLE STYLE OF DINING MARRIES SIMPLE YET ELEGANT SEAFOOD, SUSHI, & STEAK WITH EXCELLENT SERVICE AND A LIVELY VIBE.



# CATCH STEAK

A LIGHTER AND BRIGHTER TAKE ON A CLASSIC STEAKHOUSE, **CATCH STEAK** FEATURES A CURATED COLLECTION OF THE WORLD'S BEST STEAK CUTS ALONG WITH STREAMING, SHAREABLE CATCH STYLE DISHES.





# THE LOCATIONS

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CATCH LA  
2016



CATCH LAS VEGAS  
2018 (MANAGED)



CATCH NYC  
2011



CATCH STEAK LA  
OPENING JUNE 2022



LEXINGTON BRASS  
2011



CATCH STEAK ASPEN  
2021



CATCH STEAK NYC  
2019





# CATCH NYC 2011



MAIN DINING ROOM



TERRACE



EXTERIOR



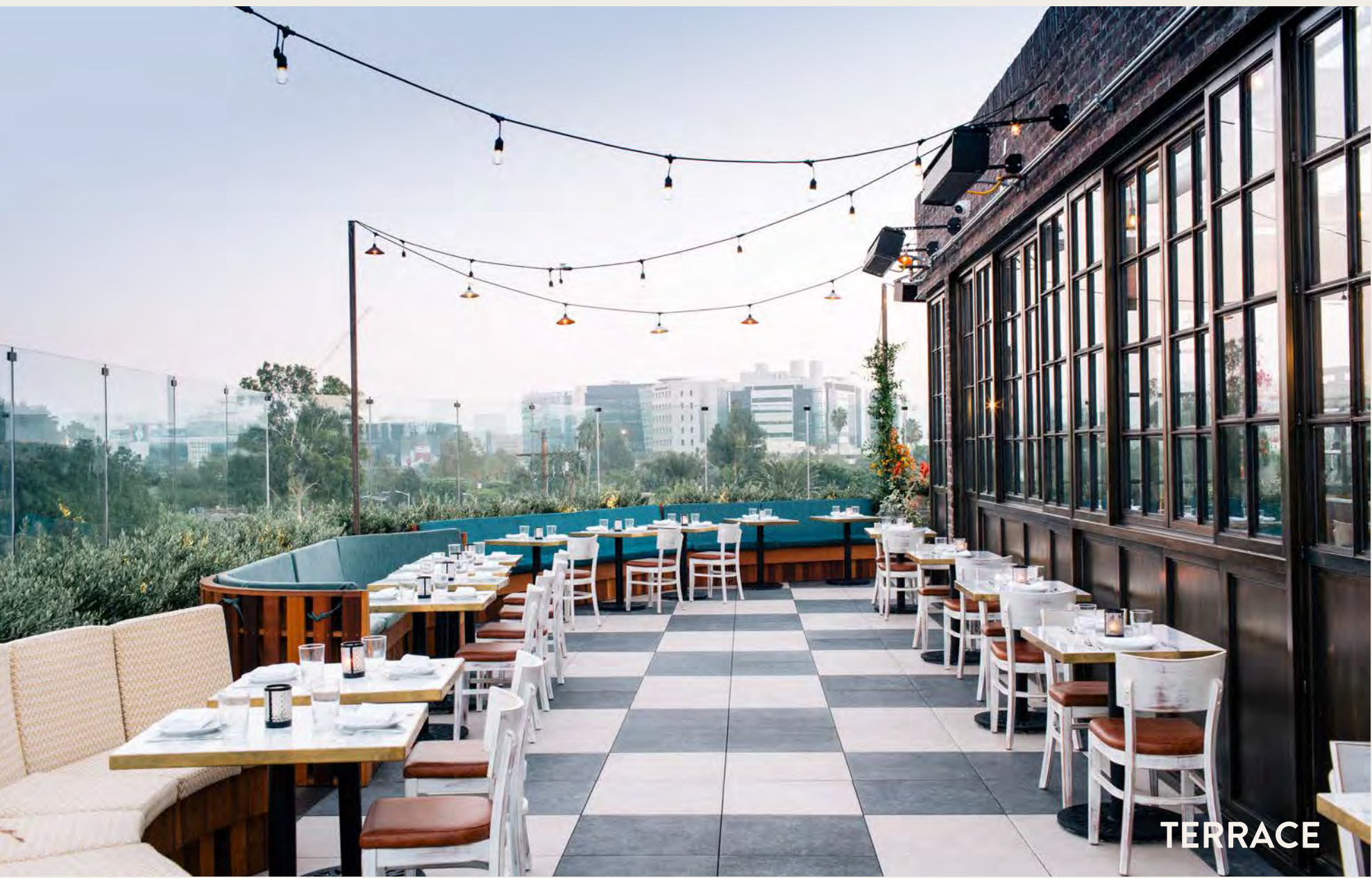
MAIN ENTRANCE



# CATCH LA 2016



MAIN DINING ROOM



TERRACE



MAIN ENTRANCE



MAIN BAR





# CATCH LAS VEGAS 2018



MAIN DINING ROOM



PRIVATE DINING AREA BAR



MAIN ENTRANCE



MAIN BAR



# CATCH STEAK NEW YORK 2019



MAIN DINING ROOM



MAIN BAR



MAIN ENTRANCE



THE RED ROOM



# CATCH STEAK ASPEN 2021



MAIN DINING ROOM



MAIN ENTRANCE - RENDERING



PATIO - RENDERING



MAIN BAR



# CATCH STEAK LA 2022



MAIN DINING ROOM - RENDERING



MAIN ENTRANCE - RENDERING



EXTERIOR



THE RED ROOM - RENDERING



# THE TEAM

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CATCH HOSPITALITY GROUP PARTNERS TILMAN FERTITTA, MARK BIRNBAUM AND EUGENE REMM HAVE PROPELLED THE SUCCESS OF GLOBALLY-INFLUENCED SEAFOOD RESTAURANT CATCH (2011), AND SISTER CONCEPT CATCH STEAK (2019), BY FOCUSING ON THE BRAND'S 3 CORE PRINCIPLES OF GREAT FOOD, GREAT SERVICE & GREAT VIBE.

IN 2017, CATCH PARTNERED WITH HOSPITALITY BUSINESS MOGUL TILMAN FERTITTA, WHO'S PRIVATELY OWNED LANDRY'S, INC. IS RANKED AMONG THE LARGEST RESTAURANT CORPORATIONS IN THE U.S. FERTITTA HAS SPENT 30 YEARS CULTIVATING HIS HOSPITALITY EMPIRE OF OVER 600 LOCATIONS INTO AN INTERNATIONAL SUCCESS. FERTITTA, THE "WORLD'S RICHEST RESTAURATEUR," ACCORDING TO *FORBES* MAGAZINE, IS ALSO THE STAR OF CNBC'S *BILLION DOLLAR BUYER*, AND OWNER OF GOLDEN NUGGET CASINOS AND THE NBA HOUSTON ROCKETS.

WITH A FOCUS ON CULTURE AND BRAND, NEW YORK BASED RESTAURATEURS REMM AND BIRNBAUM SPENT TWO DECADES BUILDING CHG INTO ONE OF THE COUNTRY'S MOST SUCCESSFUL RESTAURANT MANAGEMENT COMPANIES. DUBBED BY *FORBES* MAGAZINE AS THE "NEW KINGS OF NEW YORK HOSPITALITY," REMM AND BIRNBAUM PIONEER DYNAMIC HOSPITALITY EXPERIENCES USING FOOD, SERVICE AND VIBE TO CREATE SEAMLESS TRANSITIONS BETWEEN DINING, NIGHTLIFE AND ENTERTAINMENT. IN ADDITION TO CATCH AND CATCH STEAK, CHG OPERATES MIDTOWN AMERICAN BRASSERIE LEXINGTON BRASS (2011) AND THE CO:LABORATORY, A FULL-SERVICE EVENT PRODUCTION AGENCY SPECIALIZING IN THE CREATION OF HIGH LEVEL, TURNKEY EXPERIENCES FOR BRANDS ACROSS THE ENTERTAINMENT, FASHION AND LIFESTYLE INDUSTRIES.

FOR MORE INFORMATION ON CATCH HOSPITALITY GROUP PROPERTIES, PLEASE VISIT CATCHRESTAURANTS.COM OR FOLLOW @CATCH ON INSTAGRAM.





# ROOFTOP RENDERING TO REALITY: CATCH LA

EXPERIENCE OPERATING OUTDOOR SPACES IN RESIDENTIAL SETTINGS





# ① GREAT FOOD

ALWAYS LEADING WITH QUALITY,  
CREATIVITY & CONSISTENCY



DISHES THAT REACH A WIDE  
AUDIENCE OF CUSTOMERS



FOCUS ON NON-TRADITIONAL, SHAREABLE  
MENU STYLE THAT CREATES MULTIPLE FOOD  
EXPERIENCES DURING EACH VISIT

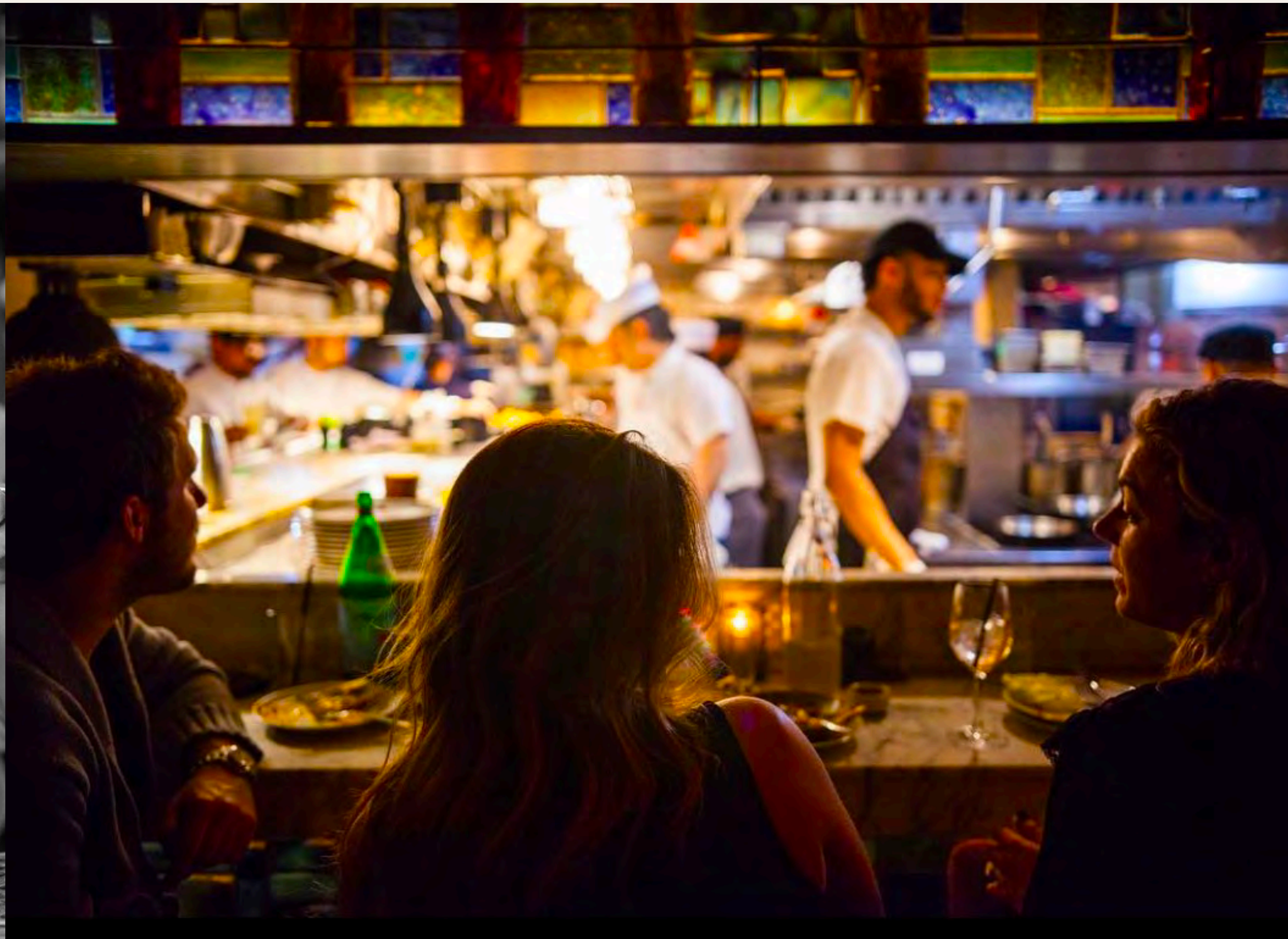




## ② GREAT SERVICE

BALANCING A CASUAL & YOUTHFUL STYLE  
WITH SOPHISTICATED KNOWLEDGE

A SERVICE TEAM FOCUSED ON CURATING & HOSTING  
THE DINING EXPERIENCE FROM START TO FINISH





### 3 GREAT VIBE

AN ENERGETIC & STIMULATING  
DINING EXPERIENCE THAT CHANGES  
THROUGHOUT THE EVENING



EVOLVING FROM AN EARLY, MORE CLASSIC  
SETTING TO A LIVELY ROOM WITH AN  
ECLECTIC BLEND OF MUSIC AND PEOPLE



DRIVEN BY THE TRUE, AUTHENTIC LOCAL  
PATRONS OF EACH MARKET WHO DEFINE THE  
BRAND AND ATTRACT A WIDER DEMOGRAPHIC





# THE PROJECT

## CATCH HOSPITALITY GROUP

### 📍 MIAMI

KNOWN FOR ITS PREMIUM ROOFTOP LOCATIONS IN **NEW YORK, LOS ANGELES,** AND **ASPEN**, THE COMPANY BEHIND ICONIC CONCEPTS **CATCH & CATCH STEAK** PROMISES TO DELIVER THE BEST OF FOOD, SERVICE, AND VIBE TO MIAMI WITH THE OPENING OF ACCLAIMED CATCH RESTAURANT AT **200 SOUTH POINTE DRIVE.**



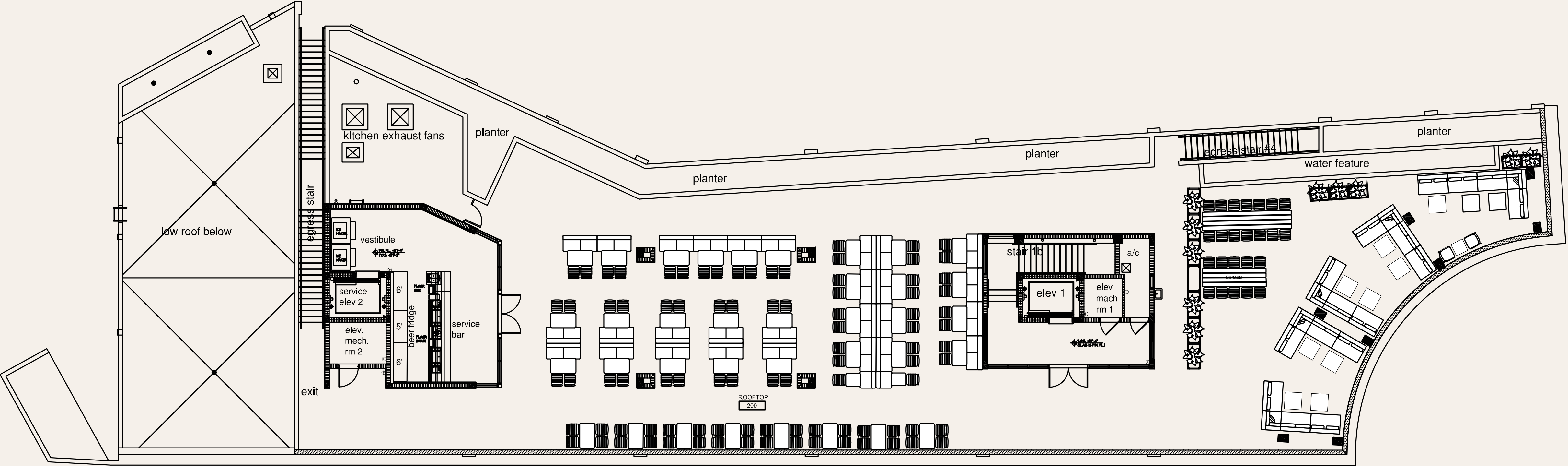
*PROPOSED - GROUND FLOOR*





# THE FLOORPLANS

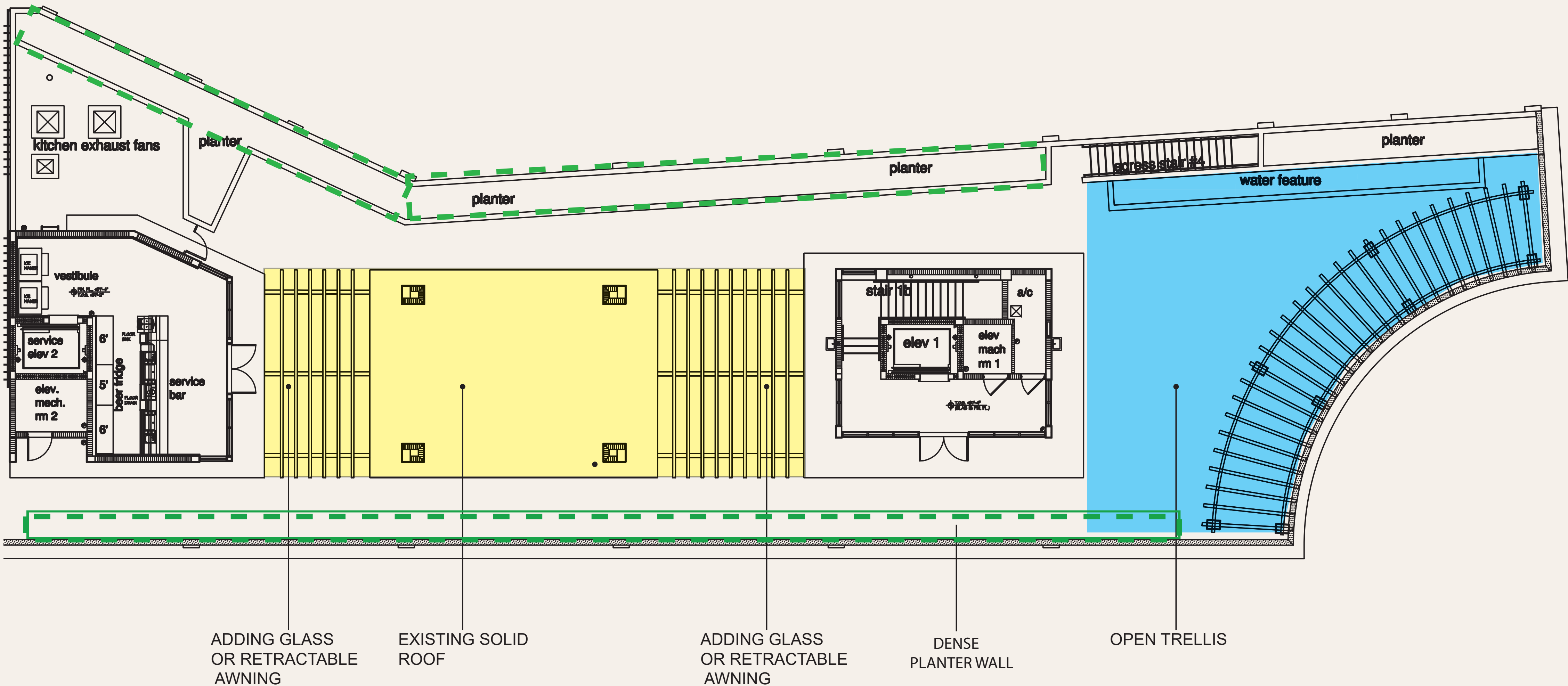
## PROPOSED - ROOFTOP





# THE FLOORPLANS

## PROPOSED - ROOFTOP ENCLOSURE OPTION





# THE FLOORPLANS

## PROPOSED - ROOFTOP ENCLOSURE OPTION

SHOWING: CURRENT ROOFTOP ENCLOSURE



ADDING GLASS  
OR RETRACTABLE  
AWNING ABOVE  
EXISTING  
STRUCTURE

DENSE  
PLANT WALL



# THE INSPIRATION

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# THE INSPIRATION

.....





**THANK YOU VERY MUCH FOR YOUR TIME.**



# ADDENDUM



# THE SOUND STUDY

EXECUTED

## CATCH MIAMI – ACOUSTIC ANALYSIS & RECOMMENDATIONS

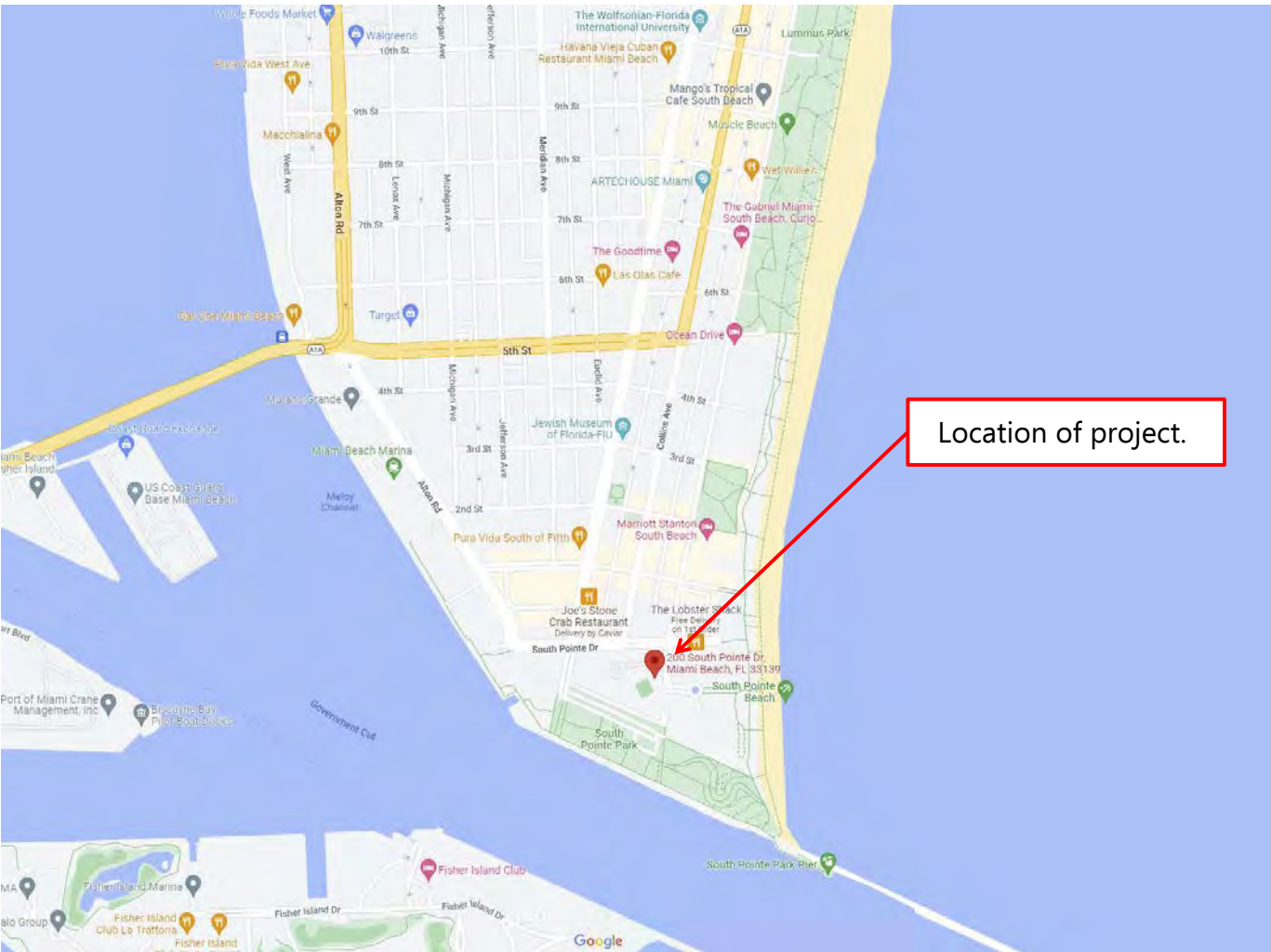
V1 – 4/12/2022

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- 1. OVERVIEW AND SUMMARY OF MODEL
- 2. MEASURED SOUND LEVELS – AMBIENT NOISE
- 3. MODELED SOUND LEVELS – MUSIC & AMBIENT NOISE
- 4. APPENDIX

(5 PAGES TOTAL)

### LOCATION OF PROJECT



PROJECT NAME CATCH MIAMI		
PROJECT ADDRESS 200 SOUTH POINTE DR. MIAMI BEACH, FL 33139		
DATE: 4/13/2022 AUTHOR: DAVE KOTCH VERSION: 1	Criterion Acoustics ARCHITECTURAL ACOUSTIC & SYSTEMS DESIGN 700 CENTRAL AVE - UNIT 4 NEW PROVIDENCE, RI 02944 608-664-7710 INFO@CRITERIONACOUSTICS.COM	SHEET SIZE: 11" X 17"  PAGE: 1



# THE SOUND STUDY

## EXECUTED

### 1. OVERVIEW AND SUMMARY OF MODEL

#### OVERVIEW

Criterion Acoustics was contracted to provide an acoustical analysis and study potential noise generated by a new rooftop restaurant for Catch located at 200 South Pointe Drive in Miami, FL. The rooftop will have low-level music playback (65dBA / 70dBC) consistent with all other outdoor Catch (New York, Los Angeles, Aspen) properties.

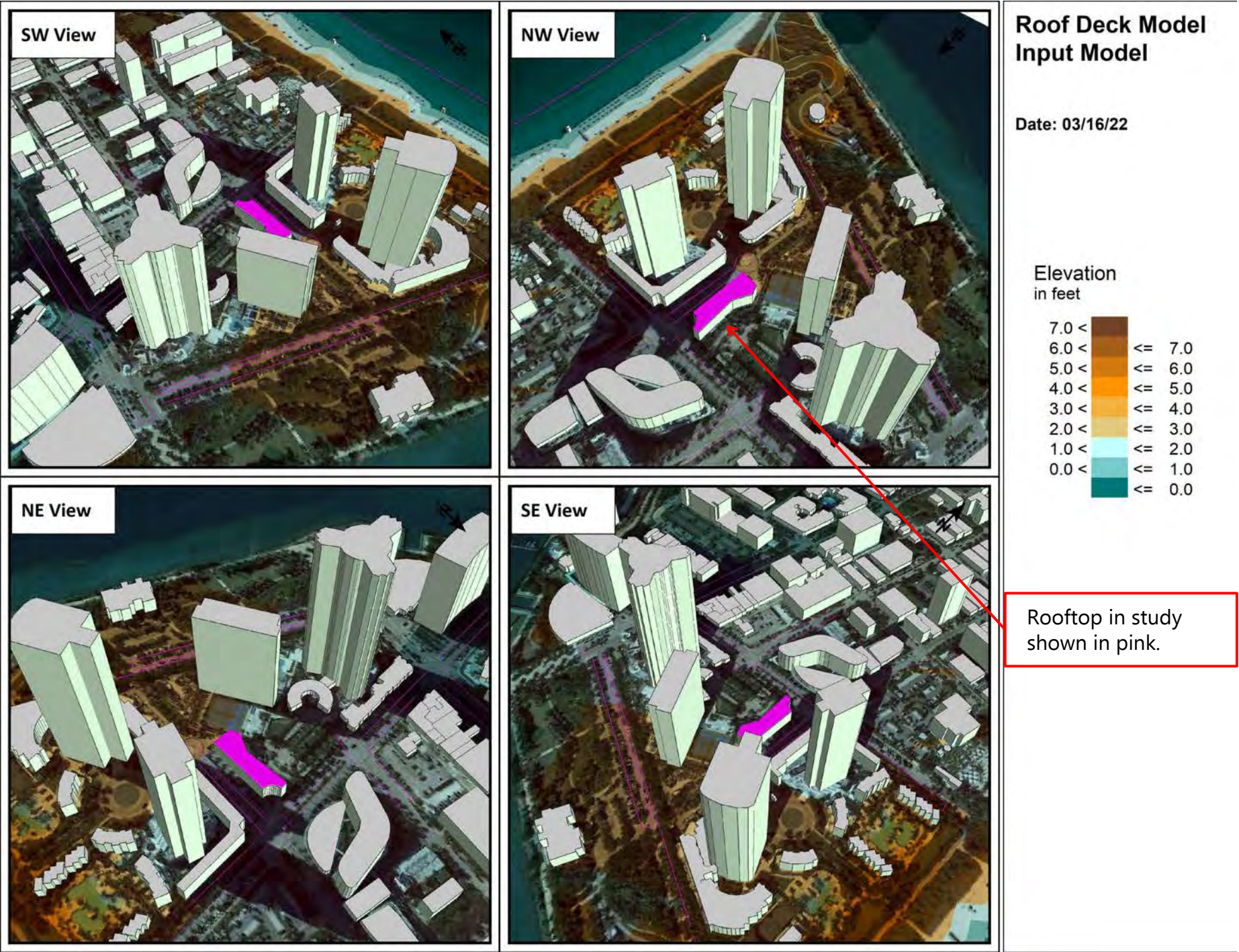
CONCLUSION: In order to reduce any potential adverse impacts from noise on the rooftop, the following solutions should render rooftop music to be **not** “plainly audible” from the following adjacent residential properties: Portofino Towers, South Pointe Tower, Continuum and One Ocean Condominium.

- Construct a noise barrier system (or large continuous planters) at the perimeter of the rooftop area to minimize horizontal airborne sound transmission (minimum of 5’-0” high).
- Plant dense shrubs in the planters.
- Provide an intelligent sound system design utilizing directional loudspeakers and cardioid subwoofers, which are small highly directional subwoofers, with all speakers down firing.
- Install a digital tamper-resistant sound level limiter on the system post calibration to ensure the sound level is never exceeded. **This limiter will only be accessible by corporate management and will have no local operational access.**
- Position large umbrellas and/or a retractable roof and/or awnings with acoustic vinyl lining, if necessary, to reduce sound transmission over the dining area.

#### SUMMARY OF MODEL

- The environmental acoustic model was created with the software package SoundPLAN (Version 8.2). SoundPLAN is widely accepted in the industry for environmental noise modeling.
- When conducting acoustical modeling there is often variation. +/- 3 to 5dB is not uncommon and this is a consideration with this type of predictive modeling.
- Reflections from the surrounding buildings and structures are accounted for in the model.
- The sound system and crowd noise were adjusted to be 65dBA on the roof deck. This sound level was based on measured data in NYC.

#### GRAPHIC INPUT OF MODEL



PROJECT NAME CATCH MIAMI		
PROJECT ADDRESS 200 SOUTH POINTE DR. MIAMI BEACH, FL 33139		
DATE: 4/13/2022 AUTHOR: DAVE KOTCH VERSION: 1	Criterion Acoustics ARCHITECTURAL ACOUSTIC & SYSTEMS DESIGN 785 CRITICAL ARE - UNIT 4 NEW PROVIDENCE, NJ 07094 908-666-7710 INFO@CRITERIONACOUSTICS.COM	SHEET SIZE: 11" X 17" PAGE: 2



# THE SOUND STUDY

## EXECUTED

### 2. MEASURED SOUND LEVELS – AMBIENT NOISE

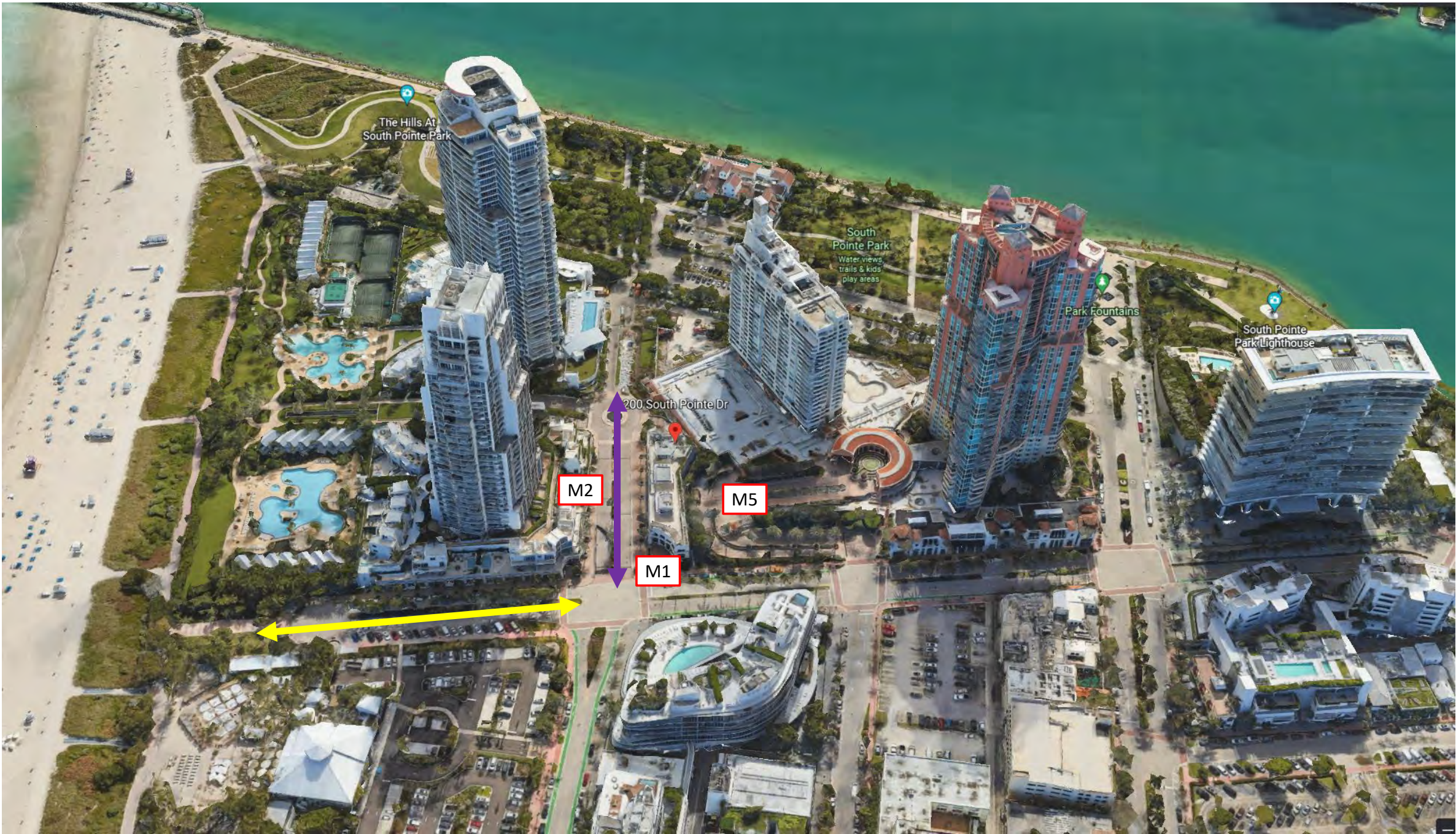


Table 1 - South Pointe Ambient Noise Measurements							
Measurement	Start Time	Stop Time	Elapsed Time	LAeq [dB]	LCeq [dB]	LA90.0 [dB]	Notes
M1	3/10/2022 23:09	3/10/2022 23:40	0:30:06	64.96	76.34	52.18	
M2	3/10/2022 23:41	3/11/2022 0:05	0:23:25	52.93	66.04	49.29	
↔	3/11/2022 0:06	3/11/2022 0:11	0:05:52	57.13	65.45	50.9	Walking back and forth on Continuum
↔	3/11/2022 0:12	3/11/2022 0:16	0:04:33	65.86	70.6	57.87	Walking back and forth on South Pointe Drive
M5	3/11/2022 0:20	3/11/2022 0:50	0:30:20	54.48	66.94	50.05	

#### DESCRIPTION

- The graphic indicates the location of the measurements and *Table 1 – South Pointe Ambient Noise Measurements* provides the measured levels.
- These measurements were performed by David Molho during the evening of Friday March 10, 2022.
- During the measurements normal activities were occurring.
- The measurements were performed with a B&K 2250 meter with the windscreen on. They were logged for the duration of the measurement as indicated in Table 1.
- See appendix sheet for definitions and terms.

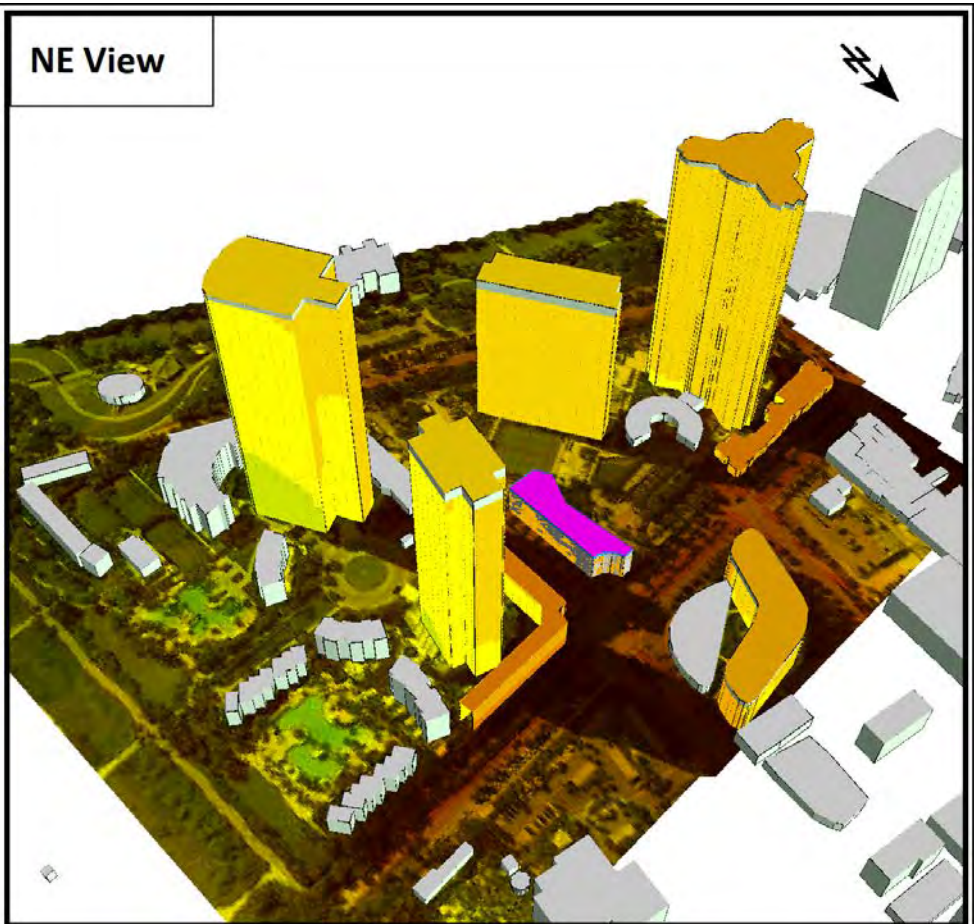
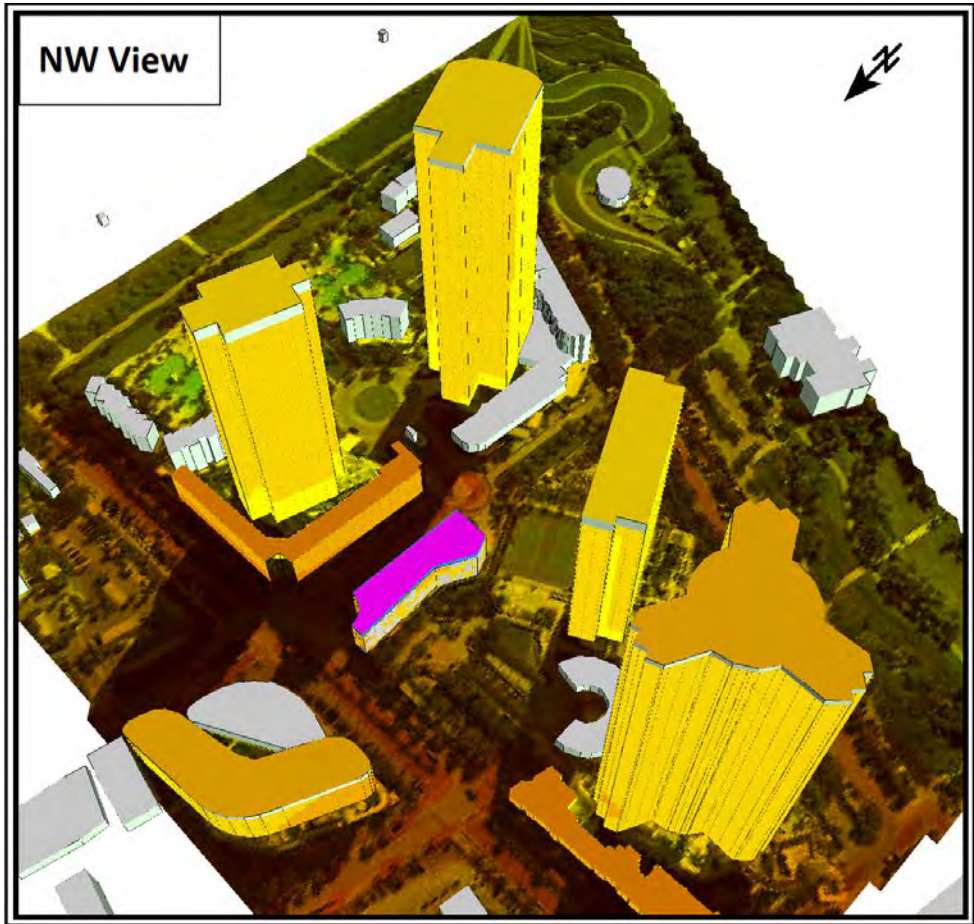
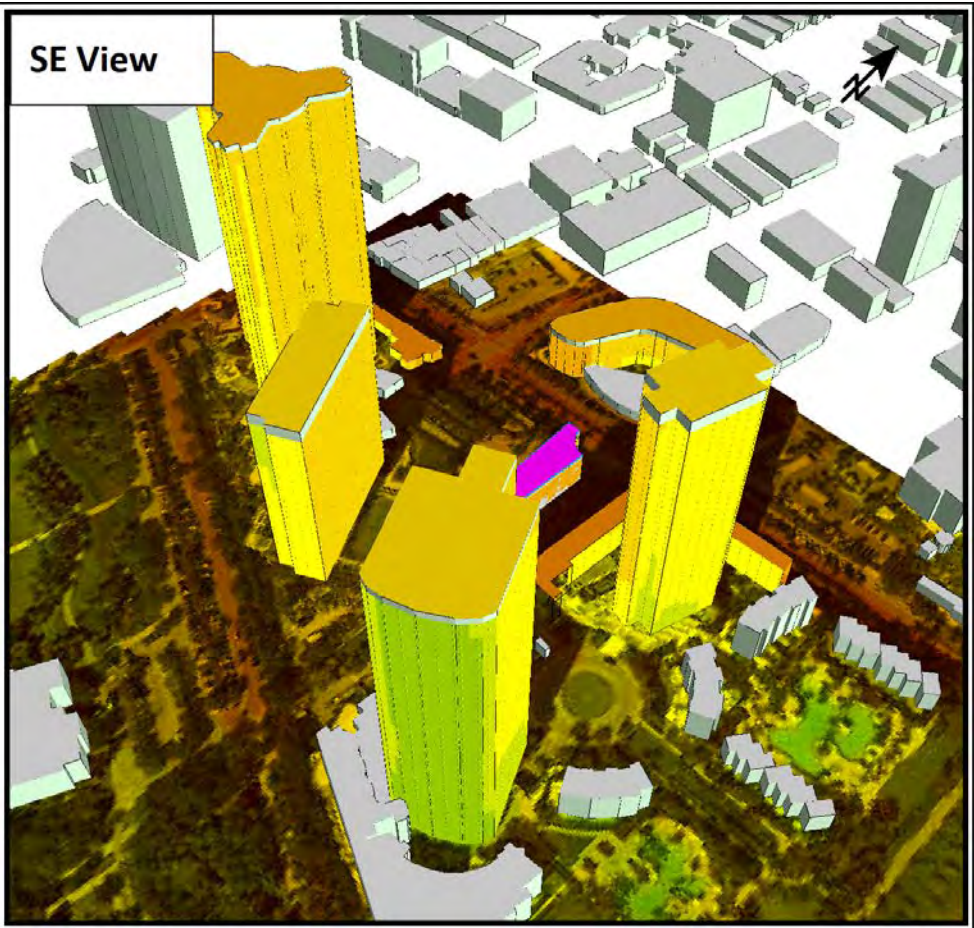
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# THE SOUND STUDY

EXECUTED

## 3. MODELED SOUND LEVELS – MUSIC & CROWD DINING NOISE



### DESCRIPTION

- The graphic indicates the projected sound levels on the adjacent buildings based on the pink rooftop operating at 65dBA.
- The area source was then further reduced based on the transmission loss of the vinyl limp mass sewn into an awning and/or umbrellas.
- THERE IS NO PRECDICTED INCREASE IN LEVELS.

PROJECT NAME  
CATCH MIAMI

PROJECT ADDRESS  
200 SOUTH POINTE DR.  
MIAMI BEACH, FL 33139

DATE: 4/13/2022  
AUTHOR: DAVE KOTCH  
VERSION: 1

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