CATCH

MIAMI BEACH

CATCH

HOSPITALITY GROUP

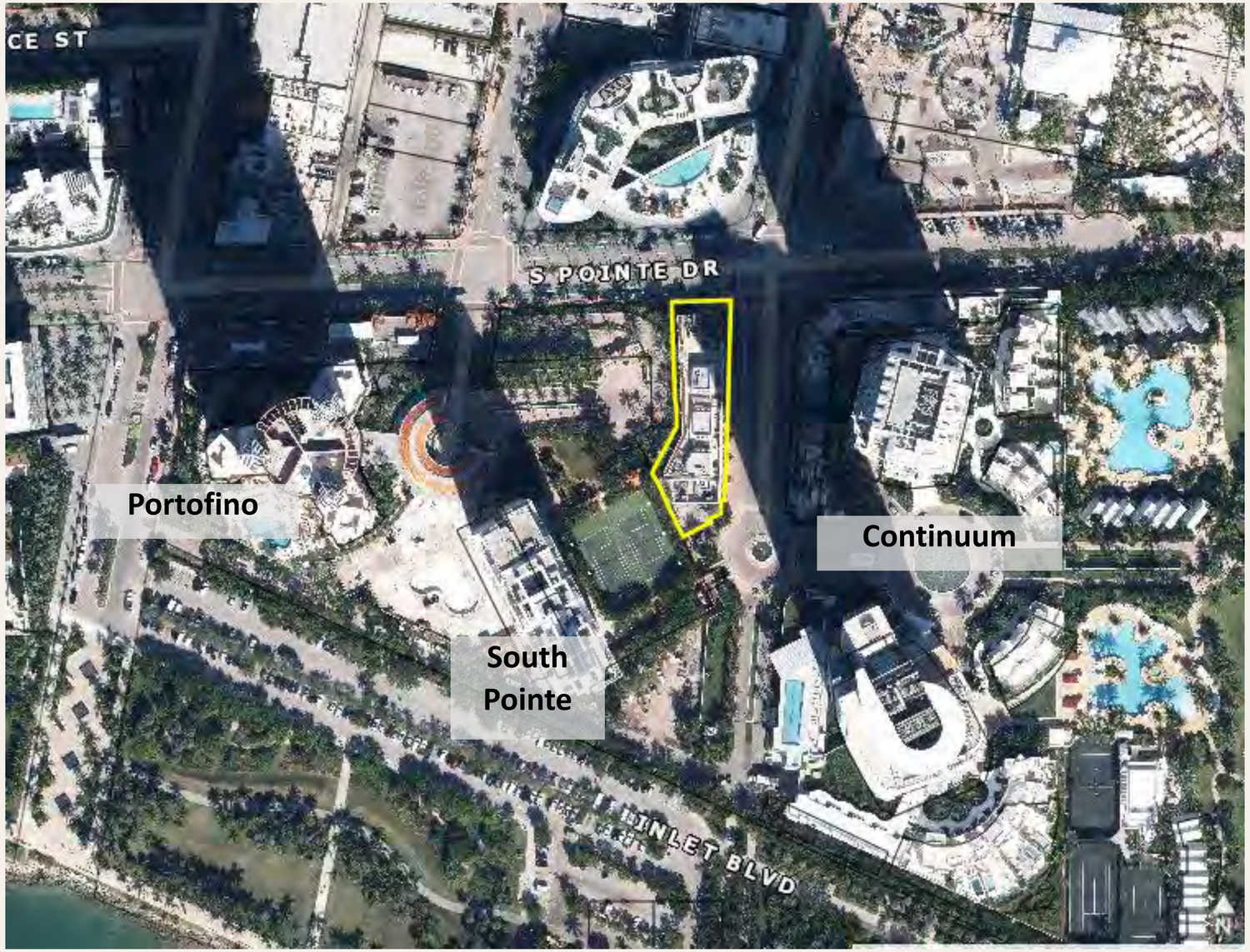
CATCH MIAMI BEACH

200 SOUTH POINTE DRIVE
MIAMI BEACH, FL 33139

File No. PB22-0542 (modification of PB20-0392)

September 20, 2022 Planning Board Meeting

LOCATION CONTEXT - 200 S. POINTE DRIVE



PROPERTY HISTORY

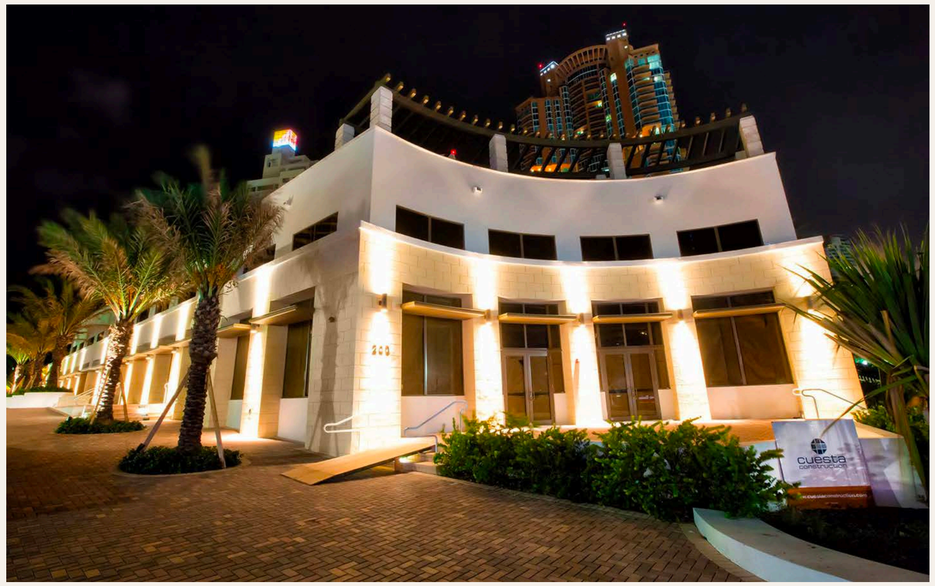
2012: Constructed as 11,000 SF accessory restaurant building to Continuum

2014: Operated as Cibo Wine Bar without CUP (grandfathered use)

2019: CIBO closes and abandons grandfathered status

November 2020: Code amendment permits NIE as conditional use with strict limitations & CUP Obtained for “Oche”

Present: Catch Miami Beach seeks to modify CUP to bring its renowned restaurant to Miami Beach



CUP MODIFICATION REQUESTS

1) Change of Operator: 200 S. Pointe Hospitality LLC (d/b/a Catch Miami Beach)

2) Amend Hours of Operation

Indoors: 11:00 AM - 2:00 AM

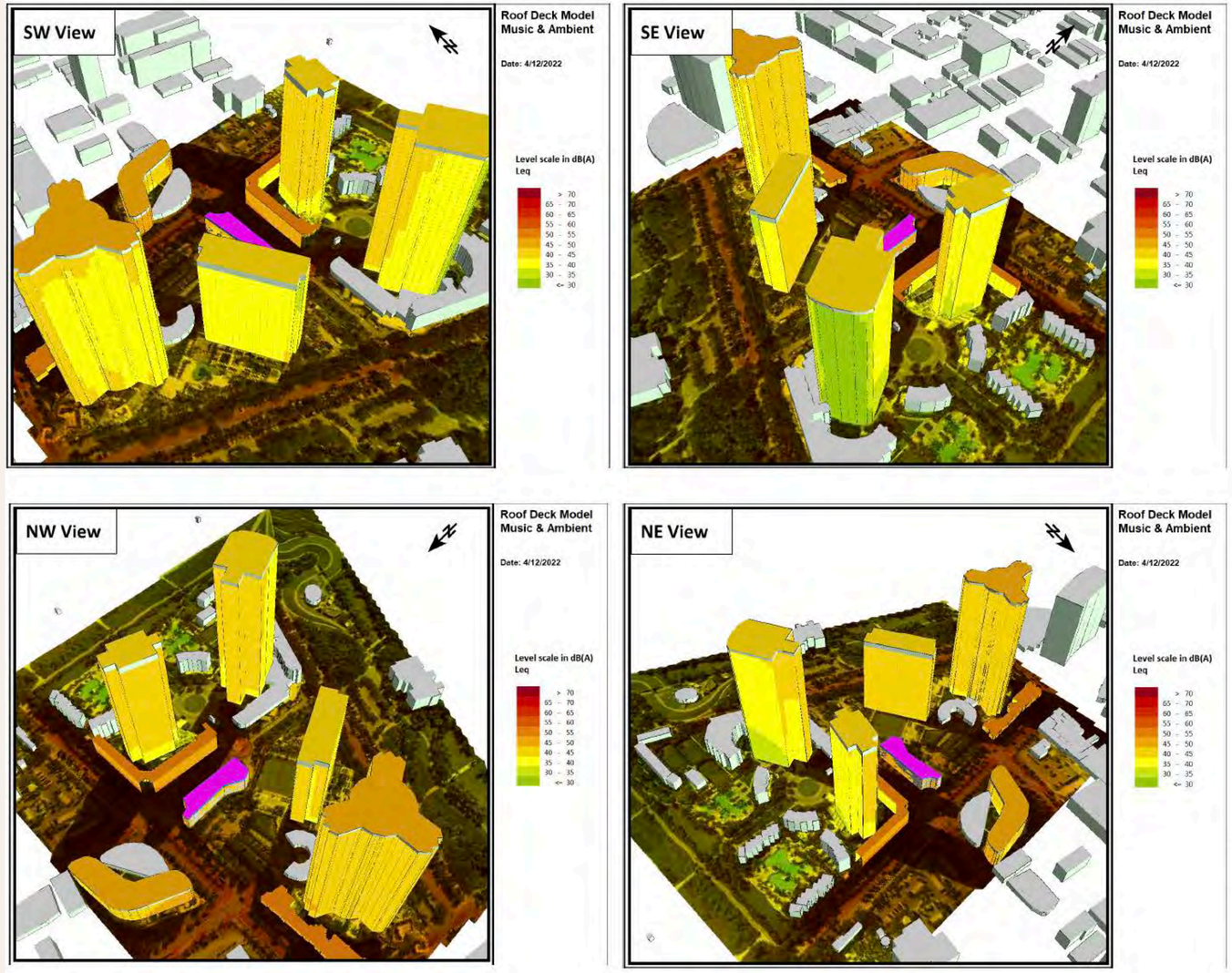
Outdoors:
Ground Floor: *11:00 AM - to 2:00 AM

Rooftop:
Sunday - Wednesday: *11:00 AM - 11:00 PM (+ 30 minutes for closing)
Thursday - Saturday: *11:00 AM - 12:00 AM (+ 30 minutes for closing)

3) Permit pre-recorded ambient background level music on rooftop
Requires automatic noise limiter and directional speakers

THE SOUND STUDY

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 BEACH

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

SHEET SIZE: 11" X 17"
PAGE: 4

NEIGHBORHOOD SAFEGUARDS

- Rooftop occupancy limited to 250 persons
- Rooftop only open when serving full meals
- Automatic noise level limiter and intelligent sound system required
- No “Entertainment” (No DJs or live music)
- No special events
- No outdoor bar counters
- No TVs
- Trash collection after 9AM on weekends

NEIGHBOR SUPPORT

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.

3. 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

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.

WHO WE ARE

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) AND LOS ANGELES (2022).

THE CONCEPTS

CATCH

CATCHSTEAK

THE LOCATIONS

CATCH LA
2016

CATCH LAS VEGAS
2018 (MANAGED)

CATCH NYC
2011

CATCH STEAK LA
2022

LEXINGTON BRASS
2011

CATCH STEAK ASPEN
2021

CATCH STEAK NYC
2019

CATCH NYC
2011


MAIN DINING ROOM


TERRACE

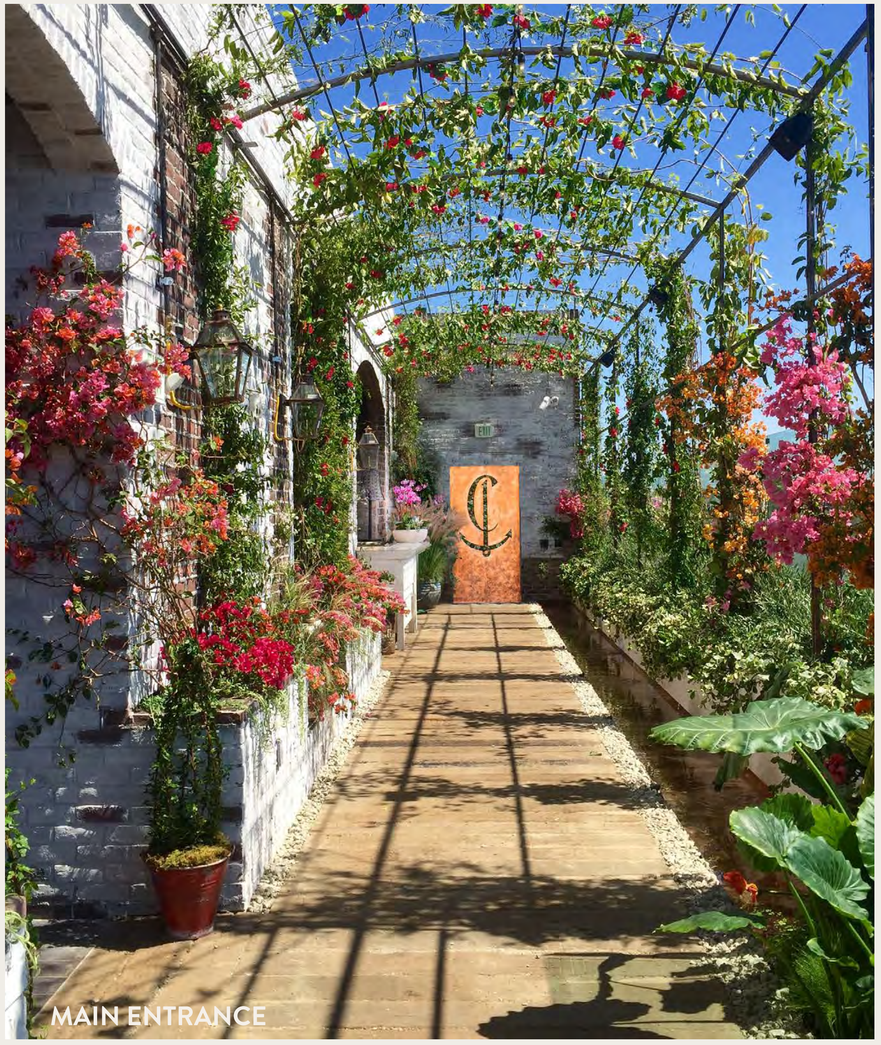
EXTERIOR

MAIN ENTRANCE

CATCH NYC
2016


MAIN DINING ROOM


TERRACE


MAIN ENTRANCE


MAIN BAR

CATCH VEGAS
2018


MAIN DINING ROOM


PRIVATE DINING AREA BAR

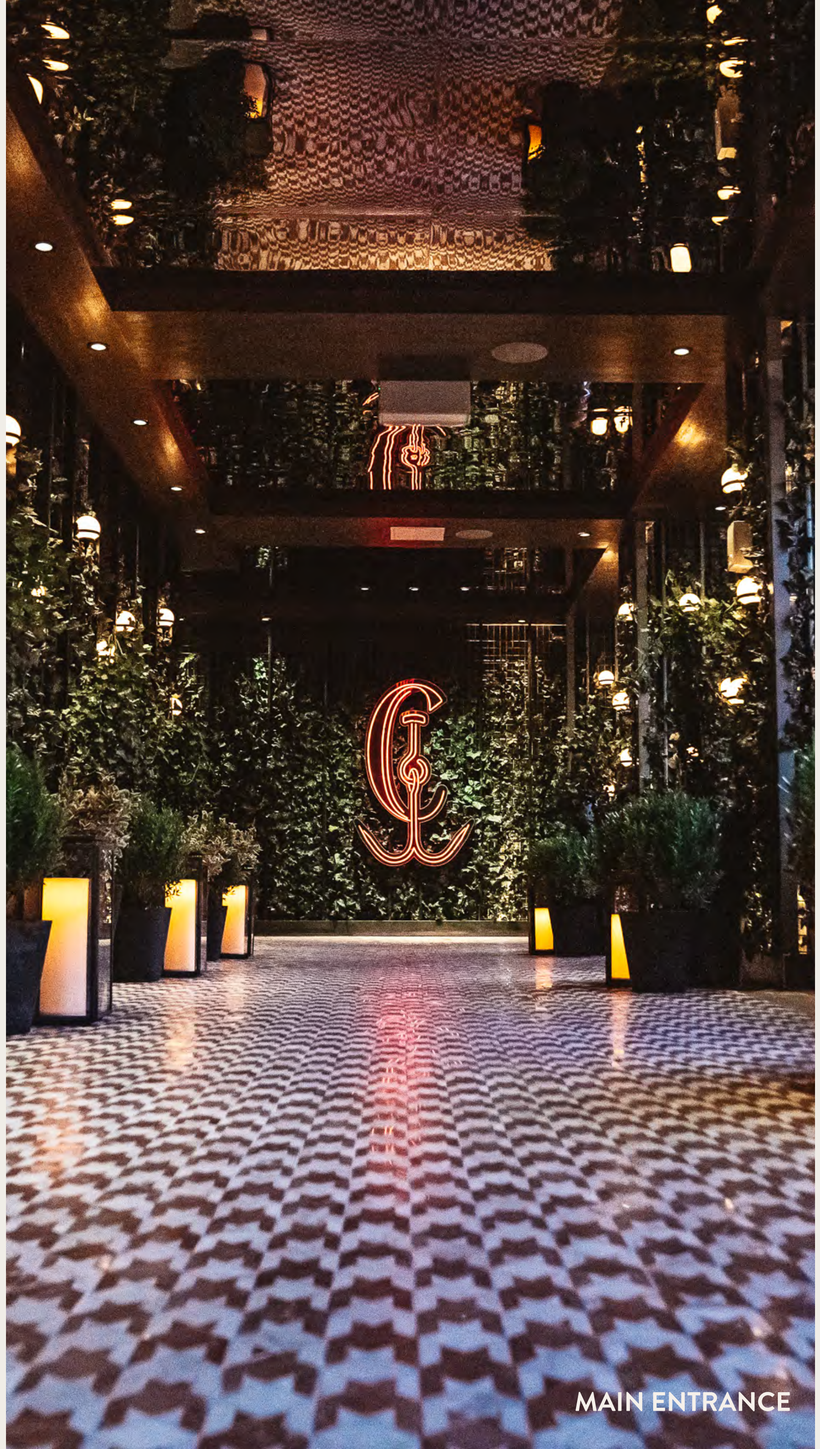
MAIN ENTRANCE


MAIN BAR

CATCH STEAK NEW YORK
2019


MAIN DINING ROOM


MAIN BAR


MAIN ENTRANCE

THE RED ROOM

CATCH STEAK ASPEN 2021

MAIN DINING ROOM

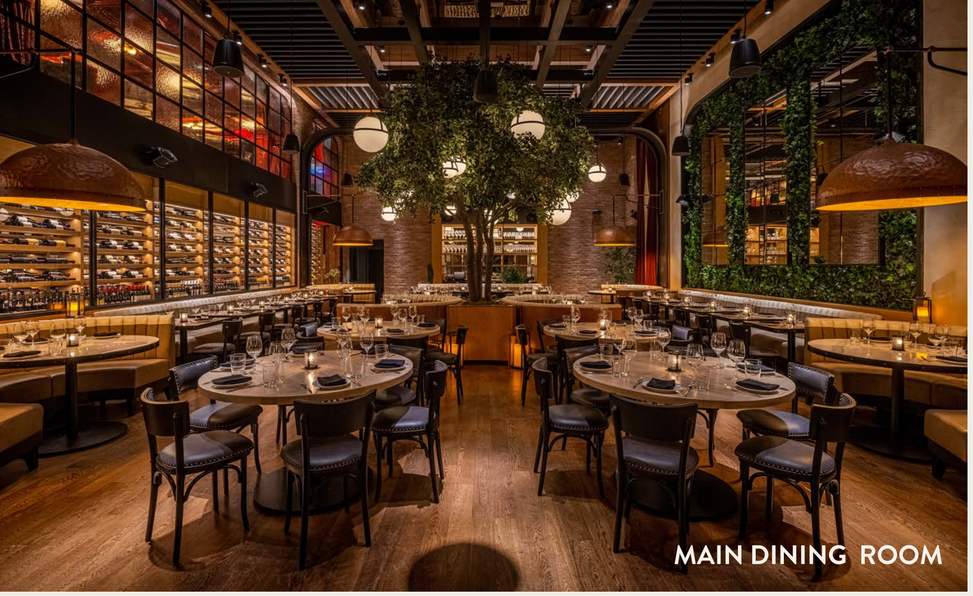

PATIO - RENDERING


MAIN BAR


THE RED ROOM


MAIN ENTRANCE

CATCH STEAK LA
2022


MAIN DINING ROOM


THE GARDEN ROOM


MAIN BAR


THE RED ROOM

EXTERIOR - RENDERING

THE TEAM

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.

1 GREAT FOOD

ALWAYS LEADING WITH QUALITY, CREATIVITY & CONSISTENCY

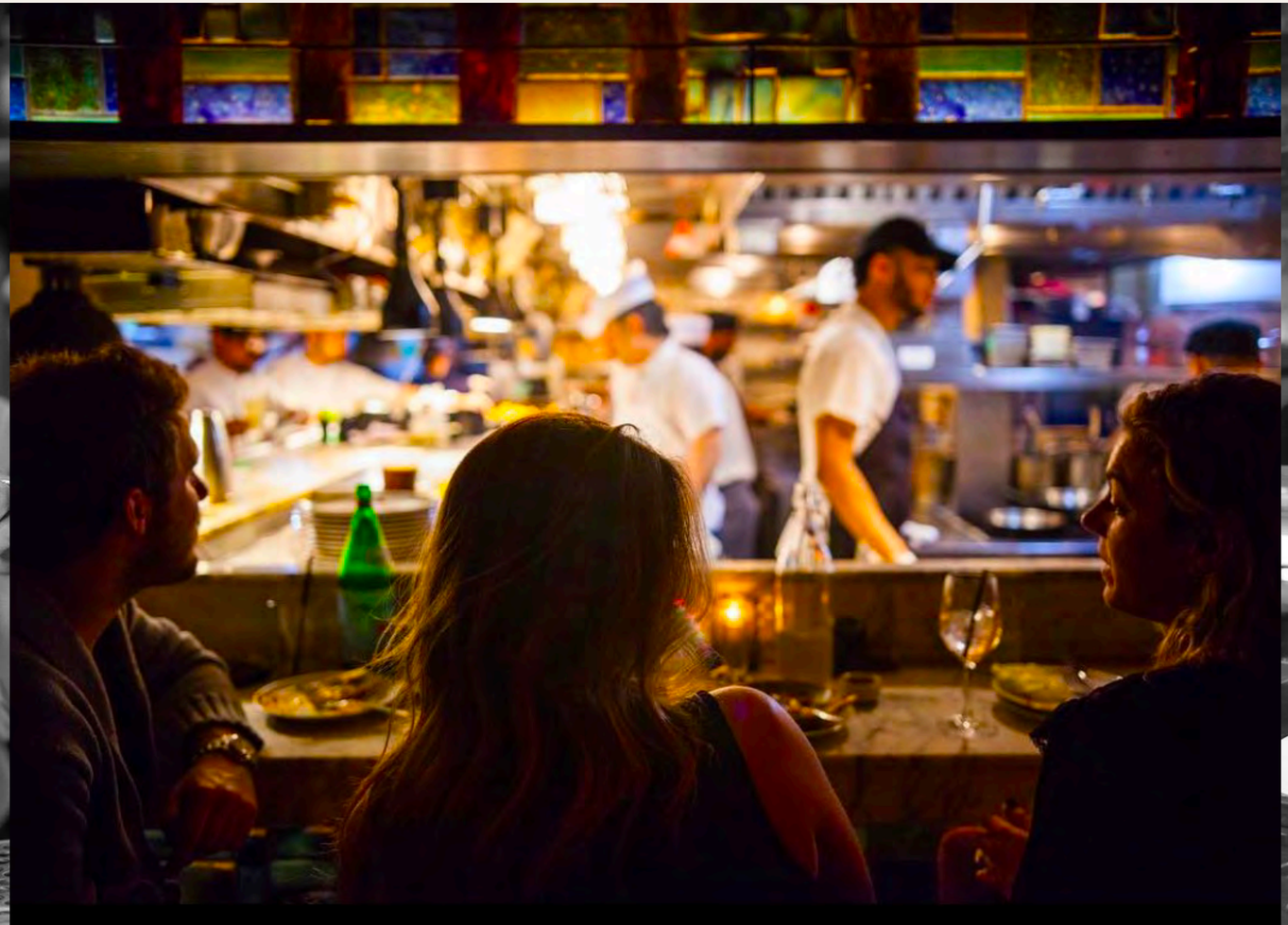
DISHES THAT REACH A WIDE AUDIENCE OF CUSTOMERS

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

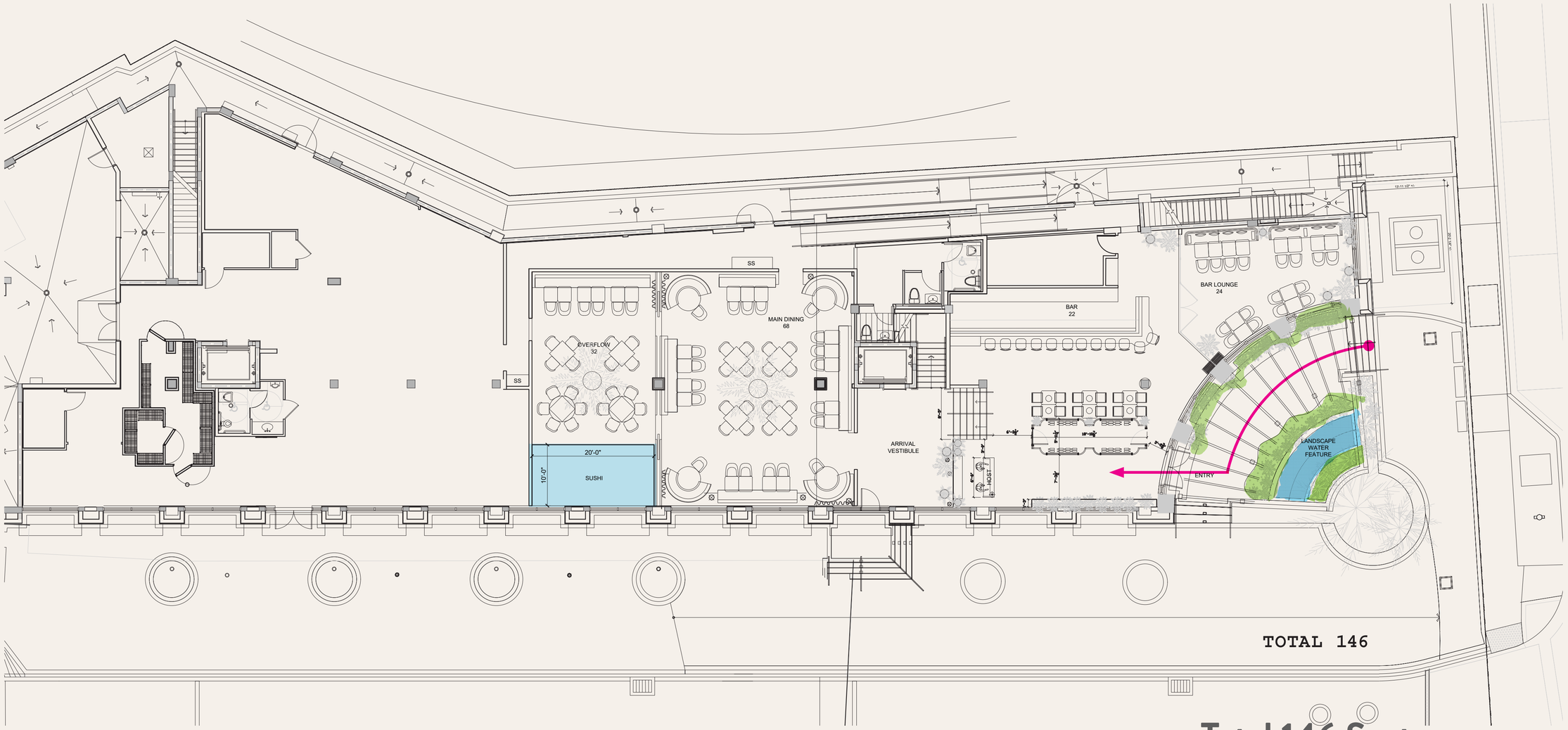
THE PROJECT

CATCH HOSPITALITY GROUP

MIAMI BEACH

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 BEACH WITH THE OPENING OF ACCLAIMED CATCH RESTAURANT AT **200 SOUTH POINTE DRIVE**.

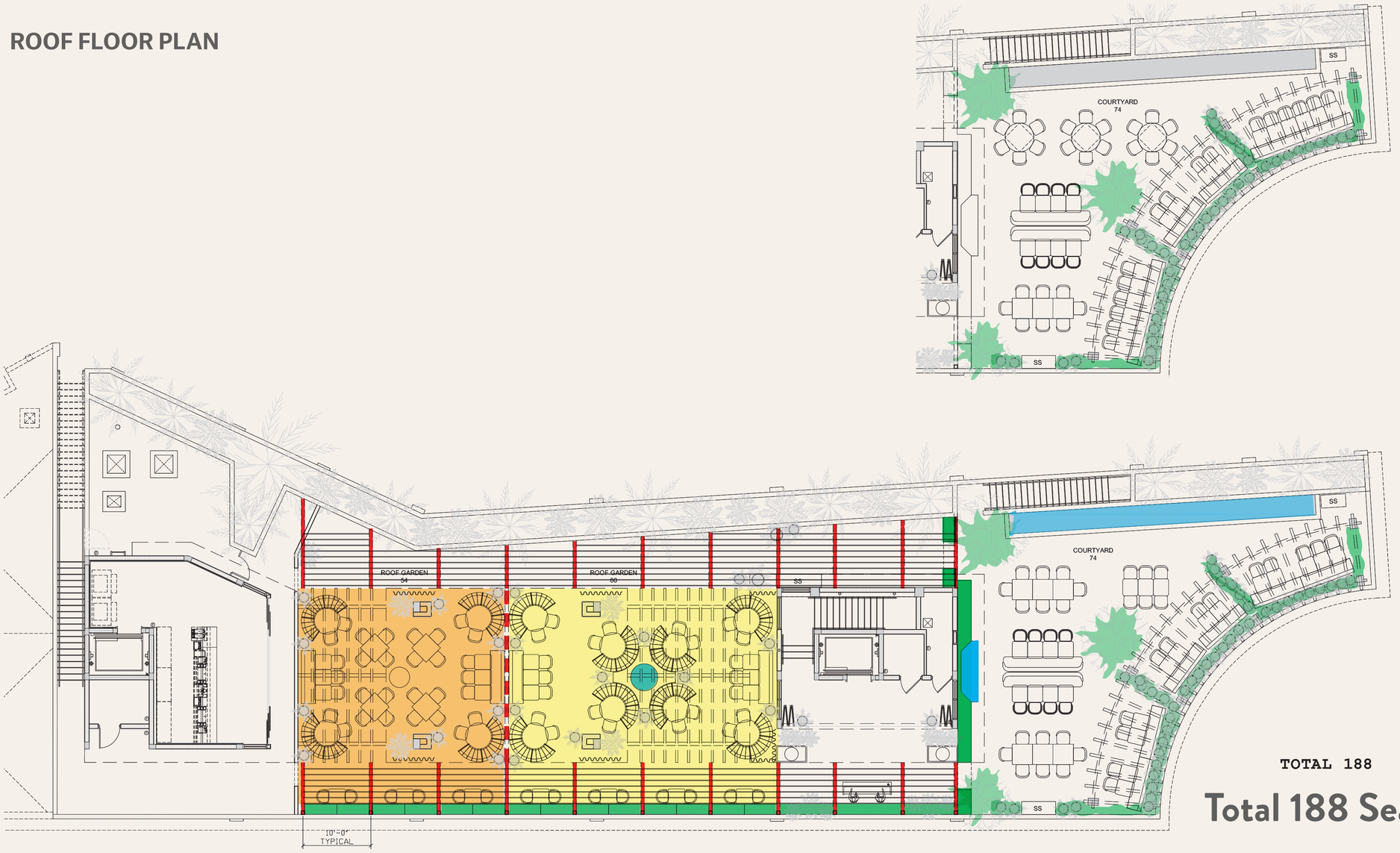
GROUND FLOOR PLAN



Total 146 Seats

ROOF FLOOR PLAN

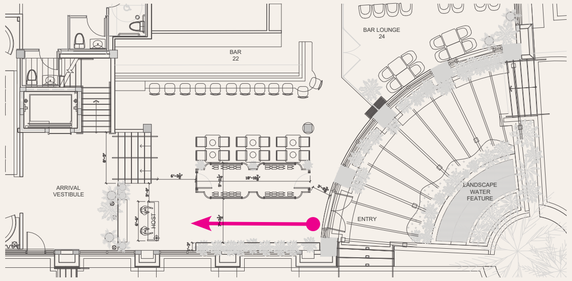
ROOF FLOOR PLAN



TOTAL 188

Total 188 Seats

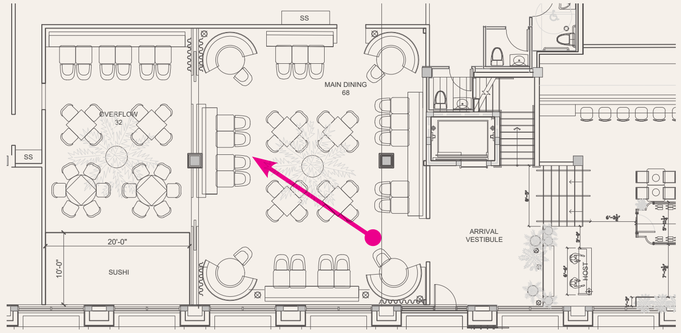
INTERIOR ENTRY



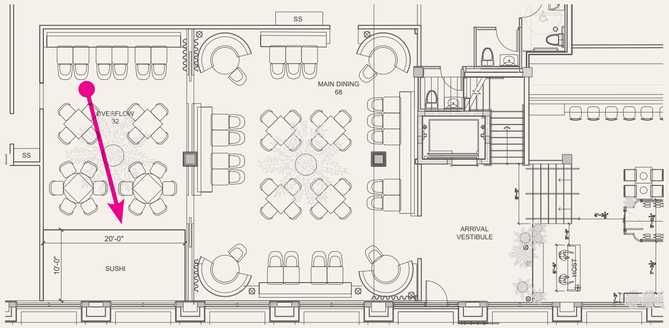
FEATURE BAR

FEATURE BAR

MAIN DINING AREA



SUSHI VIEW


SS
MAIN DINING
68
OVERFLOW
32
SS
20'-0"
10'-0"
SUSHI
ARRIVAL
VESTIBULE

ROOFTOP GARDEN

ROOFTOP COURTYARD

ROOFTOP RENDERING TO REALITY | CATCH LA

EXPERIENCE OPERATING OUTDOOR SPACES IN RESIDENTIAL SETTINGS

CATCH HOSPITALITY GROUP | CATCH MIAMI BEACH

THANK YOU VERY MUCH FOR YOUR TIME.

CATCH
HOSPITALITY GROUP

ADDENDUM

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

THE SOUND STUDY

EXECUTED

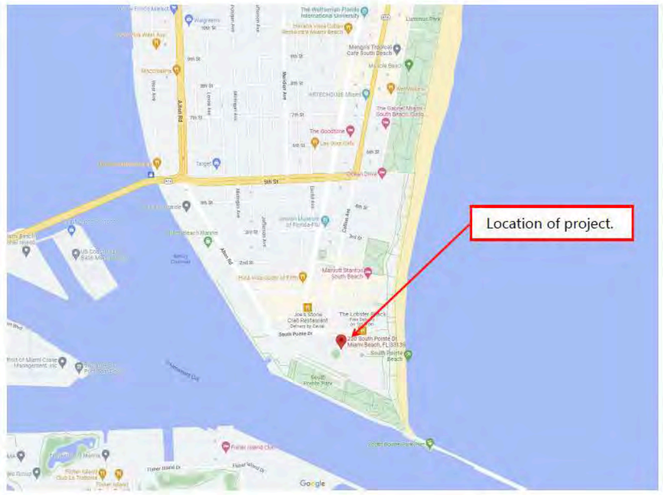
CATCH MIAMI BEACH – ACOUSTIC ANALYSIS & RECOMMENDATIONS

V1 – 4/12/2022

TABLE OF CONTENTS:

(5 PAGES TOTAL)

LOCATION OF PROJECT



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ARCHITECTURAL ACOUSTIC & SYSTEMS DESIGN

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THE SOUND STUDY

EXECUTED

2. MEASURED SOUND LEVELS – AMBIENT NOISE

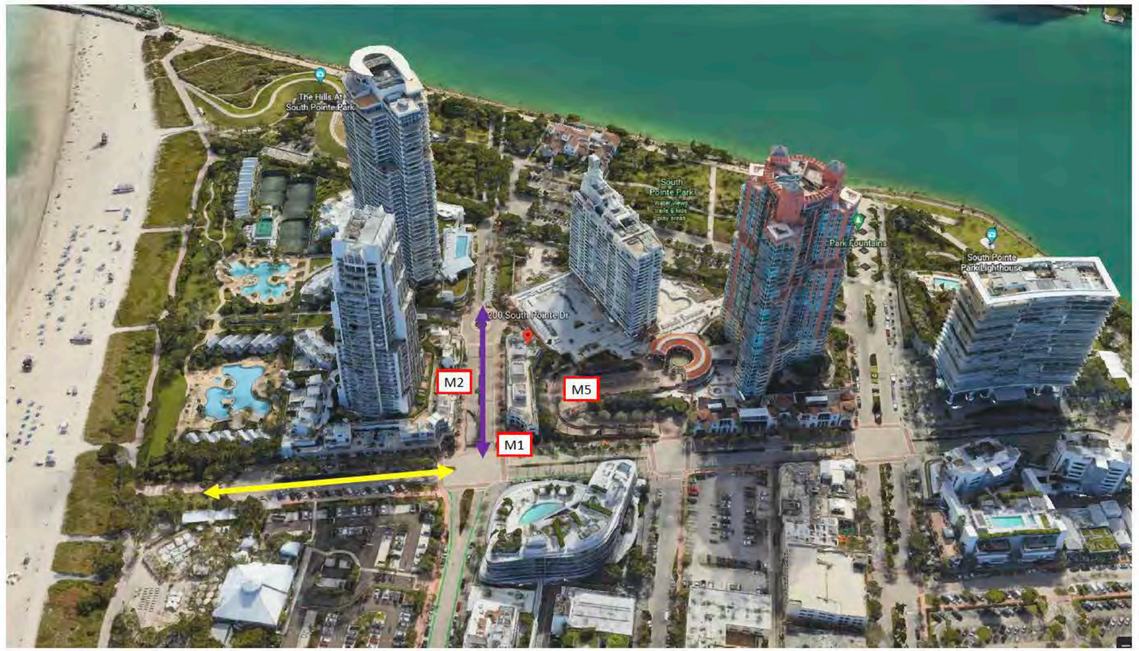

Table 1 - South Pointe Ambient Noise Measurements

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

4. APPENDIX

Ambient Noise:

Ambient noise includes all sounds present in an environment. The ambient noise level may be measured at any moment, but it will vary widely with time, e.g., with the coming and going of trucks, cars, aircraft, sirens, etc.

Decibel (dB):

A unit of the intensity of sound. The decibel (abbreviated dB) is a relational measure, expressing the relative intensity of the described sound to a reference sound. The decibel is a logarithmic measure, specifically 10 times the logarithm of the ratio of two voltages, currents, or sound pressures. Decibels are a logarithmic scale, so every 3dB increase is a doubling of sound pressure and subjectively it requires 10dB for a perceived doubling of loudness. See Figure A for a chart illustrating comparative dB & SPL values.

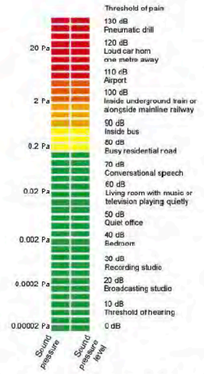

Figure A – Chart illustrating comparative dB & SPL values.

A-Weighting:

The A-contour filters out a significant amount of the bass in order to approximate the way humans hear at the 40 phon level. It is useful for eliminating inaudible low frequencies and is commonly used at SPLs below 70 dB. Sound pressure level values obtained using this weighting are referred to as A-weighted sound pressure levels and are signified by the identifier dBA. See Figure B for a visual comparison of weighting curves.

C-Weighting:

The C-contour is nearly flat, with only a slight reduction at the high and low frequencies. It approximates the way humans hear at very high sound levels and is commonly used for SPLs above 70 dB. Sound pressure level values obtained using this weighting are referred to as C-weighted sound pressure levels and are signified by the identifier dBC. See Figure B for a visual comparison of weighting curves.

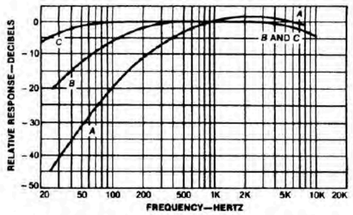

Figure B – A visual comparison of weighting curves.

L_n:

L_n values are statistical noise levels (sometimes called percentiles) used to assess noise levels (sound pressure levels) from fluctuating noise sources over time. Any statistical value between 0.01% and 99.99% may be calculated where 'n' is the percent exceeded noise level over a timed measurement period (T). For example, a sample of fluctuating noise levels taken once a second every second for an hour gives us 3600 samples. These samples can give us some helpful statistics: if we add all the samples together and divide by 3600 (T) then we will get the average or L50% value of the noise over the hour. And if we do the same and all the samples together that exceeded a pre-determined noise level (e.g. 65dB(A)), then divide by total time (T) then we reach the n-Percent Exceeded Level, L_n.

L_{EQ}:

Equivalent continuous sound level. The steady level which would produce the same sound energy over the test period as the specified time-varying sound. This figure is useful for studying long-term trends in environmental noise.

L_{MAX}:

Highest, or loudest, Sound Pressure Level (in dBA, dBC, or dBZ) measured during the test period.

L_{MIN}:

Lowest, or quietest, Sound Pressure Level (in dBA, dBC, or dBZ) measured during the test period.

L_{10}:

L_{10} is the level exceeded for 10% of the time. For 10% of the time, the sound or noise has a sound pressure level above L_{10}. For the rest of the time, the sound or noise has a sound pressure level at or below L_{10}. These higher sound pressure levels are probably due to sporadic or intermittent events. L_{10} is often used when assessing traffic noise and in planning applications: L_{10} is the level exceeded for 10% of the time and takes account of any annoying peaks in noise.

L_{50}:

L_{50} is the level exceeded for 50% of the time. It is statistically the mid-point of the noise readings. It represents the median of the fluctuating noise levels.

L_{90}:

L_{90} is the level exceeded for 90% of the time. For 90% of the time, the noise level is above this level. It is generally considered to be representing the background or ambient level of a noise environment. L_{90} is often used to quantify the background noise levels in assessments of noise pollution and nuisance noise from industrial sources.

Perceived Loudness of Sound:

The threshold of perception of the human ear is approximately three decibels and a five-decibel change is considered to be clearly noticeable. This is primarily due to the logarithmic measuring metric typically associated with decibels. See Chart 1 for perceived change in decibel levels.

Chart 1 - Perceived Change in Decibel Levels	
Change in sound level	Perceived change to the human ear
± 1dB	Not perceptible
± 3dB	Threshold of perception
± 5dB	Clearly noticeable
±10dB	Twice (or half) as Loud
± 20dB	Fourfold (4x) change

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