

PB22-0563 – 801 South Pointe Drive Gaia Restaurant



Context



Existing Street Context



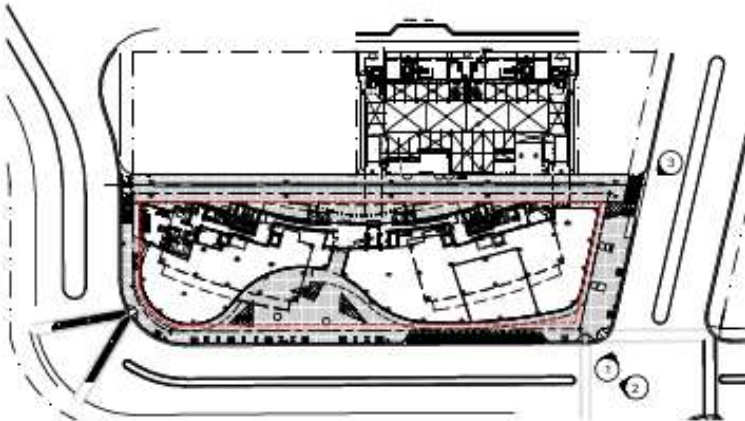
1



2



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PHOTOS TAKEN: DECEMBER 1, 2022

Request

Conditional Use Permit for
Neighborhood Impact
Establishment



Gaia Restaurant

CU2-A & CU2-B2 Marea Condominium, 801 S. Pointe Drive, Miami, Florida 33139

Gaia

TERRACE



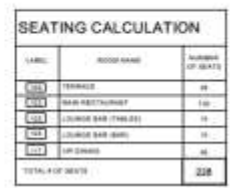
Inspired by the Bougainvillea laced verandas of the Cyclades islands, the GAIA terrace provides a charming Greek getaway within the heart of Dubai's International Financial Centre.

FISH COUNTER - SCALE - RAW BAR - WOODEN OVEN



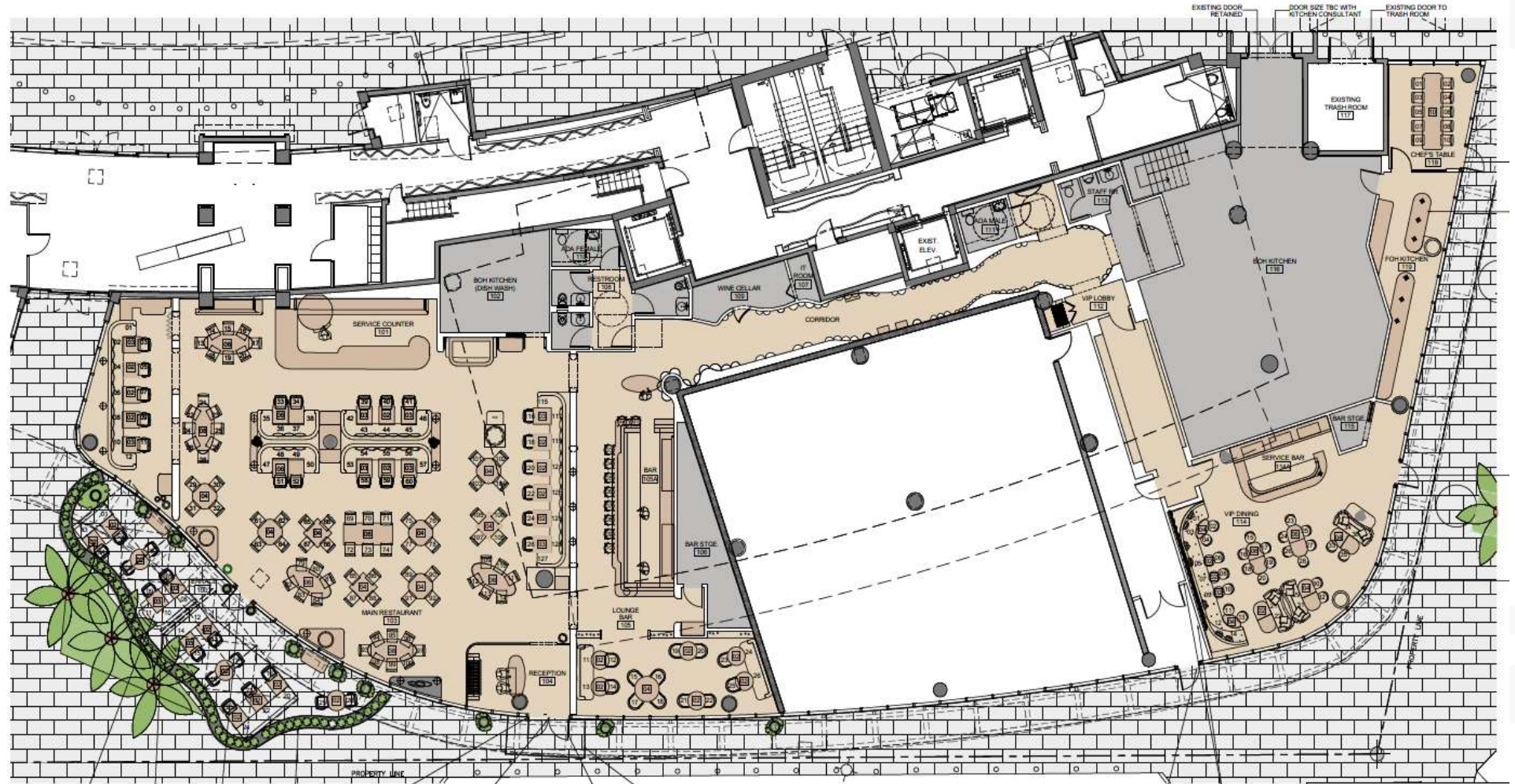
HERITAGE - SEA - DISPLAY - OPEN - DETAILS - AUTHENTIC - RAW - UNIQUE

- 
- BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW



Proposed Revised Floor Plan

- 226 Seats
 - 26 outdoor
 - 36 VIP Dining
 - 26 bar seats
 - 164 interior seats
- 385 occupants



Storefront Activation – Washington Ave



Storefront Activation – Washington Ave



Storefront Activation – Corner of S. Pointe and Washington



Operational Conditions

Gaia Restaurant Miami

CU2-A & CU2-B2 Marea Condominium, 801 S. Pointe Drive, Miami, Florida 33139

Operating Hours

Operating Hours: 11:00 AM – 2:00 AM

Outdoor: 11:00 AM - 12:00 AM

Capacity

Main Restaurant Area: 130 seats

Bar Area: 34 seats

VIP Dining Area: 50 seats

Outdoor Seating: 28 seats

Access

General public

Enter from 801 South Point Drive

Music

11am to close.

At all times music will be played at a volume that does not interfere with normal conversation

No outdoor speakers. Only indoor music at ambient background levels

Thank You

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

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Sound Study

D) Measurement Setup:



Photo 1 [Top Left] – Source speaker testing location



Photo 2 [Top Right] – Unit 204 Receiver position



B) Environmental Ambient Noise:



Measurement #	Time	MEASURED SOUND LEVEL (LAeq)	NOTES
M1	9:00 PM	63.9 dBA	
M2	9:15 PM	64.1 dBA	61.3 dBA*
M3	9:30 PM	65.0 dBA	
M4	9:45 PM	67.2 dBA	
M5	10:00 PM	64.0 dBA	
M6	10:15 PM	61.5 dBA	