

CATCH RESTAURANT

200 SOUTH POINT DRIVE
MIAMI BEACH, FL 33139

DESIGN REVIEW BOARD FINAL SUBMITTAL

DRB23-0907

FEBRUARY 6, 2023

Rev.	Date

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DRB SET
DESIGN REVIEW BOARD
FINAL SUBMITTAL

CATCH RESTAURANT
RENOVATIONS
200 SOUTH POINT DR
MIAMI BEACH, FLORIDA 33139

Owner:
Name: DON ADAMS
Address: 1510 WEST LOOP SOUTH
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Tel: 208-388-9737
Email: DON.ADAMS@LDRY.COM

Consultant:
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Email: etnu@rockwellgroup.com

Consultant:
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Email: art@kmmconsulting.com

Architect:
Kobi Karp Architecture and Interior Design
Inc.
571 NW 28th Street
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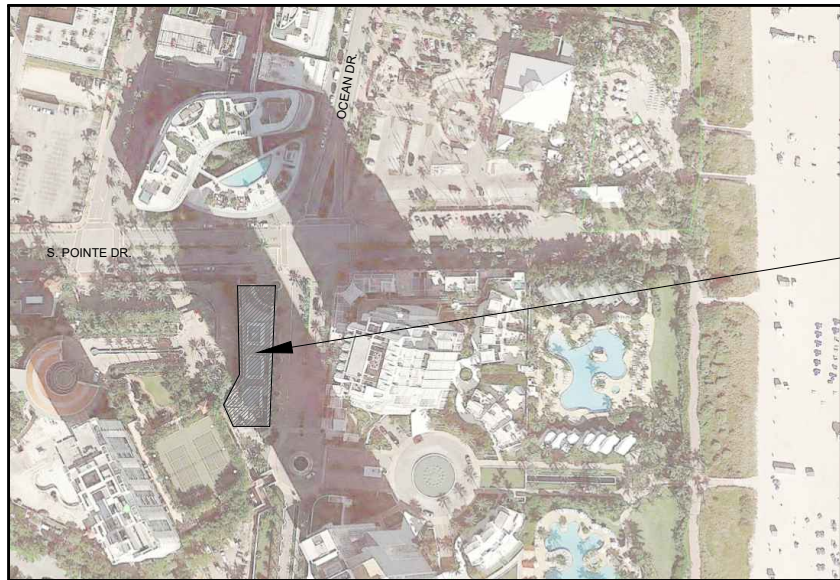


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Lic. # AR0012578

COVER
ZONING DATA

Date	--	Sheet No.
Scale	--	A0.00
Project	2239	

KEY PLAN
N.T.S.



PROJECT SITE



PROJECT TEAM

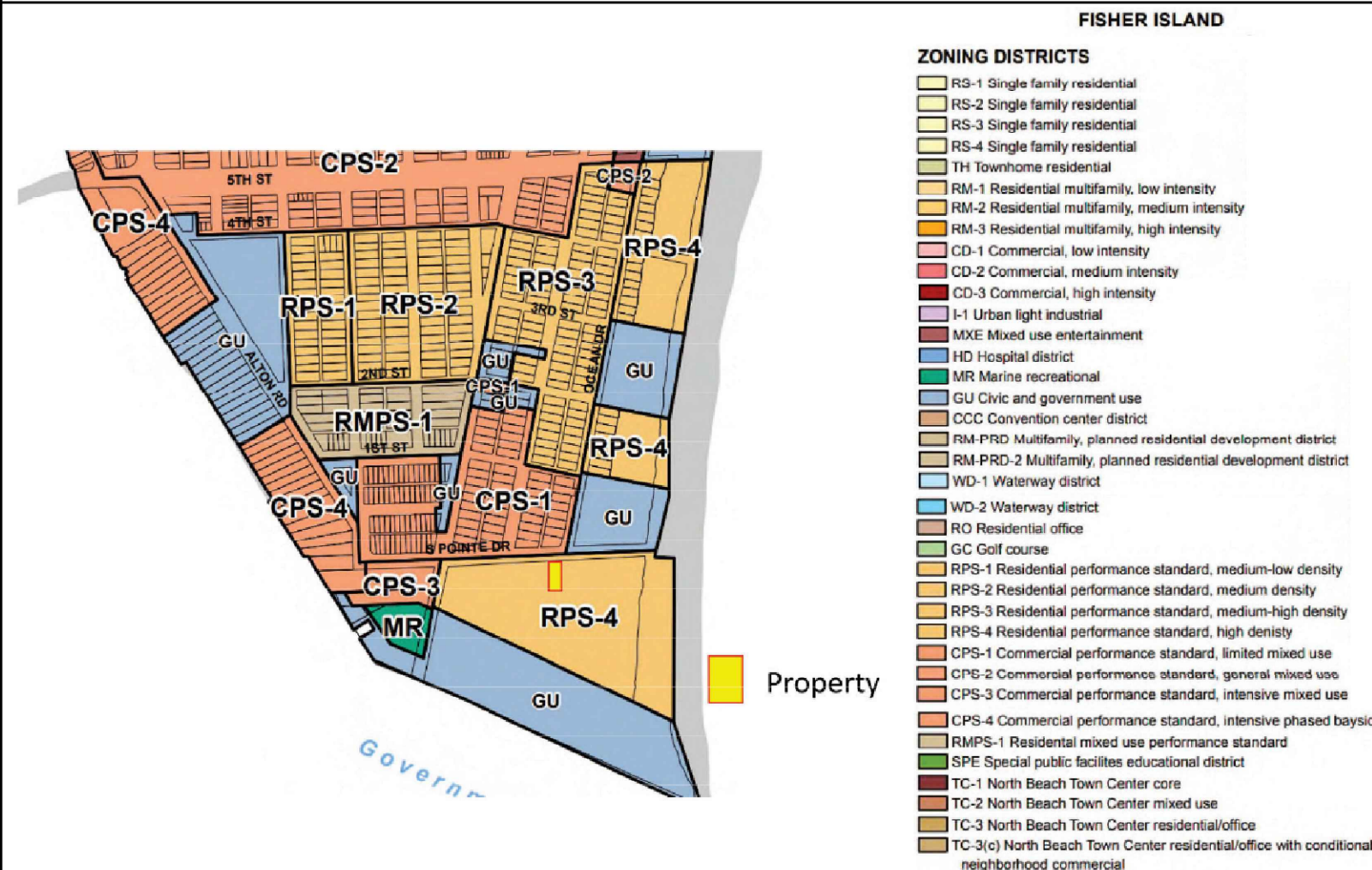
CLIENT: CATCH
200 SOUTH POINT DR.
MIAMI BEACH, FLORIDA 33139

ARCHITECT: KOBI KARP ARCHITECTURE
571 NW 28TH STREET
MIAMI, FL 33127
305-573-1818
WWW.KOBKARP.COM
KOBKARP@KOBKARP.COM

INTERIOR DESIGNER: ROCKWELL GROUP
5 UNION SQUARE WEST, 8/F
NEW YORK, NY 10003
P: 212-463-0334
WWW.ROCKWELGROUP.COM

LANDSCAPE: VFD Vincent Filigenzi Design
6130 NE 4th Court
Miami, FL 33137
vincent@vincentfiligenzi.com

ZONING KEY PLAN
N.T.S.

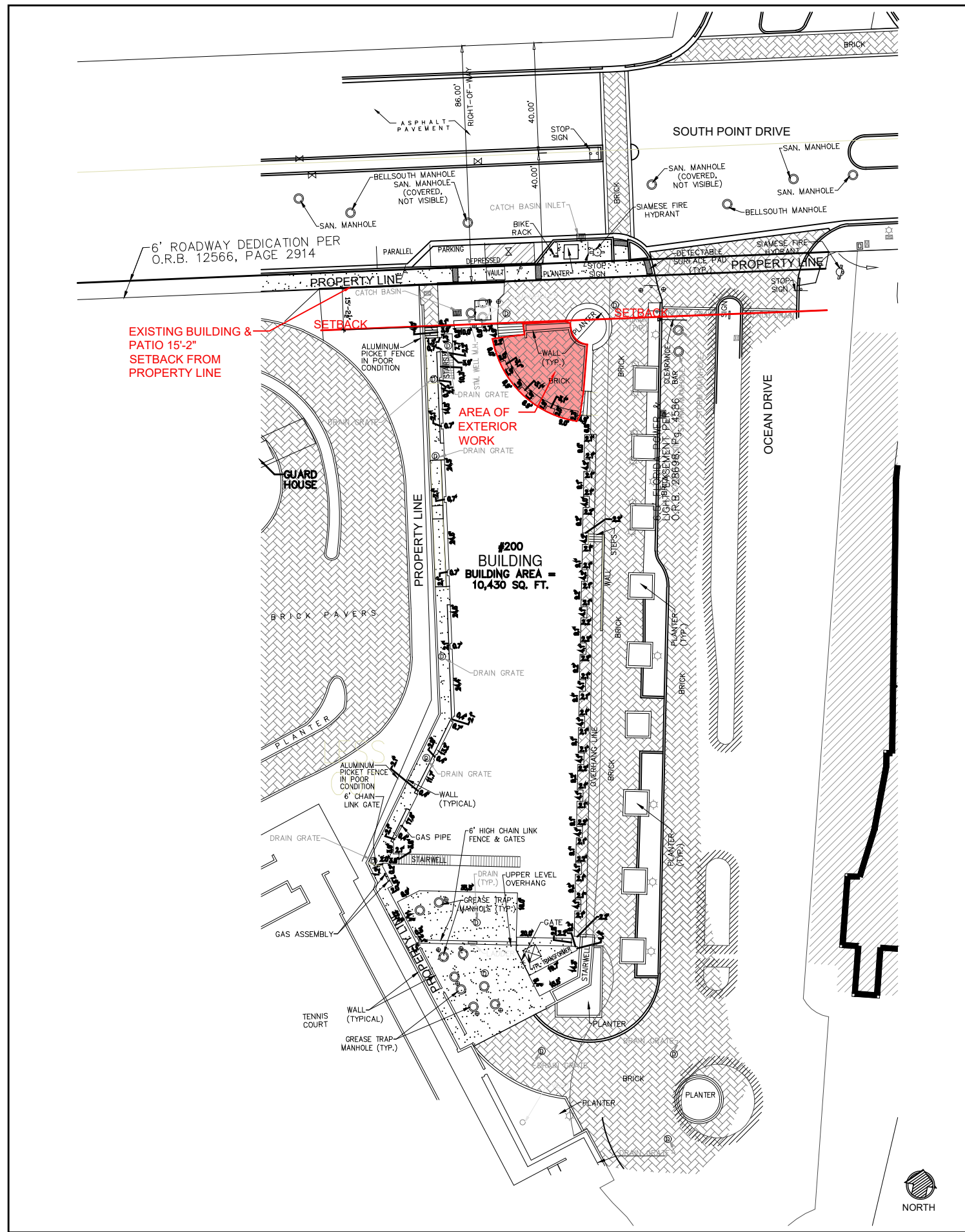


LOCATION MAP
N.T.S.



AREA OF WORK

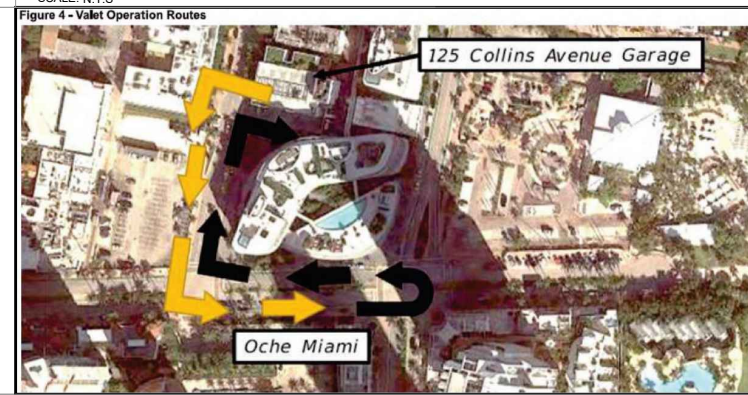




SITE PLAN - SURVEY
SCALE: N.T.S.

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	200 SOUTH POINTE DR. MIAMI BEACH, FLORIDA 33139			
2	Board and file numbers:	DRB23-0907			
3	Folio number(s):	02-4210-000-0134			
4	Year constructed:	2014	Zoning District:	R-PS4	
5	Base Flood Elevation:	AE-8.0	Grade value in NGVD:	7.27'	
6	Adjusted grade (Flood+Grade/2):		Lot Area (SF):	17,861 (0.41 acres)	
7	Lot width (FT):	69.34'	Lot Depth (FT):	277.67'	
8	Minimum Unit Size(SF):	N/A	Average Unit Size:	N/A	
9	Existing use:	ACCESSORY RESTAURANT (ASSEMBLY-GROUP A2)	Proposed use:	ACCESSORY RESTAURANT (ASSEMBLY-GROUP A2)	
		Maximum	Existing	Proposed	Deficiencies
10	Height:	80'	43'-3"		
11	Number of Stories:	8	2	SAME AS EXISTING	
12	FAR:	2	1.5	SAME AS EXISTING	
13	Gross square footage:	-	11,933	SAME AS EXISTING	
		Required	Existing	Proposed	Deficiencies
Setbacks					
Pedestal:					
14	Front Setback:	5'-0"	15'-0-1/2"	SAME AS EXISTING	
15	Side / Interior Setback:	7'-6"	6'-2"	SAME AS EXISTING	
16	Left Side Setback:	N/A	N/A	SAME AS EXISTING	
17	Right Side Setback:	5'-0"	3'-10"	SAME AS EXISTING	
18	Rear Setback:	27'-1"	4'-5"	SAME AS EXISTING	
		Required	Existing	Proposed	Deficiencies
Parking					
19	Parking District: No. 1				
20	Total # of parking spaces:	1 SPACE PER 4 SEATS	0	120 VALET SPACES	0
		Required	Existing	Proposed	Deficiencies
Restaurants, Cafes, Bars, Lounges, Nightclubs					
21	Type of use:			RESTAURANT	
22	Total # of seats:			391	
23	Total # of seats per venue (Provide a separate chart for a breakdown calculation)			N/A	
24	Total occupant load:			593	
25	Occupant load per venue (Provide a separate chart for a breakdown calculation)			N/A	

SITE DATA MATRIX
SCALE: N.T.S.



VALET CIRCULATION DIAGRAM
SCALE: N.T.S.

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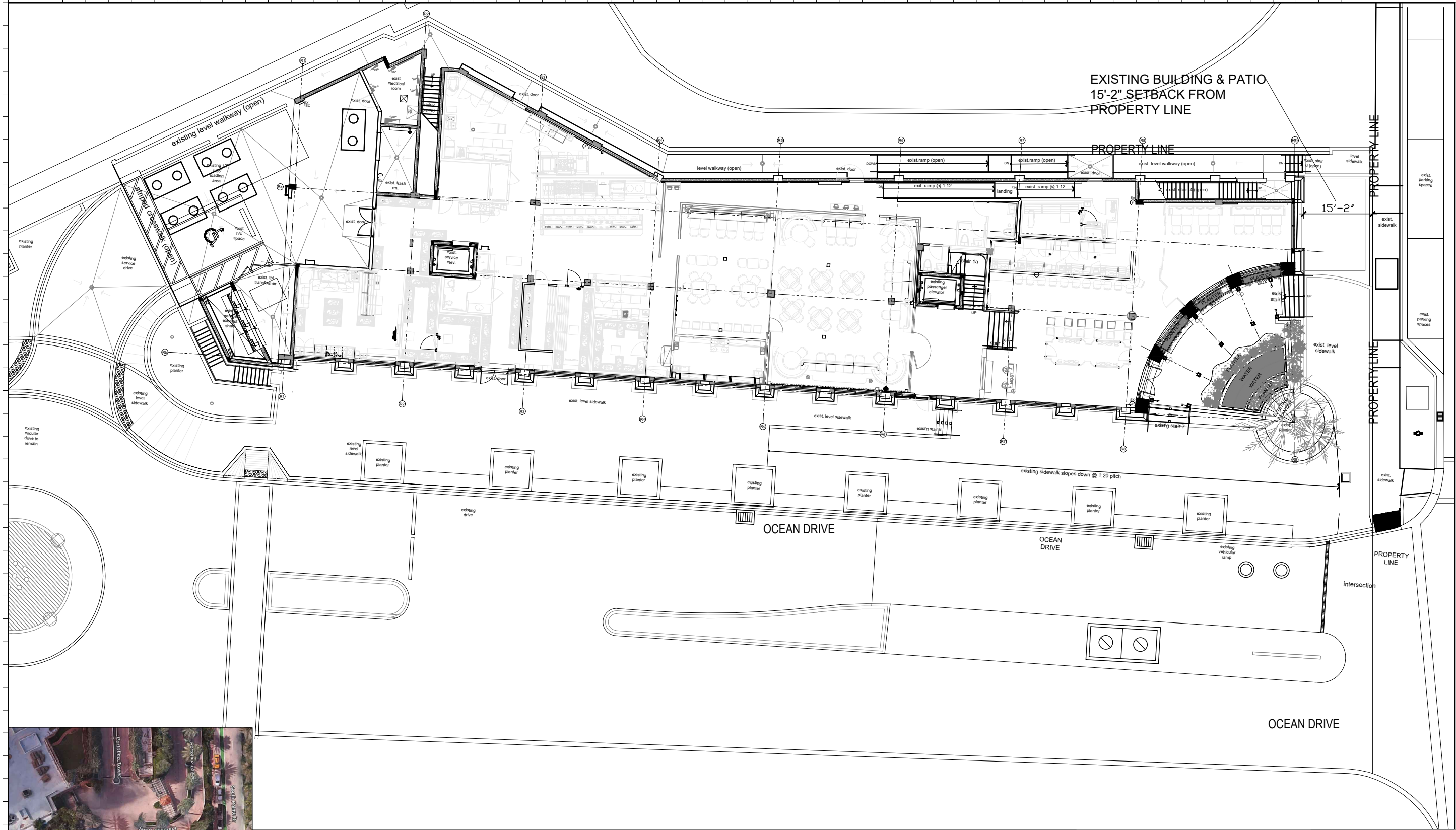
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Lic. # AR0012578

SITE DATA

Date	--	Sheet No.
Scale	--	A2.00
Project	2239	



EXISTING BUILDING & PATIO
15'-2" SETBACK FROM
PROPERTY LINE

PROPERTY LINE

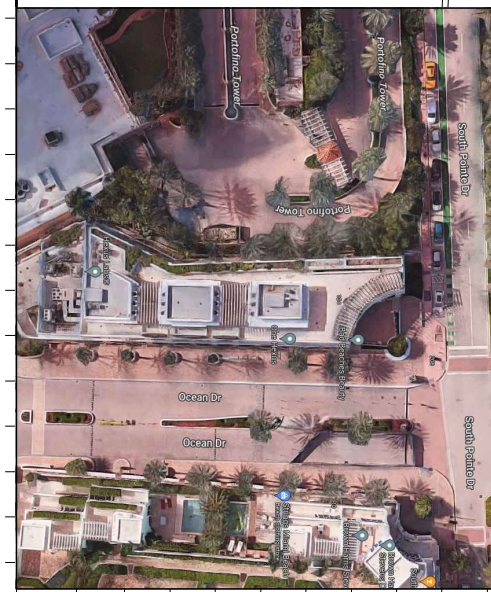
15'-2"

OCEAN DRIVE

OCEAN DRIVE

OCEAN DRIVE

1 PROPOSED FLOOR PLAN - LEVEL 1
SCALE: 3/64" = 1'-0"



Rev.	Date
▲	PLANNING DEPT. REVIEW 07.20.22

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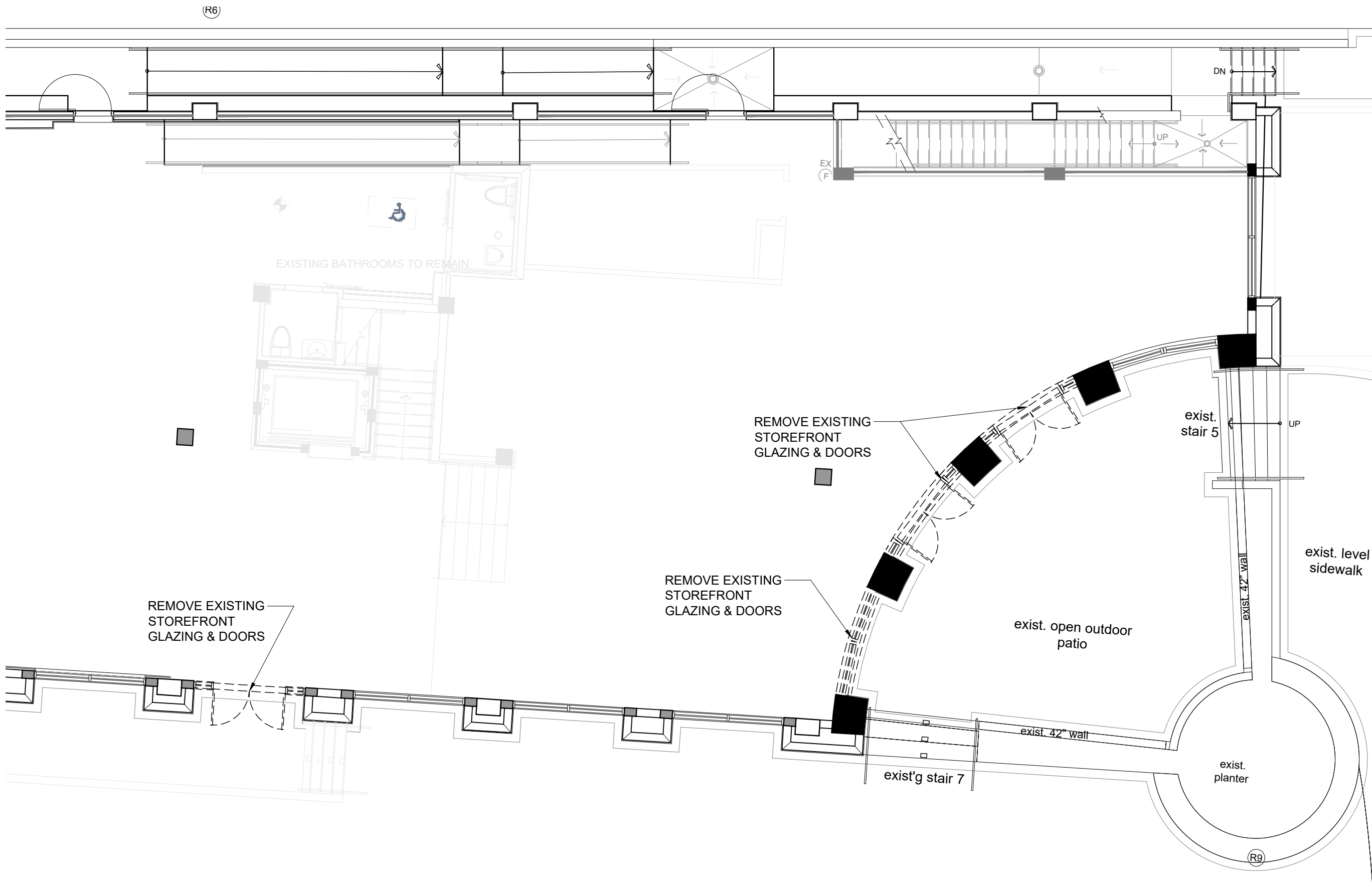
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SITE PLAN
LEVEL 1

Date	--	Sheet No.	
Scale	--		A2.01
Project	2239		



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LEVEL 01
DEMOLITION

Date	--	Sheet No.	
Scale	--		
Project	2239		A2.02



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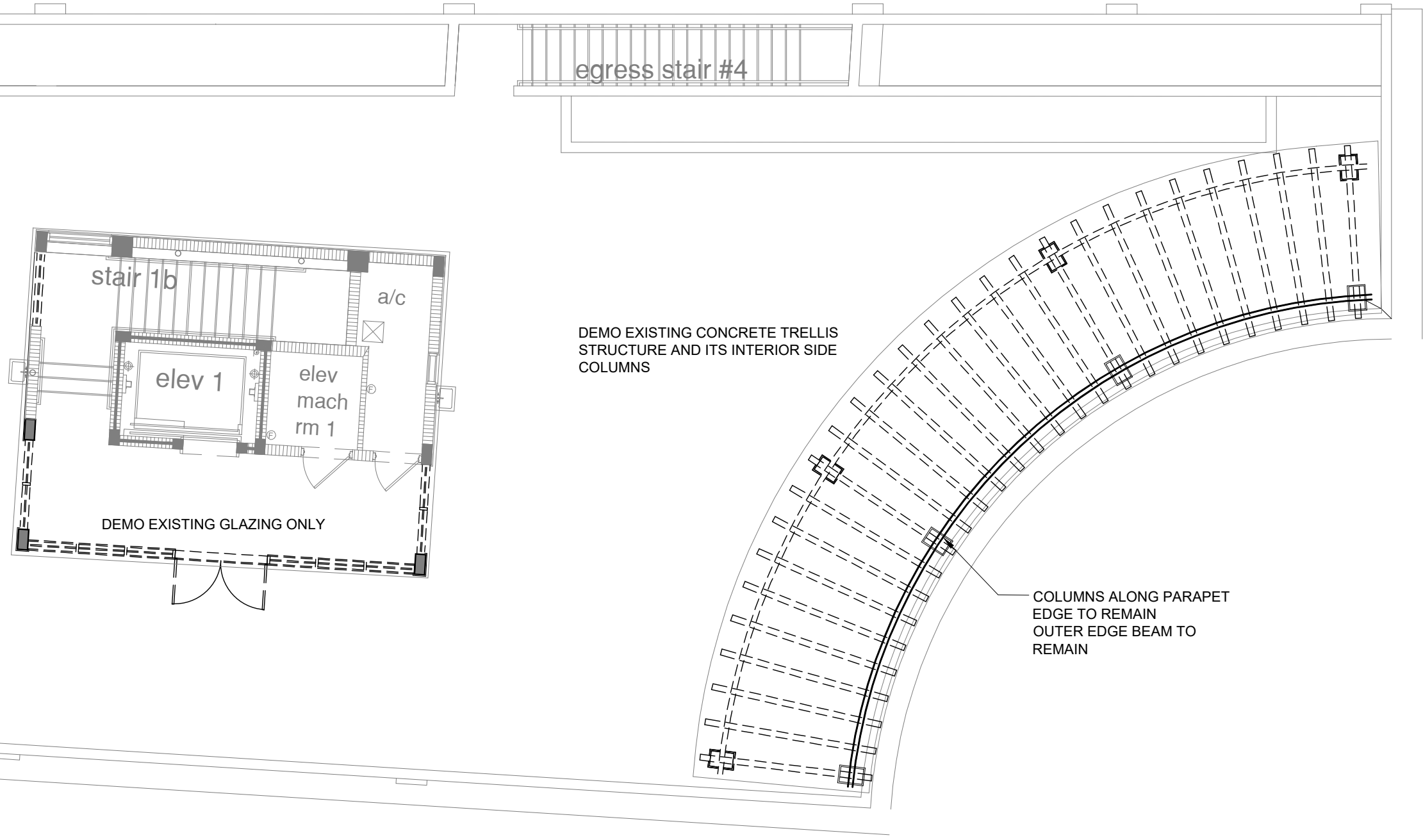
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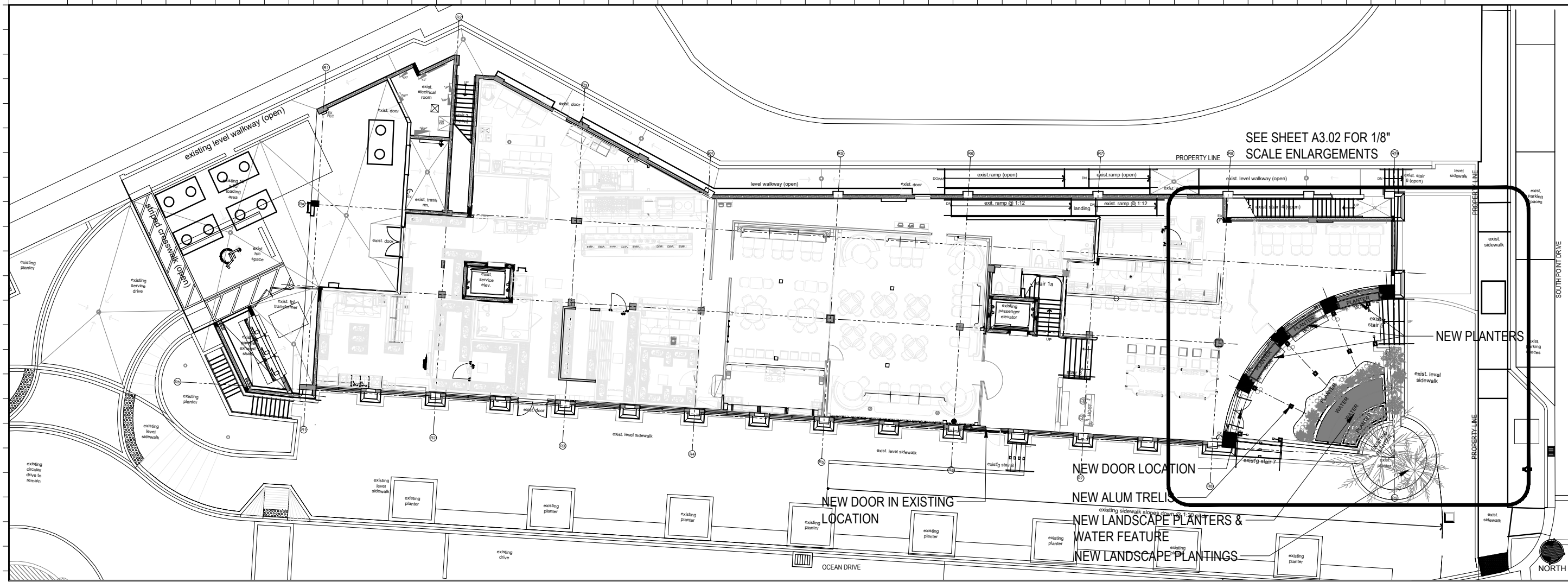
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ROOF DEMOLITION

Date --	Sheet No.
Scale --	A2.03
Project 2239	

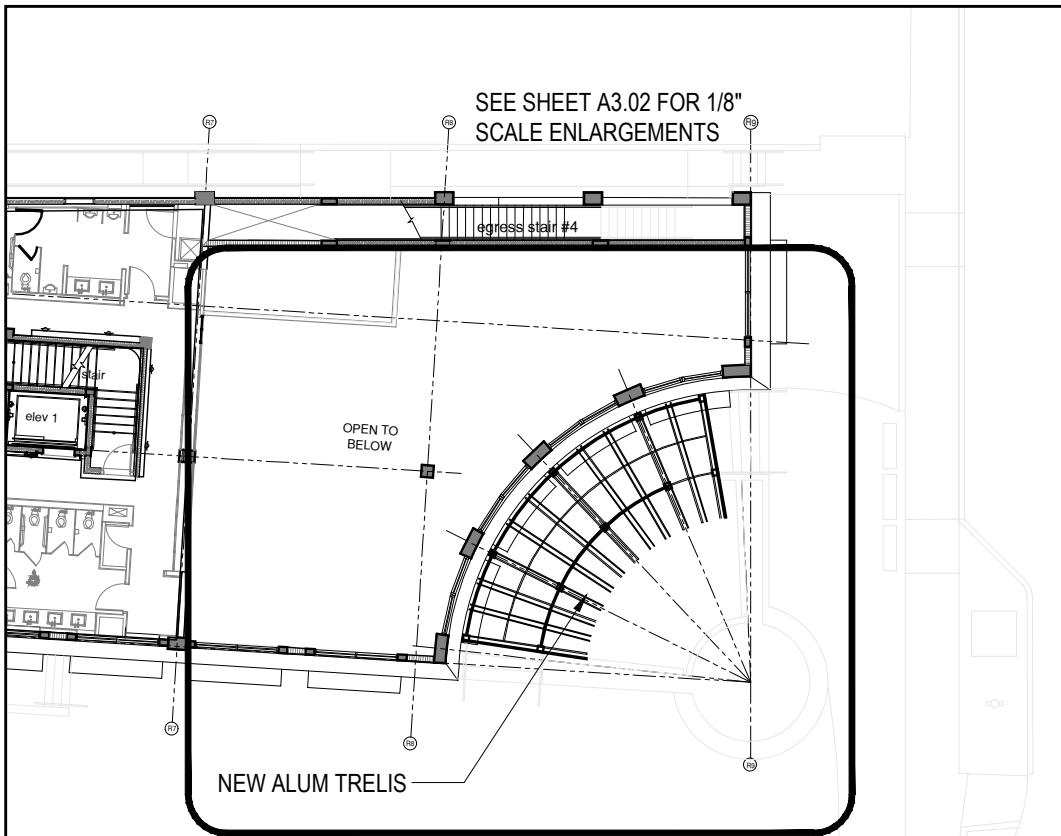


NORTH



SEE SHEET A3.02 FOR 1/8" SCALE ENLARGEMENTS

1 PROPOSED FLOOR PLAN - LEVEL 1
SCALE: 3/64" = 1'-0"



SEE SHEET A3.02 FOR 1/8" SCALE ENLARGEMENTS

2 PROPOSED FLOOR PLAN - PARTIAL MEZZ
SCALE: 3/64" = 1'-0"

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PLANNING DEPT. REVIEW	07.20.22

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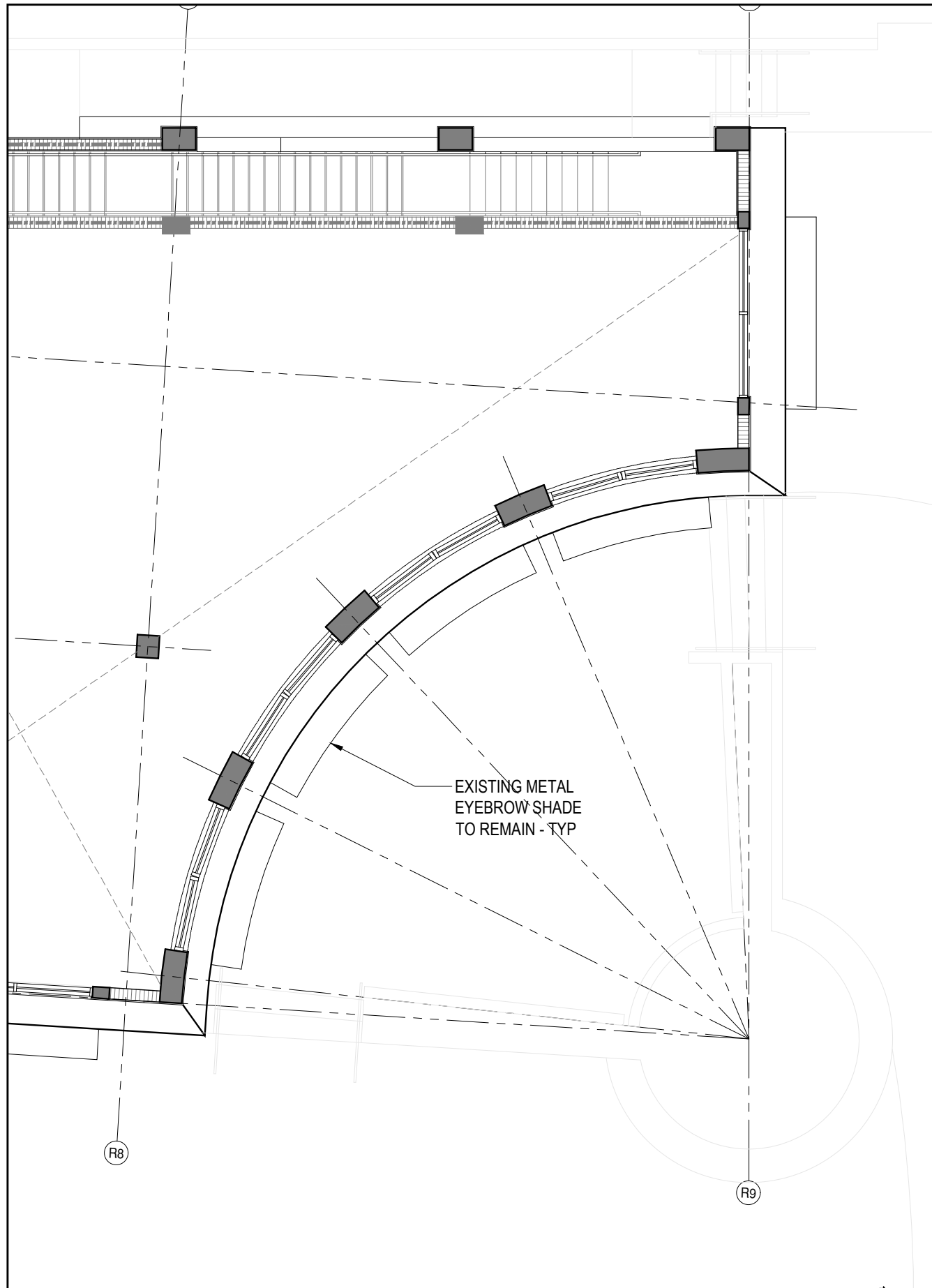
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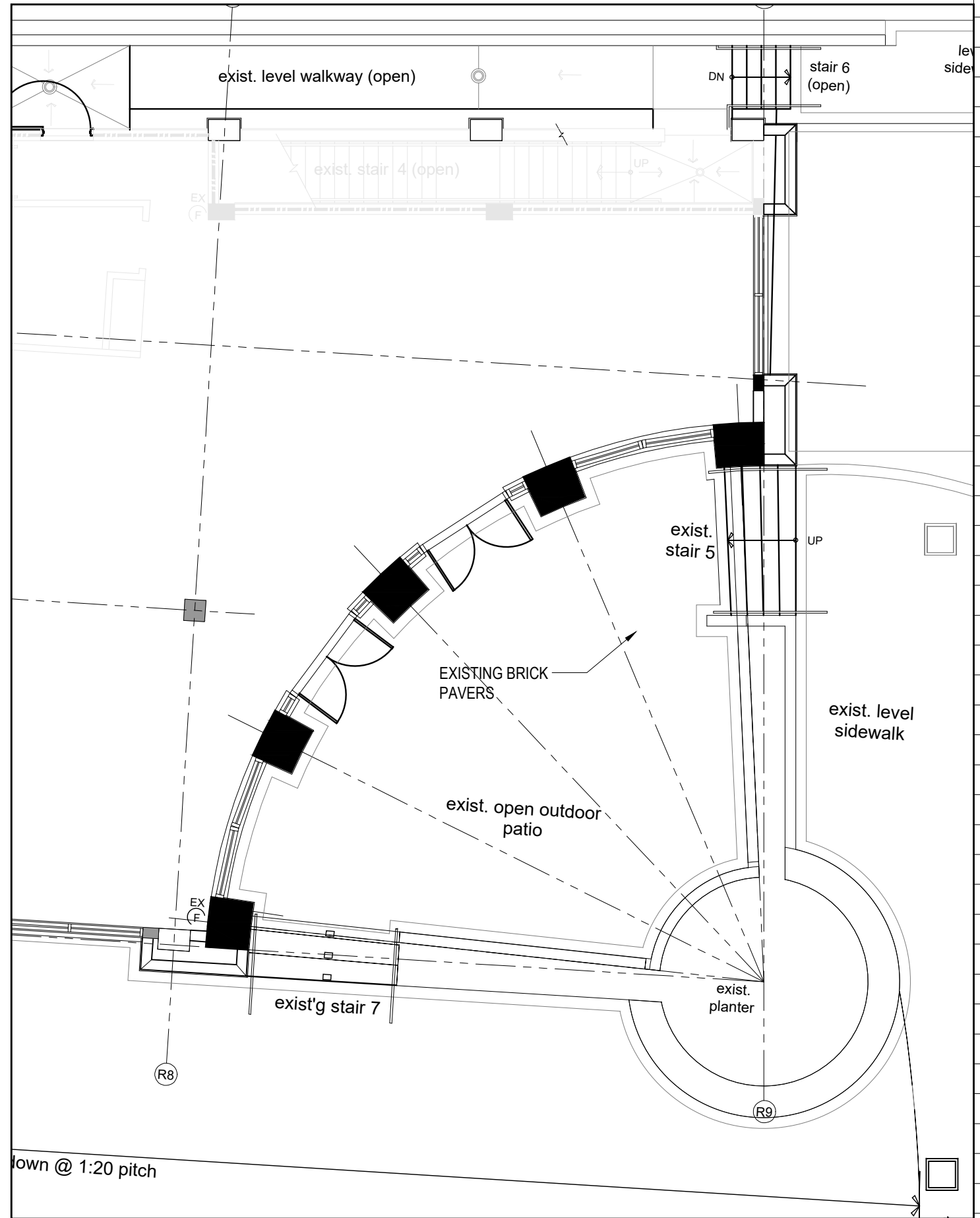


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LEVEL 01
FLOOR PLAN

Date	--	Sheet No.	
Scale	--		A3.00
Project	2239		



2 EXISTING FLOOR PLAN - MEZZ ENLARGED
SCALE: 1/8" = 1'-0"



1 EXISTING FLOOR PLAN LEVEL 1 ENLARGED
SCALE: 1/8" = 1'-0"



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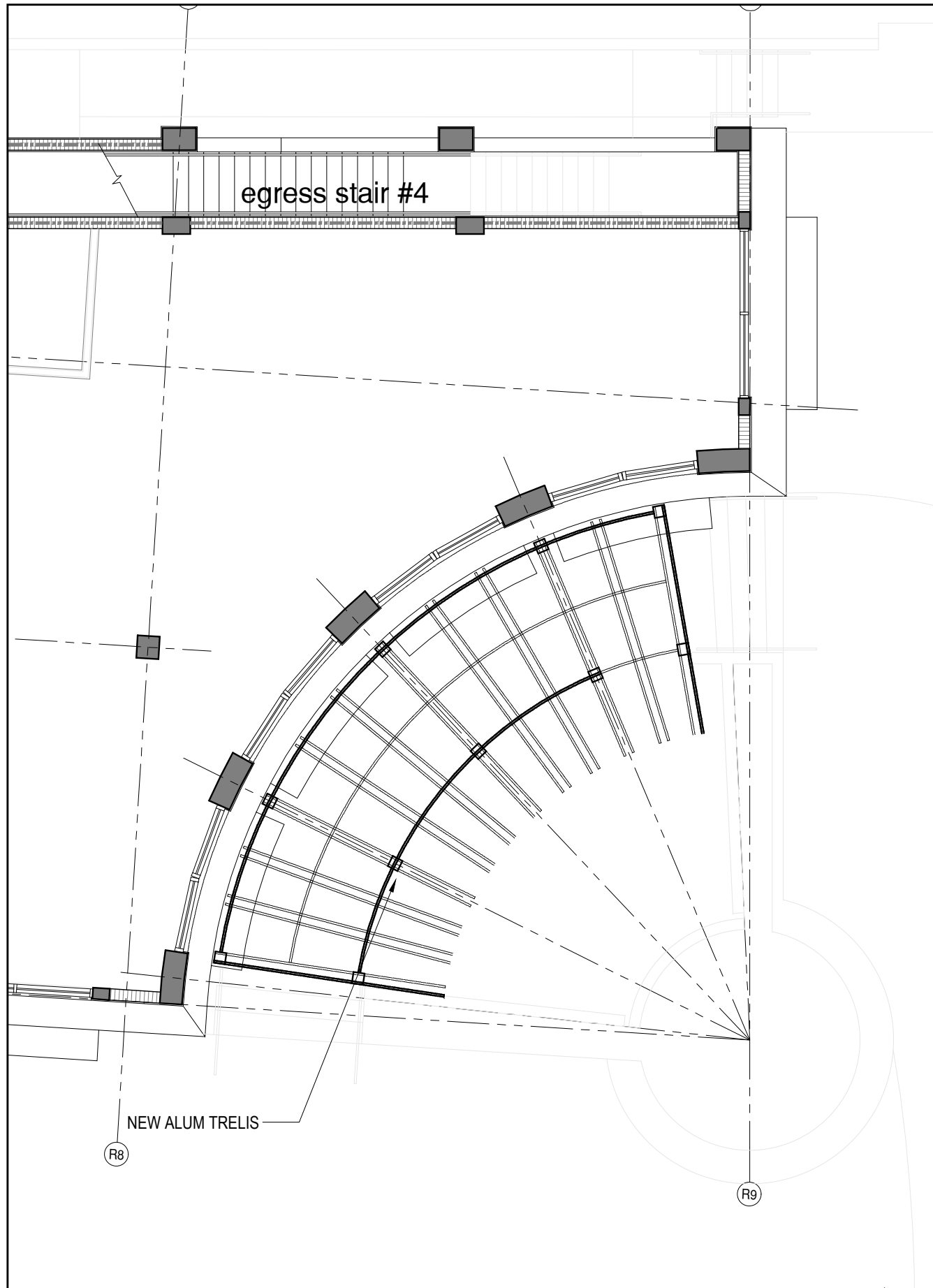
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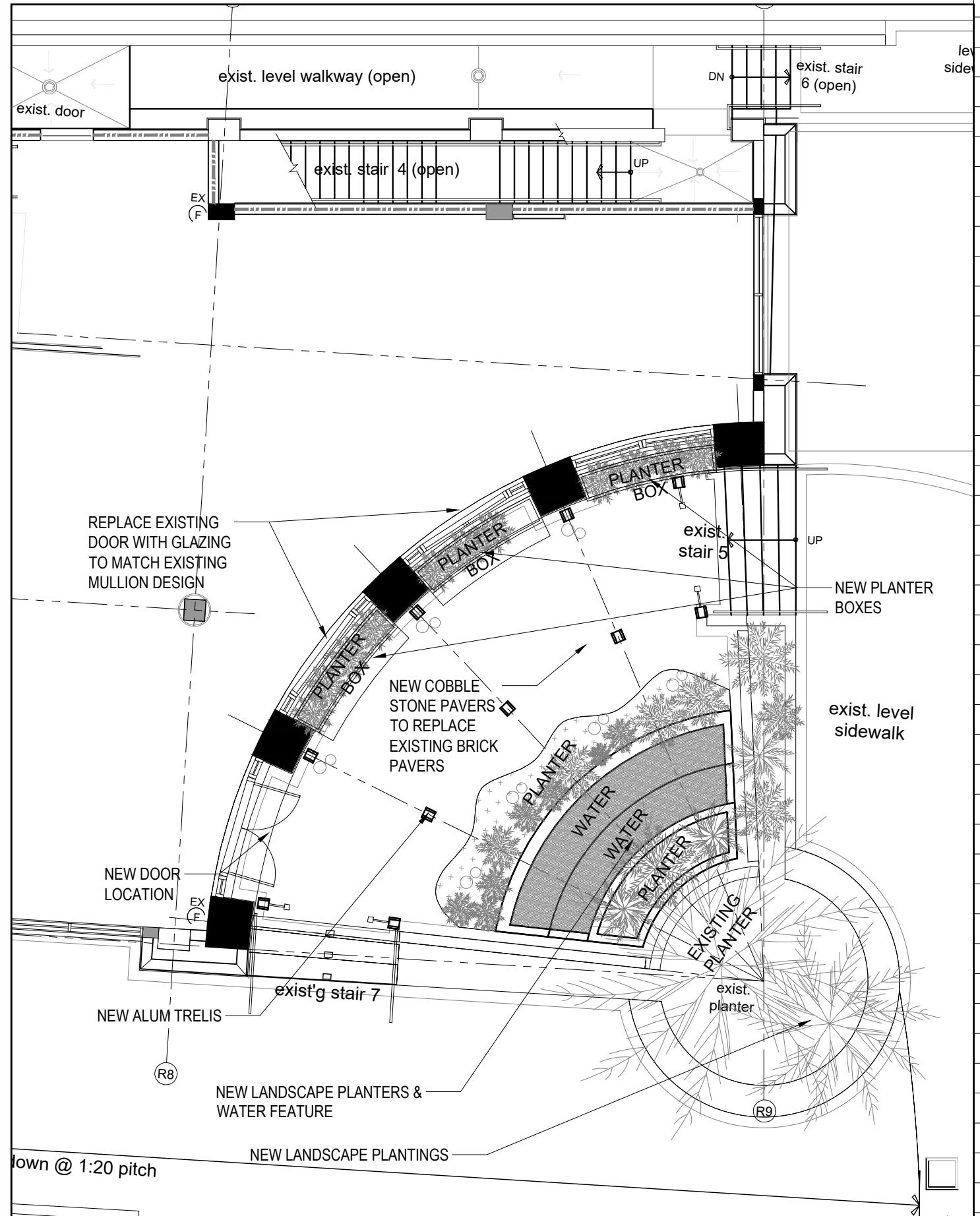
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LEVEL 01 ENLARGEMENTS

Date	--	Sheet No.	
Scale	--		
Project	2239		A3.01



2 PROPOSED FLOOR PLAN - MEZZ ENLARGED
SCALE: 1/8" = 1'-0"



1 PROPOSED FLOOR PLAN LEVEL 1 ENLARGED
SCALE: 1/8" = 1'-0"



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LEVEL 01
ENLARGEMENTS

Date	--	Sheet No.	
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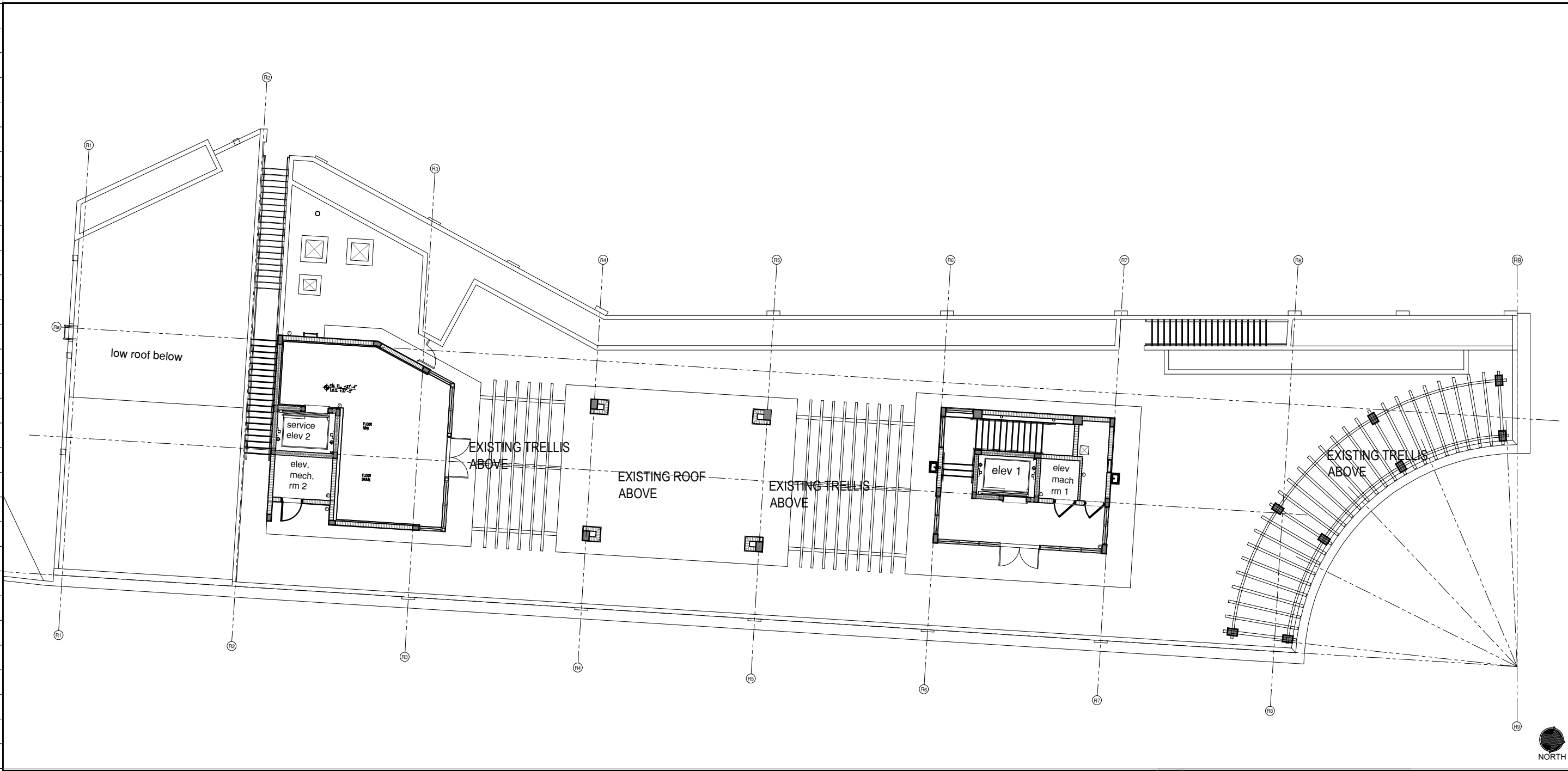
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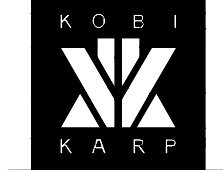
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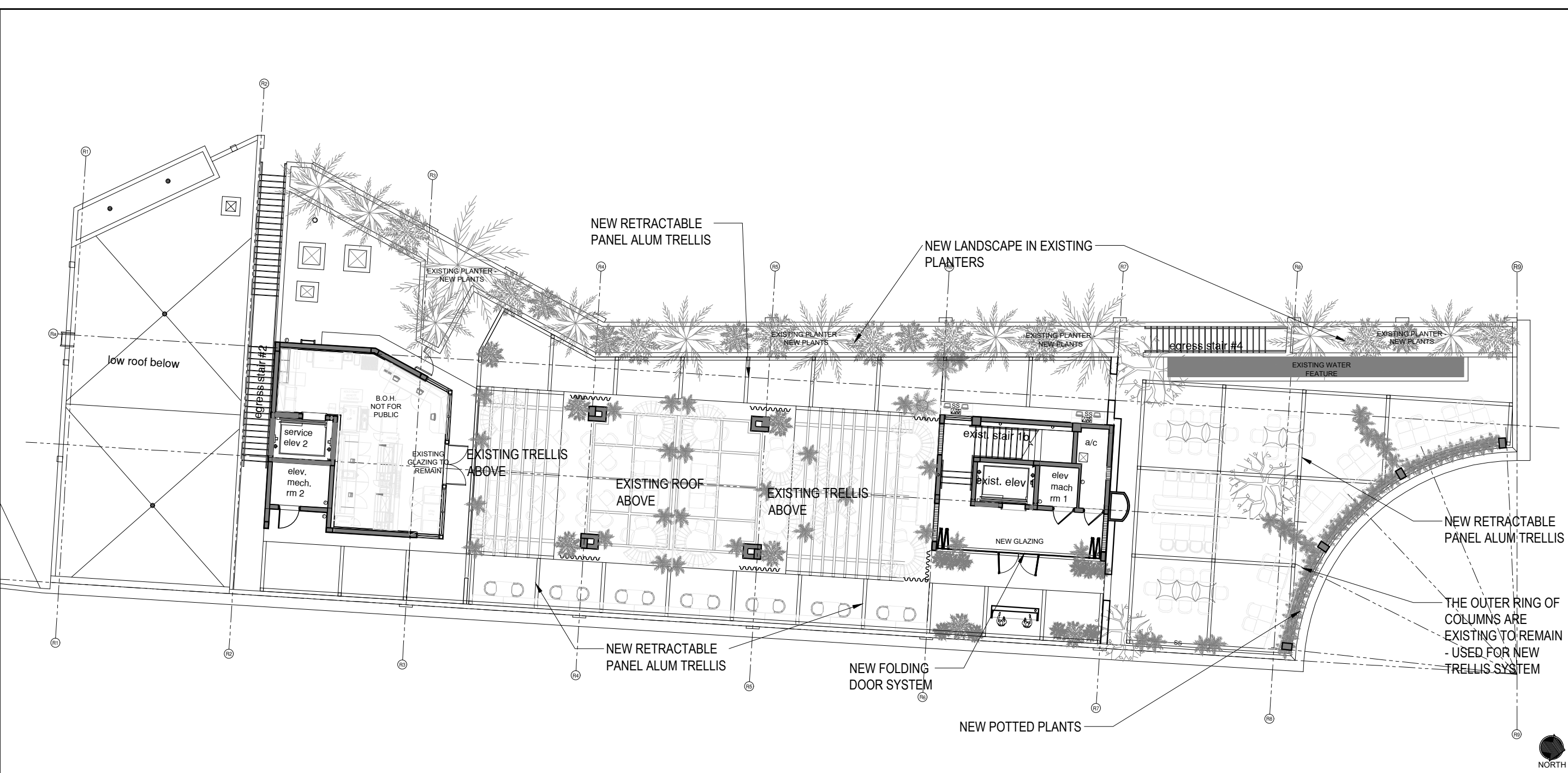
1 EXISTING ROOF PLAN
SCALE: 1/16" = 1'-0"



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ROOF
EXISTING PLAN

Date	--	Sheet No.	
Scale	--		
Project	2239		A3.03



1 PROPOSED ROOF PLAN
SCALE: 1/16" = 1'-0"

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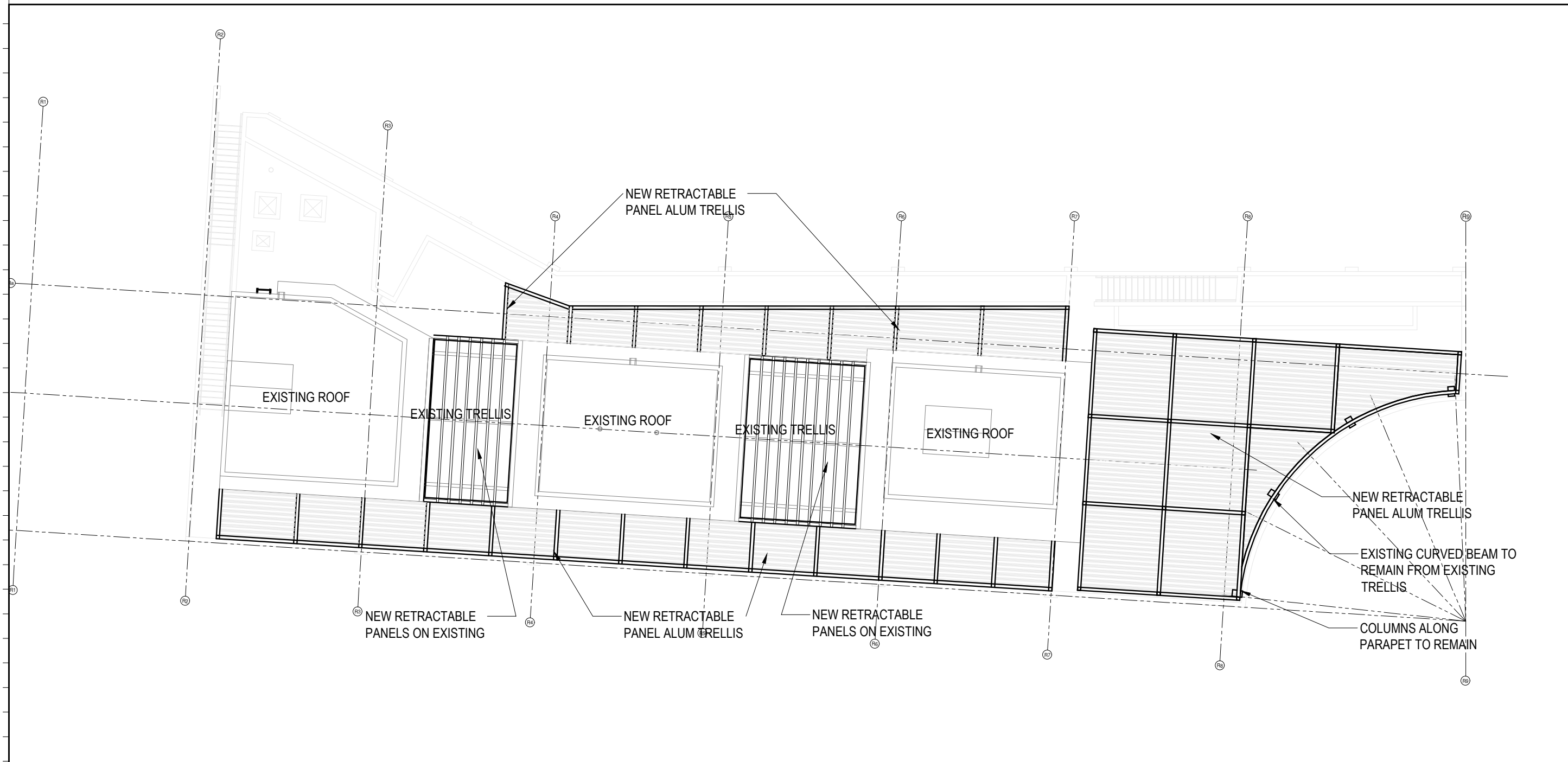
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ROOF FLOOR PLAN

Date	--	Sheet No.	
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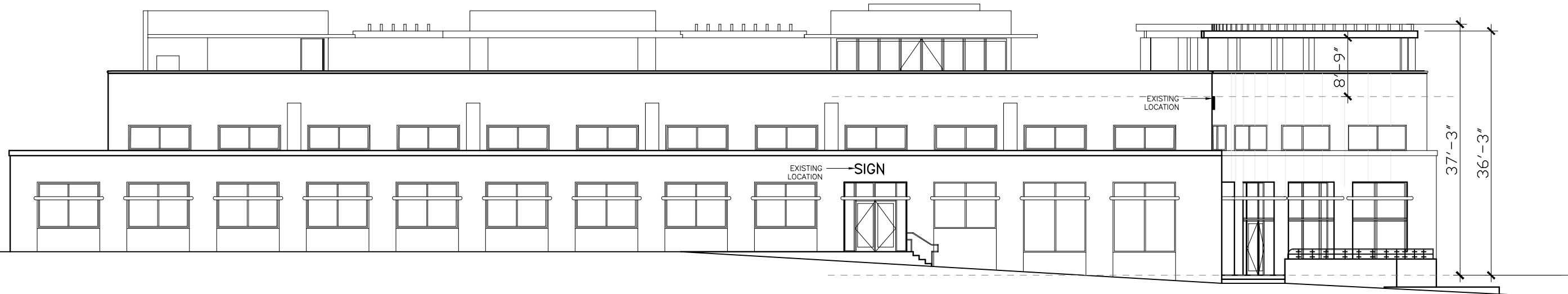
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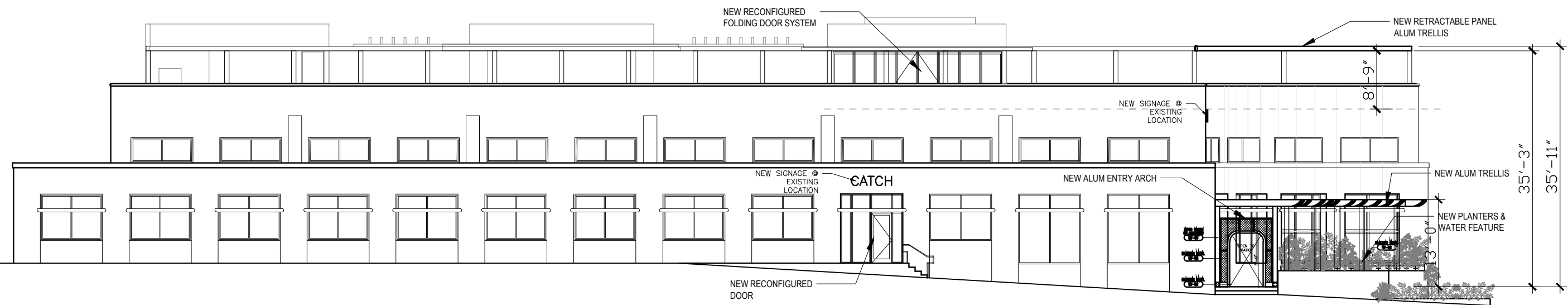
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ROOF FLOOR PLAN

Date	--	Sheet No.	
Scale	--		
Project	2239		A3.05



1 EXISTING EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1/16" = 1'-0"

Rev.	Date

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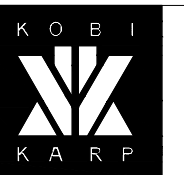
**CATCH RESTAURANT
RENOVATIONS**
200 SOUTH POINT DR
MIAMI BEACH, FLORIDA 33139

Owner:
Name: DON ADAMS
Address: 1510 WEST LOOP SOUTH
Address: HOUSTON, TEXAS 77027
Tel: 208-388-8737
Email: DON.ADAMS@LDRY.COM

Consultant:
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Tel: 212-453-0334
Email: etnu@rockwellgroup.com

Consultant:
Name: KMM CONSULTING
Address: 1427 W. Newport Center Drive
Address: Deerfield Beach, FL 33442
Tel: 954-445-2200
Email: art@kmmconsulting.com

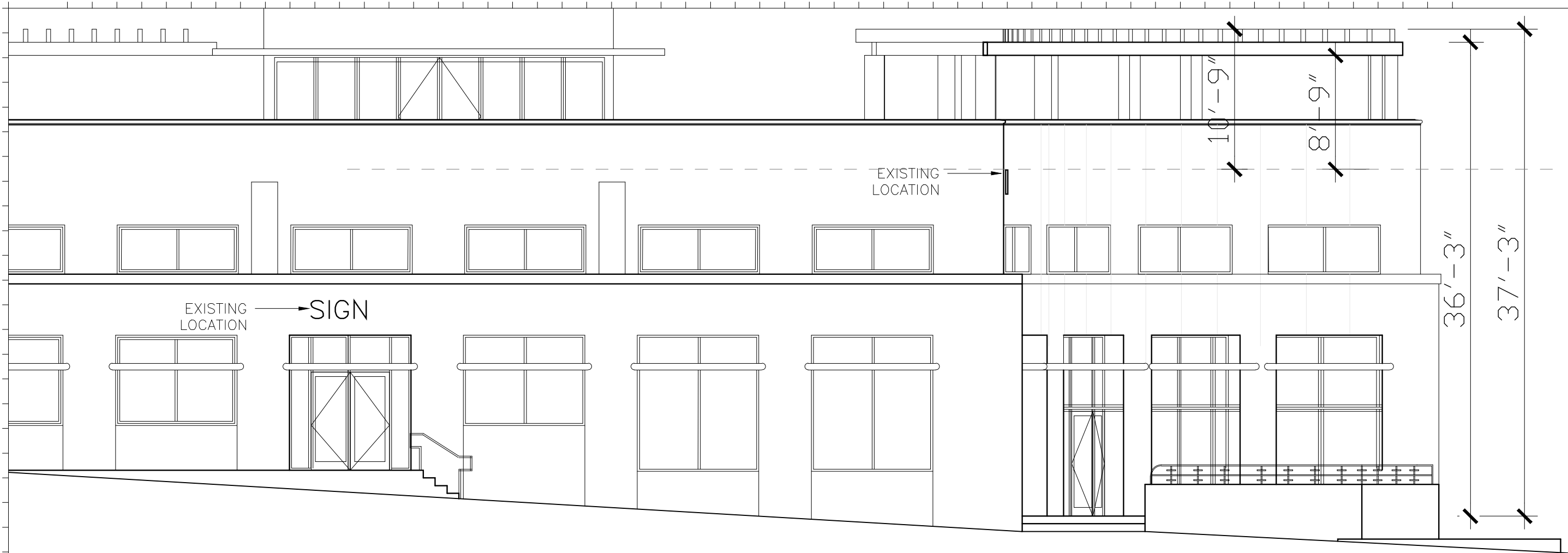
Architect:
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571 NW 28th Street
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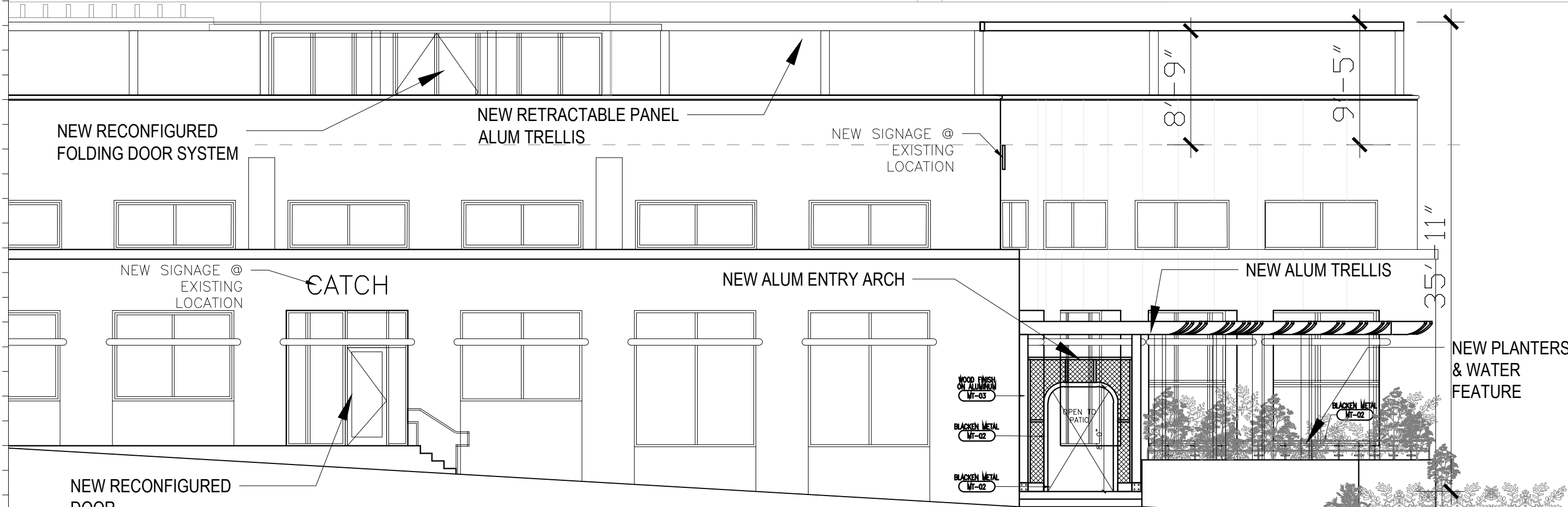
KOBI KARP
Lic. # AR0012578

ELEVATIONS
EAST

Date --	Sheet No.
Scale --	A4.00
Project 2239	



1 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

Rev.	Date

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CATCH RESTAURANT RENOVATIONS
200 SOUTH POINT DR
MIAMI BEACH, FLORIDA. 33139

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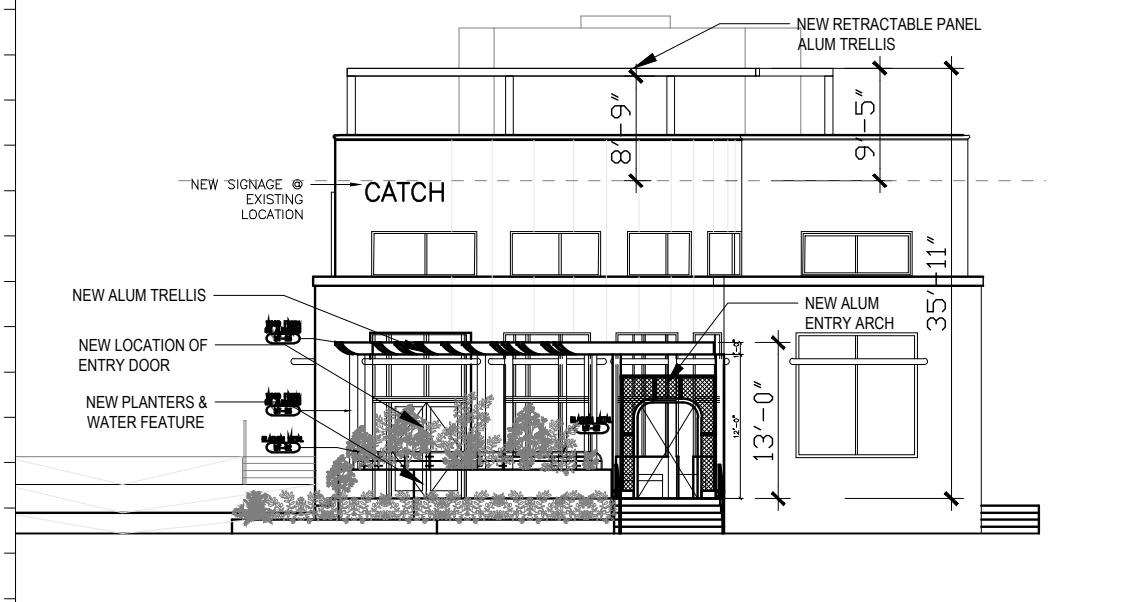
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ELEVATIONS
EAST

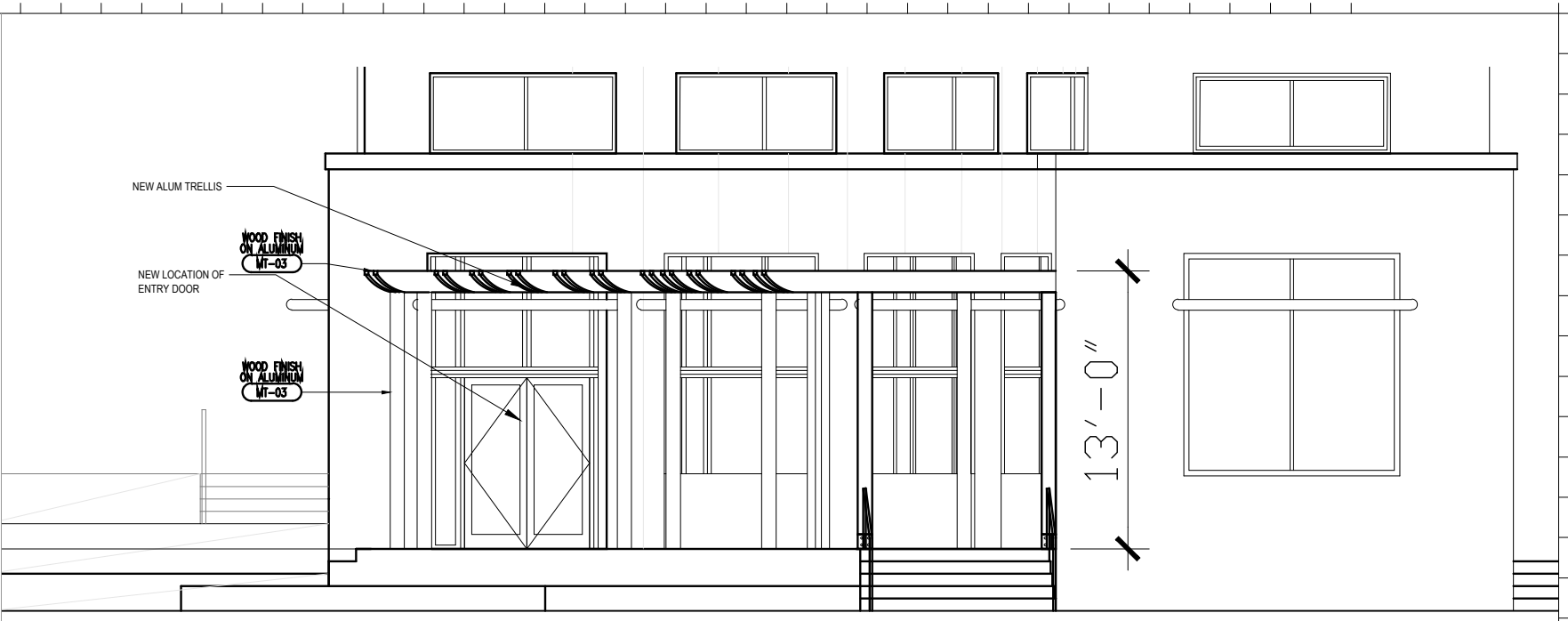
Date	--	Sheet No.	
Scale	--		
Project	2239		A4.01



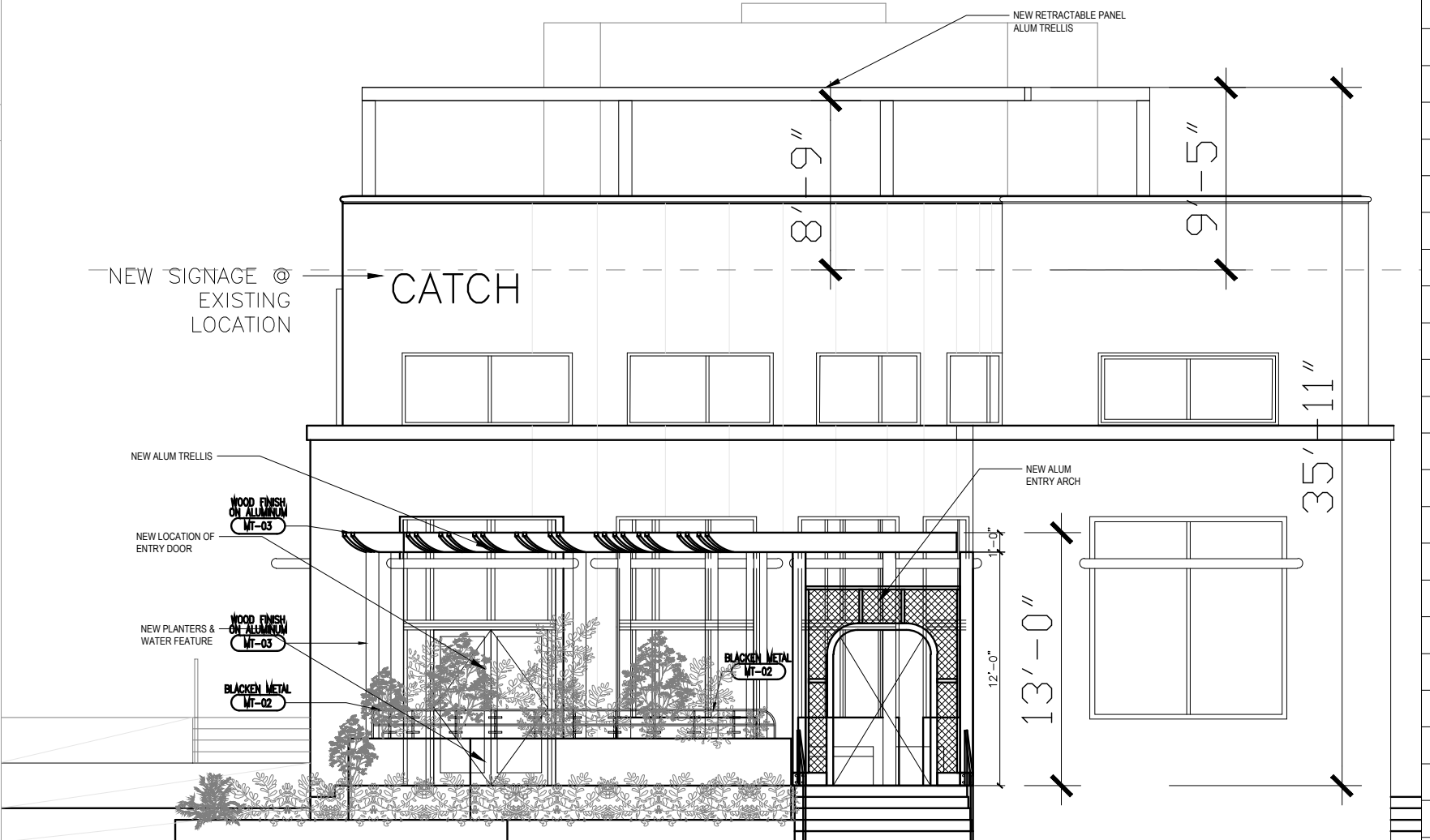
1 EXISTING NORTH ELEVATION
SCALE: 1/16" = 1'-0"



1 PROPOSED NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 PROPOSED NORTH ELEVATION - WITHOUT LANDSCAPE
SCALE: 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION - WITH LANDSCAPE
SCALE: 1/8" = 1'-0"

Rev.	Date

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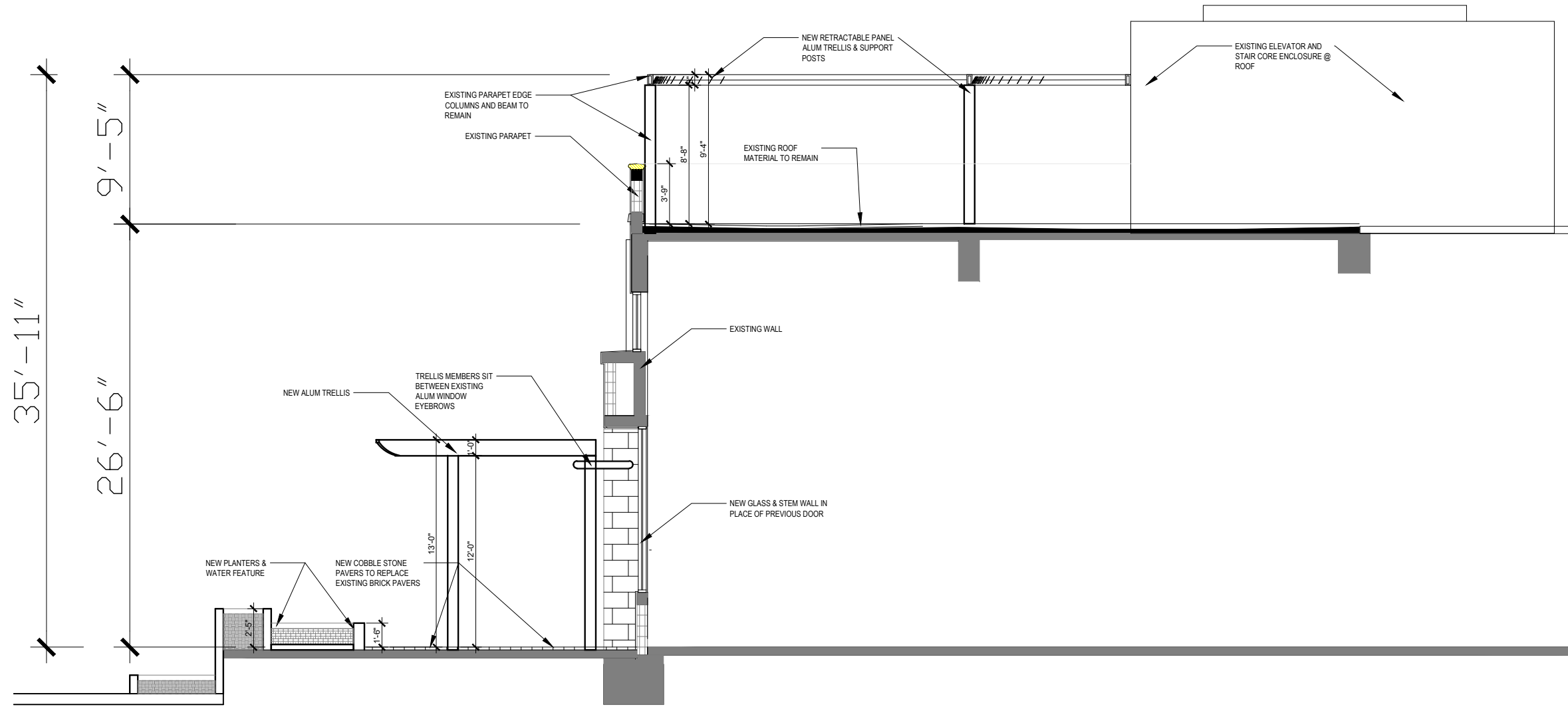
Consultant:
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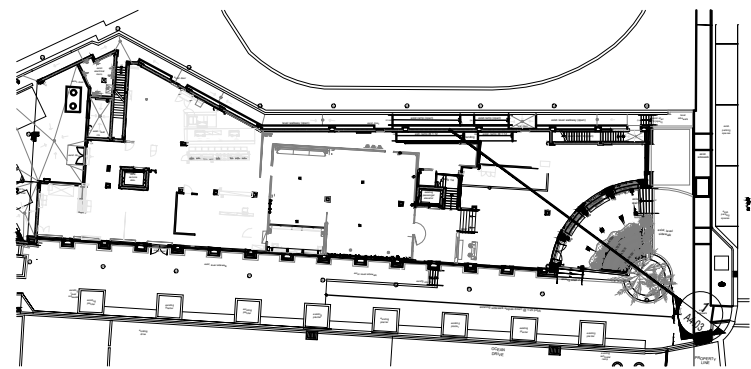


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ELEVATIONS
NORTH

Date	--	Sheet No.
Scale	--	A4.02
Project	2239	



1 PROPOSED SECTION
SCALE: 1/8" = 1'-0"



2 KEY PLAN
SCALE:

Rev.	Date

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MIAMI BEACH, FLORIDA. 33139

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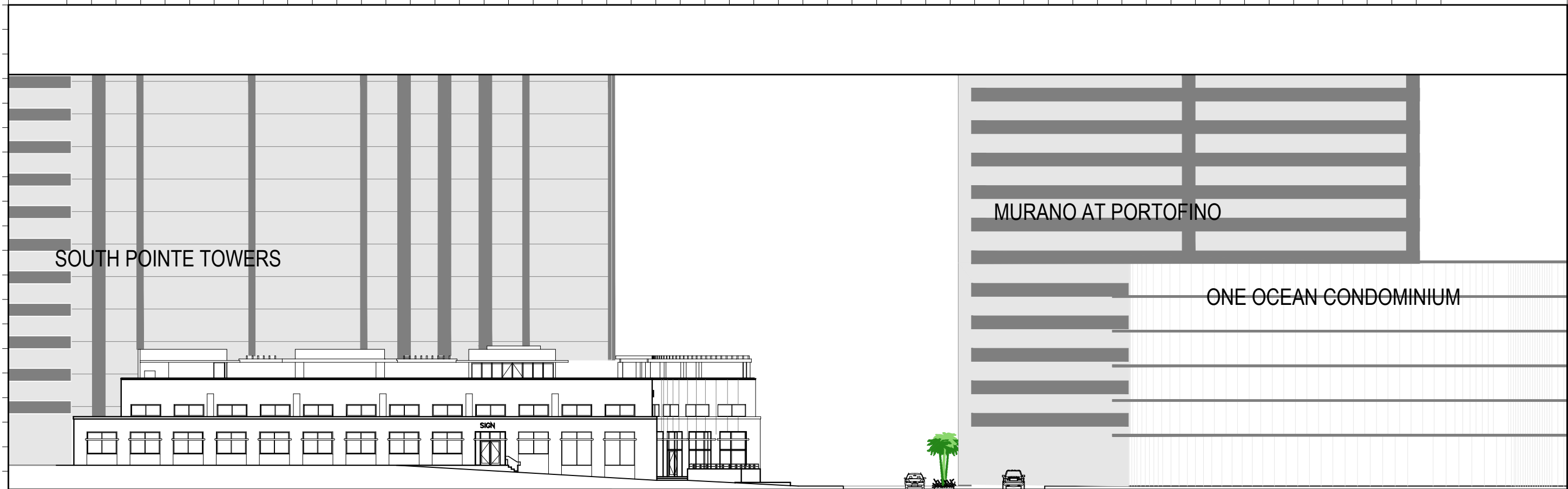
Consultant:
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SECTION NORTH

Date	--	Sheet No.	
Scale	--		
Project	2239		A4.03



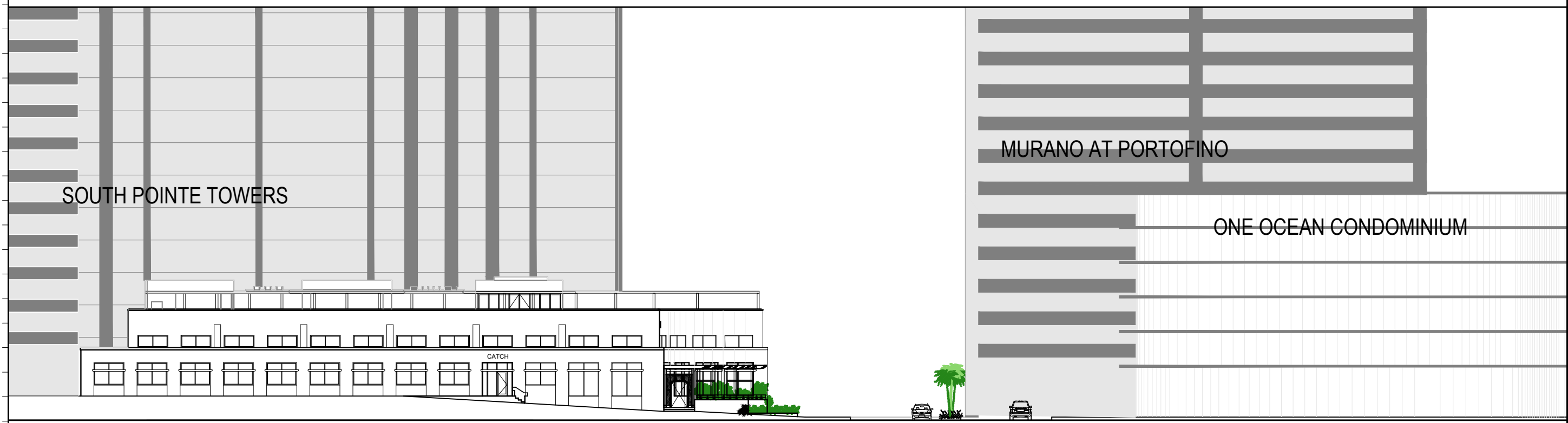
SOUTH POINTE TOWERS

MURANO AT PORTOFINO

ONE OCEAN CONDOMINIUM

SOUTH POINTE DR

1 CONTEXT ELEVATION - VIEW WEST - EXISTING
SCALE: 1/32"



SOUTH POINTE TOWERS

MURANO AT PORTOFINO

ONE OCEAN CONDOMINIUM

SOUTH POINTE DR

1 CONTEXT ELEVATION - VIEW WEST - PROPOSED
SCALE: 1/32"

Rev.	Date

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K O B I K A R P
Kobi Karp
Lic. # AR0012578
ELEVATIONS
CONTEXT

Date	--	Sheet No.	
Scale	--		
Project	2239		A4.03

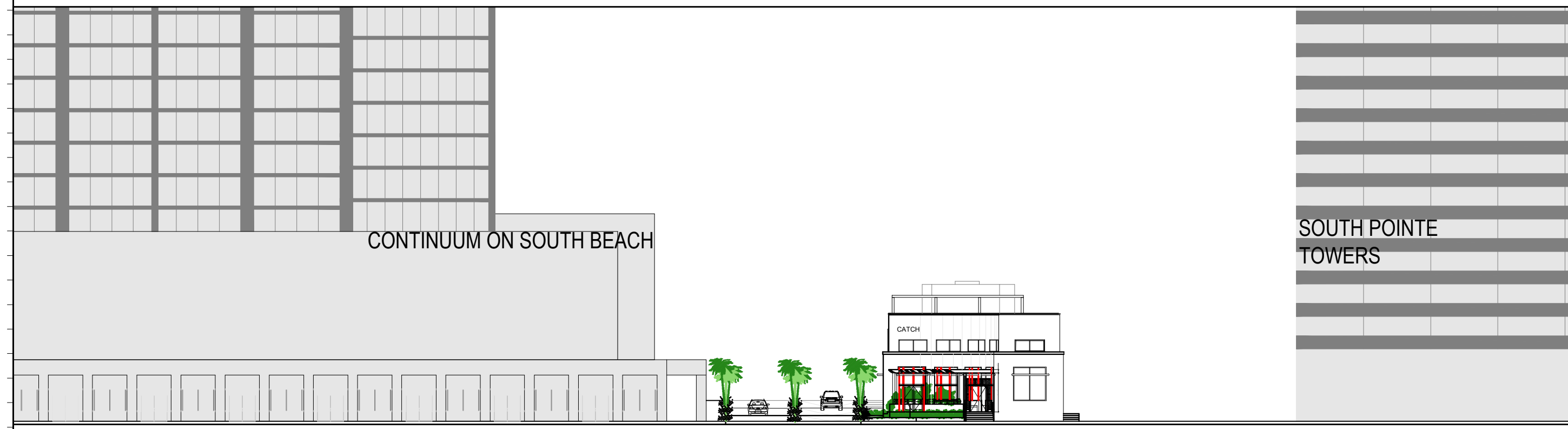


CONTINUUM ON SOUTH BEACH

SOUTH POINTE
TOWERS

OCEAN DRIVE

1 CONTEXT ELEVATION - VIEW SOUTH - EXISTING
SCALE: 1/32



CONTINUUM ON SOUTH BEACH

SOUTH POINTE
TOWERS

OCEAN DRIVE

1 CONTEXT ELEVATION - VIEW SOUTH - PROPOSED
SCALE: 1/32

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**ELEVATIONS
CONTEXT**

Date	--	Sheet No.	
Scale	--		
Project	2239		A4.04