PB22-0563 - 801 South Pointe Drive
Gaia Miami Beach

March 24, 2022 – Planning Board Meeting
Item No. 6

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



200 S. Biscayne Boulevard, Suite 300, Miami, FL 33131 | www.brzoninglaw.com

Gaia Locations





Gaia Dubai





Gaia Doha



Gaia Monaco





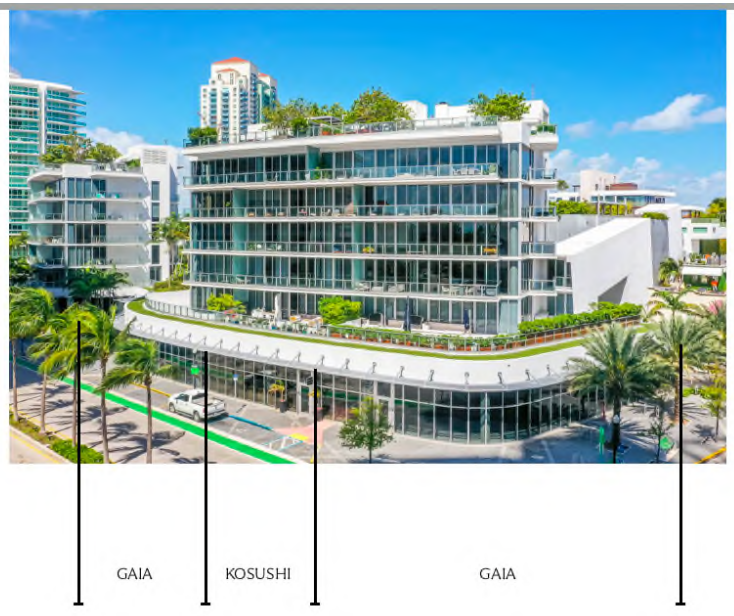
Gaia London



Gaia London



Context


GAIA
KOSUSHI
GAIA


3RD ST
2ND ST
1ST ST
ALTON RD
S POINTE DR
INLET BLVD
South Pointe Park
2022 Aerial Photography
600ft
N

Request

Conditional Use Permit (CUP) for Neighborhood Impact Establishment (occupancy greater than 299 persons)

Hours:
- Indoor: 11AM – 2AM
- Outdoor: 11AM – 12AM

Safeguards:
- No outdoor music
- No entertainment
- No special events
- Digital automatic tamper resistant noise level limiter installed as part of professionally calibrated sound system
- Custom ceiling/acoustic barrier



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Community Support

- Presentation to SOFNA membership on March 20, 2023
- Presentation to Apogee Association President and Association Manager on March 23, 2023

MAREA

February 28, 2023

City of Miami Beach Planning Board
c/o Rogelio Madan
City of Miami Beach Planning Department
1700 Convention Center Drive, 2nd Floor.
Miami Beach, Florida 33139

RE: Letter of Support – Proposed Conditional Use Permit for GAIA, 801 South Pointe Drive, Miami Beach (Marea Condominium)

Dear Honorable Members of the Planning Board:

We are the Board of Directors of the Marea Condominium Association located at 801 South Pointe Drive, Miami Beach. We have met with the owners of the unit and representatives of the restaurant group GAIA in connection with its proposed Conditional Use Permit for a commercial unit space located at the Condominium Association property. We are impressed by the plans and presentation provided to us for the new restaurant and, based upon our review and understanding of the materials and plans provided, we are writing to provide our support for GAIA's application and welcome them to the building. Please note that, while the Board of Directors hopes the members of the Condominium Association similarly support GAIA's application, this letter of support represents the opinions of the Board of Directors and does not necessarily represent the opinions of non-Board member unit owners and/or the majority opinion of the Condominium Association membership as no vote or consensus of the membership was sought.

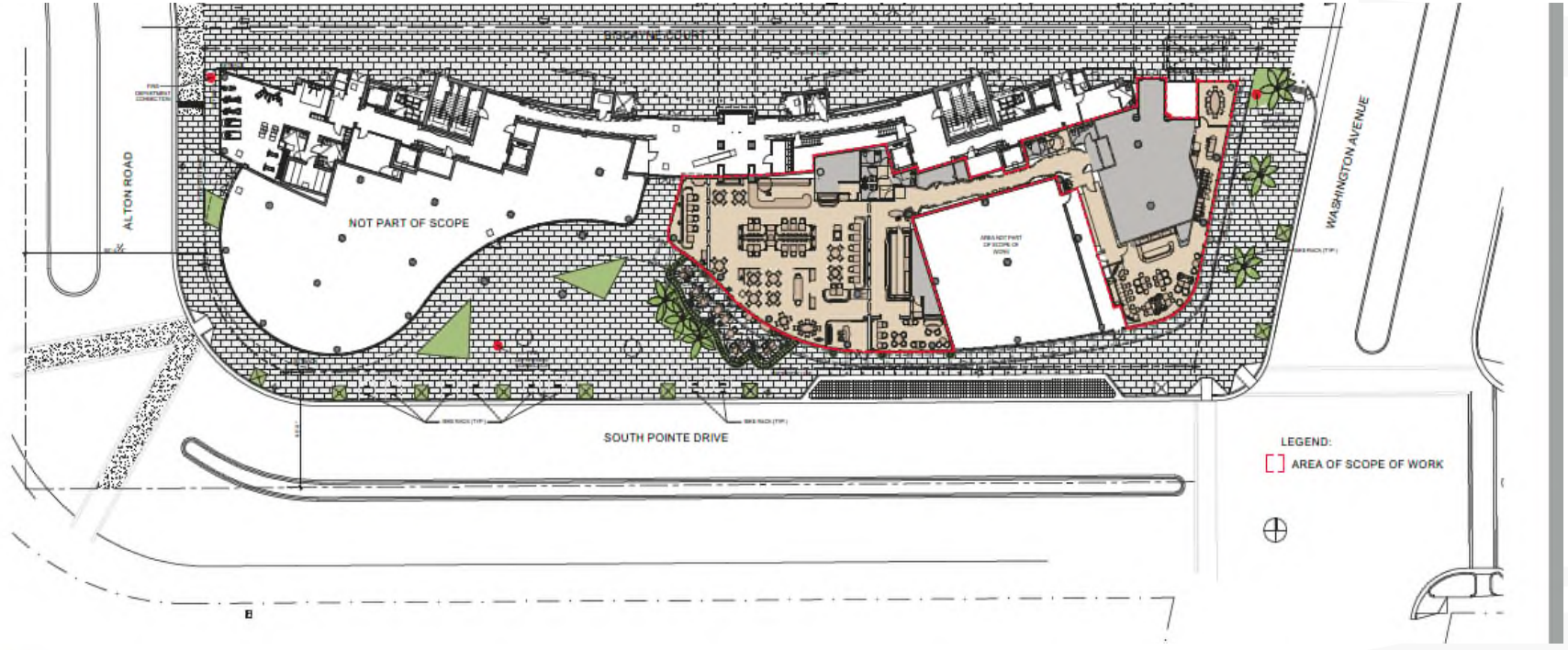
Sincerely,

Print Name:

ANGELA TESSELAAR

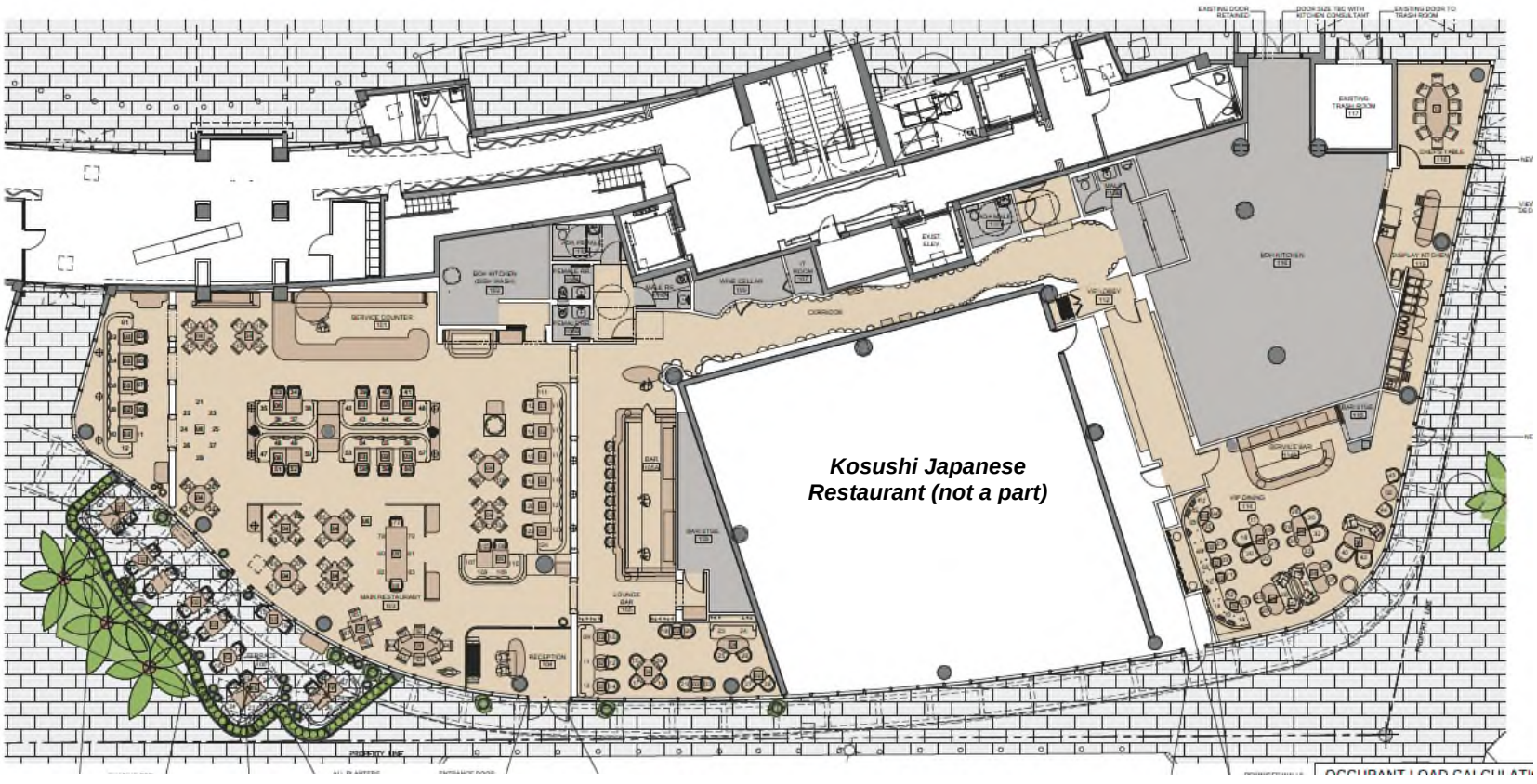
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Site Plan



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Proposed Floor Plan



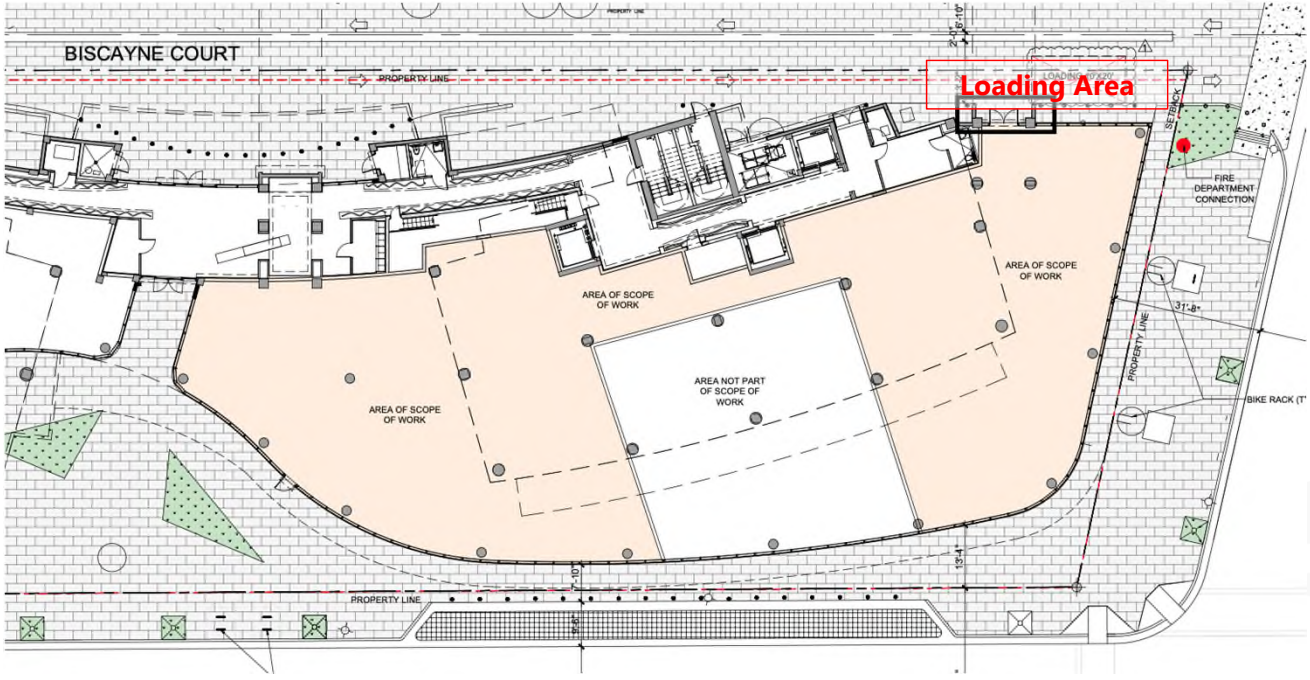
Occupancy: 388 persons (Fire Code)

237 Seats

- **207 indoor**
- **30 outdoor**

Deliveries

Deliveries will occur through the service entrance located on the public alley behind the Marea Condominium. All deliveries will be accepted by GAIA staff during designated hours at which to avoid disturbance to residents in the surrounding area.



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Valet Operation

- Anticipated peak hour staffing: 10 attendants
- Valet attendants will utilize the existing valet stand and three (3) valet spaces at the front of the property along South Pointe Drive. Attendants will park vehicles within Marea Condo garage.



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View at from S. Pointe Drive



View from South Pointe Drive



View at corner of S. Pointe Dr & Washington Ave



View from Washington Ave



View from Washington Ave



View from Washington Ave (facing south)

Modified Conditions

- **Condition 6.A.i.:** The restaurant and bar subject to this CUP shall have a maximum occupant content of ~~370~~ 388 persons or any lesser such occupant content as determined by the Fire Marshal.

- **Condition 6.A.ii:** The indoor portions of the establishment may operate from 11:00 AM until 2:00 AM and the outdoor seating areas shall close by ~~11:00 PM~~ 12:00AM. These hours shall not supersede any future amendments to the City Code, pertaining to hours of operation for alcoholic beverage and/or entertainment establishments.

- **Condition 6.A.iv.a.** No new window treatments of any kind, including decorative panels, opaque glass and lighting against the glass shall be permitted along Washington Avenue and South Pointe Drive unless approved by the Design Review Board, or staff in accordance with the Design Review Criteria, as applicable.

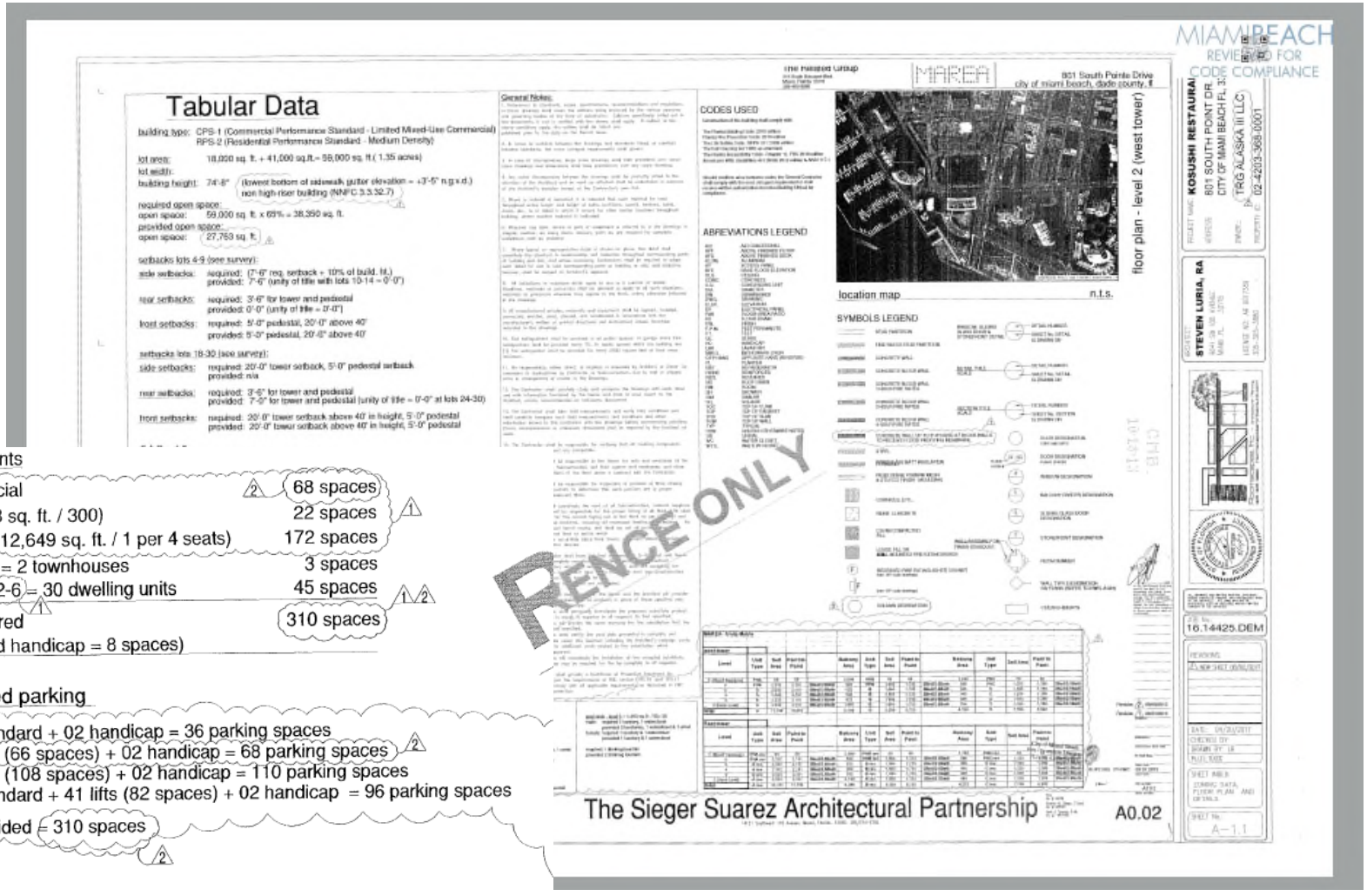
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Thank You

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

www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com



parking requirements

portofino commercial	2	68 spaces
future retail (6,458 sq. ft. / 300)		22 spaces
future restaurant (12,649 sq. ft. / 1 per 4 seats)		172 spaces
residential level 1 = 2 townhouses		3 spaces
residential levels 2-6 = 30 dwelling units	1	45 spaces
total spaces required		310 spaces
(including required handicap = 8 spaces)		

actual / provided parking

level 1 = 34 standard + 02 handicap = 36 parking spaces
level 2 = 33 lifts (66 spaces) + 02 handicap = 68 parking spaces
level 3 = 54 lifts (108 spaces) + 02 handicap = 110 parking spaces
level 4 = 12 standard + 41 lifts (82 spaces) + 02 handicap = 96 parking spaces

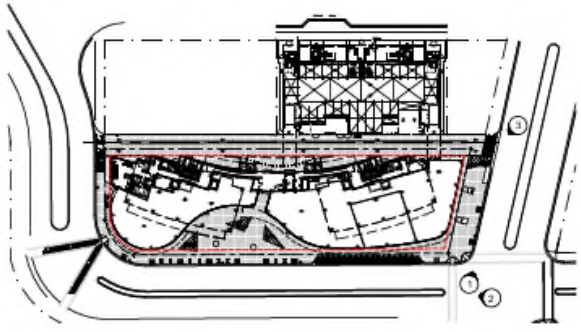
total spaces provided = 310 spaces

Existing Street Context









PHOTOS TAKEN: DECEMBER 1, 2022

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FIRST WITHIN

GAIA MIAMI BEACH

A-005

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

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Sound Study

D) Measurement Setup:

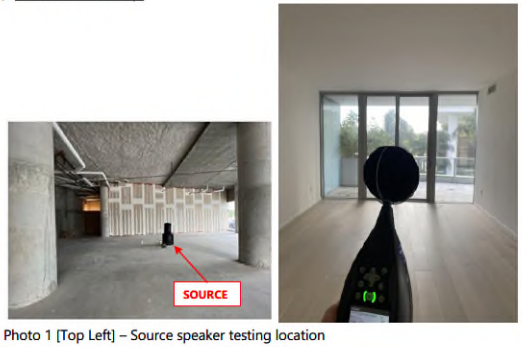


Photo 1 [Top Left] – Source speaker testing location
Photo 2 [Top Right] – Unit 204 Receiver position



B) Environmental Ambient Noise:

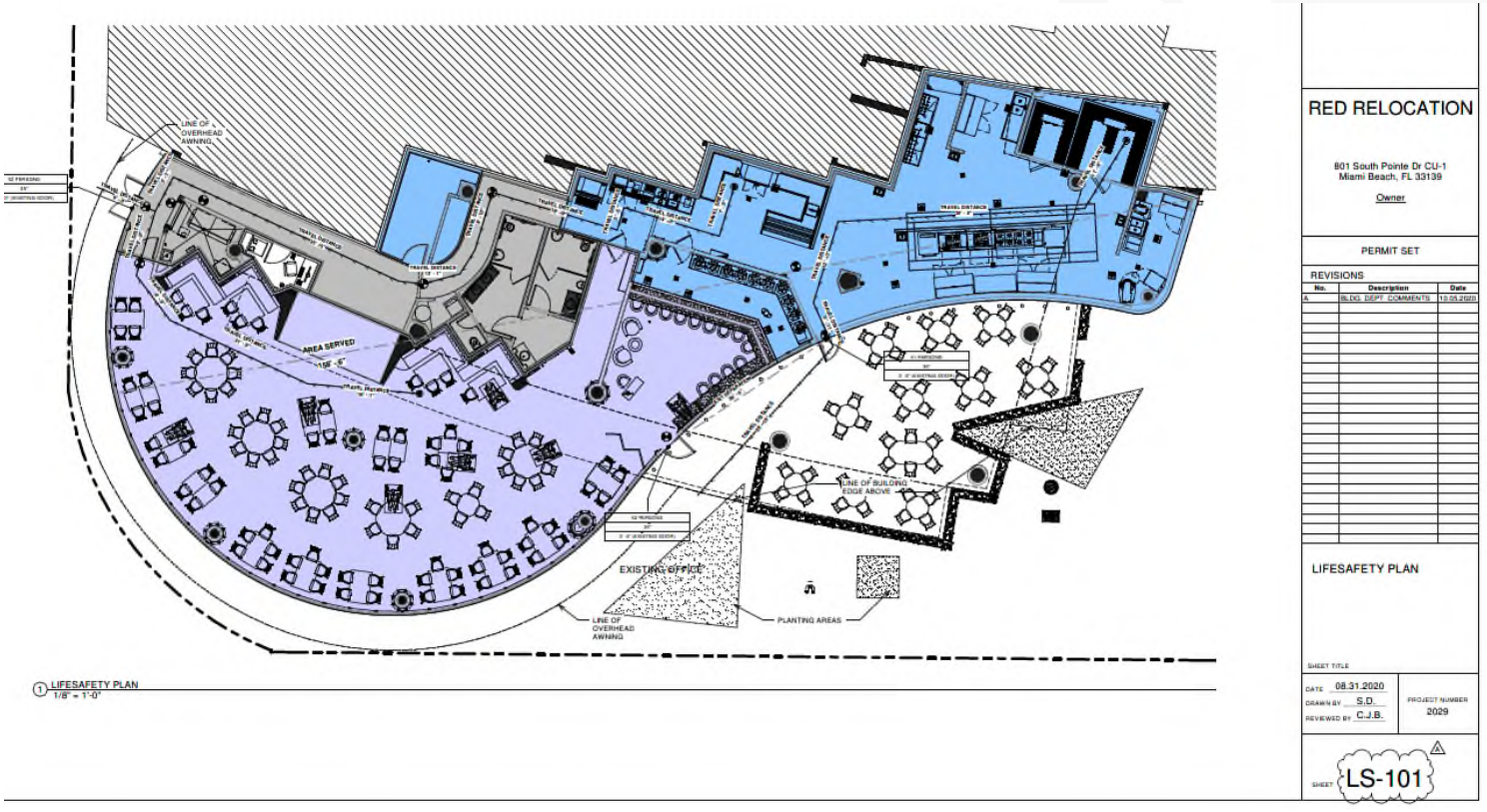


Measurement #	Time	MEASURED SOUND LEVEL (LAeq)	NOTES
M1	9:00 PM	63.9 dBA	
M2	9:15 PM	64.1 dBA	61.3 dBA*
M3	9:30 PM	65.0 dBA	
M4	9:45 PM	67.2 dBA	
M5	10:00 PM	64.0 dBA	
M6	10:15 PM	61.5 dBA	

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Red Steakhouse

- 200 seats
  - 154 indoor
  - 46 outdoor
- 155 occupants
- Outdoor ambient music permitted



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The Food

Curated by culinary experts Chef Izu Ani and Chef Orestis, the GAIA menu is fueled with flavour and memories. Combining traditional flavours, fresh ingredients and the simplicity of home cooking, each dish showcases the true essence of Greek-Mediterranean cuisine.

With a harmonious approach to flavours, carefully prepared plates are served in layers, so that each dish compliments the previous to create a gastronomical experience for each and every guest.

"Understanding our ingredients is one of our main priorities, they are our partners in the kitchen and we treat them with respect, just as the Greeks do. Throughout the GAIA menu, a simple and humble approach creates some of the most powerful dishes and we mediate between flavours to create a beautiful balance."
Chef Izu Ani



Press Coverage


Caterer

Middle East

THE PEAK OF LUXURY WITH BENTLEY P.30

GOT BEEF?

Greek restaurant GAIA opens at Dubai's DIFC

Izu Ani has opened his latest concept in DIFC in collaboration with fellow chef Orestis Kotefas. GAIA is a Greek-Mediterranean concept inspired by the Greek goddess of all earth, the mountains, sun, and sea. Ani and Kotefas designed the menu incorporating the core elements of Greek cuisine while adapting it for the Dubai fine-dining scene. Among the signature dishes on the menu are Greek salad, baked feta, seabream carpaccio, and baby goat.

CATERER ME


OFFICIALBESPOKE

106 ESCAPE *ultimate restaurant*

Opa!

Rising from the ashes of the now defunct U Energy D restaurant offers the lively spirit of Greek merriment a sophisticated of settings. It's like a big, fat Greek wedding feast for worldly, refined palates.

officialbespoke.com

OFFICIAL BESPOKE


GAIA, DIFC

goodfood

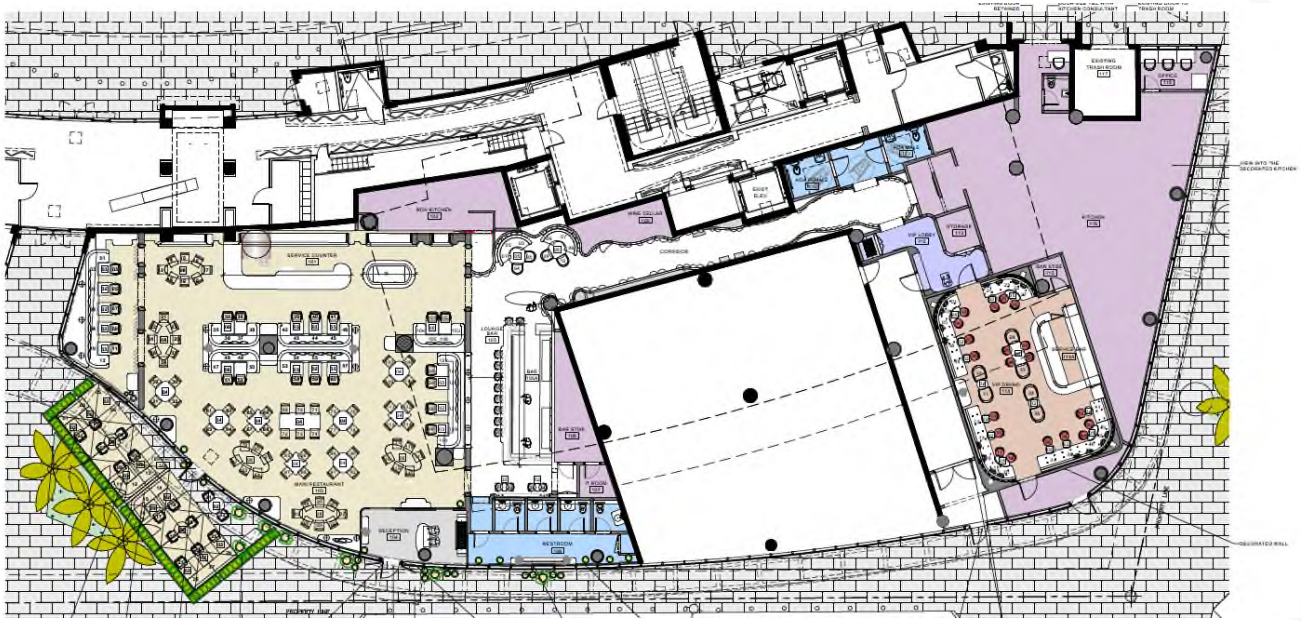
MAKE IT FESTIVE

BBC GOOD FOOD MIDDLE EAST

Since its inception in October 2018, GAIA has been widely celebrated and praised by the media, digital influencers, celebrities and royalty alike. The restaurant humbly receives regular endorsement from the ruler of Dubai, HH Sheikh Mohammed Bin Rashid Al Maktoum and his sons, who are frequent guests.

Initial Proposed Floor Plan

- 228 Seats



SEATING CALCULATION

LABEL	ROOM NAME	NUMBER OF SEATS
100	TERRACE	28
101	MAIN RESTAURANT	136
102	LOUNGE BAR (TABLES)	16
103	LOUNGE BAR (BAR)	10
104	VIP DINING	38
TOTAL # OF SEATS		228

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