

PB25-0775 (aka PB22-0563) - 801 South Pointe Drive CUP Modification for Gaia Miami Beach



September 9, 2025 – Planning Board Meeting
CU2-A & CU2-B2 Marea Condominium, 801 S. Pointe Drive

Context



GAIA

KOSUSHI

GAIA

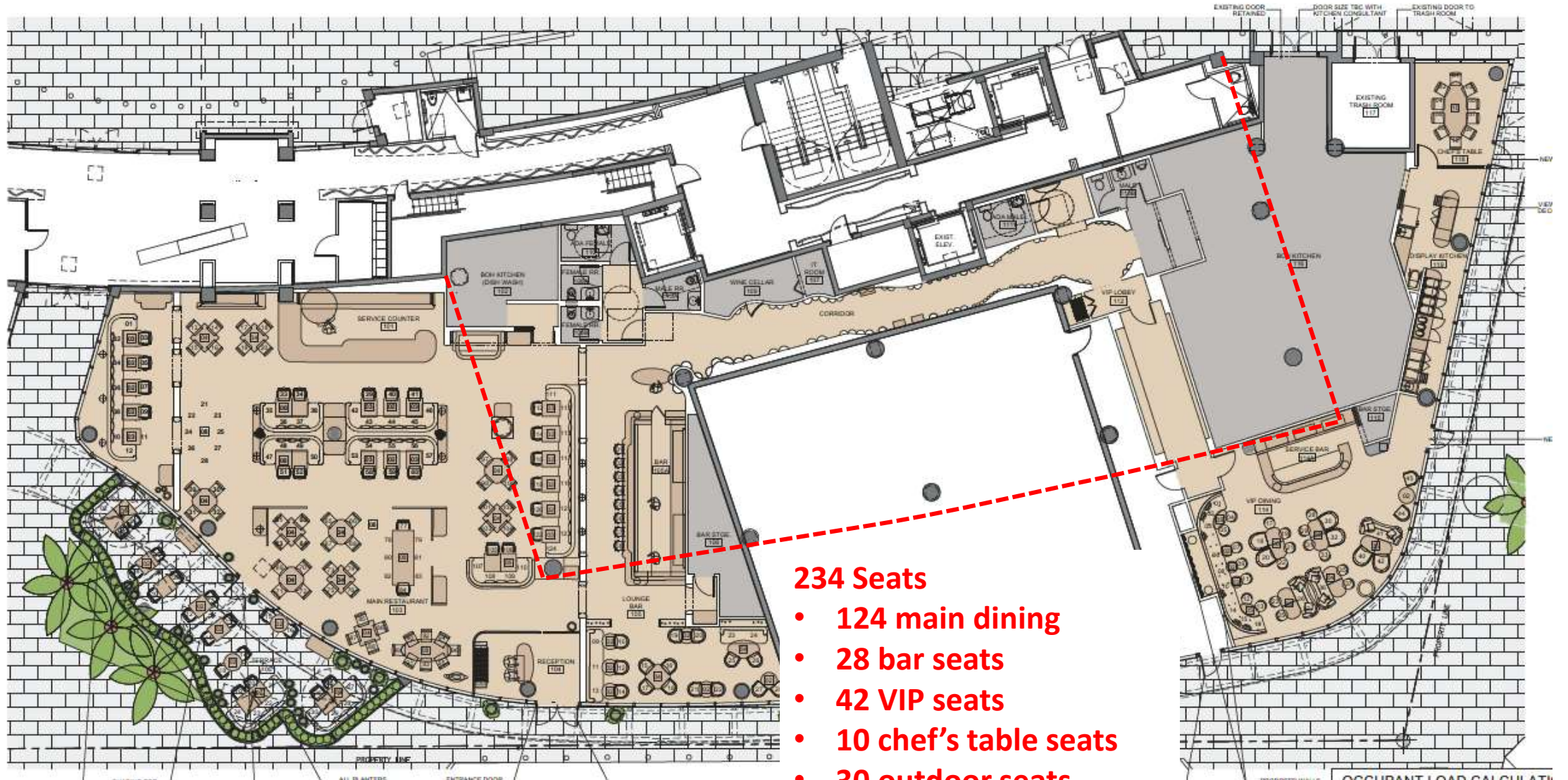


Request

- Modify Condition 6 of the Approved CUP to provide equivalent sound proofing protection appropriate for the noise levels generated by a restaurant playing ambient background music
- Accept peer review recommendations and staff conditions with 1 requested clarification:

Condition 6.A.iii. Entertainment, as defined in City Code Section 1.2.2.4, shall be strictly prohibited in all indoor and outdoor areas, except that recorded background music, played at a level that does not interfere with normal conversation, may be permitted within the interior only, provided that a sound system with directional speakers and a digital tamper-resistant sound level limiter is used to minimize impacts to adjacent properties. In no case shall an **average distributed** sound level of 75 dBA be exceeded within the interior, and provided that such level does not interfere with normal conversation.

Floor Plan



234 Seats

- 124 main dining
- 28 bar seats
- 42 VIP seats
- 10 chef's table seats
- 30 outdoor seats

December 2022 Sound Study

- Portable speaker with 18 subwoofer placed in restaurant unit
- “Pink Noise” played at 98 dBA/103 dBc
- Decibel meters used for measurements within residential units above restaurant unit
- Recommendations based on expected sound level of 85dBA/95dBC



Source speaker testing location



Unit 204 Receiver position

2022 Sound Study - Modeling

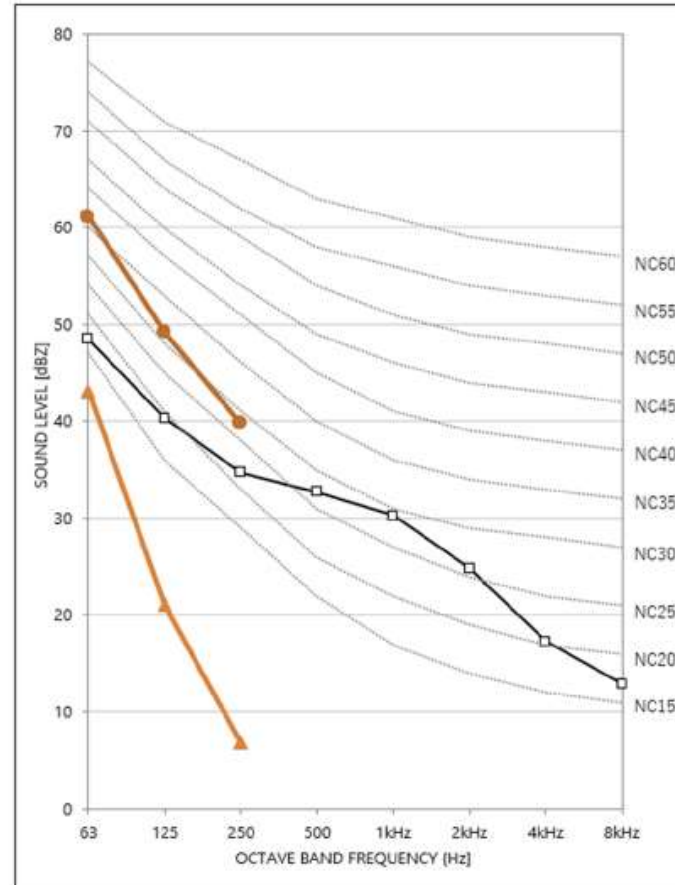


Figure 4 – Sound level in unit 204, measured and predicted

- **RED LINE** – Existing Construction – Predicted sound level in unit 204 with 85 dBA / 95 dBC restaurant music
- **ORANGE LINE** – Spring-hung GWB Ceiling – Predicted sound level in unit 204 with 85 dBA / 95 dBC restaurant music
- **BLACK LINE** – Measured ambient sound level in unit 204

2025 Modeling

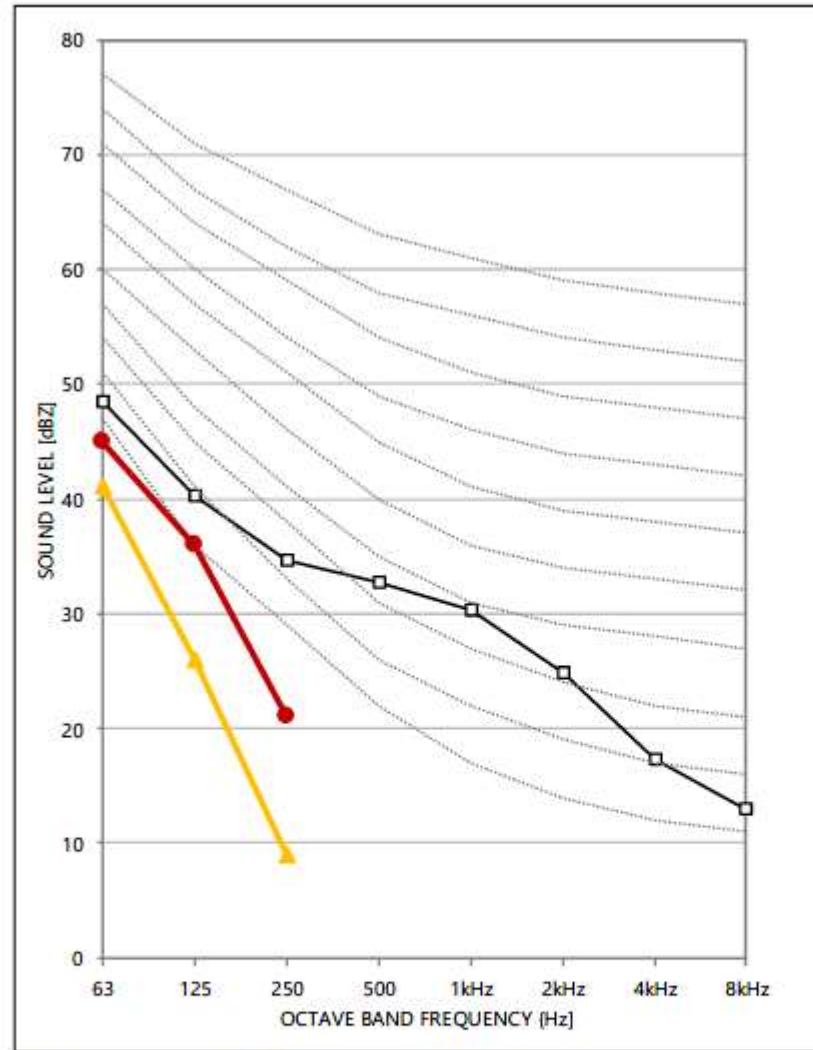


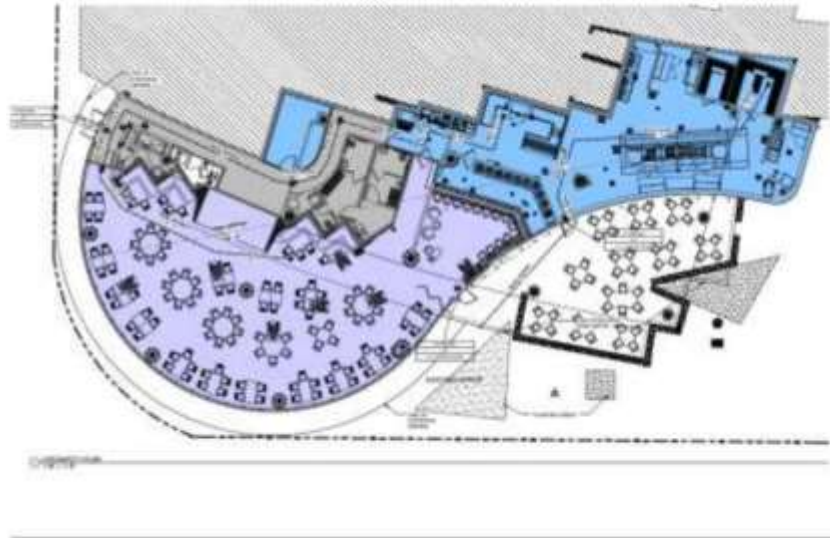
Figure 5 – Sound level in unit 204, measured and predicted

- **RED LINE** – Existing Construction – Predicted sound level in unit 204 with 75 dBA / 85 dBC restaurant music (83 dB @63Hz, 80 dB @125Hz, 73 dB @250Hz)
- **ORANGE LINE** – GWB Ceiling – Predicted sound level in unit 204 with 75 dBA / 85 dBC restaurant music
- **BLACK LINE** – Measured ambient sound level in unit 204

Gaia Interior Design



Precedent - Red Steakhouse



RED RELOCATION	
NO. OF SEATS	200
PROJECT NO.	
DATE	
DESIGNED BY	
DRAWN BY	
CHECKED BY	
APPROVED BY	
DATE	
LIFE SAFETY PLAN	
NO. OF SEATS	200
DATE	
DESIGNED BY	
DRAWN BY	
CHECKED BY	
APPROVED BY	
DATE	
LS-101	



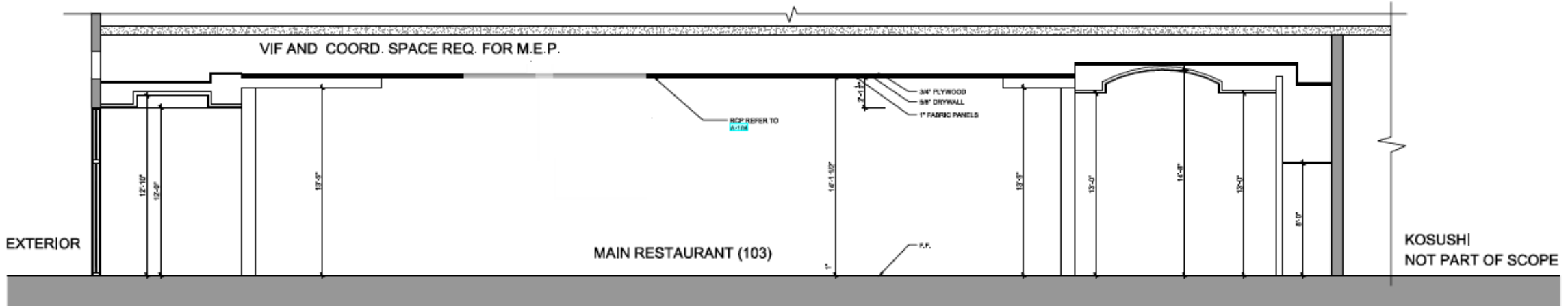
- 200 seats
- Ambient music permitted indoor & outdoor
- No acoustic or decorative ceiling

Thank You

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

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305.377.6222 fax
Info@brzoninglaw.com



01 ACOUSTIC LID SECTION
SCALE: 1/4" = 1'-0"

Tabular Data

building type: CPS-1 (Commercial Performance Standard - Limited Mixed-Use Commercial)
RPS-2 (Residential Performance Standard - Medium Density)

lot area: 18,000 sq. ft. + 41,000 sq. ft. = 59,000 sq. ft. (1.35 acres)

lot width: 74'-6" (lowest bottom of sidewalk gutter elevation = +3'-6" n.g.x.d.)
non high-rise building (MMFC 3.3.32.7)

required open space: 59,000 sq. ft. x 65% = 38,350 sq. ft.

provided open space: 27,753 sq. ft.

setbacks lots 4-5 (see survey):

side setbacks: required: 7'-0" req. setback + 10% of build. H.
provided: 7'-0" (unity of life with lots 10-14 = 9'-0")

rear setbacks: required: 3'-0" for lower and pedestal
provided: 0'-0" (unity of life = 0'-0")

front setbacks: required: 5'-0" pedestal, 20'-0" above 40'
provided: 5'-0" pedestal, 20'-0" above 40'

setbacks lots 18-32 (see survey):

side setbacks: required: 20'-0" lower setback, 5'-0" pedestal setback
provided: n/a

rear setbacks: required: 3'-0" for lower and pedestal
provided: 7'-0" for lower and pedestal (unity of life = 0'-0" at lots 24-30)

front setbacks: required: 25'-0" lower setback above 40' in height, 5'-0" pedestal
provided: 25'-0" lower setback above 40' in height, 5'-0" pedestal

parking requirements

portofino commercial	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	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

RENDERING ONLY

THE MARELA GROUP
411 West Avenue West
Miami Beach, FL 33139

MARELA

801 South Pointe Drive
City of Miami Beach, Dade County, FL

CODES USED

International Building Code 2015 Edition
Florida Building Code 2015 Edition
Miami Building Code 2015 Edition
Florida Accessibility Code - Chapter 11, 2010 Edition
American Institute of Steel Construction, Inc. 13th Edition
American Iron and Steel Institute 13th Edition

ABBREVIATIONS LEGEND

AC	ACCESSIBLE
AD	ADULT DAYCARE
AG	AGRICULTURE
AL	ALCOHOL BEVERAGE
AM	AMUSEMENT
AN	ANIMALS
AO	ARTS AND CULTURAL
AP	APARTMENTS
AR	ARCHITECTURE
AS	ASSEMBLY
AT	ATTRACTIONS
AV	AVIATION
AW	AWARDS
AX	AXES
AY	AXES
AZ	AXES
BA	BATHS
BB	BATHS
BC	BATHS
BD	BATHS
BE	BATHS
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BZ	BATHS
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EX	ELECTRIC
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FZ	FAMILY RECREATION
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RW	RESTAURANT
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RY	RESTAURANT
RZ	RESTAURANT
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TY	TENNIS
TZ	TENNIS
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UD	UNIVERSITY
UE	UNIVERSITY
UF	UNIVERSITY
UG	UNIVERSITY
UH	UNIVERSITY
UI	UNIVERSITY
UJ	UNIVERSITY
UK	UNIVERSITY
UL	UNIVERSITY
UM	UNIVERSITY
UN	UNIVERSITY
UO	UNIVERSITY
UP	UNIVERSITY
UQ	UNIVERSITY
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VP	VARIABLE
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VU	VARIABLE
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VZ	VARIABLE
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WP	WATER
WQ</	

Existing Street Context



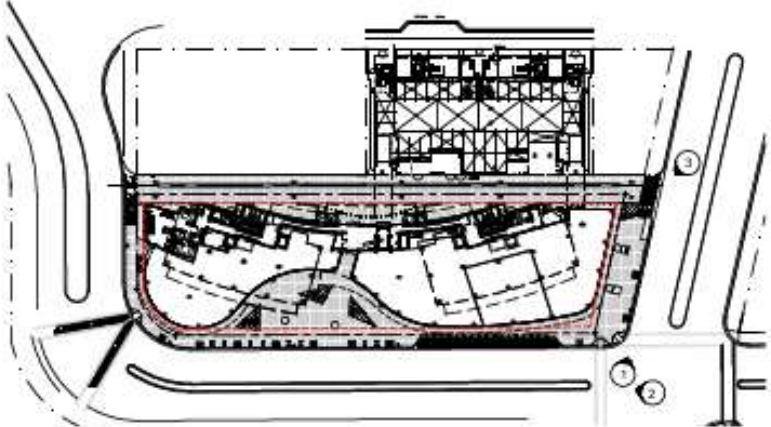
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2



3



PHOTOS TAKEN: DECEMBER 1, 2022



GAIA MIAMI BEACH
10000 N.W. 11th Ave., Suite 1000, Miami, FL 33150



Digitally signed
 by Jason L.
 Garcia
 Date: 2022.12.25
 17:25:44 -0500

NO.	DESCRIPTION	DATE	BY

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

