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

BERCOW
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TAPANES

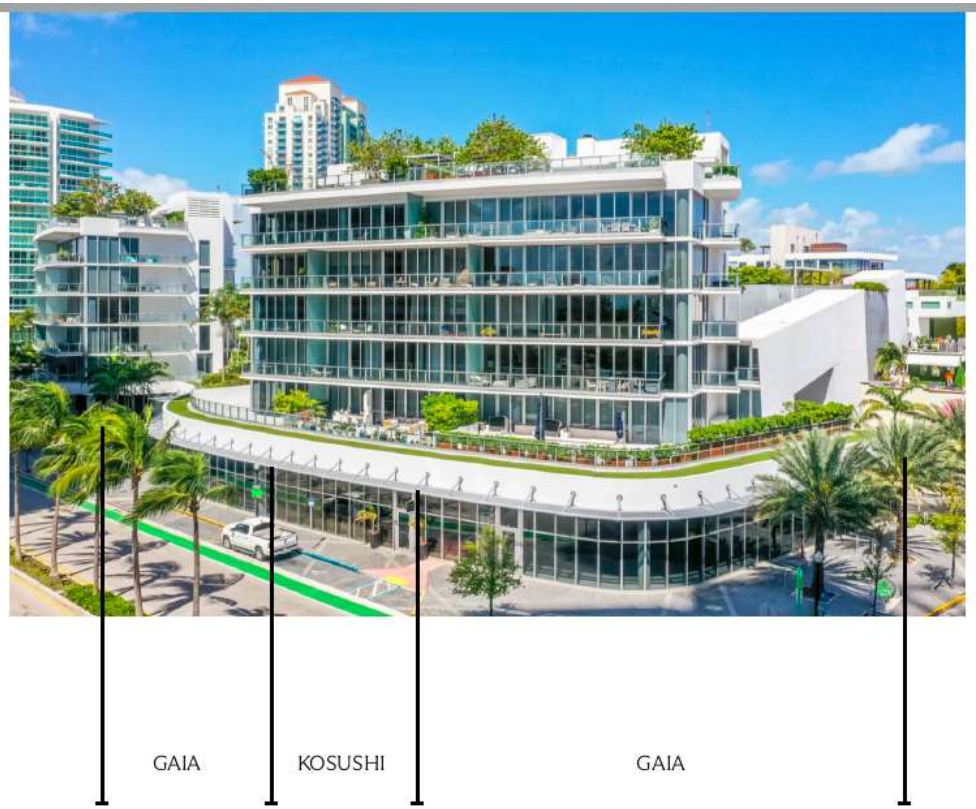
ZONING, LAND USE AND
ENVIRONMENTAL LAW

October 16, 2025 – Planning Board Meeting

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

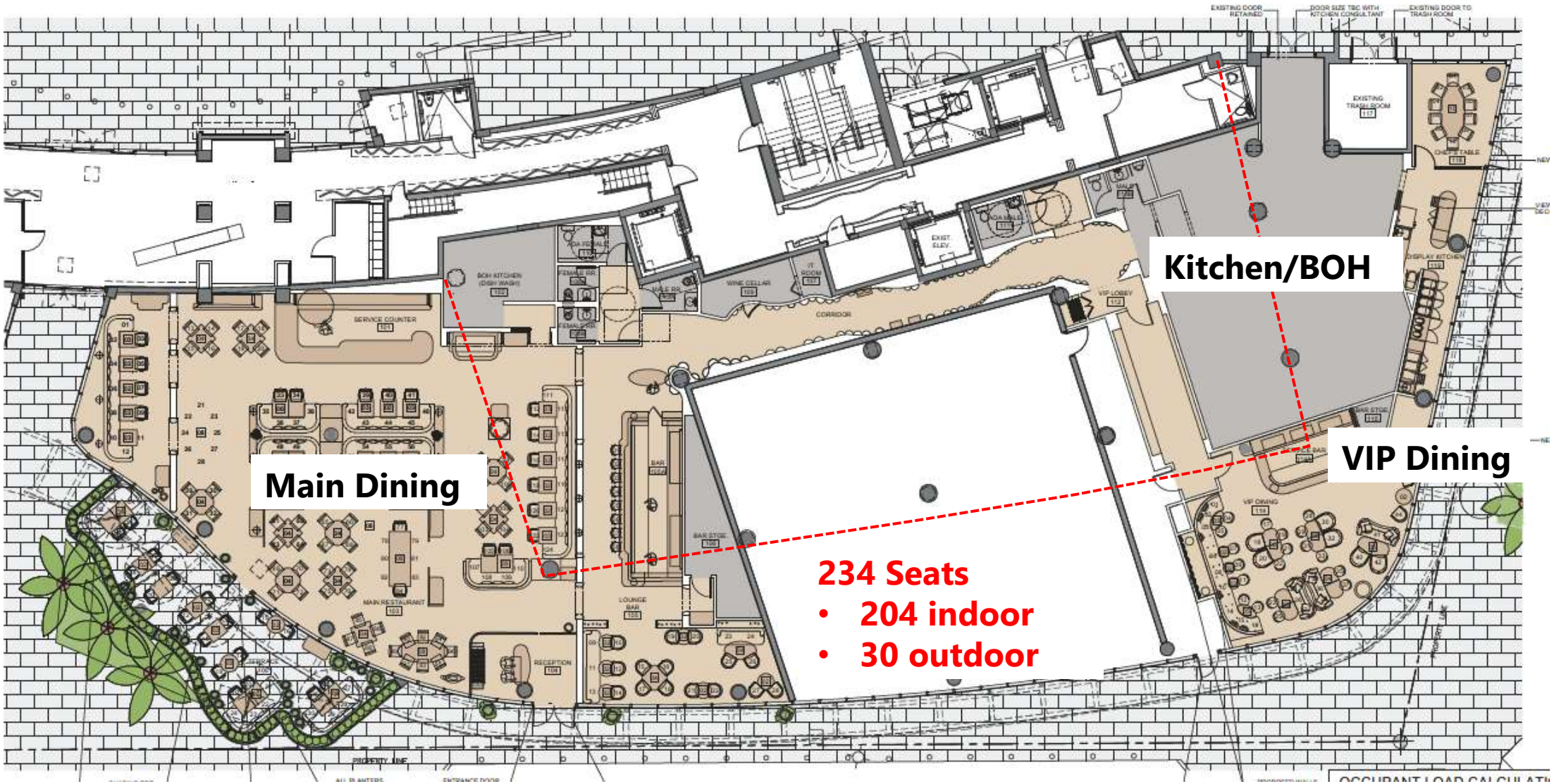
200 S. Biscayne Boulevard, Suite 300, Miami, FL 33131 | www.brzoninglaw.com

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

Floor Plan


Kitchen/BOH
VIP Dining
Main Dining
234 Seats
• 204 indoor
• 30 outdoor

Request – Proposed Modified Conditions of Approval

Request: Modify Condition No. 6 of Approved CUP to adjust required construction details for sound insulation methods

Propose Conditions: Refer to Handout

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Thank You

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4) Measurement Results and Analysis

A) Sound Isolation and Transmission Loss:

The measured sound isolation from the proposed GAIA restaurant space to the residences above was measured to be Noise Isolation Class (NIC) 54. This is an expected value commensurate with the existing 8" concrete structure. The NIC measurement is common in field measurement techniques and is a widely accepted method for classifying transmission loss. The partition was modeled in Insul v10 and fitted to the measured data. The model was then used to predict the performance of ceiling designs.

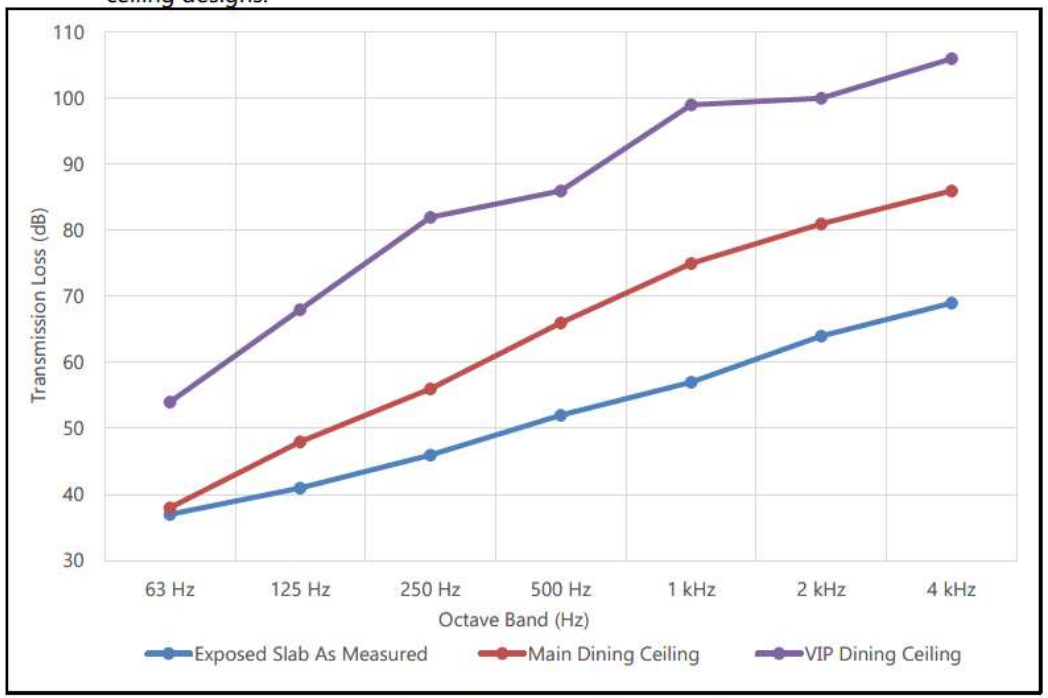

Figure 3 - Transmission Loss of Project Ceilings

TABLE 1: TRANSMISSION LOSS VALUES USED FOR ANALYSIS

PARTITION	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	NIC	FSTC
Exposed Slab*	37	41	46	52	57	64	69	54	
Main Dining Ceiling	38	48	56	66	75	81	86		>60
VIP Dining Ceiling	54	68	82	86	99	100	106		>70

Sound Isolation Notes and Analysis:

1. **Insul data is used for frequency bands 500Hz and above. Insul was calibrated to measured data below 500 Hz.Flanking sound is not included in the predicted sound levels.*
2. *Flanking noise was noted along the east wall, which is close to the GWB demising wall separating Kosushi on the ground floor. Therefore, it was recommended that a corridor or secondary wall be utilized along the demising wall between the Lounge Bar and Kosushi; this was incorporated by the architect.*

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C) Predicted Sound Levels – 75 dBA / 85dBC Music:

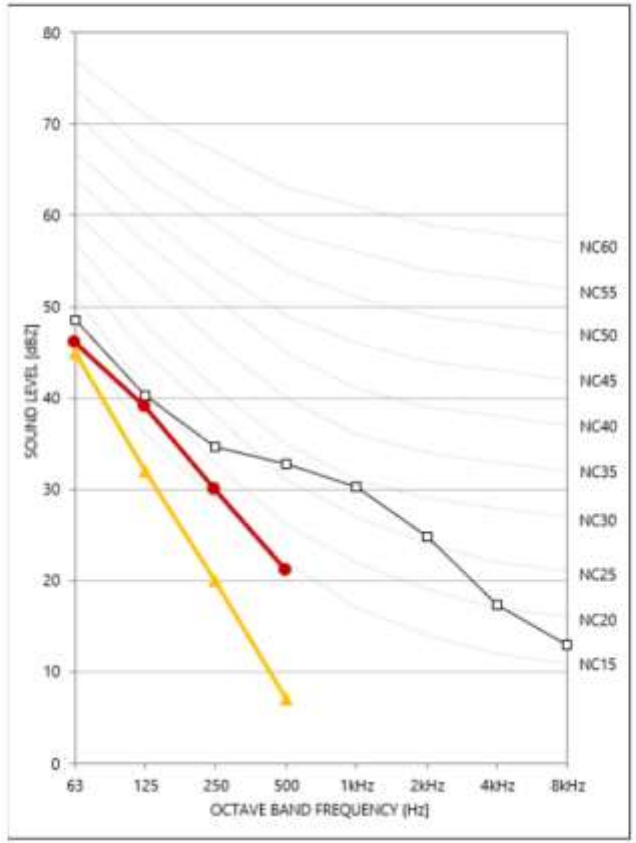

Figure 5 – Sound level in unit 204 predicted with 75 dBA music

- **RED LINE** – Exposed Slab as Measured – Predicted sound level in unit 204 with 75 dBA / 85 dBC restaurant music (83 dB @63Hz, 80 dB @125Hz, 76 dB @250Hz)
- **ORANGE LINE** – Main Dining GWB Ceiling – Predicted sound level in unit 204 with 75 dBA / 85 dBC restaurant music
- **BLACK LINE** – Measured ambient sound level in unit 204

TABLE 2: MUSIC PLAYBACK SPECTRA USED FOR ANALYSIS (LSMAX, DISTRIBUTED)

SOURCE	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	dBA	dBC
Main Dining Music Playback	83	80	76	73	72	-	-	75	85
VIP Dining Music Playback*	93	87	81	80	79	75	70	83	94

*Measured in Komodo restaurant in Las Vegas.

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D) Predicted Sound Levels – Patron Noise

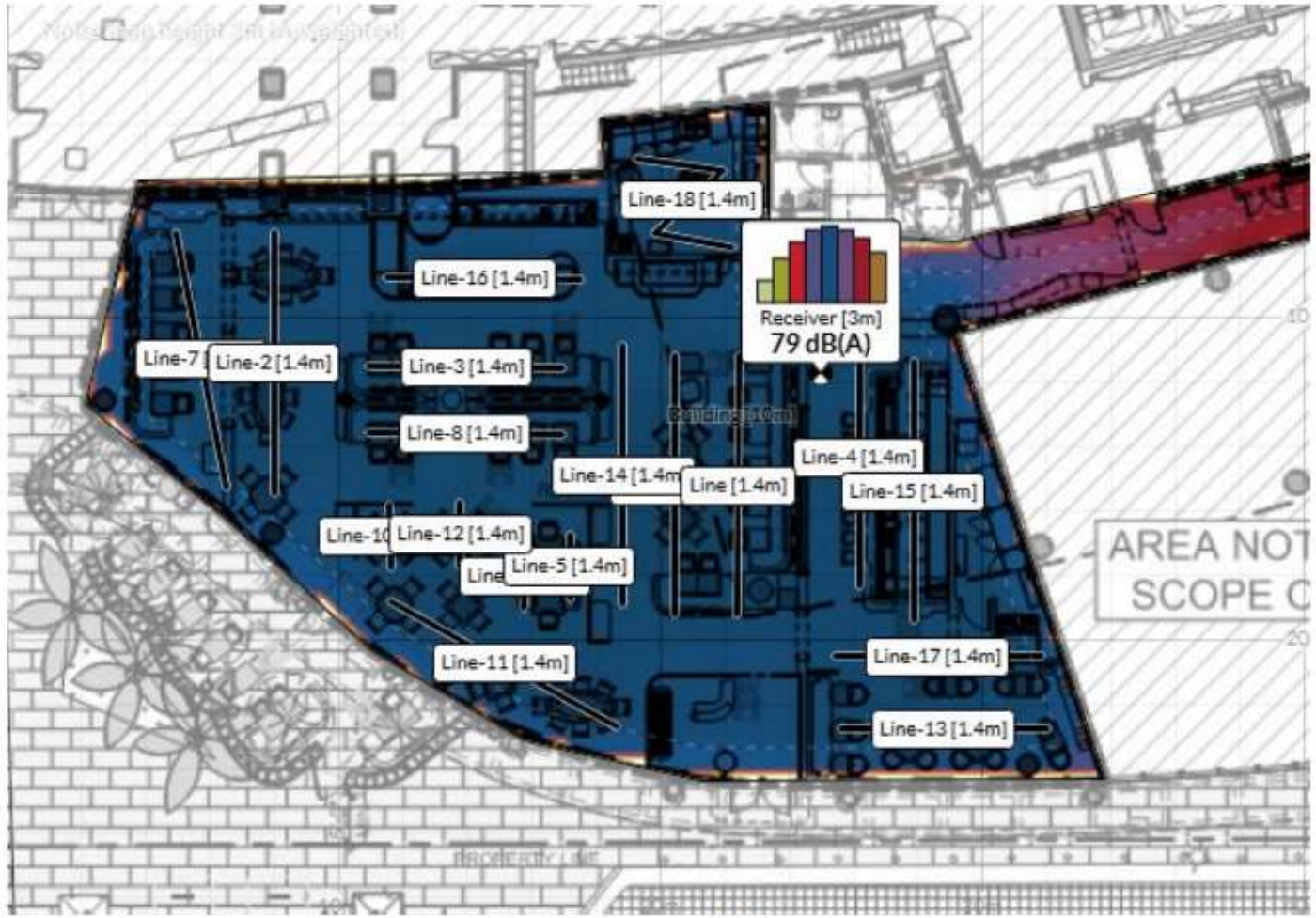

Figure 6 - dBmap model of patron noise

Table 3: Restaurant Patron Noise Model received sound pressure at 3m height "Loud" Vocal Effort of 110 simultaneous modeled patrons as per ANSI 3.5

Frequency	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz		dBA	dBC
dB	48	59	68	76	77	70	63	91		79	81

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