

Property Address: 7305 Collins Ave. Miami Beach, Florida 33141
Owner / Tenant : EL SAZON CUBANO, LLC - Gorge Iglesias
FINAL SUBMITTAL: February 2025



SCOPE OF WORK

- Renovation of an existing restaurant, adding a covered outdoor dining area
- The original area was not covered and did not offer a comfortable space to our clients
- This area is between two existing buildings on the property, not affecting setbacks
- NO demo works required
- NO mechanical works required
- NO plumbing works required

INDEX OF DRAWINGS

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Existing main buildnig (Indoor dining area) = 3430.00 sq-ft
Existing cafeteria area = 230.00 sq-ft
Extension area covered for outdoor dining area = 1080.00 sq-ft

The outdoor covered area is a typical caribbean style hut, composed by a rustic wood structure and roofing covered with palm leafs, designated for a restaurant sitting open area and a new bar counter, with a capacity of 48 occupants.

PROJECT:
7305 Collins Ave.
Miami Beach 33141
PERMIT #:

SCOPE:
RENOVATION OF EXISTING OUTDOOR DINNING AREA IN RESTAURANT

- THE EXISTING OUTDOOR DINNING AREA OF THE RESTAURANT IS DEFINED IN THE SPACE BETWEEN THE MAIN BUILDING (INDOOR SEATING AREA) AND THE CAFETERIA BUILDING, BOTH EXISTING BUILDINGS ARE ON THE PROPERTY, NOT AFFECTING SETBACKS.
- THE WORKS INCLUDE AN EXTERNAL COVERED ZONE FOR THE RESTAURANT OUTDOOR SEATING.
- THE COVERED AREA COMPRISES TWO CANOPY STRUCTURES: AREA 1 (WEST) AND AREA 2 (EAST).
- CANOPY IN AREA 1 INCLUDES STEEL COLUMNS AND BEAMS, CLADDED WITH ROPE.
- CANOPY IN AREA 2 INCLUDES WOODEN COLUMNS AND BEAMS.
- ROOF COVER IN AREAS 1 AND 2: PLYWOOD BOARD WITH PALM LEAF COVER.
- ADD NEW CONCRETE SLAB IN AREA 2.
- ADD AN OUTDOOR BAR.
- CLAD THE EXISTING WALLS.
- ADD FLOOR TILES.

NOTES & SPECS:
GENERAL NOTES:
1. CONSTRUCTION SHALL FOLLOW FLORIDA BUILDING CODE FBC 2023 8th EDITION BY THE AREA IN WHICH THE BUILDINGS TO BE RENOVATED.
2. THE CONTRACTOR, SUB-CONTRACTORS, OWNER, BUILDER, SUPPLIER, SHALL VERIFY ALL DIMENSIONS & CONDITIONS OF JOB SITE, PLANS, SPECIFICATIONS, ETC.
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FLORIDA BUILDING CODE FBC 2023 8th EDITION
FLORIDA BUILDING CODE FBC 2023 EXISTING BUILDING 8th EDITION*

AFTER FACT

SIGNED & SEALED BY:

Arnulfo Sanchez
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Date: 2025.03.14 14:31:39 -04'00'

JOB #
T-1240104 Rev 0

DATE:
Oct / 22 / 2024

DRAWING:
COVER SHEET

DRAWING FILE NAME:
T-1240104

DRAWN BY:
N.B.F.

SCALE:
AS INDICATED

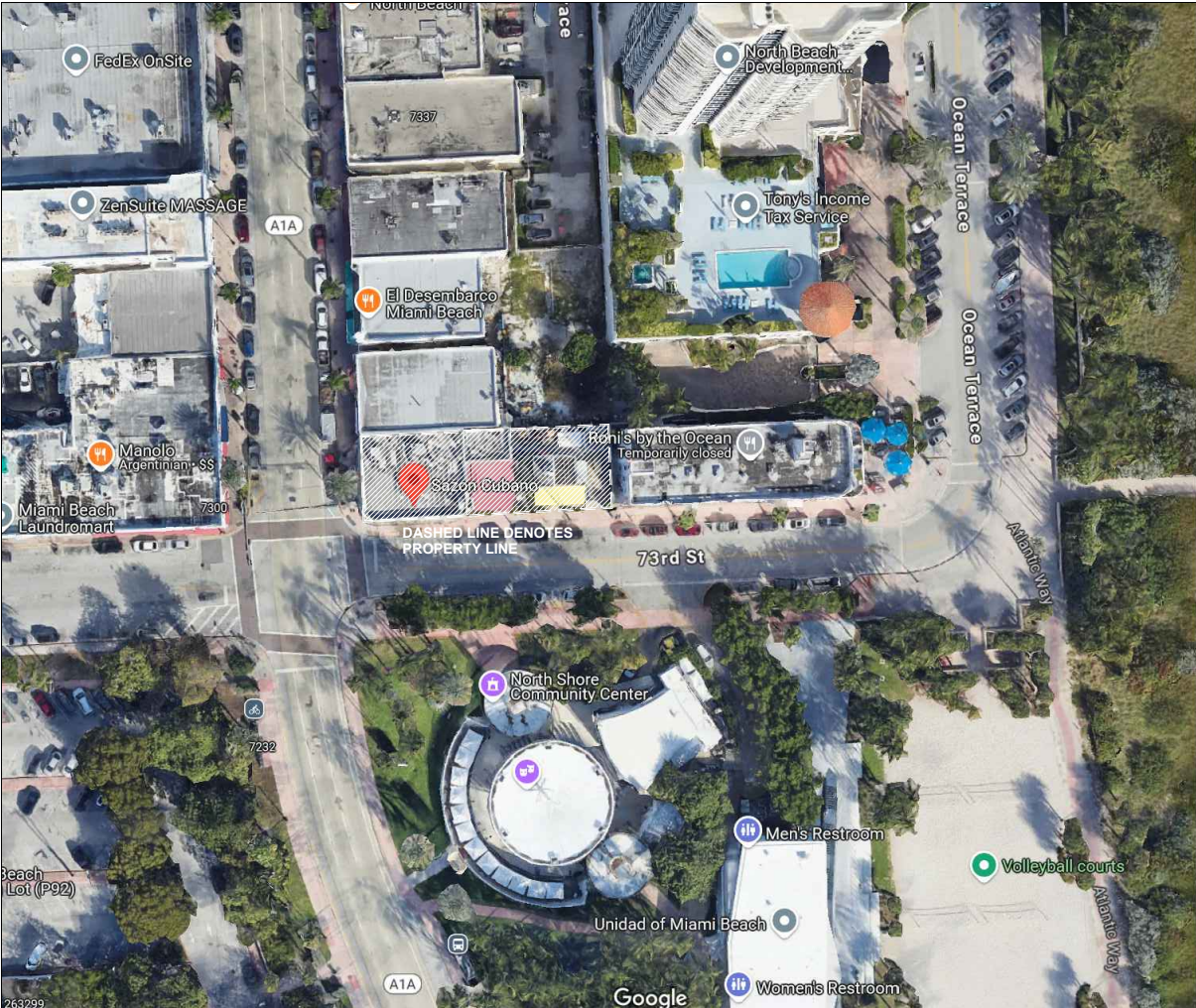
SHEET NUMBER:
—

SHEET: — OF: 12

PROPERTY ADDRESS: 7305 Collins Ave. Miami Beach, Florida 33141



Location map with 1/2 mile radius
N.T.S.



Location map detailed
N.T.S.

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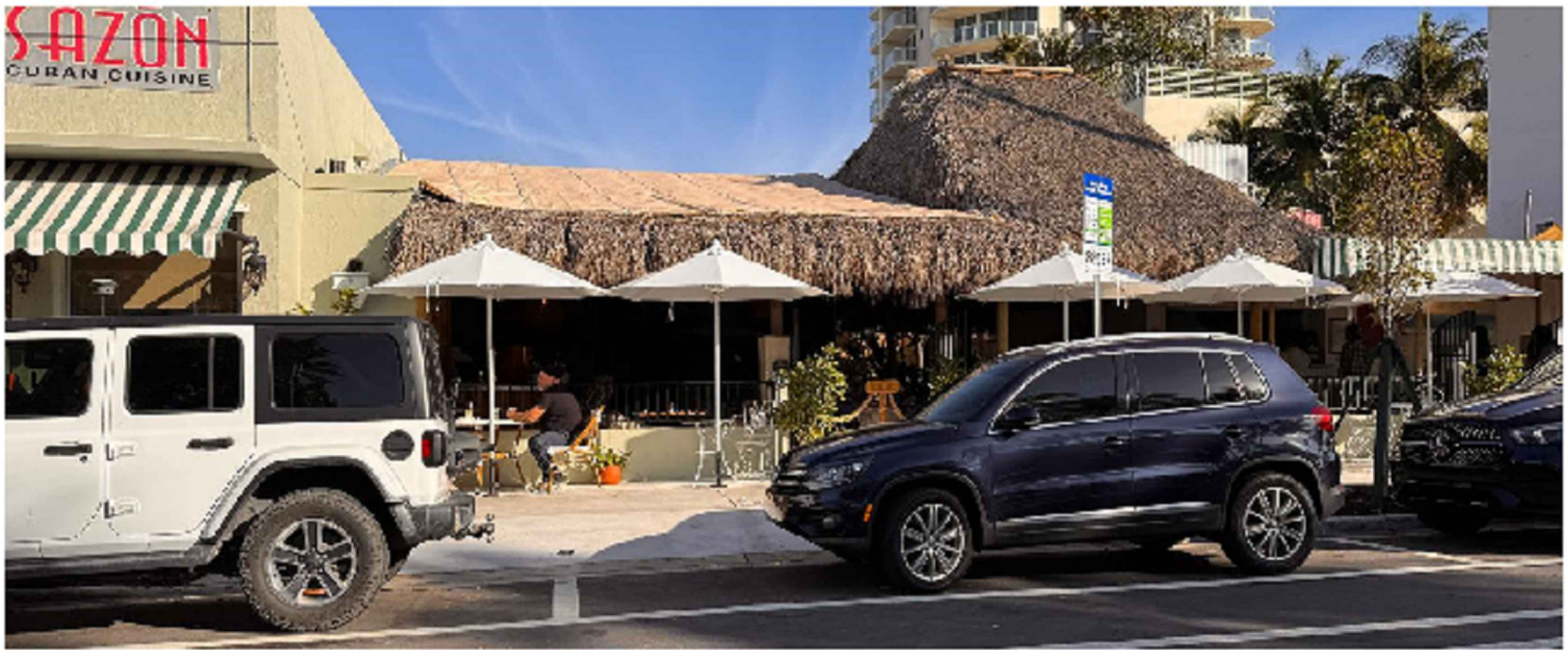
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DRAWN BY: N.B.F. SCALE: AS INDICATED
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Images 1
Exterior Vieww



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DRAWING: CURRENT DESIGN IMAGES
DRAWING FILE NAME: T-1240104
DRAWN BY: N.B.F. SCALE: AS INDICATED
SHEET NUMBER: A-000.1
SHEET: 2 OF: 12

Images 2 and 3
Interior Views



CITY OF MIAMI BEACH

CERTIFICATE OF USE

CERTIFICATE OF USE NUMBER: CU22-3880

BUSINESS LOCATION: 7305 COLLINS AVE Miami Beach, FL 33141-2711

PARCEL #: 0232020031241

CERTIFICATE OF USE IS ISSUED: 06/29/2023

BTR MUST BE OBTAINED BY: 09/27/2023

APPROVED USE(S) :

NOTES:

Entertainment	Indoors only
Liquor Sales	service of beer and wine
Restaurant - with seating	82 seats
Retail Sales	retail sales of tobacco / shall not exceed 5 SF

CONDITIONS:

Restaurant with entertainment (indoors only) : 82 seats inclusive of alcohol service and retail sales of tobacco (cigars). Area designated for the sale of tobacco shall not exceed 5 SF.

NOTES:
1- Full food menu service shall be available at all hours when open for business.
2- An outdoor bar counter is NOT permitted.
3- Entertainment is permitted indoors ONLY.

Local Business Tax Receipt

Miami-Dade County Office of The TaxCollector

-THIS IS NOT A BILL - DO NOT PAY

6162978

RECEIPT NO. 6427017

RENEWAL

EXPIRES SEPTEMBER 30, 2025

Must be displayed at place of business Pursuant to County Code Chapter 8A - Art. 9 & 10

BUSINESS NAME/LOCATION

SAZON CUBAN CUISINE LLC

7305 COLLINS AVE

MIAMI BEACH, FL 33141-2711

OWNER

SAZON CUBAN CUISINE LLC

Seat(s) 82

SEA2328808

SEC. TYPE OF BUSINESS

195 EATING ESTABLISHMENT

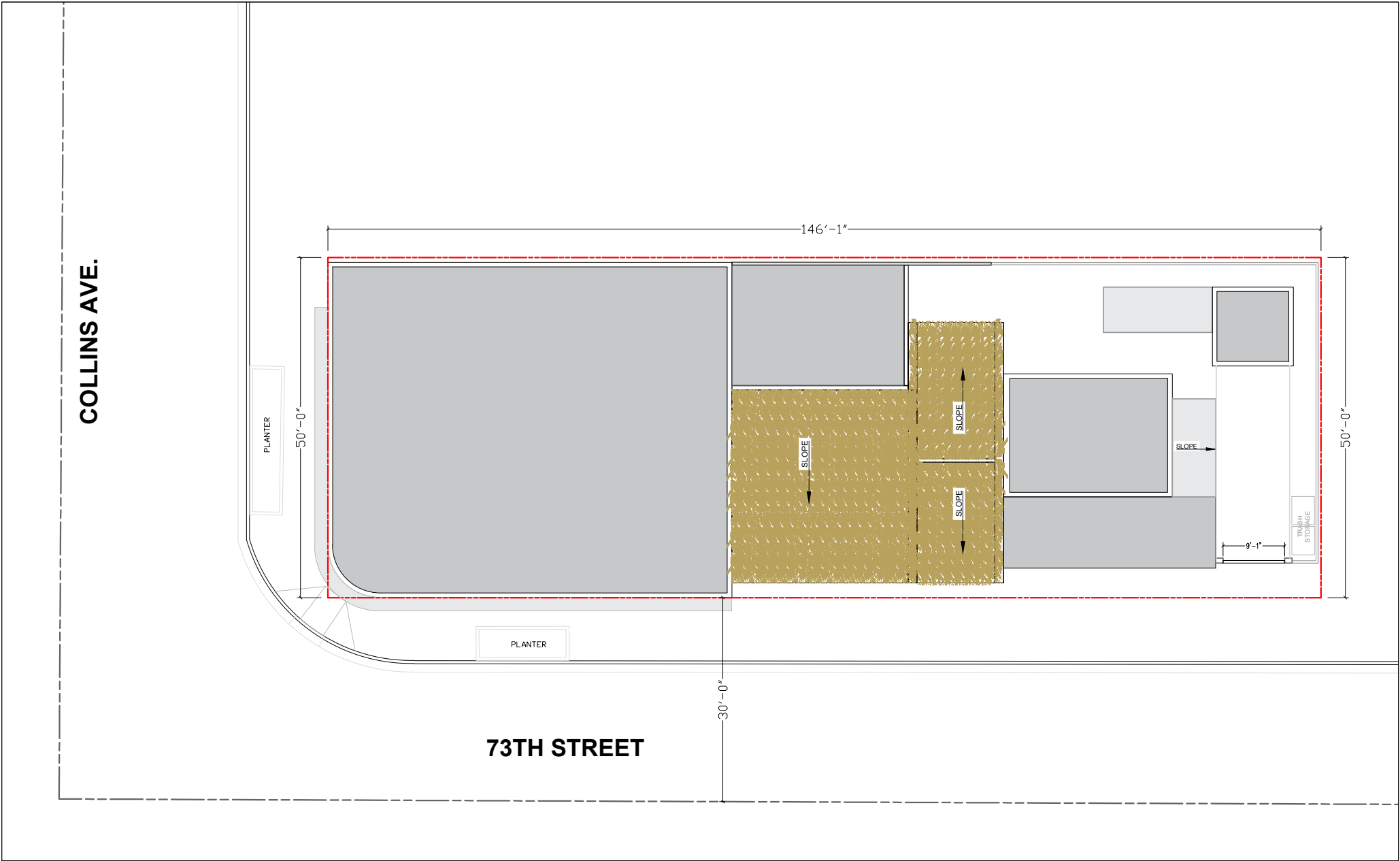
PAYMENT RECEIVED BY TAX COLLECTOR

148.50 10/29/2024

PTBTE-25-002773

LBT

This Local Business Tax Receipt only confirms payment of the Local BusineTax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business. The RECEIPT NO. above must be displayed on all commercial vehicles - Miami-Dade Code Sec 8a-27b. For more information, visit mdctaxcollector.gov



Site Plan
Scale: N.T.S.

LEGAL DESCRIPTION

SAZON CUBAN CUISINE LLC

ZONING INFORMATION

ADDRESS: 7305 COLLINS AVE, MIAMI BEACH, FLORIDA 33141.

BOARD AND FILE NUMBERS:

FOLIO NUMBER: 02-3202-003-1241

YEAR CONSTRUCTED: 1983

Primary Land Use: 2111 RESTAURANT OR CAFETERIA

BASE FLOOD ELEVATION: +8.00 NGVD

GRADE VALUE IN NGVD: +8.61 NGVD

ADJUSTED GRADE: N/A

LOT AREA: 7300 sq-ft

LOT WIDTH: N/A

LOT DEPTH: N/A

MINIMUM UNIT SIZE: N/A

AVERAGE UNIT SIZE: N/A

EXISTING USE: COMMERCIAL USE

PROPOSED USE: COMMERCIAL USE

PARKING

PARKING DISTRICT: PD4

	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
TOTAL # OF PARKING SPACES	N/A			
# OF PARKING SPACES PER LEVEL	N/A			
# OF PARKING SPACES PER VENUE	N/A			
PARKING SPACE DIMENSIONS	N/A			
PARKING SPACE CONFIGURATION	N/A			
ADA SPACES	N/A			
TANDEM SPACES	N/A			
DRIVE AISLE WIDTH	N/A			
VALET DROP OFF AND PICK UP	N/A			
LOADING ZONES AND TRASH COLLECTION AREAS	AVAILABLE AS EXISTING			
NUMBER OF RACKS	N/A			

RESTAURANTS , CAFES, LOUNGES, NIGHTCLUBS

	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
TYPE OF USE				
NUMBER OF SEATS LOCATED OUTSIDE ON PRIVATE PROPERTY	36	36	36	N/A
NUMBER OF SEATS INSIDE	46	46	46	N/A
TOTAL NUMBER OF SEATS	82	82	82	N/A
TOTAL NUMBER OF SEATS PER VENUE	N/A	N/A	N/A	N/A
TOTAL OCCUPANT CONTENT	82	82	82	N/A
OCCUPANT CONTENT PER VENUE	N/A	N/A	N/A	N/A
PROPOSED HOURS OF OPERATION	SUN-THUR: 12:00 PM-12:00 AM	FRI-SAT: 12 PM-1:00 AM		
IS THIS AN NIE (NEIGHBORHOOD IMPACT ESTABLISHMENT)		NO		
IS DANCING AND/OR ENTERTAINMENT PROPOSED?		NO		
IS THIS A CONTRIBUTING BUILDING?		NO		
LOCATED WITHIN A LOCAL HISTORIC DISTRICT		YES		

PROJECT DESCRIPTION

COMMERCIAL 3430 sq-ft INDOOR SPACE

1080 sq-ft. OUTDOOR SPACE

CAFE/RESTAURANT (EXISTING)

82 SEAT MAXIMUM OCCUPANCY LOAD AS APPROVED BY CMB TO REMAIN

BUILDING PERMIT HISTORY:

CLASSIFICATION OF WORK / FBC 8th EDITION (2023) EXISTING BUILDING

ALTERATION - LEVEL 2

ACCESSIBILITY COMPLIANCE / FBC 8th EDITION (2023) ACCESSIBILITY

226.1 WHERE DINING SURFACES ARE PROVIDED FOR THE CONSUMPTION OF FOOD AND DRINK, AT LEAST 5 PERCENT OF THE SEATING SPACES AND STANDING SPACES AT THE DINING SURFACES SHALL COMPLY WITH 902.

902.3 THE TOPS OF DINING SURFACES AND WORK SURFACES SHALL BE 28 INCHES MINIMUM AND 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

5% OF TOTAL SEATING (82 SEATS)= 4.1 OCCUPANTS

CITY OF MIAMI BEACH

CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive

Miami Beach, Florida 33139-1819

TRADE NAME: El Sazon Cubano, LLC

DBA:

IN CARE OF: GEORGE IOLESIAS

ADDRESS: 7305 Collins Ave

Miami Beach, FL 33141-2711

LICENSE NUMBER: BTR014665-10-2023

Beginning: 10/12/2024

Expires: 09/30/2025

Parcel No: 0232020031241

TRADE ADDRESS: 7305 Collins Ave

Code 95016400

Business Type RESTAURANT / BARS

95012065

MERCHANTS SALES

Merchandise Inventory

Restaurants/Bars: Chairs

\$500

82

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business. City Police, Fire, Code, and Building Department personnel shall be authorized to enter all public areas and spaces of commercial business establishments operating in the city whenever such areas and spaces are open to the public.

A Business Tax Receipt issued under Article 6 of Chapter 102 of the City Code does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:
A. Within 30 days of a bondable sale, otherwise a complete annual payment is due.
B. To another location within the City if proper approvals and the Receipt are obtained prior to opening of the new location.

Additional Information
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NOTES:
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Storage Locations

FROM: CITY OF MIAMI BEACH

1700 CONVENTION CENTER DRIVE

MIAMI BEACH, FL 33139-1819

PRESORTED FIRST CLASS

U.S. POSTAGE

PAID

MIAMI BEACH, FL

PERMIT No 1525

El Sazon Cubano, LLC

7305 Collins Ave

Miami Beach, FL 33141-2711

PROJECT:

7305 Collins Ave.

Miami Beach 33141

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Date: 2025.03.14 14:36:55 -04'00'

JOB # T-1240104 Rev 0

DATE: Oct / 22 / 2024

DRAWING: SITE PLAN
GENERAL INFORMATION

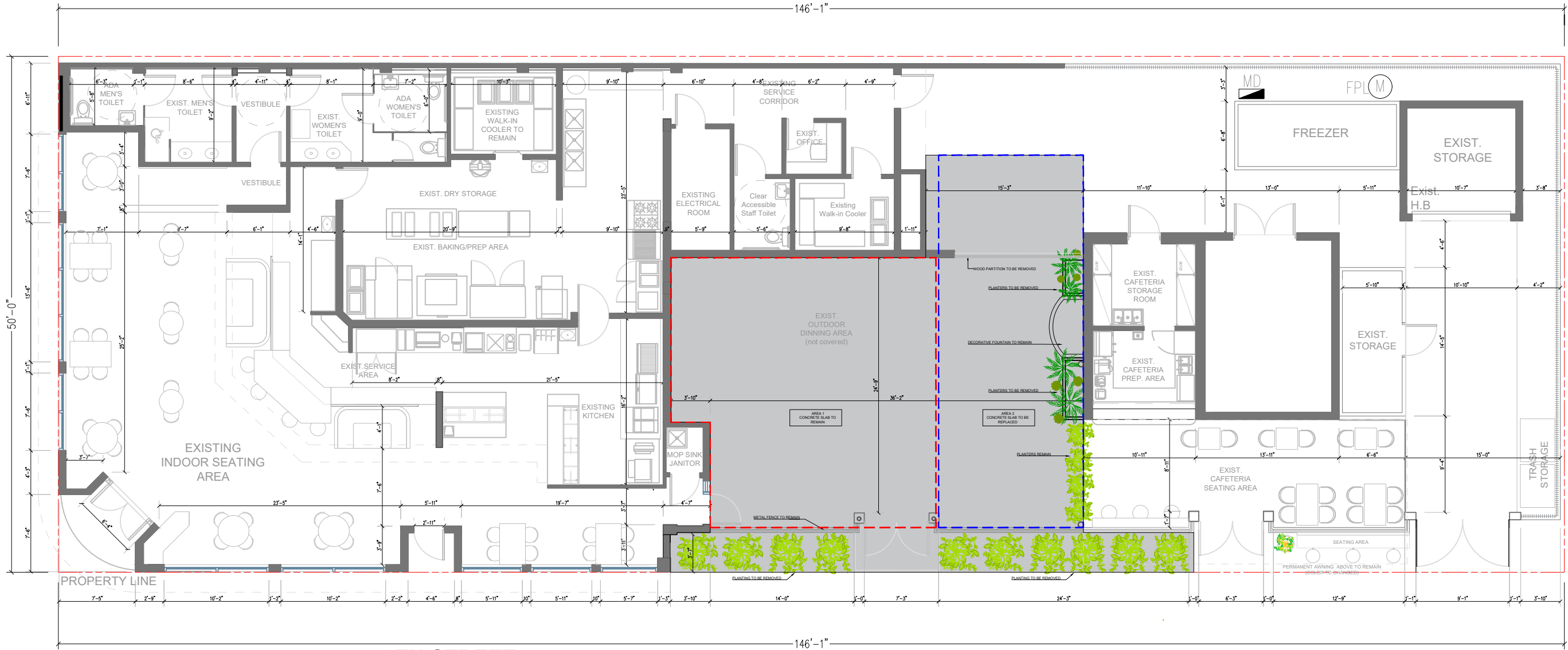
DRAWING FILE NAME: T-1240104 A-001

DRAWN BY: N.B.F. SCALE AS INDICATED

SHEET NUMBER: A-001

SHEET: 3 OF: 12

COLLINS AVE.



73TH STREET

FLOOR PLAN

EXISTING CONDITION

SCALE N.T.S.

LEGEND

PARTITION TYPE LEGEND

HATCH LINE TYPE	DESCRIPTION OF WALL TYPE
	Existing 2 hours concrete masonry wall
	Existing wood partition
	Existing fence

SCOPE OF WORK LEGEND

TYPE	DESCRIPTION OF WALL TYPE
	WORK AREA
	WORK AREA 1
	WORK AREA 2

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DRAWING:

ORIGINAL FLOOR PLAN

DRAWING FILE NAME:

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DRAWN BY:

N.B.F.

SCALE

AS INDICATED

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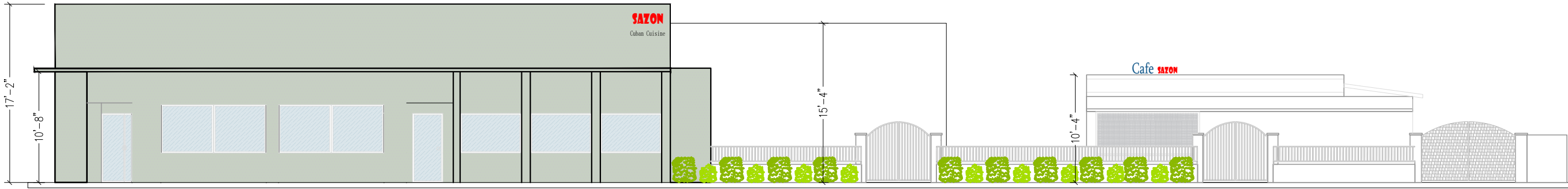
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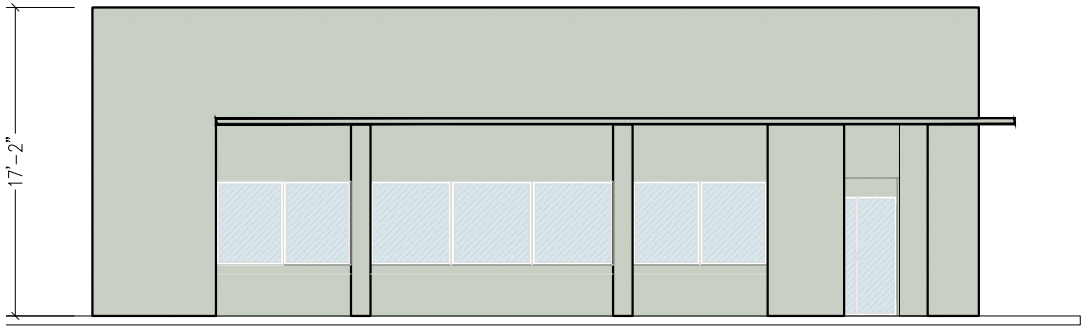
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SOUTH ELEVATION

EXISTING CONDITION

SCALE N.T.S.



WEST ELEVATION

EXISTING CONDITION

SCALE N.T.S.

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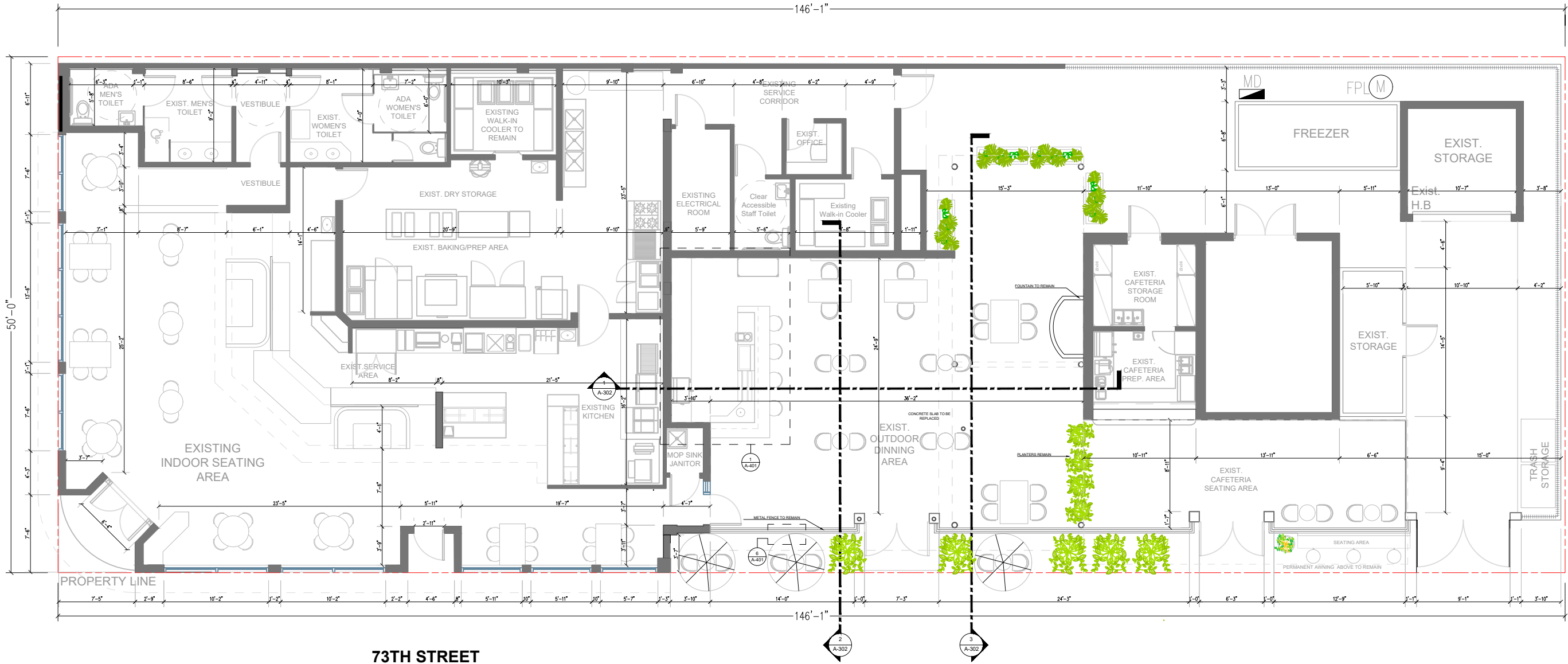
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COLLINS AVE.



FLOOR PLAN

SCALE N.T.S.

LEGEND
PARTITION TYPE LEGEND

HATCH LINE TYPE	DESCRIPTION OF WALL TYPE
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	Existing fence

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- ADD AN OUTDOOR BAR.
- CLAD THE EXISTING WALLS.
- ADD FLOOR TILES.

NOTES & SPECS:

GENERAL NOTES:

1. CONSTRUCTION SHALL FOLLOW FLORIDA BUILDING CODE FBC 2023 8th EDITION BY THE AREA IN WHICH THE BUILDINGS TO BE RENOVATED.
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FLORIDA BUILDING CODE FBC 2023 8th EDITION
FLORIDA BUILDING CODE FBC 2023 EXISTING BUILDING 8th EDITION*

AFTER FACT

SIGNED & SEALED BY:

Arnulfo Sanchez
Digitally signed by Arnulfo Sanchez
Date: 2025.03.14 14:47:35 -04'00'

JOB # T-1240104 Rev 0

DATE: Oct / 22 / 2024

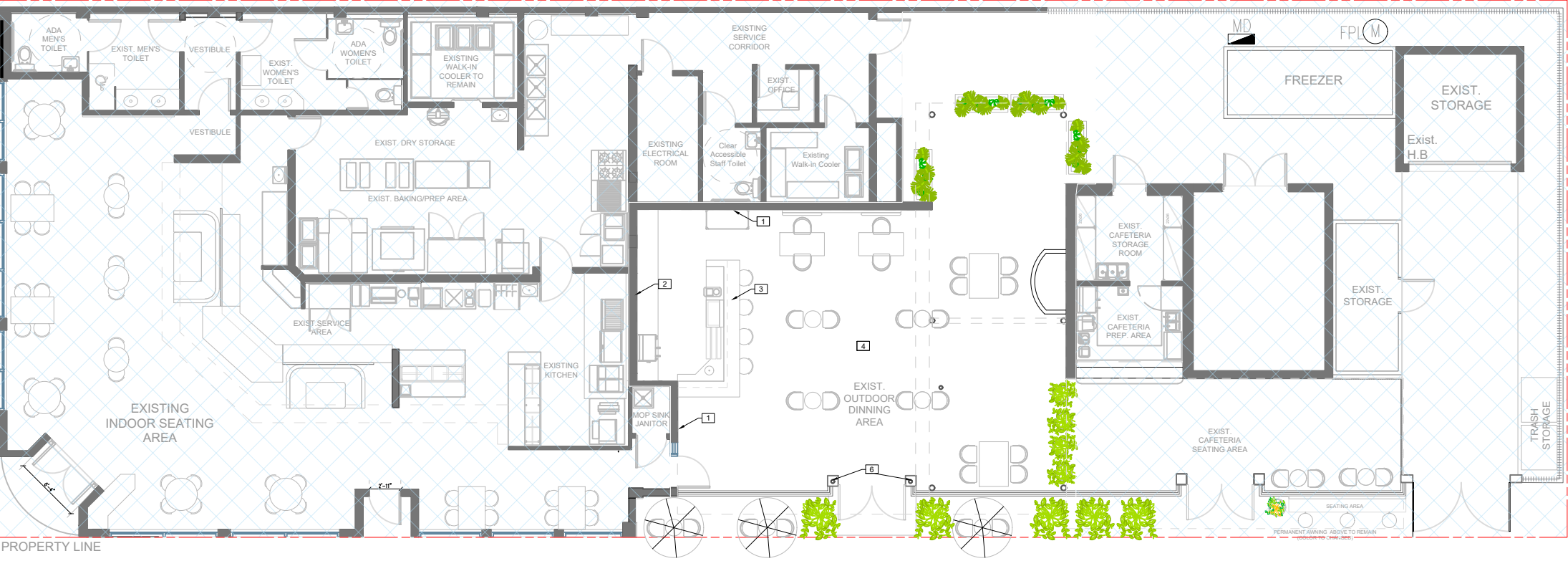
DRAWING: CURRENT FLOOR PLAN

DRAWING FILE NAME: T-1240104

DRAWN BY: N.B.F. SCALE AS INDICATED

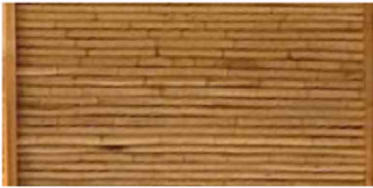
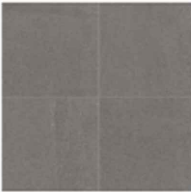
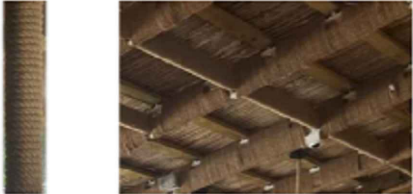
SHEET NUMBER: A-101

SHEET: 7 OF: 12



LEGEND
FINISHES

1	Wood wall cladding
2	Bamboo wall cladding
3	Stainless steel countertop
4	Porcelain tiles flooring
5	Palm leaf roof covering
6	Rope cover

1	Wood wall cladding	2	Bamboo wall cladding	3	Stainless steel countertop
					
4	Porcelain tiles flooring	5	Palm leaf roof cover	6	Rope cover
					

PROJECT:
7305 Collins Ave.
Miami Beach 33141
PERMIT #:

- SCOPE:
RENOVATION OF EXISTING OUTDOOR DINNING AREA IN RESTAURANT
- THE EXISTING OUTDOOR DINNING AREA OF THE RESTAURANT IS DEFINED IN THE SPACE BETWEEN THE MAIN BUILDING (INDOOR SEATING AREA) AND THE CAFETERIA BUILDING, BOTH EXISTING BUILDINGS ARE ON THE PROPERTY, NOT AFFECTING SETBACKS.
 - THE WORKS INCLUDE AN EXTERNAL COVERED ZONE FOR THE RESTAURANT OUTDOOR SEATING.
 - THE COVERED AREA COMPRISES TWO CANOPY STRUCTURES: AREA 1 (WEST) AND AREA 2 (EAST).
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 - CANOPY IN AREA 2 INCLUDES WOODEN COLUMNS AND BEAMS.
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 - ADD FLOOR TILES.

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FLORIDA BUILDING CODE FBC 2023 8th EDITION
FLORIDA BUILDING CODE FBC 2023 EXISTING BUILDING 8th EDITION*

AFTER FACT

SIGNED & SEALED BY:

Arnulfo Sanchez
Digitally signed by Arnulfo Sanchez
Date: 2025.03.14 14:50:27 -04'00'

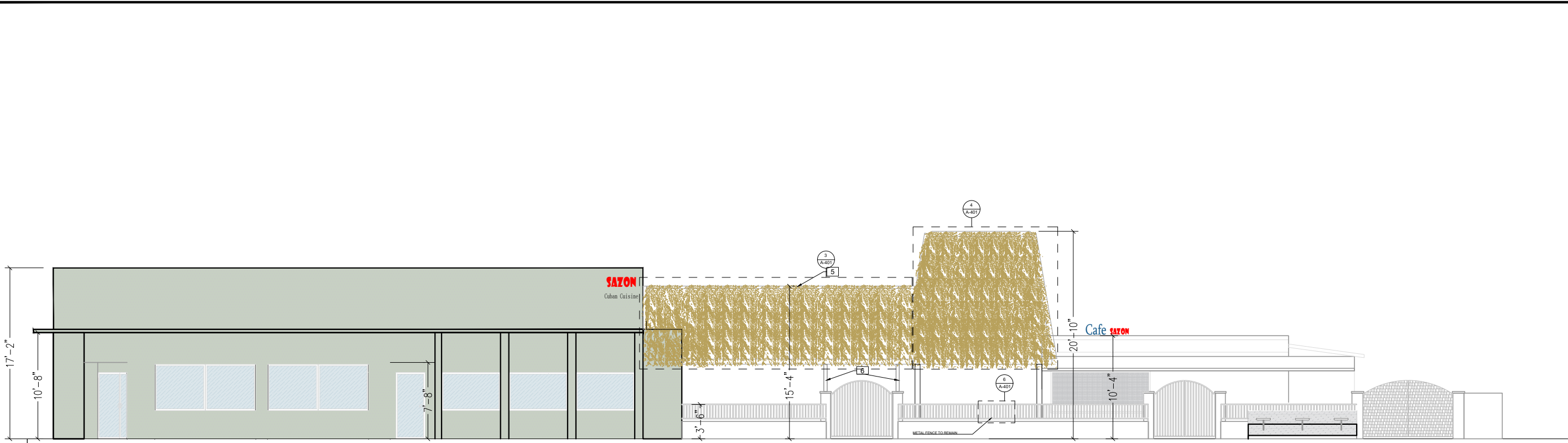
JOB # T-1240104 Rev 0

DATE: Oct / 22 / 2024

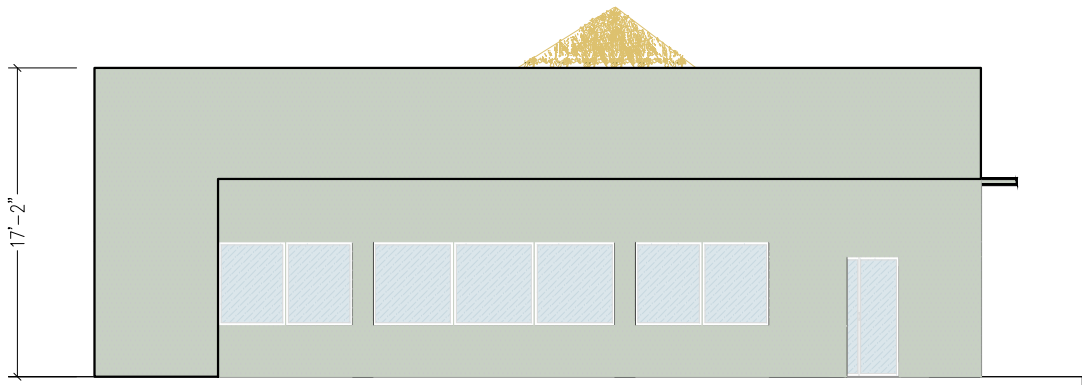
DRAWING: CURRENT FINISHES (PLAN)

DRAWING FILE NAME: T-1240104

DRAWN BY: N.B.F.	SCALE: AS INDICATED
SHEET NUMBER: A-102	
SHEET: 8	OF: 12



SOUTH ELEVATION



WEST ELEVATION

LEGEND
FINISHES

1	Wood wall cladding
2	Bamboo wall cladding
3	Stainless steel countertop
4	Porcelain tiles flooring
5	Palm leaf roof covering
6	Rope cover

PROJECT:
7305 Collins Ave.
Miami Beach 33141
PERMIT #:

- SCOPE:
RENOVATION OF EXISTING OUTDOOR DINNING AREA IN RESTAURANT
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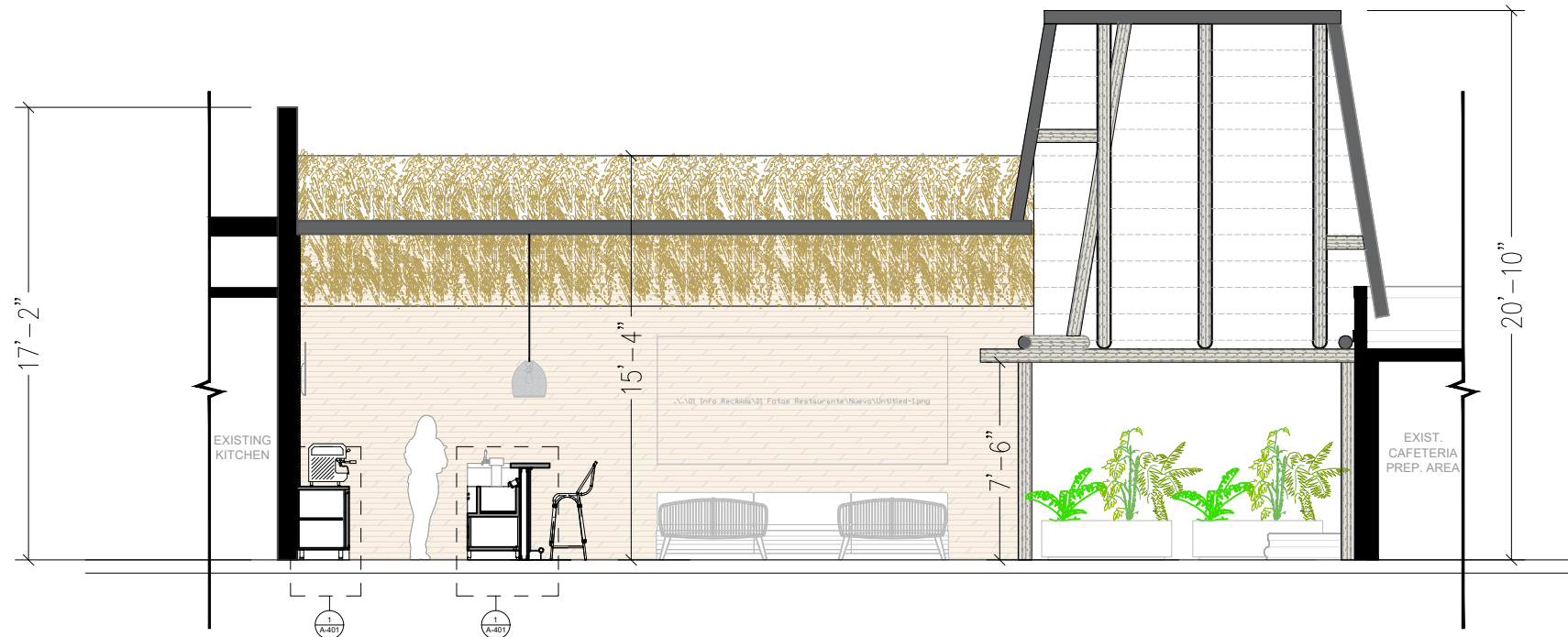
- NOTES & SPECS:
- GENERAL NOTES:
1. CONSTRUCTION SHALL FOLLOW FLORIDA BUILDING CODE FBC 2023 8th EDITION BY THE AREA IN WHICH THE BUILDINGS TO BE RENOVATED.
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- FLORIDA BUILDING CODE FBC 2023 8th EDITION
FLORIDA BUILDING CODE FBC 2023 EXISTING BUILDING 8th EDITION"

AFTER FACT

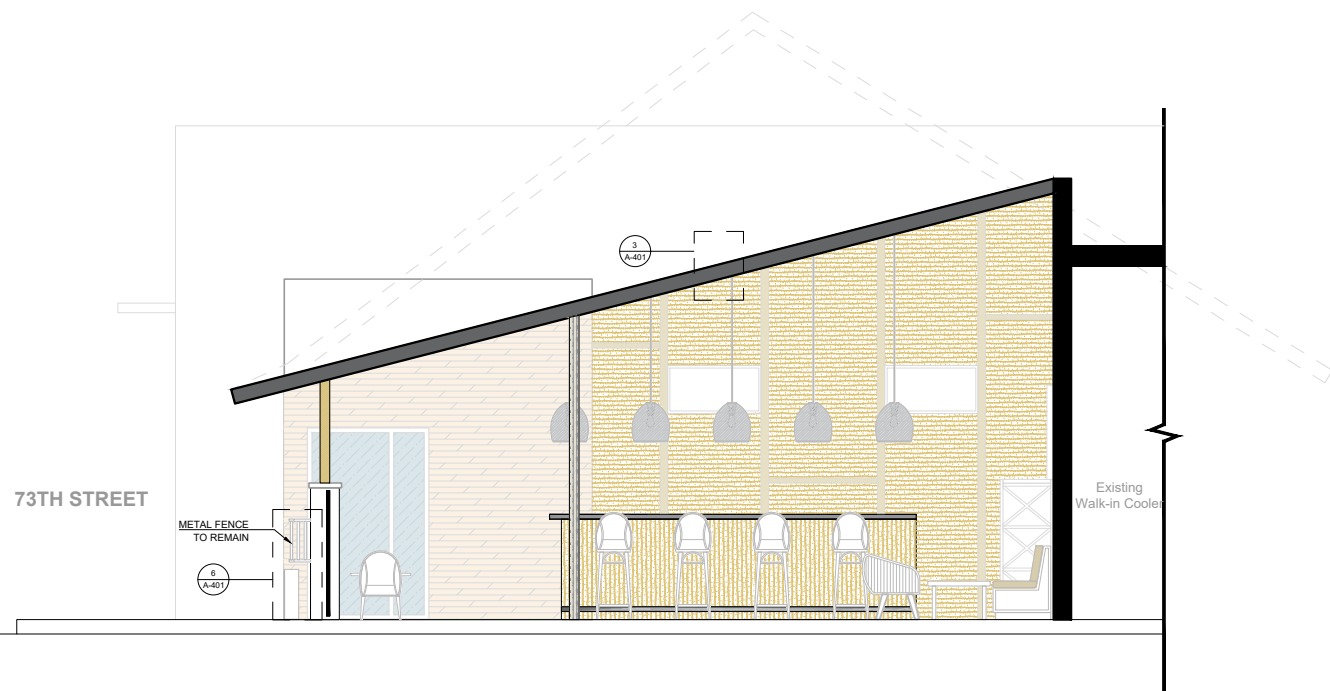
SIGNED & SEALED BY:

Arnulfo Sanchez Digitally signed by Arnulfo Sanchez
Date: 2025.03.14 14:51:13 -04'00'

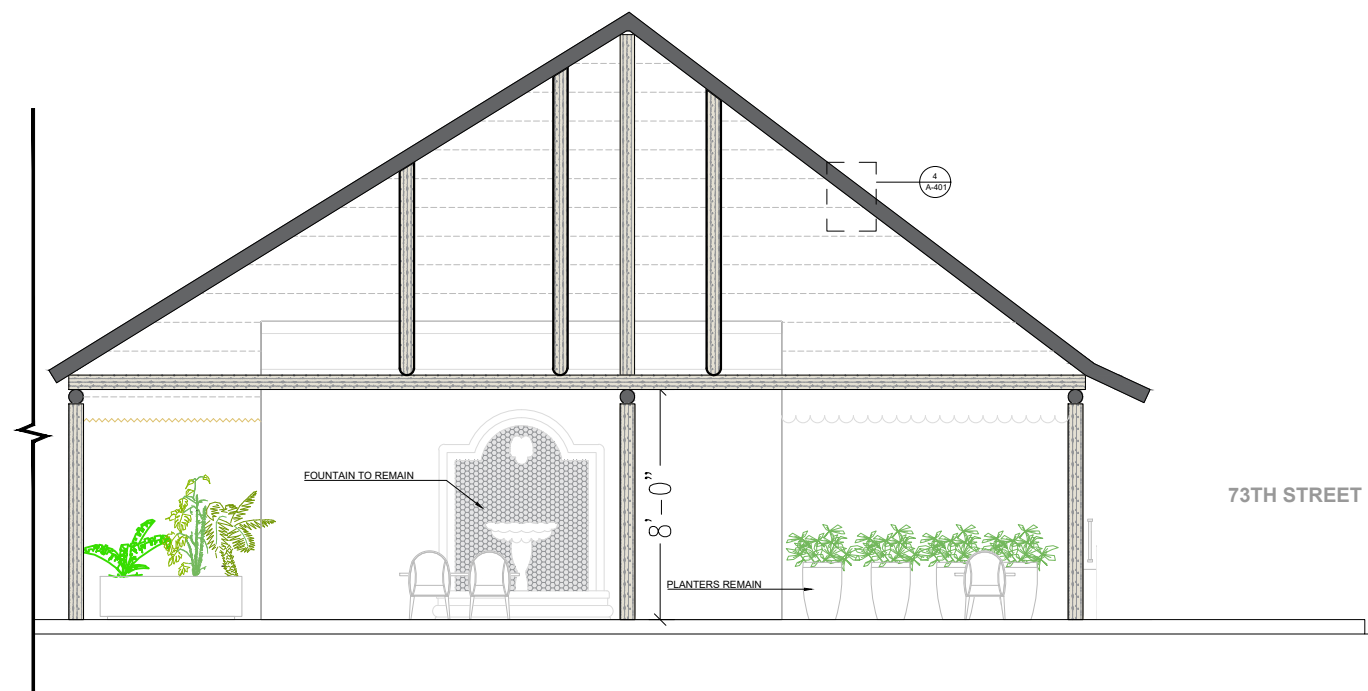
JOB # T-1240104 Rev 0
DATE: Oct / 22 / 2024
DRAWING: CURRENT ELEVATIONS
DRAWING FILE NAME: T-1240104
DRAWN BY: N.B.F. SCALE: AS INDICATED
SHEET NUMBER: A-201
SHEET: 10 OF: 12



SECTION 1



SECTION 2



SECTION 3

PROJECT:
7305 Collins Ave.
Miami Beach 33141
PERMIT #:

- SCOPE:
RENOVATION OF EXISTING OUTDOOR DINNING AREA IN RESTAURANT
- THE EXISTING OUTDOOR DINNING AREA OF THE RESTAURANT IS DEFINED IN THE SPACE BETWEEN THE MAIN BUILDING (INDOOR SEATING AREA) AND THE CAFETERIA BUILDING, BOTH EXISTING BUILDINGS ARE ON THE PROPERTY, NOT AFFECTING SETBACKS.
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 - CLAD THE EXISTING WALLS.
 - ADD FLOOR TILES.

- NOTES & SPECS:
- GENERAL NOTES:
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FLORIDA BUILDING CODE FBC 2023 EXISTING BUILDING 8th EDITION"

AFTER FACT

SIGNED & SEALED BY:

Arnulfo Sanchez
Digitally signed by Arnulfo Sanchez
Date: 2025.03.14 14:51:45 -04'00'

JOB # T-1240104 Rev 0

DATE: Oct / 22 / 2024

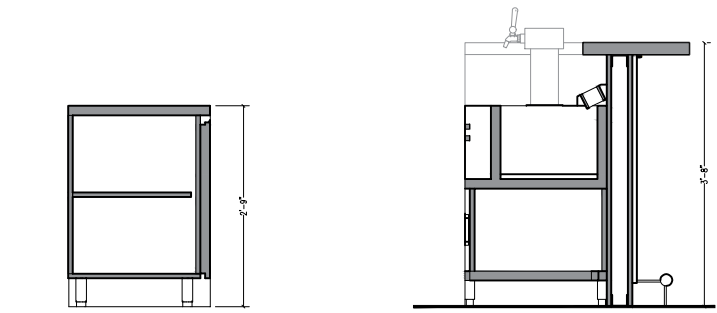
DRAWING: CURRENT SECTIONS

DRAWING FILE NAME: T-1240104

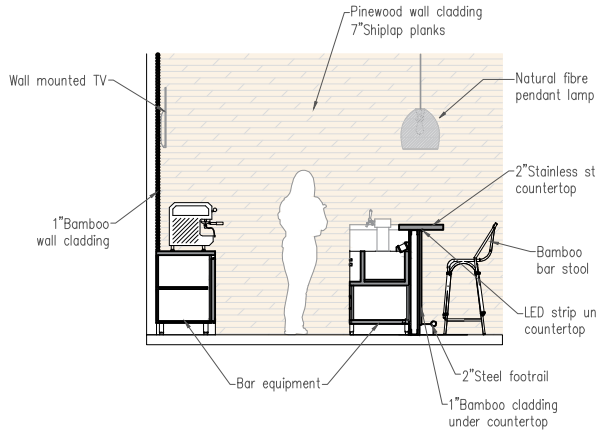
DRAWN BY: N.B.F. SCALE: AS INDICATED

SHEET NUMBER: A-301

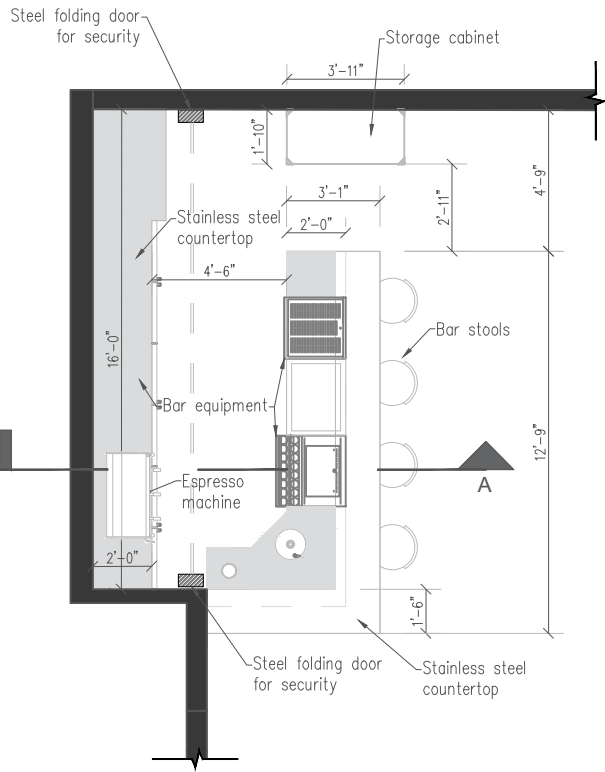
SHEET: 11 OF: 12



DETAIL A DETAIL B



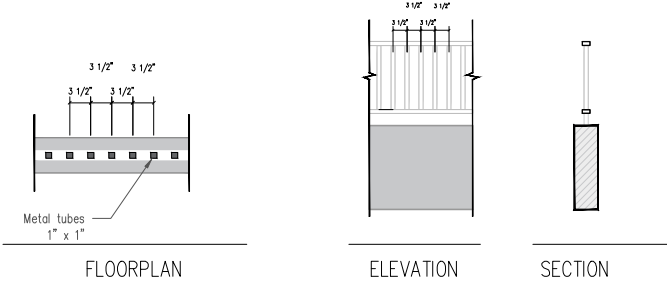
SECTION A



FLOORPLAN

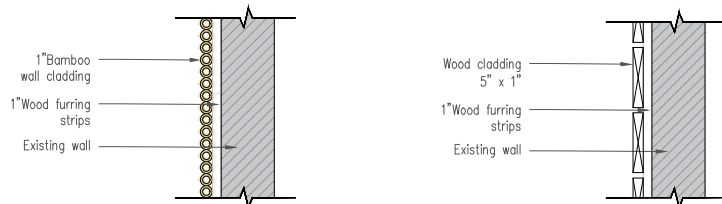
1 OUTDOOR BAR

SCALE N.T.S.



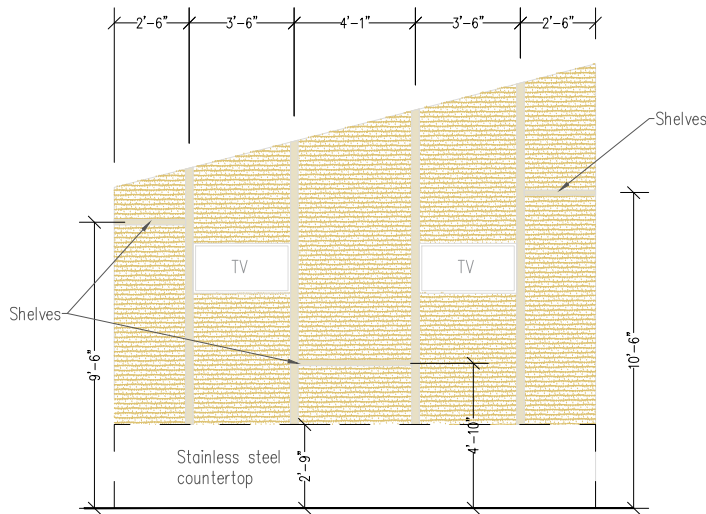
6 FENCE

SCALE N.T.S.

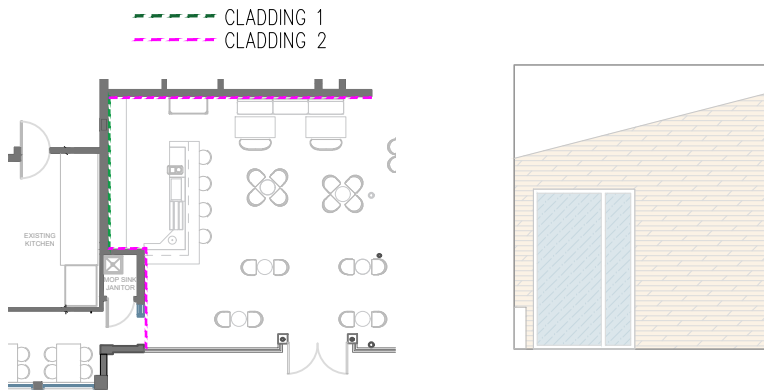


CLADDING 1 - DETAIL

CLADDING 2 - DETAIL



CLADDING 1 - ELEVATION

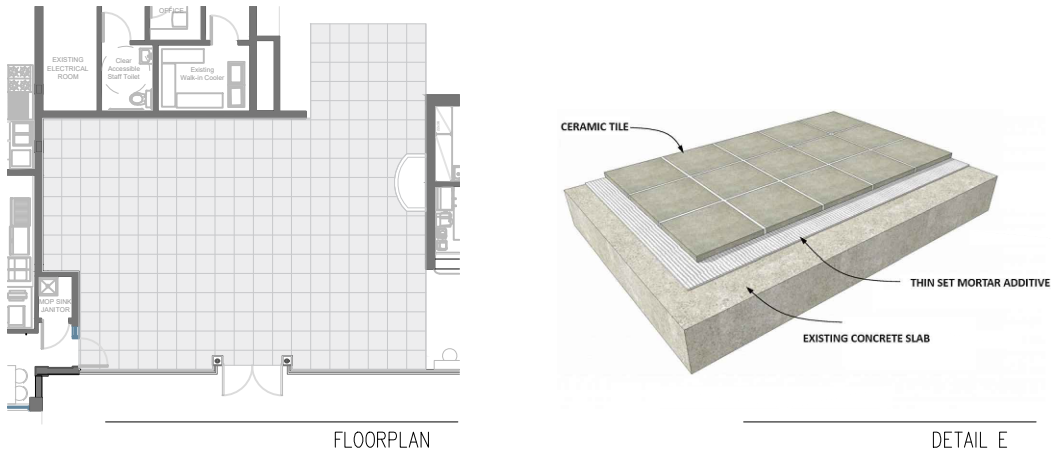


FLOORPLAN

CLADDING 2 - ELEVATION

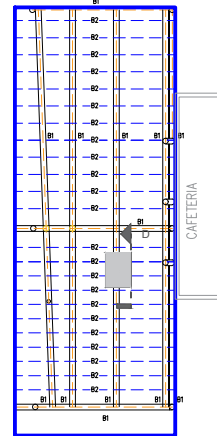
2 WALL CLADDING

SCALE N.T.S.

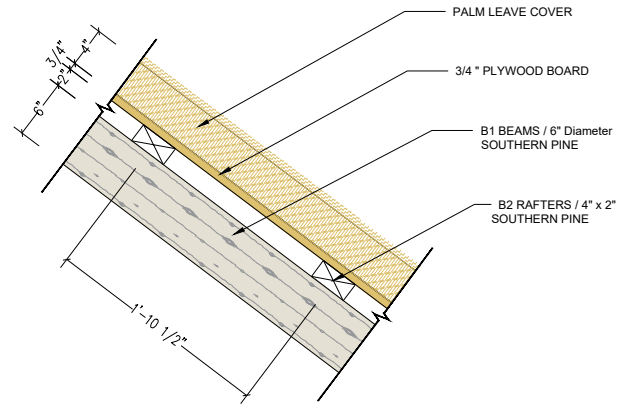


5 FLOORING

SCALE N.T.S.



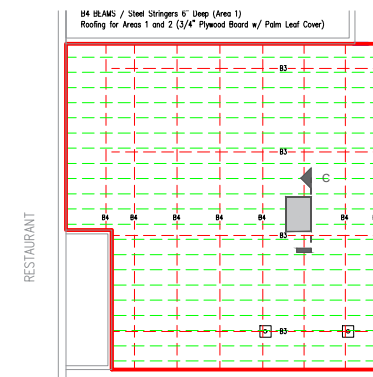
FLOORPLAN



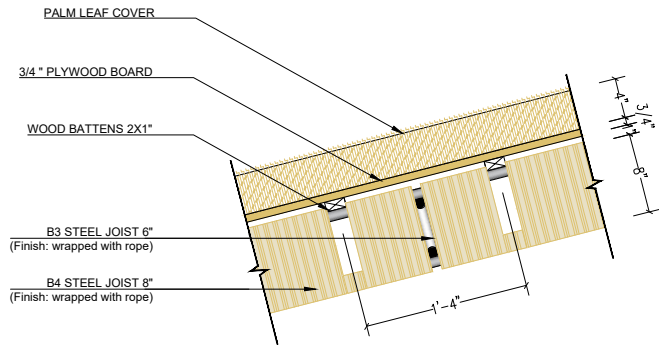
DETAIL D

4 CANOPY AREA 2

SCALE N.T.S.



FLOORPLAN



DETAIL C

3 CANOPY AREA 1

SCALE N.T.S.

PROJECT:
7305 Collins Ave.
Miami Beach 33141
PERMIT #:

SCOPE:
RENOVATION OF EXISTING OUTDOOR DINNING AREA IN RESTAURANT

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NOTES & SPECS:

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AFTER FACT

SIGNED & SEALED BY:

Arnulfo Sanchez
Digitally signed by Arnulfo Sanchez
Date: 2025.03.14 14:52:07 -04'00'

JOB # T-1240104 Rev 0

DATE: Oct / 22 / 2024

DRAWING: DETAILS

DRAWING FILE NAME: T-1240104

DRAWN BY: N.B.F. SCALE AS INDICATED

SHEET NUMBER: A-401

SHEET: 12 OF: 12