

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

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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 leaves, 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

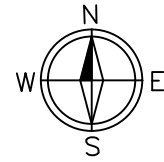
SIGNED & SEALED BY:

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

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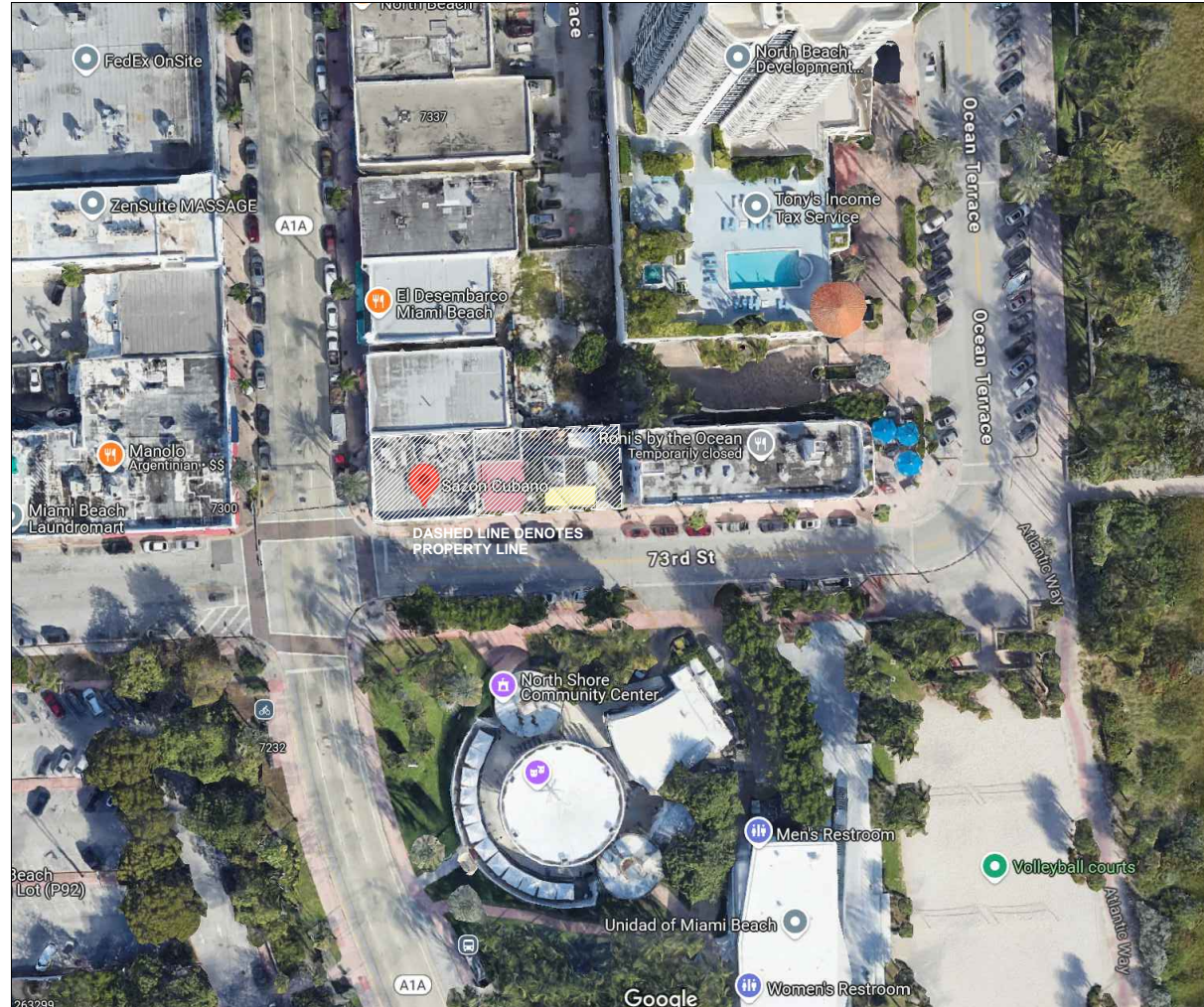
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PROPERTY ADDRESS: 7305 Collins Ave. Miami Beach, Florida 33141



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



Location map detailed
 N.T.S.

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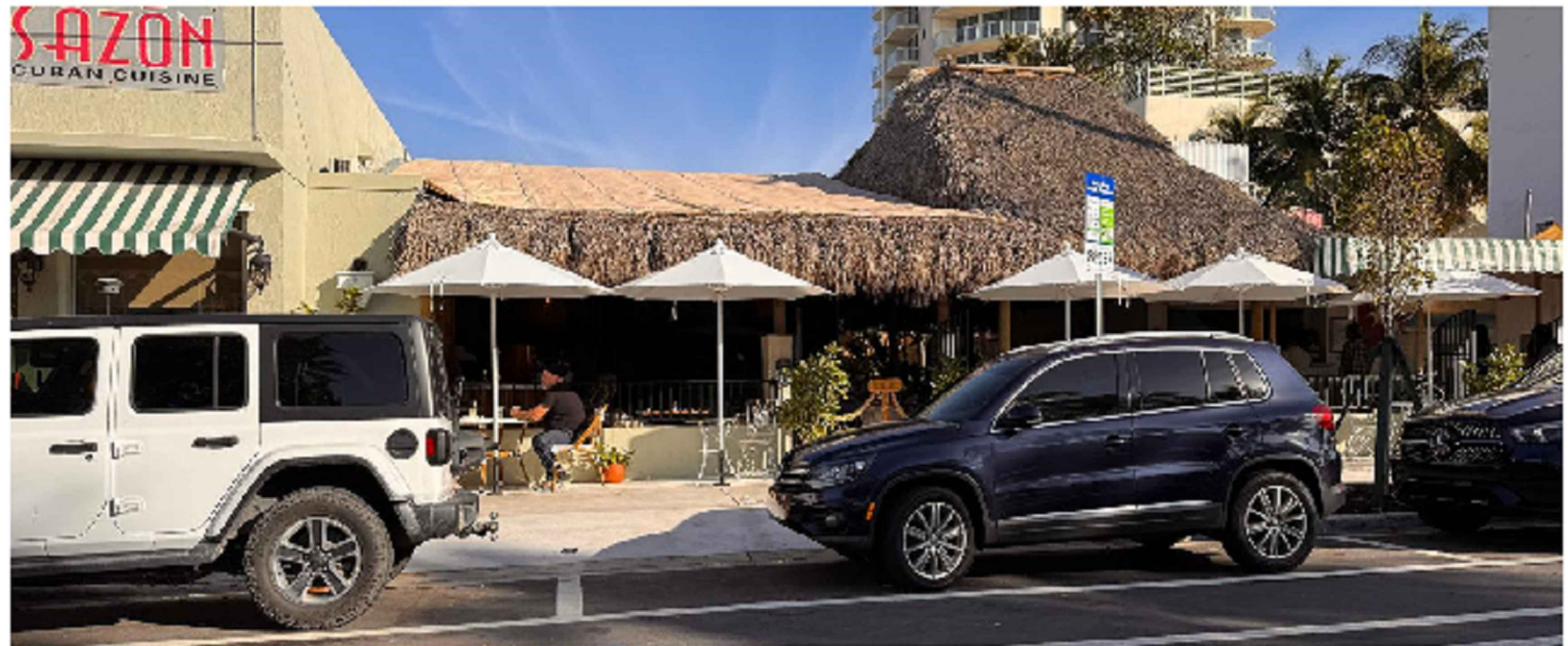
DRAWING:
 SITE LOCATION

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

SHEET NUMBER:
 A-000

SHEET: 1 OF: 12



**Images 1
Exterior Vieww**



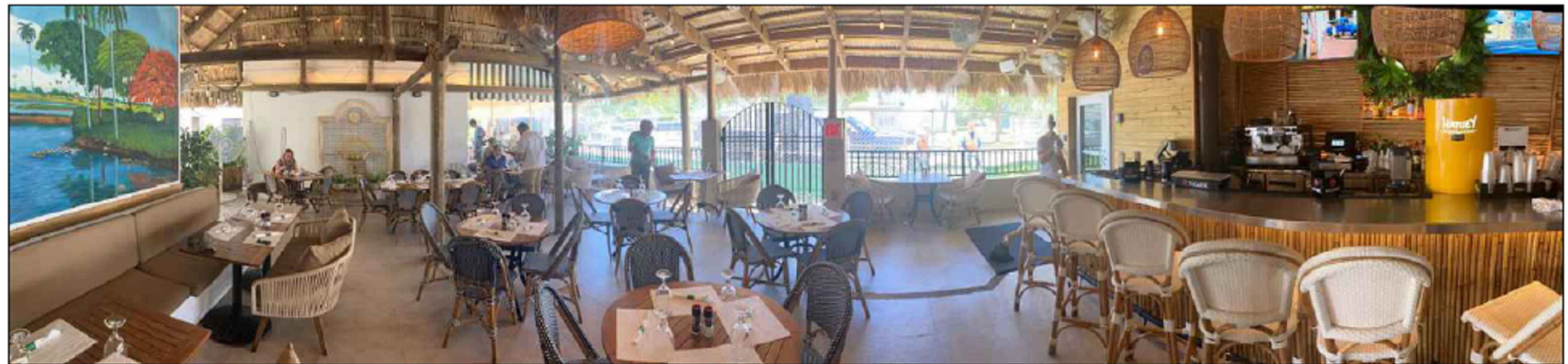
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**Images 2 and 3
Interior Views**



AFTER FACT

SIGNED & SEALED BY:

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DATE: Oct / 22 / 2024

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

CITY OF MIAMI BEACH

CERTIFICATE OF USE

CERTIFICATE OF USE NUMBER: CU22-3880
 BUSINESS LOCATION: 7305 COLLINS AVE Miami Beach, FL 33141-2711 CERTIFICATE OF USE IS ISSUED: 06/29/2023
 PARCEL #: 0232020031241 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.
RENEWAL
6427017

BUSINESS NAME/LOCATION
SAZON CUBAN CUISINE LLC
7305 COLLINS AVE
MIAMI BEACH, FL 33141-2711



EXPIRES
SEPTEMBER 30, 2025
Must be displayed at place of business
Pursuant to County Code
Chapter 8A - Art. 9 & 10

OWNER
SAZON CUBAN CUISINE LLC

SEC. TYPE OF BUSINESS
195 EATING
ESTABLISHMENT

PAYMENT RECEIVED
BY TAX COLLECTOR
148.50 10/29/2024
PTBTE-25-002773

Seat(s) 82 SEA2328808



This Local Business Tax Receipt only confirms payment of the Local Business Tax. 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-276.
For more information, visit mddtaxcollector.gov

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				
TOTAL # OF PARKING SPACES	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
# OF PARKING SPACES PER USE	N/A			
# OF PARKING SPACES PER LEVEL	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				
TYPE OF USE	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
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? 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				

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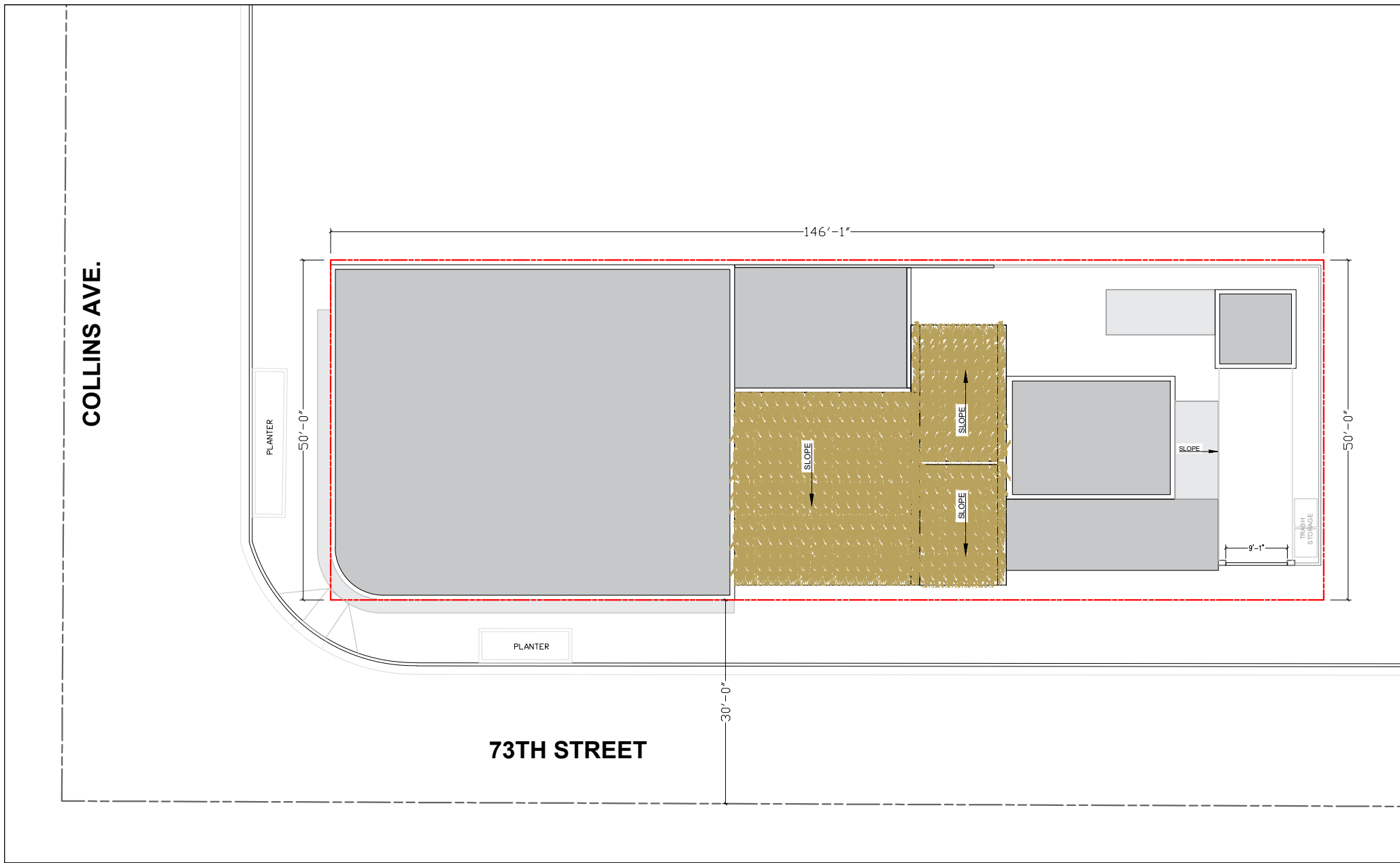
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AFTER FACT

SIGNED & SEALED BY:



Site Plan
Scale: N.T.S.

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 LICENSE NUMBER: BTR014665-10-2023
 DBA: Beginning: 10/12/2024
 IN CARE OF: GEORGE IOLESIAS Expires: 09/30/2025
 ADDRESS: 7305 Collins Ave Parcel No: 0232020031241
 Miami Beach, FL 33141-2711

TRADE ADDRESS: 7305 Collins Ave

Code	Business Type
95019400	RESTAURANT / BARS
95012065	MERCHANTS SALES

Months: Inventory	\$500
Restaurants/Bars: #chairs	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 5 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 bonafide 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:
 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:
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 Storage Locations

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

El Sazon Cubano, LLC
7305 Collins Ave
Miami Beach, FL 33141-2711

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
MIAMI BEACH, FL
PERMIT No 1525

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

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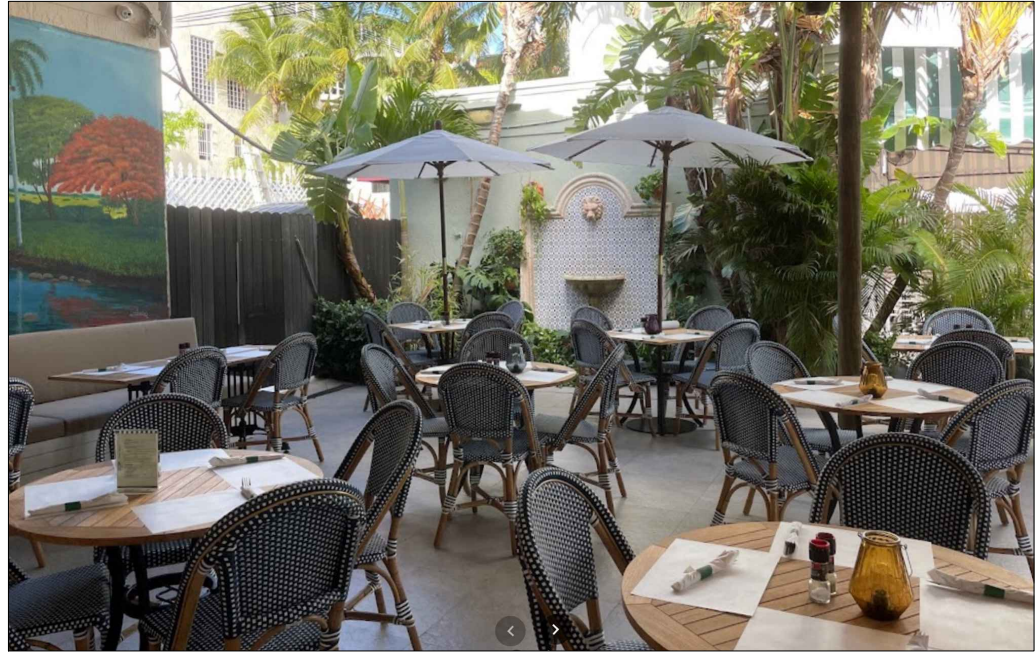
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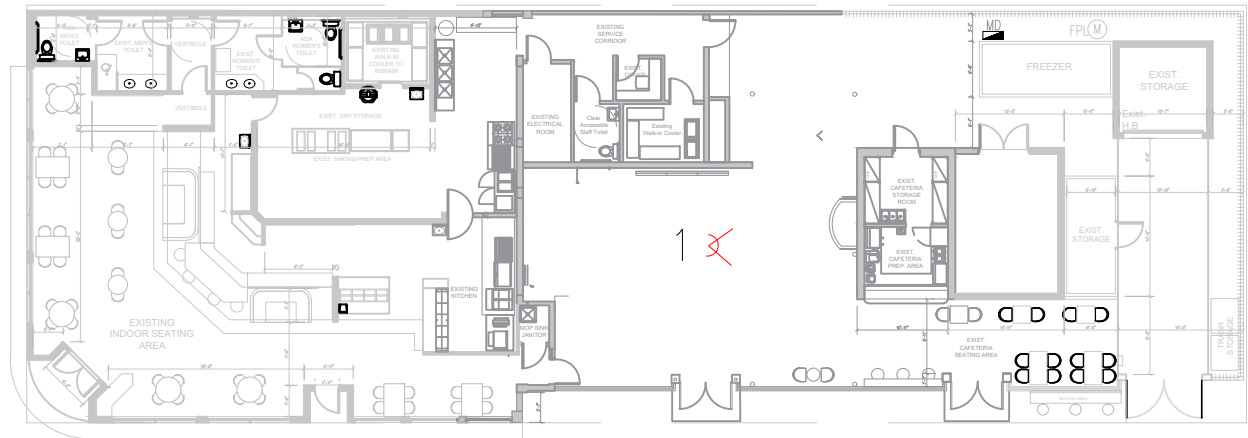
DRAWN BY: N.B.F. SCALE: AS INDICATED

SHEET NUMBER: A-002

SHEET: 4 OF: 12



Photograph 1
 Scale: N.T.S.



Key Directional Plan
 Scale: N.T.S.



Photograph 2
 Scale: N.T.S.

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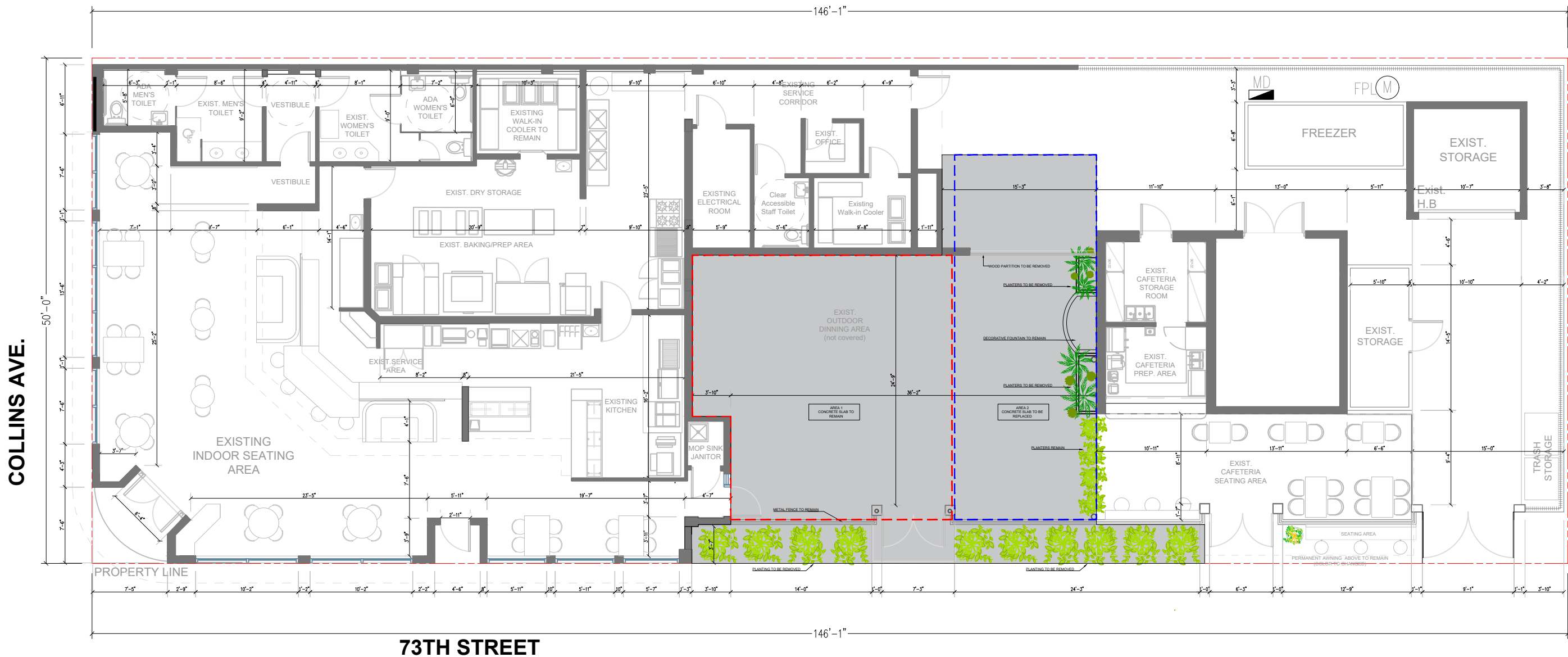
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SIGNED & SEALED BY:



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

JOB #
 T-1240104 Rev 0

DATE:
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DRAWING:
 ORIGINAL FLOOR PLAN

DRAWING FILE NAME:
 T-1240104

DRAWN BY:
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 AS INDICATED

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 A-003

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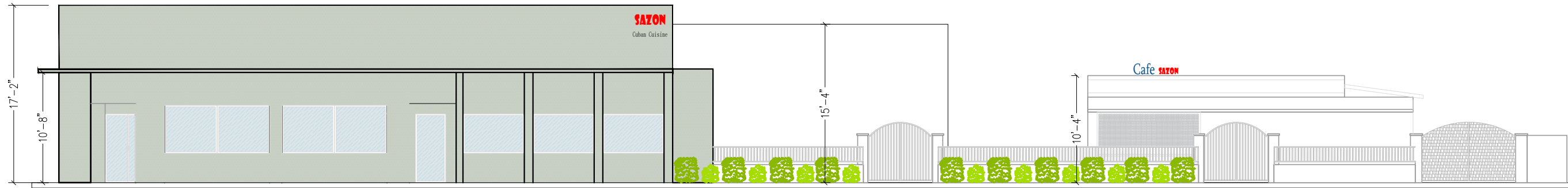
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- FLORIDA BUILDING CODE FBC 2023 8th EDITION
 FLORIDA BUILDING CODE FBC 2023 EXISTING BUILDING 8th EDITION



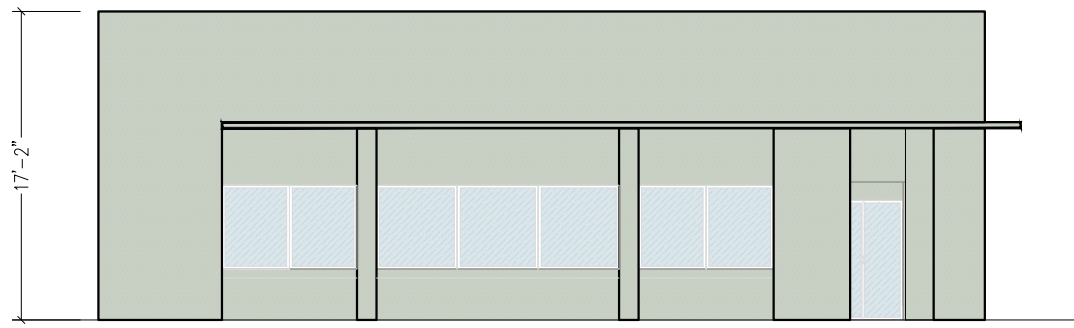
SOUTH ELEVATION

EXISTING CONDITION

SCALE N.T.S.

AFTER FACT

SIGNED & SEALED BY:



WEST ELEVATION

EXISTING CONDITION

SCALE N.T.S.

JOB # T-1240104 Rev 0

DATE: Oct / 22 / 2024

DRAWING: ORIGINAL ELEVATIONS

DRAWING FILE NAME: T-1240104

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

SHEET NUMBER: A-004

SHEET: 6 OF: 12

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.
- 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:
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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:

JOB # T-1240104 Rev 0

DATE: Oct / 22 / 2024

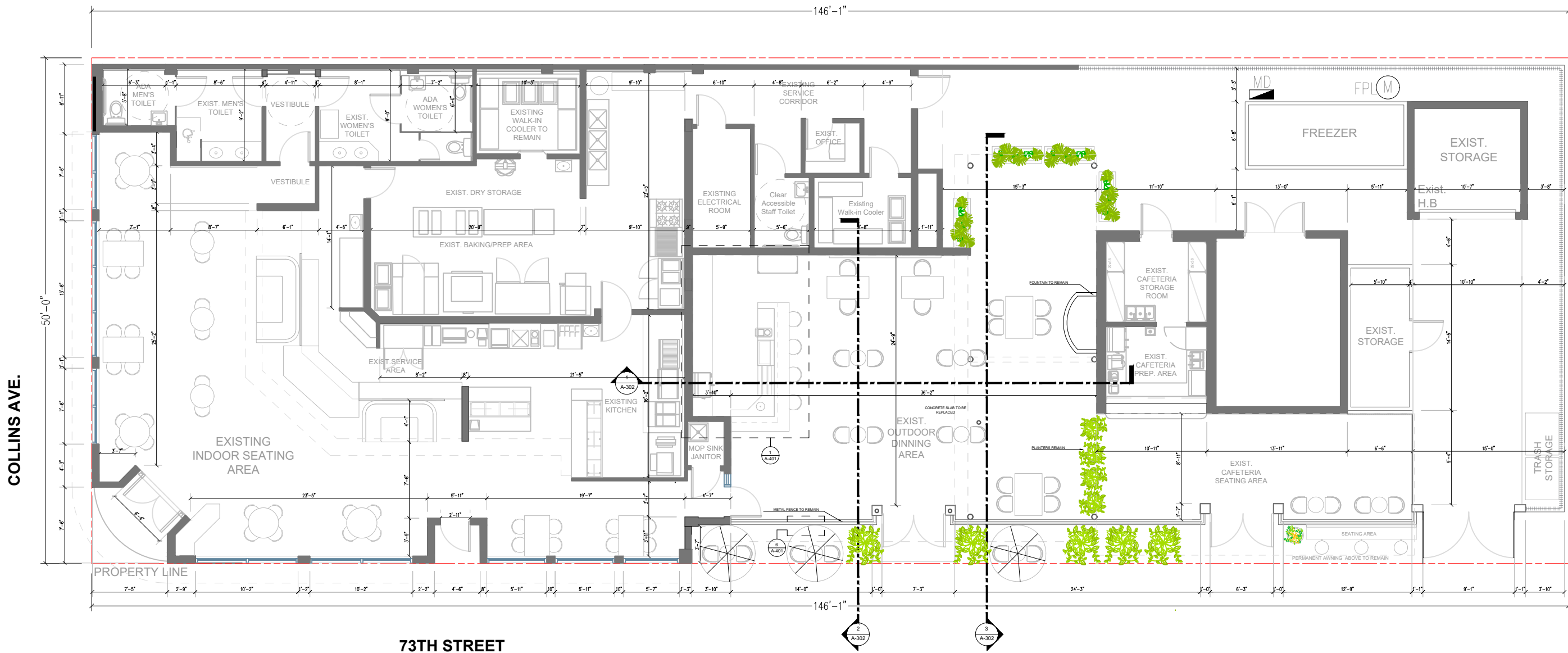
DRAWING: CURRENT FLOOR PLAN

DRAWING FILE NAME: T-1240104

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

SHEET NUMBER: A-101

SHEET: 7 OF: 12



FLOOR PLAN

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

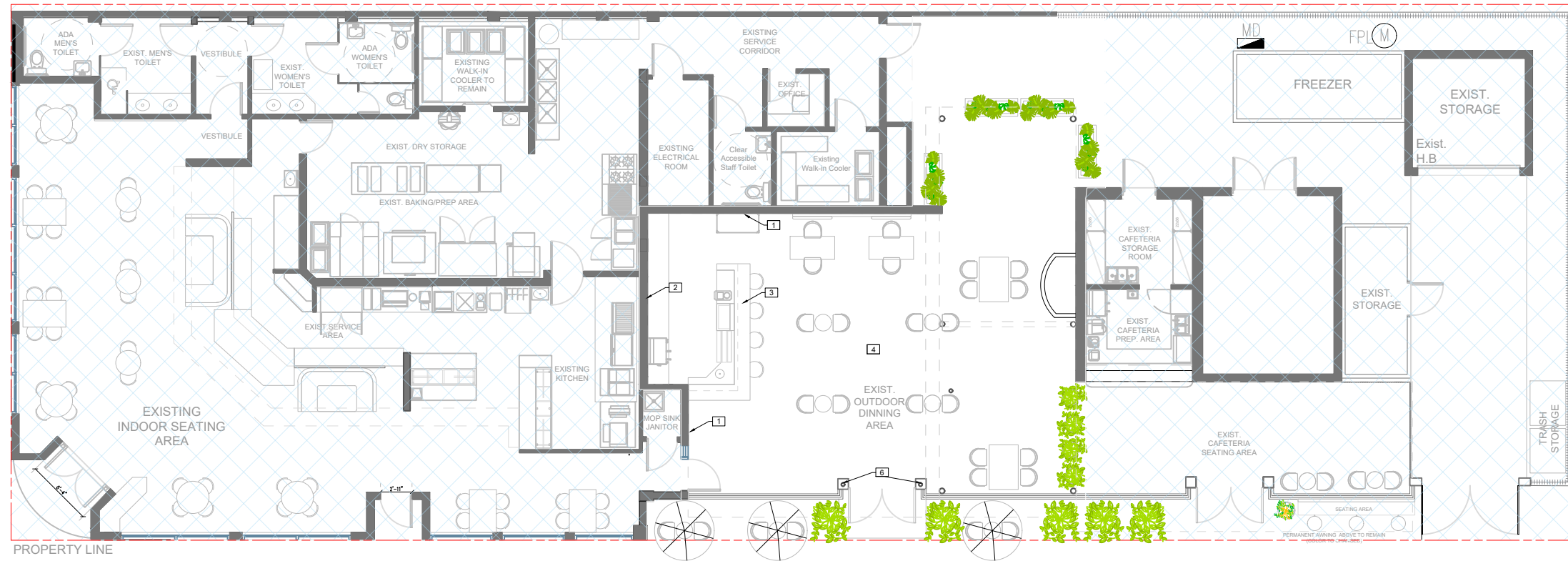
SCOPE:
RENOVATION OF EXISTING OUTDOOR DINNING AREA IN RESTAURANT

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

NOTES & SPECS:


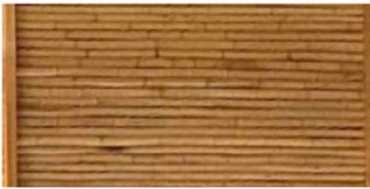

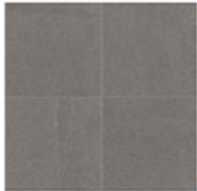

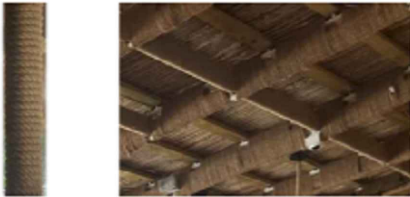
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FLORIDA BUILDING CODE FBC 2023 8th EDITION
 FLORIDA BUILDING CODE FBC 2023 EXISTING BUILDING 8th EDITION*



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
					

AFTER FACT

SIGNED & SEALED BY:

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

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

SCOPE:
 RENOVATION OF EXISTING OUTDOOR DINNING AREA IN RESTAURANT

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- ADD NEW CONCRETE SLAB IN AREA 2.
- ADD AN OUTDOOR BAR.
- CLAD THE EXISTING WALLS.
- ADD FLOOR TILES.

NOTES & SPECS:

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 FLORIDA BUILDING CODE FBC 2023 EXISTING BUILDING 8th EDITION

AFTER FACT

SIGNED & SEALED BY:

JOB # T-1240104 Rev 0

DATE: Oct / 22 / 2024

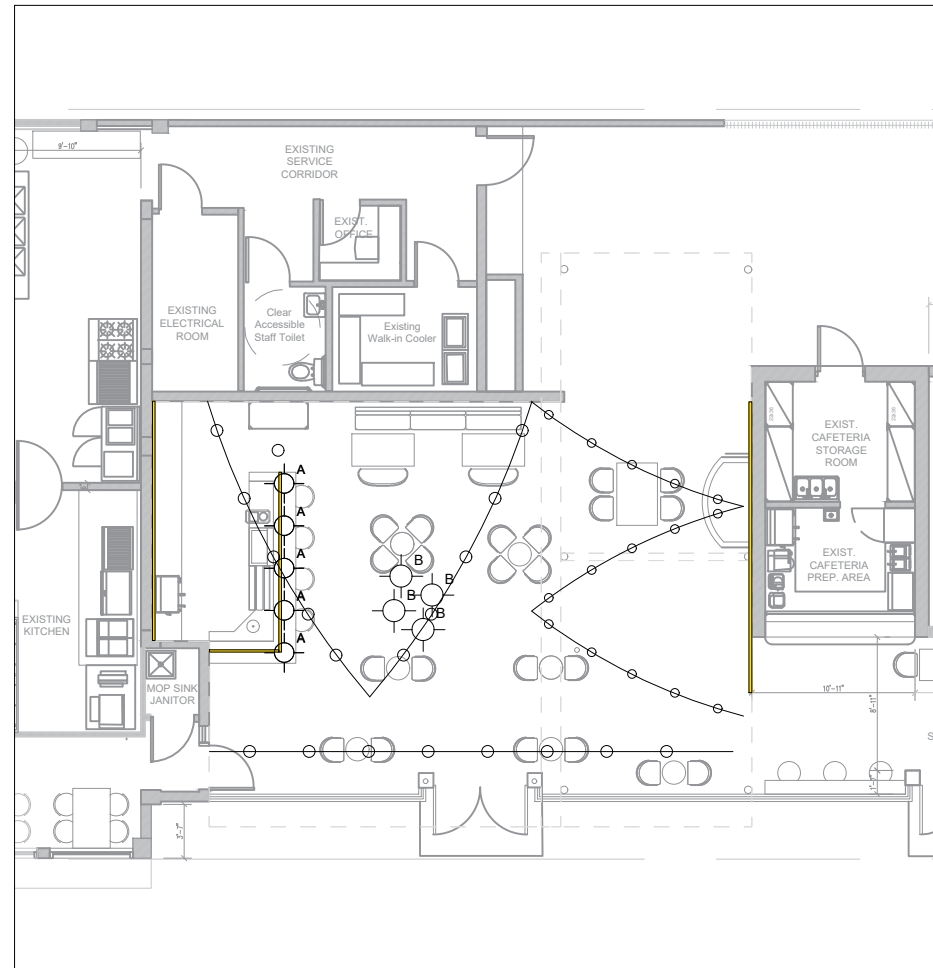
DRAWING: CURRENT LIGHTING PLAN

DRAWING FILE NAME: T-1240104

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

SHEET NUMBER: A-104

SHEET: 9 OF: 12



Lighting Plan

Scale: N.T.S.

LEGEND	
	PENDANT LAMP TYPE A
	PENDANT LAMP TYPE B
	BULB STRING
	LED STRIP

NOTE

REFER TO ELECTRICAL PLANS FOR LAYOUT AND DETAILS.



A) Woven natural fiber pendant lamp with visible 'Edison' LED bulb



B) Woven natural fiber pendant lamp



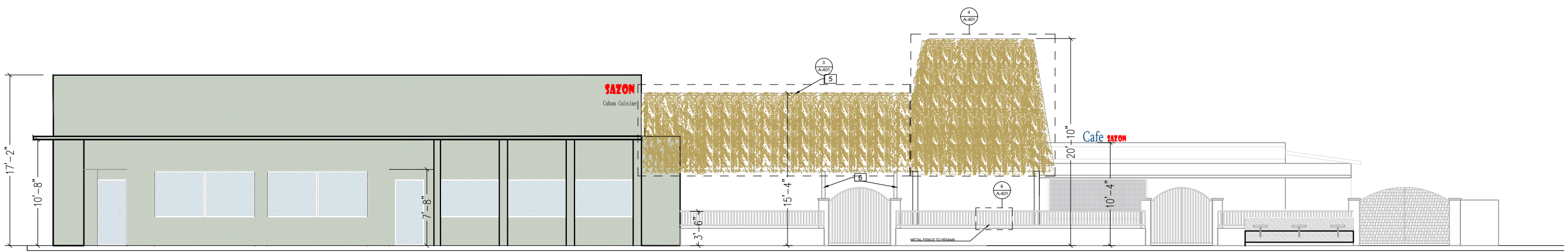
Ceiling mounted 'Edison' bulb string LED lights

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

SCOPE:
 RENOVATION OF EXISTING OUTDOOR DINNING AREA IN RESTAURANT

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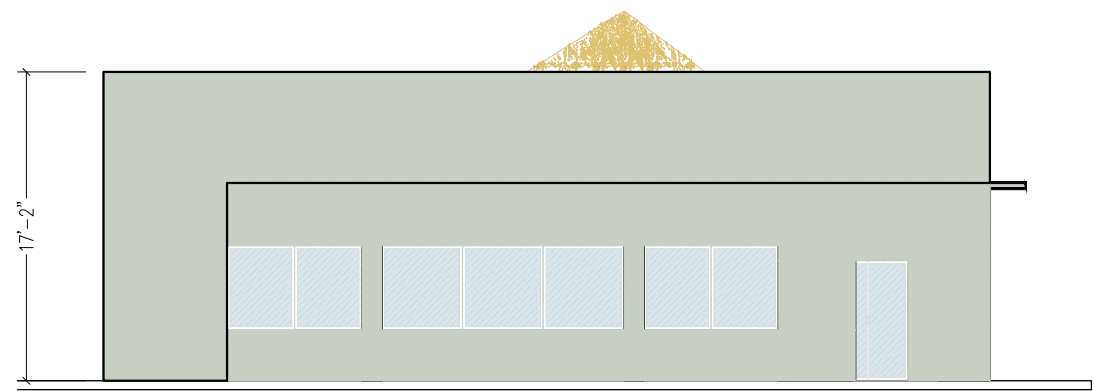
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 FLORIDA BUILDING CODE FBC 2023 8th EDITION
 FLORIDA BUILDING CODE FBC 2023 EXISTING BUILDING 8th EDITION"



SOUTH ELEVATION

AFTER FACT

SIGNED & SEALED BY:



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

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

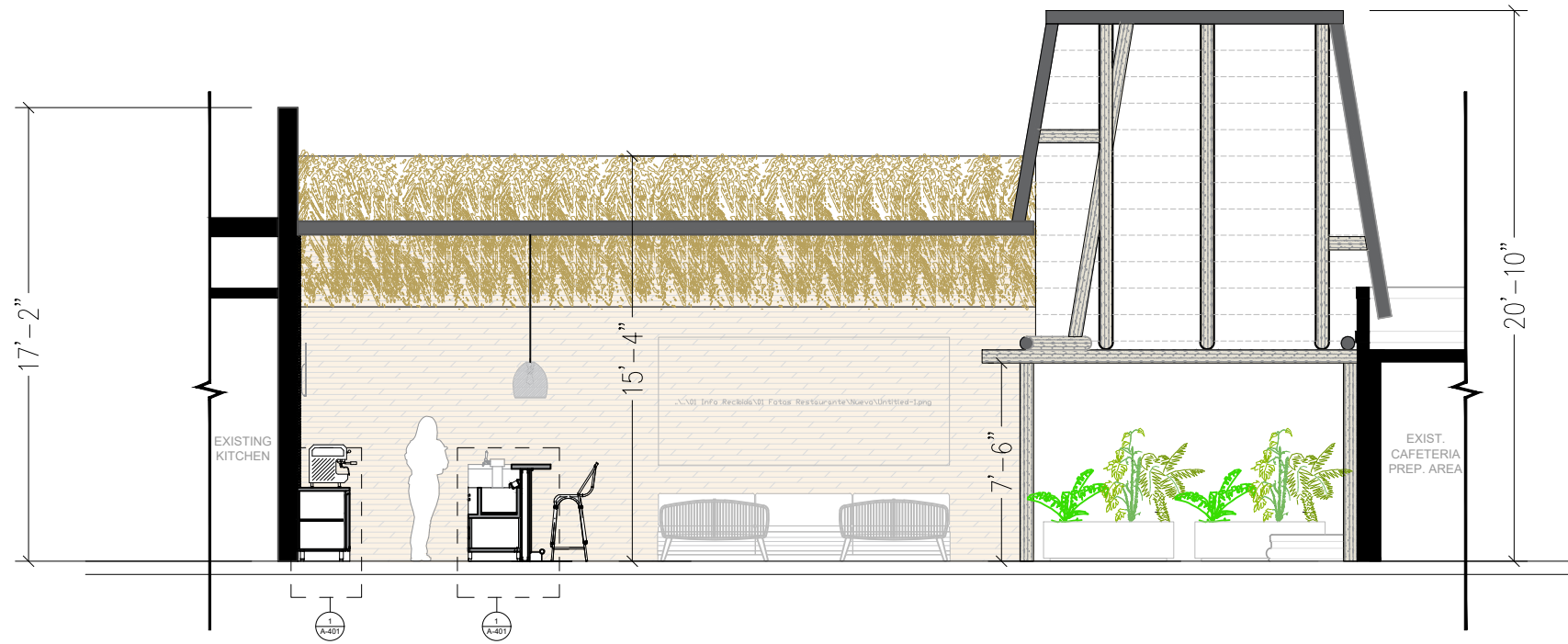
PROJECT:
7305 Collins Ave.
 Miami Beach 33141
 PERMIT #:

SCOPE:
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NOTES & SPECS:

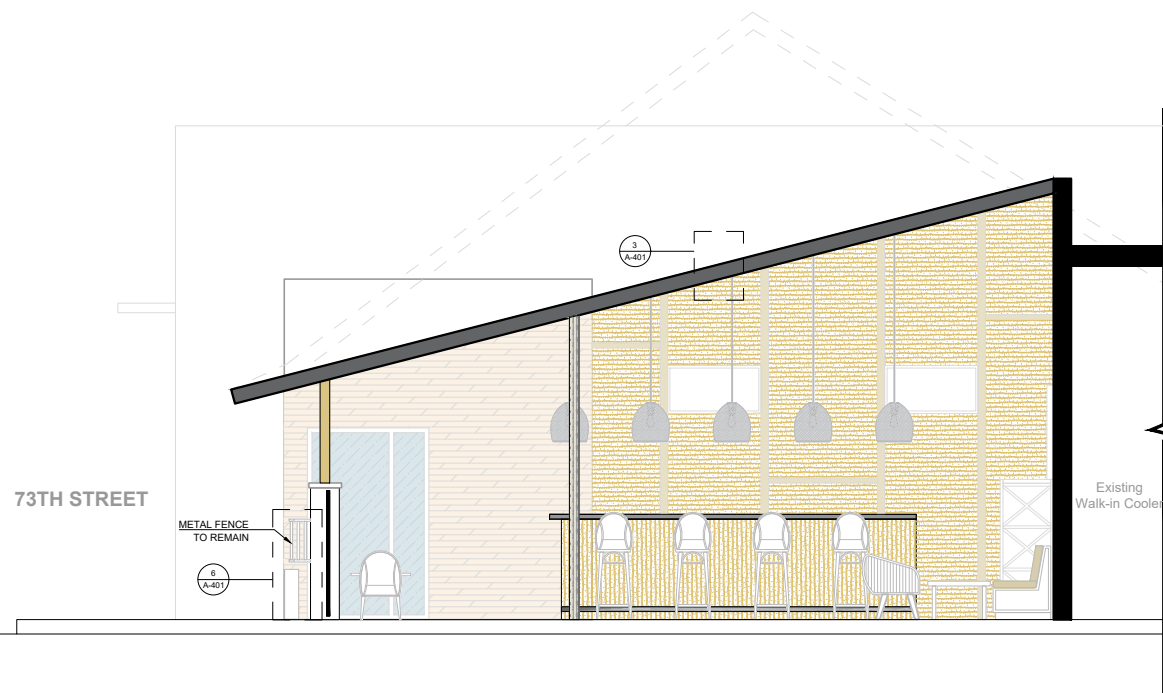
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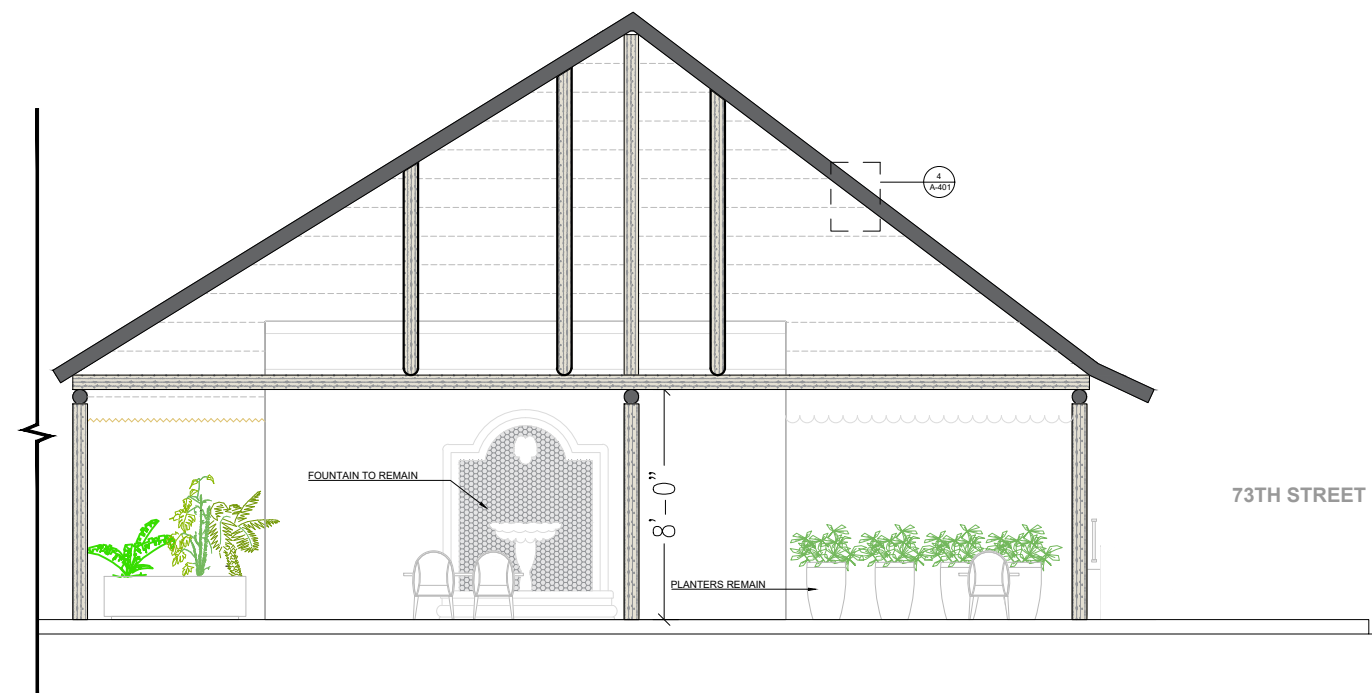
SECTION 1

AFTER FACT

SIGNED & SEALED BY:



SECTION 2



SECTION 3

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

SCOPE:
 RENOVATION OF EXISTING OUTDOOR DINNING AREA IN RESTAURANT

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AFTER FACT

SIGNED & SEALED BY:

JOB # T-1240104 Rev 0

DATE: Oct / 22 / 2024

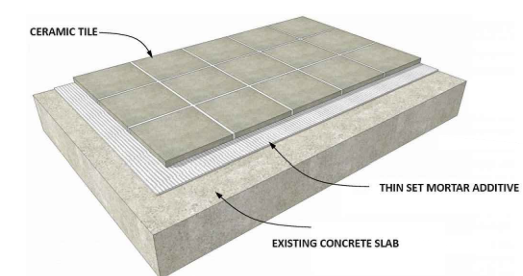
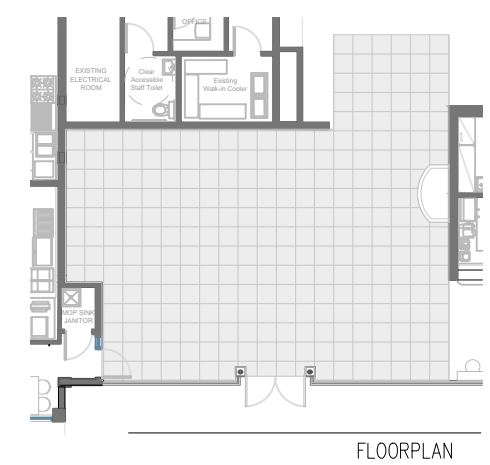
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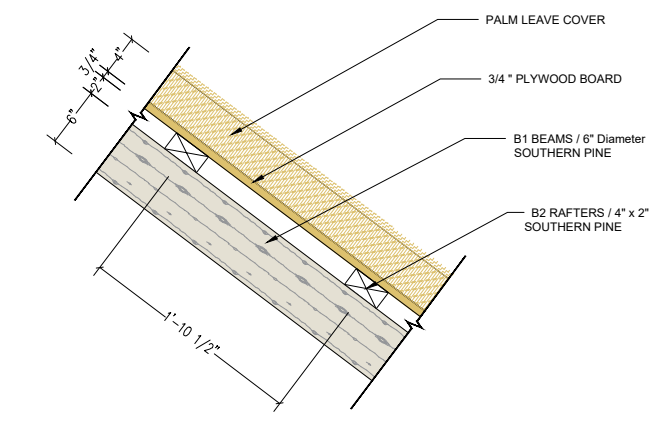
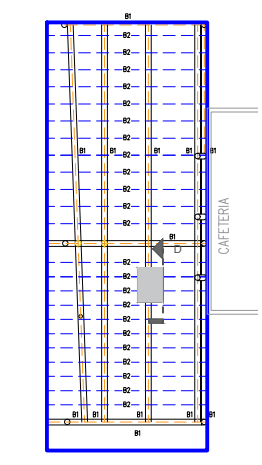
DRAWN BY: N.B.F. SCALE AS INDICATED

SHEET NUMBER: A-401

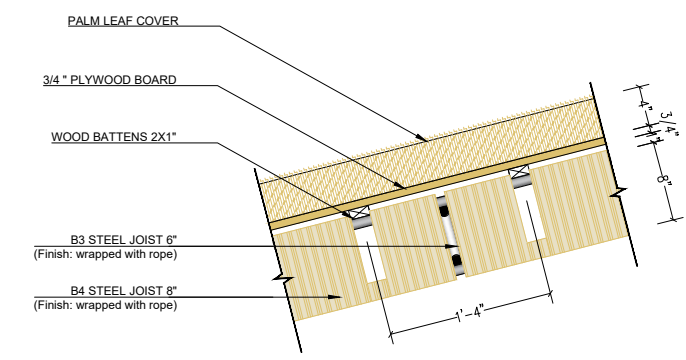
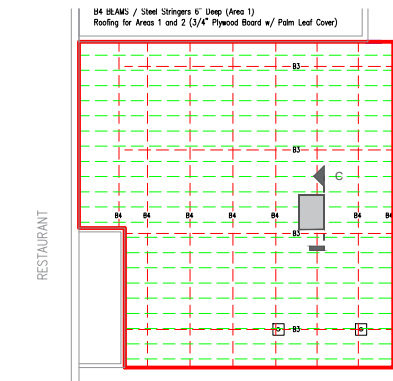
SHEET: 12 OF: 12



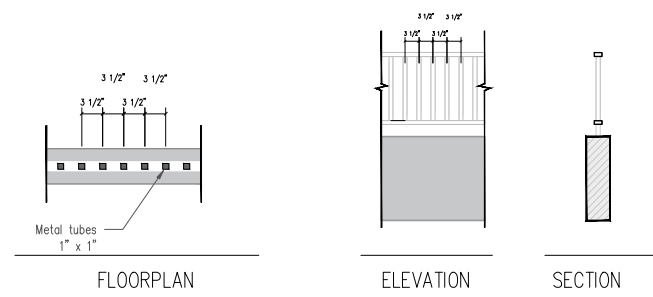
5 FLOORING SCALE N.T.S.



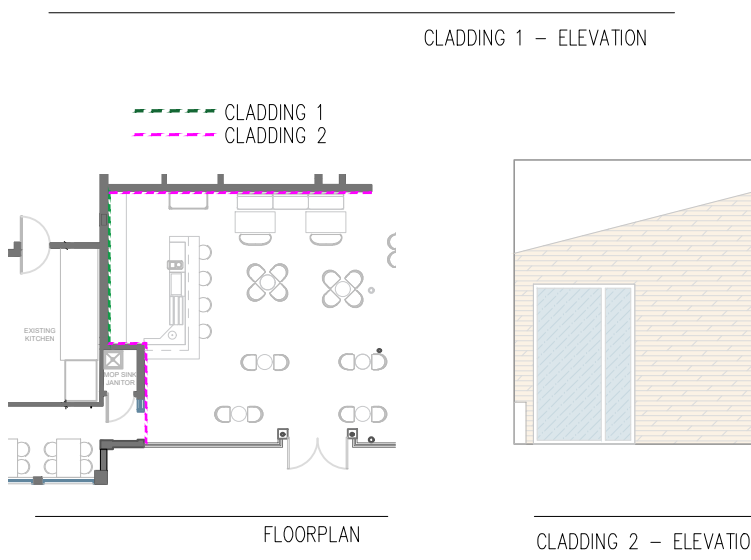
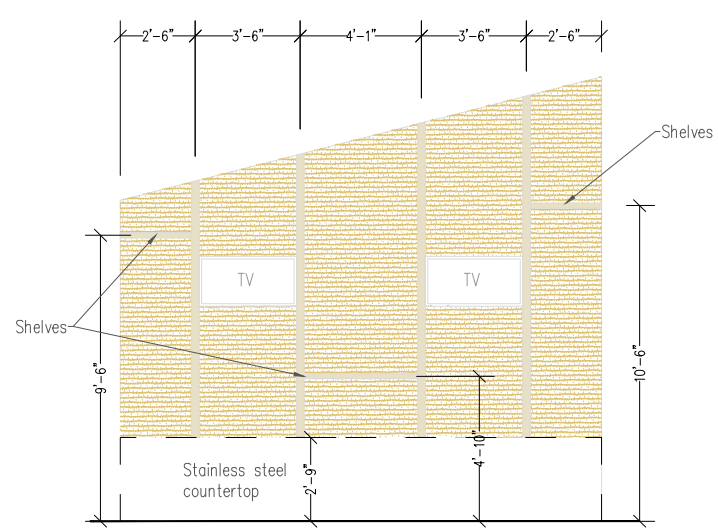
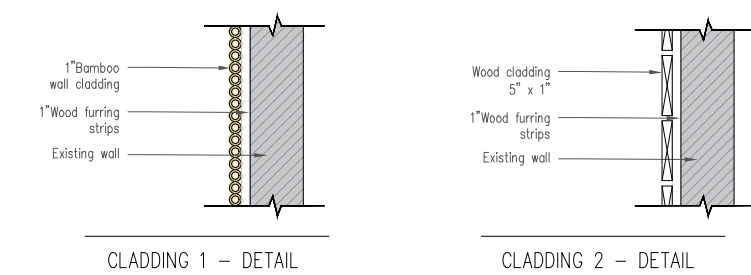
4 CANOPY AREA 2 SCALE N.T.S.



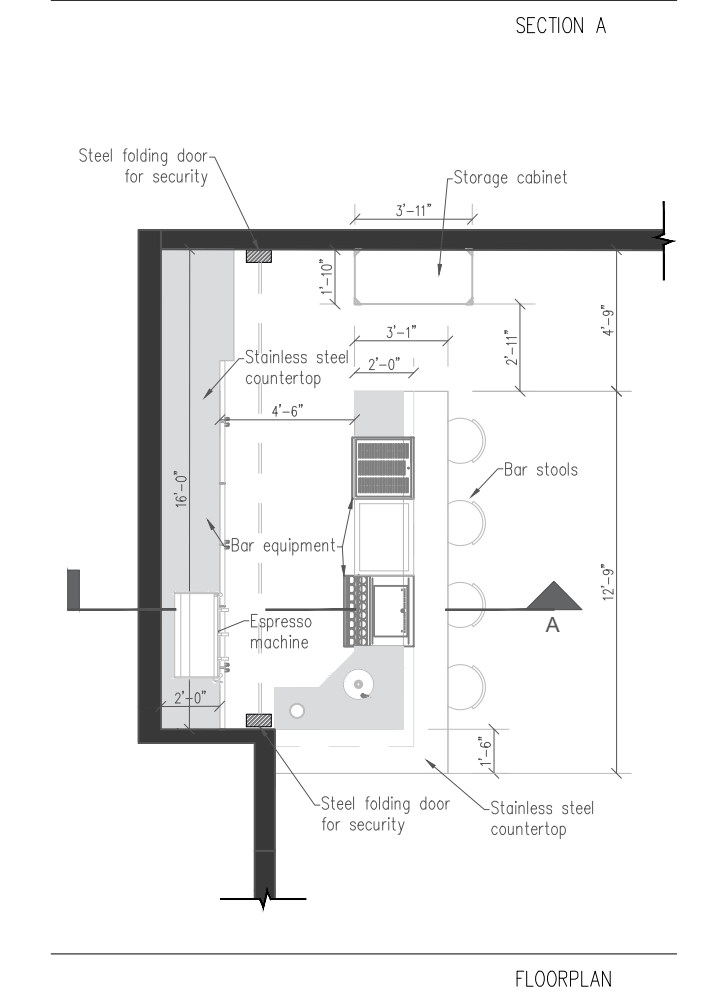
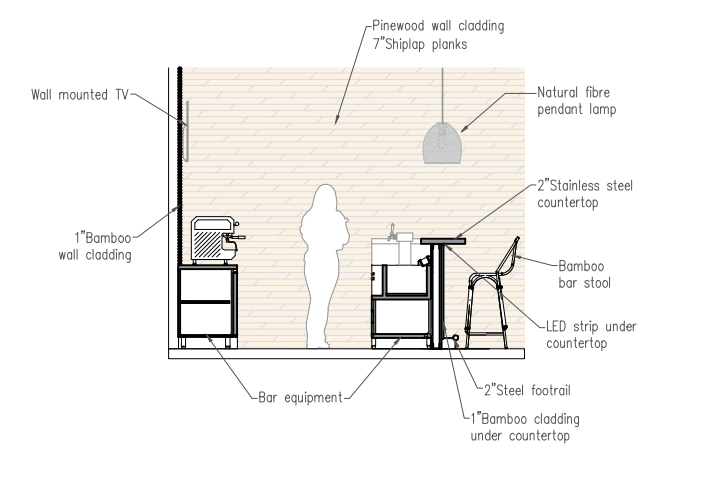
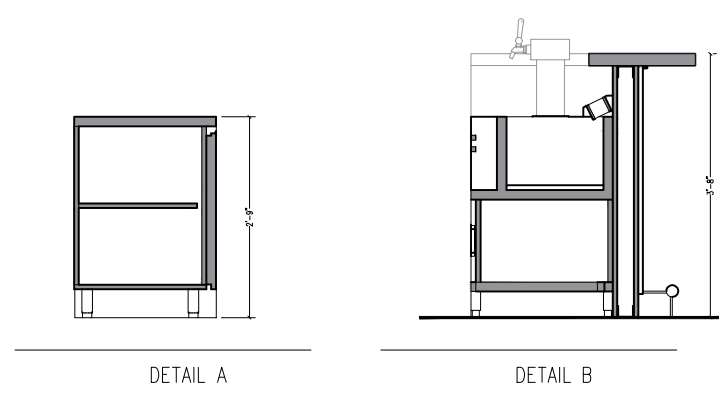
3 CANOPY AREA 1 SCALE N.T.S.



6 FENCE SCALE N.T.S.



2 WALL CLADDING SCALE N.T.S.



1 OUTDOOR BAR SCALE N.T.S.

FLOORPLAN

DETAIL E

SCALE N.T.S.

FLOORPLAN

DETAIL D

SCALE N.T.S.

FLOORPLAN

DETAIL C

SCALE N.T.S.

CLADDING 1 - ELEVATION

CLADDING 2 - ELEVATION

SCALE N.T.S.

SECTION A

FLOORPLAN

SCALE N.T.S.