

Property Adress: 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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A-003	Existing Floor Plan	A-301	Sections
A-004	Existing Elevations	A-401	Details

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:

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:
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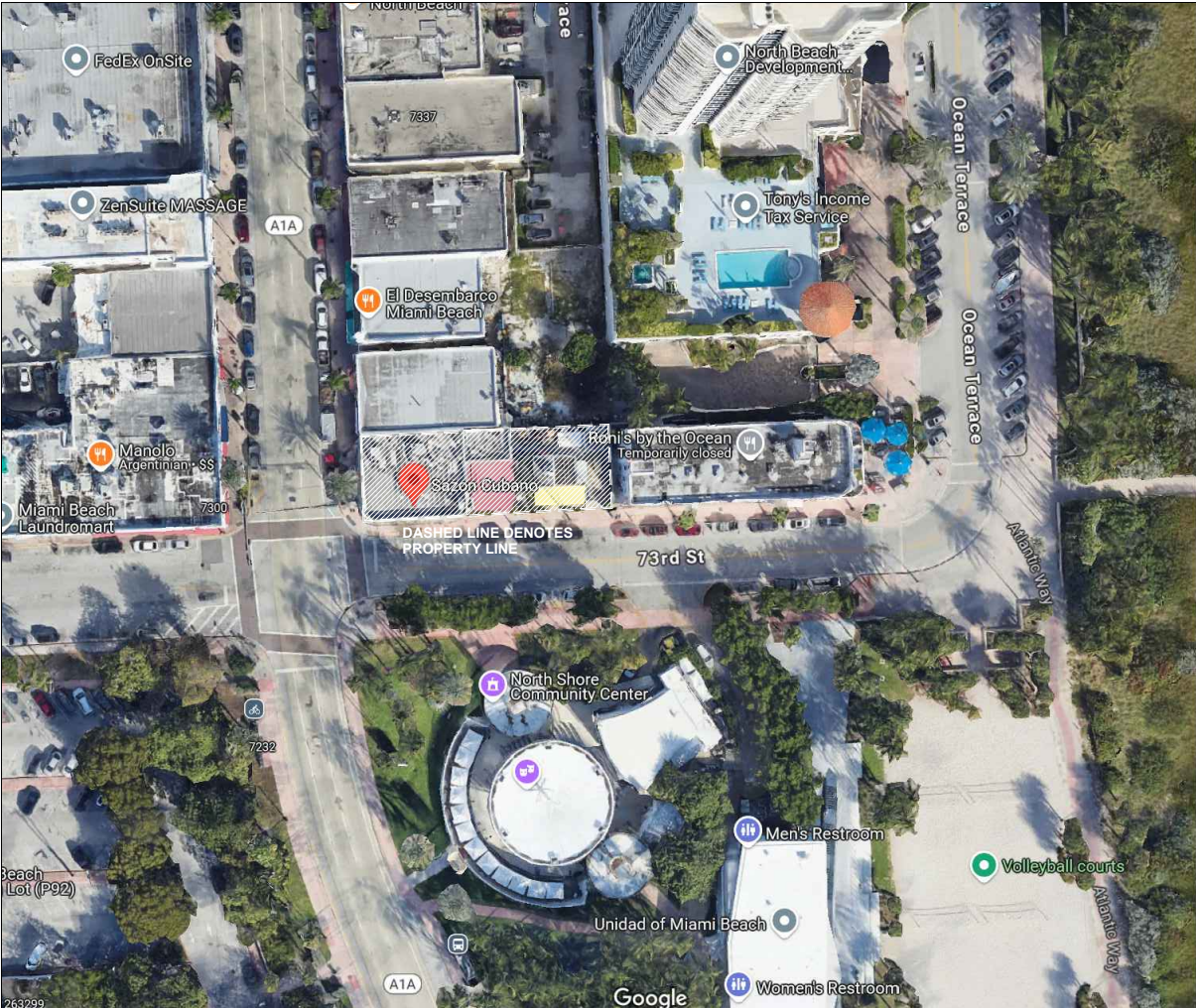
SHEET: —

OF: 12

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



Location map with $\frac{1}{2}$ mile radius
N.T.S.



Location map detailed
N.T.S.

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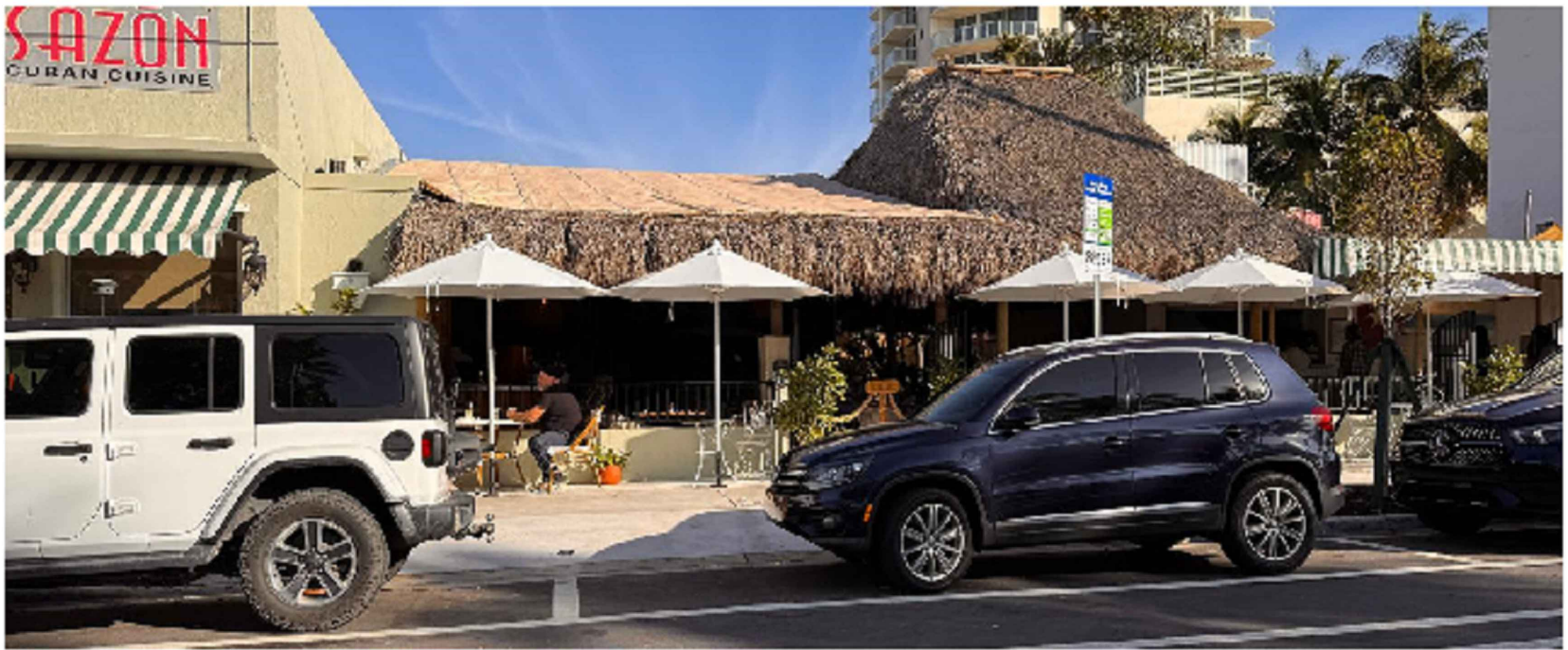
FLORIDA BUILDING CODE FBC 2023 8th EDITION
FLORIDA BUILDING CODE FBC 2023 EXISTING BUILDING 8th EDITION"

AFTER FACT

SIGNED & SEALED BY:

JOB # T-1240104 Rev 0	
DATE: Oct / 22 / 2024	
DRAWING: SITE LOCATION	
DRAWING FILE NAME: T-1240104	
DRAWN BY: N.B.F.	SCALE AS INDICATED
SHEET NUMBER: A-000	
SHEET: 1	OF: 12

Images 1
Exterior Vieww



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

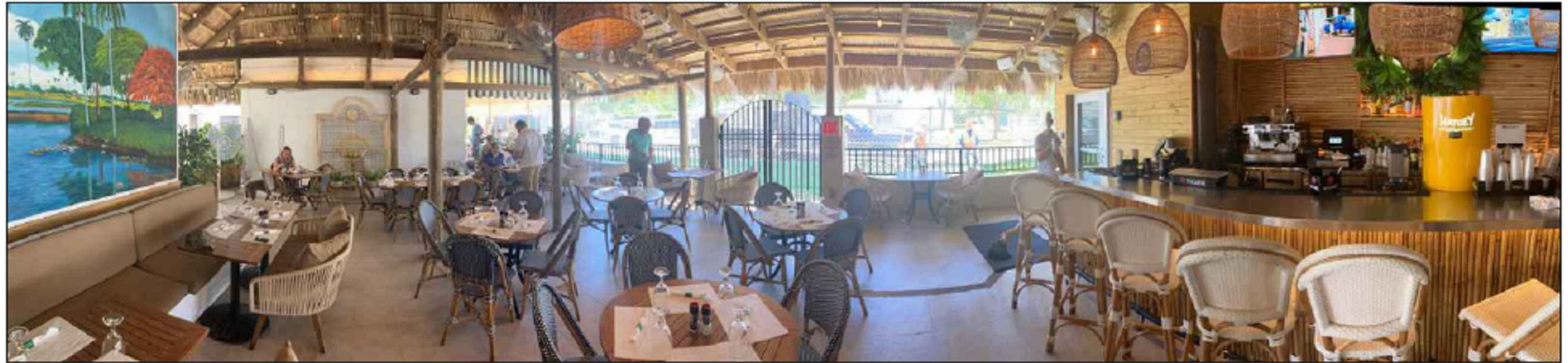
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SIGNED & SEALED BY:

Images 2 and 3
Interior Views



JOB # T-1240104 Rev 0
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

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

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

6162978

RECEIPT NO. 6427017

RENEWAL

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

LBT

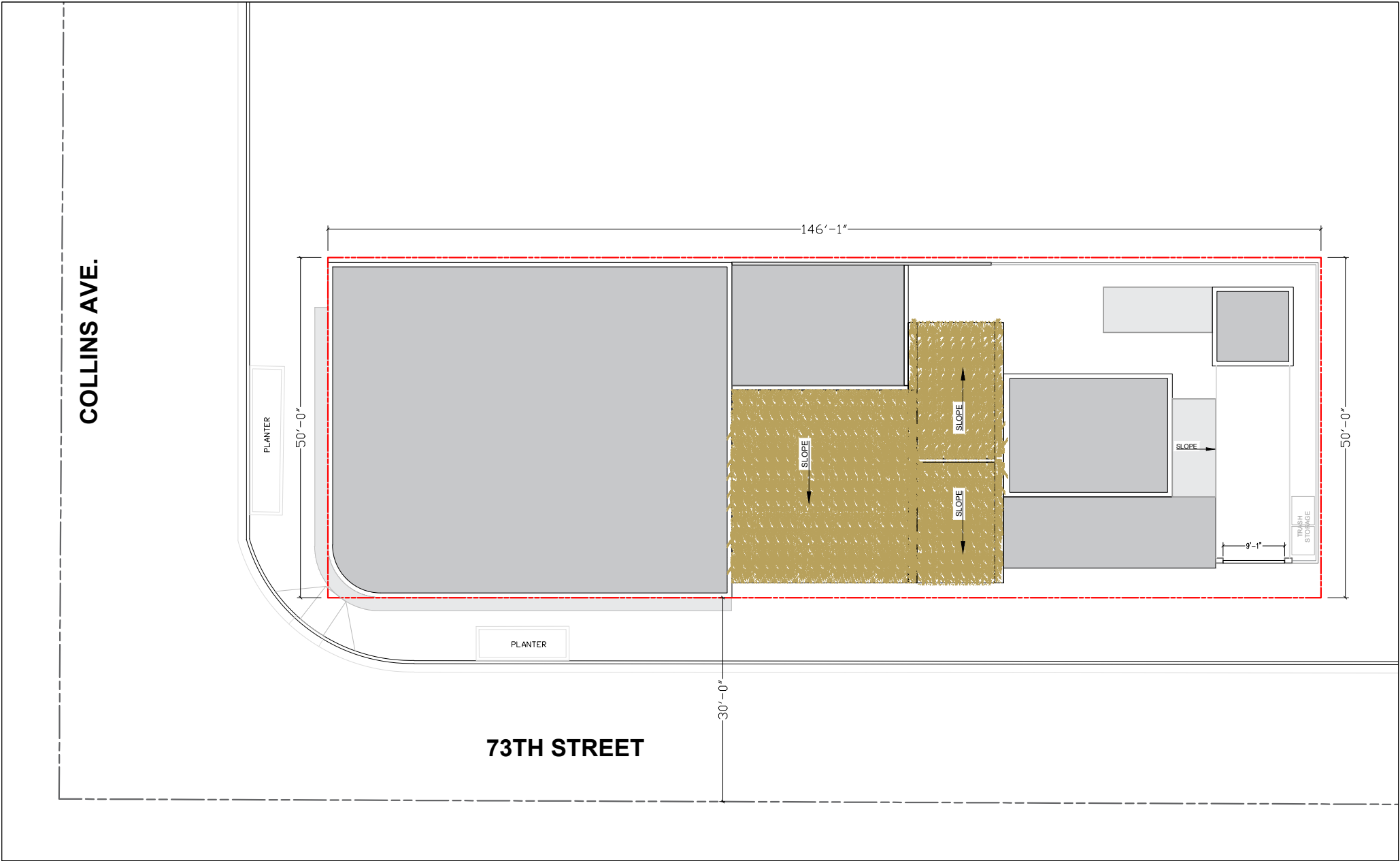
This Local Business Tax Receipt only confirms payment of the Local BusineTax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.
The RECEIPT NO. above must be displayed on all commercial vehicles - Miami-Dade Code Sec 8a-276.
For more information, visit mdctaxcollector.gov



EXPIRES

SEPTEMBER 30, 2025

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



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

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?		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

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
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NOTES:
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Storage Locations

Code	Business Type
95016400	RESTAURANT / BARS
95012065	MERCHANTS SALES

Merchants Inventory	Restaurants/Bars: #chairs
	82

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

PERMIT #:

SCOPE:

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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:

SITE PLAN
GENERAL INFORMATION

DRAWING FILE NAME:

T-1240104 A-001

DRAWN BY:

N.B.F.

SCALE

AS INDICATED

SHEET NUMBER:

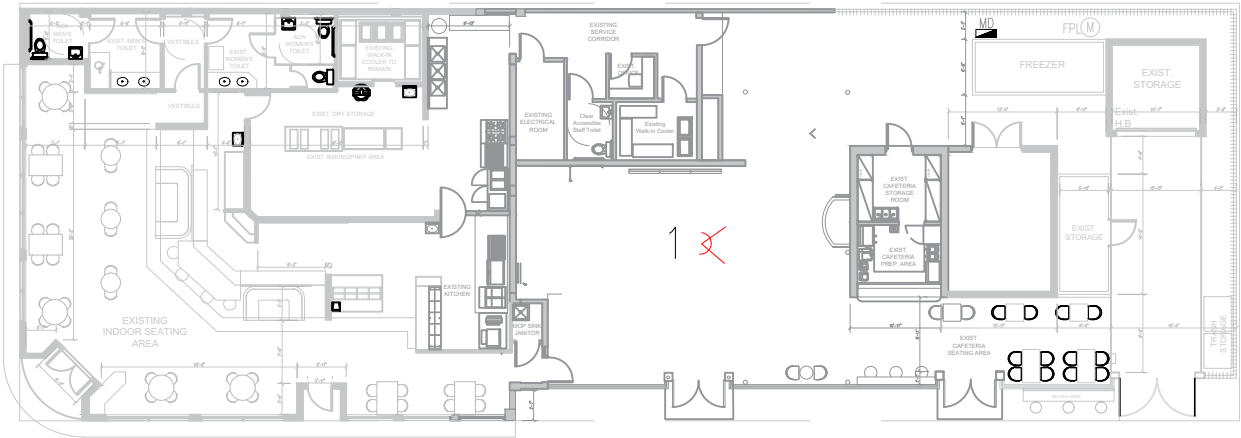
A-001

SHEET: 3

OF: 12



Photograph 1
Scale: N.T.S.



Key Directional Plan
Scale: N.T.S.



Photograph 2
Scale: N.T.S.

PROJECT:
7305 Collins Ave.
Miami Beach 33141
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SIGNED & SEALED BY:

JOB # T-1240104 Rev 0	
DATE: Oct / 22 / 2024	
DRAWING: PICTURES ORIGINAL CONDITION	
DRAWING FILE NAME: T-1240104	
DRAWN BY: N.B.F.	SCALE AS INDICATED
SHEET NUMBER: A-002	
SHEET: 4	OF: 12

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JOB # T-1240104 Rev 0

DATE: Oct / 22 / 2024

DRAWING:
ORIGINAL FLOOR PLAN




DRAWING FILE NAME:
T-1240104




DRAWN BY: N.B.F.	SCALE AS INDICATED
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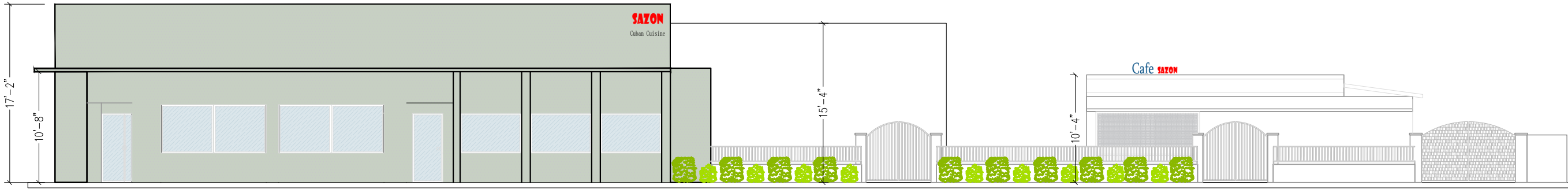
SHEET NUMBER:
A-003

SHEET: 5	OF: 12
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LEGEND	
PARTITION TYPE LEGEND	
HATCH LINE TYPE	DESCRIPTION OF WALL TYPE
	Existing 2 hours concrete masonry wall
	Existing wood partition
	Existing fence

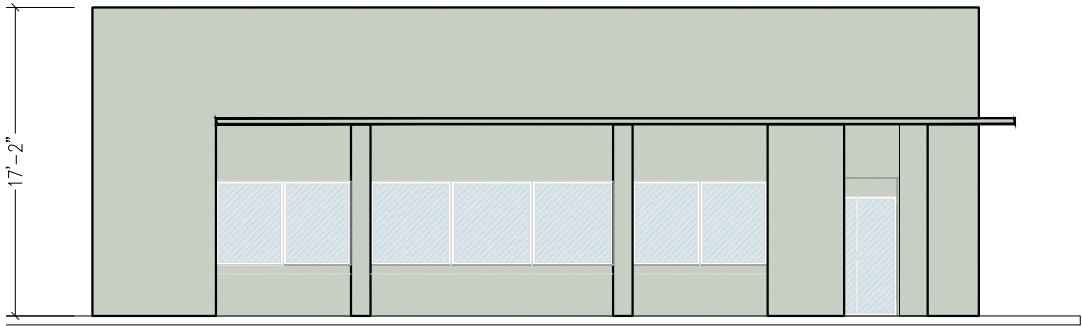
SCOPE OF WORK LEGEND	
TYPE	DESCRIPTION OF WALL TYPE
	WORK AREA
	WORK AREA 1
	WORK AREA 2



SOUTH ELEVATION

EXISTING CONDITION

SCALE N.T.S.



WEST ELEVATION

EXISTING CONDITION

SCALE N.T.S.

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DRAWING:
ORIGINAL ELEVATIONS

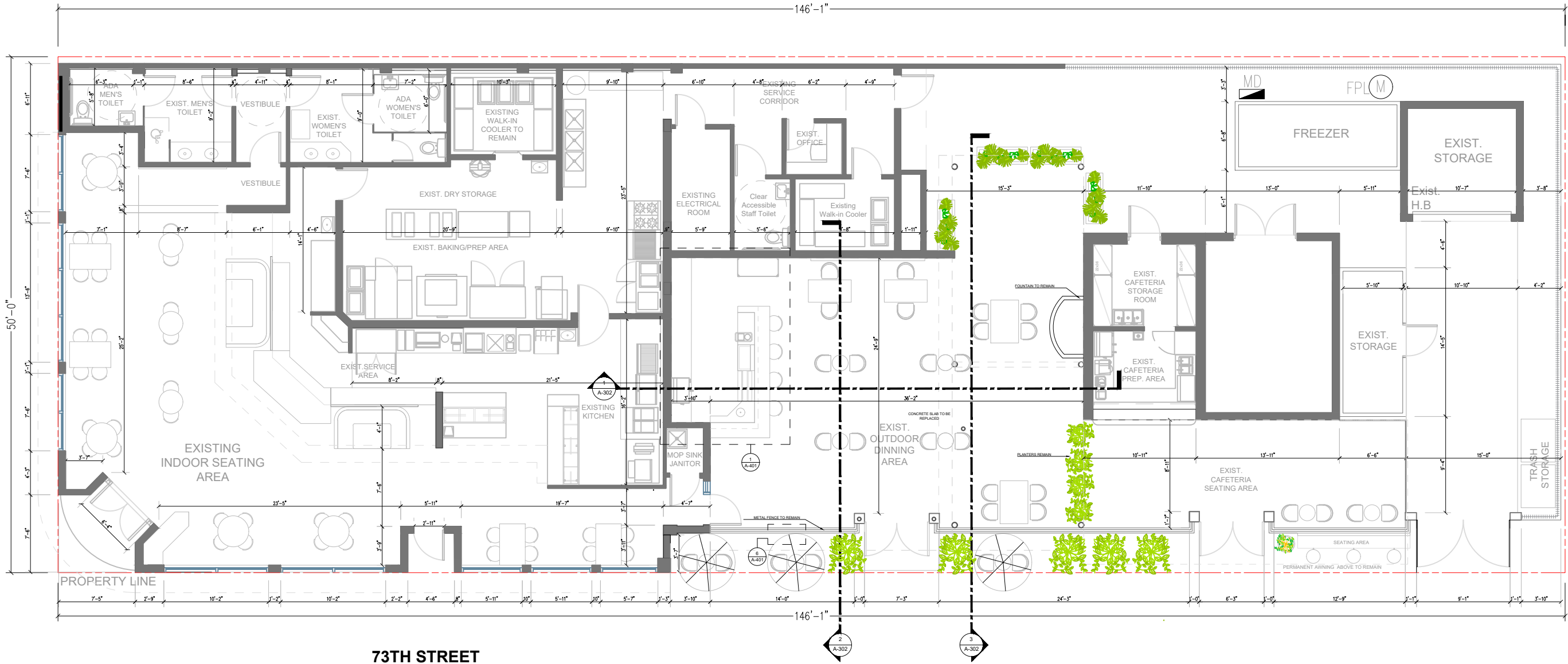
DRAWING FILE NAME:
T-1240104

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

SHEET NUMBER:
A-004

SHEET: 6 OF: 12

COLLINS AVE.



73TH STREET

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

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.
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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:

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:
CURRENT FLOOR PLAN

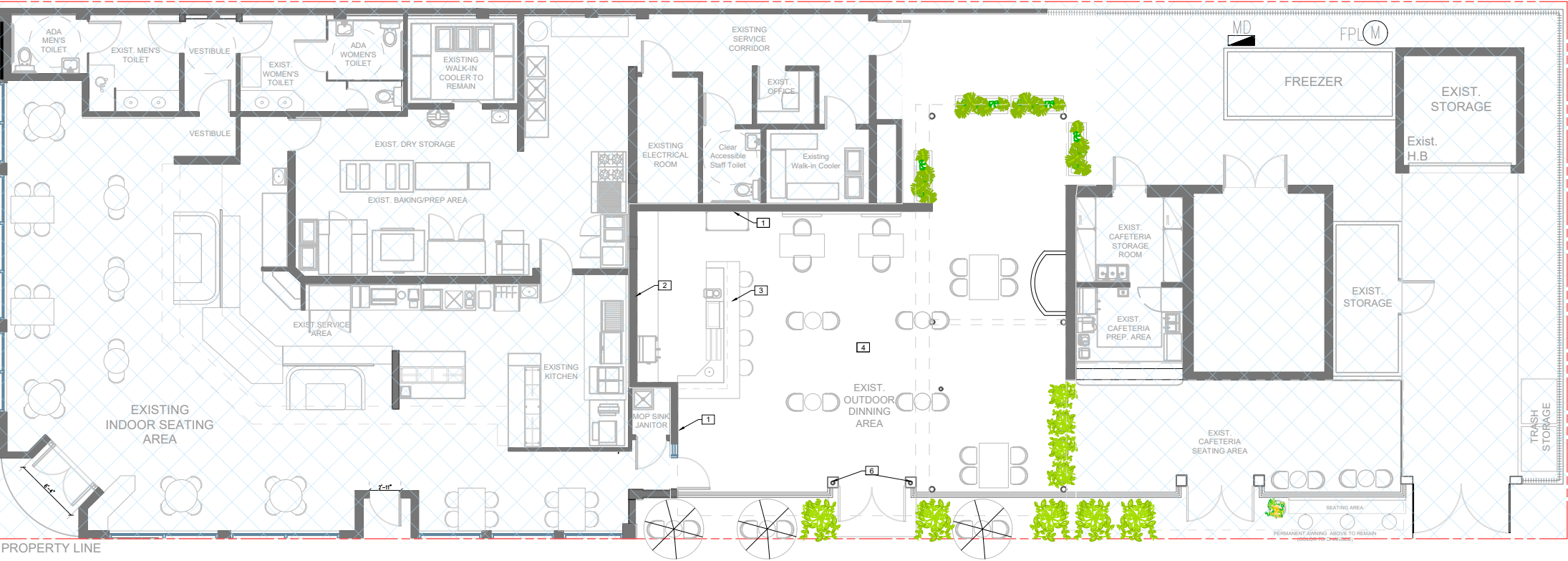
DRAWING FILE NAME:
T-1240104

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:
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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 FINISHES (PLAN)	
DRAWING FILE NAME:	
T-1240104	
DRAWN BY:	SCALE
N.B.F.	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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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:

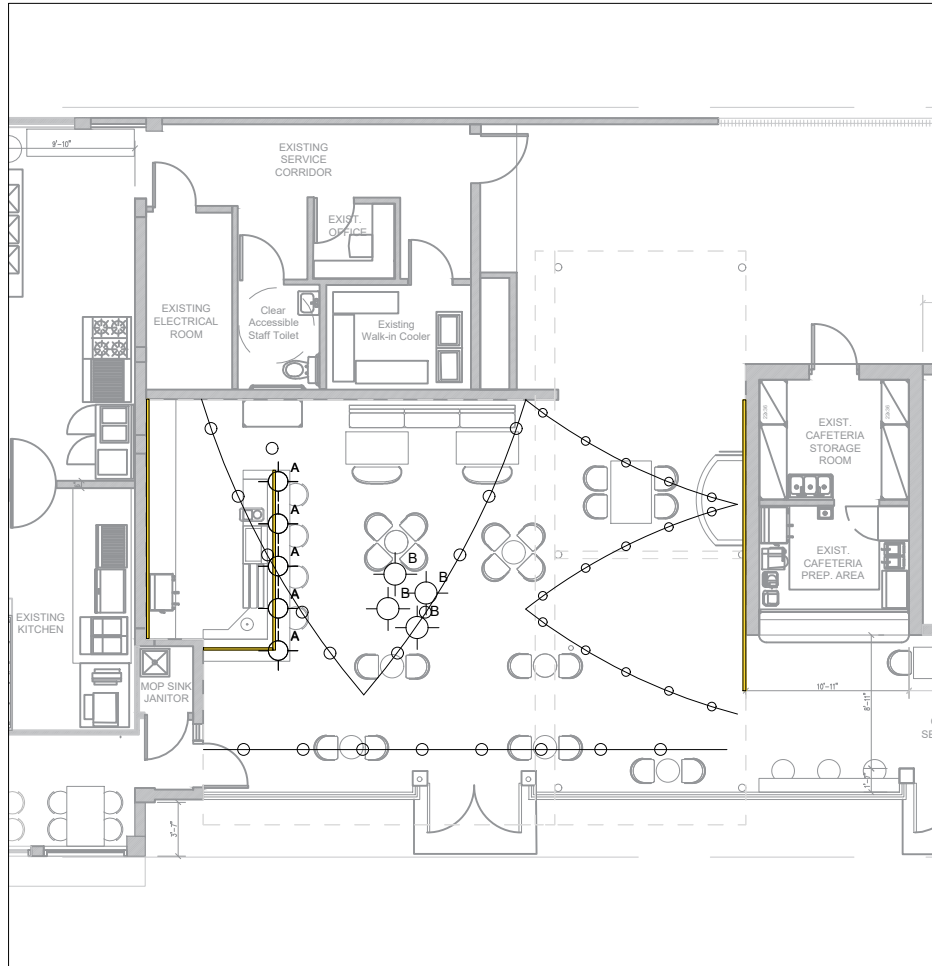
CURRENT LIGHTING PLAN

DRAWING FILE NAME:
T-1240104

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



SHEET NUMBER:
A-104

SHEET: 9	OF: 12
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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



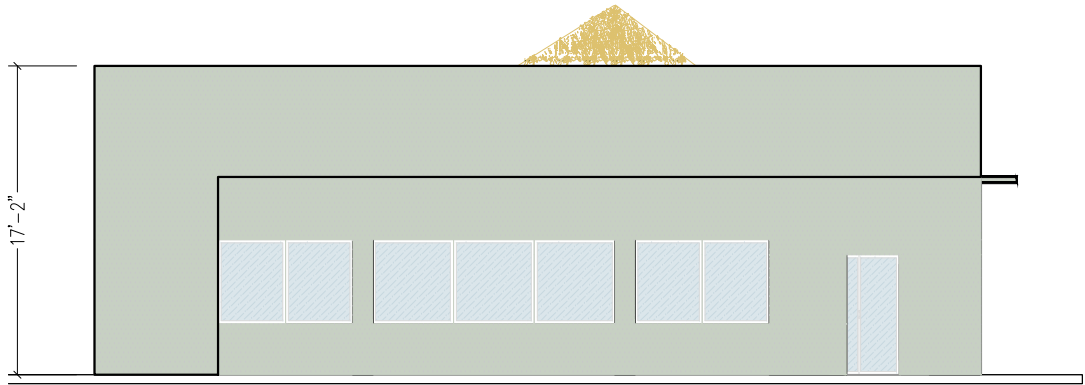
B) Woven natural fiber pendant lamp



Ceiling mounted 'Edison' bulb string LED lights



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 #:

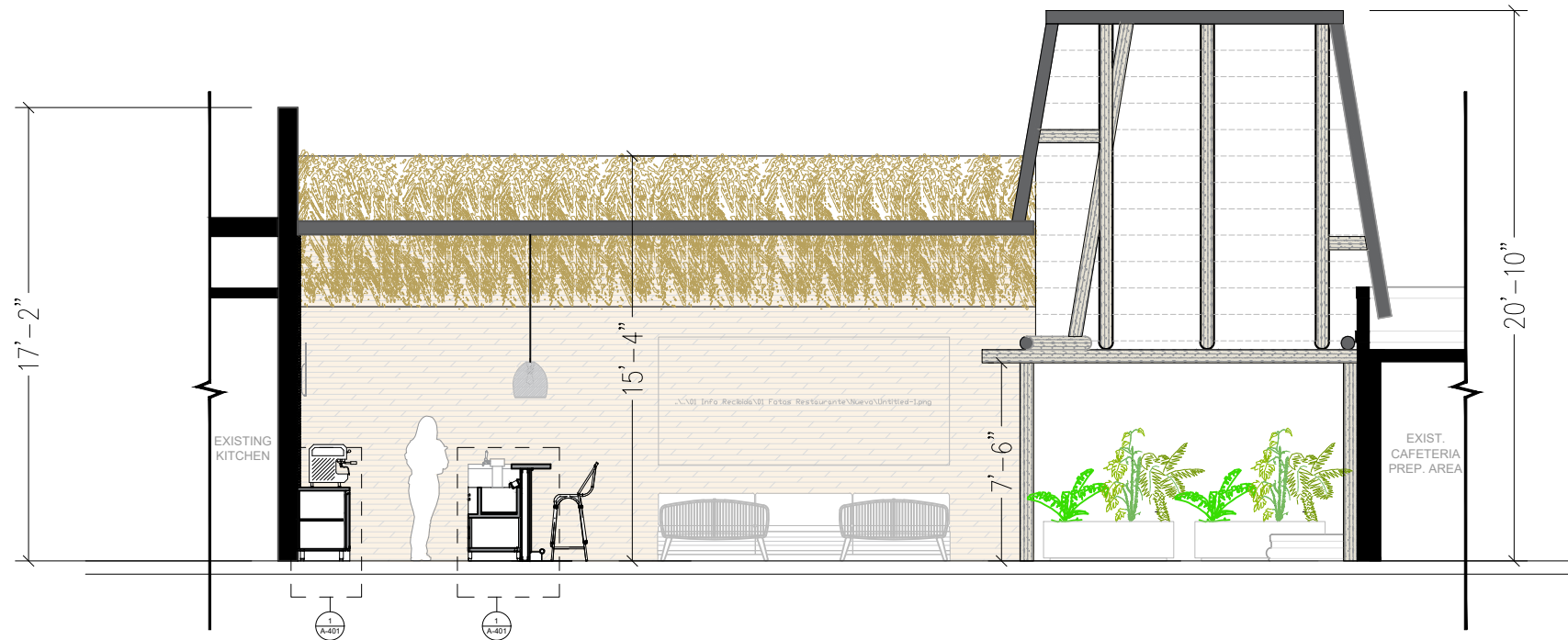
- SCOPE:
RENOVATION OF EXISTING OUTDOOR DINNING AREA IN RESTAURANT
- THE EXISTING OUTDOOR DINNING AREA OF THE RESTAURANT IS DEFINED IN THE SPACE BETWEEN THE MAIN BUILDING (INDOOR SEATING AREA) AND THE CAFETERIA BUILDING, BOTH EXISTING BUILDINGS ARE ON THE PROPERTY, NOT AFFECTING SETBACKS.
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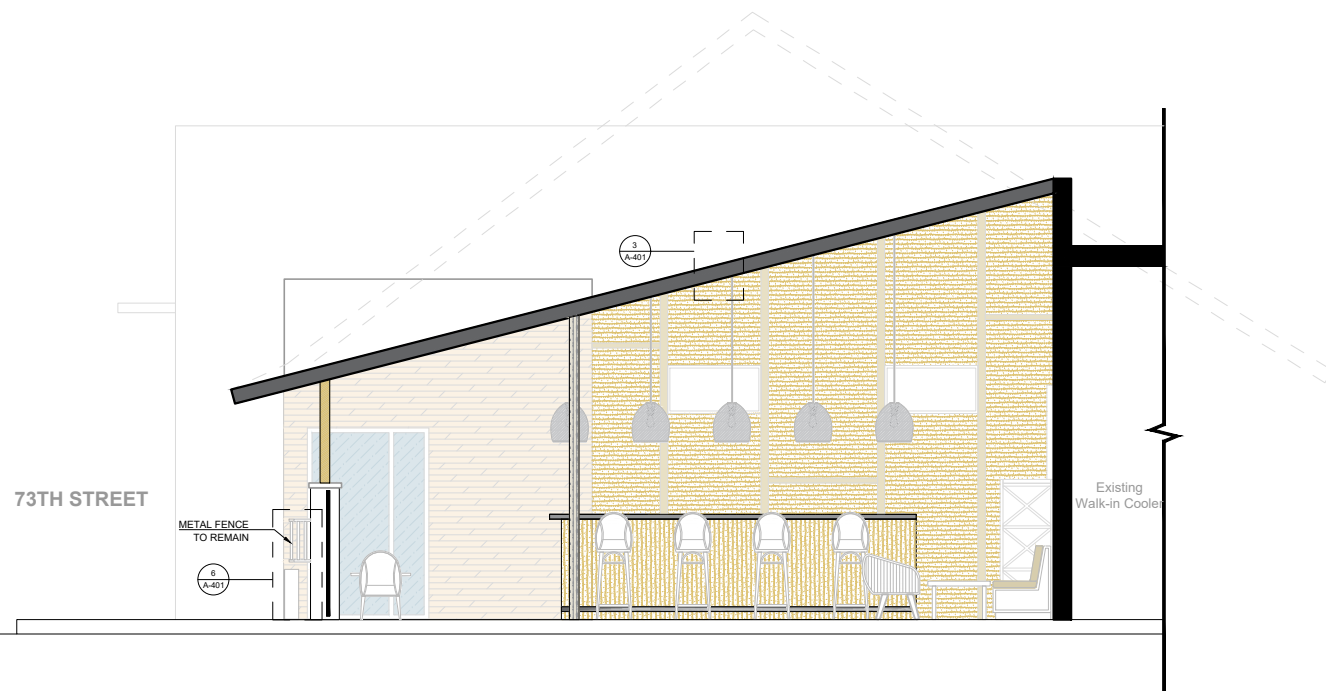
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SIGNED & SEALED BY:

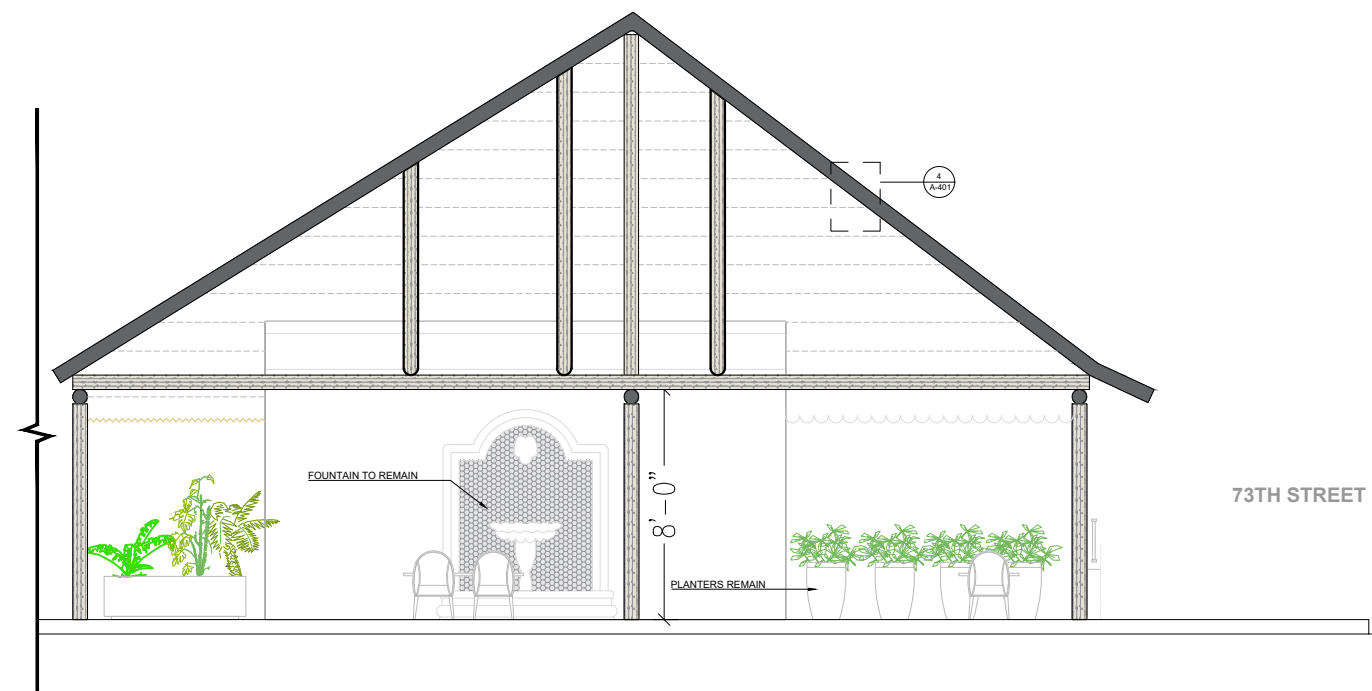
JOB # T-1240104 Rev 0	
DATE: Oct / 22 / 2024	
DRAWING: CURRENT ELEVATIONS	
DRAWING FILE NAME: T-1240104	
DRAWN BY: N.B.F.	SCALE AS INDICATED
SHEET NUMBER: A-201	
SHEET: 10	OF: 12



SECTION 1



SECTION 2



SECTION 3

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

- SCOPE:
RENOVATION OF EXISTING OUTDOOR DINNING AREA IN RESTAURANT
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AFTER FACT

SIGNED & SEALED BY:

JOB # T-1240104 Rev 0

DATE: Oct / 22 / 2024

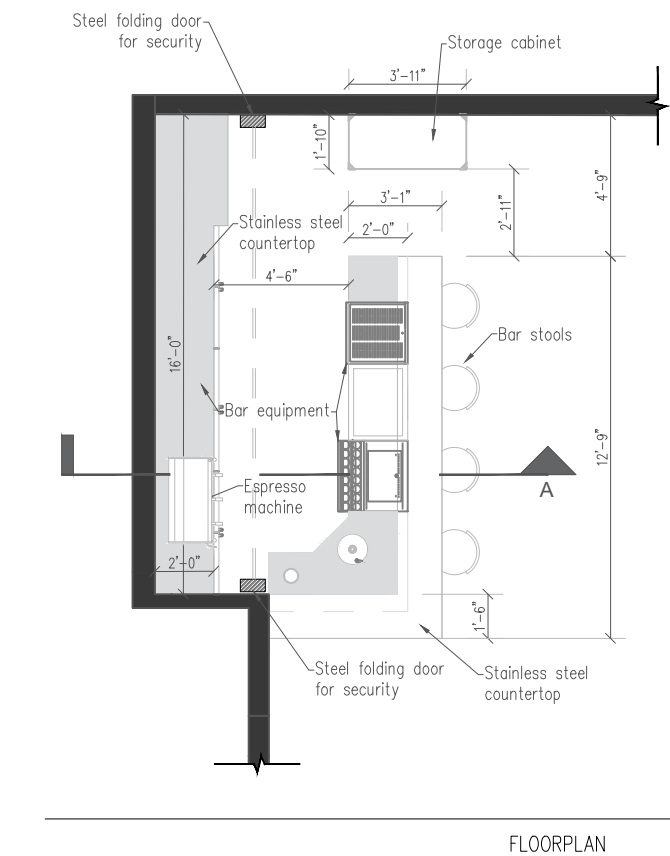
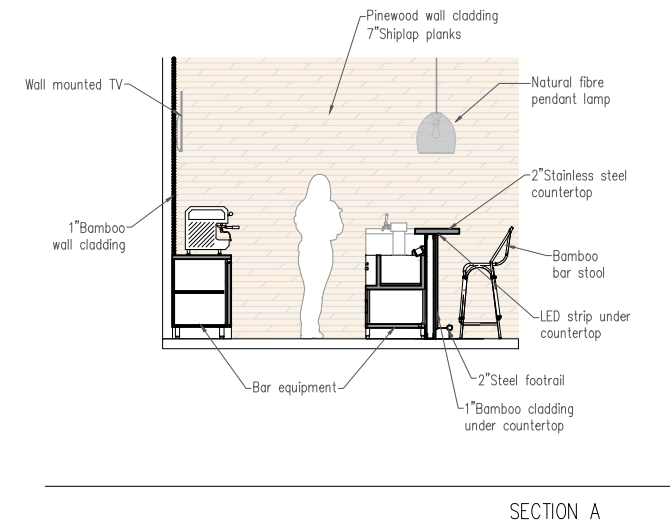
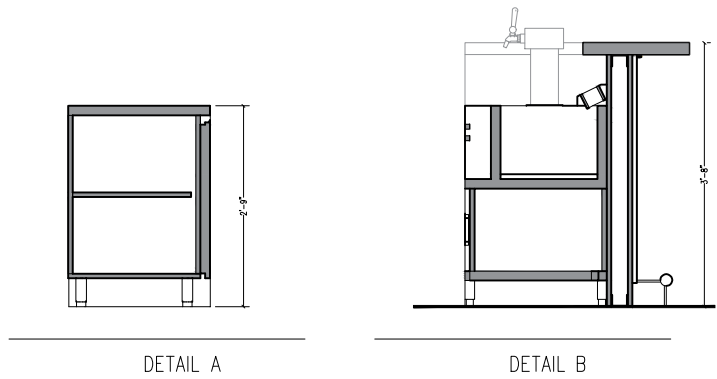
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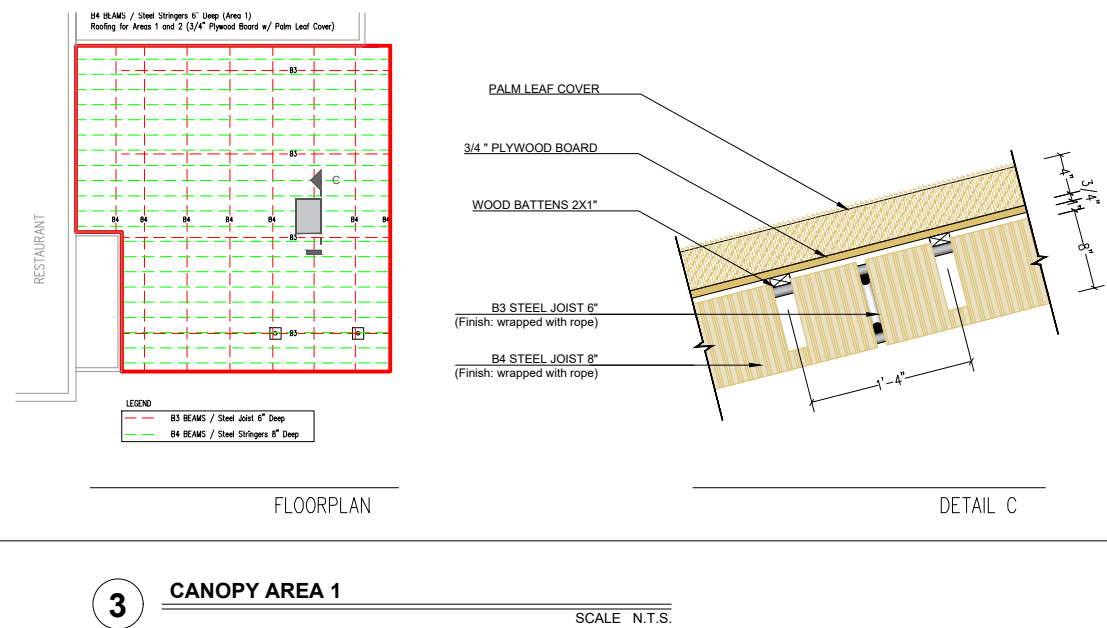
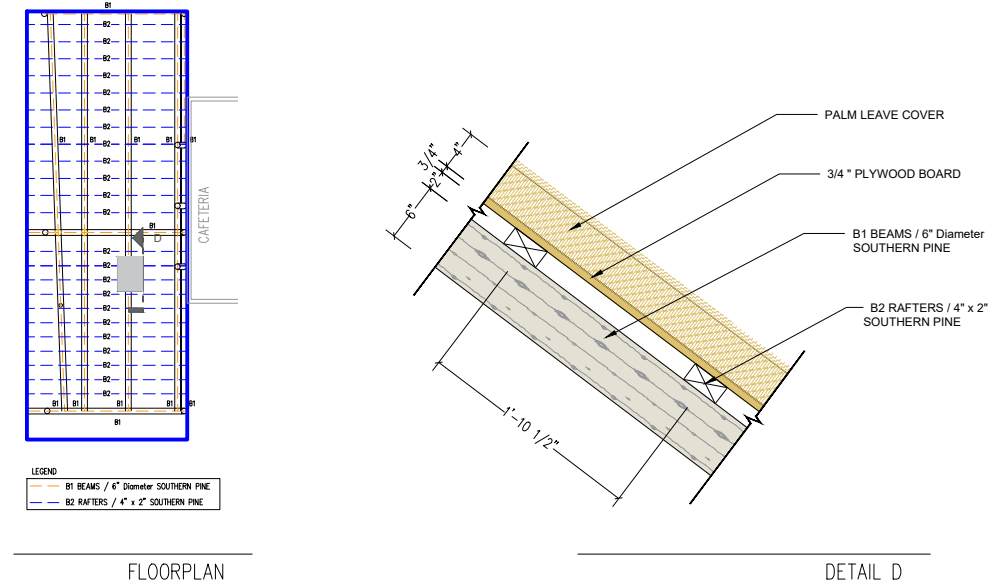
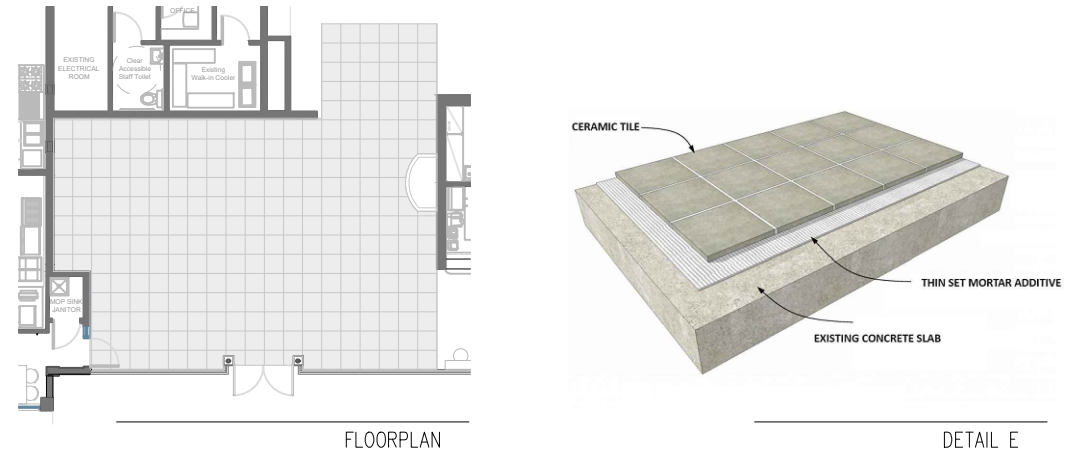
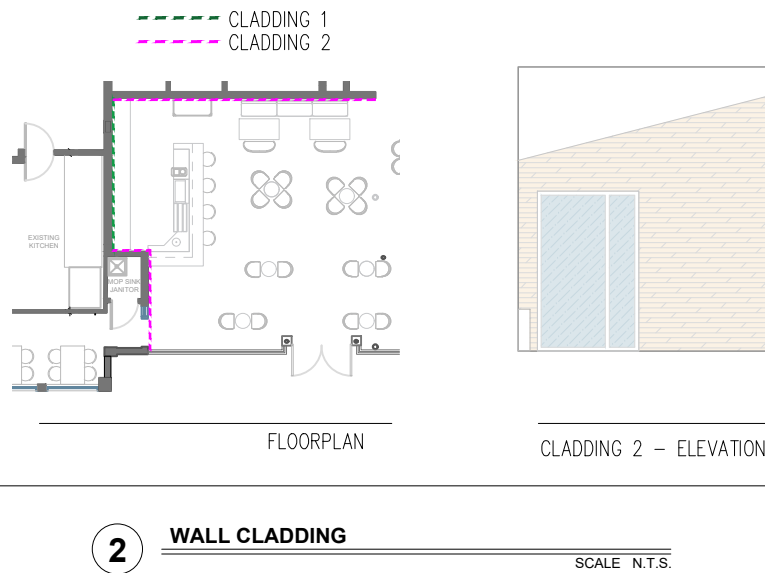
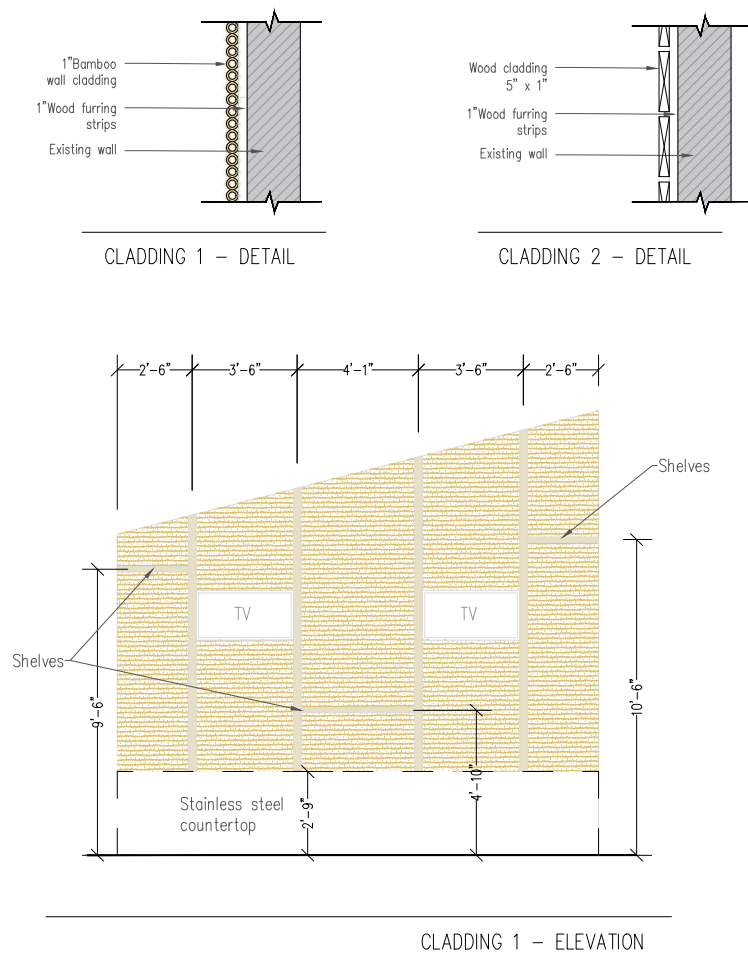
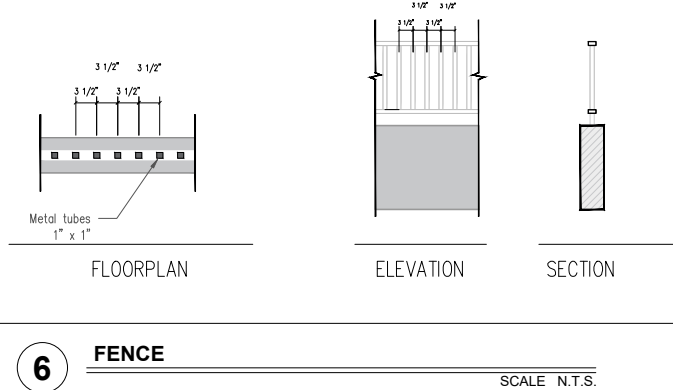
DRAWN BY: N.B.F. SCALE AS INDICATED

SHEET NUMBER: A-301

SHEET: 11 OF 12



1 OUTDOOR BAR 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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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: DETAILS
DRAWING FILE NAME: T-1240104
DRAWN BY: N.B.F. SCALE AS INDICATED
SHEET NUMBER: A-401
SHEET: 12 OF: 12