



SCOPE OF WORK:

The scope of the proposed work for exterior landscape renovations includes the following key improvements:

- Installation of a NOA compliant louver cladding system on the North, East and West façades of the building and porte-cochere ceiling
- Improve accessibility with updated entry steps, raised planters, and new handrails
- Renovate East Side Streetscape paving to address public safety concerns
- Enhance landscape with resilient plant species and to elevate visual appeal
- Reduce overall paved surfaces and introduce planted areas to improve stormwater management
- Upgrade property signage and wayfinding
- Renovate West Side Yard perimeter to include a new security fence with fire access and pedestrian gates

The primary goals of the renovations aim to enhance pedestrian safety, improve property aesthetics, and positively contribute to the South of Fifth neighborhood's public realm and urban character.

APOGEE

EXTERIOR RENOVATION

800 SOUTH POINTE DRIVE
MIAMI BEACH, FL 33139

FINAL SUBMITTAL: 10/12/2025
HEARING DATE: 12/11/2025

APPLICATION: DRB 25-1411

Owner

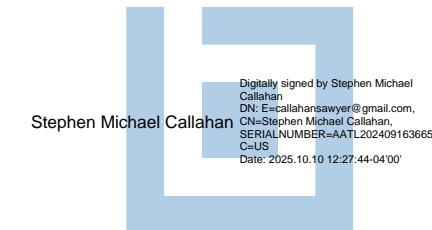
APOGEE CONDOMINIUM ASSOCIATION

800 South Pointe Drive
Miami Beach, FL 33139

Landscape Architect

THRESHOLD
LANDSCAPE WORKSHOP

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Fort Lauderdale, FL 33301
(954) 361-4721



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SPEATH ENGINEERING

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(305) 834.4213

Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

COMMERCIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM #	Project Information				
1	Address: 800 South Pointe Drive, Miami Beach, FL 33139	Folio number(s):	N/A	Year built:	2008
2	Board file number(s), Determination of Architectural Significance:	02-4203-339-0001		Lot Area:	2,707 acres
3	Located within a Local Historic District (Yes or No): No	Zoning District:	C-PS3	Lot width:	varies
4	Individual Historic Site (Yes or No):	No		Lot Depth:	varies
5	Base Flood Elevation:	+8'-0"	Grade value in NGVD:		
6	Future Adjusted Grade (BFE+Grade / 2):	N/A	Free board:	N/A	
7	Proposed Use:	as permitted			
8	Proposed Accessory Use:	N/A			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	PROVIDED			
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)				N/A
14	Building Height		273'-4"		N/A
15	At grade parking lot on the same lot		YES		N/A
a	Front setbacks				N/A
b	Side interior setback				N/A
c	Side facing street setback				N/A
d	Rear setback				N/A
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks				N/A
b	Side interior setback				N/A
c	Side facing street setback				N/A
d	Rear setback				N/A
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks				N/A
b	Side interior setback				N/A
c	Side facing street setback				N/A
d	Rear setback				N/A
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction				N/A
b	Rehabilitated Buildings				N/A
c	Hotel Unit				N/A
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction				N/A
b	Rehabilitated Buildings				N/A
c	Hotel Unit				N/A
20	Required Open-space ratio (RPS, CPS)				N/A
21	Parking				N/A
22	Loading				N/A

Notes: Indicate N/A if not applicable.

DATA PER AS-BUILT SET 07.10.2008, BUILDING PERMIT 4.15.2005 SET
SIEGER SUAREZ ARCHITECTURAL PARTNERSHIP
CHARLES SIEGER, FAIA, #AR5782

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Revisions

Date	Description
09/21/2025	DRB FIRST SUBMITTAL
10/12/2025	DRB FINAL SUBMITTAL
12/11/2025	DRB HEARING DATE

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STATE OF FLORIDA RLA #6667206
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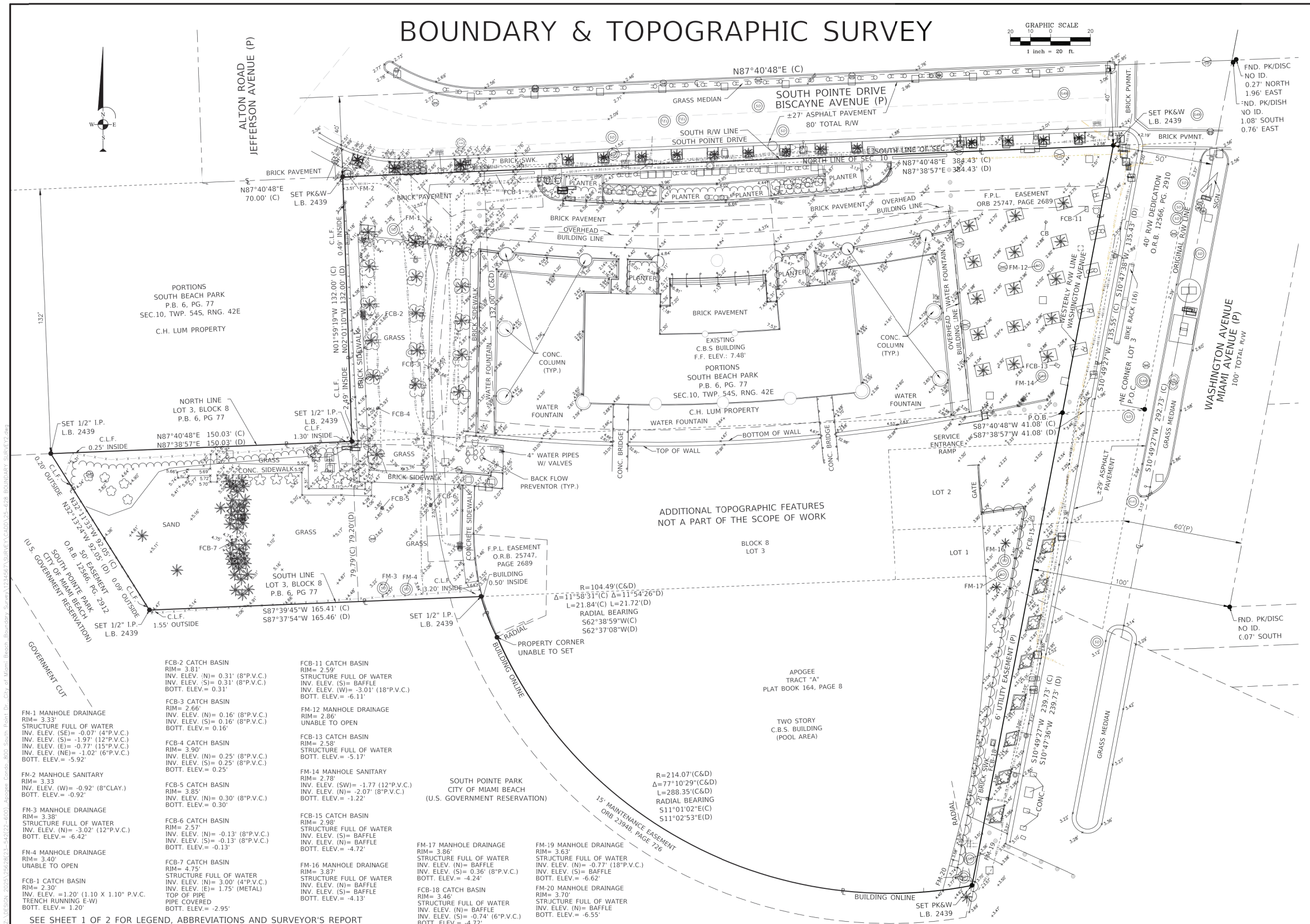
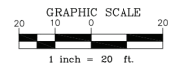
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PERMIT DOCUMENTS - NO FOR CONSTRUCTION

BOUNDARY & TOPOGRAPHIC SURVEY



DATE:	03/22/2023
FIELD BOOK:	1173-1
DESIGN NO.:	25-628
DRAWN BY:	MCT
CHECKER:	CEA
SCALE:	AS SHOWN

BOUNDARY & TOPOGRAPHIC SURVEY
APOGEE CONDOMINIUM
 800 SOUTH POINTE DRIVE
 MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

MANUEL G. VERA & ASSOCIATES, INC.
 SURVEYORS • MAPPERS • SUB SURFACE UTILITY
 13960 SW 47th Street • Miami, FL 33175 • Phone (305) 221-6210
 P.O. BOX 650578 • Miami, FL 33285 • Fax (305) 221-1295
 • www.mgvera.com

SHEET 2 OF 2

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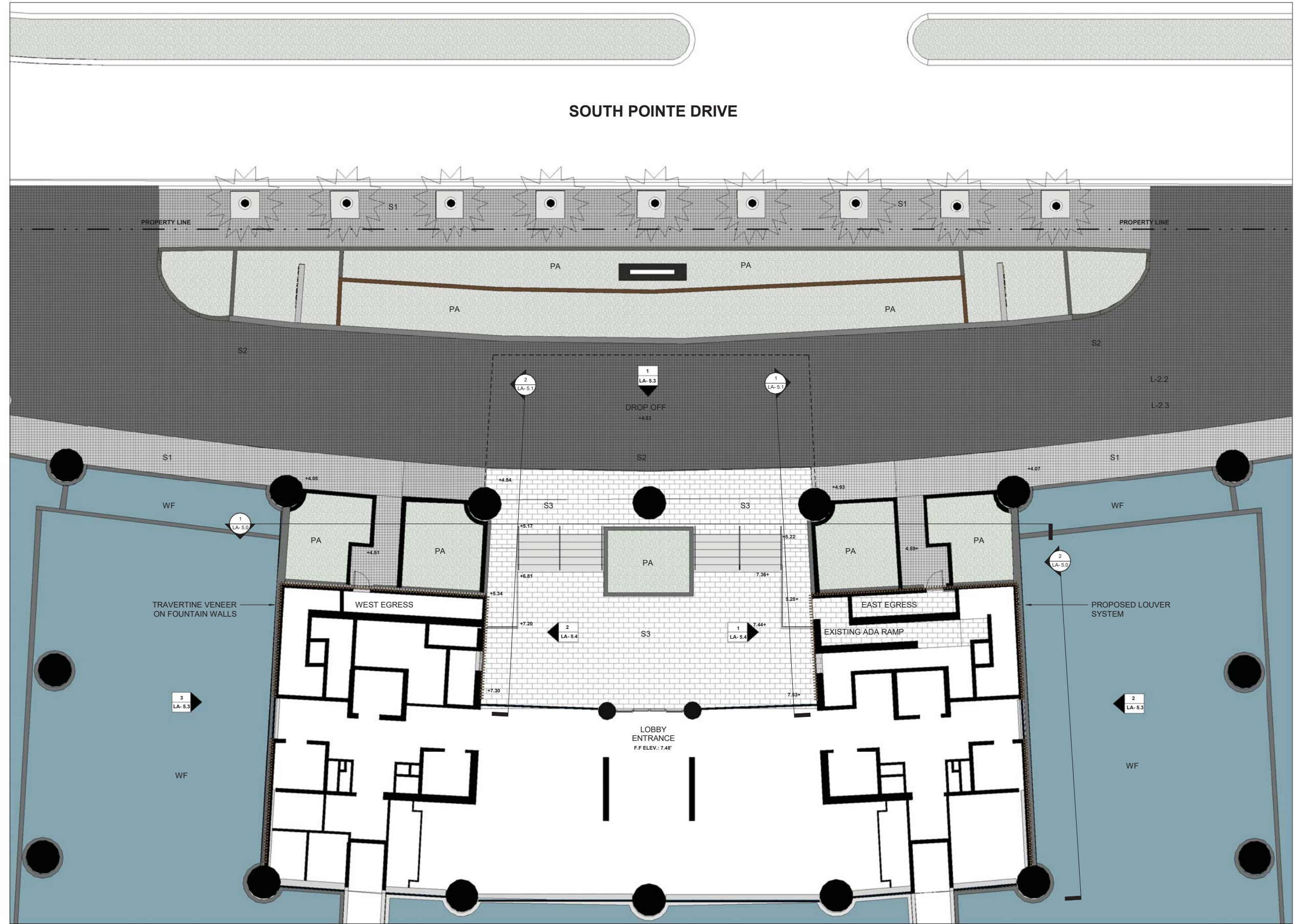
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1 LOUVER LAYOUT ENLARGEMENT PLAN
1/8" = 1'-0"



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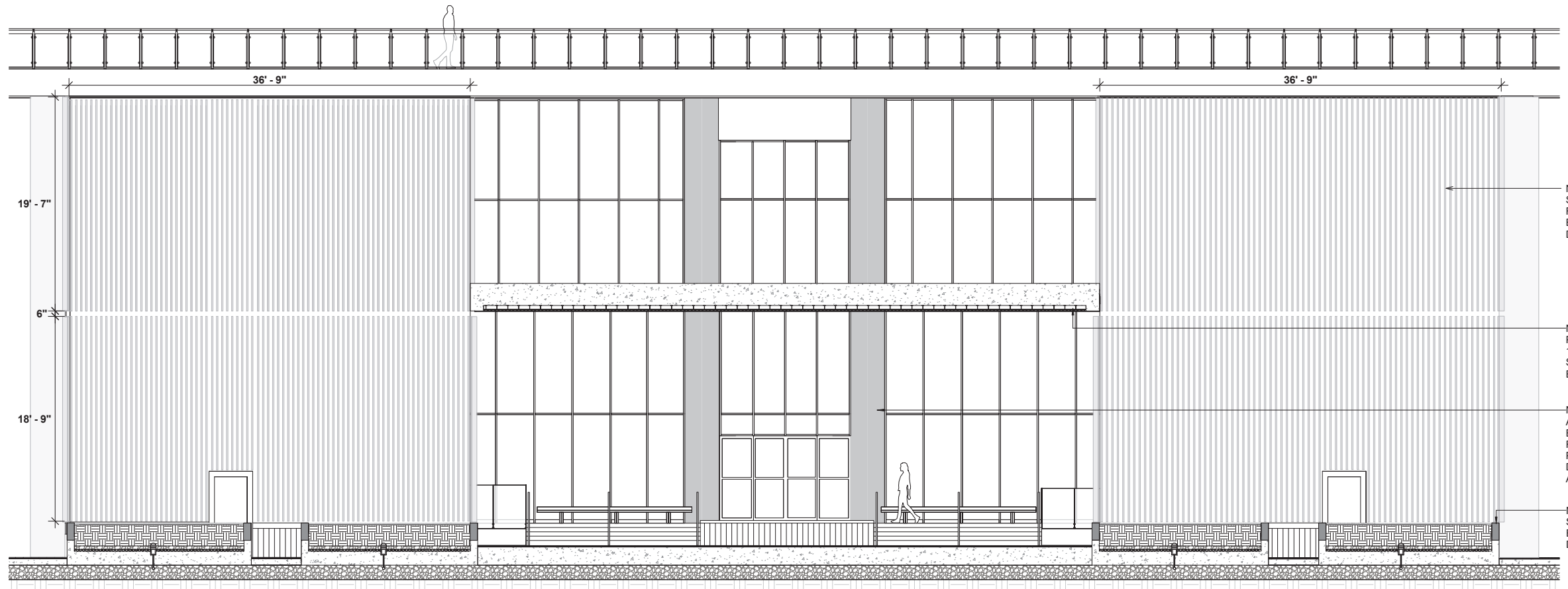
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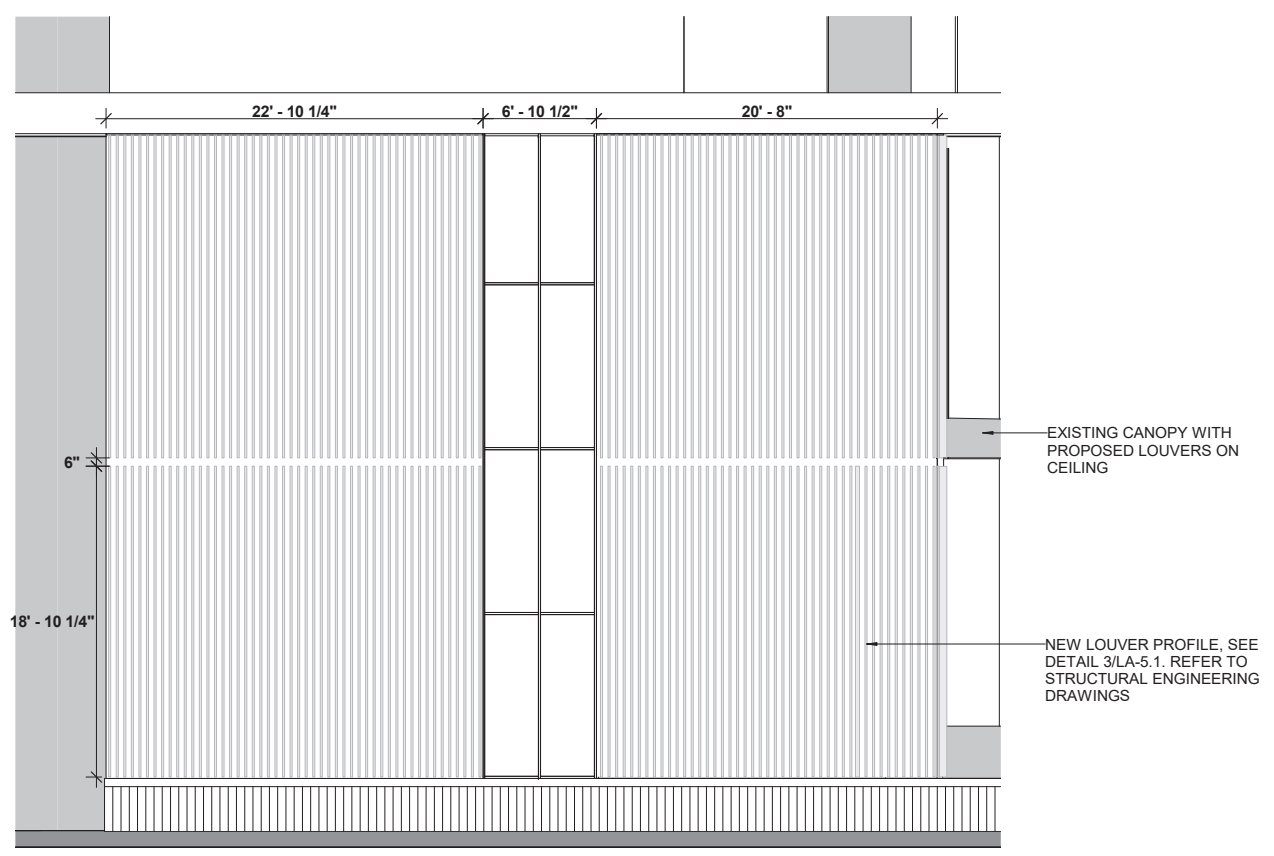
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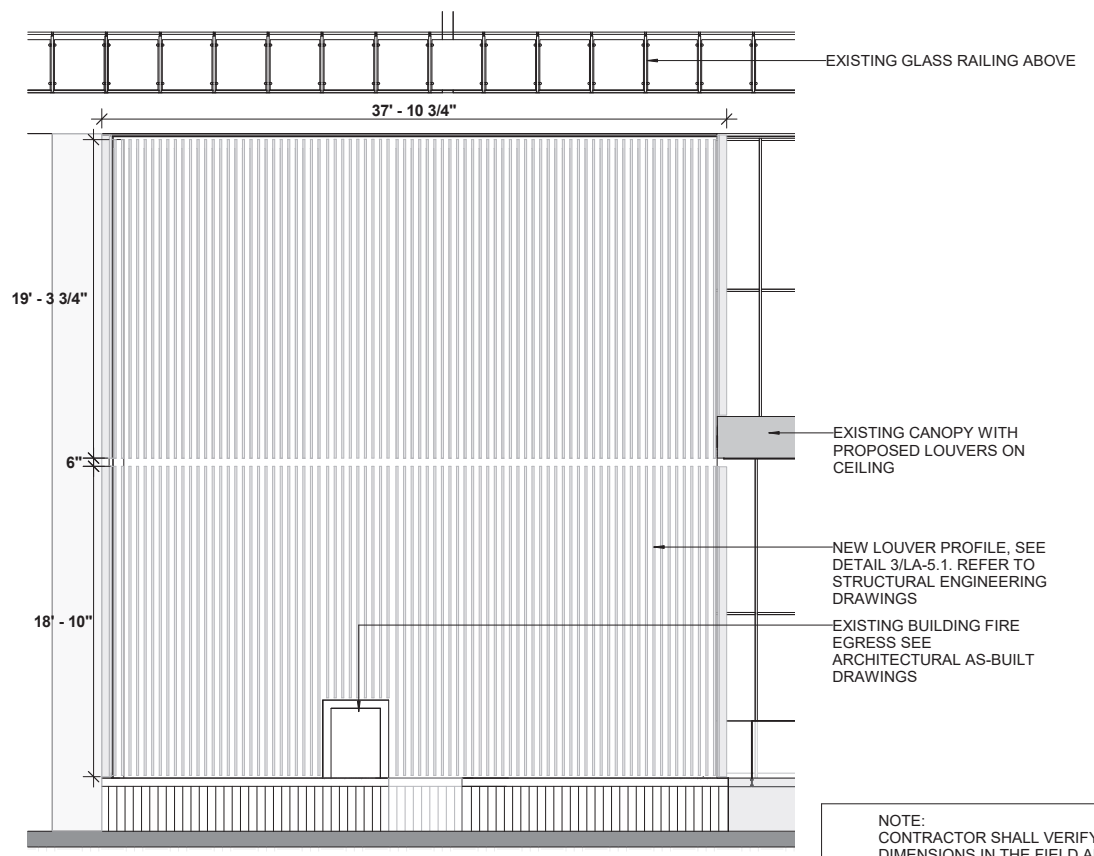
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1 LOUVER PROFILE - NORTH SECTION ELEVATION
 3/16" = 1'-0"



2 LOUVER PROFILE - EAST & WEST ELEVATION
 3/16" = 1'-0"



3 LOUVER PROFILE - NORTHEAST ELEVATION
 3/16" = 1'-0"

NOTE:
 CONTRACTOR SHALL VERIFY ALL
 DIMENSIONS IN THE FIELD AND PROVIDE
 SHOP DRAWINGS FOR LOUVER MOCKUP
 ON-SITE FOR LANDSCAPE ARCHITECT
 AND OWNER APPROVAL

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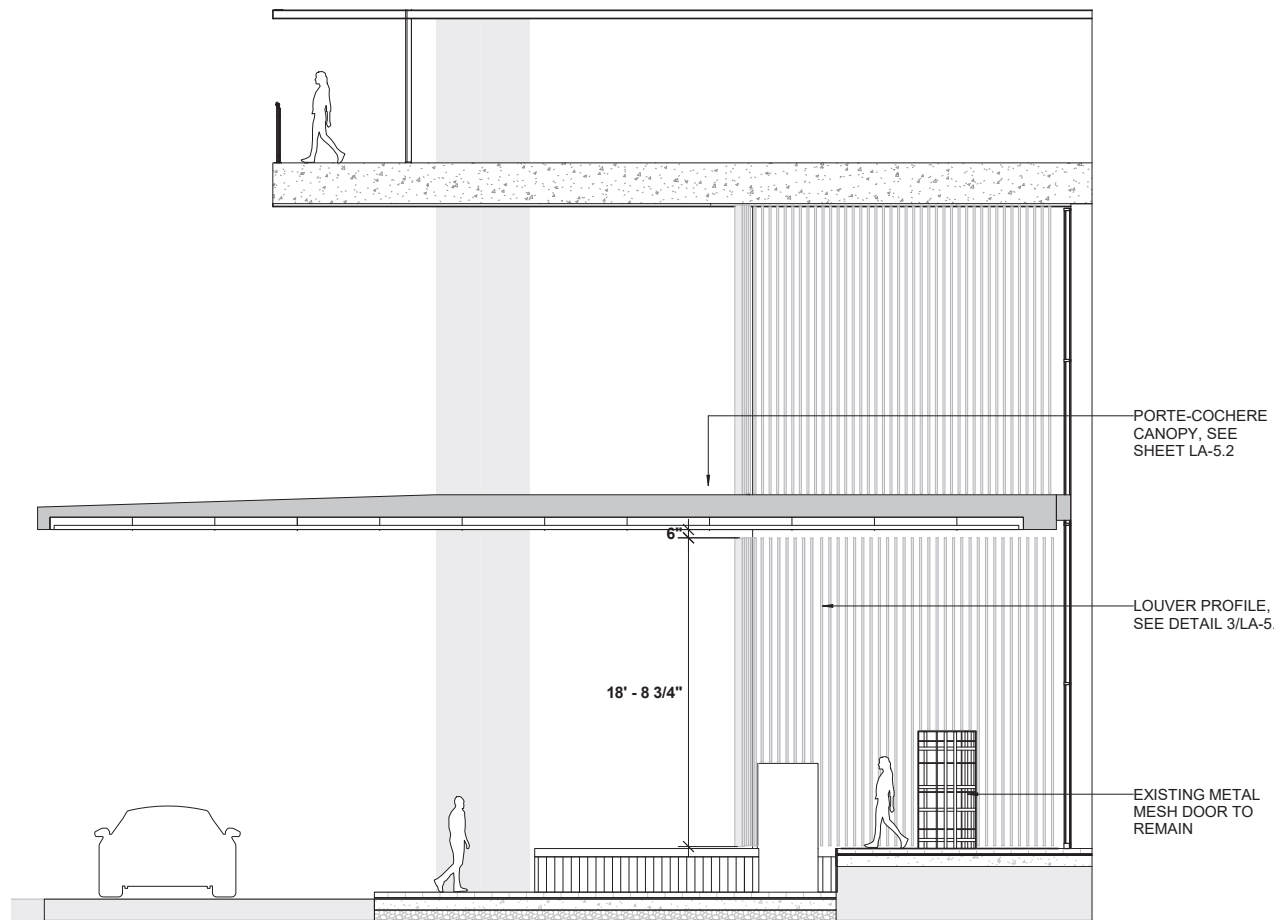
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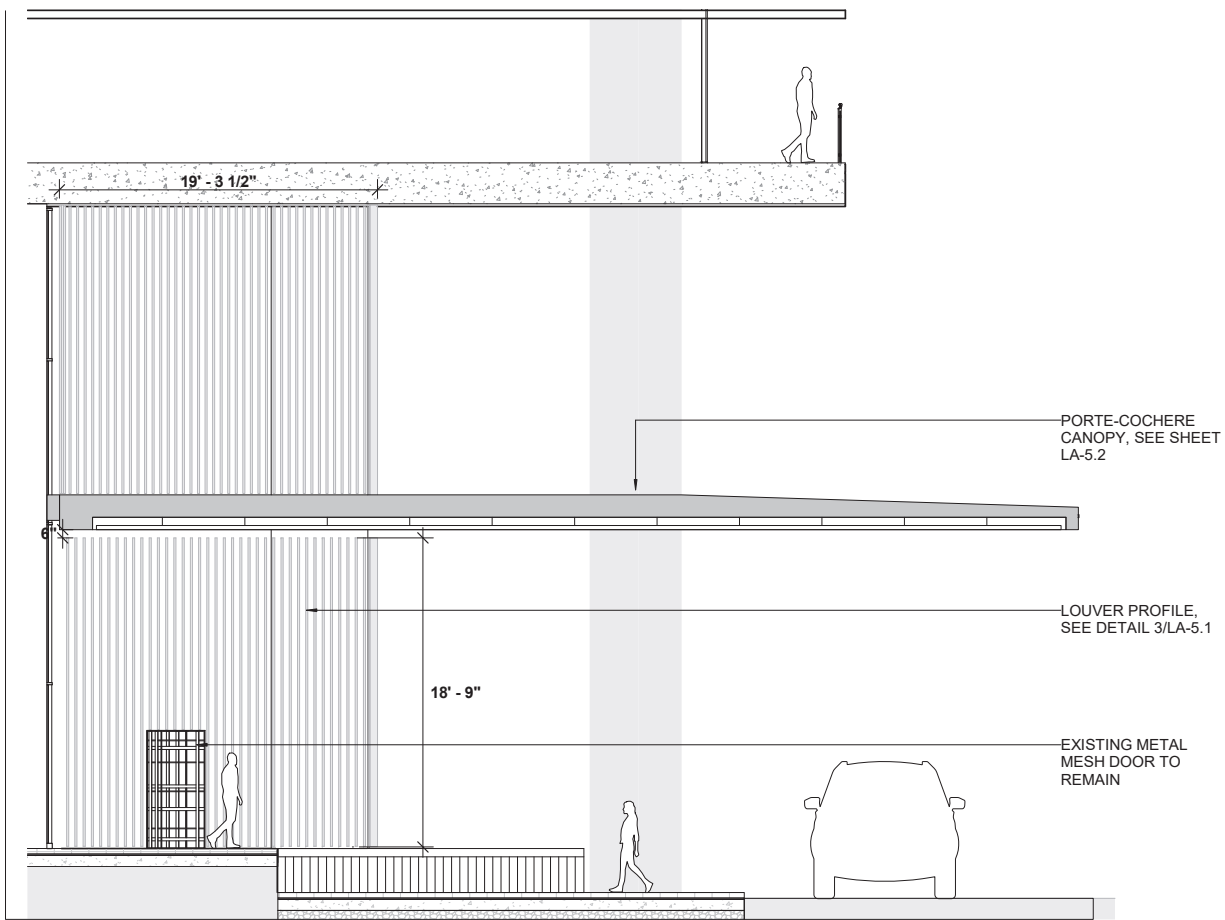
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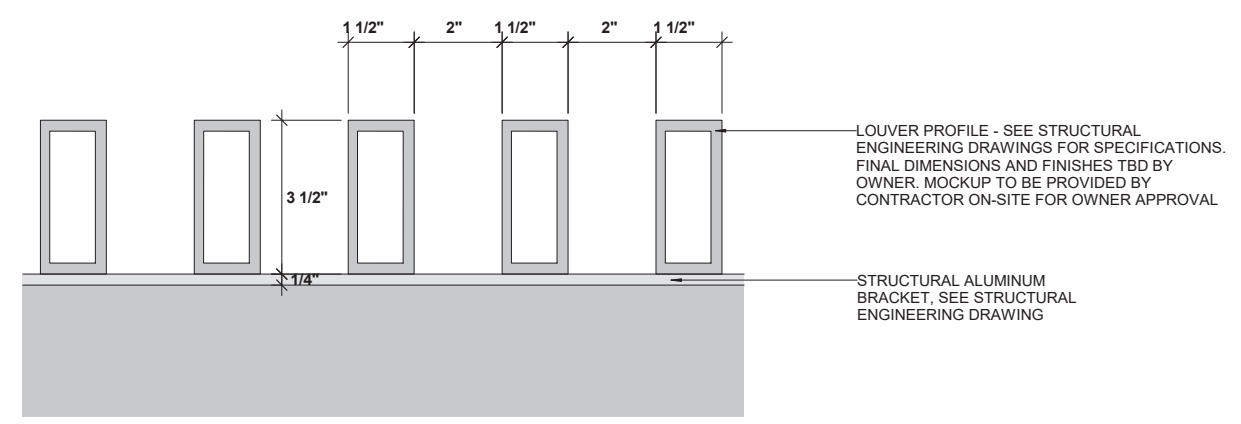
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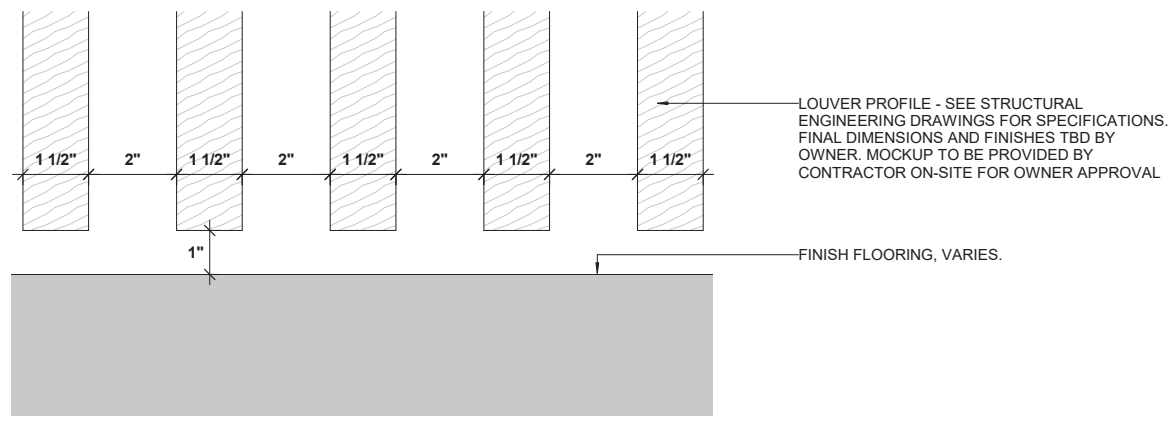
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3/16" = 1'-0"



2 LOUVER PROFILE - WEST ENTRY SECTION ELEVATION
3/16" = 1'-0"



3 LOUVER PROFILE - PLAN
6" = 1'-0"



4 LOUVER PROFILE - ELEVATION
6" = 1'-0"

NOTE:
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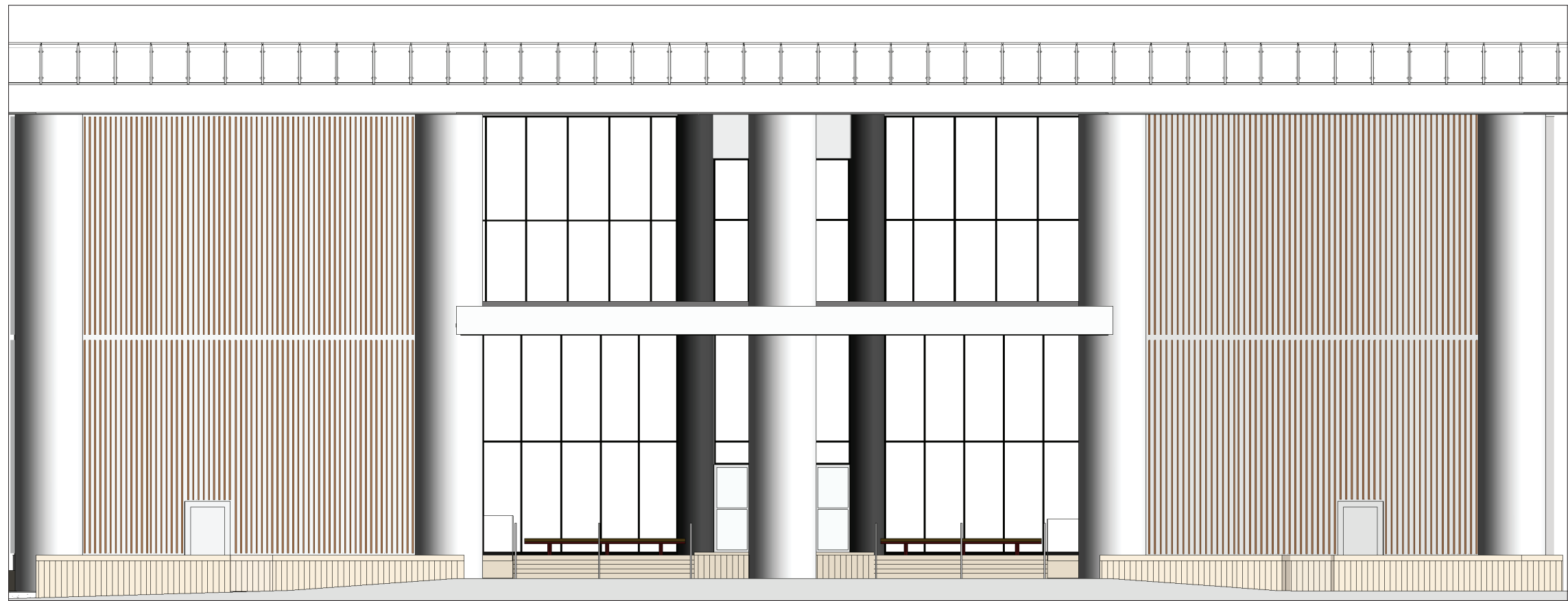
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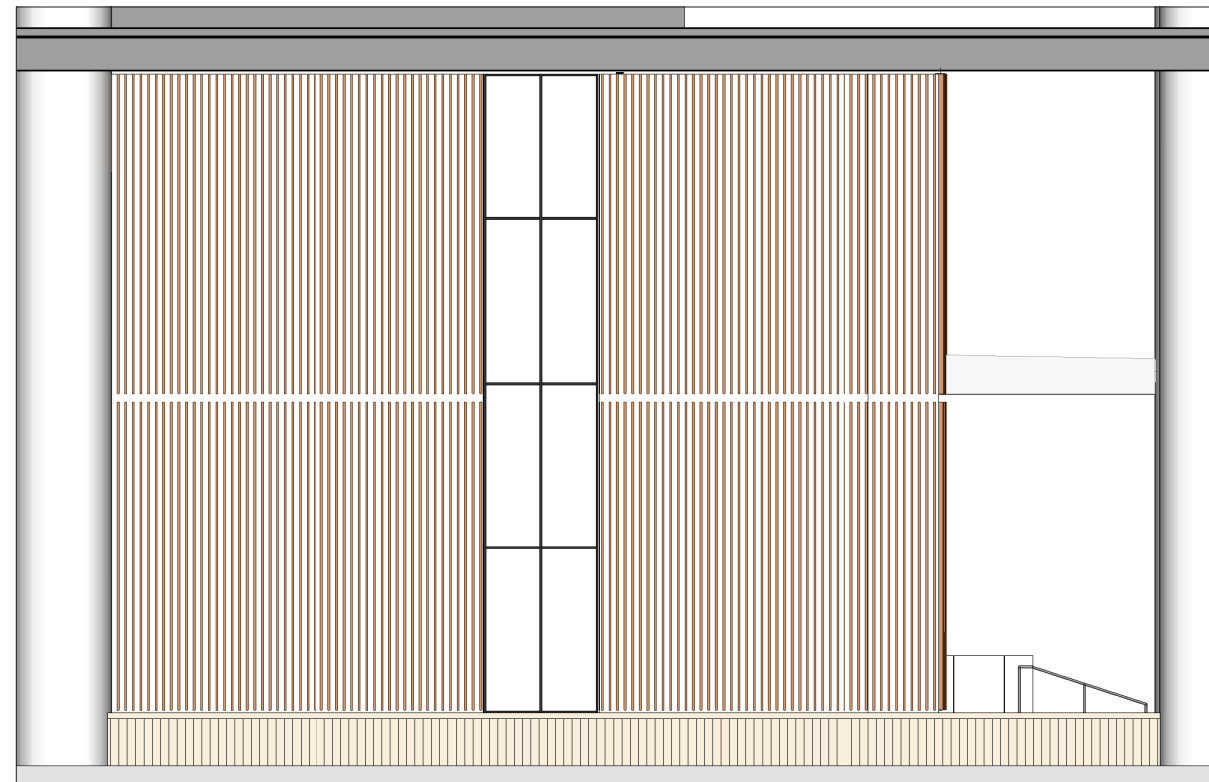
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LOUVER PROFILE
Sheet No.

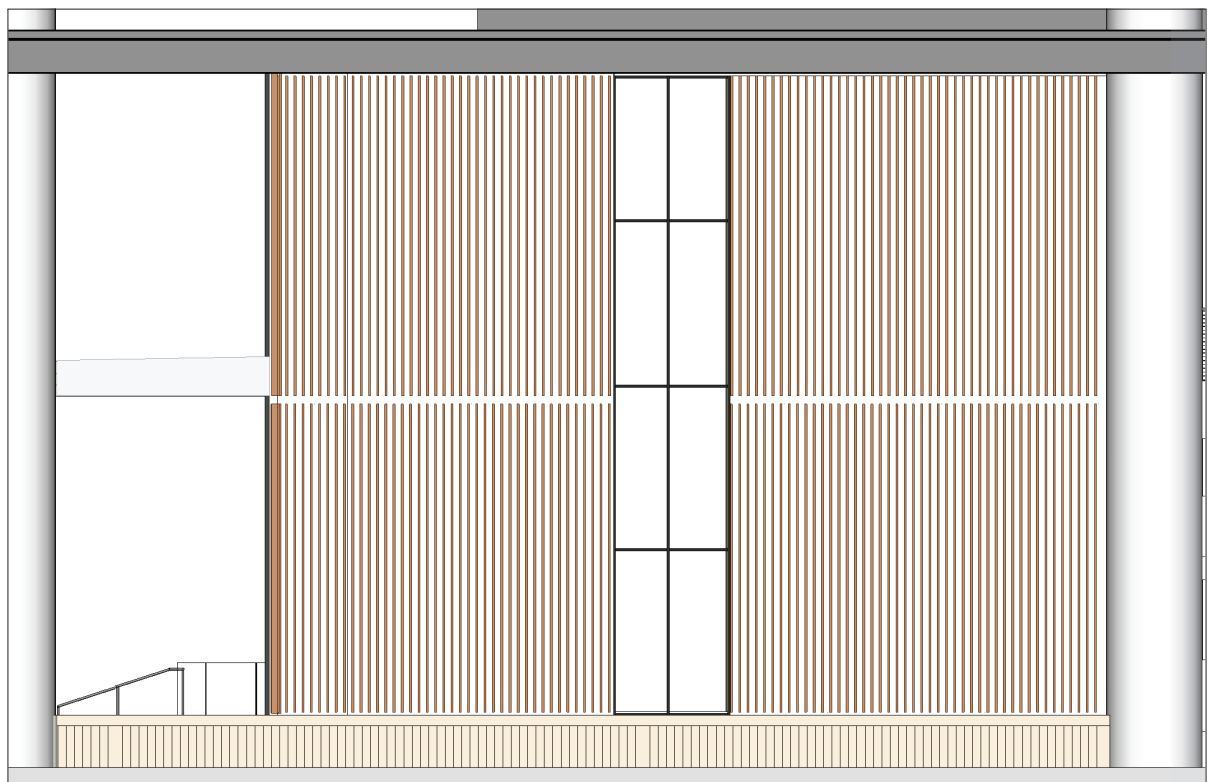
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1 LOUVER RENDERING - NORTH ELEVATION
3/16" = 1'-0"



2 LOUVER RENDERING - WEST ELEVATION
3/16" = 1'-0"



3 LOUVER RENDERING - EAST ELEVATION
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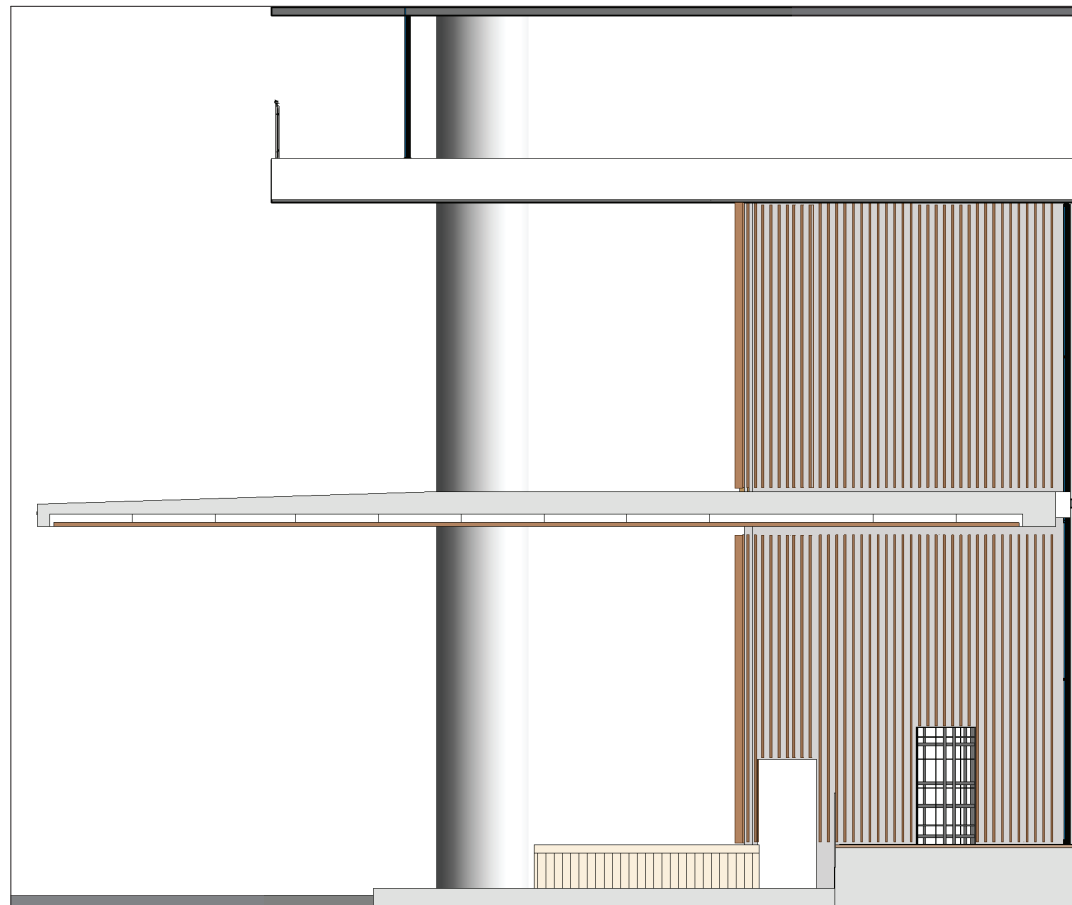
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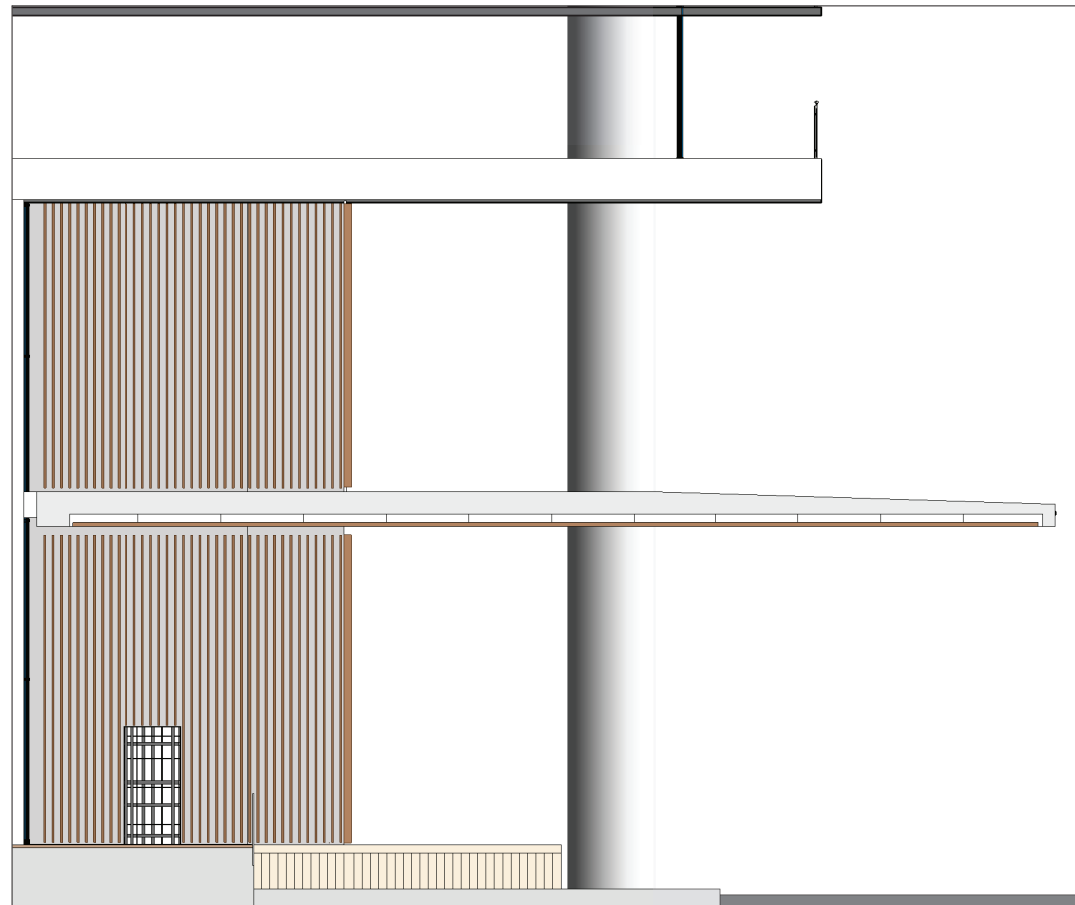
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LOUVER ELEVATIONS
Sheet No.
LA- 5.3

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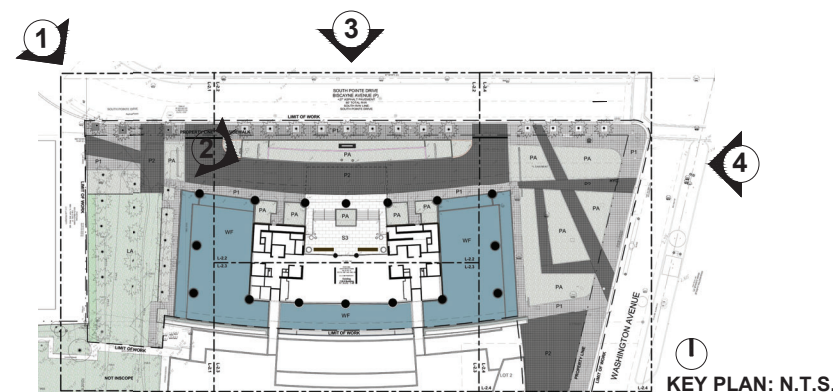
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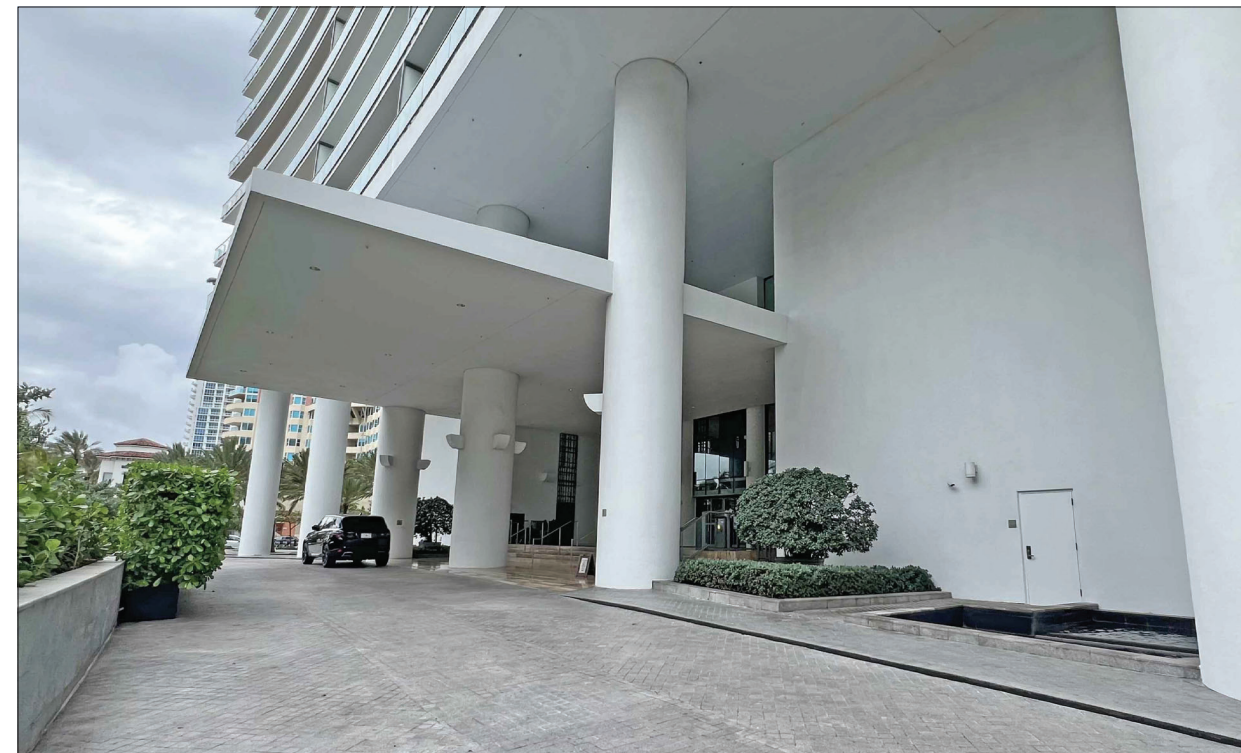
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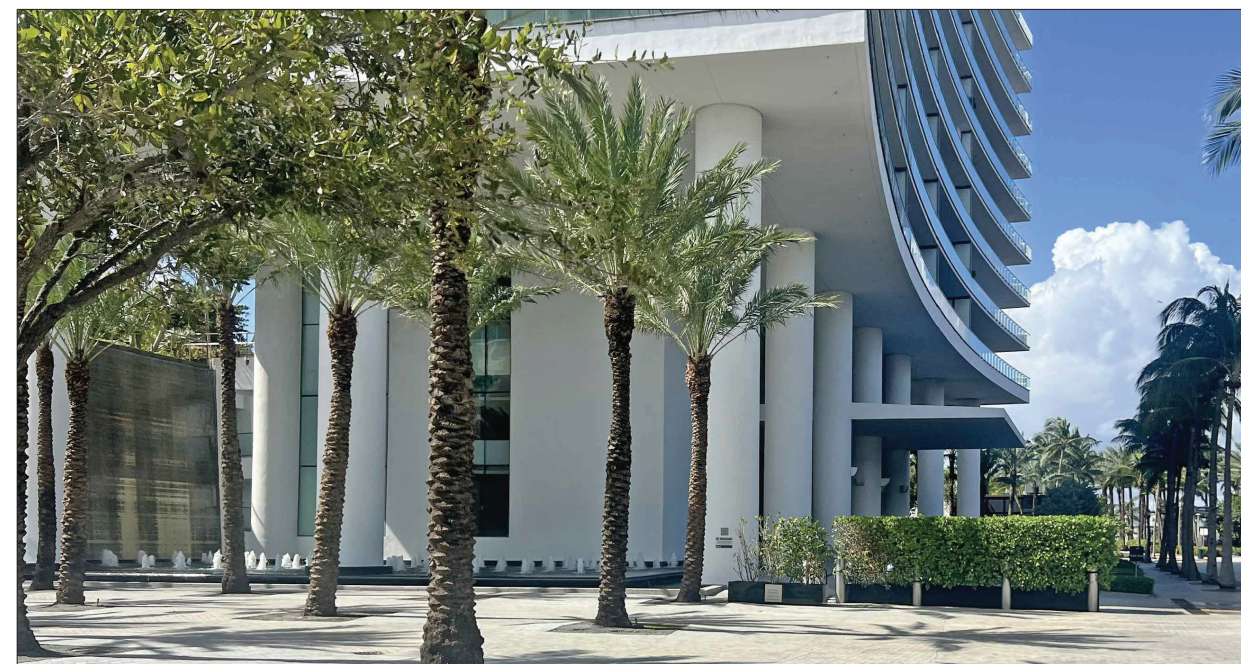
SITE VISIT 8/23/2024
1) VIEW FROM SOUTH POINTE DRIVE TO NW PROPERTY CORNER



SITE VISIT 3/07/2025
2) VIEW EAST FROM ENTRY DRIVE TO PORTE COCHERE



SITE VISIT 1/25/2024
3) VIEW OF NORTH ELEVATION



SITE VISIT 1/29/2025
4) VIEW WEST FROM SOUTH POINTE DRIVE SIDEWALK

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NORTHWEST AND ENTRY FACADE

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Project
APOGEE
 EXTERIOR RENOVATION
 800 SOUTH POINTE DRIVE
 MIAMI BEACH, FL 33139

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Land Surveyor
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Revisions

Date	Description
09/21/2025	DRB FIRST SUBMITTAL
10/12/2025	DRB FINAL SUBMITTAL
12/11/2025	DRB HEARING DATE

Seal
 Digitally signed by Stephen Michael Callahan
 DN: cn=stephenmcallahan@gmail.com,
 Stephen Michael Callahan
 STATE OF FLORIDA RLA #6667206,
 C=US
 Date: 2025.10.10 12:33:14 -04'00'

STEPHEN MICHAEL CALLAHAN
 STATE OF FLORIDA RLA #6667206

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 Date
 10/12/2025
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 AS SHOWN
 Project No.
 202209
 Sheet Name
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PORTE COCHERE AND ENTRY FACADE

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 202209
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NORTHEAST FACADE

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