

THRESHOLD LANDSCAPE WORKSHOP

LETTER OF INTENT – New Exterior Landscape Renovation

APPLICANT: Apogee Condominium Association
PROJECT ADDRESS: 800 South Pointe Drive, Miami Beach, Florida 33139
CASAE NUMBER: DRB25-1141
DATE: September 15, 2025

City of Miami Beach - Design Review Board (DRB)
1700 Convention Center Dive
Miami Beach, Florida 33139

Dear City of Miami Beach DRB,

On behalf of the Apogee Condominium Association, we formally submit this request for review and approval of proposed exterior renovations at 800 South Pointe Drive, Miami Beach, Florida.

The Landscape Renovation Scope of Work:

1. Upgrade property identification signage and wayfinding
2. Renovate East Side Streetscape to address public safety and improve stormwater management
3. Renovate West Side Yard perimeter security fence with fire access and pedestrian gates
4. Update Lobby Entry experience and hardscape
5. Enhance landscape planting areas with resilient plant species

In addition to the landscape enhancements, we are also submitting for review and approval Ground-Level Façade and Porte Cochere finish enhancements requested by the owner to include:

6. Installation of NOA-compliant Façade and Porte Cochere Louver Cladding System

The primary goal 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. Please see the outline attached to include detailed descriptions of the Scope of Work included within this renovation project.


Thank you for your time and consideration of this request.

Sincerely,



Michael Callahan, PLA, ASLA
Principal Landscape Architect

Stephen Michael Callahan



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SCOPE OF WORK OUTLINE

1. Upgrade property identification signage and wayfinding

To address concerns from the Apogee Community, the design team worked to develop new property identification signage to include branded identification, vehicular entrance/ exit designations and property street number address. Apogee Residence frequently experience issues with guest and ride-sharing services locating and navigating designated vehicular drop-off areas.

2. Renovate East Side Streetscape to address public safety and improve stormwater management

In response to City of Miami Beach safety concerns, the design team has provided a proposal to address uneven modular paving setting issues within the East Side Streetscape. The proposal includes introducing five (5) landscape planting areas to manage stormwater runoff and reduce expensive paving areas that contribute to Urban Heat Island Effect. The design proposal seeks to recycle existing granite pavers to reduce material waste, demolition efforts and transport energy consumption.

To prevent future paver settlement and public safety issues, the recycled granite pavers will be mortar set on an appropriate poured-in-place concrete base. The introduction of a solid rigid base material will mitigate future paver settlement issues with respect to public safety and the life span of paved surface materials. The proposed pathway geometry follows the major paths of travel both within the public realm and egress route from the Apogee Condominium as well as consideration for the existing fire hydrants, bus stop benches and city bike station locations along Washington Avenue.

3. Renovate West Side Yard perimeter security fence with fire access and pedestrian gates

To address concerns from the Apogee Community, the design team worked to develop new property security fence to improve safety for children and pets. The proposed security fence will move toward the property line adjacent to South Pointe Drive to provide increased security while providing an enclosed space for dog walking and children's play. The perimeter landscape planting areas will provide a vegetated screening of the property.

4. Update Lobby Entry experience and hardscape

To address concerns from the Apogee Community, the design team worked to develop new lobby entry sequence. Entry steps and handrails are proposed to improve accessibility for people with mobility issues, children and general public. Existing planter wall profiles will raise slightly to allow larger plant species to provide privacy and appropriately scale the existing building.

5. Enhance landscape planting areas with resilient plant species

To address concerns from the Apogee Community, the design team worked to develop a resilient plant species palette and composition for the Ground Level Renovation. Since the completion of the building in 2008, the planting areas have undergone three (3) separate renovations. Plant species proposed in the initial as well as subsequent design renovations did not consider the unique microclimate conditions of the project site. Adjacent condominium buildings create extreme wind tunnel effects and alter the solar aspect creating challenging light and shade conditions throughout the year. During the inventory and analysis phase, the design team identified native and adapted plant species that thrived in the surrounding urban context, most notably within South Pointe Park adjacent to the project site.

6. Installation of NOA-compliant Façade and Porte Cochere Louver Cladding System

To address concerns from the Apogee Community, the design team worked to develop a cladding system to address vast stucco finish Façade and Porte Cochere conditions at the Ground-Level. Working with the project Structural engineer and client a structural aluminum louver system with printed color finish has been proposed to meet NOA requirements.