

**DESIGN REVIEW BOARD**

**City of Miami Beach, Florida**

MEETING DATE: December 11, 2025

PROPERTY: **1000 South Pointe Drive**  
02-4203-251-0001  
02-4203-251-0002

FILE NO: DRB25-1142

IN RE: An application has been filed requesting design review approval for modifications to the façade and exterior areas of an existing residential apartment building. Specifically, the applicant is requesting to renovate the façade, change signage, and provide a new guard house.

LEGAL: See attached "Exhibit A"


APPLICANT: Murano at Portofino Condominium Association, Inc.

**ORDER**

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

**I. Design Review**

- A. The Board has jurisdiction pursuant to Section 2.1.3.1 of the Land Development Regulations. The property is not located within a designated local historic district and is not an individually designated historic site.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria i, & s in Section 2.5.3.1 of the Land Development Regulations.
- C. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Sea Level Rise Criteria 1 in Section 7.1.2.4(a)(i) of the Land Development Regulations
- D. The project would be consistent with the criteria and requirements set forth in 2.5.3.1 and/or Section 7.1.2.4(a)(i) if the following conditions are met:
  - 1 Revised elevation, site plan and floor plan drawings for the proposed modifications to the existing residential building shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:

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- a. The applicant may remove the guard house and related equipment, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- b. The final color, design and details of the new porte-cochere shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- c. The final design, details and colors, including samples, of the charcoal and pewter pavers in a striped pattern proposed for the entrance driveway shall be submitted in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- d. The final design, finish, color and details, including material samples and color, of the stone tile proposed for the exterior building entrance floor shall be submitted in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- e. The final design and details of the new sliding glass doors proposed for the building entrance shall be submitted in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- f. The proposed "blue-green" tinted glass for the new sliding glass door system shall match the existing building's glass and a material sample shall be submitted in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- g. The final design, finish, and details, including material samples and color, of the bronze-clad fins flanking the entrance doors shall be submitted in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- h. The final design, finish, and details, including material samples and color, of the bronze-clad eyebrow proposed over the new entrance doors shall be submitted in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- i. The final design, finish, and details, including material samples and color, of the bronze eyebrow shall be submitted in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- j. The final design and details of the proposed new guard house shall be submitted in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

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- k. The final design, finish, color and details, including material samples and color, of the "brushed limestone" tile proposed for the guard house walls shall be submitted in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - l. The final design and details, including material samples and color, of the bronze clad paneled system eyebrows proposed for the guardhouse shall be submitted in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - m. The final design, details and materials, including material samples and color, of the proposed monument sign shall be submitted in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - n. The final details of all exterior surface finishes and materials, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - o. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding plans shall be submitted to and approved by staff. The species, type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plans shall comply with Chapter 4 of the Miami Beach Resiliency Code, entitled "Landscape Requirements," and shall incorporate the following:
- a. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.
  - b. Any necessary root and tree branch pruning with a diameter at breast height (DBH) of 2" or greater shall be approved by the City Urban Forester prior to any tree work.
  - c. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and washing of concrete or other materials shall be prohibited.

- d. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
- e. The proposed and existing trees located within the swale shall be subject to the review and approval of staff.
- f. Any proposed new street trees shall be of a planting species consistent or similar with existing street trees in the immediate area or consistent with any master street tree plan for the area, subject to the review and approval of the City Urban Forester.
- g. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.
- h. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
- i. The utilization of root barriers and Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- j. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.
- k. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right of wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- l. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

**In accordance with section 2.2.4.8 of the Land Development Regulations, the applicant, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal a decision of the design review board for design review approval only to the city commission, except that orders granting or denying a request for rehearing shall not be reviewed by the commission.**

**I. Variance(s)**

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- A. No variance(s) were filed as part of this application

**The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.**

**II. General Terms and Conditions applying to both 'I. Design Review Approval and 'II. Variances' noted above.**

- A. All new construction over 7,000 square feet shall comply with the "Green Building" requirements in section 7.1.3.2 of the Resiliency Code.
- B. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the Board and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.
- C. During construction work, the applicant shall maintain gravel at the front of the construction site within the first 15'-0" of the required front yard and including the swale (subject to the review and approval of Public Works), to mitigate disturbance of soil and mud by related personal vehicles exiting and entering the site. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way.
- D. During the course of construction, all vehicles, including, but not limited to all personal vehicles, shall park within the confines of the private property, the swale directly abutting the construction site, or at alternate overflow parking sites that are not on-street metered spaces and not zoned RS. Additionally, parking of any vehicles shall be prohibited in the travel lanes of all streets.
- E. All allowable construction signage shall be attached to or situated behind the construction fence, in accordance with Section 6.3.2 of the Land Development Regulations.
- F. The applicant shall coordinate with the City's Parking Department for any modifications or elimination of existing on-street parking spaces, prior to the issuance of a building permit.
- G. The applicant shall submit a construction parking plan to be approved by the building and parking departments prior to the issuance of any building permit, including applicable demolition permits for the project.
- H. The applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.
- I. The contractor(s) shall ensure that the street and the swale directly abutting the construction site remain free of debris and refuse at all times; at a minimum, the contractor(s) shall inspect and clear the street and swale areas before leaving at the end of each day.

- J. This order shall be enforced by the Building, Planning, Parking and Code Compliance Departments.
- K. A recycling/salvage plan shall be provided as part of the submittal for a demolition/building permit, in a manner to be reviewed and approved by staff.
- L. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit and shall be located immediately after the front cover page of the permit plans.
- M. The Final Order shall be recorded in the Public Records of Miami Dade County, prior to the issuance of a Building Permit.
- N. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- O. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- P. The conditions of approval herein are binding on the applicant, the property's owners operators, and all successors in interest and assigns.
- Q. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application for Design Review approval is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "Murano at Portofino, Ground Level Renovation" as designed by **Arquitectonica**, dated October 12, 2025, and as approved by the Design Review Board, as determined by staff.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board approved plans, this approval does not mean that such handicapped access is not required. When requesting Building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in

accordance with the requirements and procedures of Section 2.2.4.6 of the Land Development Regulations; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project shall expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 2 of the Land Development Regulations, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject the application to Chapter 2 of the Land Development Regulations, for revocation or modification of the application.

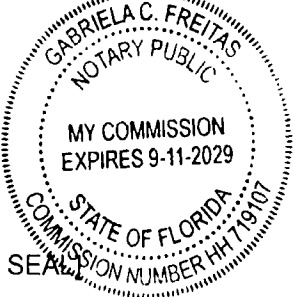
Dated 2/5/2026 | 4:27 PM EST

DESIGN REVIEW BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

DocuSigned by:  
*Rogelio Madan*  
BY: \_\_\_\_\_  
Rogelio A. Madan, AICP  
Development & Resiliency Officer  
For the Chair

STATE OF FLORIDA        )  
  ) SS  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 5 day of February 2026 by Rogelio A. Madan, AICP, Development & Resiliency Officer of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



*Gabriela C. Freitas*  
Notary: Gabriela C. Freitas  
Print Name  
Notary Public, State of Florida  
My Commission Expires: 9-11-29  
Commission Number: HH719107

[NOTARIAL SEAL]  
Approved As To Form:

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December 11, 2025

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City Attorney's Office: Nick Kalog ( 2/5/2026 | 2:44 PM) EST

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Filed with the Clerk of the  
Design Review Board on Jessica Finking ( 2/6/2026 | 8:56 AM) EST

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## Exhibit "A"

**SURVEY LIMITS/LEGAL DESCRIPTION:**

Lots 1 through 7, Inclusive and East 30.00 feet of Lot 8 in Block 111, of "OCEAN BEACH FLORIDA ADDITION NO. 3", according to the plat thereof as recorded in Plat Book 2, at Page 81, in the Public Records of Dade County; together with the accretion thereto.

And:

That part of Biscayne Street (also known as Biscayne Avenue) as shown on said Plat of "OCEAN BEACH FLORIDA ADDITION NO. 3", lying Westerly of the Southerly projection of the West Right of Way line of Jefferson Avenue as shown on said plat and being bounded on the West by Biscayne Bay.

And:

All that part of the North 132.00 feet of Section 10, Township 54, Range 42 East, described as: Beginning at a point on the Northern boundary of said Section 10, which is intersection by the Easterly Boundary of Jefferson Avenue extended Southerly across Biscayne Street as a Point or Place of Beginning; thence Southerly containing the Easterly boundary of Jefferson Avenue extended for a distance of 132.00 feet to a point; thence Westerly 208.1 feet more or less along a line parallel to and 132.00 feet Southerly from the Northern line of said Section 10 to Biscayne Bay; thence Northwesterly meandering the bay to the intersection of the Northern line of Section 10; thence Easterly along the Northern line of Section 10, 285.00 feet more or less to the Point or Place of Beginning, (the Northerly boundary of said section 10 being common with the Southerly boundary of Biscayne Street), also described as: all of that part of the North 132.00 feet of Section 10, Township 54 South, Range 42 East, known as Tract A or The Smith Company Bay Front Tract, more particularly described as follows, to wit: Bounded on the North by the Northern line of said Section 10; on the East by the East line of Jefferson Avenue extended; bounded on the South by a line parallel to and distant 132.00 feet South of the Northern line of said section 10, and bounded on the West by Biscayne Bay, together with the accretion thereto.

The aforementioned parcel being more particularly described as follows:

Commence at a point on the northern boundary of Section 10, Township 54, Range 42 East at the intersection of the Easterly boundary of Jefferson Avenue right of way at the Southern boundary of Biscayne Street right-of-way, which is the POINT OF BEGINNING of the following described parcel; thence S87°38'57"W for 70.0 feet; thence N01°55'19"W for 227.29 feet; thence N32°12'16"W for 381.66 feet; thence S57°47'16"W for 300.00 feet; thence S32°12'16"E for 379.28 feet; thence S32°12'16"E for 244.44 feet; thence N87°38'57"E for 206.98 feet; thence N01°55'19"W for 132.00 feet to a POINT OF BEGINNING.