

September 21, 2025

VIA ELECTRONIC DELIVERYMr. Thomas Mooney, AICP
Planning Director
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139**RE: Letter of Intent for Design Review Board Application DRB25-1142
Murano at Portofino
1000 South Pointe Drive, Miami Beach, FL 33139**

Dear Mr. Mooney:

Please accept this letter of intent on behalf of the MURANO AT PORTOFINO CONDOMINIUM ASSOCIATION, INC. (the “Owner”) in support the application DRB25-1142 to the Design Review Board for approval of a modification to the entrance of the existing multi-family residential building (the “Project”) located at 1000 South Pointe Drive in Miami Beach, Florida, further identified by folio numbers 02-4203-251-0001 and 02-4203-251-0002 (the “Property”). The Property is approximately +/-172,300 square feet in size and is located on the west side of Alton Road at Commerce Street, as shown in the aerial photograph below.



The Property is zoned CPS-4 (Commercial Limited Mixed Use) and has a Land Use designation of Commercial. It is currently improved with the Murano at Portofino Condominium, which was constructed in 2001.

I. The Project

The Project proposes aesthetic and security enhancements to the entrance area of the existing building. The improvements will consist of modifications to the driveway, building entrance, monument signage, landscaping, and a new guard house (no gates). Specifically, the driveway and roundabout will be repaved with decorative paving, updates will be made to the building's entrance facade, the monument sign will be modernized, new plantings will be made within the entrance and main driveway area, and a small guard house will provide additional security monitoring for the Property.

The building entrance will feature a new porte-cochere with a sleeker, modernized aesthetic. The sliding doors will be enhanced with a clear glass finish to provide contrast to the building's current glass checkered pattern. The existing monument signage, which currently includes a waterfall, will be reduced in size and refaced with limestone. The sign will be complimented by additional landscaping surrounding it. It should be noted that the existing monument sign was recently damaged due to a vehicular accident.

The new 66.67 square foot guard house structure will be erected within the median at the Property's entrance driveway. The guard house will be manned by professional security personnel but it will not be gated. Additional plantings will also be provided in the median area to ensure that the guard house has a cohesive feel and blends in with the building's aesthetic.

The proposed improvements are purely aesthetic in nature and have been approved by the Murano at Portofino Condominium Association board of directors with the support of the building's residents. The Project does not propose changes to the circulation of the driveway. All circulation and drop-off areas will remain as approved. There are also no changes proposed to any other areas of the building. No waivers or variances are being requested for the Project.

II. Design Review Criteria

The project satisfies the design review criteria set forth in Section 2.5.3.1 of the Land Development Regulations, as follows:

(1) The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.

Satisfied. The Applicant is incorporating additional landscaping and drainage facilities on the Property.

(2) The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.

Satisfied. The Applicant's design and layout of the development is considerate of access, circulation, grading, drainage, landscaping, lighting, signage, and screening.

- (3) *The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.*

Satisfied. The design of the Project is an overall enhancement of the existing conditions and the new 66.67 square foot guard house is the minimum size necessary to provide adequate shelter for the on-duty security personnel.

- (4) *The color, design, selection of landscape materials and architectural elements of exterior building surfaces and primary public interior areas for developments requiring a building permit in areas of the city identified in section 2.5.3.2.*

Satisfied. The new structure and additional landscaping have been thoughtfully designed with a modern aesthetic that is cohesive with the design of the Murano Portofino tower.

- (5) *The proposed site plan, and the location, appearance and design of new and existing buildings and structures are in conformity with the standards of this article and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the design review board and historic preservation board and all pertinent master plans.*

The Project satisfies all standards of the City Code.

- (6) *The proposed structure, or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties.*

Satisfied. The Project is comparable to other residential towers in the area and will enhance the character of this block of Alton Road where it meets South Pointe Drive.

- (7) *The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.*

Satisfied. Special attention was given to pedestrian safety and crime prevention, specifically, with the addition of the guard house, new sidewalks, and crosswalks within the driveway.

- (8) *Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safety and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the site.*

Satisfied. The proposed design of the driveway and enhanced pedestrian access is a significant improvement from the existing conditions, particularly with respect to the additional sidewalks and crosswalks within the Property.

- (9) Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.*

Satisfied. The proposed lighting will provide added security to the Property, enhance the Property's appearance, and ensure that pedestrians have ample lighting at night.

- (10) Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.*

Satisfied. The landscaping proposed will enhance the overall aesthetic of the Project.

- (11) Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.*

Satisfied. The landscaping design, separate from and in addition to the Project's overall design, will include landscaping along Alton Road, shielding the Project from sight on the street.

- (12) The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).*

Satisfied. The Project's design is compatible with the pattern of development along Alton Road and South Pointe Drive, and is consistent with the CPS-4 development regulations.

- (13) The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.*

Satisfied by the existing structure, no changes to the main building are proposed by this Application.

- (14) The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.*

Satisfied by the existing structure, no changes to the main building are proposed by this Application.

- (15) An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).*

Satisfied. The guard house, which has been designed to a human scale, is wholly sensitive to the existing improvements and character of the surrounding area.

(16) All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.

Satisfied. The guard house provides large glass windows into the interior space, adding visual interest to the streetscape.

(17) The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.

Satisfied. All design, screening, and buffering has been designed to ensure that there are minimal impacts to adjacent properties.

(18) In addition to the foregoing criteria, section 104-6 (t) the General Ordinances shall apply to the design review board's review of any proposal to place, construct, modify or maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.

Not applicable.

(19) The structure and site comply with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.

Satisfied. See our responses to the Sea Level Rise Criteria provided below.

III. Sea Level Rise and Resiliency Criteria

Further, the Application meets all applicable sea level rise and resiliency criteria set forth in Section 7.1.2.4(a)(1) of the Code, as follows:

(1) A recycling or salvage plan for partial or total demolition shall be provided.

A recycling and salvage plan for demolition will be provided at permitting.

(2) Windows that are proposed to be replaced shall be hurricane proof impact windows.

The windows installed will be hurricane proof impact windows.

(3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

The Applicant will provide, where feasible and appropriate, passive cooling systems.

- (4) *Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with chapter 4 in Land Development Regulations.*

All landscaping will be Florida-friendly and resilient.

- (5) *The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.*

The Project provides appropriate grading and drainage to account for the elevations of the surrounding properties.

- (6) *The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way and adjacent land, and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to 3 additional feet in height.*

The driveway and guard house have been engineered to be adjustable to future changes in the elevation of public rights-of-way and adjacent lands. The proposed design also accommodates the potential elevation of street height by up to 3 additional feet.

- (7) *As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation.*

All critical mechanical and electrical systems for the proposed development are above base flood elevation.

- (8) *Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.*

Not applicable. Raising the elevation of the existing building would not be feasible or economically appropriate given the nature of the modified Project.

- (9) *When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with chapter 54 in General Ordinances.*

Wet or dry flood proofing systems will be provided where habitable space is located below base flood elevation.

- (10) *As applicable to all new construction, stormwater retention systems shall be provided.*

Where feasible, water retention systems will be provided.

(11) Cool pavement materials or porous pavement materials shall be utilized.

Cool pavement materials or porous pavement materials will be utilized where feasible and appropriate.

(12) The design of each project shall minimize the potential for heat island effects on-site.

The proposed design includes a green roof and lush landscaping throughout the property, reducing the potential for heat island effects on-site.

IV. Conclusion

The Applicant seeks to modernize the Murano Portofino entrance and improve security and access for its residents and their guests. The Project will meet all applicable criteria for approval and will not create any negative impacts to public health, safety, or welfare.

Based on the above, we respectfully seek your favorable review and recommendation of approval for this Application. If you have any questions or require additional information, please feel free to contact me directly at tslavens@lsnlaw.com or (305) 673-2585.

Respectfully submitted,

LSN Law, P.A.

A handwritten signature in blue ink that reads "Tracy Slavens". The signature is written in a cursive, flowing style.

Tracy R. Slavens, Esq.

Enclosures