

October 12, 2025

VIA ELECTRONIC DELIVERY

Mr. Rogelio A. Madan, AICP
Development & Resiliency Officer
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

**RE: Narrative Response Letter - Application DRB25-1142
Murano at Portofino
1000 South Pointe Drive, Miami Beach, FL 33139**

Dear Mr. Madan,

Please accept this response letter on behalf of the MURANO AT PORTOFINO CONDOMINIUM ASSOCIATION, INC. (the “Owner”) in connection with application DRB25-1142 for the property 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”).

Planning Review:

a. Plans: Separate details on the façade and renderings from the landscape set of plans to facilitate the review from the board members. The board is accustomed to seeing an architectural set of plans.

Response: Acknowledged. We have provided two separate sets, Architecture and Landscape.

a. A porous OR high albedo surface must be utilized where existing driveway materials are being replaced.

Response: A high albedo surface information (SRI) has been added to sheet L-602. Code 32-14-40D.

a. Plans: Provide color elevations of ground level of the proposed entry canopy.

Response: Color elevations of the entry canopy has been provided into the Architecture set. Refer to sheet A-301.

b. Plans: Provide a color elevation of the guard house.

Response: Color elevations of the Guard House has been provided into the Architecture set. Refer to sheet A-401.

c. Plans: Provide a materials page with details on the materials being utilized for the entry canopy and guard house.

Response: A materials page has been added into the Architecture set.

Landscape Review:

Staff recommends the use of alternative shrub species to *Clusia guttifera* encompassing the dog park and driveway. Consider use of native salt and drought tolerant large shrubs/small trees, layered with low shrubs and ground covers on the side of the public right-of-way, to create the desired barrier and/or visual screen.

Response: *Clusia guttifera* hedge has been replaced with Green Buttonwood along the dog park and *Cocoplum* along the driveway for screening.

Planning Admin Review:

Submit checklist. Must include name, signatures, and date.

Response: Checklist has been signed and dated.

Email owners mail labels in Excel.

Response: Owners list has been mailed to Gabriela Freitas via email.

Please advise if you have any questions or require additional information at this time.

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.