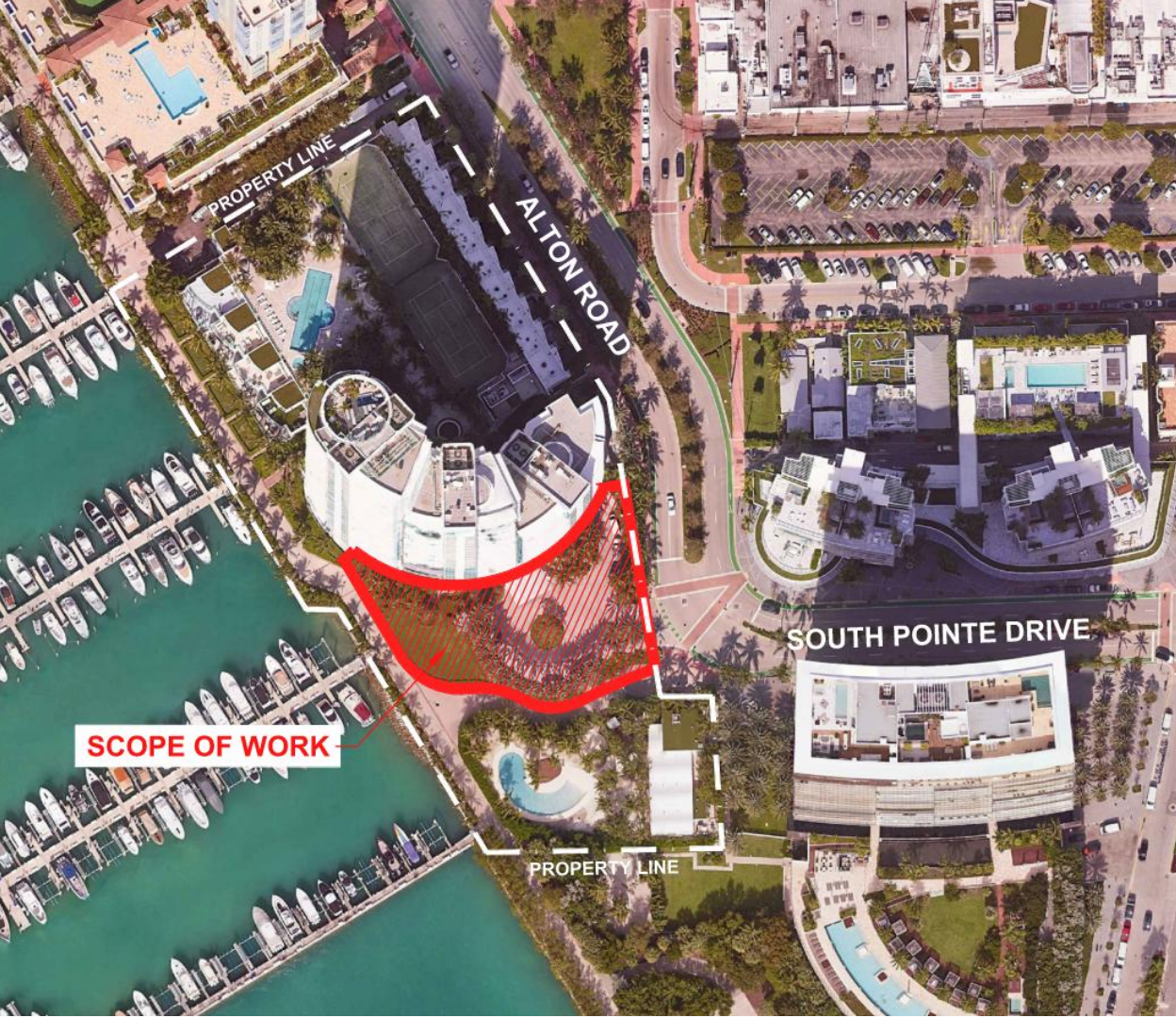


An aerial photograph of a modern high-rise building complex, likely a residential or commercial development. The building is tall and cylindrical, with a glass facade. In the foreground, there is a large marina filled with many white yachts and boats. To the right of the marina, there is a landscaped area with palm trees and a swimming pool. The background shows a cityscape with other buildings and a body of water under a blue sky with scattered clouds.

Murano at Portofino

DRB25-1142
1000 South Pointe Drive



- The Murano Portofino Condominium was constructed in 2001
- Property is Zoned CPS-4
- Land Use designation is Commercial

Application Requests

This Application seeks the approval of aesthetic and landscape forward enhancements to the entrance area of the Murano Portofino Condominium.

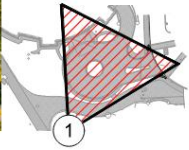
Designed by Arquitectonica GEO and SKAD, the project will consist of modifications to the driveway, building entrance, monument signage, and landscaping.

- 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.
- Lush new plantings will be installed at the entrance and along the main driveway.

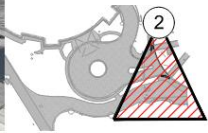
Note: The small guard house is no longer proposed as part of this application.



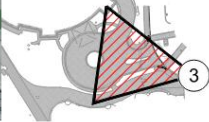
① AERIAL VIEW



② VIEW FROM ALTON ROAD



③ VIEW FROM SOUTH POINTE DRIVE



④ VIEW FROM SOUTH POINTE DRIVE



DESIGN IMPROVEMENTS

- ① NEW PORTE-COCHERE
- ② REPLACEMENT OF ENTRANCE SLIDING DOORS
- ③ SIGNAGE RENOVATION
- ④ NEW PEDESTRIAN + VEHICULAR PAVERS
- ⑤ EXISTING VEHICULAR PAVERS TO REMAIN
- ⑥ DOG PARK ENHANCEMENT





GRANITE CURB



MIAMI BEACH PINK SIDEWALK



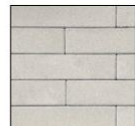
CHARCOAL / PEWTER VEHICULAR PAVER



EXISTING VEHICULAR PAVER



MULCH



PEDESTRIAN PAVERS ON WALKWAYS



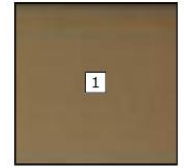
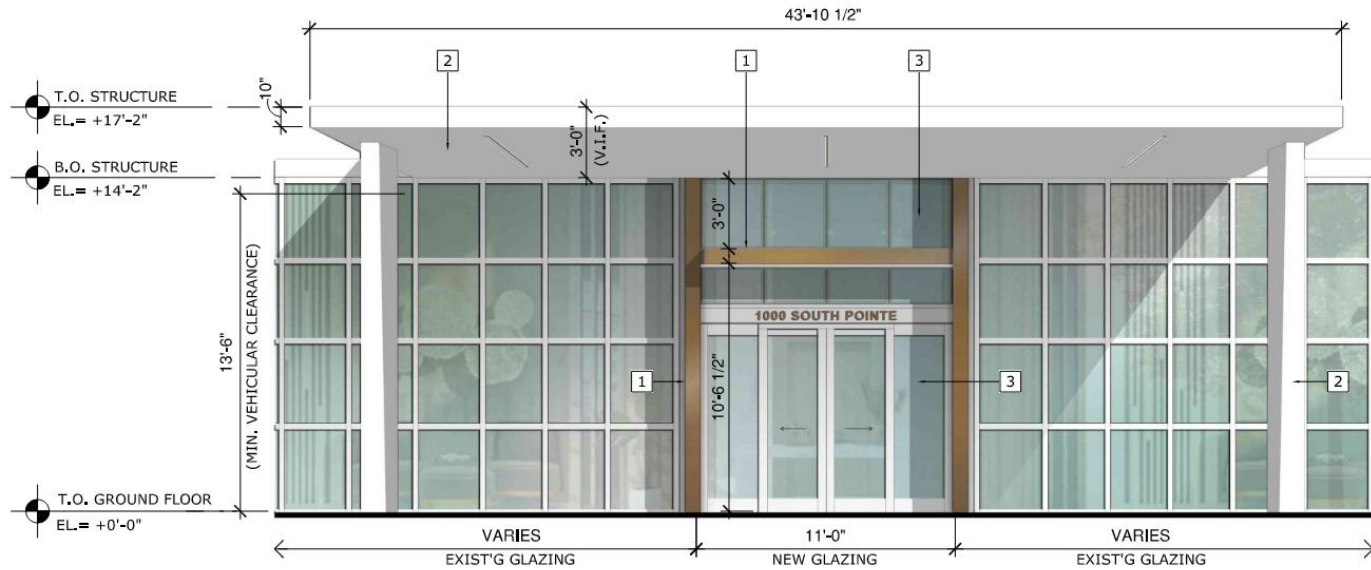
PEDESTRIAN STONE PAVERS ON LOBBY ENTRANCE



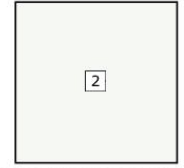
EXISTING PORTE-COCHERE



PROPOSED PORTE-COCHERE



1
BRONZE CLADDING
OVER MTL SUBSTRATE



2
SMOOTH STUCCO OF OVER
STRUCTURAL SUBSTRATE W/
WHITE FINISH MATCHING EXIST'G



3
BLUE-GREEN TINTED
MONOLITHIC LAMINATED
GLASS MATCHING EXIST'G



VIEW FROM ALTON ROAD ENTRANCE



EXISTING SIGNAGE



PROPOSED SIGNAGE



AREAS TO BE DEMOLISHED

LEGEND

- 1 PORTION DEMO OF THE BACK WALL
- 2 FULL DEMO OF THE FRONT WALL
- 3 DEMO OF THE PLANTERS
- 4 DEMO OF THE SIDE PILLAR

NOTE: SIGNAGE IN COMPLIANCE WITH SECTION 6.2.1.



STONE CLADDING



BRONZE LETTERING



VIEW FROM ALTON ROAD

PALMS



PHOENIX DACTYLIFERA
MEDJOOOL DATE PALM



COCOS NUCIFERA
COCONUT PALM



CARYOTA MITIS
FISHTAIL PALM



LIGUSTRUM LUCIDUM
GLOSSY PRIVET



AUTOGRAPH TREE
CLUSIA ROSEA



PANDANUS UTILIS
SCREW-PINE



COCCOLOBA UVIFERA
SEA GRAPE

SHRUBS & GROUNDCOVERS



ALPINIA ZERUMBET
SHELL GINGER



HYMENOCALLIS
SPIDER LILY



ALCANTAREA IMPERIALIS
IMPERIAL BROMELIAD



CONOCARPUS ERECTUS
GREEN BUTONWOOD



CHRYSOBALANUS ICACO
GREEN COCOPLUM



PHILODENDRON CONGO ROJO
PHILODENDRON



SERENOA REPENS 'CINEREA'
SILVER SAW PALMETTO



STRELITZIA NICOLAI
GIANT BIRD OF PARADISE



EVOLVULUS NUTTALLIANUS
BLUE DAZE



FICUS MICROCARPA
GREEN ISLAND FICUS



PHILODENDRON SELLOUM
SELLOUM
PHILODENDRON



PHILODENDRON X 'BURLE MARX'
BURLE MARX
PHILODENDRON



SPARTINA BAKERI
SAND CORDGRASS



Thank You.