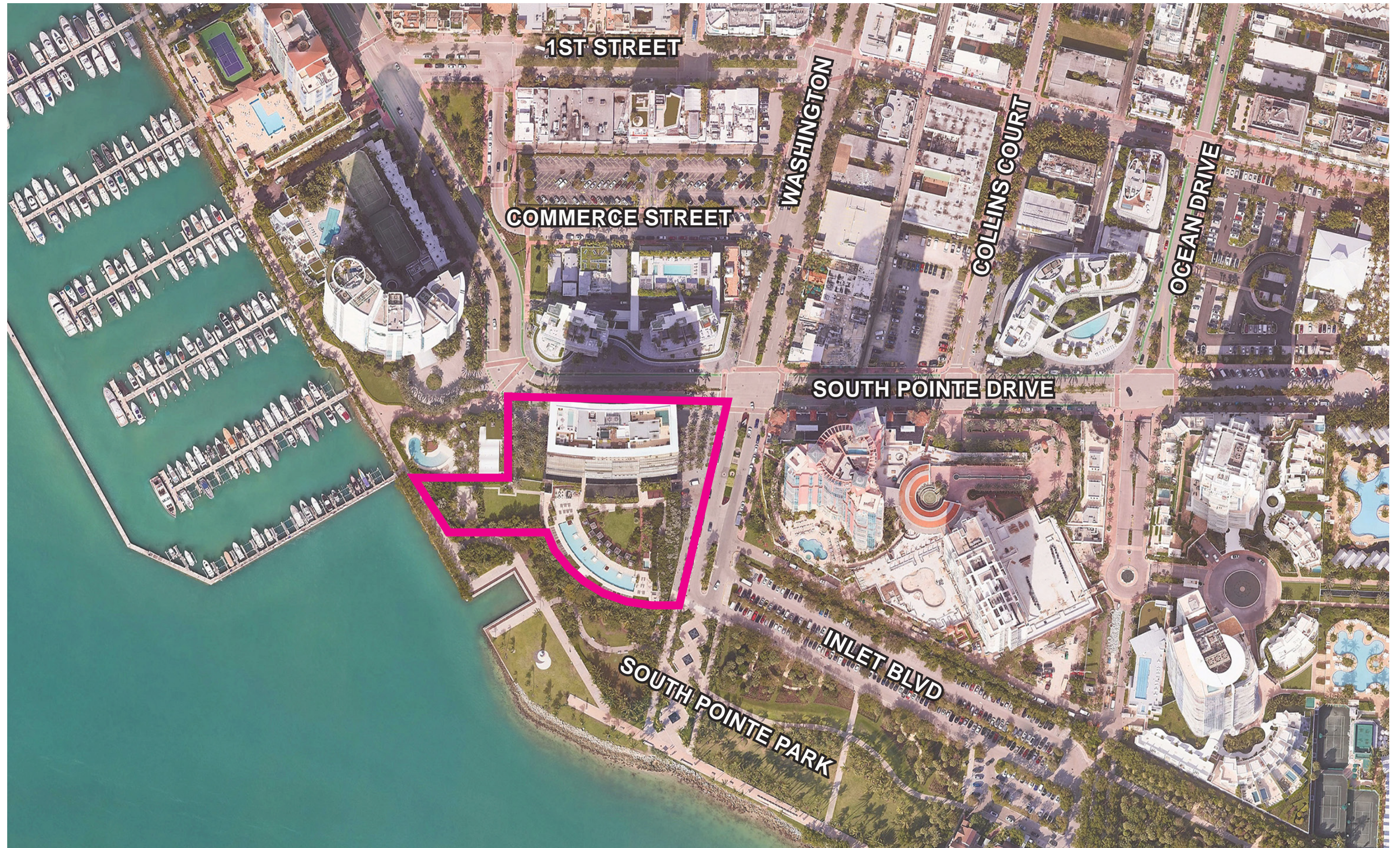




# APOGEE

EXTERIOR RENOVATION  
800 SOUTH POINTE DRIVE  
**DRB25-1141**

**PROPERTY LOCATION MAP**



# LAND USE MAP



# ZONING MAP



**EXISTING WASHINGTON AND SOUTH POINTE DRIVE**



**EXISTING** WASHINGTON AND SOUTH POINTE DRIVE



EXISTING SOUTH POINTE DRIVE



**EXISTING DRIVEWAY AND LOBBY ARRIVAL**



**EXISTING SOUTH POINTE DRIVE**



**EXISTING SOUTH POINTE DRIVE**



# Design Strategy:

1. Renovate East Side Streetscape
2. Enhance Property Signage and Wayfinding
3. Elevate Building Facade Aesthetics
4. Improve Pedestrian Accessibility and Safety
5. Diversify Canopy and Understory Planting
6. Renovate West Side Streetscape

# EXISTING EAST SIDE STREETScape



EXISTING PAVING	
Property	8,454 sf
ROW	2,346 sf
<b>Total</b>	<b>10,800 sf</b>

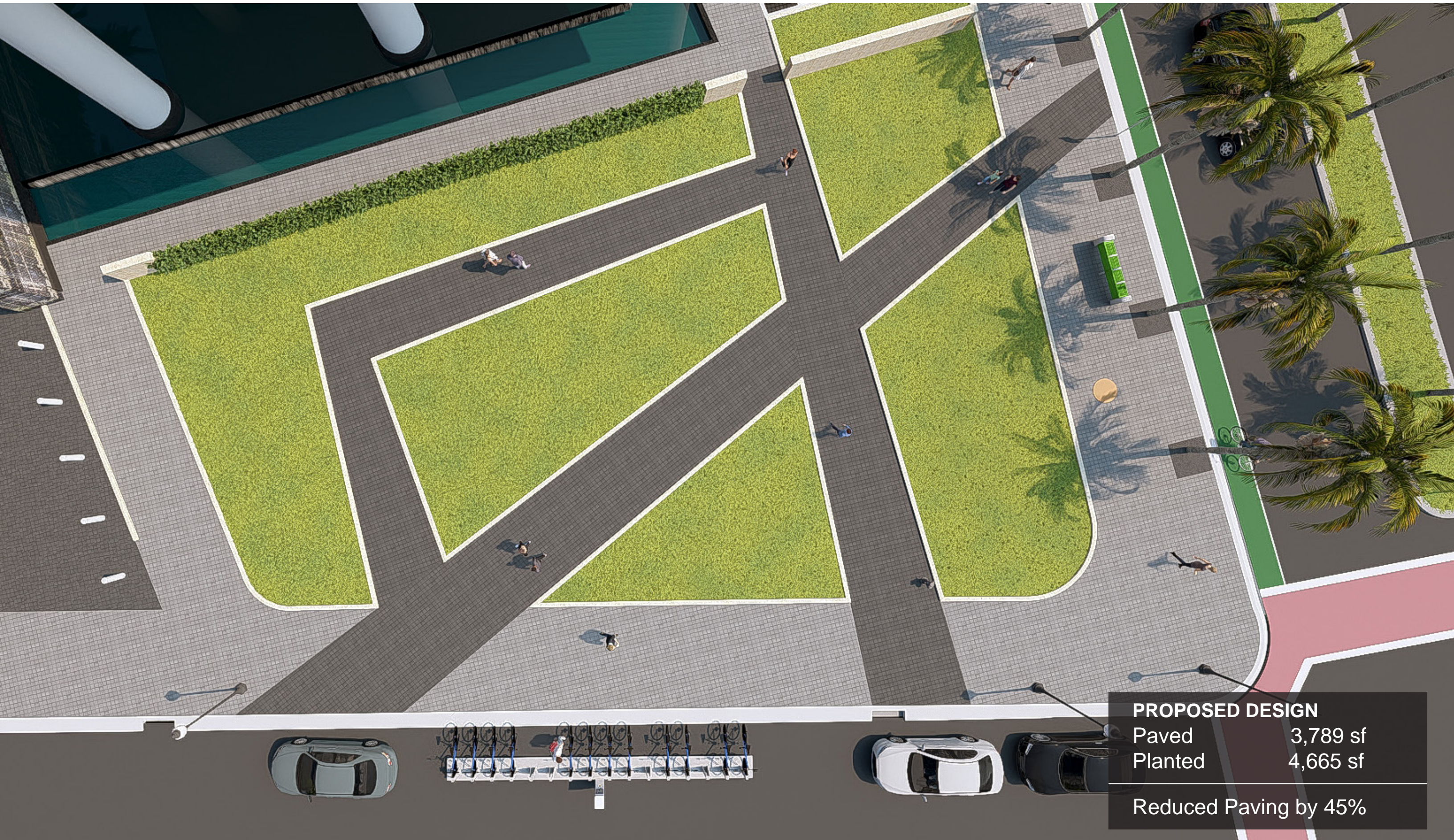
SOUTH POINTE PARK TREE CANOPY



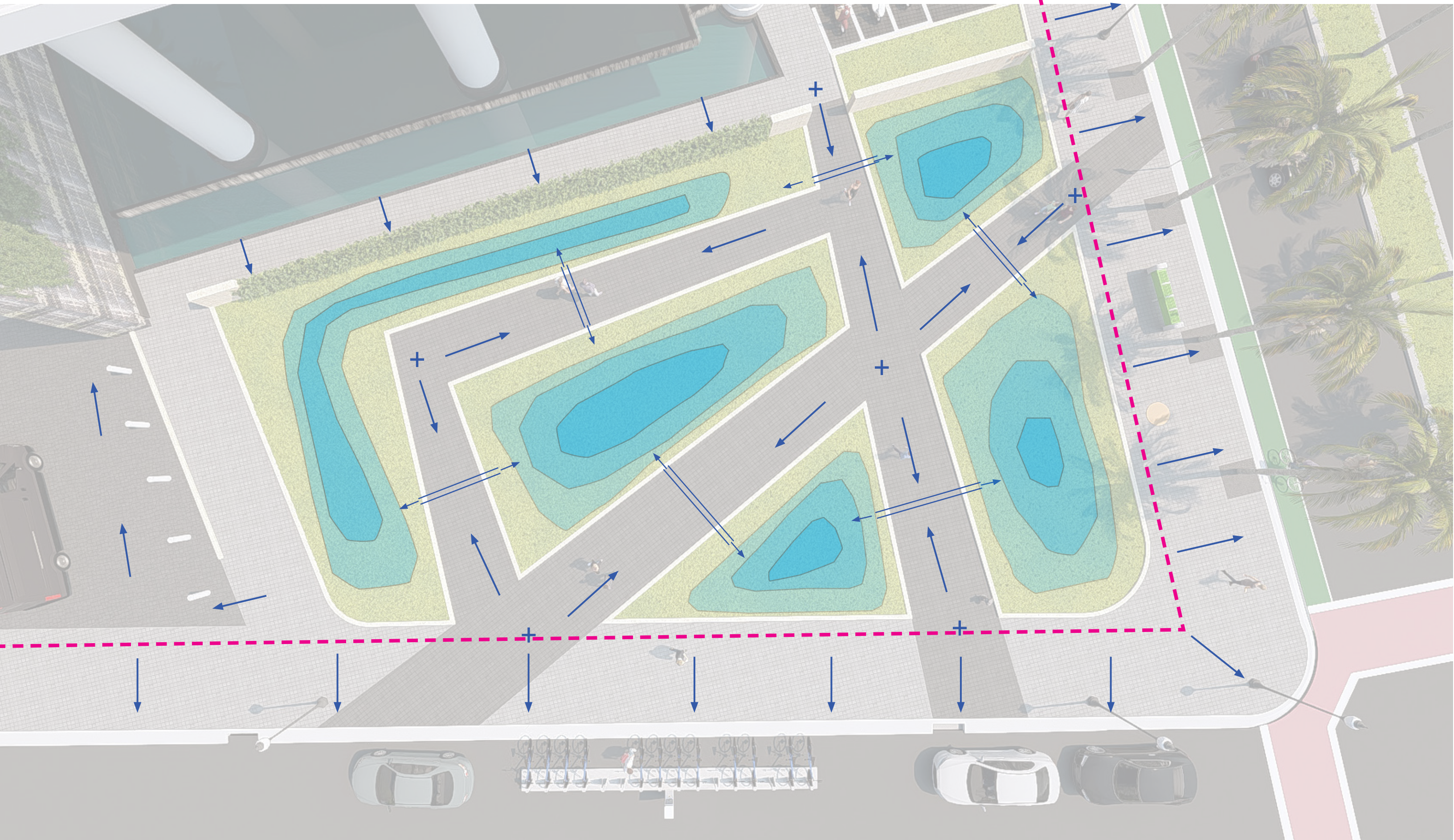
**SOUTH POINTE PARK TREE CANOPY**



# PROPOSED HARDSCAPE DIAGRAM



# PROPOSED HYDROLOGY DIAGRAM



# PROPOSED TREE CANOPY DIAGRAM



**EXISTING EAST SIDE STREETScape**



# PROPOSED EAST SIDE STREETScape



**EXISTING EAST SIDE STREETScape**



# PROPOSED EAST SIDE STREETScape



**EXISTING EAST SIDE STREETScape**



# PROPOSED EAST SIDE STREETScape



**EXISTING EAST SIDE STREETScape**



# PROPOSED EAST SIDE STREETScape



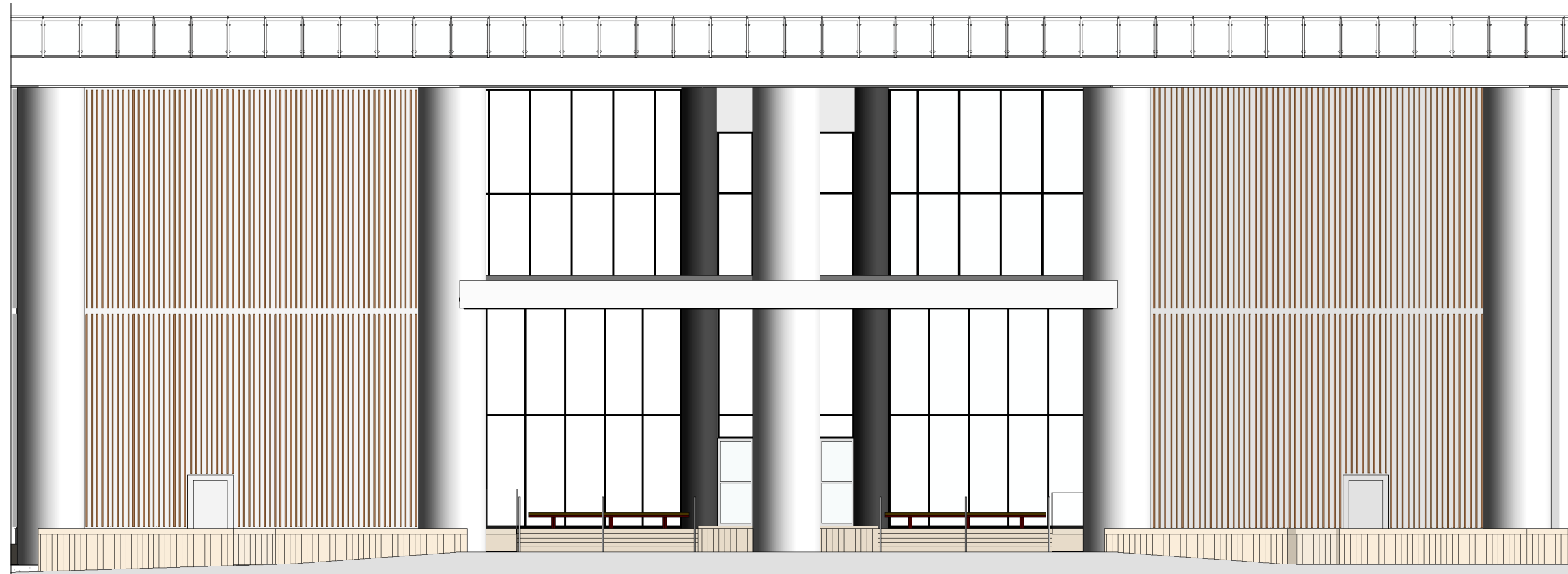
EXISTING SOUTH POINTE DRIVE ARRIVAL



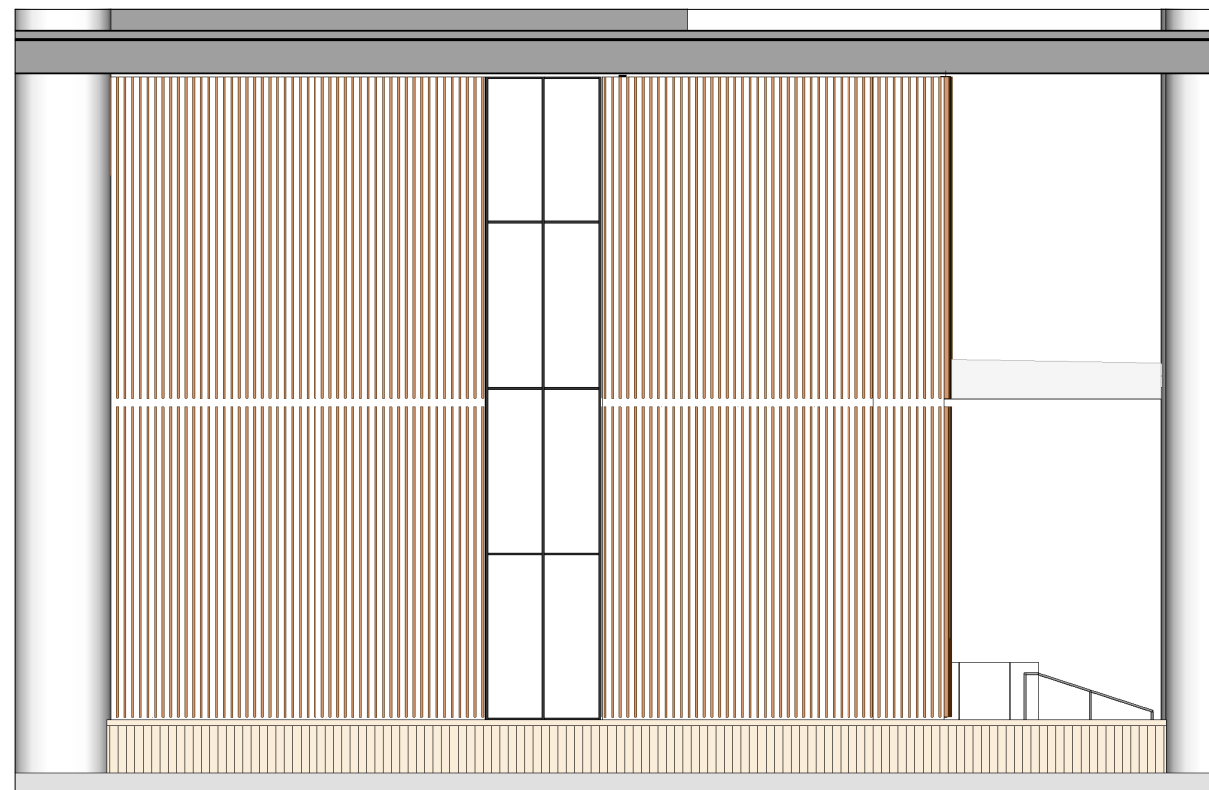
PROPOSED SOUTH POINTE DRIVE ARRIVAL



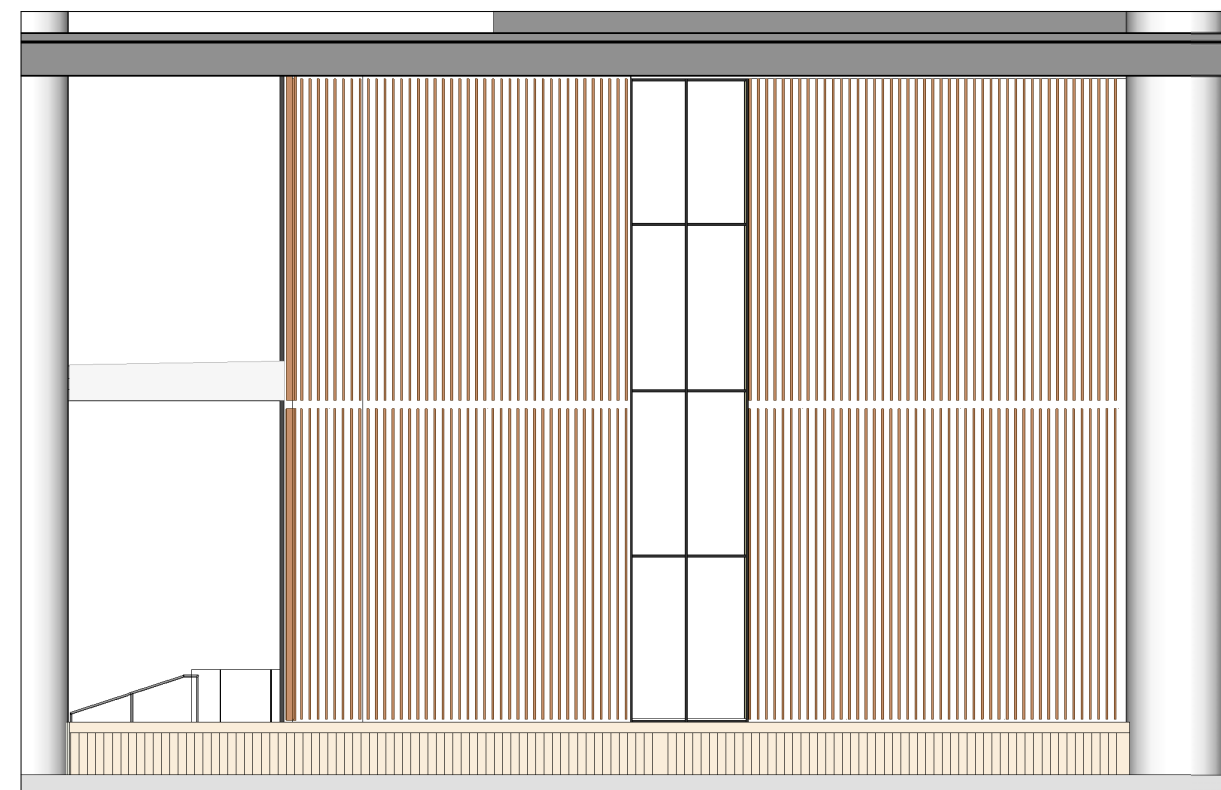
# PROPOSED LOUVER DETAILS



1 LOUVER RENDERING - NORTH ELEVATION  
3/16" = 1'-0"



2 LOUVER RENDERING - WEST ELEVATION  
3/16" = 1'-0"



3 LOUVER RENDERING - EAST ELEVATION  
3/16" = 1'-0"

**EXISTING LOBBY PORTE COCHERE**



# PROPOSED LOBBY PORTE COCHERE



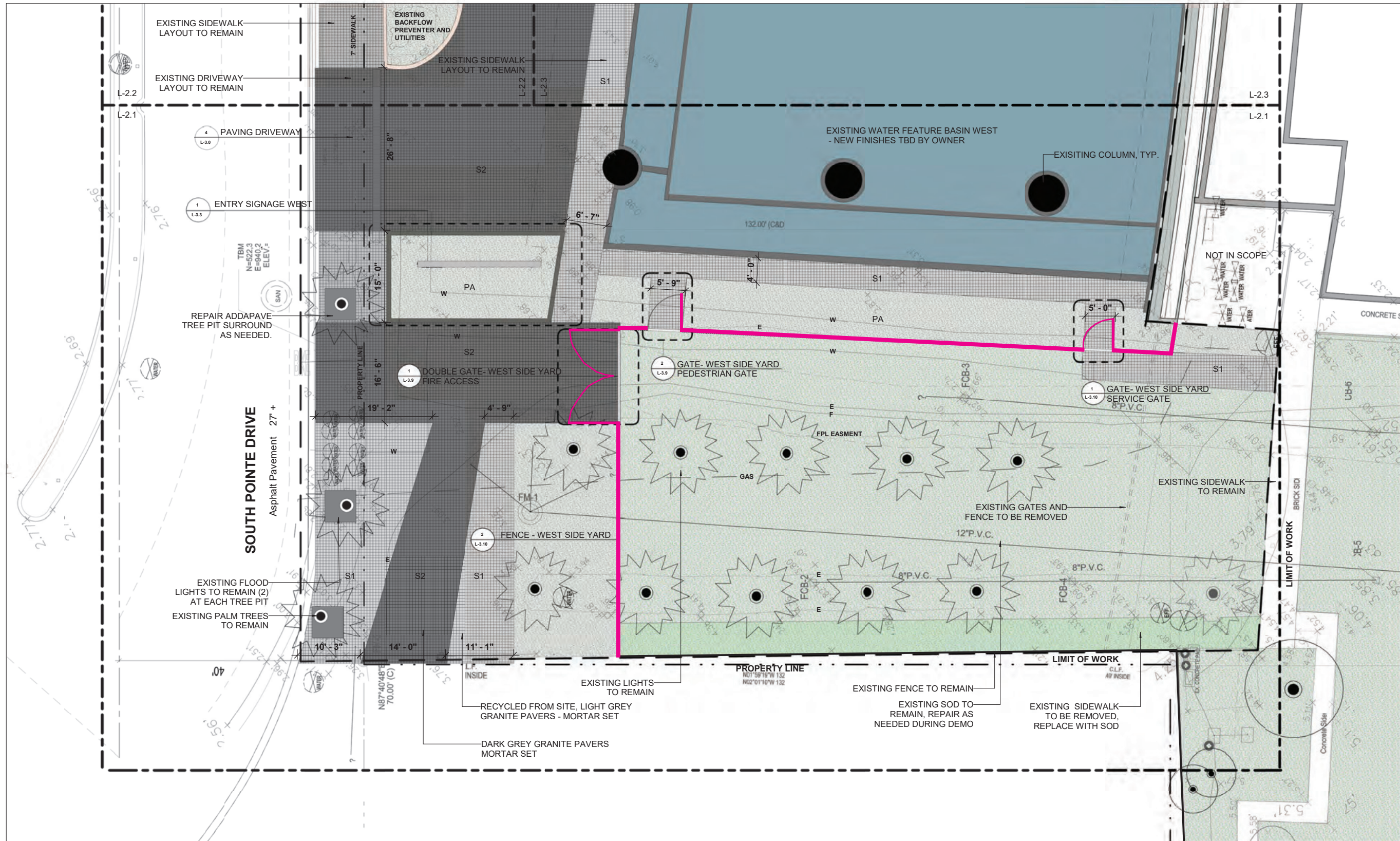
**EXISTING WEST SIDE ARRIVAL**



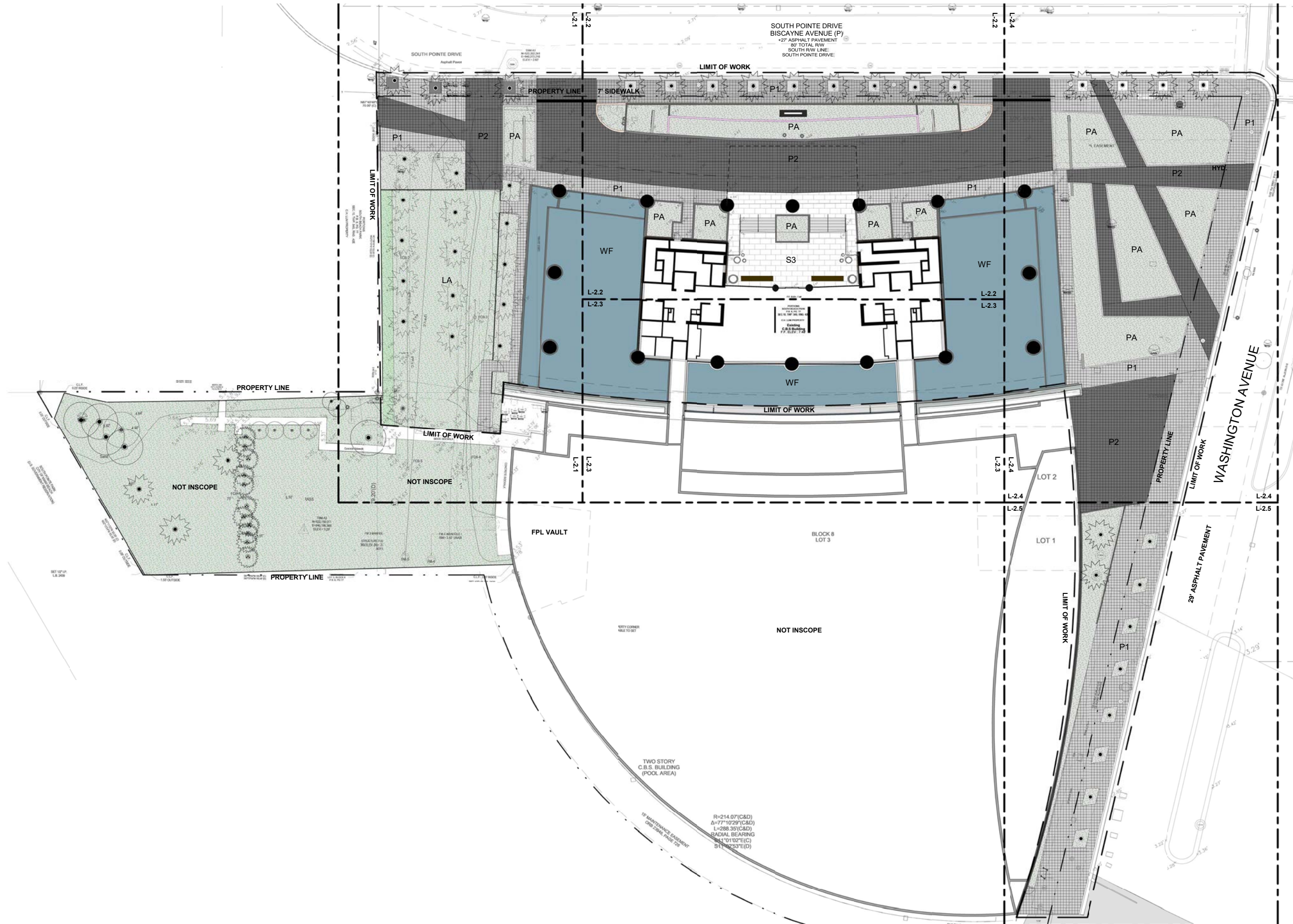
PROPOSED WEST SIDE ARRIVAL



# PROPOSED SECURITY FENCE WITH ACCESS GATE



# PROPOSED SITE PLAN



# Request:

Approval of the proposed exterior renovations to the Property

1. East Side Streetscape Improvements
2. Enhanced Building Facade and accessibility, signage and wayfinding
3. West Side Streetscape Improvements



# Neighbor Support:

- South of Fifth Neighborhood Association
- Murano at Portofino Condominium Association
- Portofino South Pointe Master Association



# Favorable Recommendation and Removal of Conditions

## MIAMI BEACH

### PLANNING DEPARTMENT

Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: March 12, 2026

FROM: Thomas R. Mooney, AICP  
Planning Director



SUBJECT: DRB25-1141  
**800 South Pointe Drive**

An application has been filed requesting design review approval for modifications to the façade and exterior plaza of an existing residential apartment building. Specifically, the applicant is requesting to renovate the façade by recladding with new materials, change signage, provide new landscaping, and renovate the water feature.

#### RECOMMENDATION:

Approval with conditions.

#### Condition of Approval (I)(D)(1)(a):

- a. ~~The proposed fence and gate on the west side of the property shall not be permitted and the current open configuration of the west lawn shall be retained, with no changes or alteration.~~

#### Condition of Approval (I)(D)(2)(a):

- a. ~~The proposed new landscaping located on the north side of the site, to the west of the driveway, shall not be permitted. The entire west side of the site shall retain the current planting design, with no changes.~~



# Thank You



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ENVIRONMENTAL DESIGN

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