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**VIA ELECTRONIC SUBMITTAL**

April 7, 2024

Rogelio A. Madan, AICP
Chief of Community Planning & Sustainability
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: **DRB24-1013 – Letter of Intent** -Design Review Approval for Entrance Improvements to the Property Located at 300 South Pointe Drive – Portofino/South Pointe Condominium

Dear Mr. Madan:

This firm represents the Portofino/South Pointe Master Association, Inc. (the "Applicant"), the owner of the common areas of the Portofino and South Pointe Condominium site located at 300 South Pointe Drive and identified by Folio Nos. 02-4210-000-0131 and 02-4210-000-0130 in the City of Miami Beach (the "City"). This letter serves as the required letter of intent in support of an application for Design Review of improvements to the pedestrian entrance and access driveway to the Property.

Property Description. The Property is located in the South of Fifth Neighborhood, south of South Pointe Drive, east of the extension of Washington Avenue, north if Inlet Boulevard, and west of the extension of Ocean Drive. The Property is improved with the South Pointe Tower Condominium and the Portofino Condominium Tower (the "Condominiums"). The Condominiums share a two-level pedestal parking garage structure accessed from the intersection of Collins Avenue and South Pointe Drive. Pedestrian access is limited to a staircase located adjacent to the vehicular driveway entrance, or access to the parking garage through a corridor located adjacent to the staircase. The existing pedestrian stairway is

currently closed due to the poor condition of the stairs. Access through the garage requires pedestrians to traverse the parking drive aisles to access the elevator banks of the respective Condominiums located at the base of each tower.

Prior Approved Project. In 2017, the Applicant obtained Design Review approval of proposed exterior design modifications to the pool deck, as well as improvements to the entrance driveway under File Number DRB17-0614 (the "Prior Approval"). The proposed entrance driveway improvements included a water feature, modifications to materials and finishes, and updated landscaping, but did not improve pedestrian access. The portion of the Prior Approval pertaining to the entrance improvements was never constructed.

Proposed Project. The Condominiums were design with poor pedestrian access at time when pedestrianism and alternative modes of transportation were not nearly as popular as today. Accordingly, the Applicant intends to renovate the existing pedestrian entrance stairs with an elegant circular staircase and breezeway surrounded by lush landscaping, as well as add an elevator to improve handicap pedestrian Accessibility to the Condominium Towers. In addition, the Applicant proposes modifications to the north elevation of the parking garage structure and a protected pedestrian path along the southern side of the vehicular entrance ramp. The proposed modifications dramatically improve the pedestrian access to the site by creating an inviting and safe staircase with direct access to the lobby level of the Condominiums for residents with key fob access, and safe landscaped pedestrian path alongside the vehicular driveway for visitor access. Importantly, the proposed addition of an elevator at the pedestrian entrance adjacent to South Pointe Drive significantly improves handicap accessibility, as the current configuration requires disabled pedestrians to traverse several hundred feet across a parking garage to access the existing tower elevators. Notably, the proposed project results in no change to the Property's existing development characteristics such as floor area, height, setbacks, or open space.

The proposed design utilizes quality materials such as limestone brick veneers, decorative metal lattice work, and sand colored stucco to improve the aesthetic experience from South Pointe Drive. The proposed modifications to the parking garage elevation utilizes an alternating pattern of recessed stucco walls and projecting walls with limestone veneer and decorative metal lattice work. In addition, the Applicant proposes a monument sign to clearly identify the entrance to the Condominiums. At the second level atop the staircase, the Applicant proposes a decorative aluminum trellis and a modest elevator vestibule. The proposed design includes lush Florida native and Florida-friendly landscaping that will complement the new sophisticated entrance design.

Cost Estimate. The estimated project cost is $950,000.00

Sea Level Rise and Resiliency Criteria. The proposed project advances the sea level rise and resiliency criteria provided in Section 7.1.2.4(a) 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 the partial demolition proposed will be provided at permitting.

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

No new windows are proposed as part of this project.

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

The Applicant will provide, where feasible, passive cooling systems, such as the proposed breezeway associated with the proposed staircase design.

**4. Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.**

All landscaping will be Florida friendly and resilient.

**5. Whether 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, including a study of land elevation and elevation of surrounding properties were considered.**

Sea level rise projections have been considered and appropriate flood mitigation will be incorporated into the design where appropriate and feasible.

**6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.**

The application is a renovation of an existing building that does not propose to modify driveways or ramping.

**7. Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.**

All mechanical and electrical systems will be located above base flood elevation.

**8. Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.**

The existing building cannot feasibly be elevated to base flood elevation.

**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 of 54 of the City Code.**

To the extent habitable spaces are located below base flood elevation plus freeboard, wet or dry flood proofing systems will be provided to the extent necessary and appropriate.

**10. Where feasible and appropriate, water 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 or porous pavement materials will be utilized where any new pavement is proposed.

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

The Project increases the landscaping on the facades and introduces various materials with high reflectivity that minimize potential for heat island effect.

Conclusion. This Application dramatically improves the pedestrian and handicap accessibility of the Condominiums in response to increased popularity of pedestrianism and alternative modes of transportation such as bicycles and scooters, particularly in the South of Fifth Neighborhood. The proposed design uses high quality materials and finishes to improve the pedestrian experience and aesthetics of the Condominiums' parking garage as viewed from South Pointe Drive. Accordingly, we look forward to your

favorable review an recommendation with respect to this application. If you have any questions or comments in the interim, please give me a call at 305-377-6231.

Sincerely,



Michael Larkin

cc: Alyson Herman
Nicholas Rodriguez, Esq.