

PORTOFINO / SOUTH POINTE MASTER ASSOCIATION

Design Review Board Application - DRB17-0164

FIRST SUBMITTAL - JUNE 20, 2017

FINAL SUBMITTAL - JULY 17, 2017

LANDSCAPE ARCHITECT:

LAND

2610 North Miami Avenue

Miami, FL

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614.439.4895

SECTION I

- Existing Conditions
- Site Plan
- Diagrams
- Site Photos

SECTION II

- Proposed Section & Elevations

SECTION III

- Proposed Hardscape
 - material images & plan
- Proposed Planting
 - material images
- Proposed Renderings
- Project Sheets
 - tree disposition
 - planting
 - lighting

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Zoning Information

MIAMIBEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	300 South Pointe Drive		
2	Board and file numbers :			
3	Folio number(s):	02-4210-000-0131 (Master), 02-4210-000-130 (Driveway), 02-4210-001-0001 (SPT), 02-4210-013-0001 (PT)		
4	Year constructed:	1986, 1998	Zoning District:	RPS-4
5	Based Flood Elevation:	8'-0" NGVD	Grade value in NGVD:	3.94' NGVD
6	Adjusted grade (Flood+Grade/2):	5.97' NGVD	Lot Area:	231,078 SF
7	Lot width:	varies 600' avg	Lot Depth:	varies, 420' avg
8	Minimum Unit Size	N/A	Average Unit Size	N/A
9	Existing use:	Residential	Proposed use:	no change

	Maximum	Existing	Proposed	Deficiencies
10	Height	N/A	N/A	NO CHANGE
11	Number of Stories	N/A	N/A	NO CHANGE
12	FAR	N/A	N/A	NO CHANGE
13	Gross square footage	N/A	N/A	NO CHANGE
14	Square Footage by use	N/A	N/A	NO CHANGE
15	Number of units Residential	N/A	N/A	NO CHANGE
16	Number of units Hotel	N/A	N/A	NO CHANGE
17	Number of seats	N/A	N/A	NO CHANGE
18	Occupancy load	N/A	N/A	NO CHANGE

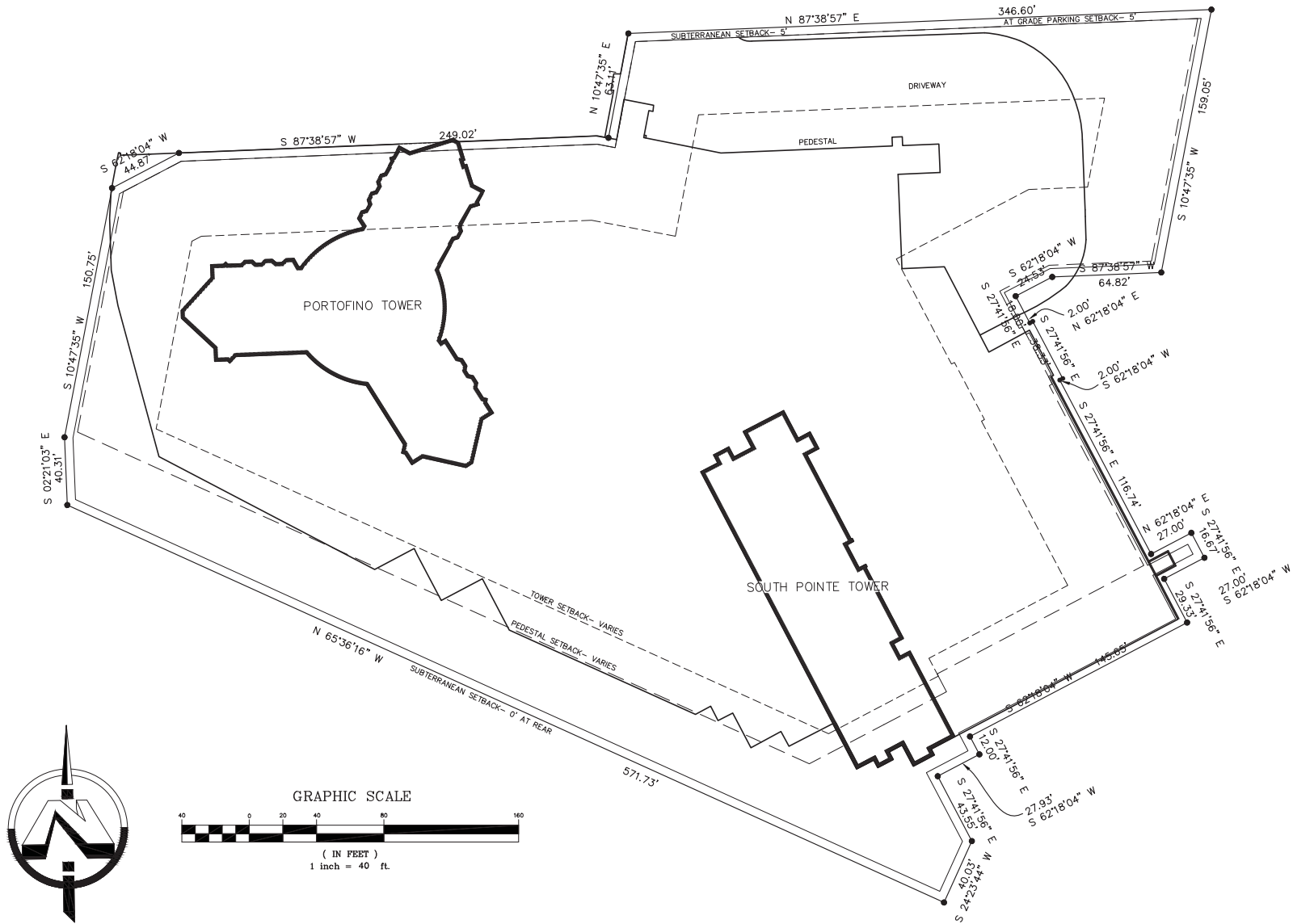
	Setbacks	Required	Existing	Proposed	Deficiencies
Subterranean:					
19	Front Setback:	5'-0"	N/A	NO CHANGE	
20	Side Setback:	5'-0"	N/A	NO CHANGE	
21	Side Setback:	5'-0"	N/A	NO CHANGE	
22	Side Setback facing street:	5'-0"	N/A	NO CHANGE	
23	Rear Setback:	0'-0"	N/A	NO CHANGE	
At Grade Parking:					
24	Front Setback:	5'-0"	N/A	NO CHANGE	
25	Side Setback:	5'-0"	N/A	NO CHANGE	
26	Side Setback:	5'-0"	N/A	NO CHANGE	
27	Side Setback facing street:	5'-0"	N/A	NO CHANGE	
28	Rear Setback:	5'-0"	N/A	NO CHANGE	
Pedestal:					
29	Front Setback:	5'-0"	N/A	NO CHANGE	
30	Side Setback:	7'-6"	N/A	NO CHANGE	
31	Side Setback:	7'-6"	N/A	NO CHANGE	
32	Side Setback facing street:	5'-0"	N/A	NO CHANGE	
33	Rear Setback:	42'-0"	N/A	NO CHANGE	
Tower:					
34	Front Setback:	50'-0"	N/A	NO CHANGE	
35	Side Setback:	10% OF BLDG HT + 7.5	N/A	NO CHANGE	
36	Side Setback:	10% OF BLDG HT + 7.5	N/A	NO CHANGE	
37	Side Setback facing street:	10% OF BLDG HT + 7.5	N/A	NO CHANGE	
38	Rear Setback:	63'-0"	N/A	NO CHANGE	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking District: Zone 1				
40	Total # of parking spaces	N/A	N/A	NO CHANGE	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A	N/A	NO CHANGE	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A	NO CHANGE	
43	Parking Space Dimensions	N/A	N/A	NO CHANGE	
44	Parking Space configuration (45o,60o,90o,Parallel)	N/A	N/A	NO CHANGE	
45	ADA Spaces	N/A	N/A	NO CHANGE	
46	Tandem Spaces	N/A	N/A	NO CHANGE	
47	Drive aisle width	N/A	N/A	NO CHANGE	
48	Vallet drop off and pick up	N/A	N/A	NO CHANGE	
49	Loading zones and Trash collection areas	N/A	N/A	NO CHANGE	
50	racks	N/A	N/A	NO CHANGE	

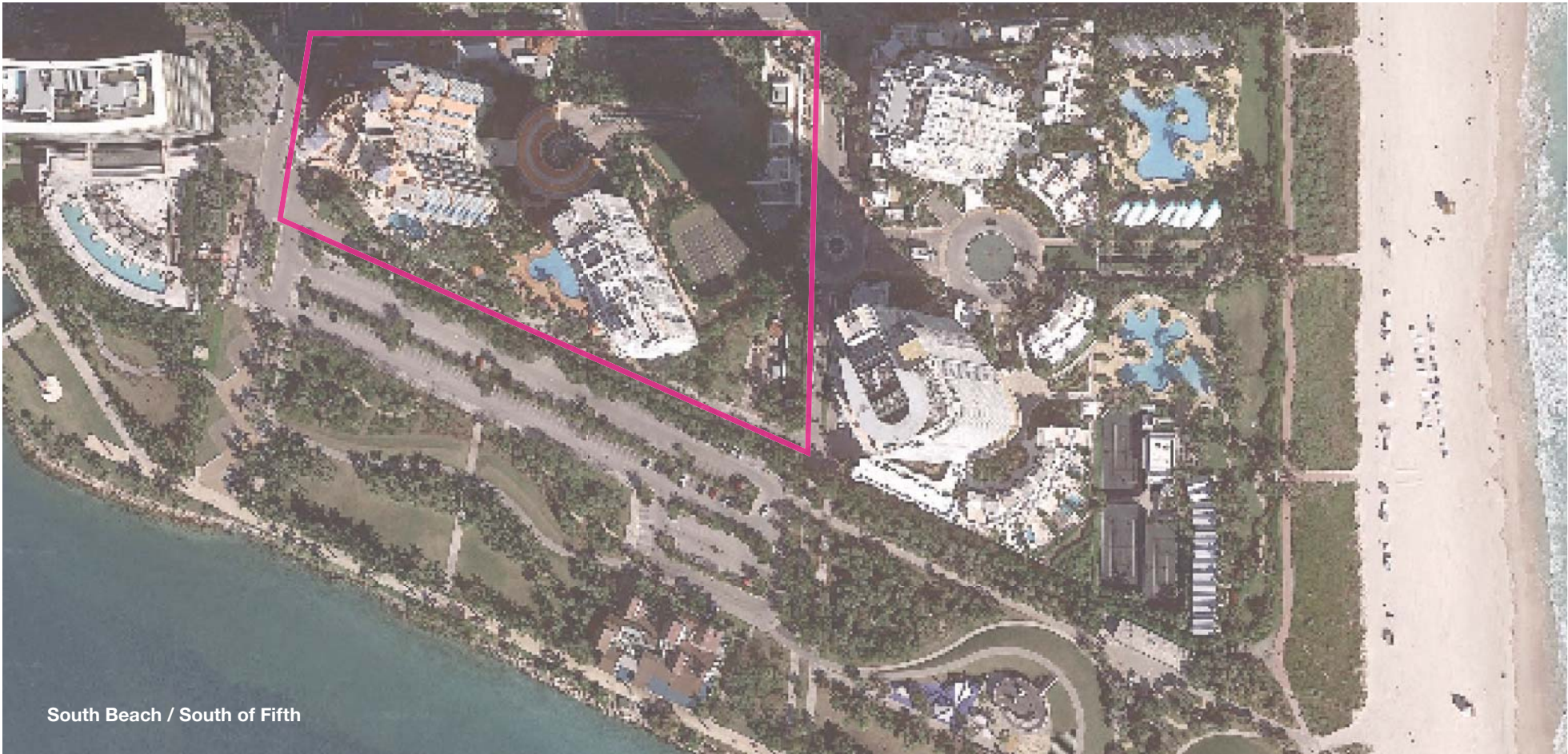
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	N/A	N/A	
52	Number of seats located outside on private property	N/A	N/A	N/A	
53	Number of seats inside	N/A	N/A	N/A	
54	Total number of seats	N/A	N/A	N/A	
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
56	Total occupant content	N/A	N/A	N/A	
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	

58	Proposed hours of operation	N/A			
59	Is this an NIE? (Neighood Impact establishment, see CMB 141-1361)	N/A			
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	N/A			
61	Is this a contributing building?			NO	
62	Located within a Local Historic District?			NO	

Notes:
If not applicable write N/A
All other data information may be required and presented like the above format.



Site Location



Overall Concepts

- 
1. Create a Sense of Timelessness
 2. Sense of Connection Throughout the Site
 3. Predominately Native Landscape
 4. Cohesive Texture
 5. Organic Local Materials
 6. Open Views to Surrounding Vistas
 7. Separation of People and Cars
 8. Views Through the Site, Visually Connect the Outdoor Spaces
 9. Rectify Pools and Architectural Elements within the Landscape

Overall Birdseye Perspective

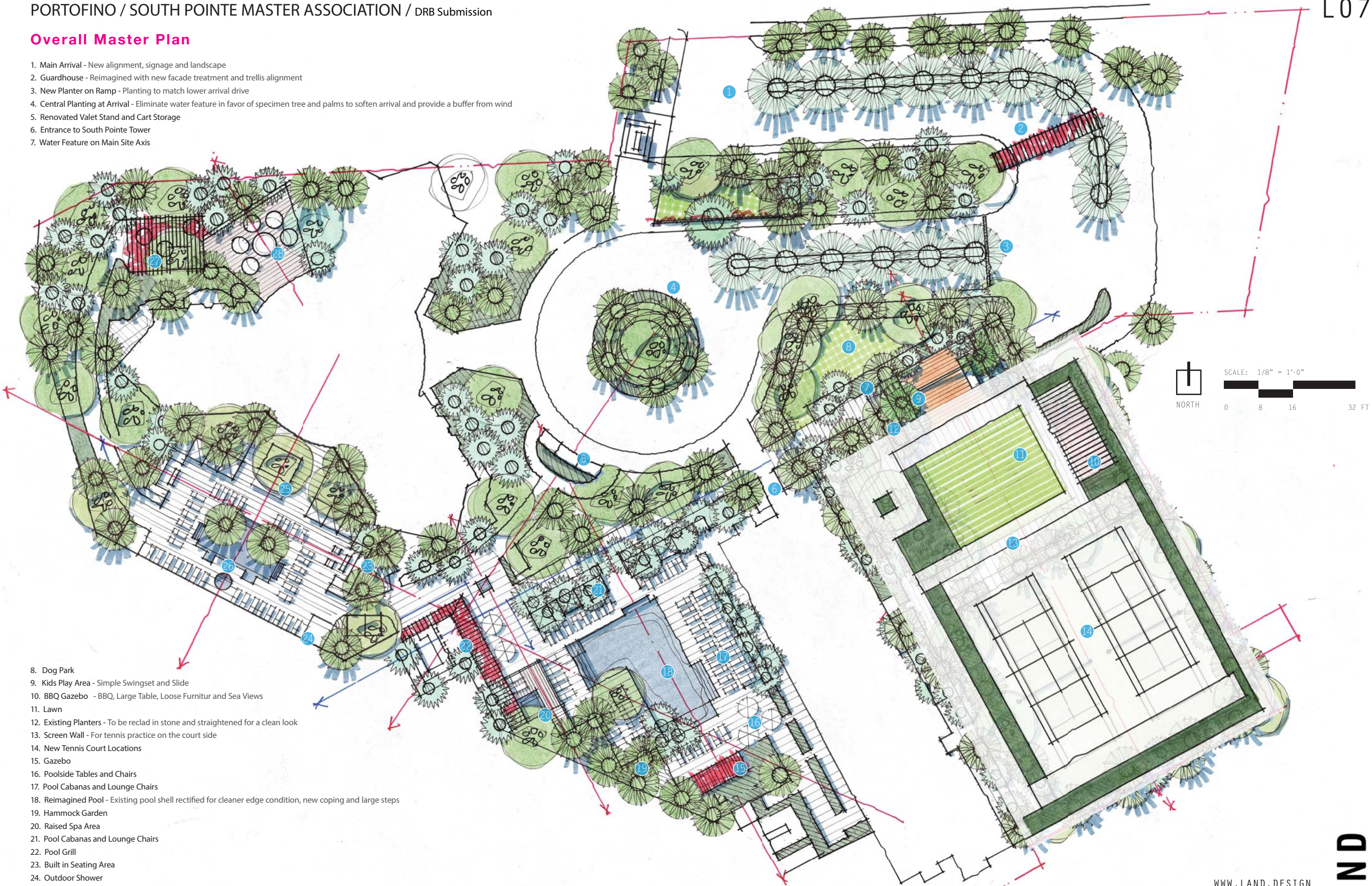


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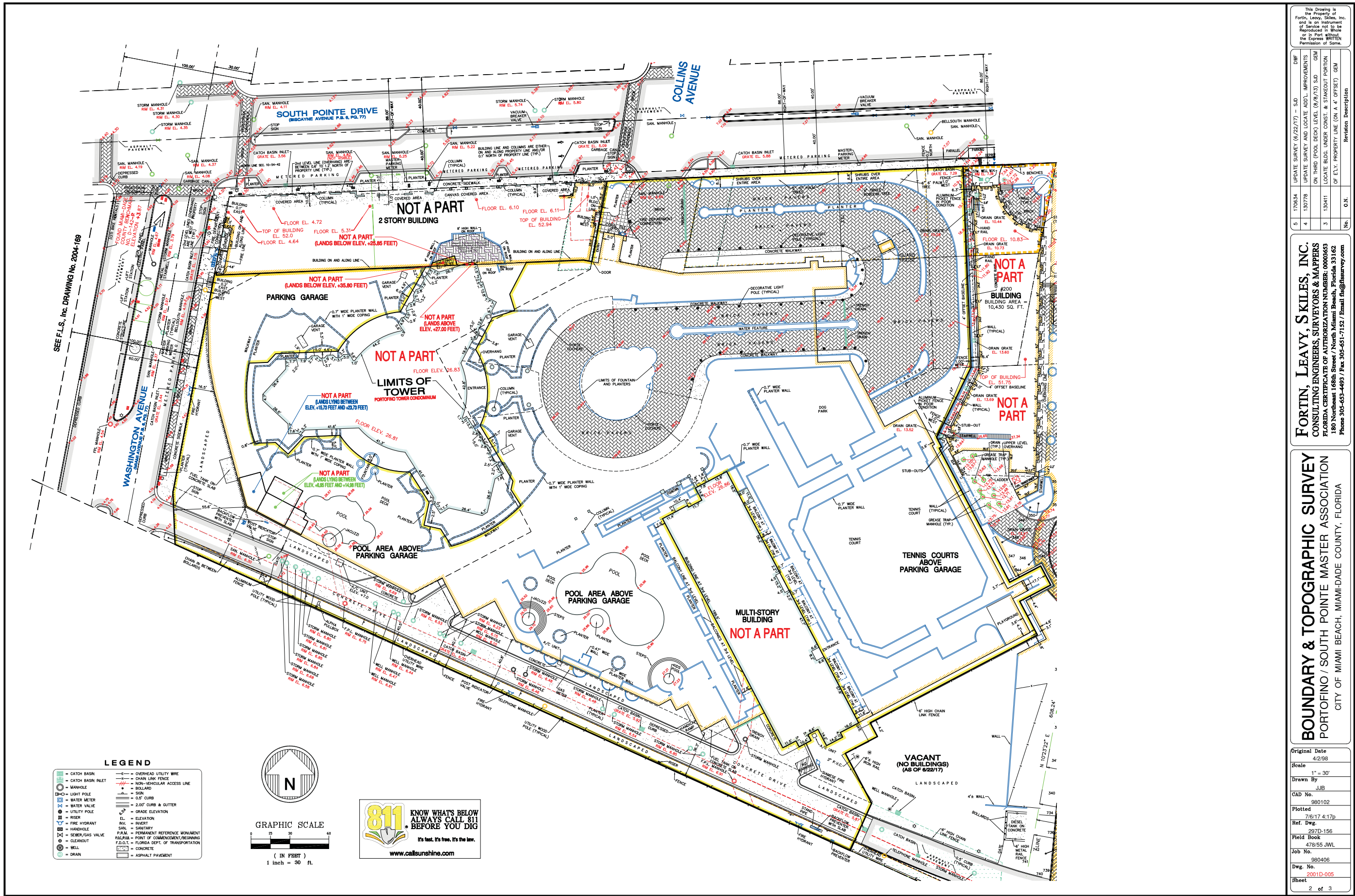
Overall Master Plan

1. Main Arrival - New alignment, signage and landscape
2. Guardhouse - Reimagined with new facade treatment and trellis alignment
3. New Planter on Ramp - Planting to match lower arrival drive
4. Central Planting at Arrival - Eliminate water feature in favor of specimen tree and palms to soften arrival and provide a buffer from wind
5. Renovated Valet Stand and Cart Storage
6. Entrance to South Pointe Tower
7. Water Feature on Main Site Axis



8. Dog Park
9. Kids Play Area - Simple Swingset and Slide
10. BBQ Gazebo - BBQ, Large Table, Loose Furnitur and Sea Views
11. Lawn
12. Existing Planters - To be reclad in stone and straightened for a clean look
13. Screen Wall - For tennis practice on the court side
14. New Tennis Court Locations
15. Gazebo
16. Poolside Tables and Chairs
17. Pool Cabanas and Lounge Chairs
18. Reimagined Pool - Existing pool shell rectified for cleaner edge condition, new coping and large steps
19. Hammock Garden
20. Raised Spa Area
21. Pool Cabanas and Lounge Chairs
22. Pool Grill
23. Built in Seating Area
24. Outdoor Shower
25. Large Planter with Specimen Tree
26. Reimagined Pool - Existing pool shell rectified for cleaner edge condition, new coping and large steps
27. hanging Gardens with Swings
28. Yoga Deck / Fire Pit
29. Private Areas

Site Survey



This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

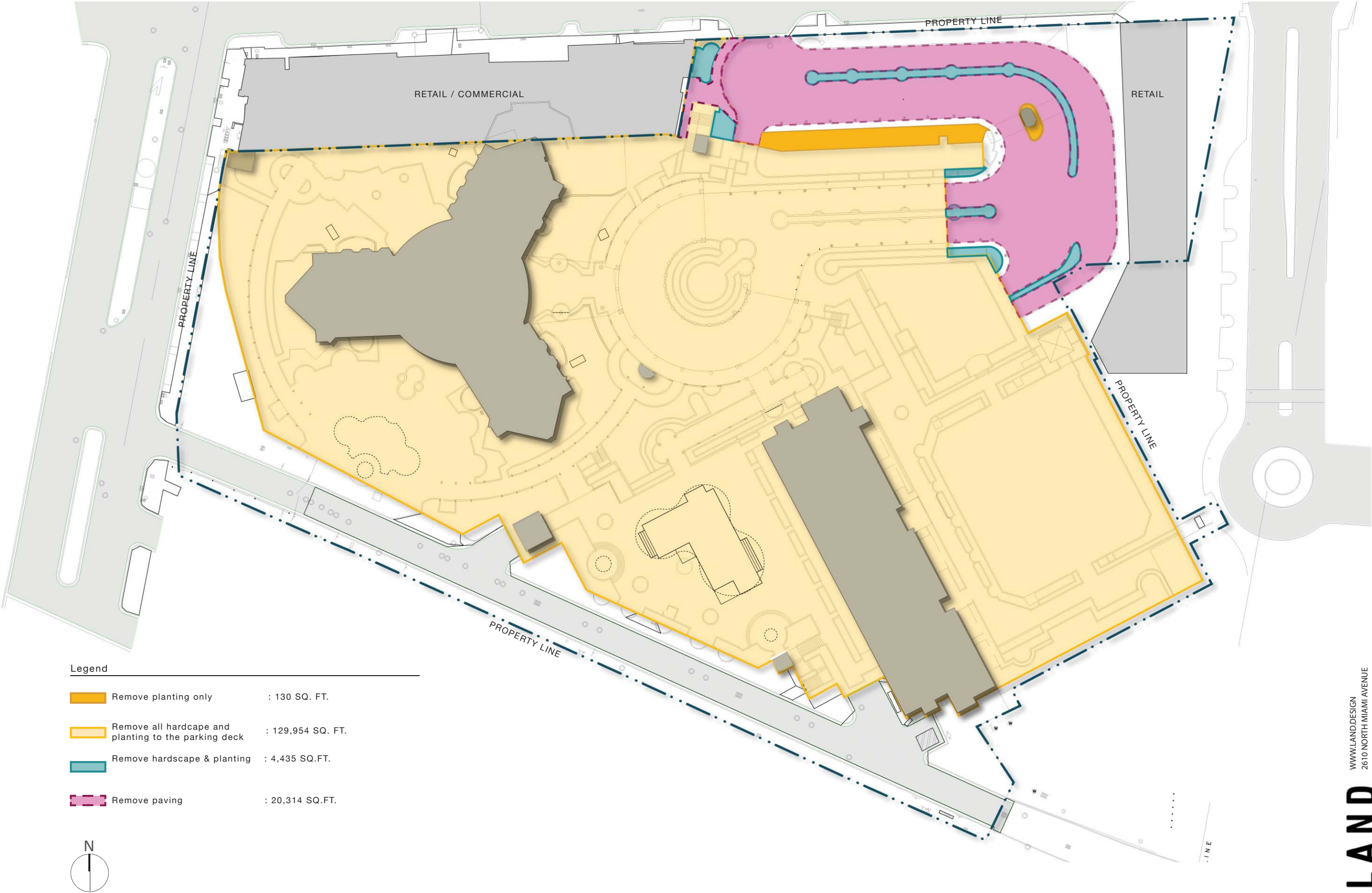
Rev.	Date	Description
1	170634	UPDATE SURVEY (6/22/17) - SJD
2	130778	UPDATE SURVEY AND LOCATE ADDL IMPROVEMENTS
3	130411	ON THIRD (POOL DECK) LEVEL (6/6/13) SJD
4	130411	LOCATE BLDG UNDER CONST. & STAKEOUT PORTION
5	130411	OF ELY. PROPERTY LINE ON A 4' OFFSET) SJD

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00006453
180 Northeast 148th Street / North Miami Beach, Florida 33162
Phone 305-659-4499 / Fax 305-651-7152 / Email fls@flsurvey.com

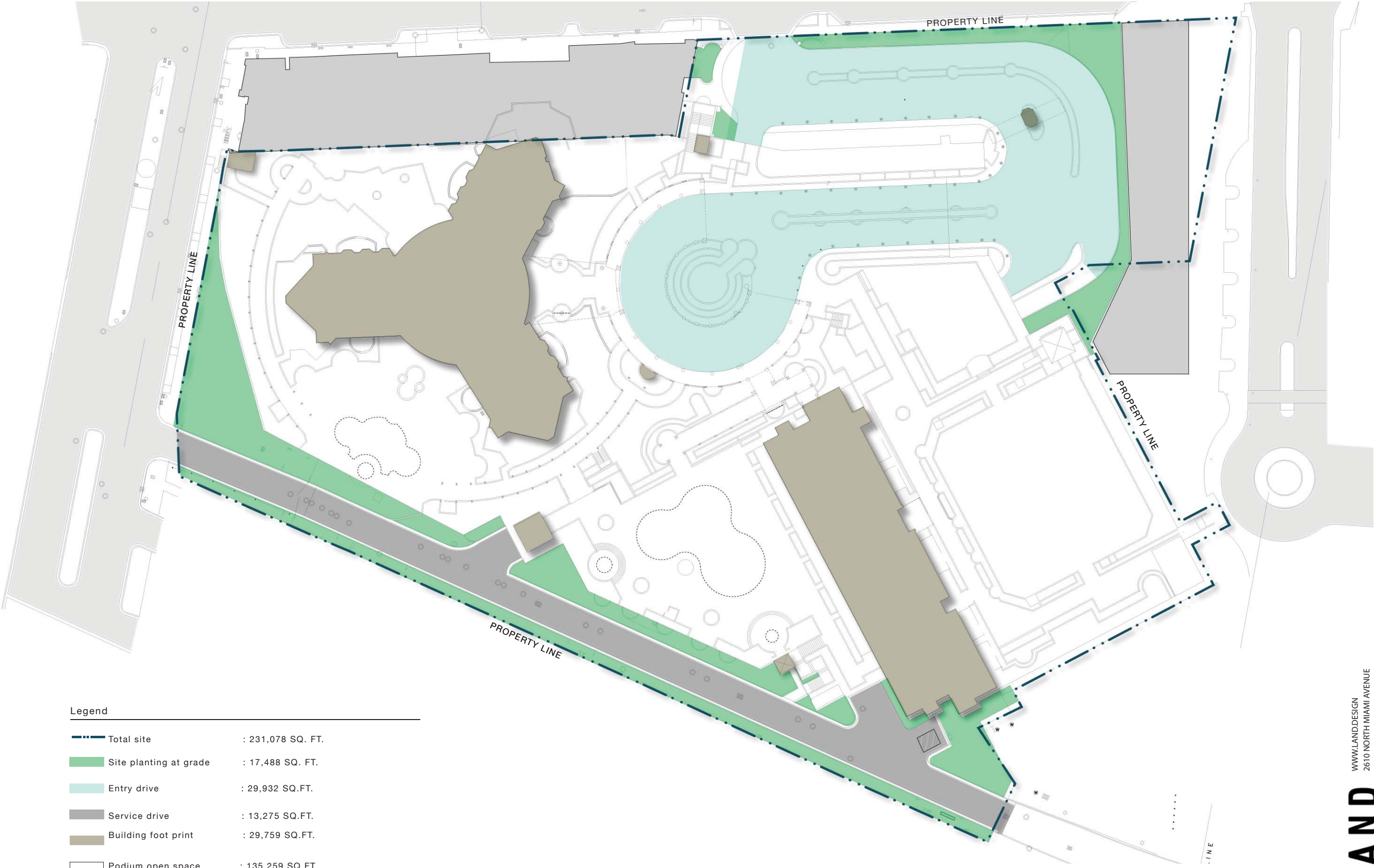
BOUNDARY & TOPOGRAPHIC SURVEY
PORTOFINO / SOUTH POINTE MASTER ASSOCIATION
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date: 4/2/98
Scale: 1" = 30'
Drawn By: JJB
CAD No.: 980102
Plotted: 7/6/17 4:17p
Ref. Dwg.: 297D-156
Field Book: 478/55 JWL
Job No.: 980406
Dwg. No.: 2001D-005
Sheet: 2 of 3

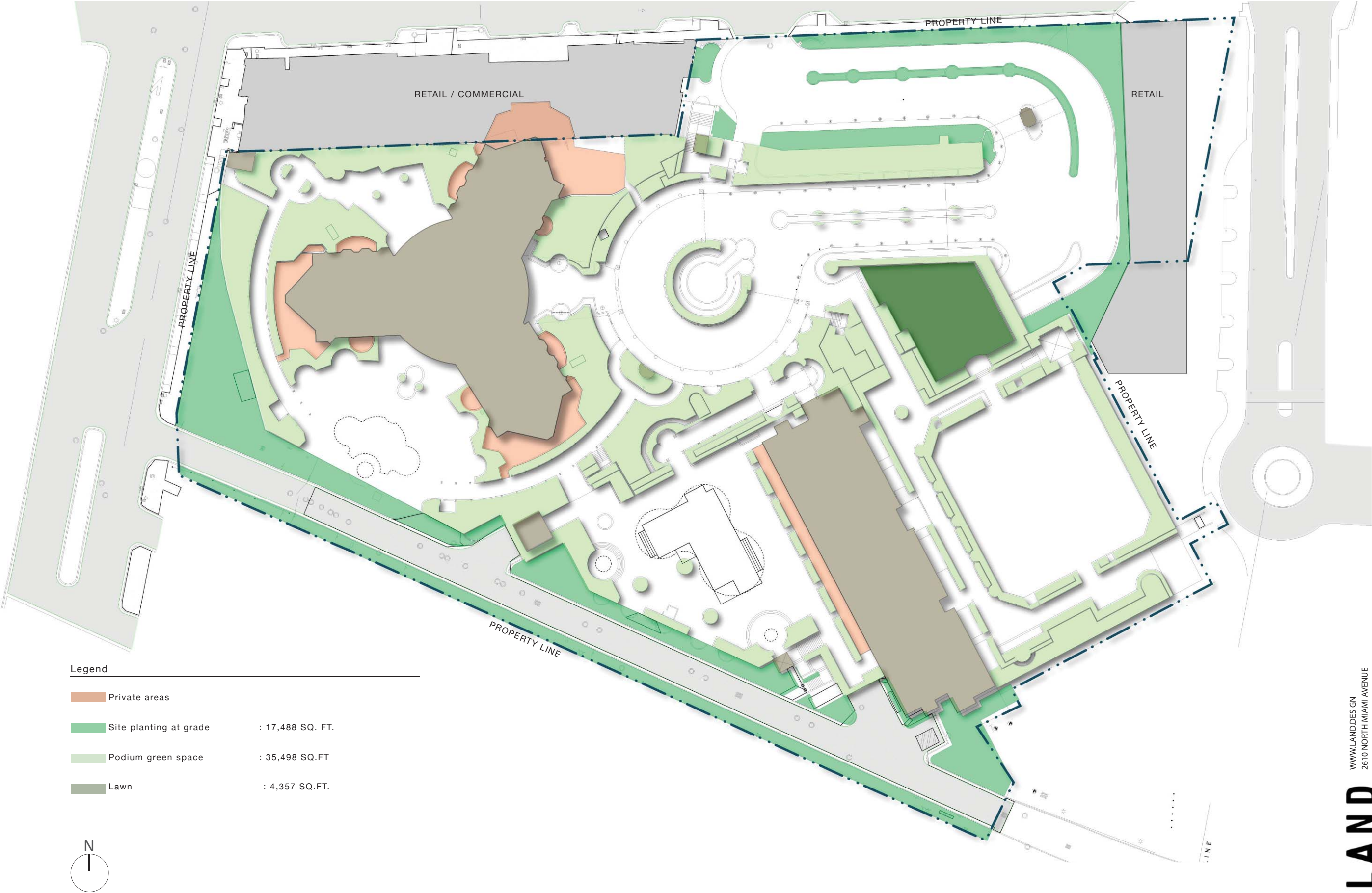
Demolition Plan



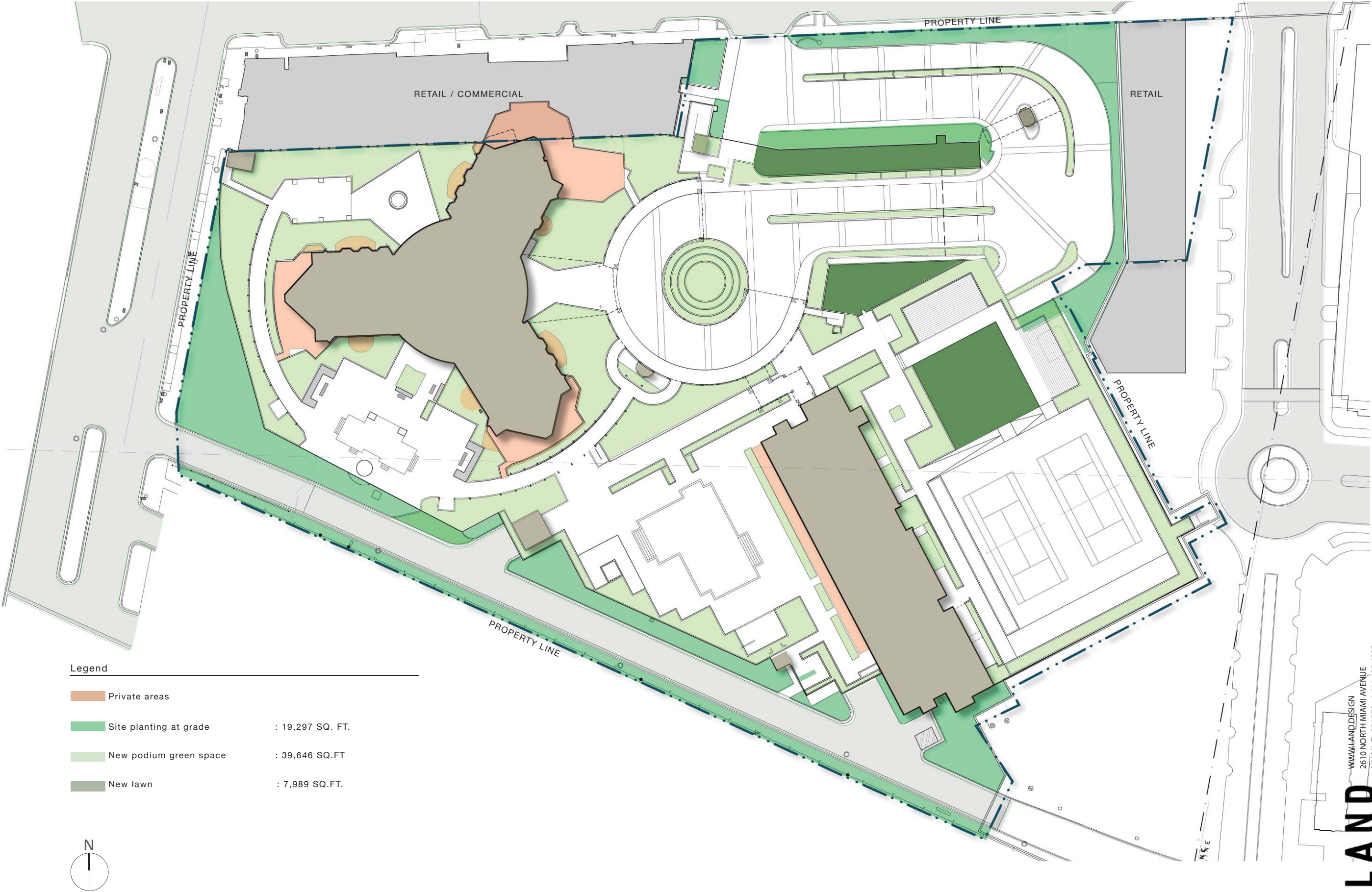
Lot Coverage



Existing Green Space



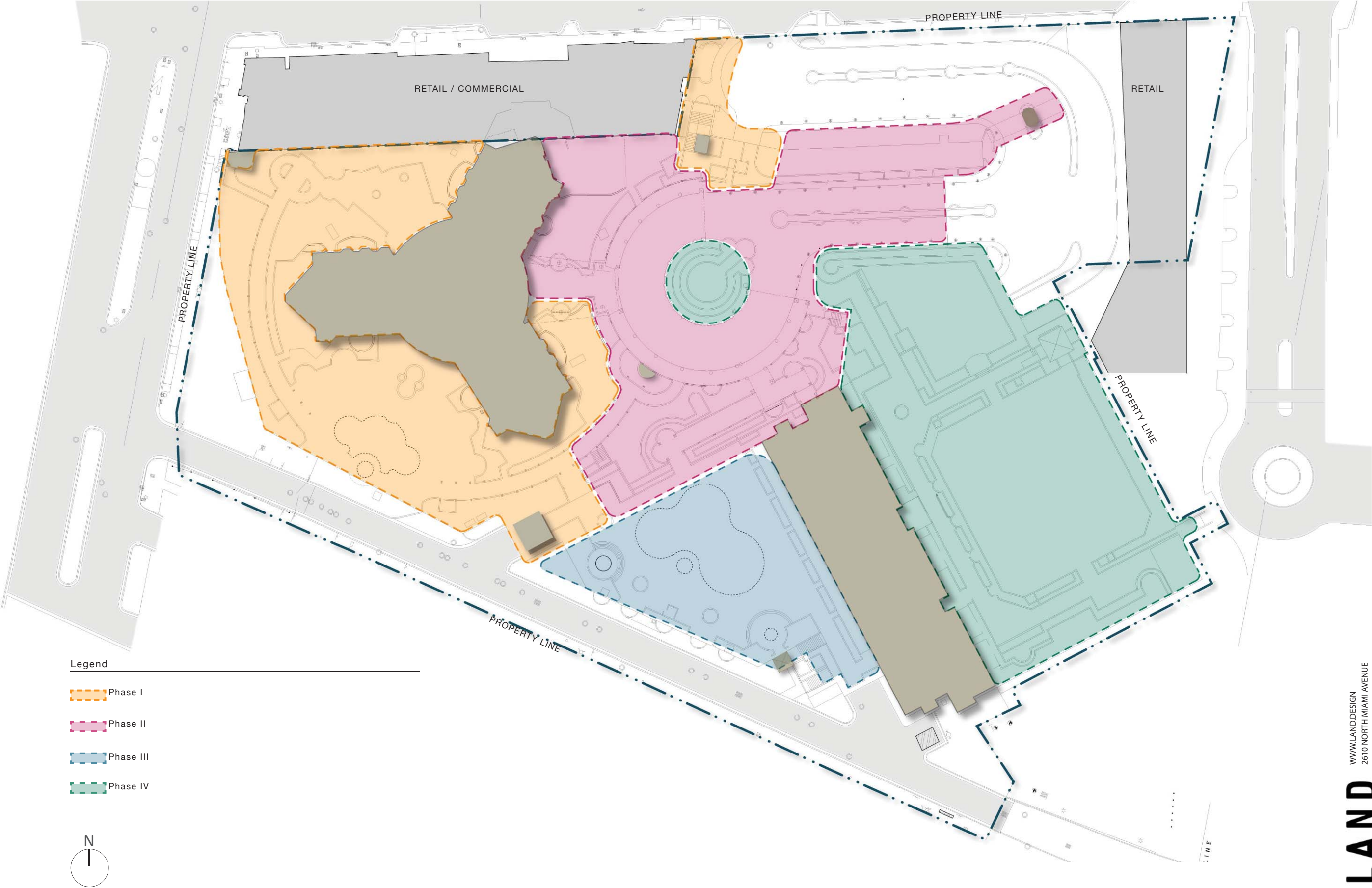
Proposed Green Space



Transplanting & Holding area diagram



Construction phasing diagram



Current Color Photographs - Project Site + Existing Structures



Current Color Photographs - Project Site + Existing Structures



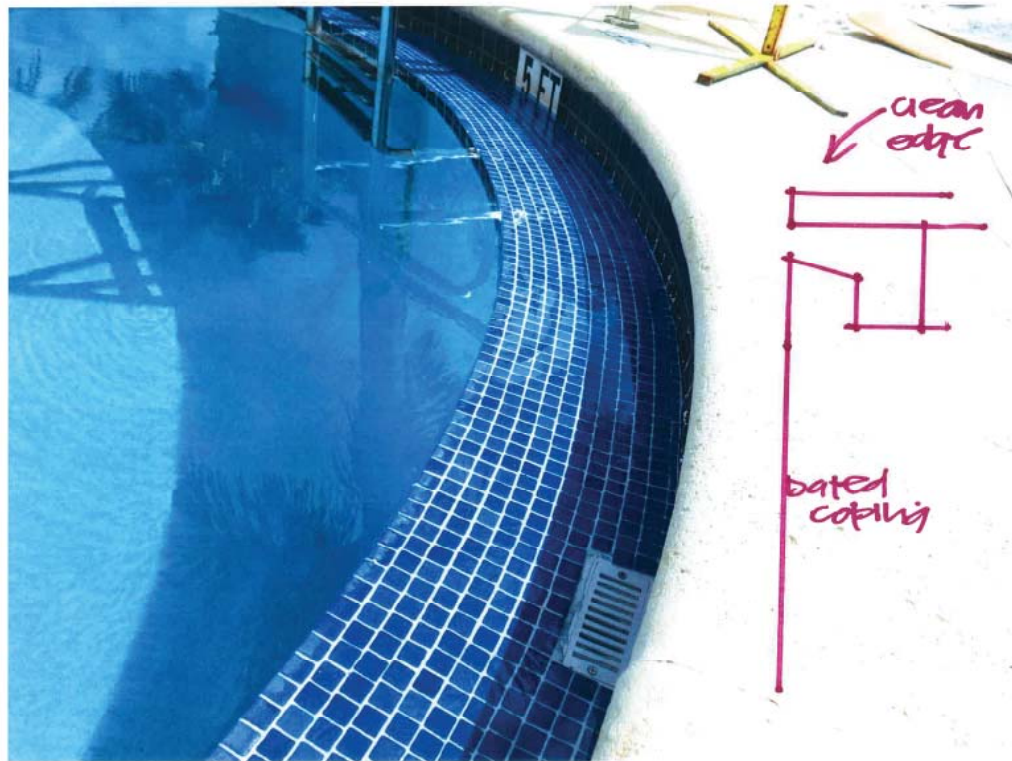
Current Color Photographs - Project Site + Existing Structures



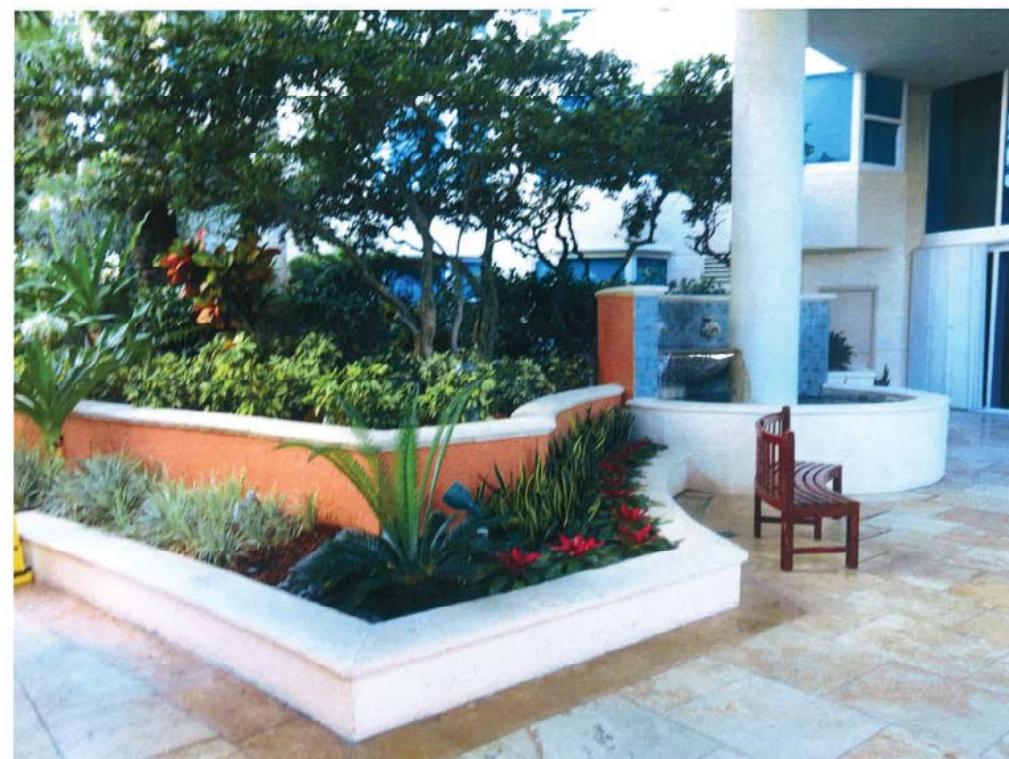
Current Color Photographs - Project Site + Existing Structures



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Current Color Photographs - Project Site + Existing Structures



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Section II

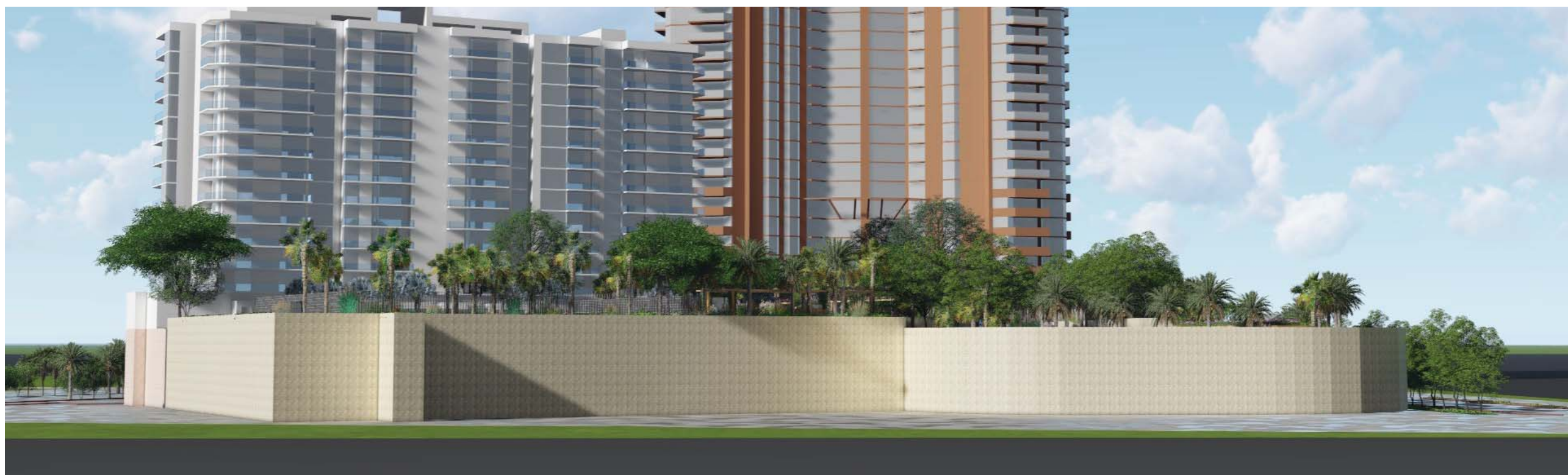
-Proposed Sections & Elevations

Proposed Site Elevations

West



East



Proposed Site Elevations

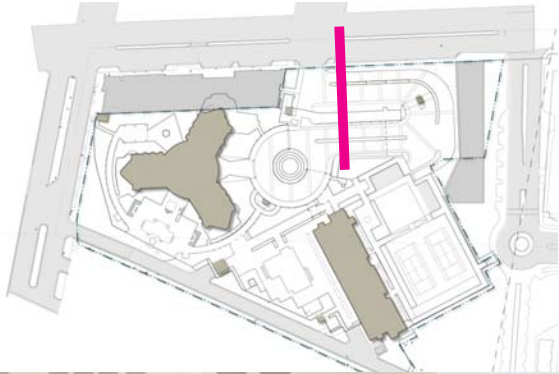
North



South



Site Sections



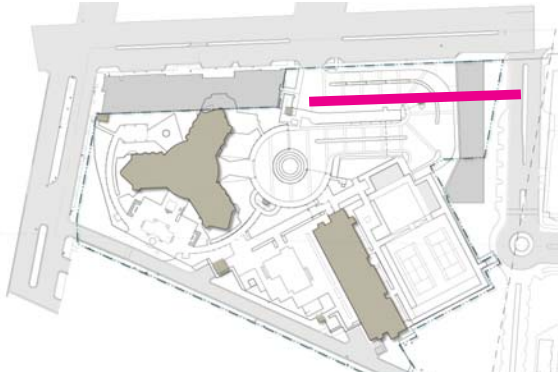
L025



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Site Sections

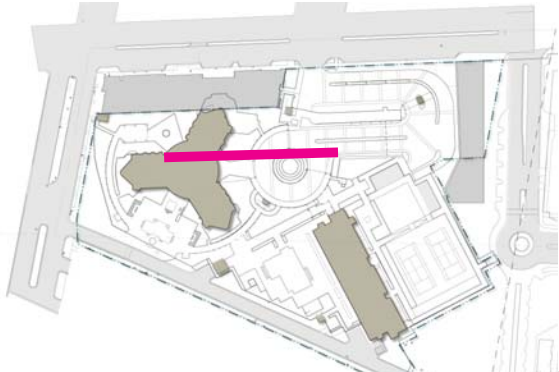


L026



Site Sections

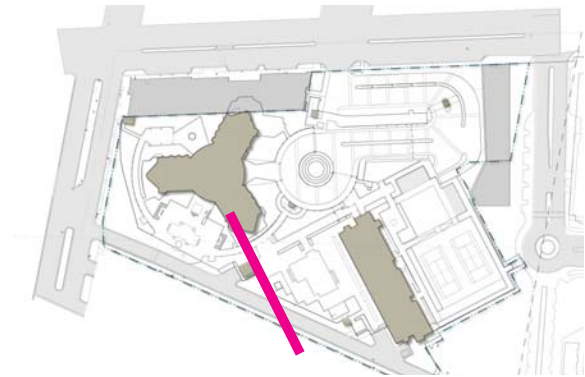
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Site Sections



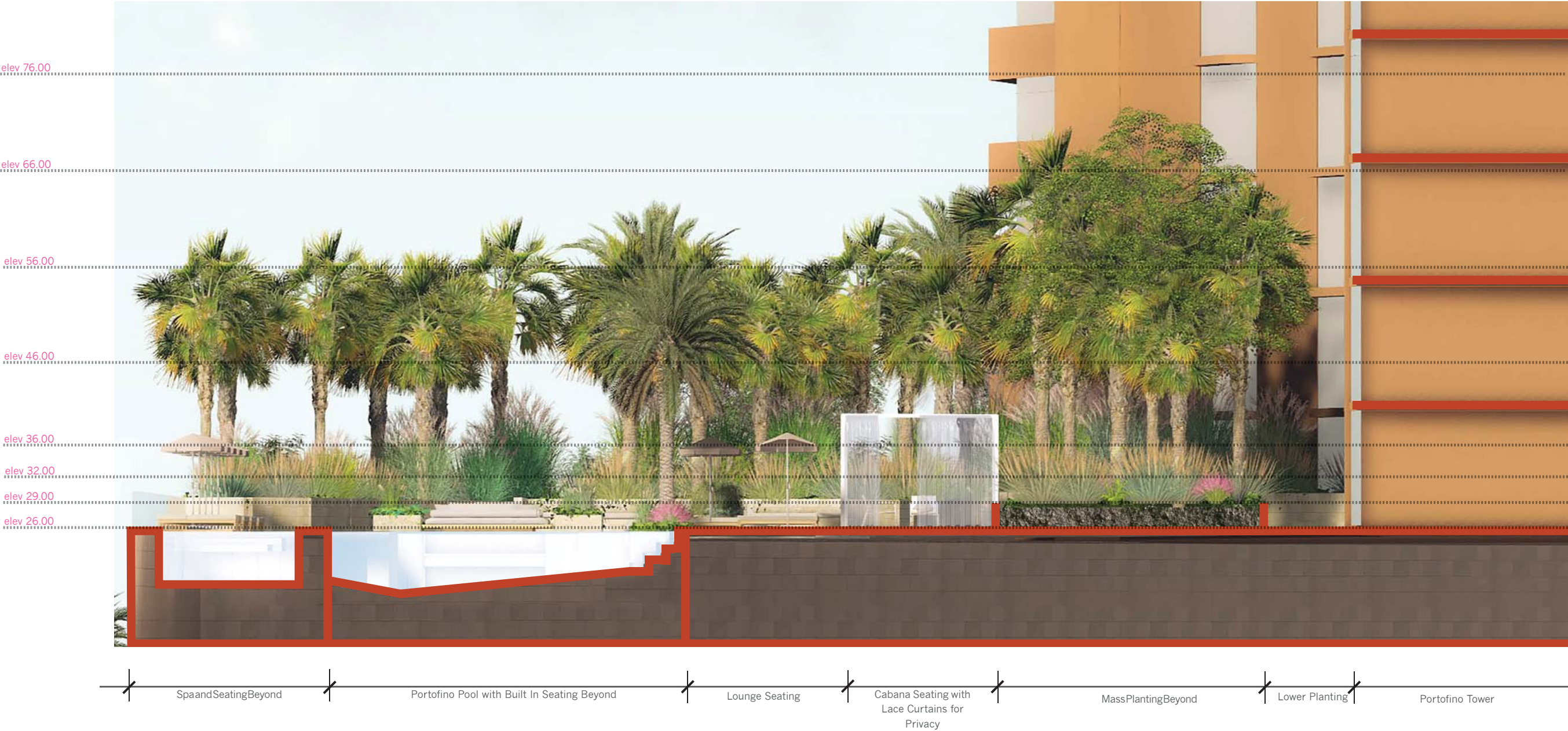
L028



Site Sections



L029



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Site Sections

L030



elev 76.00

elev 66.00

elev 56.00

elev 46.00

elev 36.00

elev 32.00

elev 29.00

elev 26.00



Porte Cochere

Mass Planting Area

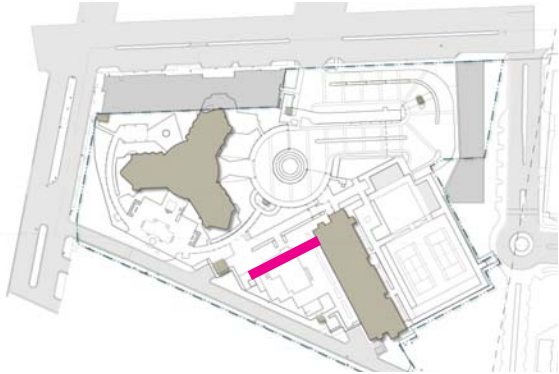
Walkway with Trellis Overhead

Mass Planting Area
Cabana Seating with
Lace Curtains for
Privacy

Pool Deck

Main South Pointe Tower Pool with Lounge Seating and Screen Planning Beyond

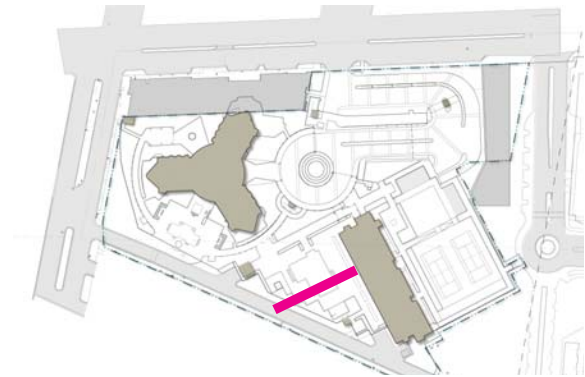
Site Sections



L031



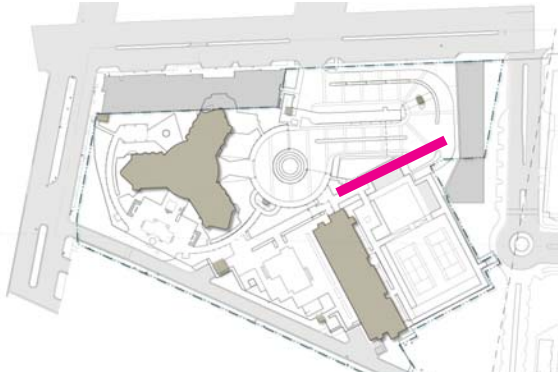
Site Sections



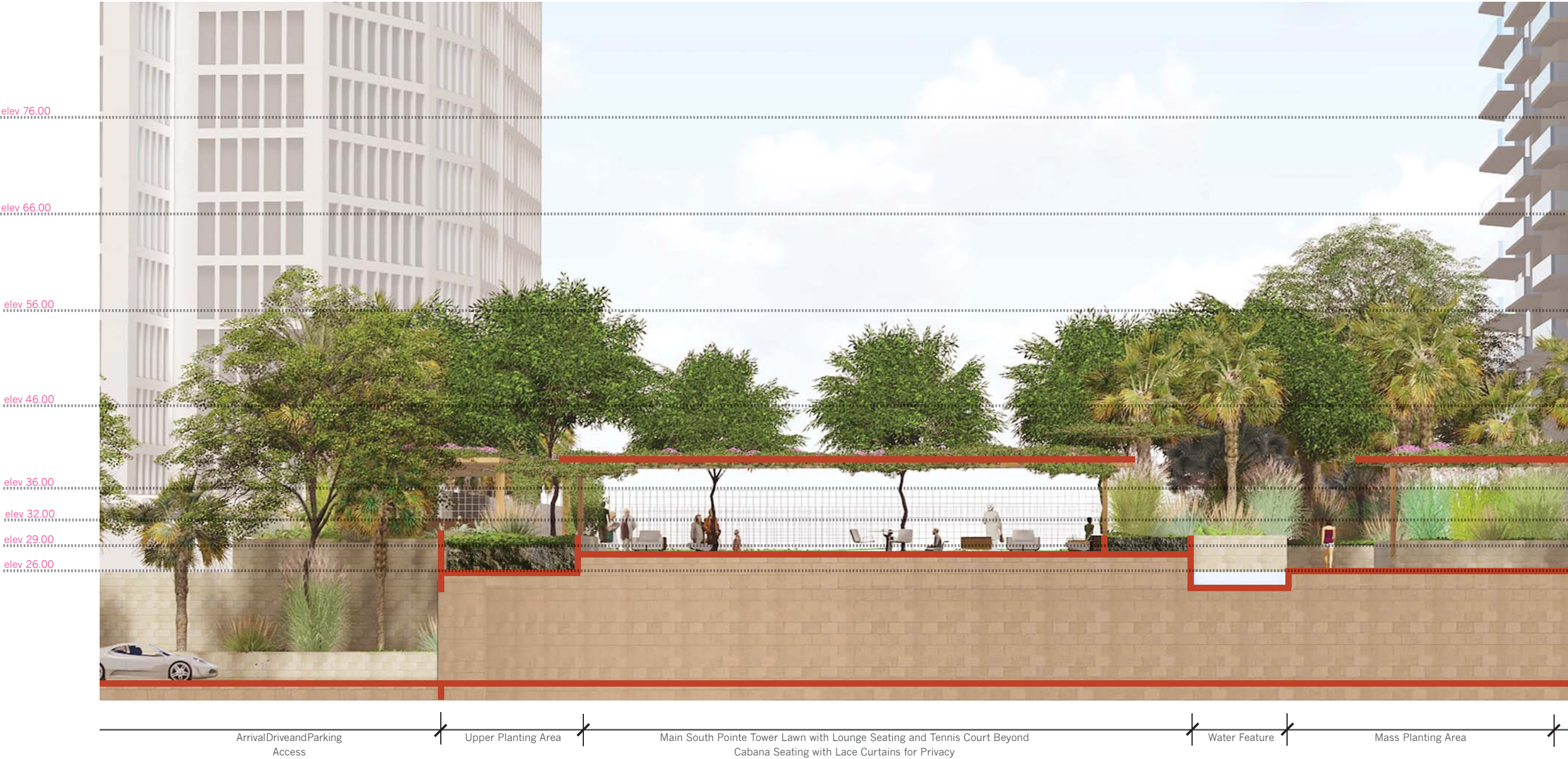
L032



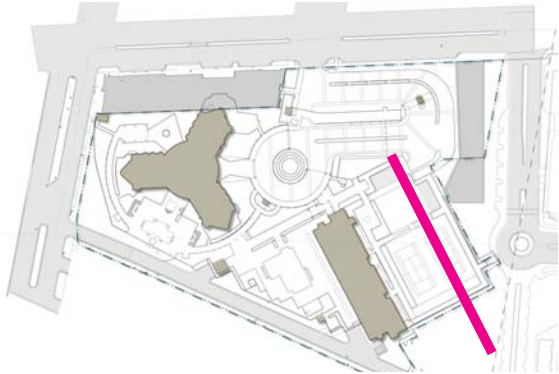
Site Sections



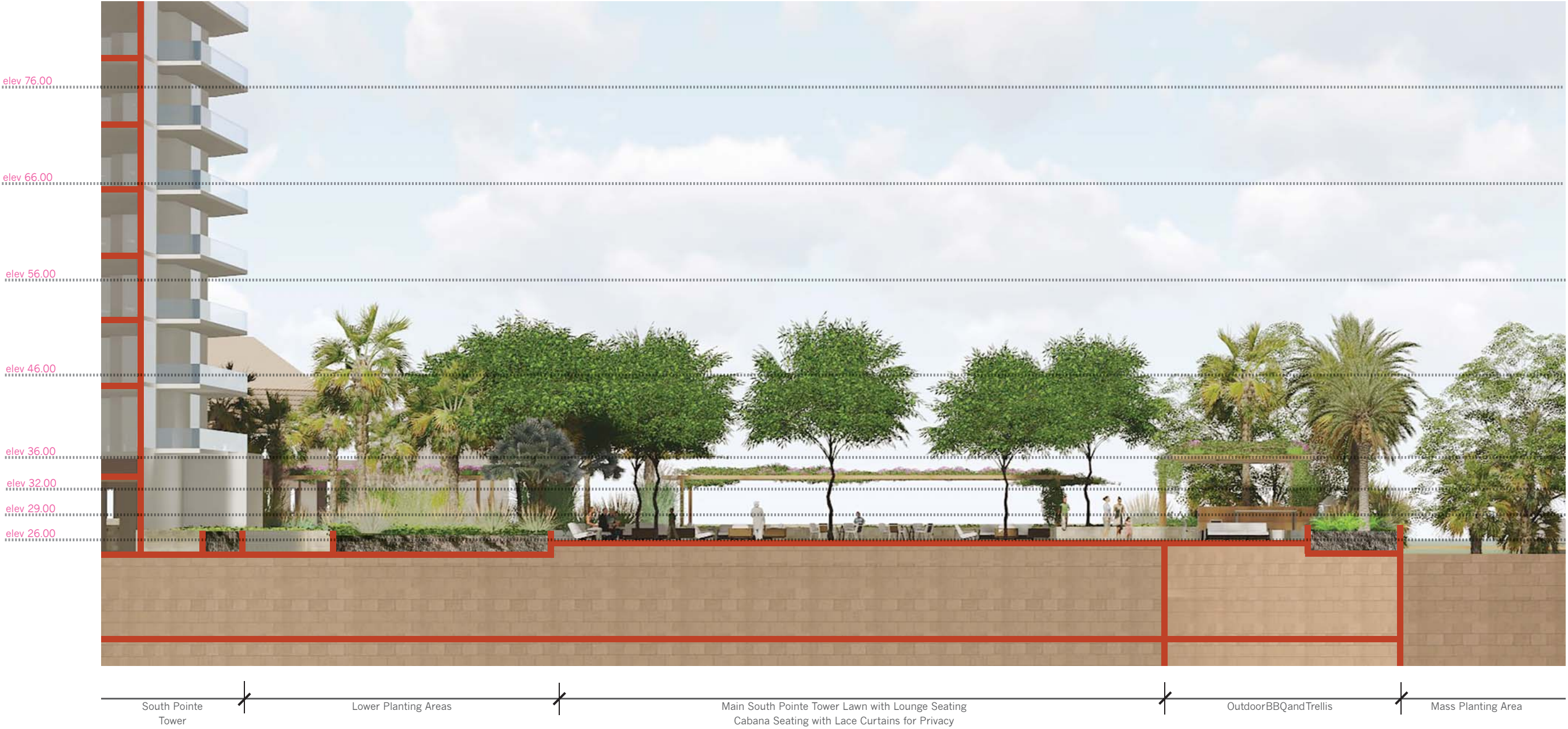
L033



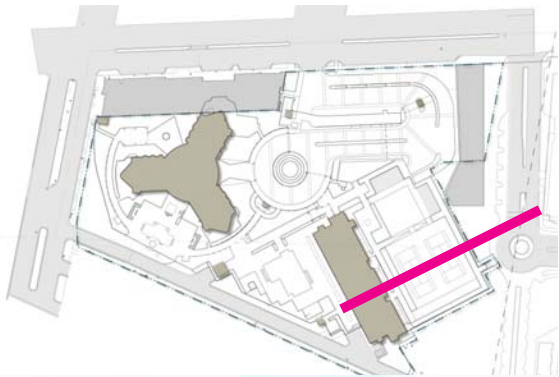
Site Sections



L034



Site Sections



L035



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Hardscape Materials



PT-1a
PAVEMENT TYPE 1

Material: Granite Pavers

Location: Arrival Drive

Specification: Tumbled with Sand Setting

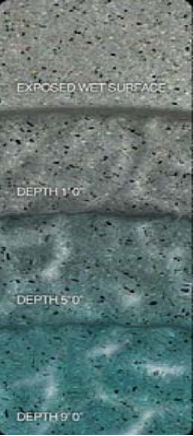


PT-3
PAVEMENT TYPE 4

Material: Ipe

Location: Deck / Shower

Specification: Clipped in Plan / Oiled Annually



MT-1
Material TYPE 1

Material: Peebletec - White Pearl

Location: Water Features

Specification: Per Manufacturer



PT-2a
PAVEMENT TYPE 2a

Material: Coral Stone

Location: Arrival / Pool / Terraces

Specification: Flagged with Sand Setting

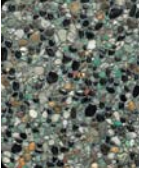


PT-4
PAVEMENT TYPE 4

Material: Dark Grey Granite Fines

Location: Garden Pathways

Specification: 1/4" diameter on average

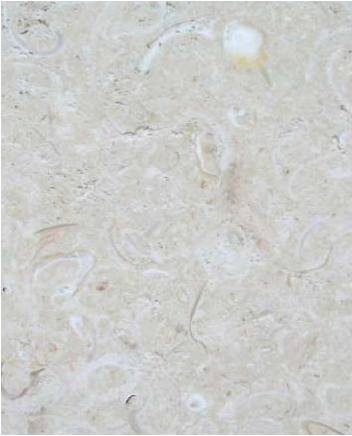


MT-2
Material TYPE 2

Material: Peebletec - Moonlight Grey

Location: Pool

Specification: Per Manufacturer



PT-2b
PAVEMENT TYPE 2b

Material: Shell Stone

Location: Arrival / Pool / Terraces

Specification: Flagged with Sand Setting