

HPB22-0543 2/14/23 meeting
1709 Jefferson Ave "Exhibit A"

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Making
Human Spaces

2200 NW 2nd Ave
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February 8, 2023

Debbie Tackett
Historic Preservation & Architecture Officer
Planning Department
City of Miami Beach

Project: **The Morris**. 1709 Jefferson Avenue. Miami Beach

Dear Debbie:

As you know, upon submitting the project plans to the Historic Presentation Board to seek approval, we conducted several meetings with the neighbors as well as most recently to the Miami Design Preservation League. Our goal was not only to bring everyone up to date on the exciting project that we are embarking, but also to hear their concerns, and address them wherever possible.

Accordingly, the enclosed revised plans capture minor design revisions as follows:

- We have eliminated the Dog Run located in the east side and replace it by lush landscaping. In addition, the 5' pathway formally running north south on the east side adjacent to the parking was also replaced with landscaping. These strategies provide a wider landscape buffer area towards the Montclair Apartments with taller trees to screen views. In addition, there is a potential noise reduction with the elimination of the area to walk dogs.
- On the north-east corner we have eliminated the dog wash station / dog park as well as the concrete pavers and have replace them with additional lush vegetation and trees. These further screens the Montclair and the single-family neighbor immediately to the north.
- Another revision entailed slightly moving south the balconies located on units 7,15 and 23 to coincide with the openings between the Montclair buildings instead of facing directly one of the units.
- We have created punch windows with knee walls instead on floor-to-floor windows on all units facing the Montclair to provide more privacy.
- Balconies on units 8, 16 and 24 facing north have been shortened by 12 feet and planters added to the east to provide a visual screen to the Montclair.
- Additional landscaping has been added to the east side, including hedges, trees, and tall palms to act as a landscape visual buffer.

We are proud to be part of this team bringing this project to life, are excited to see the project flourish and look forward to the upcoming Historical Design Review Presentation.

Sincerely yours,
Berenblum Busch Architecture, Inc.

Gustavo Berenblum, AIA
Principal

THE MORRIS RESIDENCES

MIAMI BEACH HISTORIC PRESERVATION BOARD

1709 Jefferson Ave
MIAMI BEACH, FL 33139

HPB ADDITIONAL SUBMITTAL FEBRUARY 10TH, 2022

SCOPE OF WORK:

- 5 STORY TERRACED RESIDENTIAL BUILDING
- 24 APARTMENTS
- 24 CAR PARKING SPACES, 18 BICYCLE SPACES
- AMENITIES INCLUDE OUTDOOR GYM AND DOG PARK

INDEX OF DRAWINGS

A101	LEVEL 1 FLOOR PLAN
A103	LEVEL 3 FLOOR PLAN
G106	NW AXONOMETRIC
A200	NORTH ELEVATION
A203	EAST ELEVATION
A300	SECTION
LA1.01	EXISTING TREE DISPOSITION PLAN
LA2.01	HARDSCAPE MATERIALS PLAN
LA3.01	PLANTING PLAN