HPB23-0604
1709 Jefferson Avenue



BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

May 14, 2024

Project Team

REGENCY Development Group

CHRISTOPHER LANDSCAPE
CAWLEY ARCHITECTURE

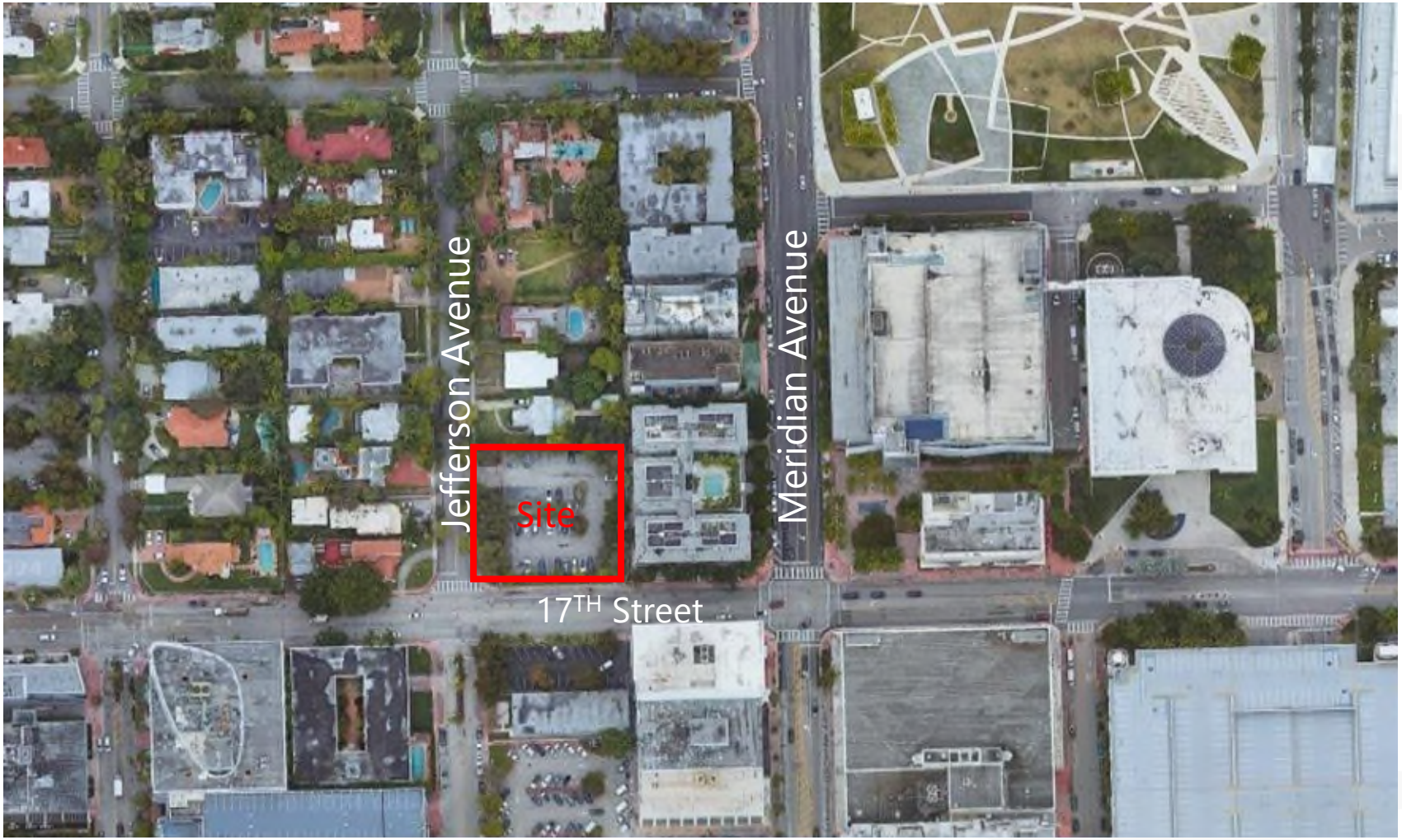
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KOBI KARP
ARCHITECTURE
INTERIOR DESIGN
PLANNING
KOBI KARP ARCHITECTURE & INTERIOR DESIGN

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

HPB23-0604
1709 Jefferson Avenue
May 14, 2024

Property Location



BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

HPB23-0604
1709 Jefferson Avenue
May 14, 2024

Existing Condition



- 22,500 square foot parking lot or 0.516 acres
- Surface parking lot
- Vehicular access from Jefferson Avenue



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HPB23-0604
1709 Jefferson Avenue
May 14, 2024

2023 Prior Approval
HPB22-0543

- Approval of a 24-unit multi-family residential building

DocuSign Envelope ID: 1DA123F2-E985-4476-8582-3B1CE631DAE6

CFN: 20230111907 BOOK 33587 PAGE 1050
DATE:02/17/2023 03:46:34 PM
LUIS G. MONTALDO, CLERK AD INTERIM
MIAMI-DADE COUNTY, FL

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE:	February 14, 2023
PROPERTY/FOLIO:	1709 Jefferson Avenue / 02-3234-007-0400
FILE NO:	HPB22-0543
APPLICANT:	1688 Property Owner LLC
IN RE:	An application has been filed requesting a Certificate of Appropriateness for the construction of a multi-family residential building on an existing surface parking lot.
LEGAL:	Lots 17 thru 19, Block 21, of the Golf Course Amended Plat, according to the plat thereof, as recorded in Plat Book 6, Page 26, of the public records of Miami-Dade County, Florida.

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

HPB23-0604
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May 14, 2024

Project Overview

- 10-unit fee simple townhomes
- Two buildings, which will include five units each
- 20 parking spaces required, and 22 parking spaces provided



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ZONING, LAND USE AND ENVIRONMENTAL LAW

Neighborhood Outreach

- **February 23, 2023 – Meeting with Juan Bolivar, property owner of 1729 Jefferson Avenue**
- **March 14, 2024 – Meeting with Montclair Homeowners Association**
- **April 3, 2024 – Meeting with Palmview Neighborhood Association**
- **April 11, 2024 – Landscape Architect Meeting with Juan Bolivar – property owner of 1729 Jefferson Avenue**

Architectural Plans

Site Plan



Southwest Elevation



HPB23-0604
1709 Jefferson Avenue
May 14, 2024

Southwest Elevation

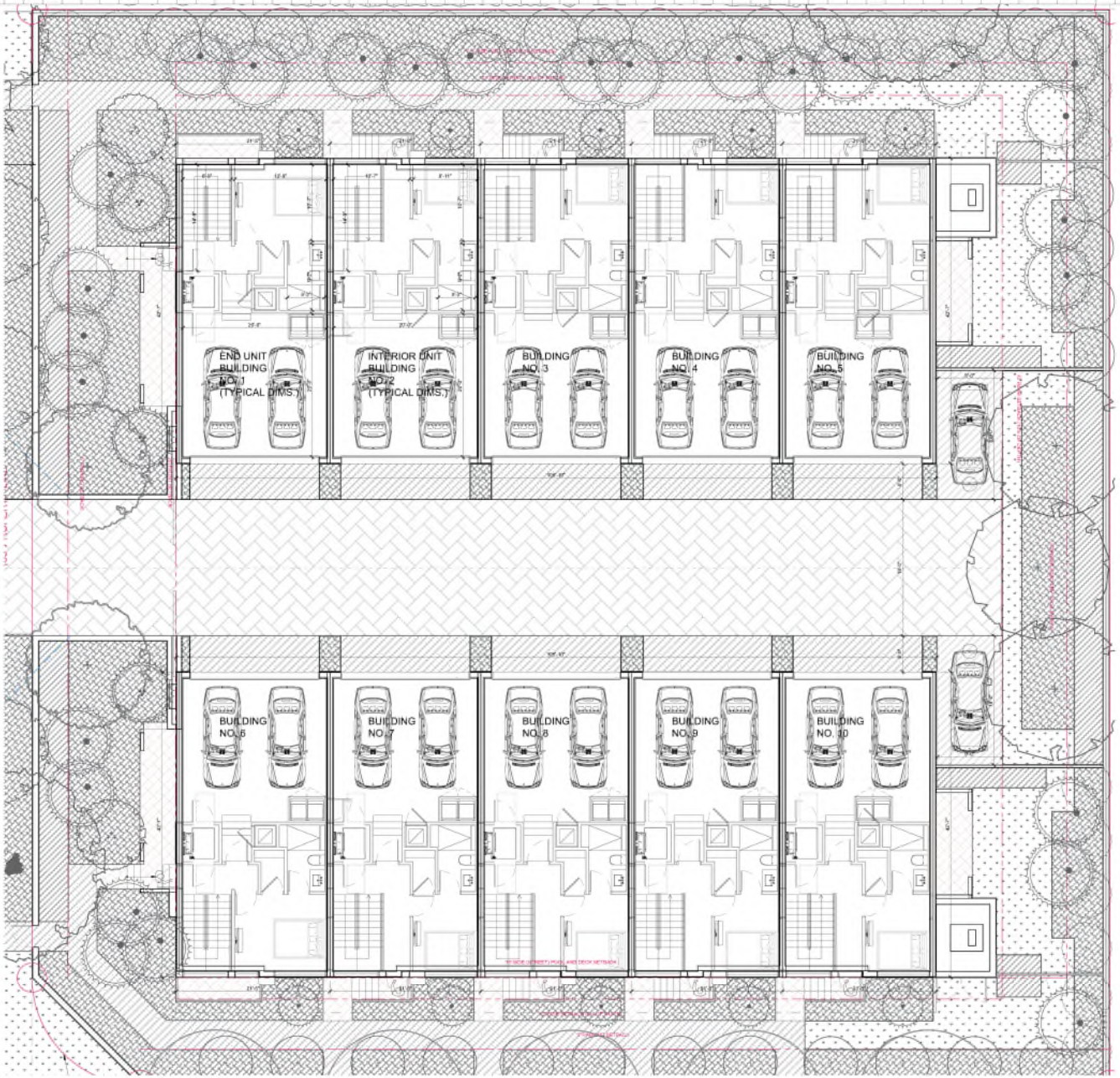


HPB23-0604
1709 Jefferson Avenue
May 14, 2024

Northwest Elevation



HPB23-0604
1709 Jefferson Avenue
May 14, 2024



1 LEVEL 1 PLAN
SCALE: 3/16" = 1'-0"

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HPB FINAL SUBMITTAL

1709 JEFFERSON AVE

MIAMI BEACH, FL 33139

Owner:
Name –
Address –
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Consultant:
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LEVEL 1 PLAN

Date:	03-04-2024	Sheet No.
Scale:		A3.01
Project:	2304	



1 LEVEL 2 PLAN
SCALE: 3/16" = 1'-0"

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LEVEL 2 PLAN

Date: 02-04-2024	Sheet No. A3.02
Scale:	
Project 2304	



1 LEVEL 3 PLAN
SCALE: 3/16" = 1'-0"

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LEVEL 3 PLAN

Date:	02-04-2024	Sheet No.
Scale:		A3.03
Project:	2304	



1 LEVEL 4 PLAN
SCALE: 3/16" = 1'-0"

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Lic. # AR0012578

LEVEL 4 PLAN

Date: 02-04-2024	Sheet No. A3.04
Scale:	
Project 2304	



1 LEVEL ROOF PLAN
SCALE: 3/16" = 1'-0"

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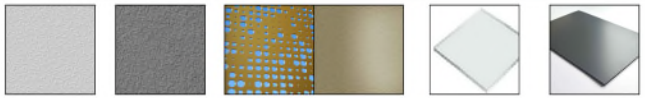
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ROOF LEVEL

Date: 02-04-2024	Sheet No. A3.05
Scale:	
Project 2304	

ELEVATION MATERIAL LEGEND



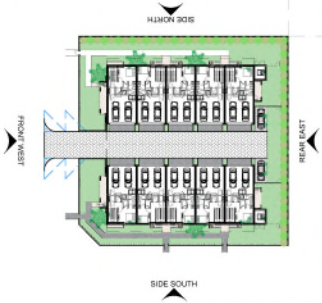
1 - WHITE STUCCO

2 - GREY STUCCO

3 - CIRCULAR SCREEN CHAMPAGNE ALUM.

4 - CLEAR GLASS

5 - GREY ALUM.



LOCATION KEY



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

Rev.	Date	Rev.	Date

HPB FINAL SUBMITTAL

1709 JEFFERSON AVE

MIAMI BEACH, FL 33139

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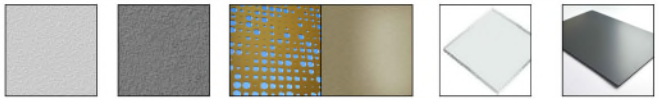
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ELEVATIONS

Date:	02-04-2024	Sheet No.
Scale:		A4.01
Project:	2354	

ELEVATION MATERIAL LEGEND



1 - WHITE STUCCO

2 - GREY STUCCO

3 - CIRCULAR SCREEN CHAMPAGNE ALUM.

4 - CLEAR GLASS

5 - GREY ALUM.



LOCATION KEY



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

Rev.	Date	Rev.	Date

HPB FINAL SUBMITTAL

1709 JEFFERSON AVE

MIAMI BEACH, FL 33139

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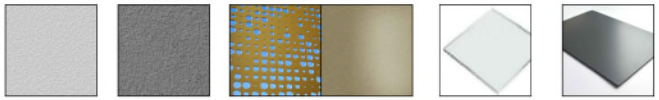
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ELEVATIONS

Date:	02-04-2024	Sheet No.
Scale:		A4.02
Project	2304	

ELEVATION MATERIAL LEGEND



1 - WHITE STUCCO

2 - GREY STUCCO

3 - CIRCULAR SCREEN CHAMPAGNE ALUM.

4 - CLEAR GLASS

5 - GREY ALUM.



LOCATION KEY



1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

Rev.	Date	Rev.	Date

HPB FINAL SUBMITTAL

1709 JEFFERSON AVE

MIAMI BEACH, FL 33139

Owner:
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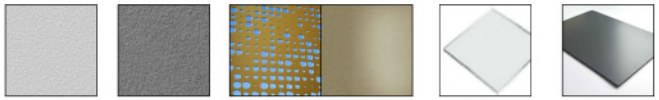
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ELEVATIONS

Date:	02-04-2024	Sheet No.
Scale:		A4.03
Project	2304	

ELEVATION MATERIAL LEGEND



1 - WHITE STUCCO

2 - GREY STUCCO

3 - CIRCULAR SCREEN CHAMPAGNE ALUM.

4 - CLEAR GLASS

5 - GREY ALUM.



LOCATION KEY



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

Rev.	Date	Rev.	Date

HPB FINAL SUBMITTAL

1709 JEFFERSON AVE

MIAMI BEACH, FL 33139

Owner:
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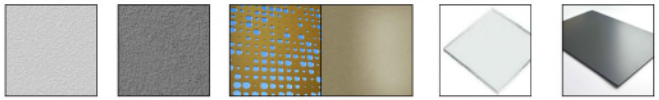
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ELEVATIONS

Date:	02-04-2024	Sheet No.
Scale:		A4.04
Project	2304	

ELEVATION MATERIAL LEGEND



1 - WHITE STUCCO

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4 - CLEAR GLASS

5 - GREY ALUM.





1 RENDERED ELEVATIONS

SCALE: 1/8" = 1'-0"

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HPB FINAL SUBMITTAL

1709 JEFFERSON AVE

MIAMI BEACH, FL 33139

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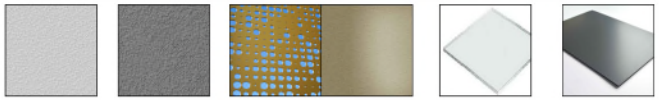
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RENDERED ELEVATIONS

Date: 02-04-2024	Sheet No. A4.10
Scale:	
Project: 2304	

ELEVATION MATERIAL LEGEND



1 - WHITE STUCCO

2 - GREY STUCCO

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4 - CLEAR GLASS

5 - GREY ALUM.



1 RENDERED ELEVATIONS

SCALE: 1/8" = 1'-0"

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HPB FINAL SUBMITTAL

1709 JEFFERSON AVE

MIAMI BEACH, FL 33139

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Consultant:
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RENDERED ELEVATIONS

Date: 02-04-2024
Scale:
Project: 2304
Sheet No.: A4.11

Landscape Plans



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ZONING PHASE

1709 JEFFERSON AVE
MIAMI BEACH, FL 33139

CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE

Owner:
Name –
Address –
Address –
Tel –
Email –

Consultant:
Name –
Address –
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Consultant:
Name –
Address –
Address –
Tel –
Email –

Consultant:
Name –
Address –
Address –
Tel –
Email –

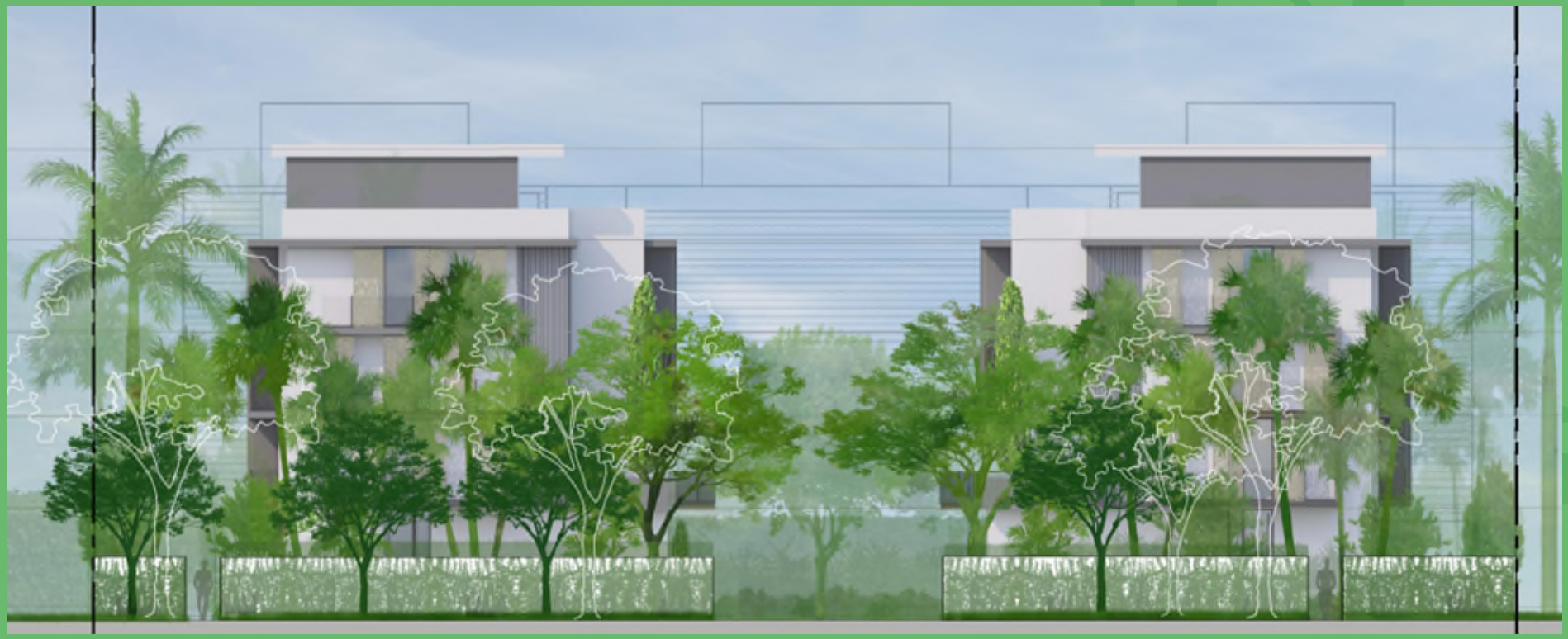
Architect:
Kobi Karp Architecture and Interior Design, Inc.
AA 26001 (FIRM)*
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 1788

KOBI KARP
Lic. # AR0012578

Date:	01.14.24	Sheet No.
Scale:		L1.01
Project:		

West Elevation

- Providing 40 trees, where 15 required
- Providing 15 street trees
- Providing 360 shrubs



North Elevation



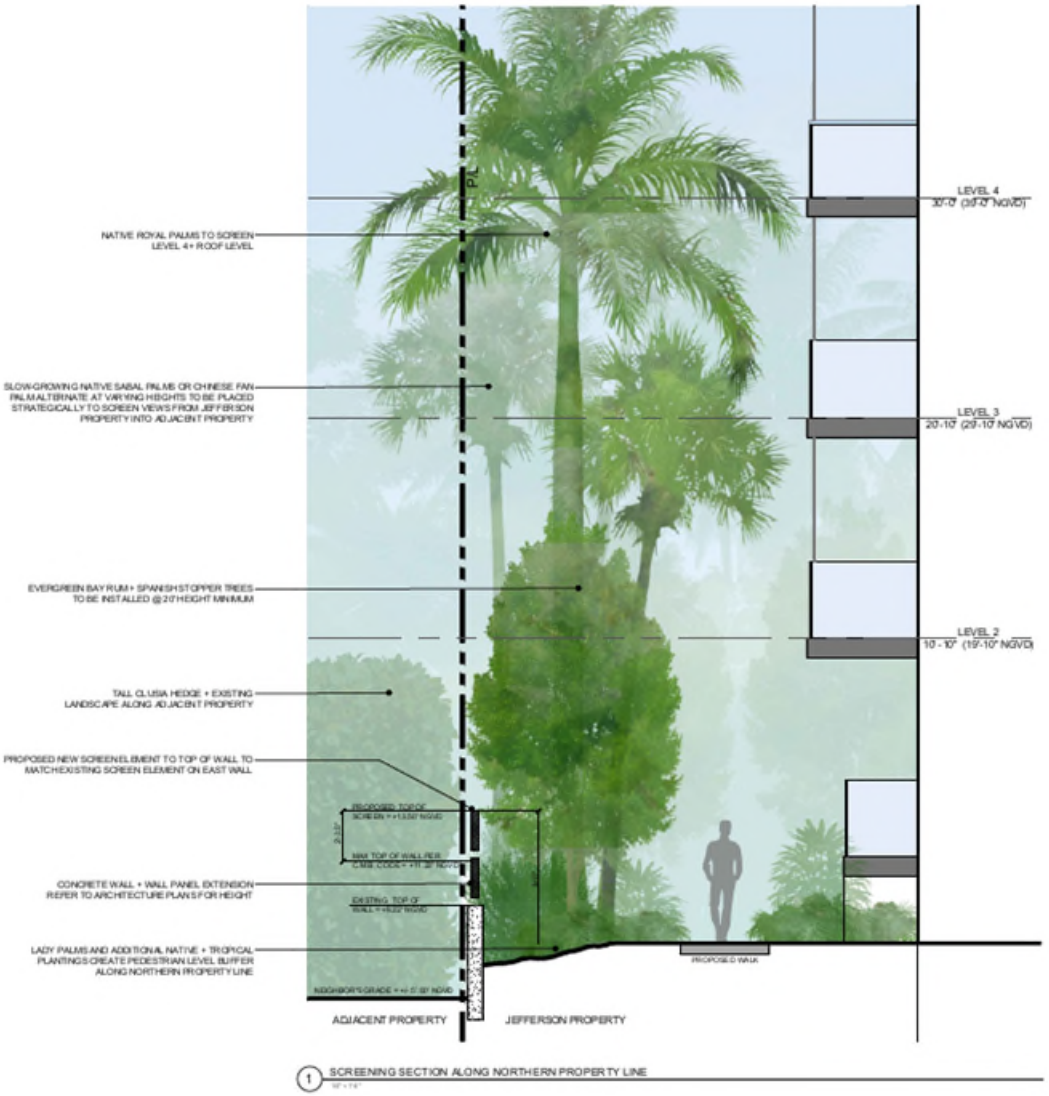
South Elevation



East Elevation



Rendered Section





RE | ROYAL PALMS
Roystonea regia



SP | SABAL PALMS
Sabal palmetto



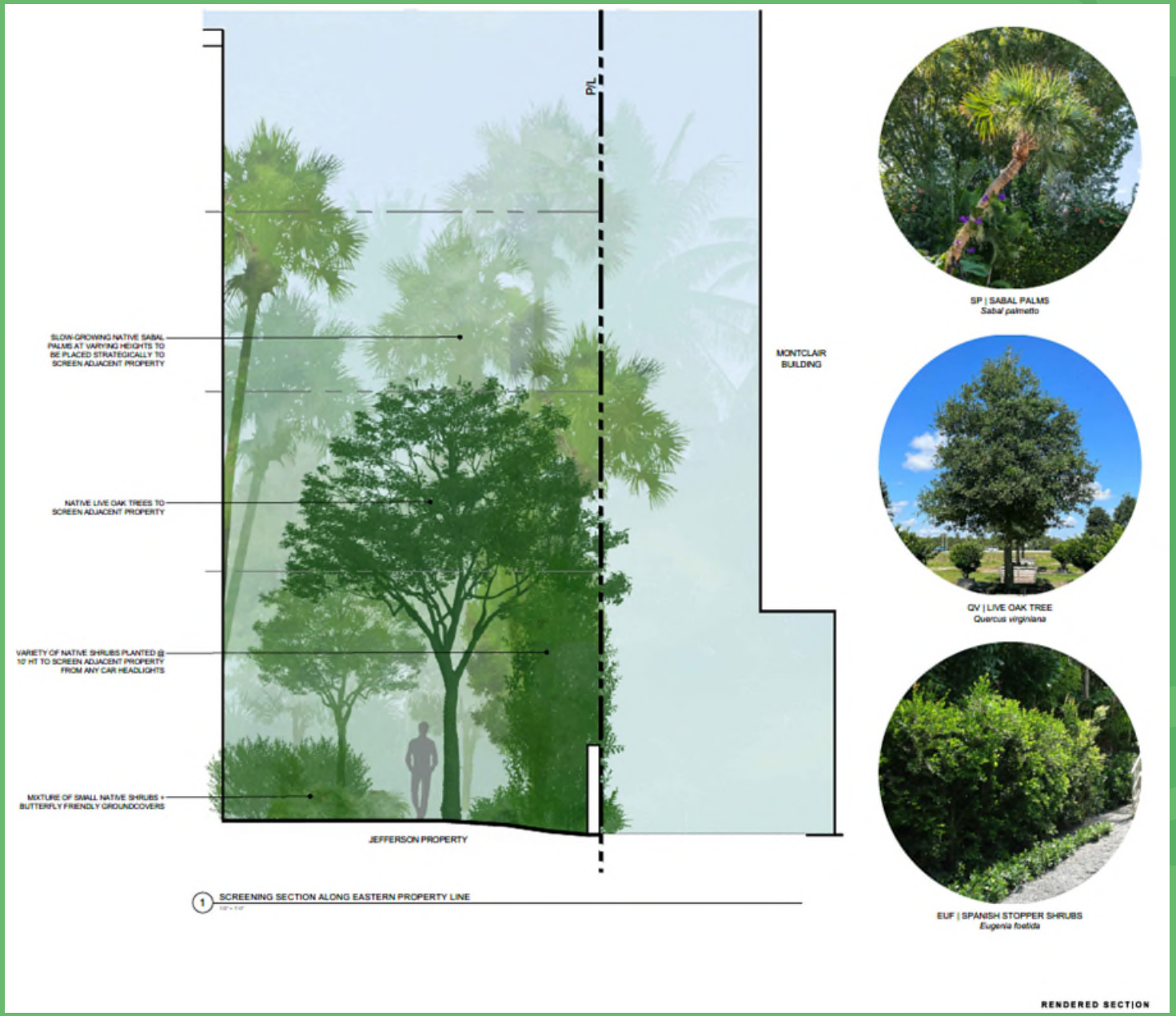
PR | BAY RUM TREE
Pimenta racemosa

RENDERED SECTION

Rendered Perspective

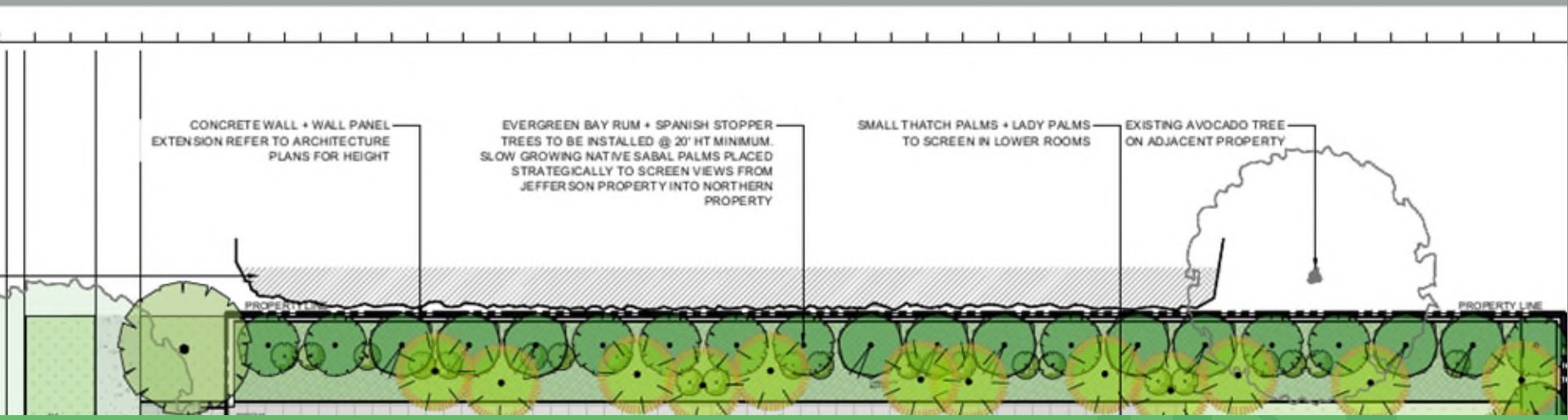


Rendered Section

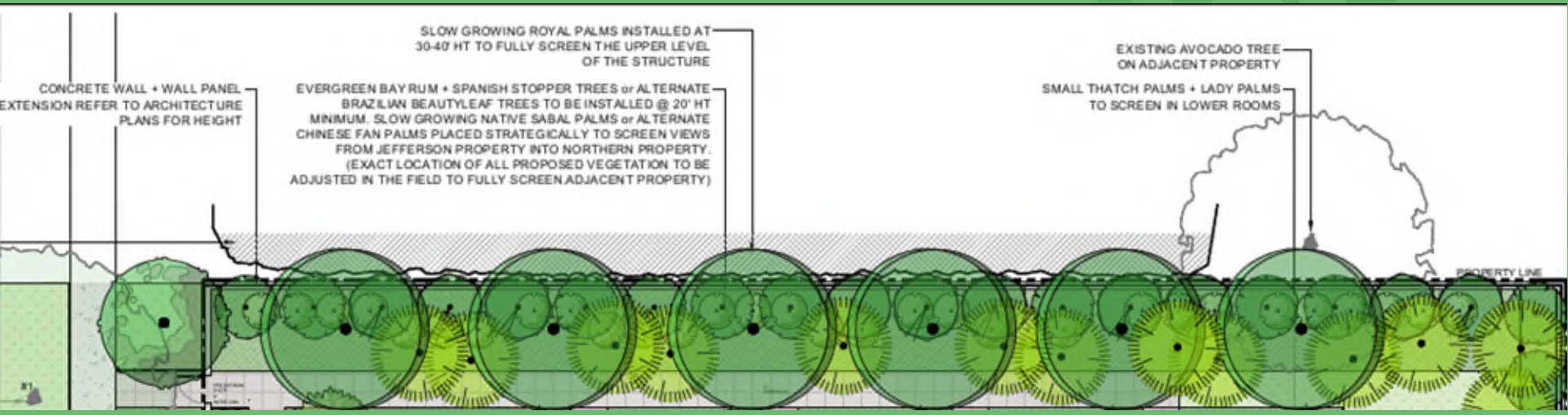


Additional Landscaping to the North Property Line

Before

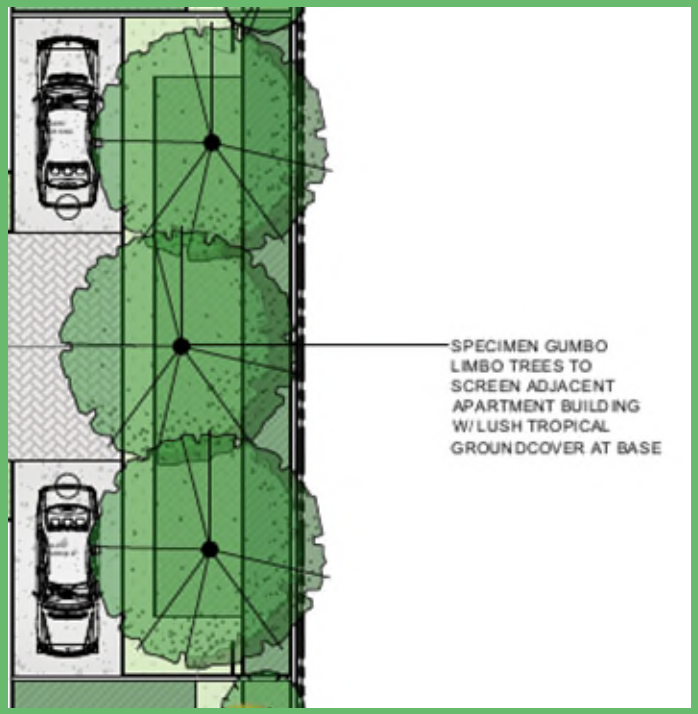


After

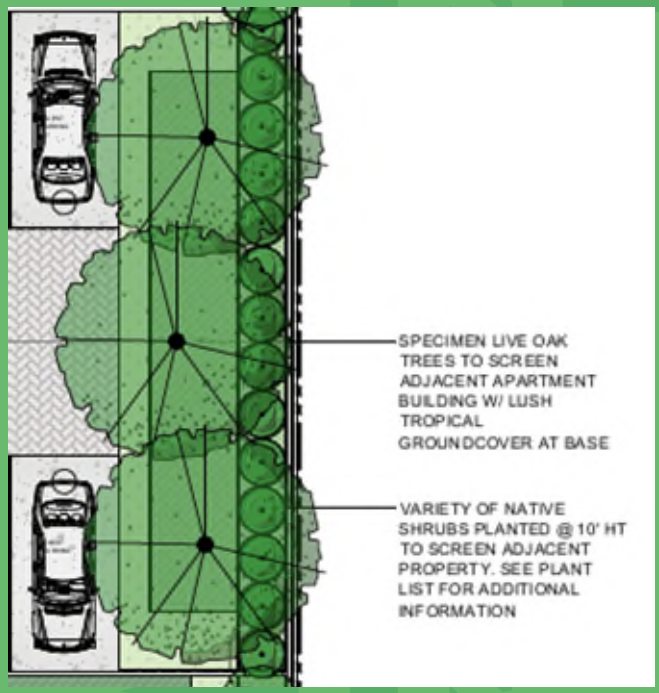


Additional Landscaping to the East Property Line

Before



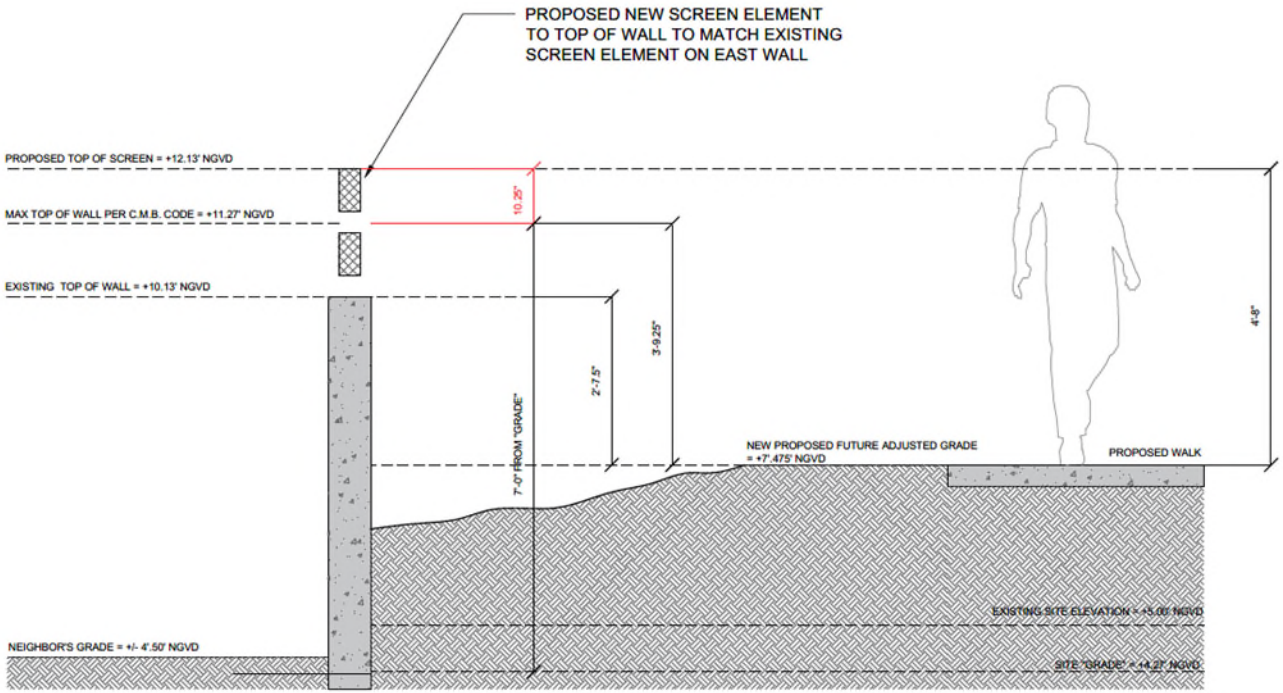
After



Request

The Applicant is proposing to maintain and add to an existing wall at the northern border of the Property.

The applicant is requesting a variance from Section 7.5.3.2(h)(B) of the Resiliency Code, to permit a wall with a metal screening up to a height of 7 feet, 10.25 inches, where a maximum height of a wall shall not exceed 7 feet, as measured from grade.



1 NORTH WALL SECTION
SCALE: 3/4" = 1'-0"

Thank You

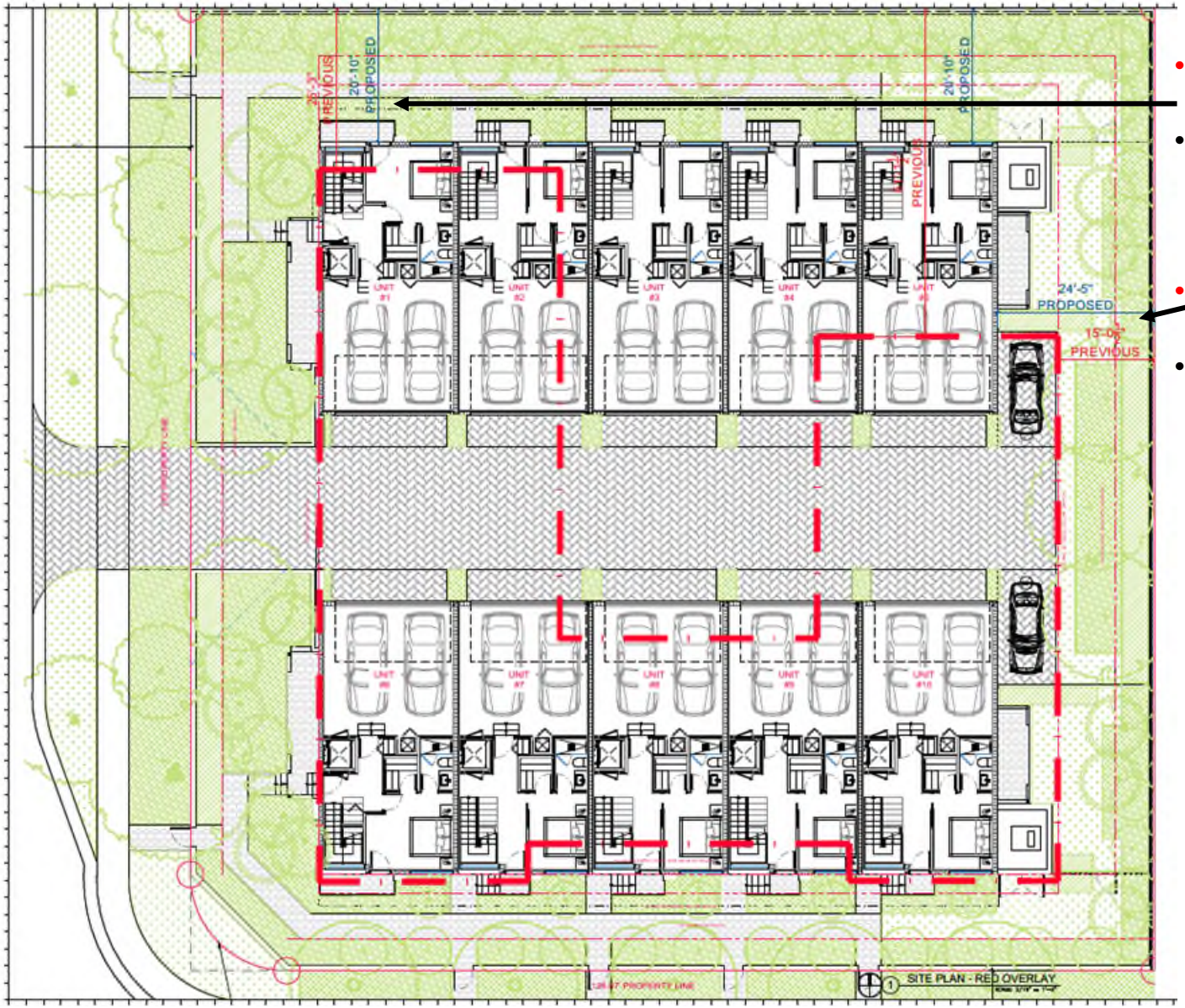
200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com

Setback Comparison

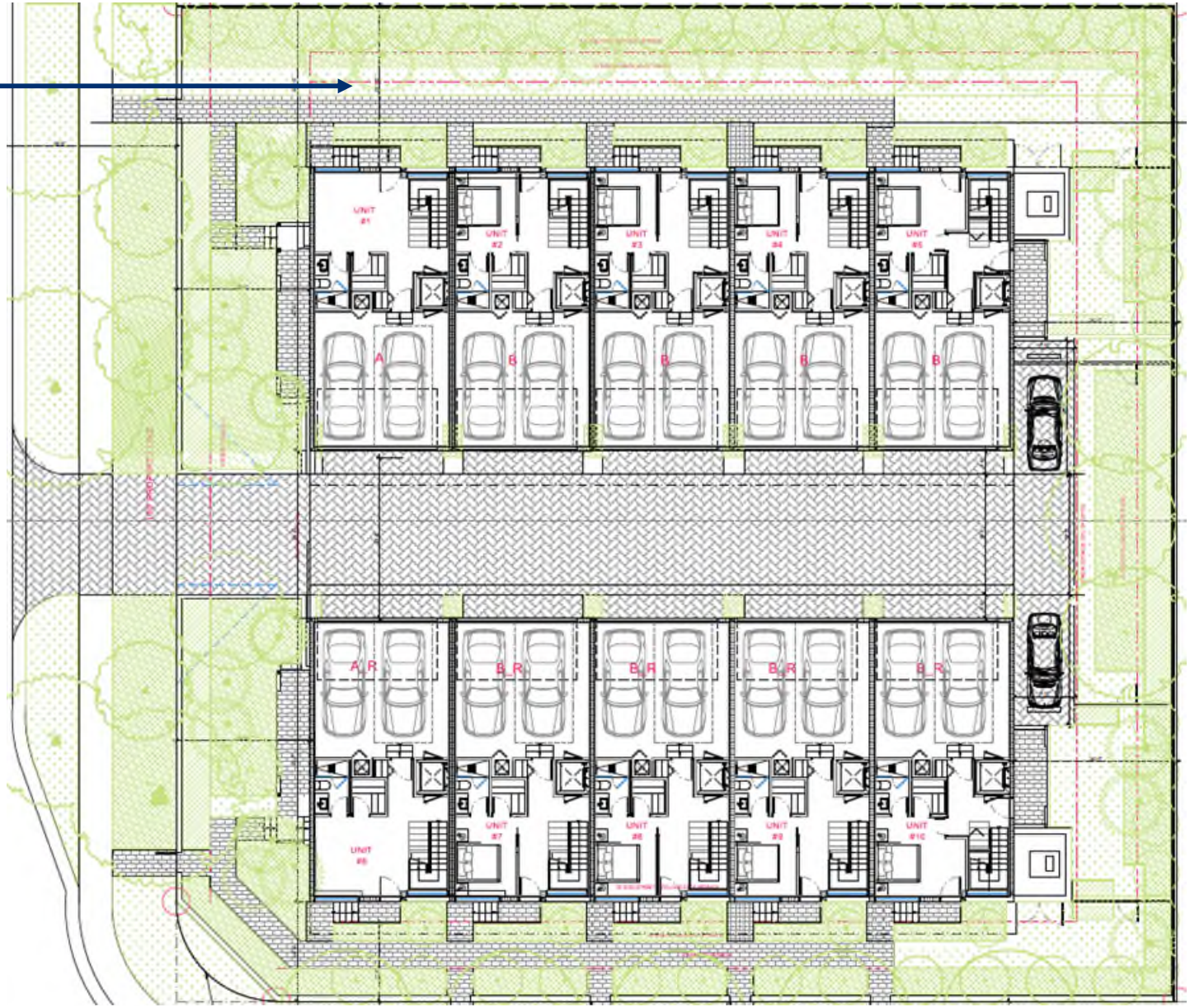
Setback comparison of prior approval and proposed project.



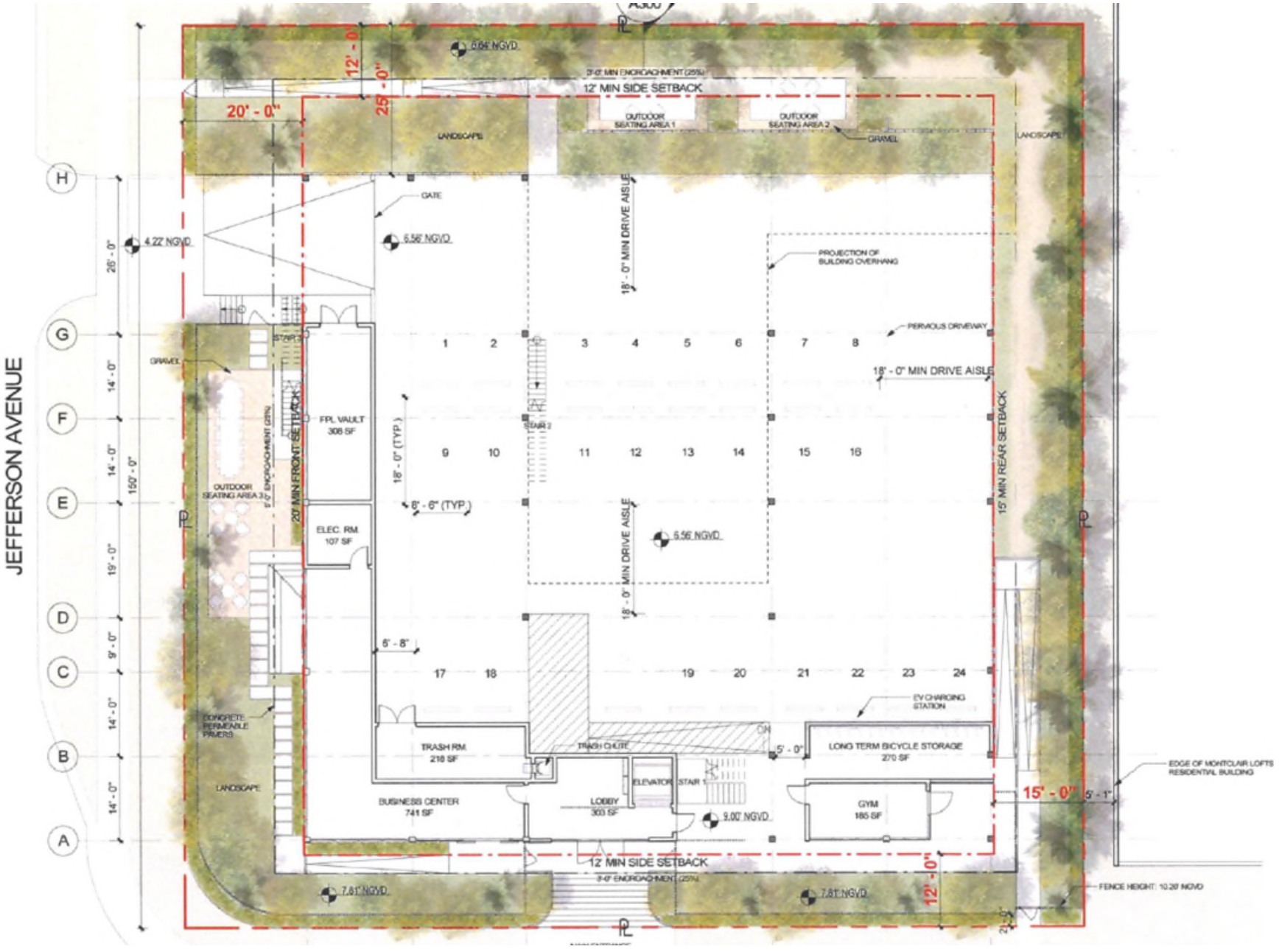
- Previously approved rear setback – 25.3′
- Proposed rear setback – 24′-.10″
- Previously approved side setback – 15′
- Proposed Side Setback – 24′-.5″

Building Shift New Setback

- 24′-10″ north yard setback
- Revised Site plan reducing the motor court area to provide a 4′ greater north yard setback



Prior Approved Site Plan



Rendered North Perspective





Existing Landscaping on North Property Line



