



THE MORRIS RESIDENCES

**MIAMI BEACH
HISTORIC PRESERVATION BOARD**

1709 Jefferson Ave
MIAMI BEACH, FL 33139

**HPB FINAL SUBMITTAL
DECEMBER 13, 2022**

SCOPE OF WORK:

- 4 STORY RESIDENTIAL BUILDING
- 24 APARTMENTS
- 25 CAR PARKING SPACES, 16 BICYCLE SPACES
- AMENITIES INCLUDE GYM, BUSINESS CENTER AND DOG PARK

MIAMI BEACH

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

1 of 2

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	1701, 1709, 1719 Jefferson Ave, Miami Beach FL 33139			
2	Board and file numbers :				
3	Folio number(s):	02-3234-007-0400			
4	Year constructed:	N/A	Zoning District:	RM-1; Residential Multifamily	
5	Based Flood Elevation:	8.00' (flood zone AE)	Grade value in NGVD:	4.22 (center sidewalk)	
6	Adjusted grade (Flood+Grade/2):	4.22' (center sidewalk)	Lot Area:	22,464 SF (0.52 acre)	
7	Lot width:	150.10'	Lot Depth:	150.00'	
8	Minimum Unit Size	550 SF	Average Unit Size	913 SF	
9	Existing use:	Parking	Proposed use:	Residential	
		Maximum	Existing	Proposed	Deficiencies
10	Height	40'-0"	N/A	40'-0"	N/A
11	Number of Stories	N/A	0	4	N/A
12	FAR	28,080 SF	0 SF	28,063 GSF	N/A
13	Lot Coverage (Gross SF)	10,108 SF (45% lot)	0 SF	10,105 SF (45% lot)	N/A
14	Square Footage by use	N/A	N/A	N/A	N/A
15	Number of units Residential	60 units per acre	N/A	24 units provided	
16	Number of units Hotel	N/A	N/A	N/A	N/A
17	Number of seats	N/A	N/A	N/A	N/A
18	Occupancy load	N/A	N/A	N/A	N/A
		Setbacks	Required	Existing	Proposed
		Subterranean:			Deficiencies
19	Front Setback:	N/A	N/A	N/A	N/A
20	Side Setback:	N/A	N/A	N/A	N/A
21	Side Setback:	N/A	N/A	N/A	N/A
22	Side Setback facing street:	N/A	N/A	N/A	N/A
23	Rear Setback:	N/A	N/A	N/A	N/A
		At Grade Parking:			
24	Front Setback:	20'-0"	N/A	38'-9"	N/A
25	Side Setback:	12'-0"	N/A	44'-0"	N/A
26	Side Setback:	N/A	N/A	N/A	N/A
27	Side Setback facing street:	12'-0"	N/A	34'-0"	N/A
28	Rear Setback:	15'-0"	N/A	16'-6"	N/A
		Pedestal:			
29	Front Setback:	N/A	N/A	N/A	N/A
30	Side Setback:	N/A	N/A	N/A	N/A
31	Side Setback:	N/A	N/A	N/A	N/A
32	Side Setback facing street:	N/A	N/A	N/A	N/A
33	Rear Setback:	N/A	N/A	N/A	N/A
		Building Setback			
34	Front Setback:	20'-0"	N/A	20'-0"	N/A
35	Side Setback:	12'-0"	N/A	25'-0"	N/A
36	Side Setback:	N/A	N/A	N/A	N/A
37	Side Setback facing street:	12'-0"	N/A	14'-0"	N/A
38	Rear Setback:	15'-0"	N/A	15'-0"	N/A

MIAMI BEACH

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

2 of 2

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	NO.1			
40	Total # of parking spaces	26.4*		25	N/A
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	24 res./ 2.4 guest		22 res./ 3 guest	N/A
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	All ground level	All ground level	N/A
43	Parking Space Dimensions	N/A	N/A	18'-0" x 8'-6"	N/A
44	Parking Space configuration (45o,60o,90o,Parallel)	N/A	N/A	parallel	N/A
45	ADA Spaces	1	N/A	1	N/A
46	Tandem Spaces	N/A	N/A	N/A	N/A
47	Drive aisle width	N/A	N/A	18'-0"	N/A
48	Valet drop off and pick up	N/A	N/A	N/A	N/A
49	Loading zones and Trash collection area	0	N/A	0	N/A
50	Bicycle parking/location/ # of racks	3	N/A	16	N/A

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	N/A	N/A	N/A
52	Total # of seats	N/A	N/A	N/A	N/A
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
54	Total occupant content	N/A	N/A	N/A	N/A
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
56	Is this a contributing building?	No			
57	Located within a Local Historic District?	Yes			
58	*Parking requirement reduced by 3 parking spaces by providing 16 bicycle racks.				

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

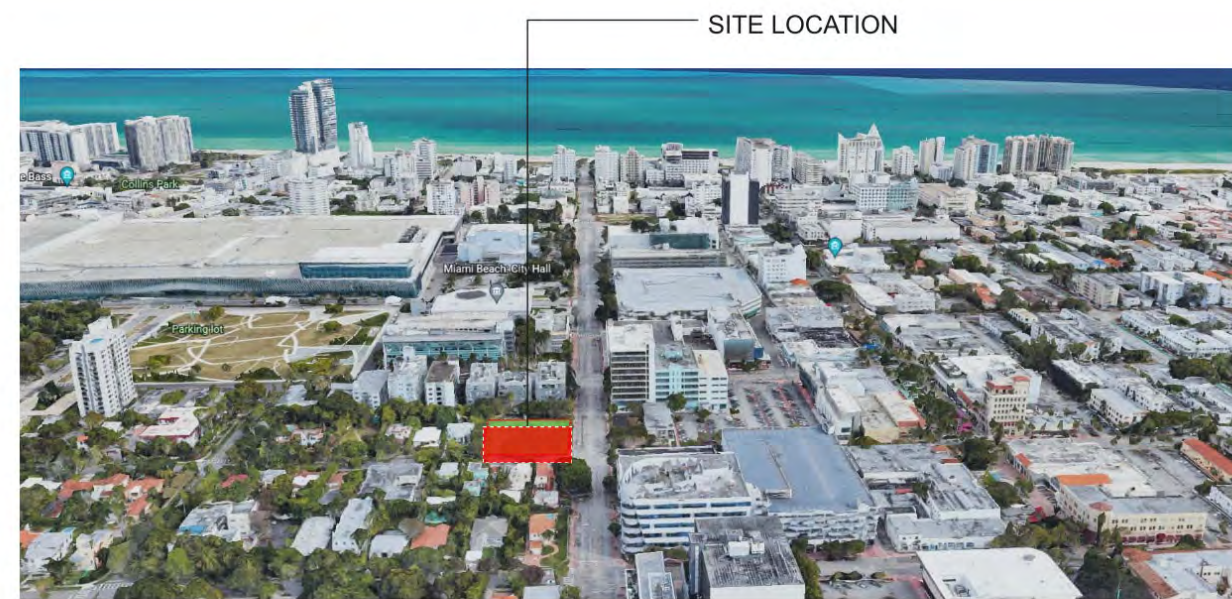
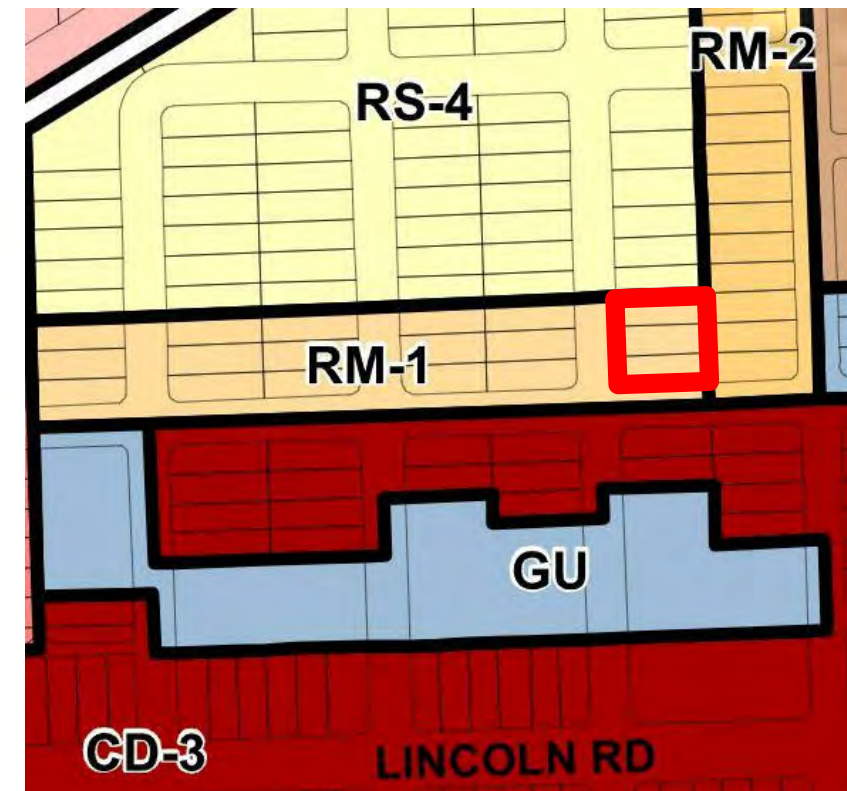
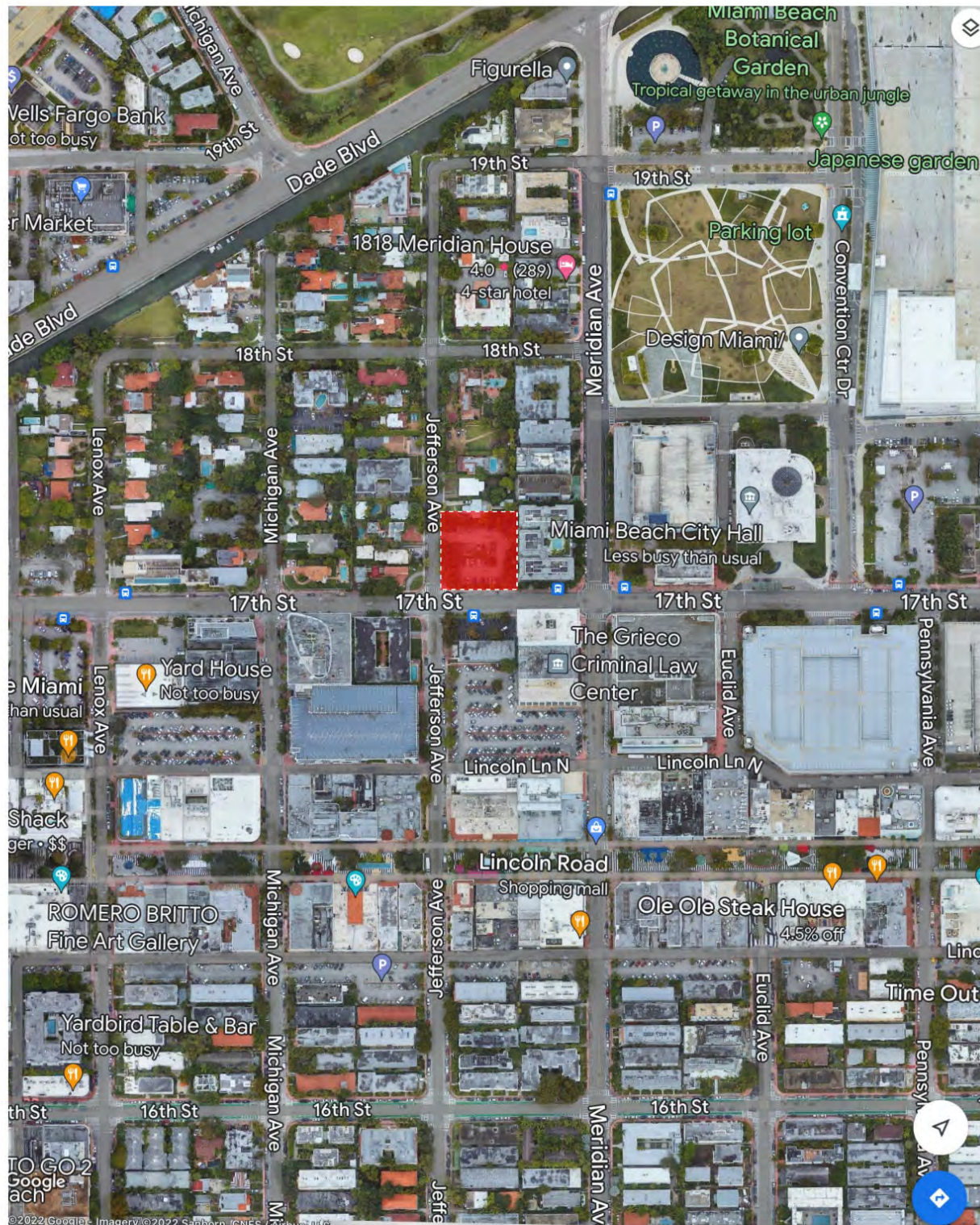
INDEX OF DRAWINGS

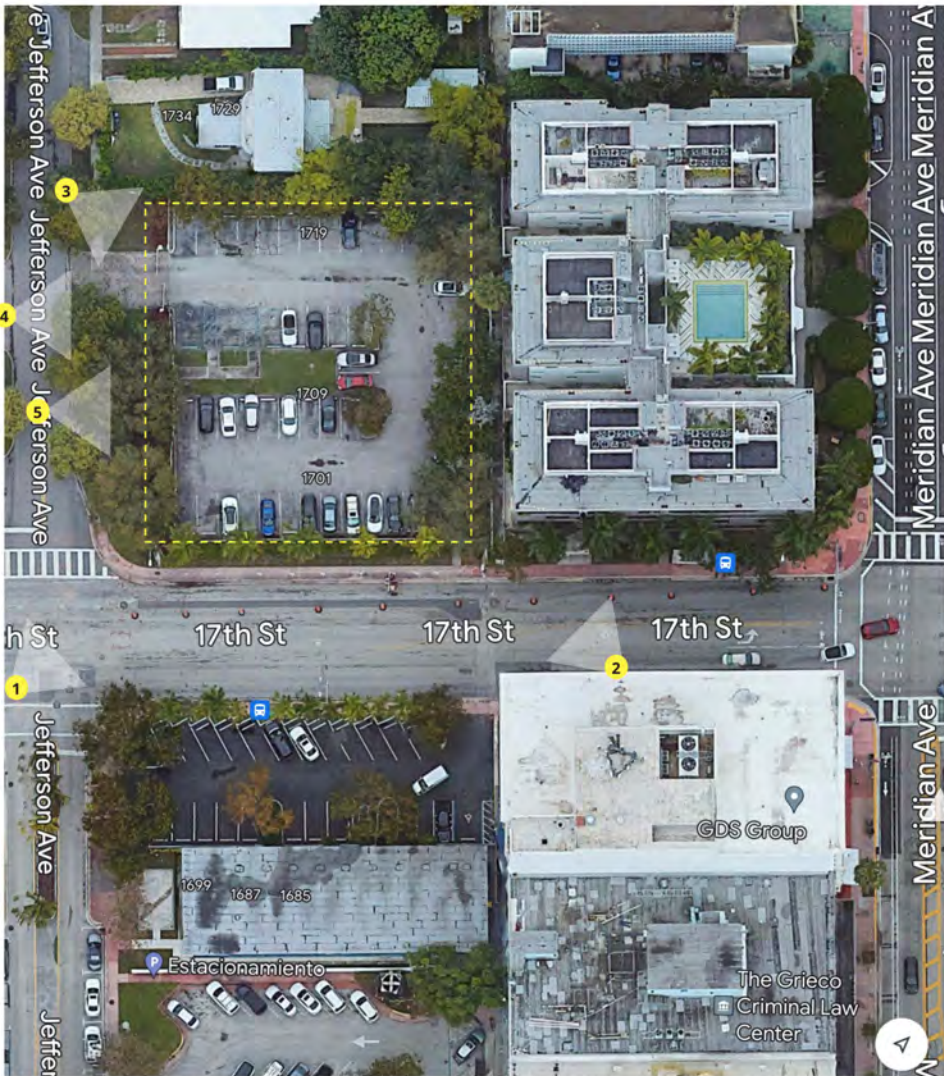
GENERAL INFORMATION

G000	
G100	COVER
G101	ZONING DATA AND INDEX
G102	SITE DIAGRAM AND LOCATION MAP
G103	SITE IMAGES
G104	CONTEXT IMAGES
G105	URBAN CONTEXT
G106	NW AXONOMETRIC
G107	F.A.R DIAGRAMS
G108	F.A.R DIAGRAMS
G109	F.A.R DIAGRAMS
G110	LOT COVERAGE & UNIT AREAS
G111	SITE PLAN
G112	SURVEY
G113	CONTEXT FACADE INSPIRATION
G114	VEGETATION INSPIRATION
G115	FACADE INSPIRATION

ARCHITECTURE

A100 PLANS	
A101	LEVEL 1 FLOOR PLAN
A102	LEVEL 2 FLOOR PLAN
A103	LEVEL 3 FLOOR PLAN
A104	LEVEL 4 FLOOR PLAN
A105	ROOF TERRACE FLOOR PLAN
A106	ROOF PLAN
A200 ELEVATIONS	
A200	NORTH ELEVATION
A201	SOUTH ELEVATION
A202	WEST ELEVATION
A203	EAST ELEVATION
A300 SECTIONS	
A300	SECTION
A400 ENLARGED PLANS	
A400	PLANTERS
A401	PRIVATE ROOF TERRACE
A402	WALL DETAIL - NORTH ELEVATION
A900 3D	
A900	PERSPECTIVE - 17TH ST
A901	PERSPECTIVE - JEFFERSON AVE
A902	PERSPECTIVE - SW CORNER





PALM VIEW
HISTORIC DISTRICT



MORRIS LAPIDUS
Commercial



LINCOLN ROAD
Commercial



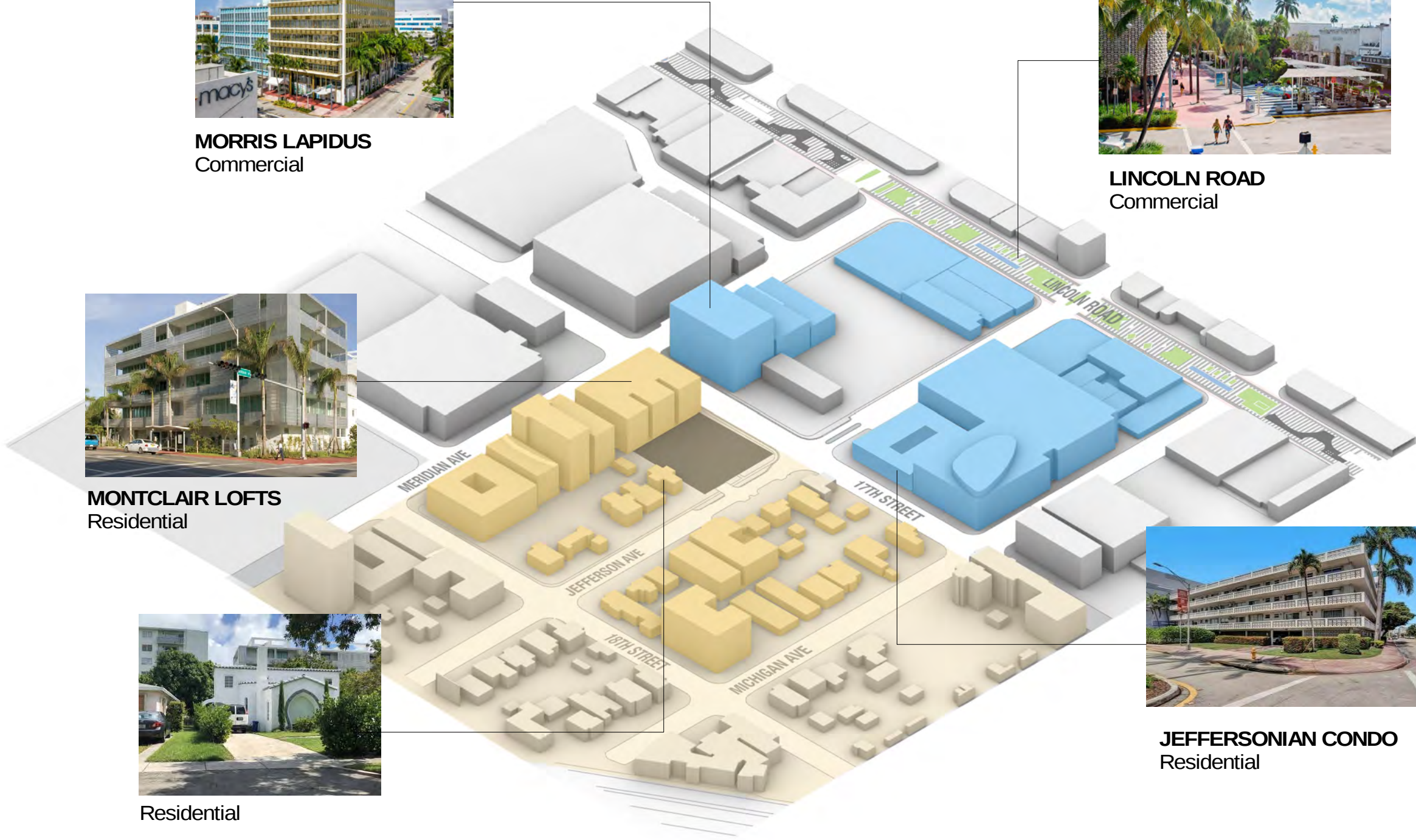
MONTCLAIR LOFTS
Residential



Residential



JEFFERSONIAN CONDO
Residential





A 2 Story Single Family Home



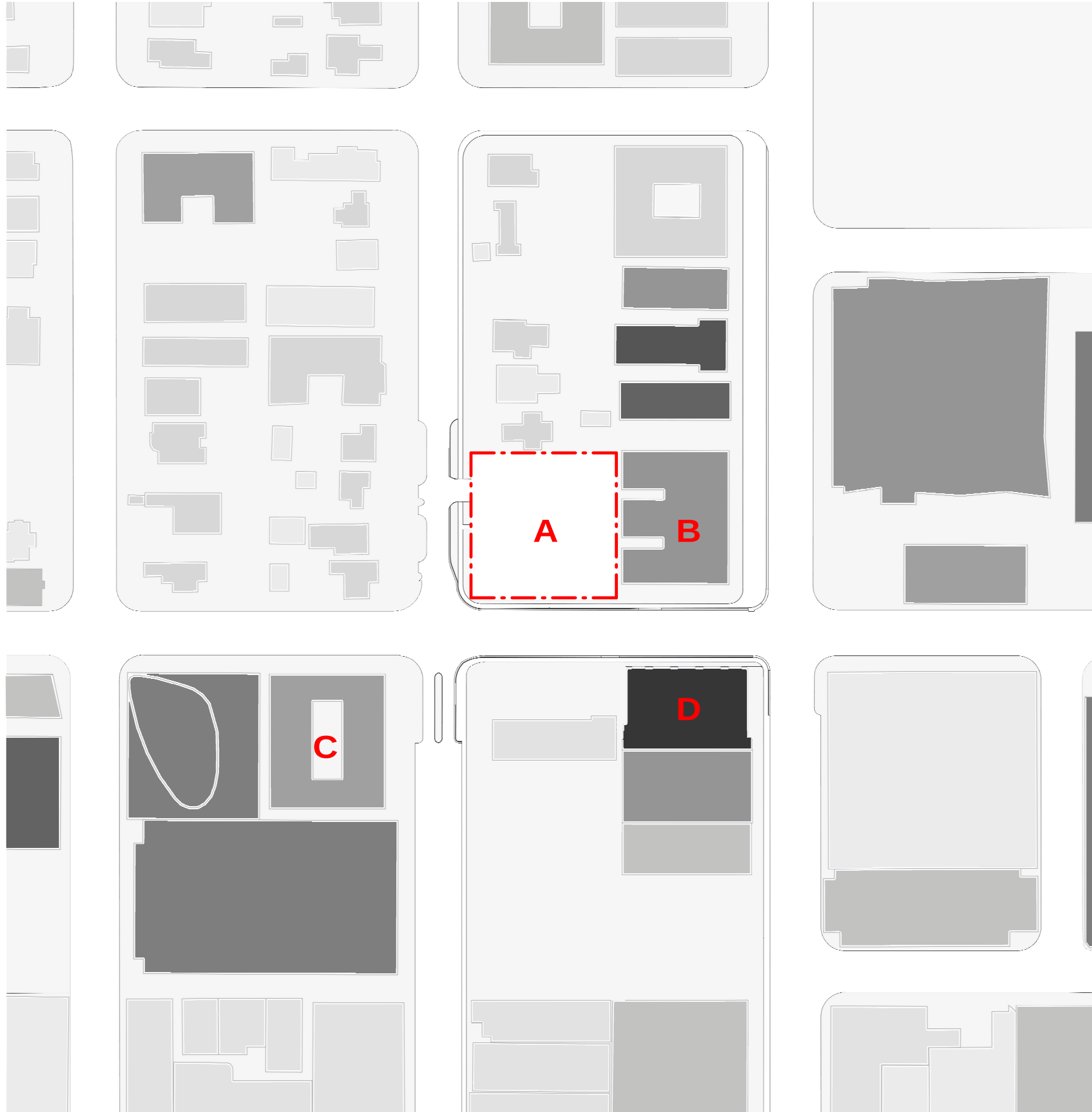
B MONTCLAIR LOFTS
5 Story Residential Building



C JEFFERSONIAN CONDO
5 Story Residential Building



D MORRIS LAPIDUS
9 Story Commercial Building



Legend:
Building Heights





LEVEL 1	Floor Area, Residential A/C Space	Floor Area Circulation, Outdoor	Floor Area MEP	Service	Balconies, Terraces	Outdoor	GROSS AREA/ WITHOUT LA	TOTAL FAR	OTHER
LOBBY	285 SF								
CIRCULATION		293 SF							
AMENITIES	1,011 SF								
VAULT				411 SF					
PARKING						9,950 SF			
TRASHROOM				277 SF					
BIKE				298 SF					
PATIOS									
LANDSCAPE						9,846 SF			
ELECTRICAL ROOM			128 SF						
TOTAL L1	1,296 SF	293 SF	128 SF	986 SF	0 SF	19,796 SF	2,703 SF		
TOTAL FAR								1,717 SF	
TOTAL OTHER									986 SF

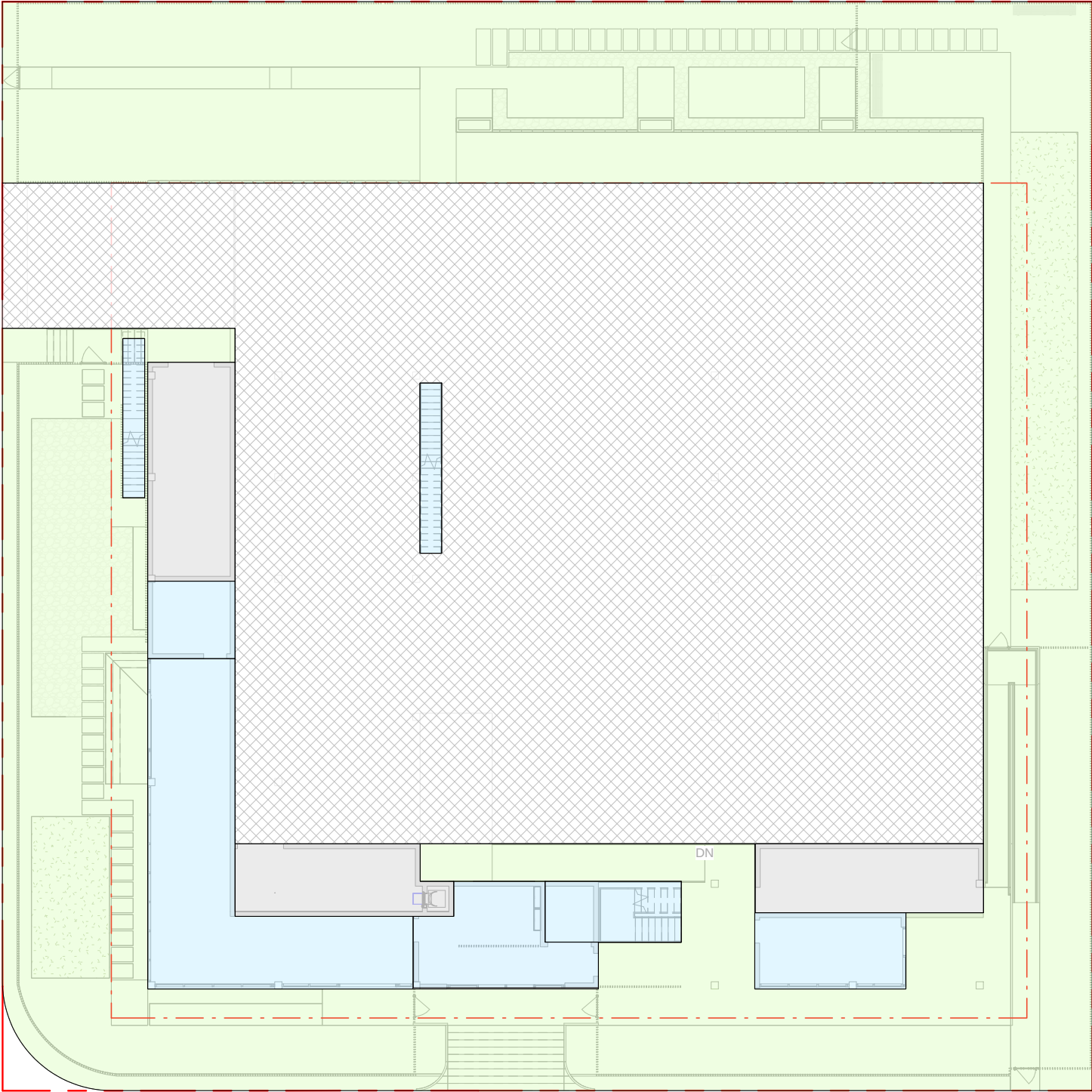
LEVEL 2	Floor Area, Residential A/C Space	Floor Area Circulation, Outdoor	Floor Area MEP	Service	Balconies, Terraces	Outdoor	GROSS AREA/ WITHOUT LA	TOTAL FAR	OTHER
DWELLING UNITS	6,776 SF								
CIRCULATION		1160 SF							
ELECTRICAL ROOM			144 SF						
TERRACES									
BALCONIES					898 SF				
LANDSCAPING						162 SF			
REC ROOM	360 SF								
TOTAL L2	7,136 SF	1,160 SF	144 SF	0 SF	898 SF	162 SF	9,338 SF		
TOTAL FAR								8,440 SF	
TOTAL OTHER									898 SF

LEVEL 3	Floor Area, Residential A/C Space	Floor Area Circulation, Outdoor	Floor Area MEP	Service	Balconies, Terraces	Outdoor	GROSS AREA/ WITHOUT LA	TOTAL FAR	OTHER
DWELLING UNITS	7,638 SF								
CIRCULATION		1171 SF							
ELECTRICAL ROOM			144 SF						
TERRACES									
BALCONIES					882 SF				
LANDSCAPING						236 SF			
TOTAL L3	7,638 SF	1,171 SF	144 SF	0 SF	882 SF	236 SF	9,835 SF		
TOTAL FAR								8,953 SF	
TOTAL OTHER									882 SF

LEVEL 4	Floor Area, Residential A/C Space	Floor Area Circulation, Outdoor	Floor Area MEP	Service	Balconies, Terraces	Outdoor	GROSS AREA/ WITHOUT LA	TOTAL FAR	OTHER
DWELLING UNITS	7,638 SF								
CIRCULATION		1171 SF							
ELECTRICAL ROOM			144 SF						
TERRACES									
BALCONIES					928 SF				
LANDSCAPING						236 SF			
TOTAL L4	7,638 SF	1,171 SF	144 SF	0 SF	928 SF	236 SF	9,981 SF		
TOTAL FAR								8,953 SF	
TOTAL OTHER									928 SF

ROOF	Floor Area, Residential A/C Space	Floor Area Circulation, Outdoor	Floor Area MEP	Service	Balconies, Terraces	Outdoor	GROSS AREA/ WITHOUT LA	TOTAL FAR	OTHER
DWELLING UNITS									
CIRCULATION									
ELECTRICAL ROOM									
TERRACES					4336 SF				
BALCONIES									
LANDSCAPING									
TOTAL L4	0 SF	0 SF	0 SF	0 SF	4,336 SF	0 SF	4,336 SF		
TOTAL FAR								0 SF	
TOTAL OTHER									4,336 SF

Total Building	Floor Area, Residential A/C Space	Floor Area Circulation, Outdoor	Floor Area MEP	Service	Balconies, Terraces	Outdoor	GROSS AREA/ WITHOUT LA	TOTAL FAR	OTHER
TOTAL	23,708 SF	3,795 SF	560 SF	986 SF	7,044 SF	20,430 SF	36,093 SF		
TOTAL FAR								28,063 SF	
TOTAL OTHER									8,030 SF



- FAR
- PARKING
- SERVICE
- OUTDOOR

Level 1 - F.A.R. Diagram

SCALE = 1" = 20'-0"

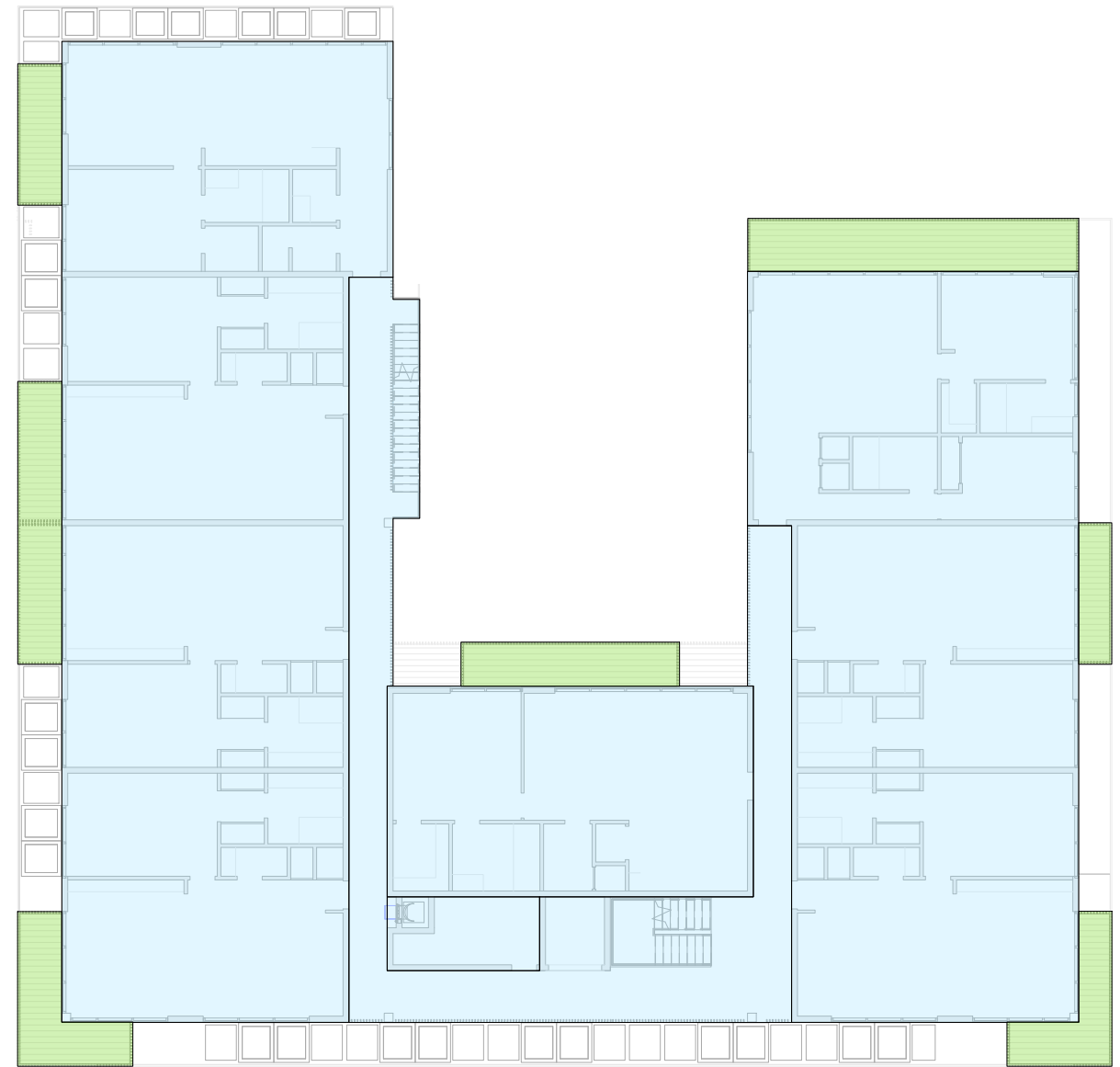
1



Level 2 - F.A.R. Diagram
SCALE = 1" = 20'-0"

2

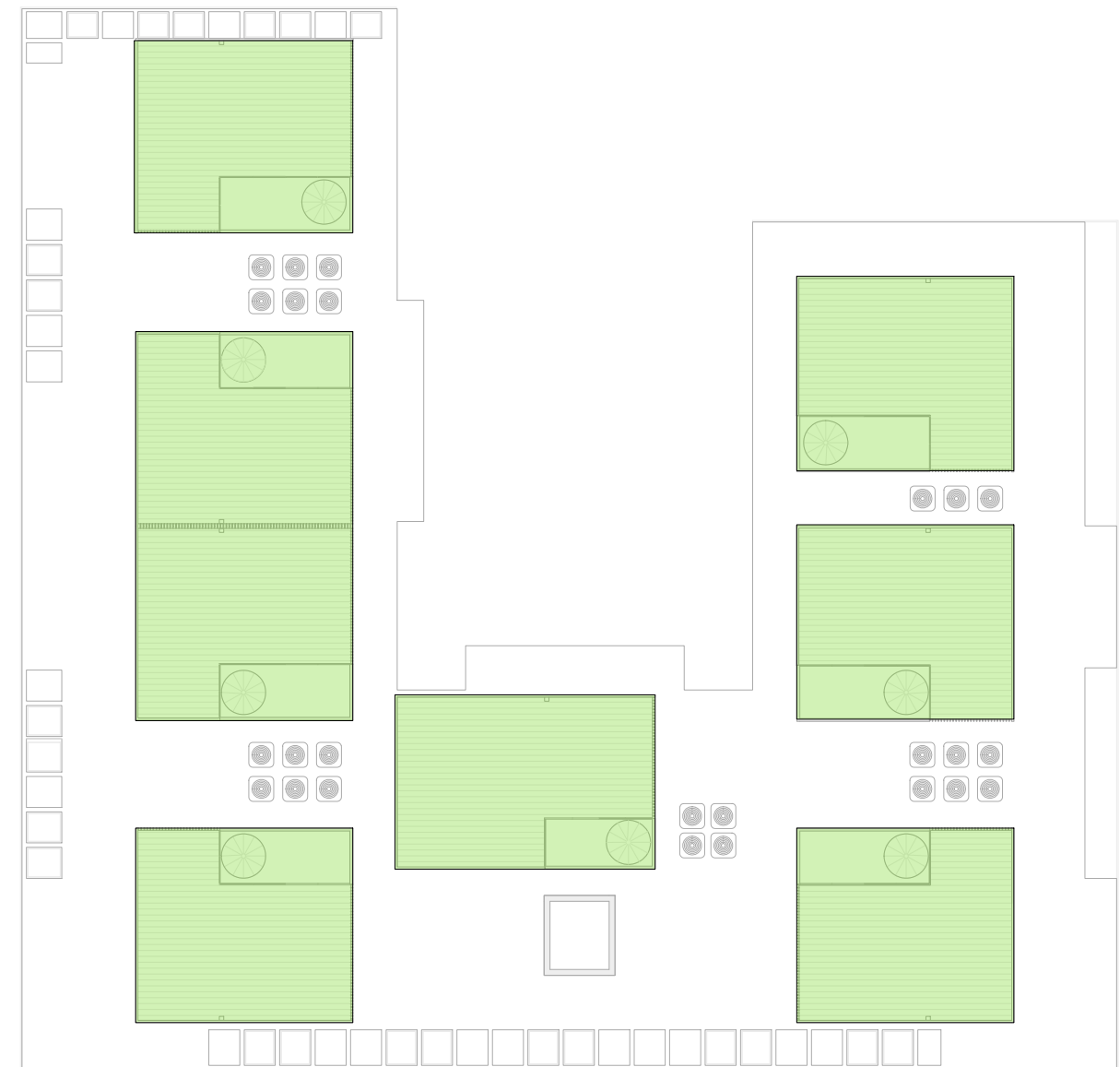
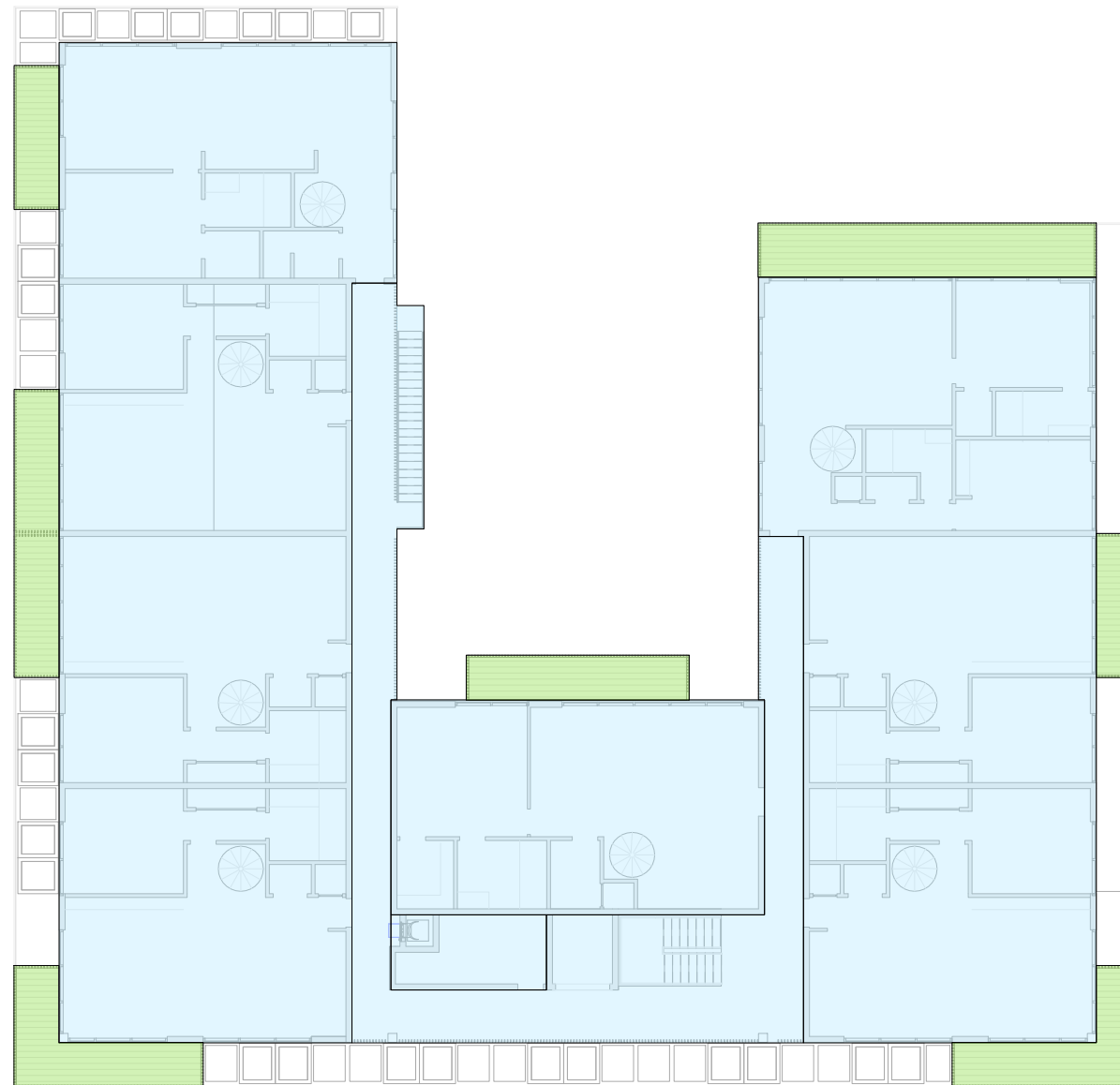
FAR
BALCONY

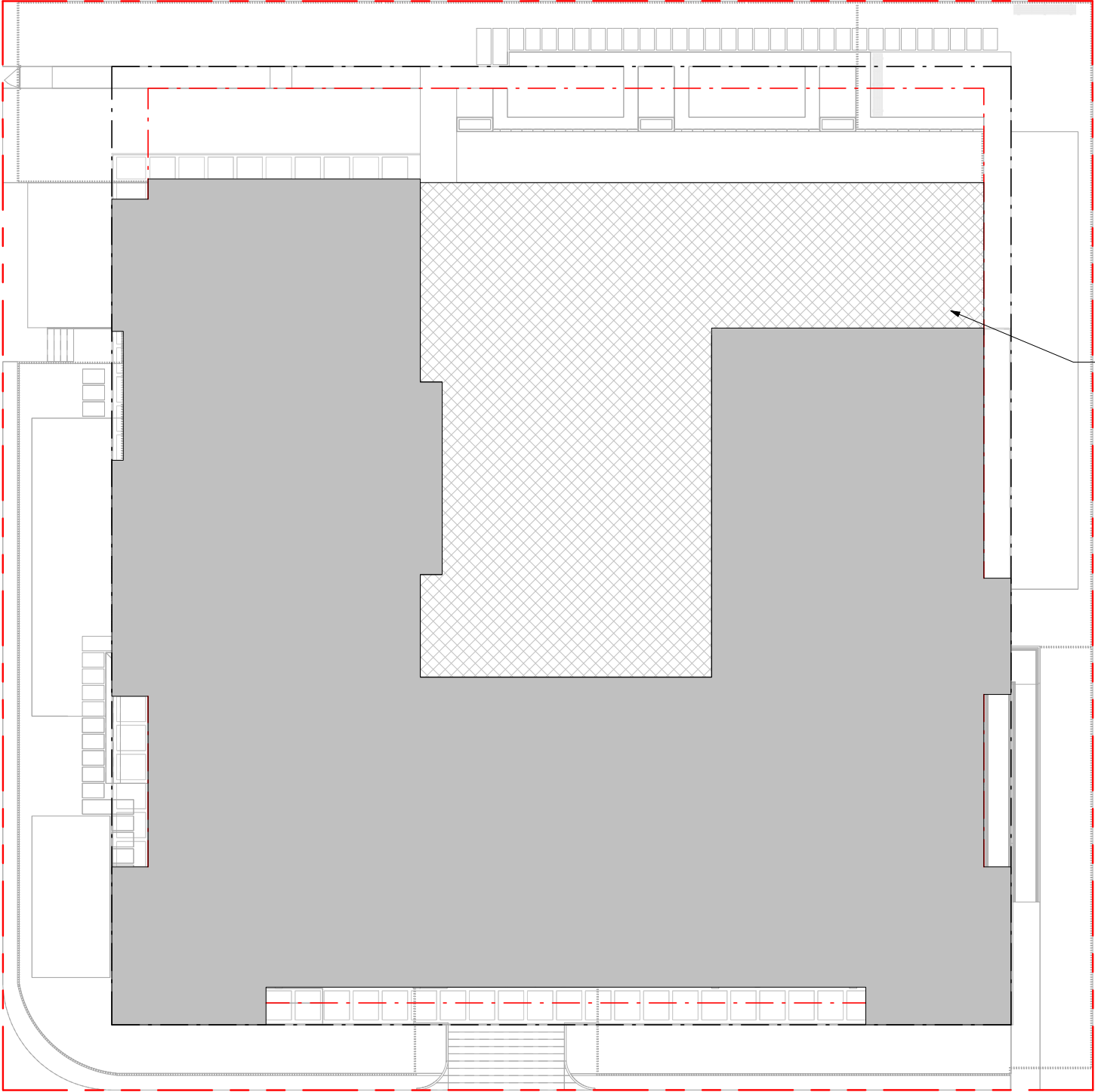


Level 3 - F.A.R. Diagram
SCALE = 1" = 20'-0"

3

FAR
BALCONY





LOT COVERAGE	
LOT COVERAGE PROVIDED	10,105 SF
LOT COVERAGE ALLOWED (45%)	10,108 SF

- LOT COVERAGE
- PERVIOUS MATERIAL

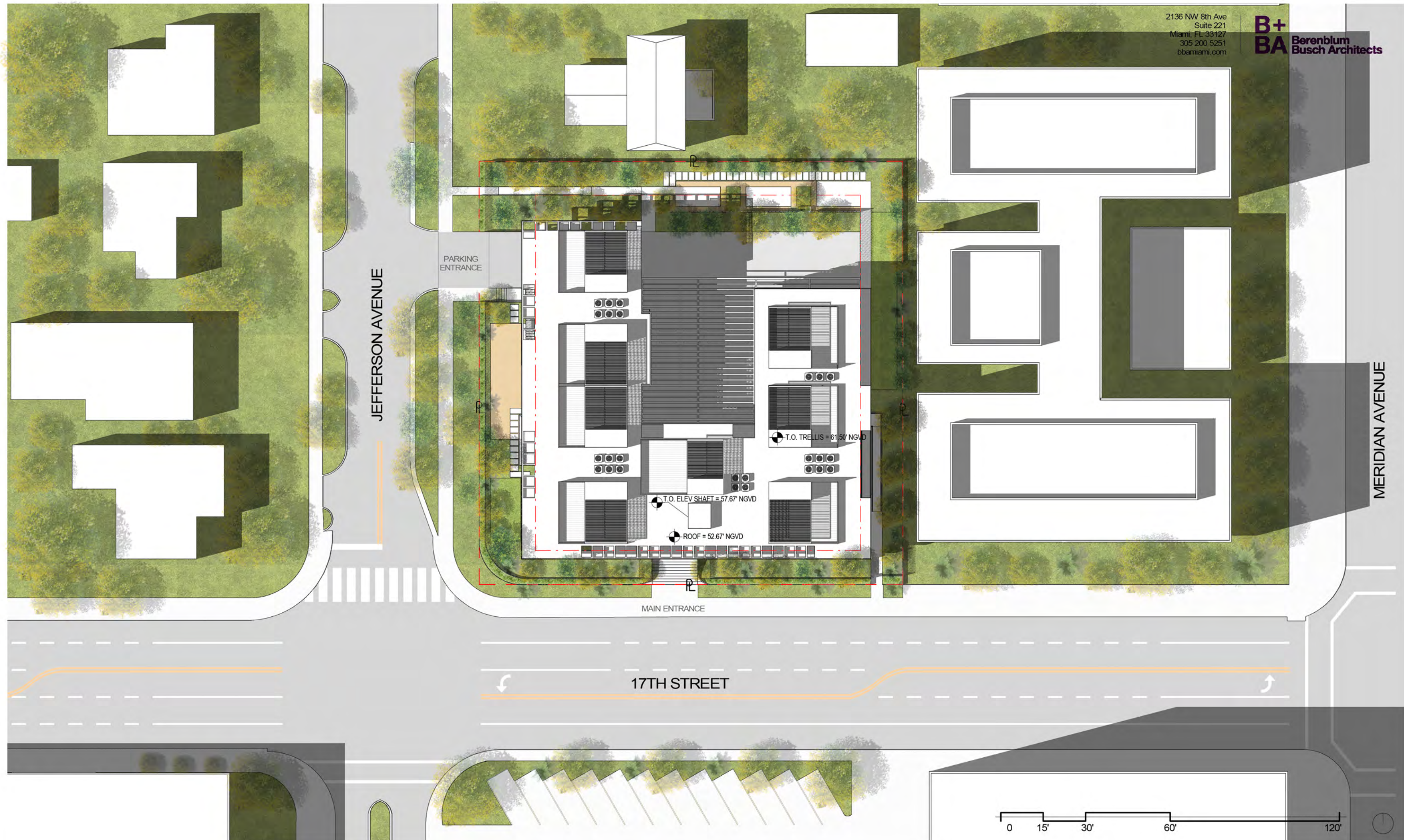
PERVIOUS MATERIAL

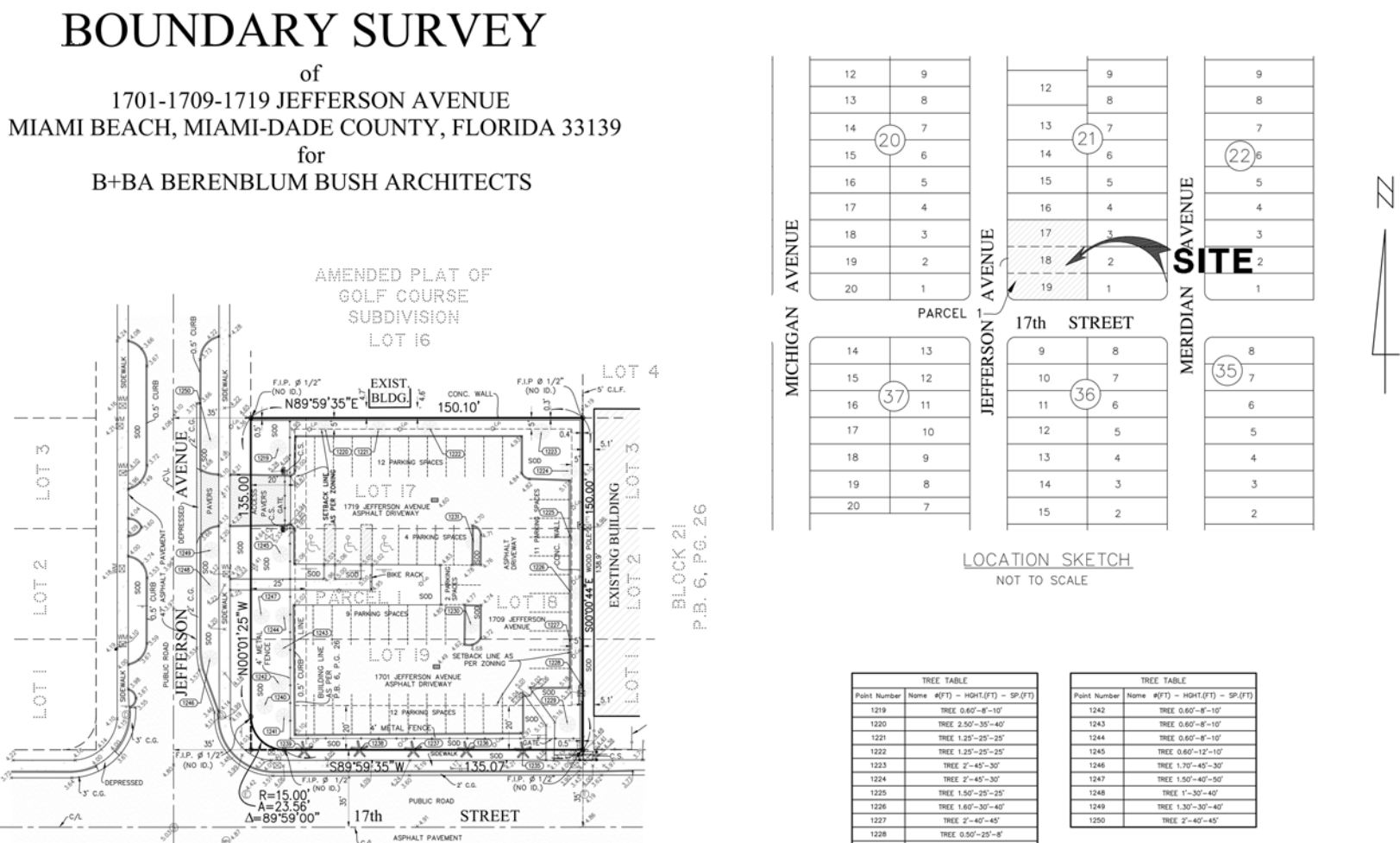
Lot Coverage
SCALE = 1" = 20'-0"

1

UNIT AREAS		
NO. OF UNITS	UNIT TYPE	G.S.F PER UNIT
2	STUDIO	552 SF
TOTAL STUDIO UNITS: 2		
9	1 BEDROOM - UNIT A	910 SF
6	1 BEDROOM - UNIT B	910 SF
2	1 BEDROOM - UNIT C	980 SF
2	1 BEDROOM - UNIT D	988 SF
TOTAL 1 BEDROOM UNITS: 19		
3	2 BEDROOM - UNIT A	1,080 SF
TOTAL 2 BEDROOM UNITS: 3		
TOTAL BUILDING UNITS: 24		
SUM OF ALL UNIT SIZES		21,930 SF
TOTAL NO. OF UNITS		24
AVERAGE UNIT SIZE:		914 SF

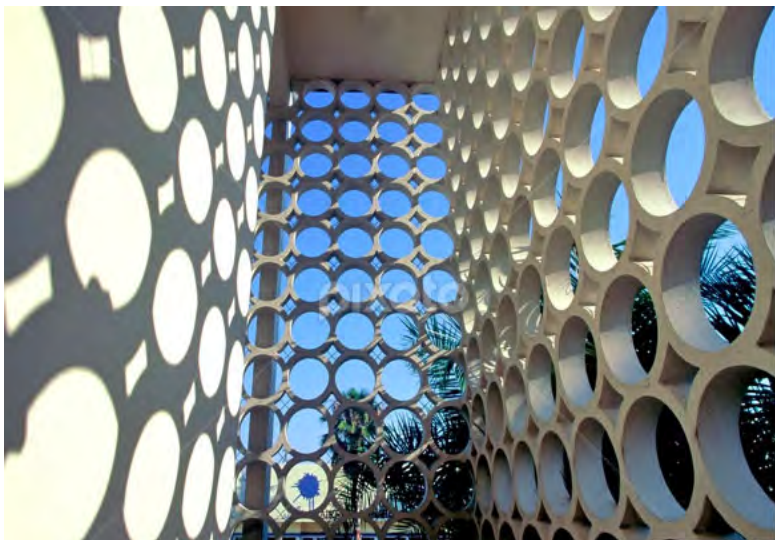
UNIT TYPES
SCALE = 12" = 1'-0"





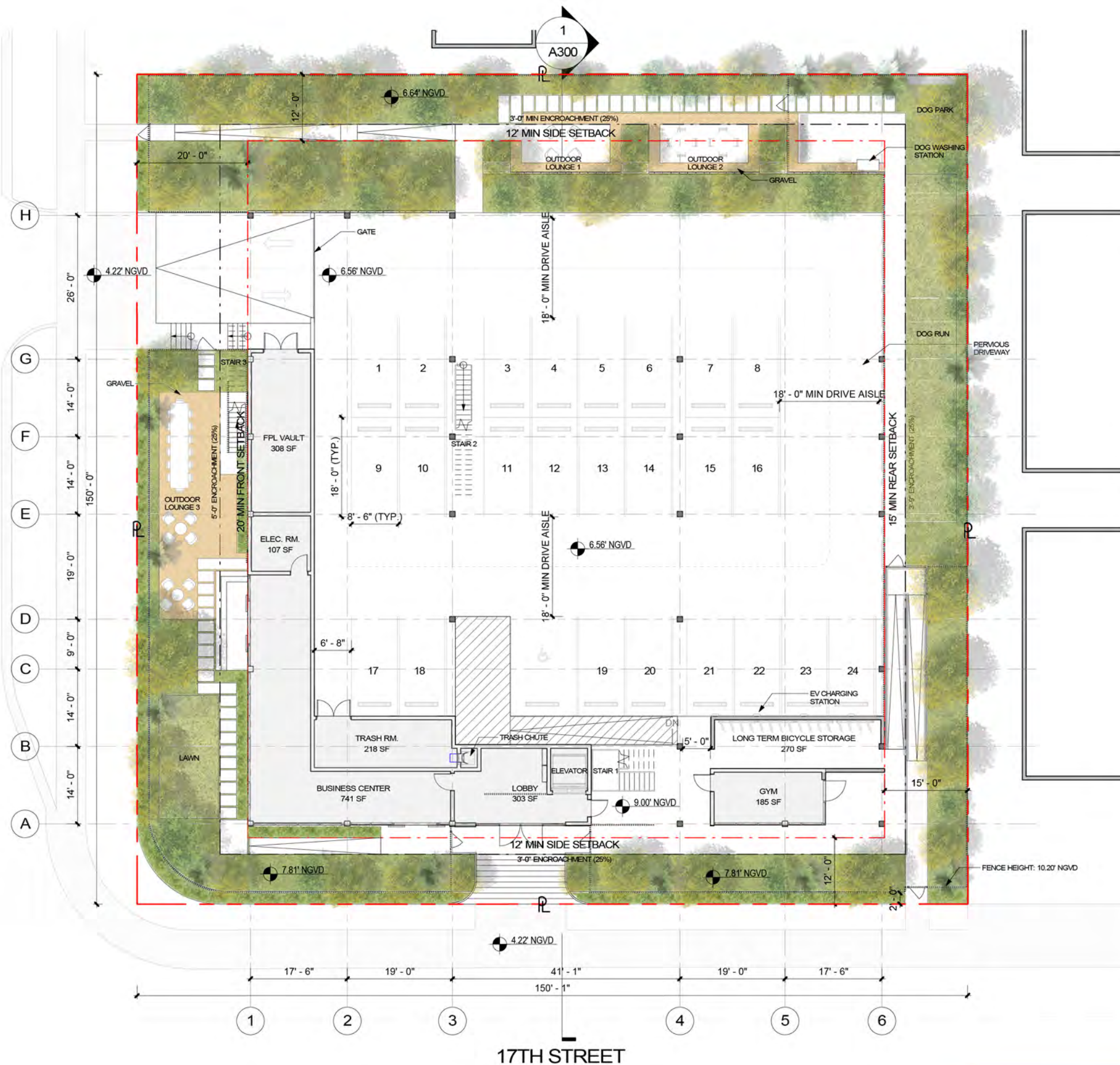


MORRIS LAPIDUS BUILDING 1688 Meridian Avenue





JEFFERSON AVENUE



SCALE = 1" = 20'-0"
The Morris
1709 Jefferson Ave, Miami Beach, FL 33139

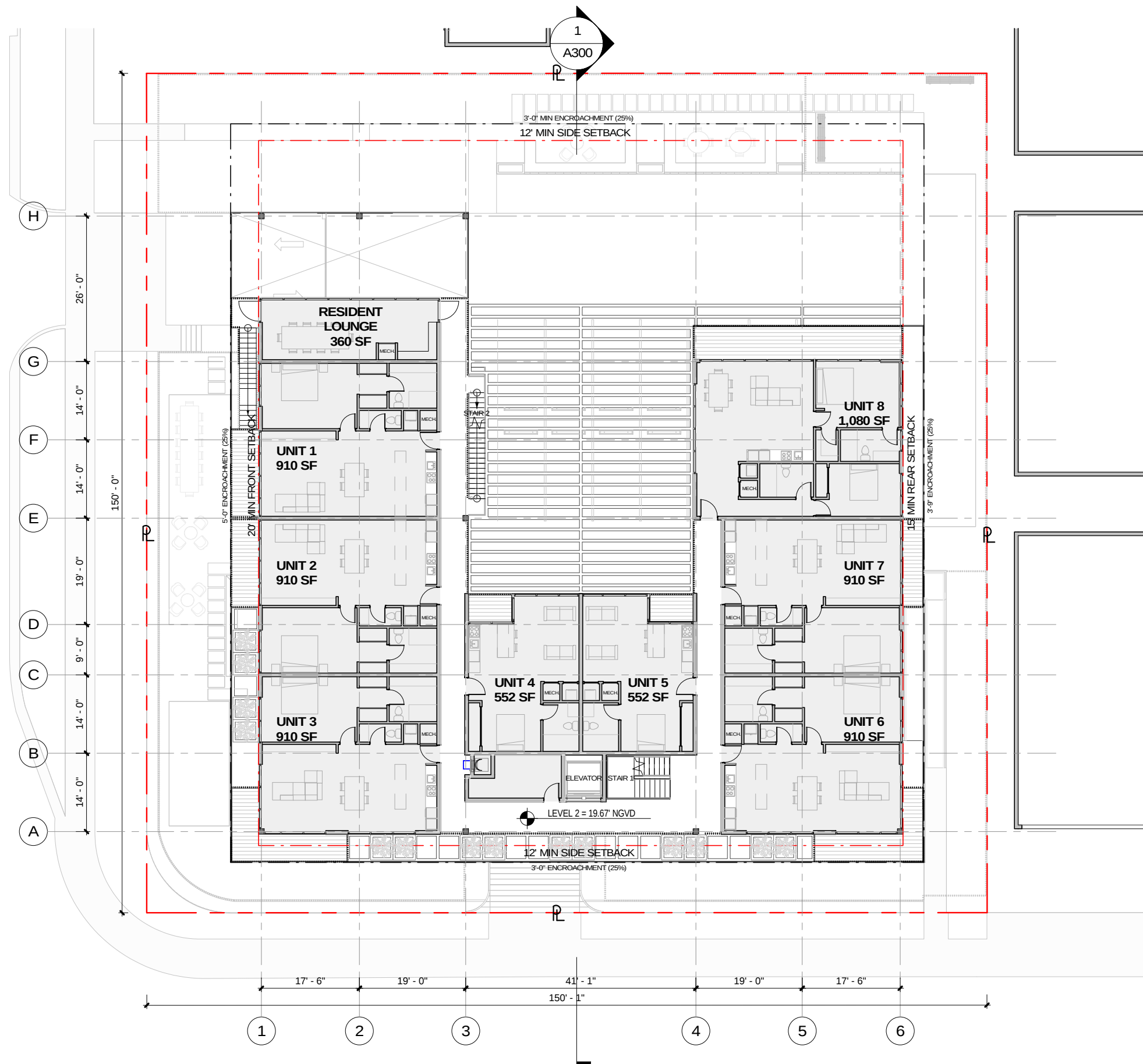
HPB FINAL SUBMITTAL

12/12/22

GUSTAVO F. BERENBLUM
ARCHITECT, FL LIC. NO. 16278

LEVEL 1 FLOOR PLAN

A101



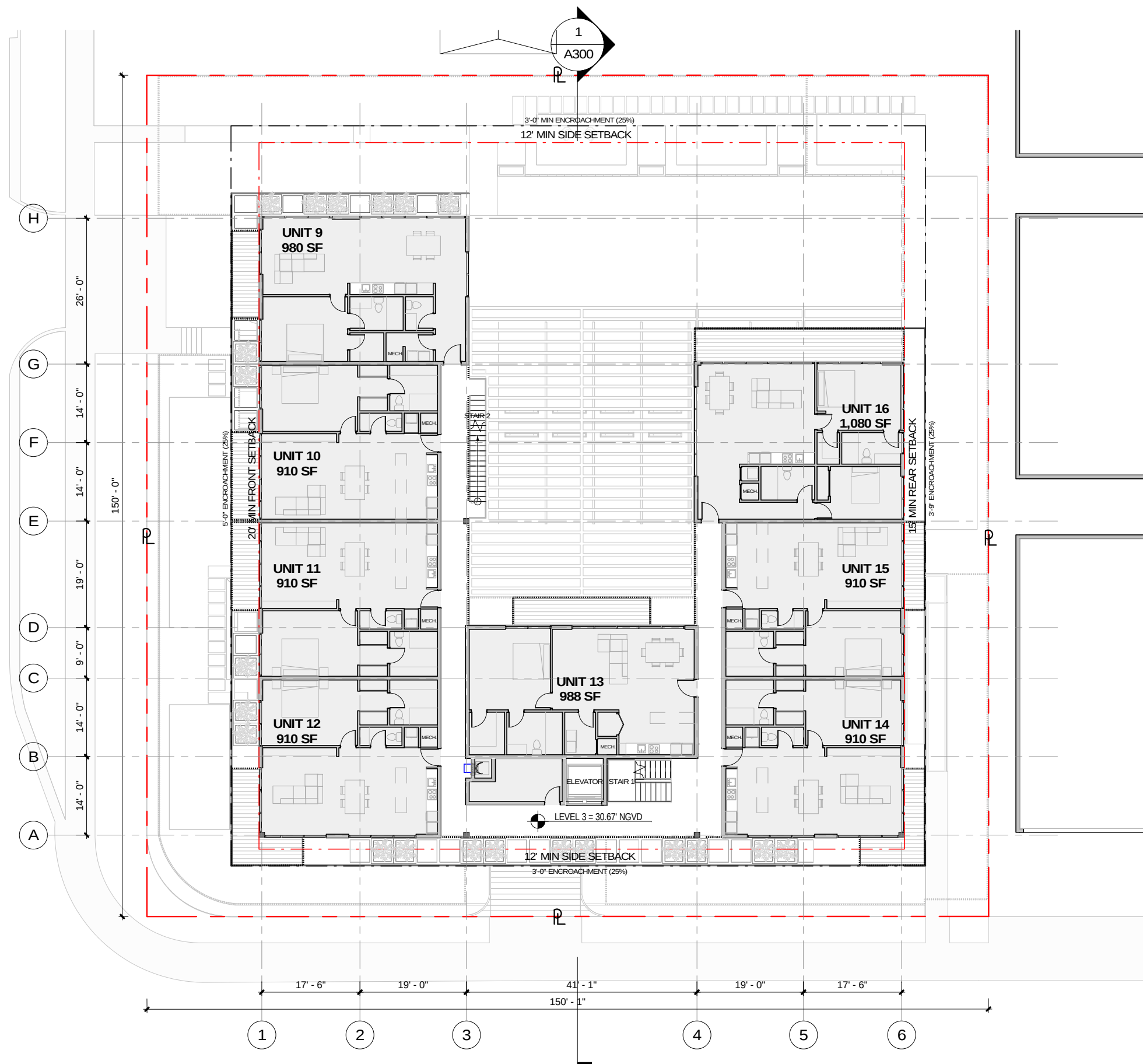
SCALE = 1" = 20'-0"
The Morris
1709 Jefferson Ave, Miami Beach, FL 33139

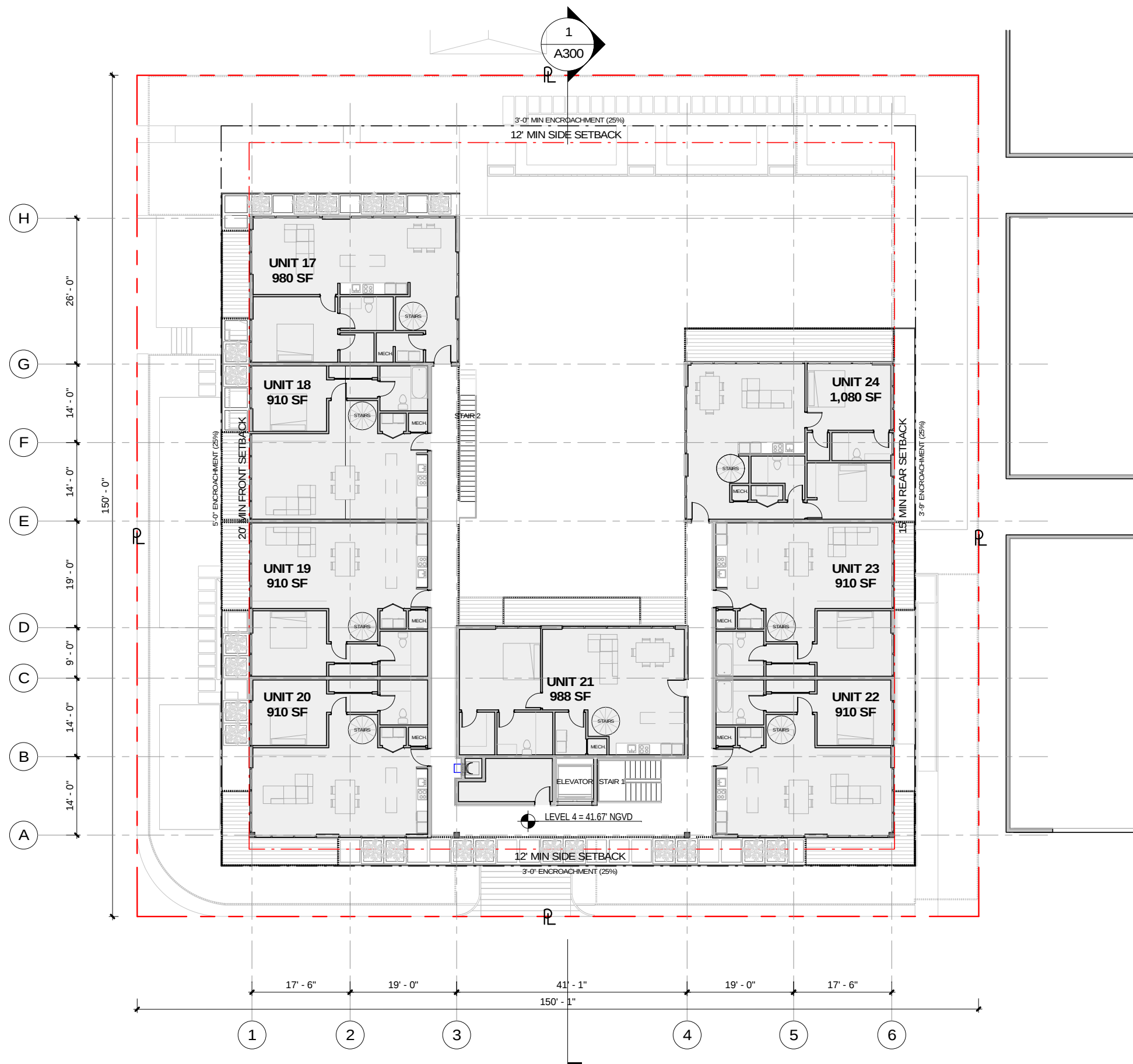
HPB FINAL SUBMITTAL

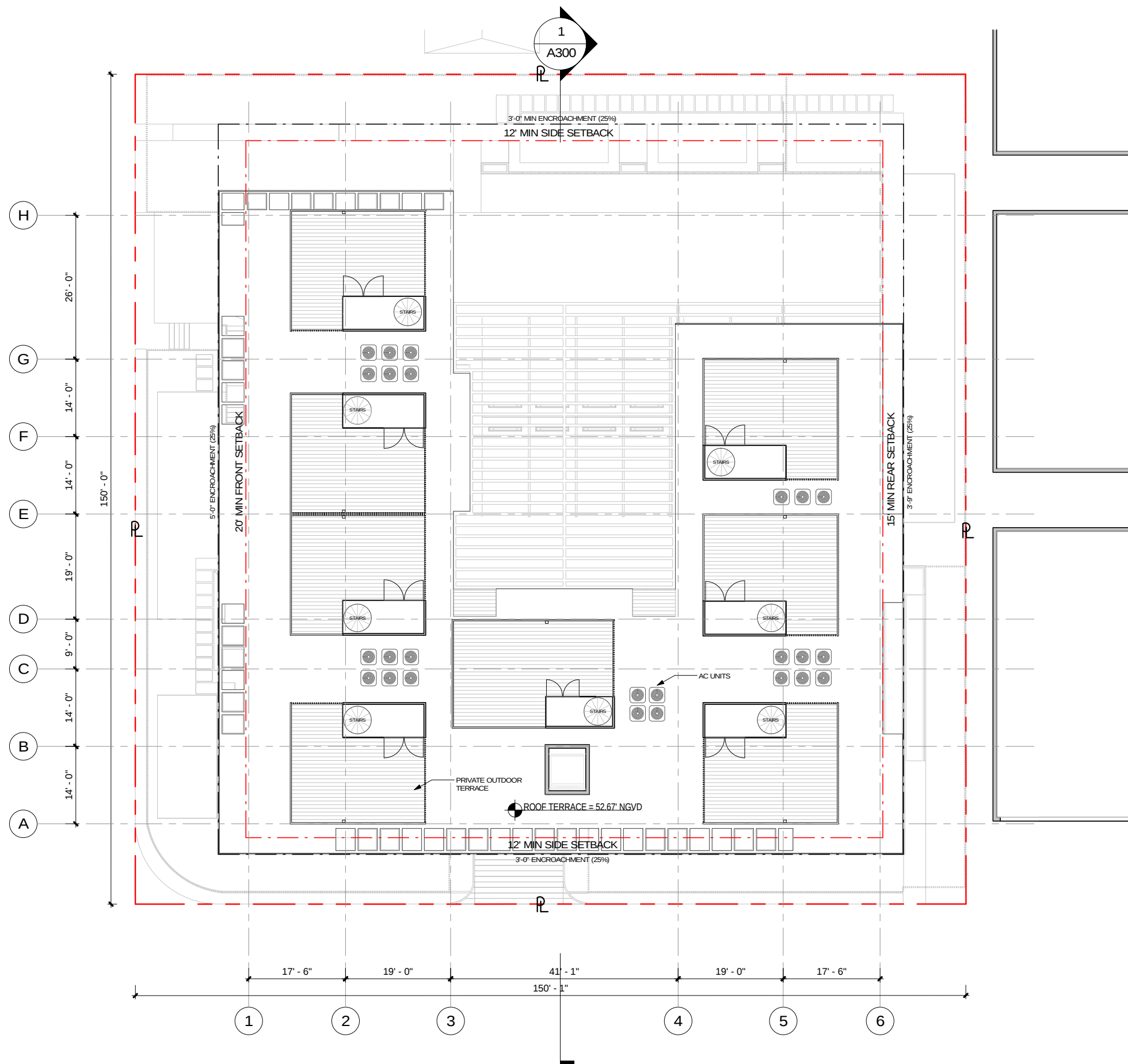
12/12/22

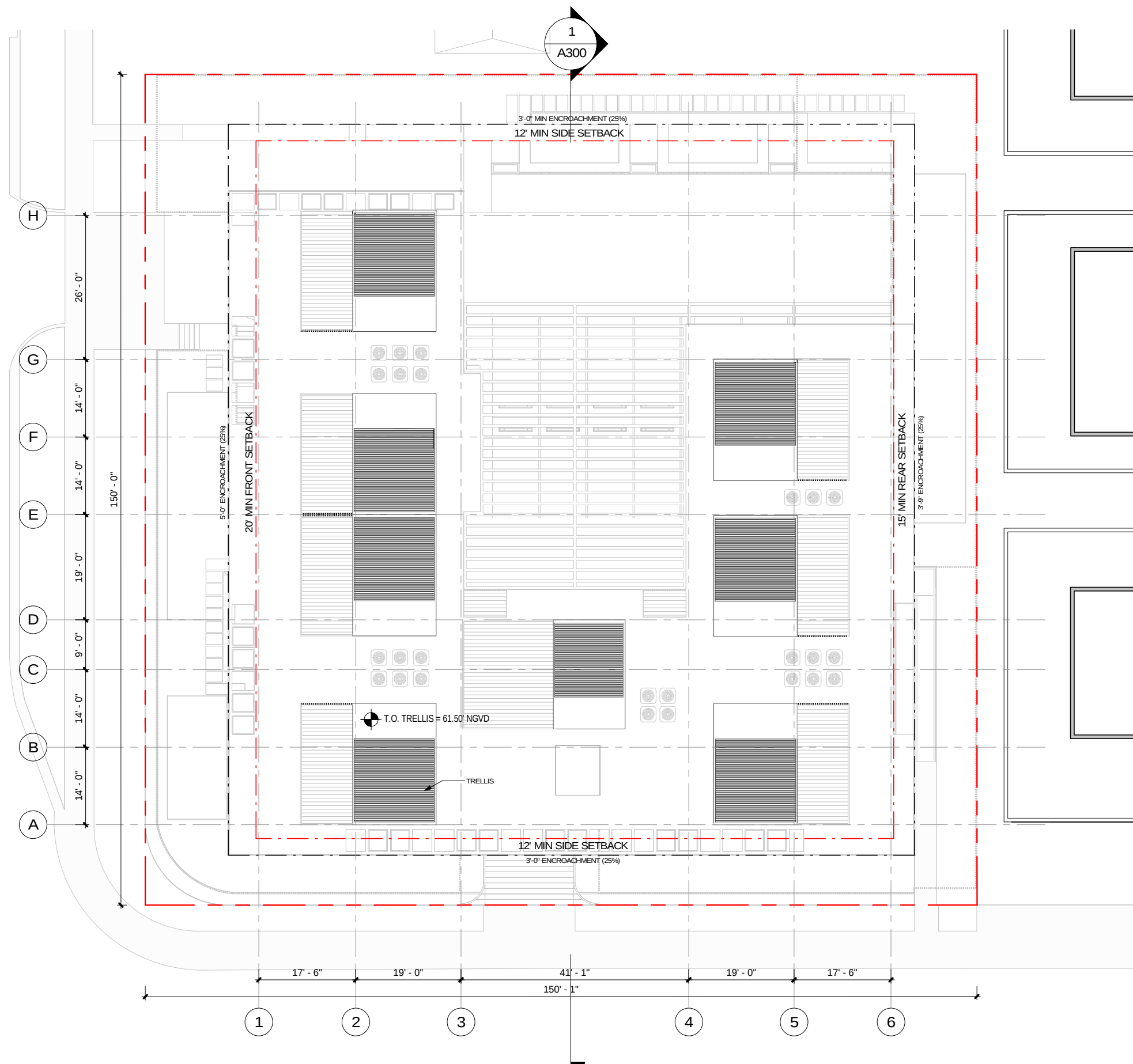
GUSTAVO F. BERENBLUM
ARCHITECT, FL LIC. NO. 16278

LEVEL 2 FLOOR PLAN | A102











SCALE = 1/16" = 1'-0"
The Morris
1709 Jefferson Ave, Miami Beach, FL 33139

HPB FINAL SUBMITTAL

12/12/22

GUSTAVO F. BERENBLUM
ARCHITECT, FL LIC. NO. 16278

NORTH ELEVATION | A200





SCALE = 1/16" = 1'-0"
The Morris
1709 Jefferson Ave, Miami Beach, FL 33139

HPB FINAL SUBMITTAL

12/12/22

GUSTAVO F. BERENBLUM
ARCHITECT, FL LIC. NO. 16278

WEST ELEVATION

A202



SCALE = 1/16" = 1'-0"
The Morris
1709 Jefferson Ave, Miami Beach, FL 33139

HPB FINAL SUBMITTAL

12/12/22

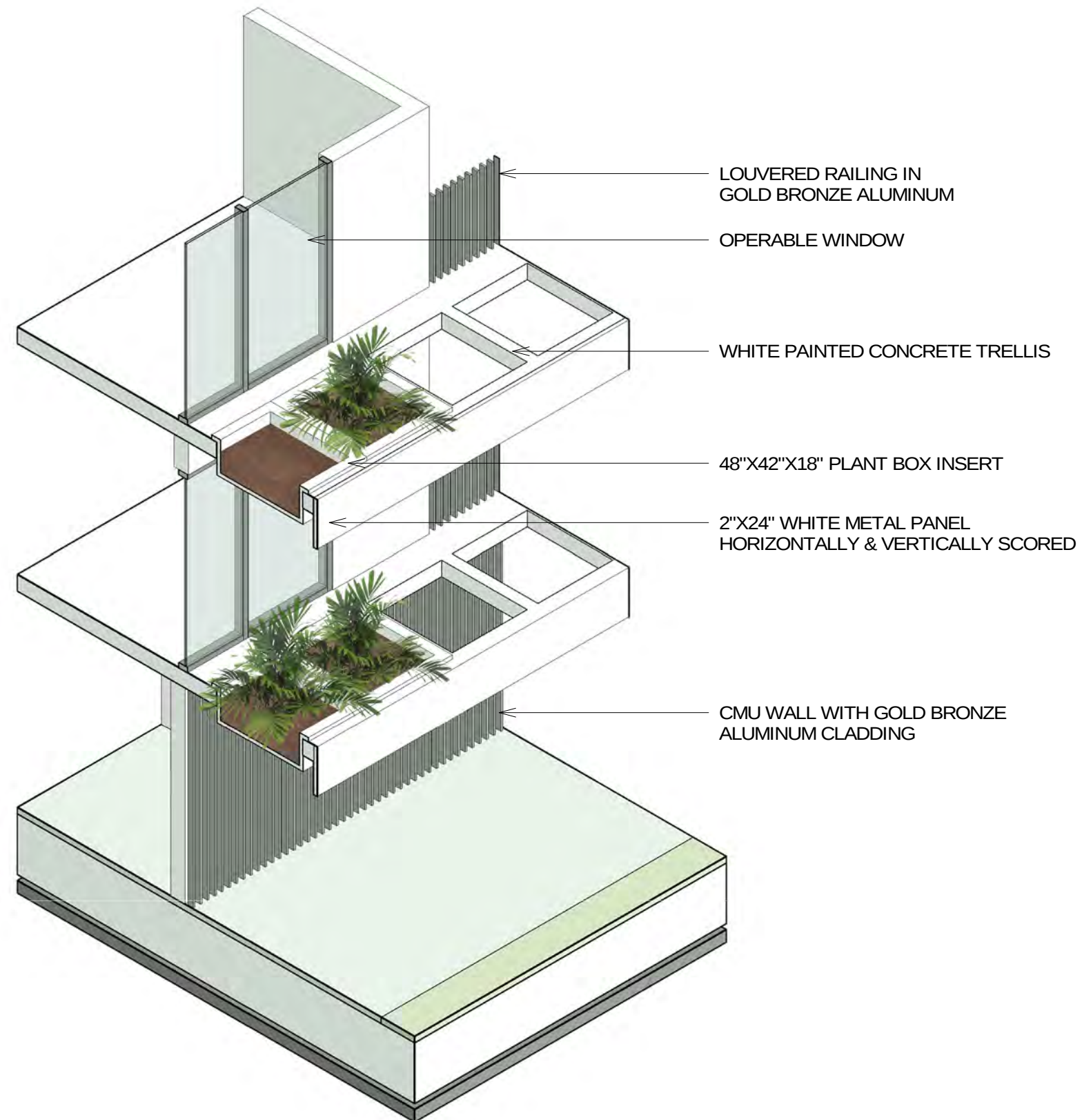
GUSTAVO F. BERENBLUM
ARCHITECT, FL LIC. NO. 16278

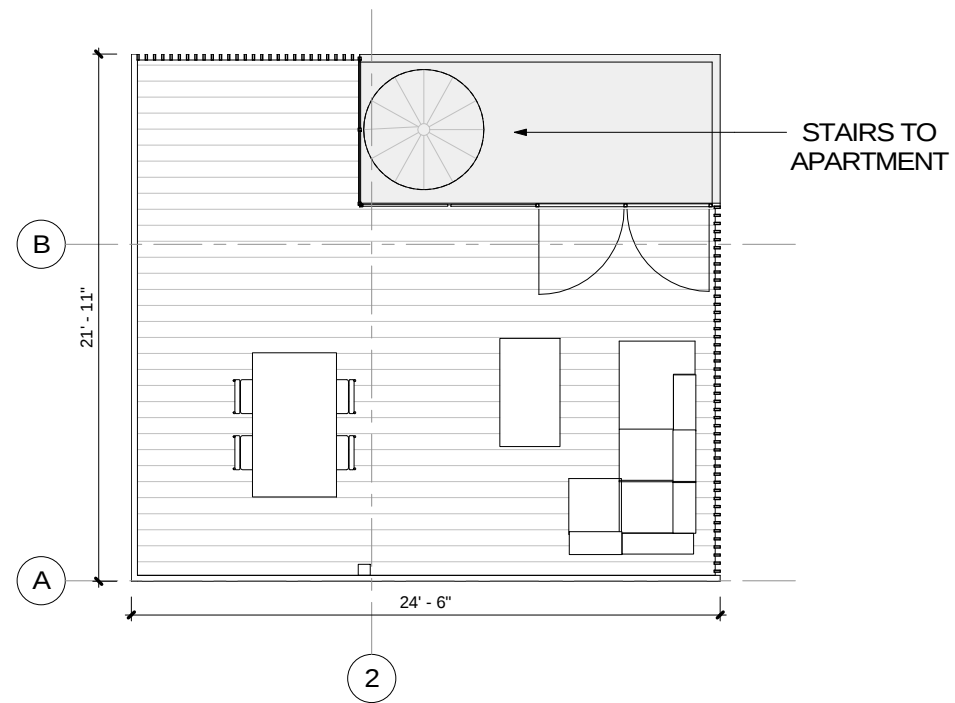
EAST ELEVATION

A203

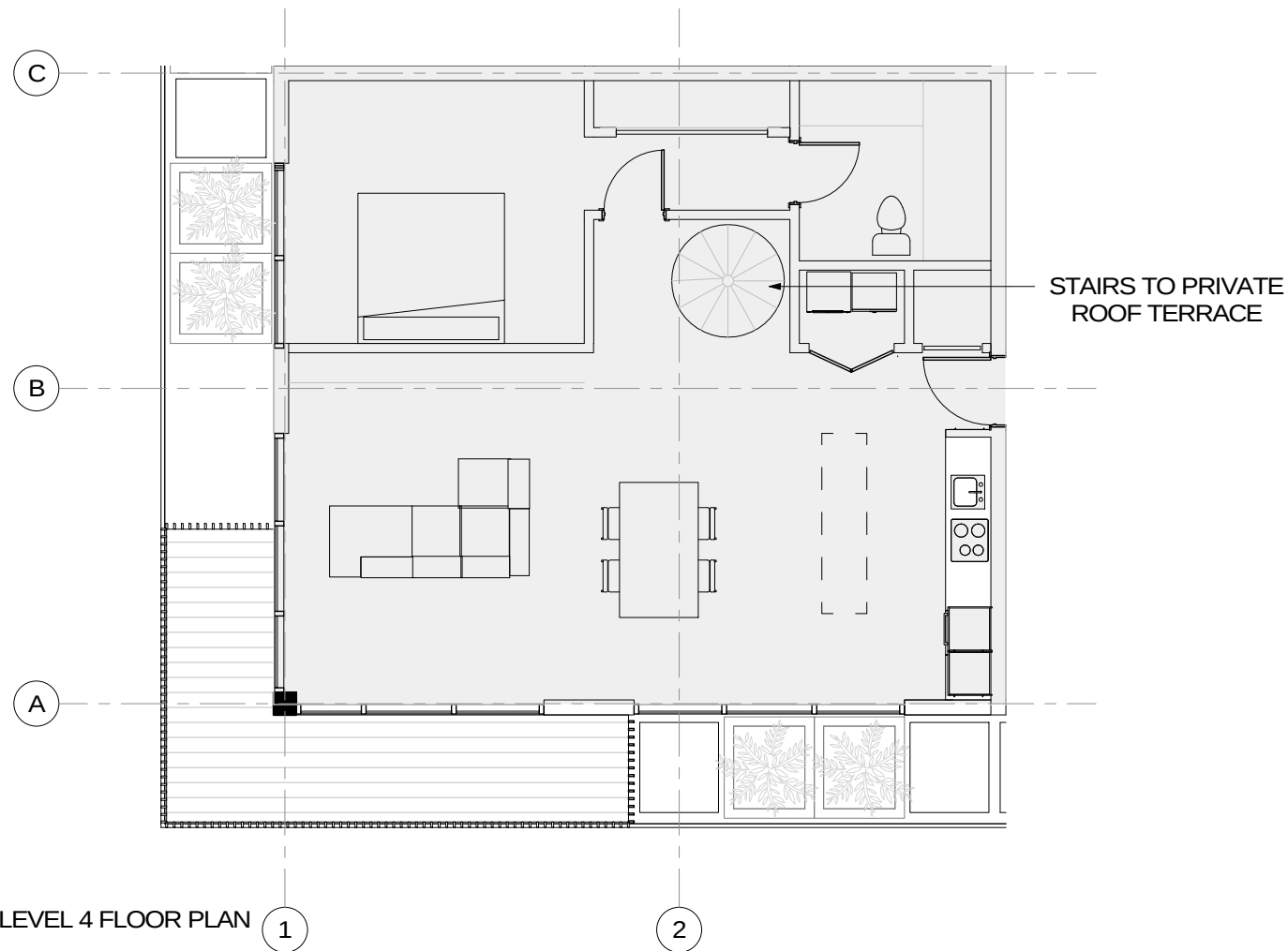


SECTION	A300
---------	------





ROOF TERRACE PLAN



LEVEL 4 FLOOR PLAN





CONCRETE BREEZE BLOCKS





