

Alejandro Moreno

From: Stephan Ginez <president@palmviewneighborhood.com>
Sent: Friday, February 10, 2023 9:01 PM
To: litt.cmb.hpb@gmail.com; nanlieb@aol.com; jackfing@msn.com; rick.hpb@gmail.com; kpaskal@gmail.com; barrykleinboa@gmail.com; lwb.mbhp@gmail.com; HPB@miamibeachfl.gov; Thomas.Mooney@miamibeachfl.gov
Cc: Tico Almeida; Willmartin1@hotmail.com; Juan Bolivar; Alejandro Moreno; Michael W. Larkin; Victoria Pelletier; Chris Gloede; Jay Levy; Paul Freeman; David Grieser; Brigitte & Raymond Penso; Leonel Limonte; Leslie Silberstein
Subject: HPB 22-0543 February 14 2022 - The Morris 1709 Jefferson Avenue



02/10/23

Attn: Board Members – Historic Preservation Board.

The following statement was approved by the board of the Palm View Neighborhood Association regarding the proposed development at 1709 Jefferson Avenue (The Morris).

A presentation took place on Jan 17, 2023, via zoom and was made available to all the residents of Palm View who wanted to participate. The team representing the Morris project included Michael Larkin, the architect for the building, the landscape architect, and a representative from the owner.

That meeting was well attended. Residents had the opportunity to ask questions directly or list them in the chat section which was shared with the applicant's representative. Residents were also offered the opportunity to share other questions after the meeting via email.

We asked the applicant to set up a meeting with the two adjacent properties: The Montclair and the owner of the property at 1729 Jefferson Avenue. These meetings took place on Friday January 27.

We understand the concerns from some of the residents directly adjacent to the property. Part of the issue is that The Montclair is build 5 feet away from the property line while the proposed building is using city required 15 feet set back. We hope all parties can come to an agreement to help maintain the privacy of the neighbors.

The board does not have any objection to the proposed development, understanding it is respecting the current city code except for the waiver to reduce the ground floor to ceiling height of the garage from 12 feet to 10 feet. None of the residents who attended the presentation expressed concerned about that waiver.

We are expecting similar developments along 17th Street which could be a great opportunity for Palm View. We would like to see City Staff come up with regulations to provide a smoother transition from one zone with higher density (in this case Rm1) to a strictly single family residential one (in our case RS4).

We also want to encourage possible developers to engage with our organization as early as possible in their process.

Sincerely,

Stephan Ginez, President
1821 Michigan Avenue, Miami Beach, FL 33139
Cel: 305 308 5770

**1709 Jefferson Avenue
HPB22-0543
Application for Certificate of Appropriateness for Demolition and Design
+ Waiver for Ground Level Height Requirement
February 14, 2023**

Proposed Condition:

The Applicant shall construct a 6 foot tall, as measured from grade, solid CMU wall finished in white stucco along the northern property line.