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AA26002034

Madorsky- Richard Residence

Dec 17th, 2020

Owner(s): Judith Richard & Martin Madorsky

Subject Property Address: 2675 Flamingo Drive, Miami Beach, FL 33140

Dear members of the City of Miami Beach Design Review Board (DRB),

This is a Letter of Intent for the subject property noted above. The lot size is 22,676 SF and is 100 FT in width. The property is located at Lot 3, Block 2 and is in Flamingo Terrace Subdivision, according to the plat thereof, as recorded in plat book 10, Page 3, of Public Records of Miami-Dade County, Florida.

We wish that you, the Design Review Board, consider the approval for the new construction of this two-story modern style residence. The new residence is proposed to have a total area of 6,594 SF; this includes the area of the first floor and second floor. Also proposed is a 911 SF detached garage.

We understand that for two story homes with an overall lot coverage of 25 percent or greater, at least 35% of the physical volume of the second floor along the front elevation shall be set back a minimum of five (5') feet from the minimum required setback. We are aware that the DRB or HPB may forego these requirements, in accordance with the applicable design review or appropriateness criteria.

We believe that the breakup of the massing of the single wing that is two stories is accomplished by the glass box that encloses the sculptural stair within and splits the mass of the house in two. Please note that unlike the majority of the houses being built today in Miami Beach, this is a modest structure that only has a two-story portion facing the side lot. The majority of the house is one story far below the allowable FAR for residences in this area.

Thank you in advance for your work and assistance.

For any additional questions, feel free to contact me.

Best Regards,

Hamed Rodriguez, AIA, LEED A.P.
HAMED RODRIGUEZ ARCHITECTS