

November 21, 2024

The Honorable Chair & Members
Historic Preservation Board
c/o Coral Gables Historic Resources Department
405 Biltmore Way, Second Floor
Coral Gables, Florida 33134

RE: Certificate of Appropriateness: Letter of Intent
Remodeling and Addition

Property: 720 Madiera Avenue
Coral Gables, FL 33146

Dear Chair and Members:

On behalf of 720 Madiera Holdings LLC, the owner of the property referenced above, I respectfully submit this letter of intent for the approval of a Certificate of Appropriateness.

The existing 1-story, 2,415 SF house sits on a 7,250 SF site and was built in 1938 with an addition built in 1968. The proposed work includes exterior restoration, replacement of all exterior doors and windows with new impact systems (high-profile muntins), partial interior demolition and full remodel. The restoration of the interior of the existing house includes new mechanical, plumbing and electrical systems, structural repairs and refinishing of all exterior and interior areas. New work includes adding a 1-story connector between the main house and detached guest house (originally a garage), new work comprises 285 SF. Site work includes driveway remodeling, new site walls and gates, pool & landscape upgrades.

The design intent is to restore original details as much as feasible and maintain the current footprint and 1-story scale of the home. To achieve this, we are requesting three variances.

1. 35% Lot Coverage: The proposed new addition, which will connect the main house to the guest house will cause the new house footprint to exceed the allowable 35% coverage (proposed = 2,700 SF vs allowed 2,537.5 SF) exceeds the allowable by 138 SF. The owner's desire is to maintain the house at 1-story and not maximize the allowable SF as this would require adding a 2nd floor and negatively impacting the cottage feel of the existing homes smaller scale.
2. Rear AC equipment setbacks: The proposed ac location is 6'-0" from the rear setback vs the required 10'-0" setback, the 6'-0" setback aligns with the rear of the existing guest house.
3. New rear site wall height: The proposed rear wall is designed as a privacy backdrop for the new pool and pool courtyard to screen the pool from the neighbor's home which is less than 5 feet from the rear property line. We propose the wall height at 8'-6" vs the allowed 4'-0". The proposed wall is a 10'-0" setback from the rear and 5'-0" setback from the west side.

We respectfully request that you approve the attached application. If you have any questions or would like to discuss this application further, please contact me at 305-740-0120. Thank you for your attention to this matter.

Respectfully Submitted,



Nelson de León, AIA
Locus Architecture Inc.

cc. Venny Torre