

Architectonic Inc

RE: Surfside Modern

The design of the residence is defined by a sophisticated interplay of interlocking volumes and clean, geometric lines, characteristic of contemporary coastal modernism. To maximize the panoramic vistas of the horizon, the architecture employs a "stacked" compositional approach, where cantilevered floor plates create deep overhangs for natural solar shading and expansive private terraces. At its core, a soaring vertical glass atrium serves as a transparent axis, breaking the solidity of the white stucco and warm wood-clad volumes to pull natural light deep into the living spaces while maintaining a rhythmic balance between privacy and openness. The use of natural stone clad accents add natural texture to the aesthetic.

In response to the site's specific environmental conditions, the structural narrative is heavily influenced by the existing dune height and the 100-year flood elevation requirements. To ensure resilience, safety, the second-floor elevation was designed to rise approximately 9 feet above the base flood elevation. This necessary elevation, combined with the project's location east of the Coastal Construction Control Line, informs the home's vertical stature. To maintain a functional, proportional, and aesthetically pleasing design that integrates seamlessly with the neighborhood, the project seeks a Conditional Use height variance.

This variance allows for a maximum roof height of 35 feet, as measured from the base flood elevation, aligning the residence with the established architectural height of newly constructed homes along the street. By elevating the primary living quarters, the design not only addresses critical flood-mitigation requirements but also enhances the coastal experience, positioning the home as a lens through which to view the sea.

