SKLARchitecture

317 PARK
317 NE 168TH St North Miami Beach FL 33162
Architectural Design Narrative

Dear Esteemed City Staff and Board Members,

We are excited to present our proposal for a dynamic addition to the vibrant community of North Miami Beach: a contemporary 4-story building housing 12 new residential apartments. Situated prominently at the corner of NE 168th Street and NE 3rd Avenue, our vision for this project is to seamlessly integrate modern living spaces with the natural beauty of the surrounding environment.

At the heart of our design philosophy is a commitment to pedestrian-friendly urban spaces. The ground floor features striking architectural details that not only garner interest but also evoke thought, which is important for successful architecture. Moreover, our thoughtful landscape design, inspired by the lush tropical setting, enhances the public walking experience.

The synergy between architecture and nature is evident throughout the building. Bold architectural features at the corner interact harmoniously with vibrant greenery, creating a visually dynamic streetscape. Vertical elements on the façade, reminiscent of natural motifs such as leaves, add depth and texture, while a rhythmic arrangement of balconies and concrete frames animates the building's profile, particularly at the prominent corner.

In adherence to the City's Code Standards, our design prioritizes both form and function. Parking facilities are discreetly tucked away within the building's core, ensuring uninterrupted engagement with the street. Architectural elements, including balconies strategically placed to accentuate the corner, and the use of green stucco walls, contribute to the building's contextual integrity. Solid frames and projecting features create a distinctive aesthetic, offering a fresh perspective on contemporary urban architecture.

In summary, our proposed development embodies a holistic approach to urban living, where architecture and nature coalesce to create a dynamic and inviting environment. We are confident that our design will not only enhance the fabric of the neighborhood but also serve as a beacon of modernity and innovation in North Miami Beach.

Thank you for considering our proposal.

Warm regards,

Sincerely.

Ari Sklar AIA, NCARB

Architect, President of Sklarchitecture

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