



August 8, 2022

VIA ELECTRONIC DELIVERY

Mr. Thomas Mooney, AICP
Director, Planning Department
City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139

**Re: Michael Saiger – 8 Century Lane
Design Review Board Application No. DRB22-0841
Response to First CSS Comments**

Dear Mr. Mooney:

On behalf of Michael Saiger (the "Applicant"), below are the responses to the First CSS comments issued in connection with Design Review Board ("DRB") Application No. DRB22-0841 (the "Application"). in connection with that certain ±4,599 square foot parcel of land located at 8 Century Lane, Miami Beach, Florida, identified by Folio No. 02-3233-002-0080 (the "Property").

1. Application Completeness

- a. Copy of original building permit card and microfilm.

RESPONSE: Provided in plan set.

- b. Vacant/unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained.

RESPONSE: The Property is not vacant. Currently, there is an existing single-family residence on the Property, which is occupied by the Applicant and his family.

- c. Provide a contextual elevation line drawing, showing this proposed design as viewed from the street, in relationship to adjacent properties.

RESPONSE: Provided in plan set.

2. Architectural Representation

- a. Provide cost estimate in LOI or under separate cover.

RESPONSE: Based on a construction cost of \$400 per square foot, the estimated cost of construction is \$2,140,000.

- b. Add “FINAL SUBMITTAL” and DRB file no. to front cover title for heightened clarity.
RESPONSE: Provided in plan set.
 - c. Final submittal drawings need to be dated, signed, and sealed.
RESPONSE: Provided in plan set.
 3. Design Recommendations
 - a. Recommend providing landscape buffer along the southeastern property line.
RESPONSE: Provided in plan set.
 - b. REcommend against asking for a height waiver to 55 feet.
RESPONSE: This waiver has been eliminated.
 4. Zoning Comments
 - a. The D-5 line is not a CMB zoning regulation that requires a variance.
RESPONSE: This variance has been eliminated.
 - b. The dock would require a side setback variance.
RESPONSE: This variance has been eliminated. Please refer to the amended and restated letter of intent for additional details.
 - c. A walkway and ramp within the side yard connecting the pool deck does not require a variance but the pool deck is expanded beyond what is necessary for access, so this is a variance for the setback requirements for a pool deck.
RESPONSE: The Applicant’s letter of intent has been revised to clarify the variance requests and eliminate any unnecessary variances. The variances being requested pursuant to this comment are (i) a variance to waive maximum grade elevation to provide for access ramp on east side; and (ii) a variance to permit a rear setback of 3’-0” for swimming pool. Please refer to the amended and restated letter of intent for additional details.
 - d. Dimension the width of the driveway and walkway.
RESPONSE: Provided in plan set.
 - e. Provide dimension strings from slab to slab on all sections.
RESPONSE: Provided in plan set.
 5. Landscape Comments
 - a. Add street trees.
RESPONSE: Due to the extremely limited frontage of the Property, there is not adequate area to provide street trees. Therefore, Applicant will pay in to the City’s Tree Trust Fund.

Based on the above, we respectfully seek your favorable review and recommendation of approval for this Application. Thank you in advance for your considerate attention to this

request. If you have any questions or require additional information, please feel free to contact me directly at tslavens@lsnlaw.com or (305) 673-2585.

Respectfully submitted,

LSN LAW, P.A.

A handwritten signature in blue ink that reads "Tracy Slavens". The signature is written in a cursive style with a long horizontal stroke at the end.

Tracy R. Slavens, Esq.

Enclosures