

**DRB22- 0841**  
**8 CENTURY LANE**  
**MIAMI BEACH, FL 33139**

DECEMBER 6<sup>TH</sup> 2022



# BELLE ISLE | THEN

1930s

ZONING CODE 1930 | **R-E & R-C**  
**MULTIFAMILY | SINGLE FAMILY . MULTIFAMILY . BUNGALOW**  
**ESTATE | 10000 SQFT PER FAMILY**



ZONING CODE 1971 | **RM-100**  
**MULTIFAMILY MEDIUM HIGH DENSITY**



ZONING CODE 1985 | **RM-100**  
**MULTIFAMILY MEDIUM HIGH DENSITY**

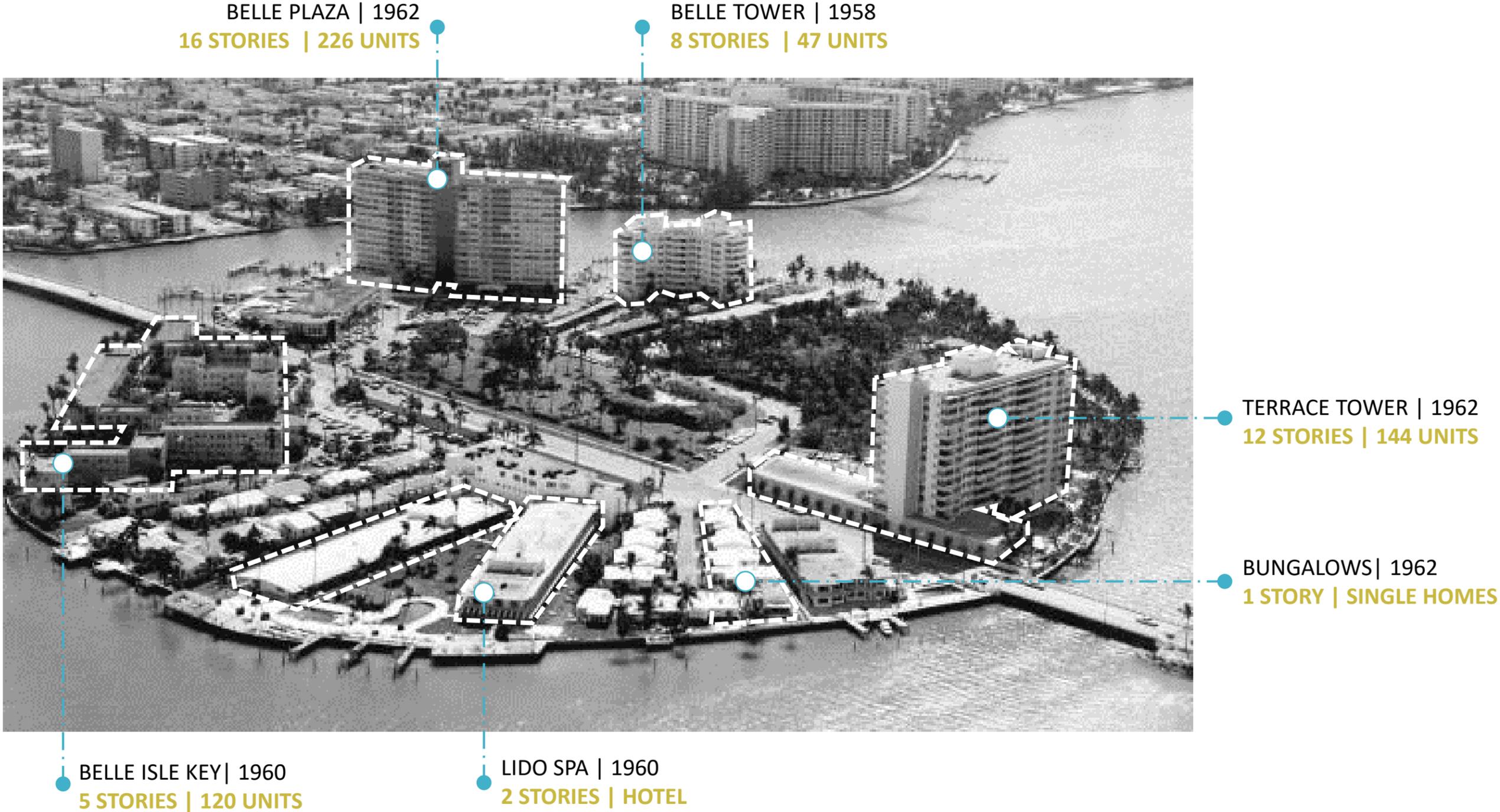


ZONING CODE 1989 | **RM-1 & RM-2**  
**MULTIFAMILY LOW INTENSITY**  
**& MEDIUM INTENSITY**



# BELLE ISLE | THEN

1958 - 1963



BELLE PLAZA | 1962  
16 STORIES | 226 UNITS

BELLE TOWER | 1958  
8 STORIES | 47 UNITS

TERRACE TOWER | 1962  
12 STORIES | 144 UNITS

BUNGALOWS | 1962  
1 STORY | SINGLE HOMES

BELLE ISLE KEY | 1960  
5 STORIES | 120 UNITS

LIDO SPA | 1960  
2 STORIES | HOTEL

# BELLE ISLE | NOW

1969 - 2022



THE GRAND VENETIAN | 2001  
25 STORIES | 135 UNITS

COSTA BRAVA | 1972  
22 STORIES | 216 UNITS

NINE ISLAND AVENUE | 1967  
16 STORIES | 167 UNITS

ISLAND TERRACE | 1967  
16 STORIES | 167 UNITS

11 CENTURY | U/C  
4 STORIES | SF HOME

THE VISTAS | 1998  
6 STORIES | 48 UNITS

BELLA ISLA | U/C  
5 STORIES | 172 UNITS

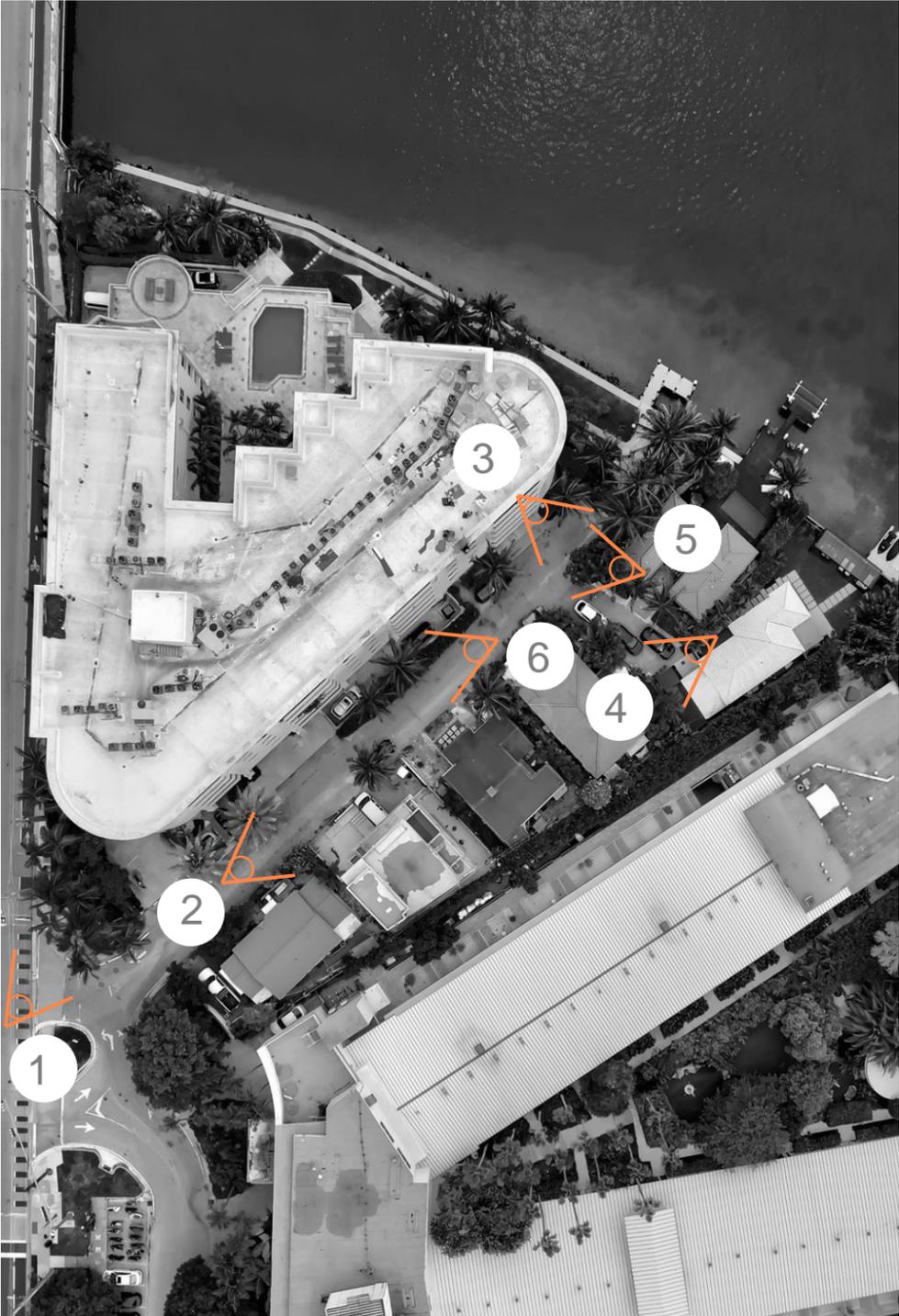
BELLE ISLE | 1969  
5 STORIES | 30 UNITS

THE STANDARD | 2004  
3 STORIES | HOTEL

# 8 CENTURY LANE | LOCATION



# CENTURY LANE | A PEDESTRIAN'S VIEW



KEY MAP

# CENTURY LANE | NEIGHBOR OUTREACH & SUPPORT



01 1 CENTURY LANE #402	08 8 FARREY LANE	15 5 FARREY LANE	01 11 CENTURY LANE	01 1 CENTURY LANE #401	08 1 CENTURY LANE #406	15 1 CENTURY LANE #608
02 1 CENTURY LANE #602	09 12 FARREY LANE	16 10 VENETIAN WAY	02 7 CENTURY LANE	02 1 CENTURY LANE #303	09 1 CENTURY LANE #307	16 9 CENTURY LANE
03 1 CENTURY LANE #203	10 14 FARREY LANE			03 1 CENTURY LANE #504	10 1 CENTURY LANE #407	17 11 CENTURY LANE
04 1 CENTURY LANE #205	11 THE STANDARD			04 1 CENTURY LANE #305	11 1 CENTURY LANE #507	18 9 ISLAND AVE #811
05 1 FARREY LANE	12 3 ISLAND AVE #6K			05 1 CENTURY LANE #405	12 1 CENTURY LANE #208	
06 2 FARREY LANE	13 3 ISLAND AVE #11D			06 1 CENTURY LANE #505	13 1 CENTURY LANE #308	
07 7 FARREY LANE	14 5 ISLAND AVE #16G			07 1 CENTURY LANE #206	14 1 CENTURY LANE #508	

**SUPPORT**

**OUTREACHED**

**OBJECTED**

★ + 28 ADDITIONAL LETTERS OF SUPPORT OUTSIDE OF THE ABOVE VIEW

# MARTIN GOMEZ | HIGHLIGHTS

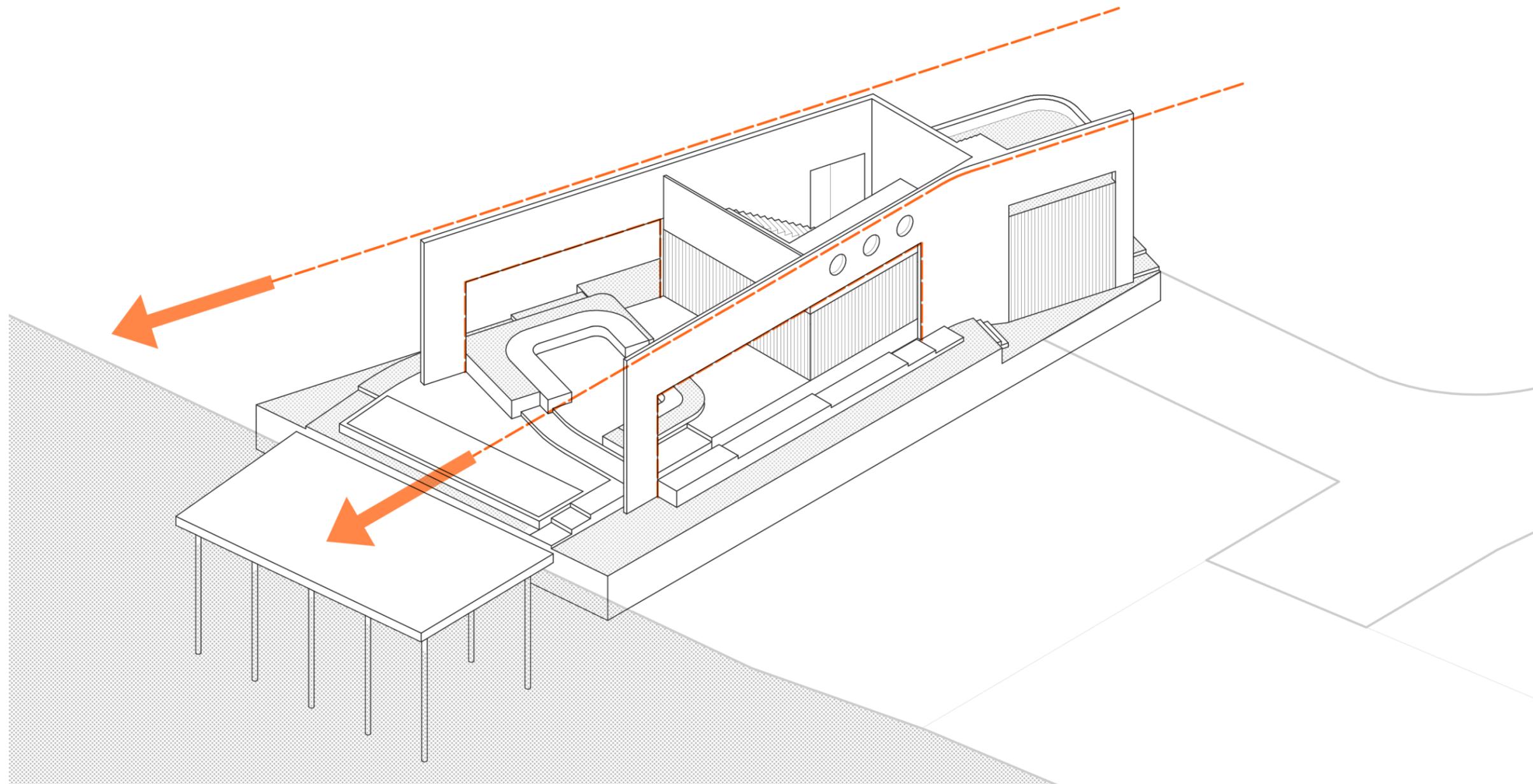




## VIEW FROM THE BAY

THE PROJECT MAIN IDEAS | 1. TO SEEK VISUAL CONTINUITY WITH ITS SURROUNDINGS AND THE BAY | 2. TO SEEK A TIMELESS ARCHITECTURE THROUGH THE USE OF NOBLE MATERIALS IN A CONTEMPORARY WAY.

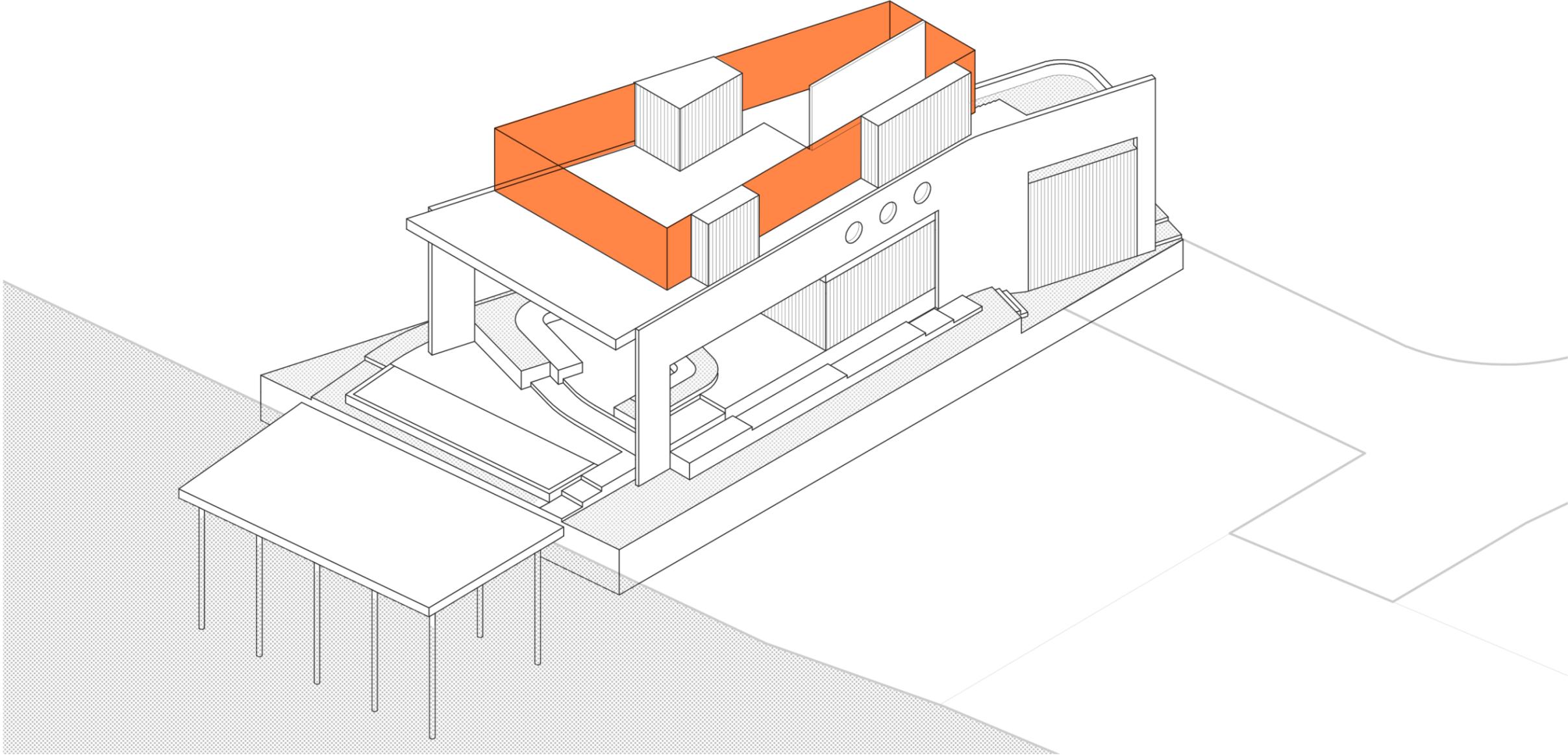
# ARCHITECTURAL SYNTAXIS | *GROUND FLOOR*



## GOAL

A GROUND FLOOR SHAPED BY THE UNIQUE GEOMETRY OF THE LAND, SEEKING TO CREATE VISUAL CONTINUITY WITH ITS SURROUNDINGS AND THE BAY THROUGH AN OPEN DOUBLE-HEIGHT LIVING AREA.

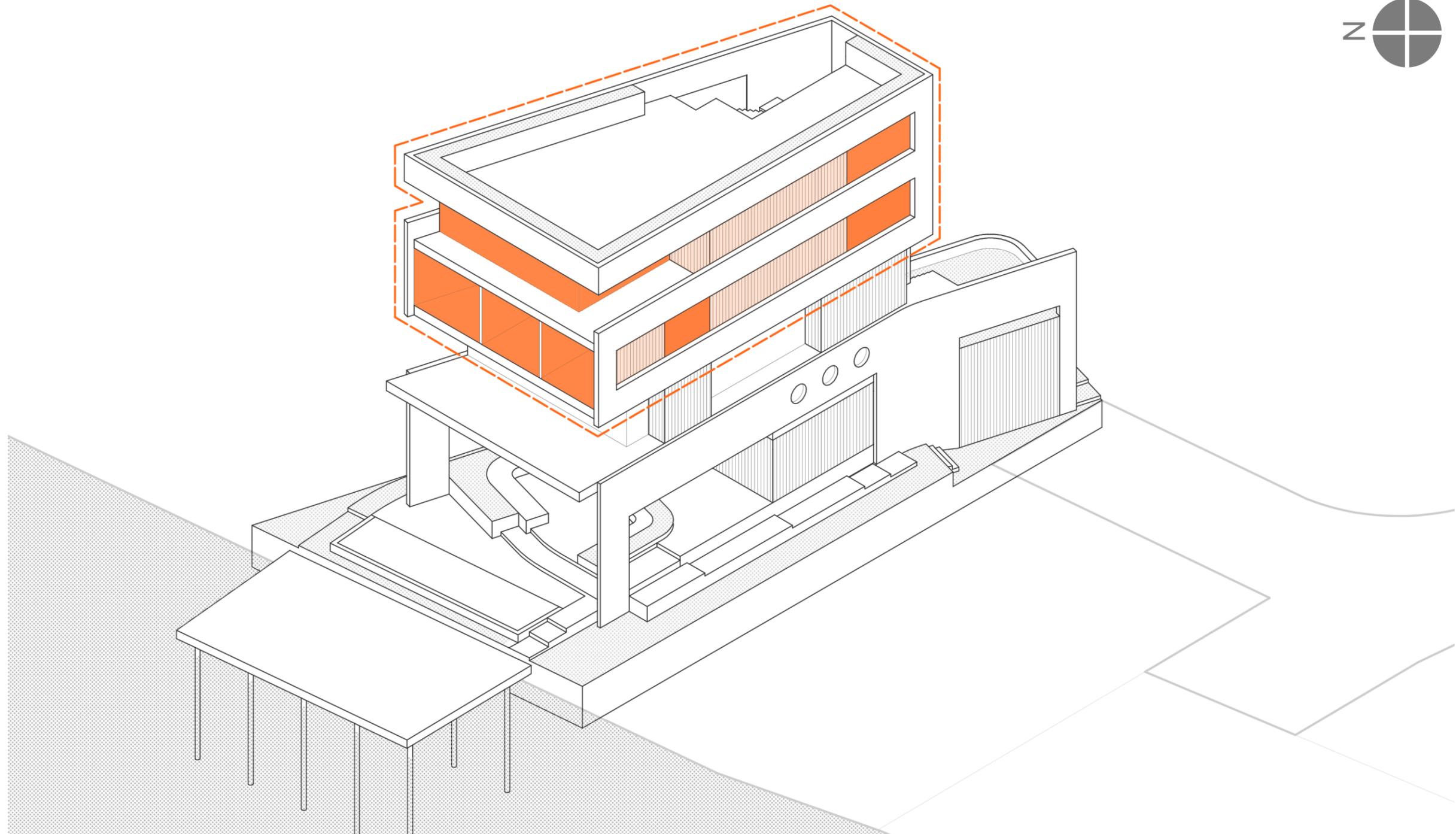
# ARCHITECTURAL SYNTAXIS | SOCIAL LEVEL



## GOAL

SEEKING TO VISUALLY BLEND INTO THE LANDSCAPE, THE SOCIAL LEVEL FEATURES AN 80% GLAZED VOLUME RECEDED TO THE REQUIRED 20' FRONT SETBACK.

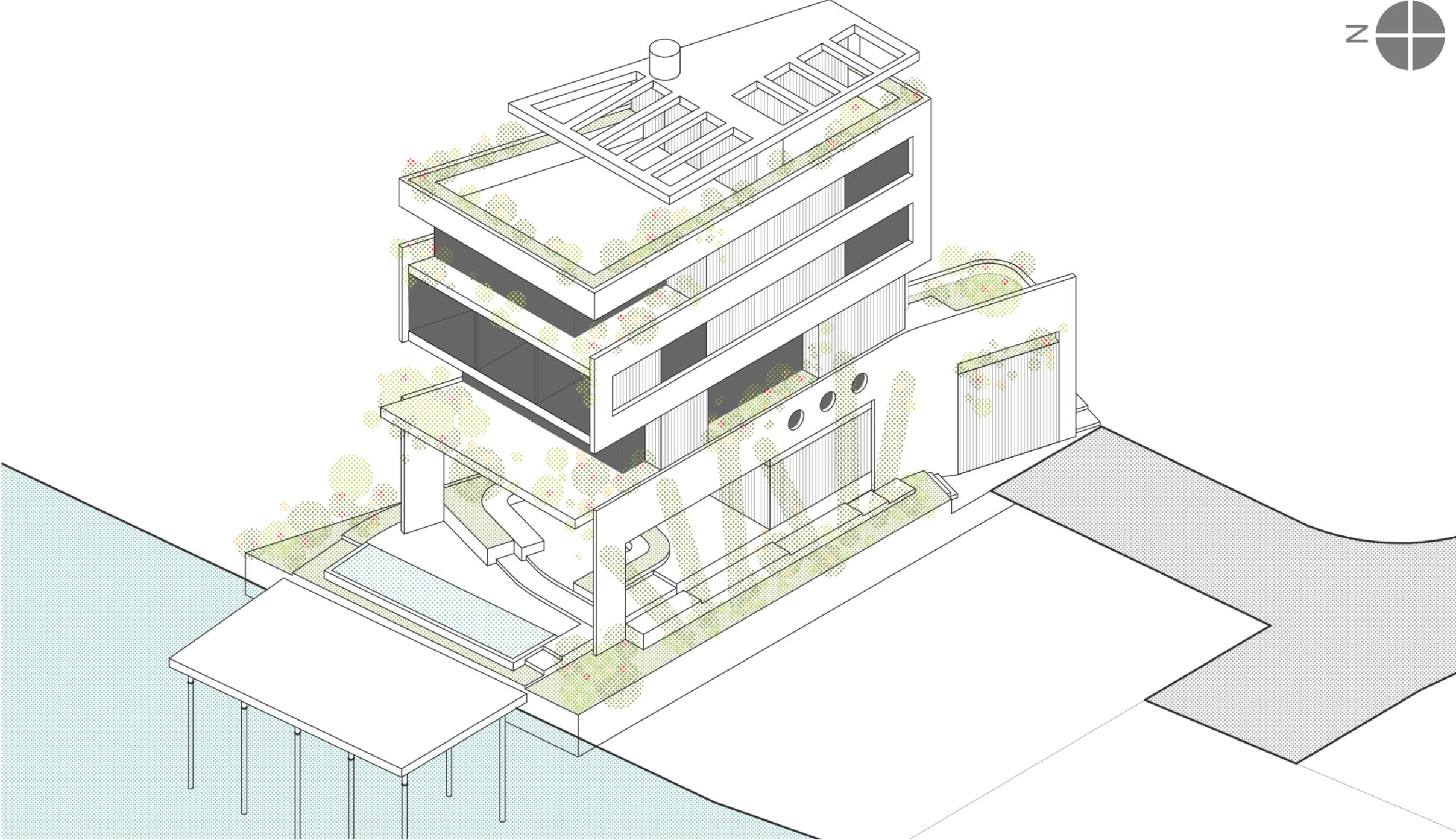
# ARCHITECTURAL SYNTAXIS | PRIVATE LEVEL



## GOAL

THE PRIVATE LEVEL IS COMPOSED BY TWO BEDROOM FLOORS OPEN TO THE BAY, WITH THE GOAL OF STRIKING A BALANCE BETWEEN PRIVACY AND OPEN VIEWS OF THE LANDSCAPE.

# ARCHITECTURAL SYNTAXIS | LANDSCAPE



## GOAL

ABUNDANT LANDSCAPING DESIGN PRESENT ON EVERY LEVEL, WITH THE GOAL OF IMPROVING AIR QUALITY WITHIN AND OUTSIDE OF THE HOUSE.



## NORTHEAST VIEW

THE NORTHEAST VIEW FEATURES ABUNDANT LANDSCAPING AND A STRATEGIC DESIGN AIMED AT STRIKING A BALANCE BETWEEN PRIVACY AND OPENNESS.



## SOUTHEAST VIEW

THE SOUTHEAST VIEW IS COMPOSED OF UNIQUE FACADES THAT ARE ARTICULATED TO CREATE A COHESIVE AND HARMONIOUS WHOLE.



## CENTURY LANE VIEW

THE MATERIALS PROPOSED: EXPOSED CONCRETE, THERMALLY MODIFIED WOOD, ANODIZED BLACK ALUMINUM, GLASS, AND LANDSCAPING.



## OUTDOOR LIVING AREA

THE OUTDOOR LIVING AREA WITH LUSH LANDSCAPE AIMED AT ENSURING RESIDENTS' AND NEIGHBORS' PRIVACY.



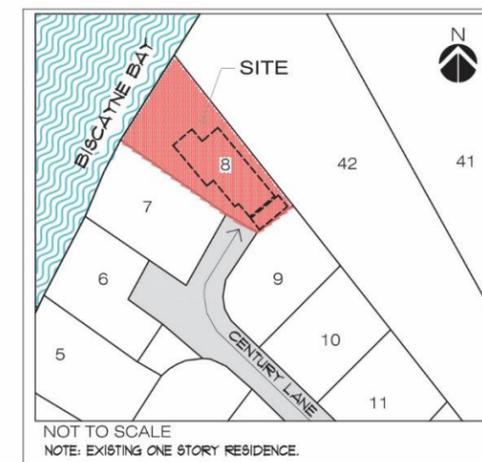
## OUTDOOR TRANSITION AREA

THE OUTDOOR TRANSITION AREA IS A SEMI-COVERED SPACE THAT SERVES AS AN EXPANSION OF THE GARDEN.

## PROPOSED MATERIALS – COLOR PALLETE



MATERIALS PATTERN: EXPOSED CONCRETE, THERMALLY MODIFIED WOOD, ANODIZED BLACK ALUMINUM, GLASS AND THE VEGETATION.



LOCATION MAP

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Project Title

**8 CENTURY LANE**

PROPOSED NEW SINGLE  
FAMILY RESIDENCE FOR  
MR. MICHAEL SAIGER

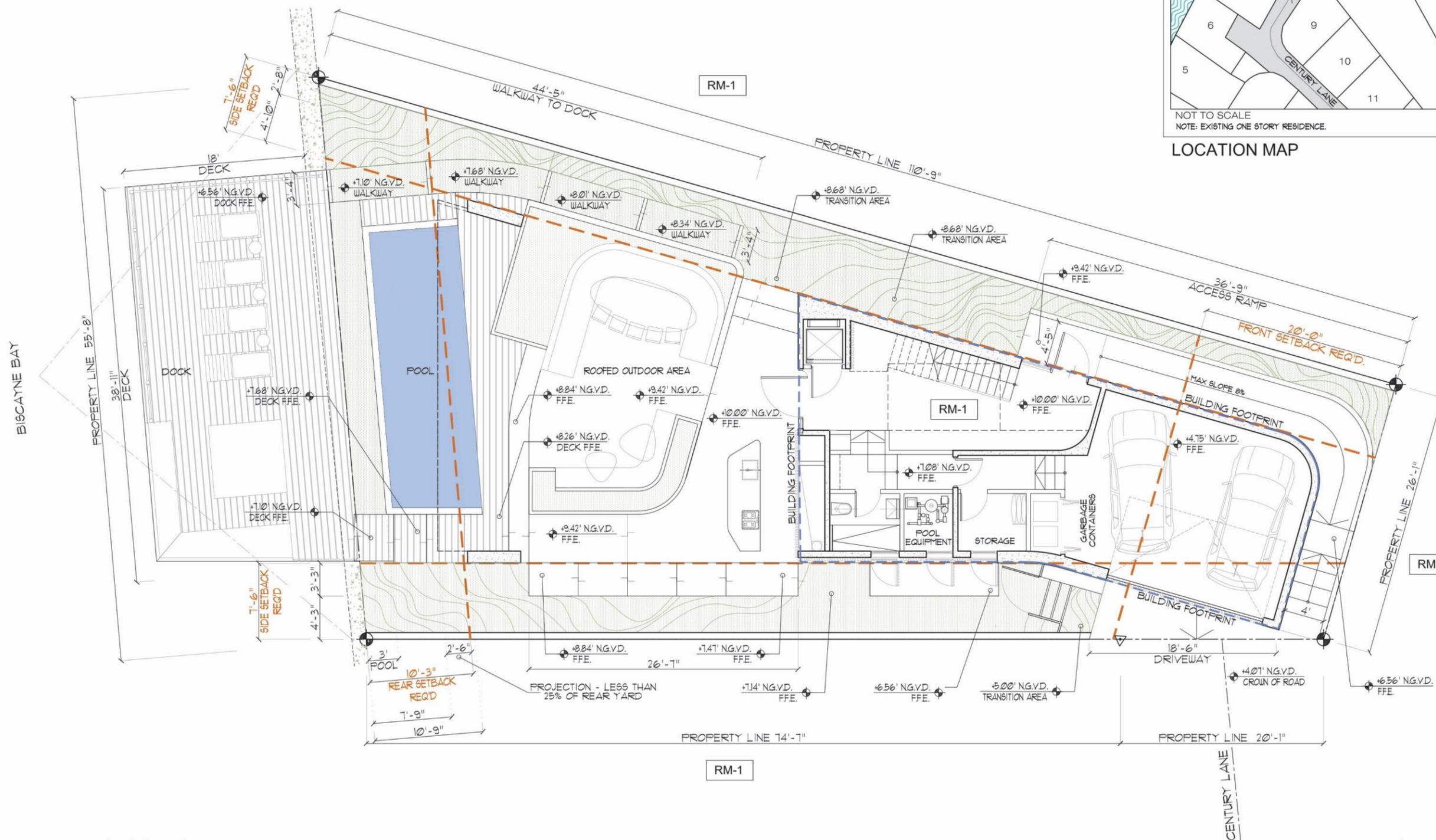
8 CENTURY LANE  
MIAMI BEACH, FL 33139

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Sheet Title:  
PROPOSED SITE PLAN

Project No. 2202  
Date 11/01/2022  
Drawn By D.S./A.S.  
Reviewed By PGS

Sheet No. **A1-0**  
Sheet 9 of 30



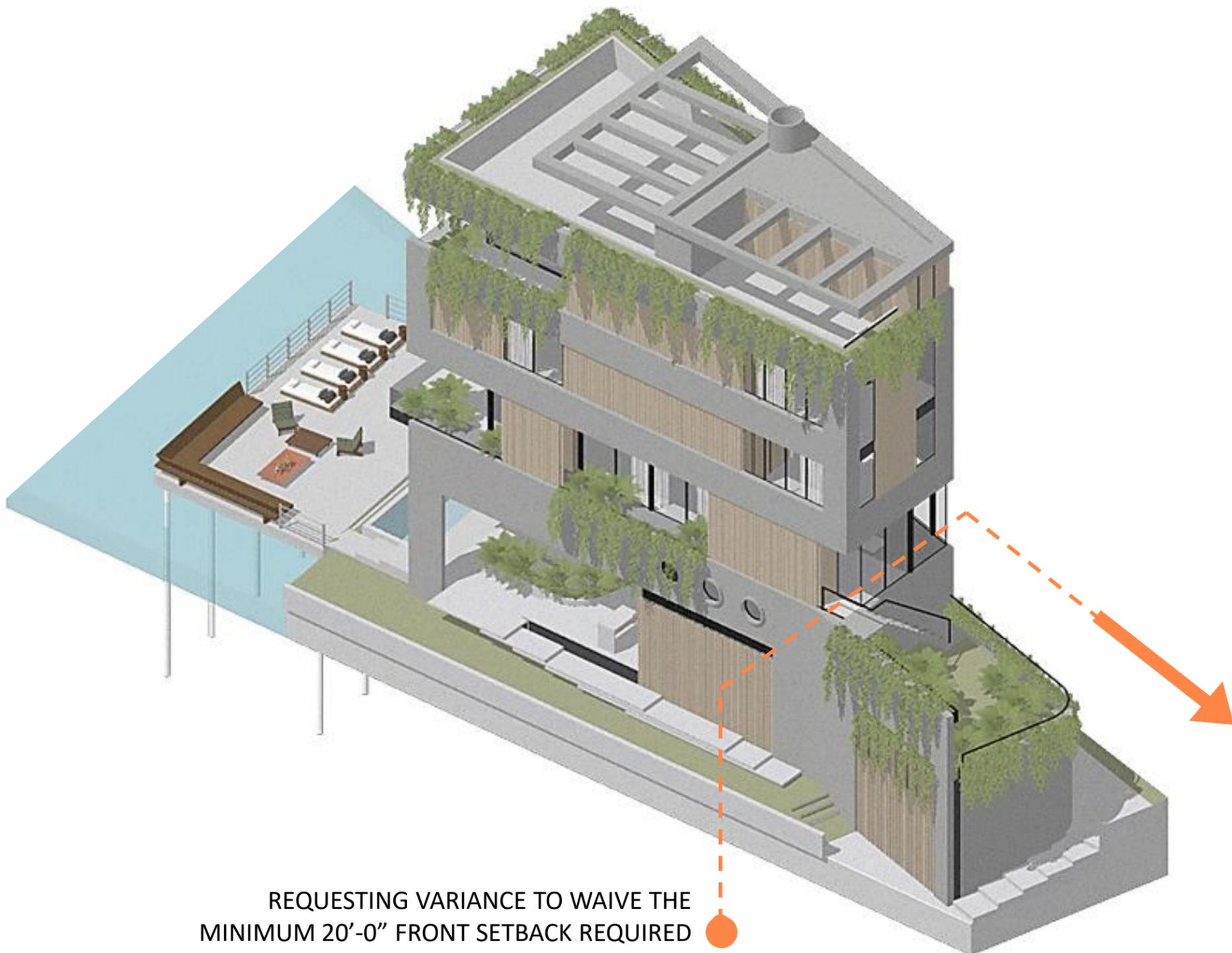
PROPOSED SITE PLAN



SCALE: 3/32" = 1'-0"

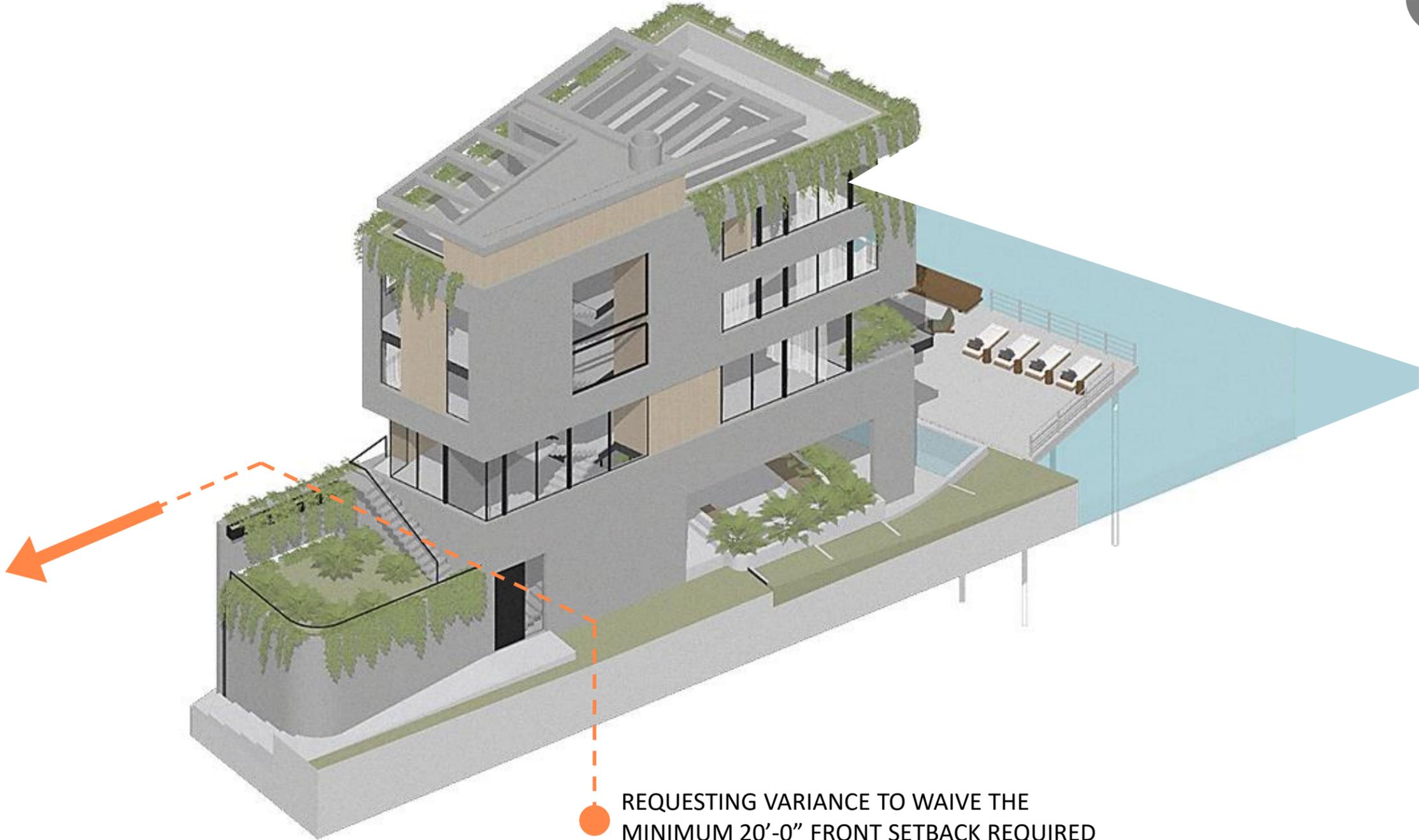


# SOUTHWEST AXO | VARIANCE 1



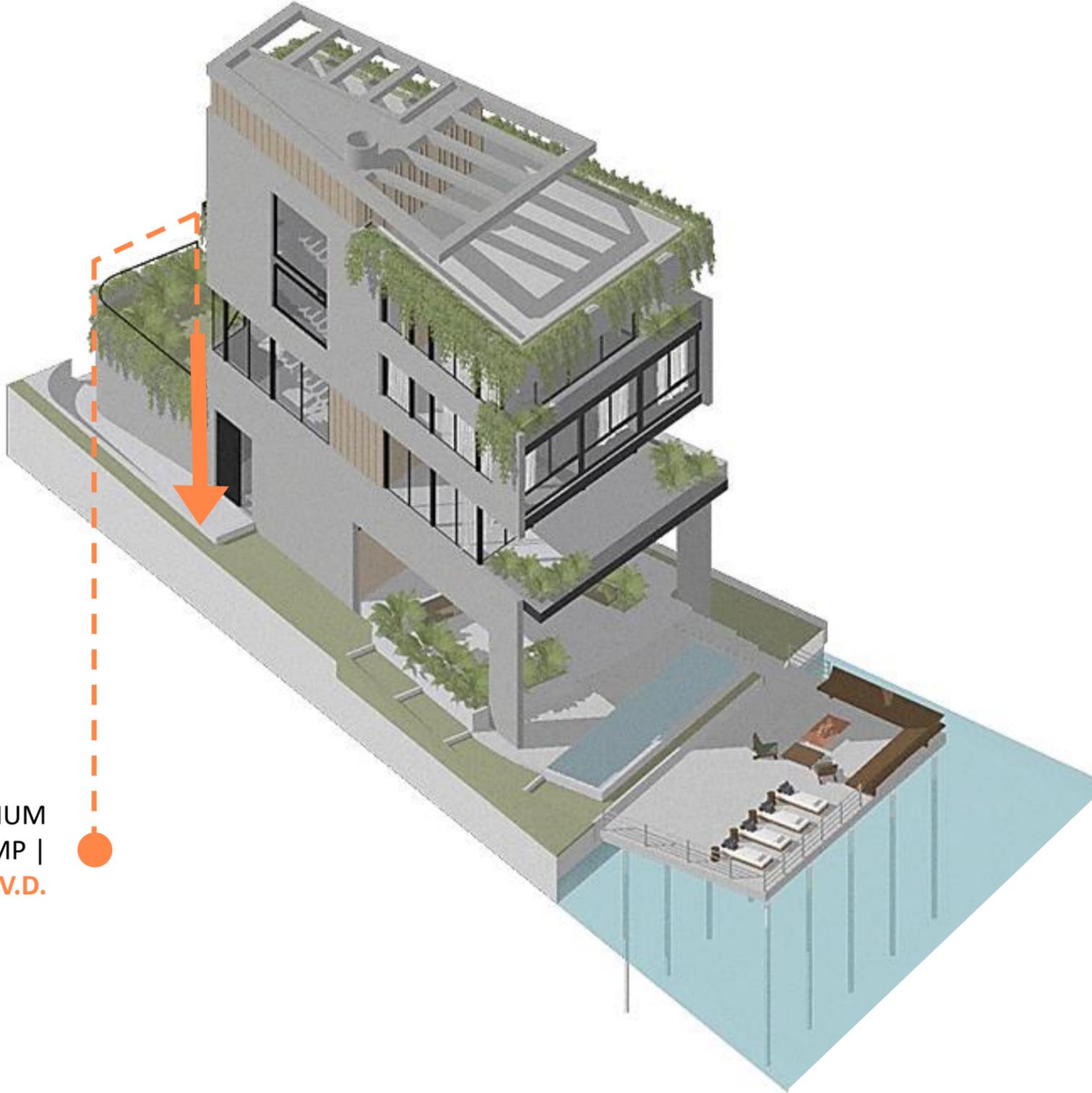
REQUESTING VARIANCE TO WAIVE THE  
MINIMUM 20'-0" FRONT SETBACK REQUIRED  
TO LOCATE GARAGE

# SOUTHWEST AXO | VARIANCE 1



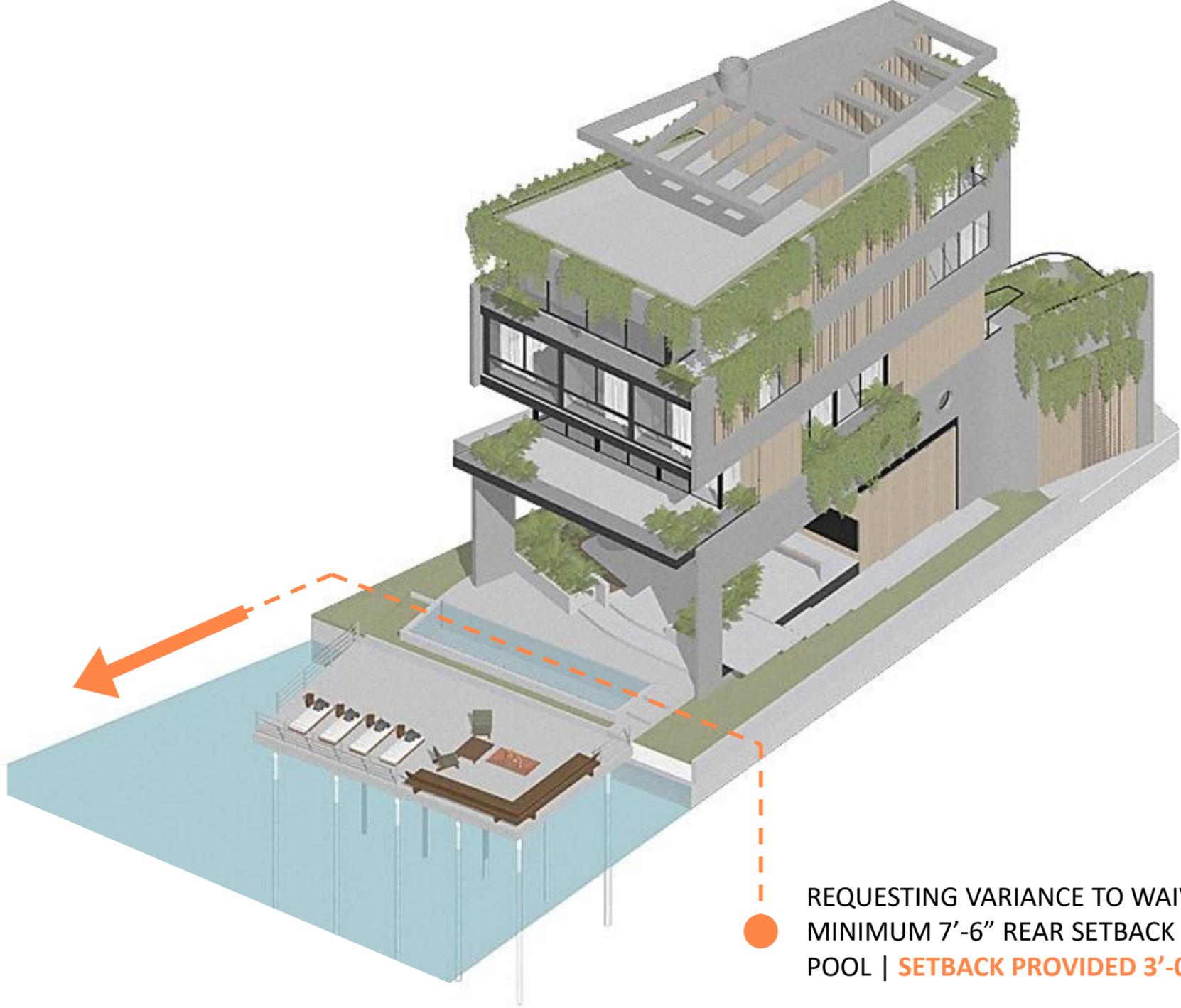
● REQUESTING VARIANCE TO WAIVE THE MINIMUM 20'-0" FRONT SETBACK REQUIRED TO LOCATE GARAGE

# SOUTHWEST AXO | VARIANCE 2



REQUESTING VARIANCE TO WAIVE THE MAXIMUM  
ELEVATION OF A YARD TO LOCATE ACCESS RAMP |  
**ELEVATION PROVIDED +9.42' N.G.V.D.**

# NORTHWEST AXO | VARIANCE 3



● REQUESTING VARIANCE TO WAIVE THE  
MINIMUM 7'-6" REAR SETBACK REQUIRED FOR A  
POOL | **SETBACK PROVIDED 3'-0"**

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**8 CENTURY LANE**

PROPOSED NEW SINGLE  
FAMILY RESIDENCE FOR  
MR. MICHAEL SAIGER

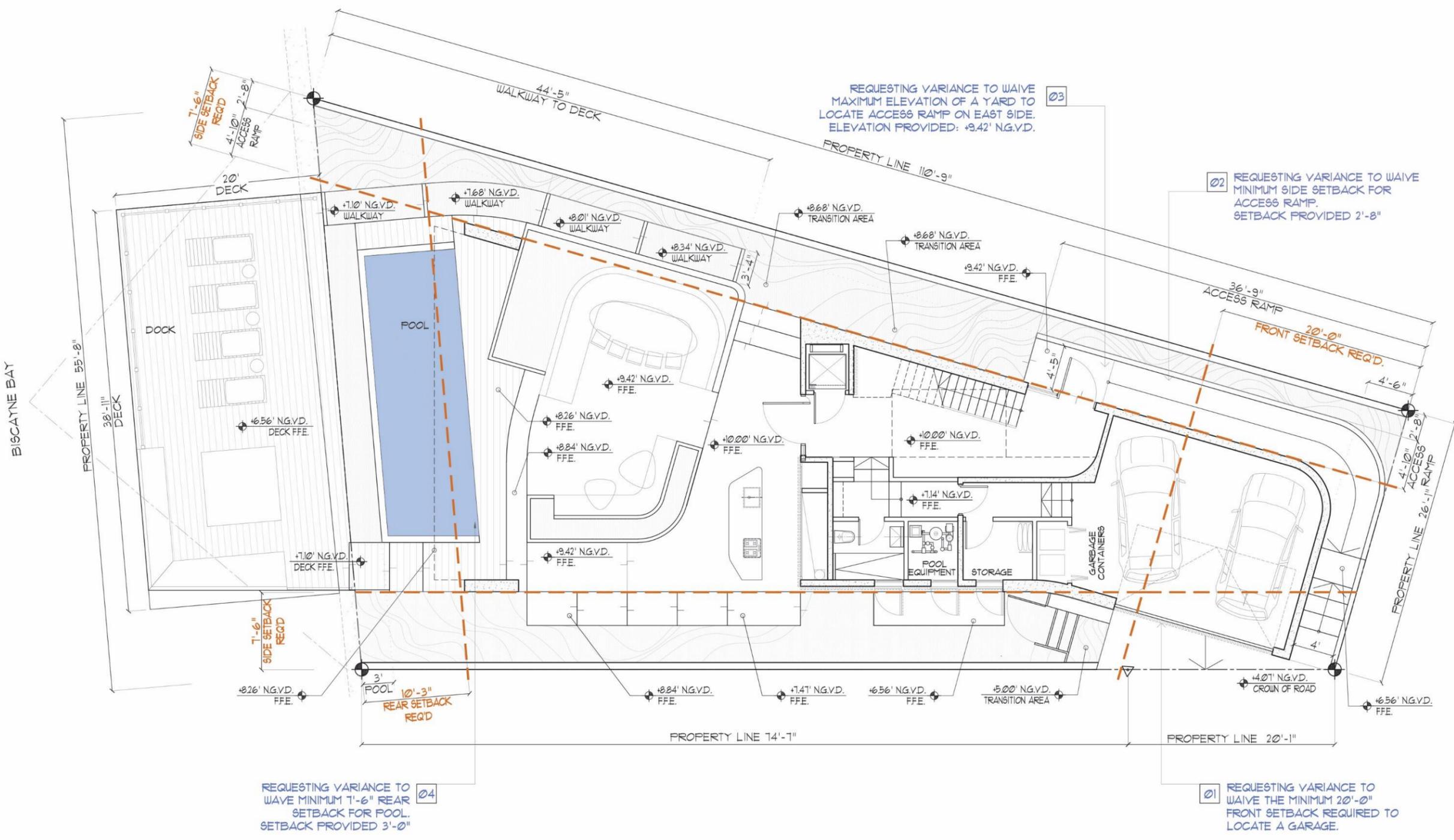
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MIAMI BEACH, FL 33139

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Sheet Title:  
VARIANCES DIAGRAM

Project No. 2202  
Date 11/07/2022  
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Reviewed By PGS

Sheet No. A1-2  
Sheet 11 of 30



VARIANCES DIAGRAM

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8 CENTURY LANE  
MIAMI BEACH, FL 33139

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Sheet Title:

LANDSCAPE PLAN  
GROUND LEVEL

Project No.

2202

Date 11/21/2022

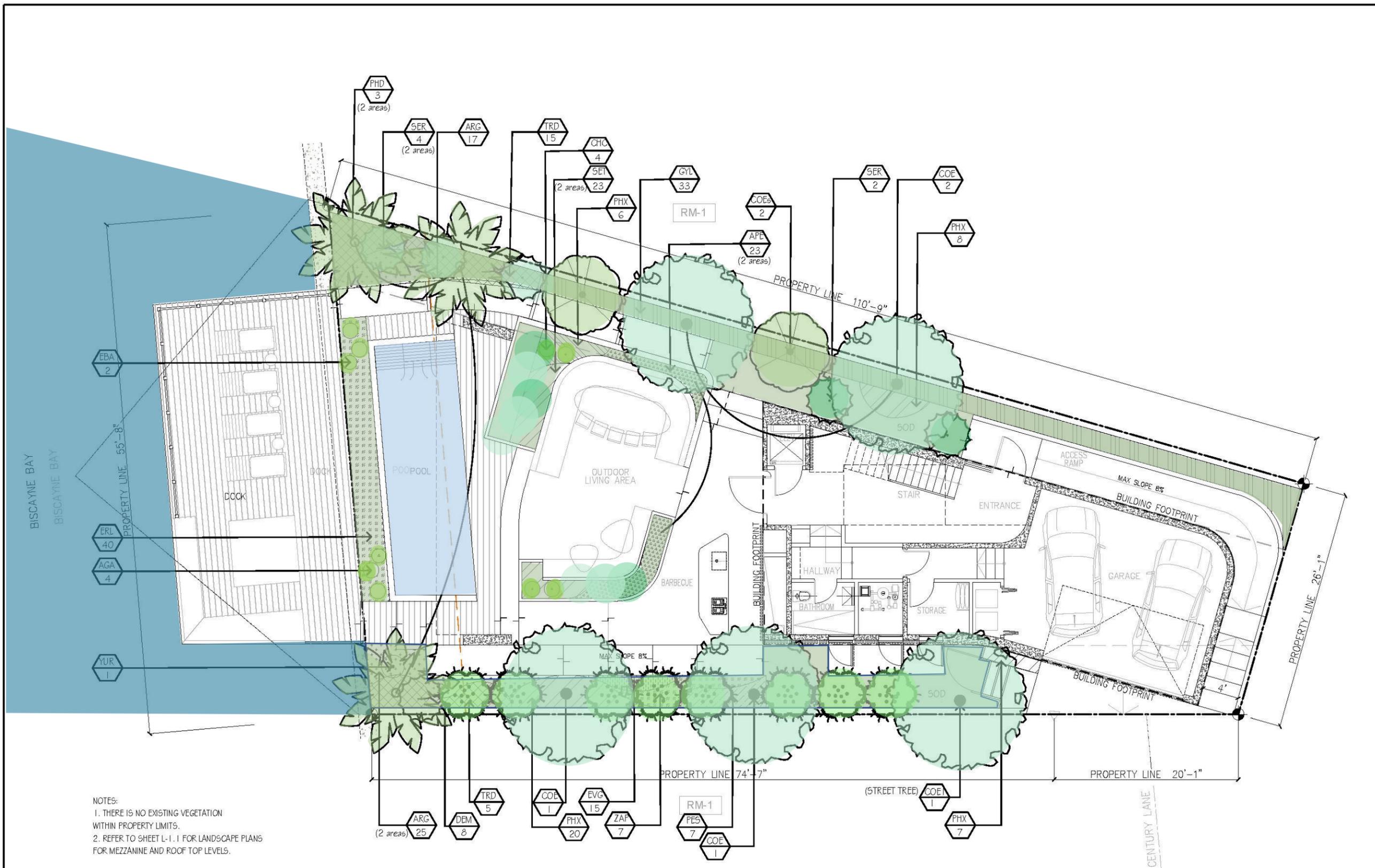
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Reviewed By HH

Sheet No.

**L1-0**

Sheet 1 of 4



NOTES:  
1. THERE IS NO EXISTING VEGETATION WITHIN PROPERTY LIMITS.  
2. REFER TO SHEET L-1.1 FOR LANDSCAPE PLANS FOR MEZZANINE AND ROOF TOP LEVELS.

LANDSCAPE PLAN - GROUND LEVEL

NORTH  
SCALE: 3/32" = 1'-0"



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MR. MICHAEL SAIGER

8 CENTURY LANE  
MIAMI BEACH, FL 33139

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LANDSCAPE PLAN  
MEZZANINE + ROOF  
LEVELS

Project No.

2202

Date 11/21/2022

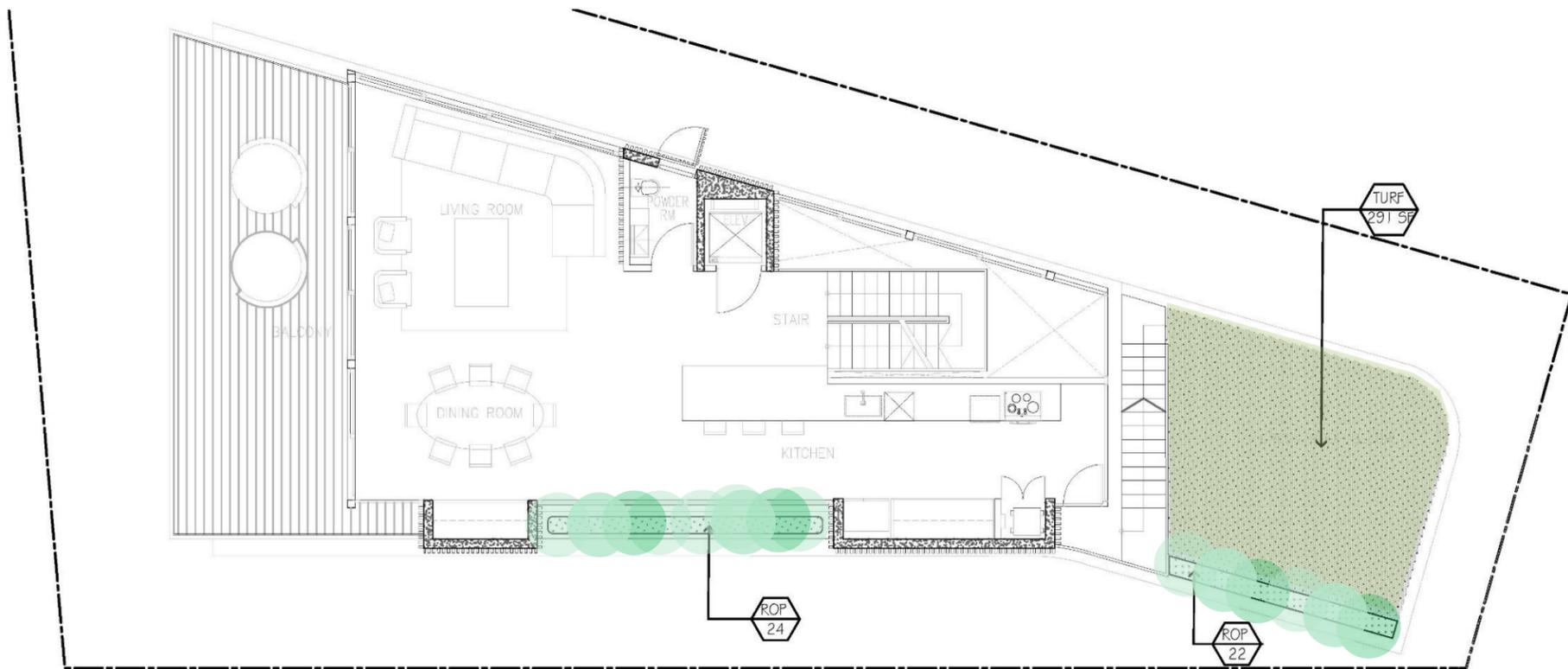
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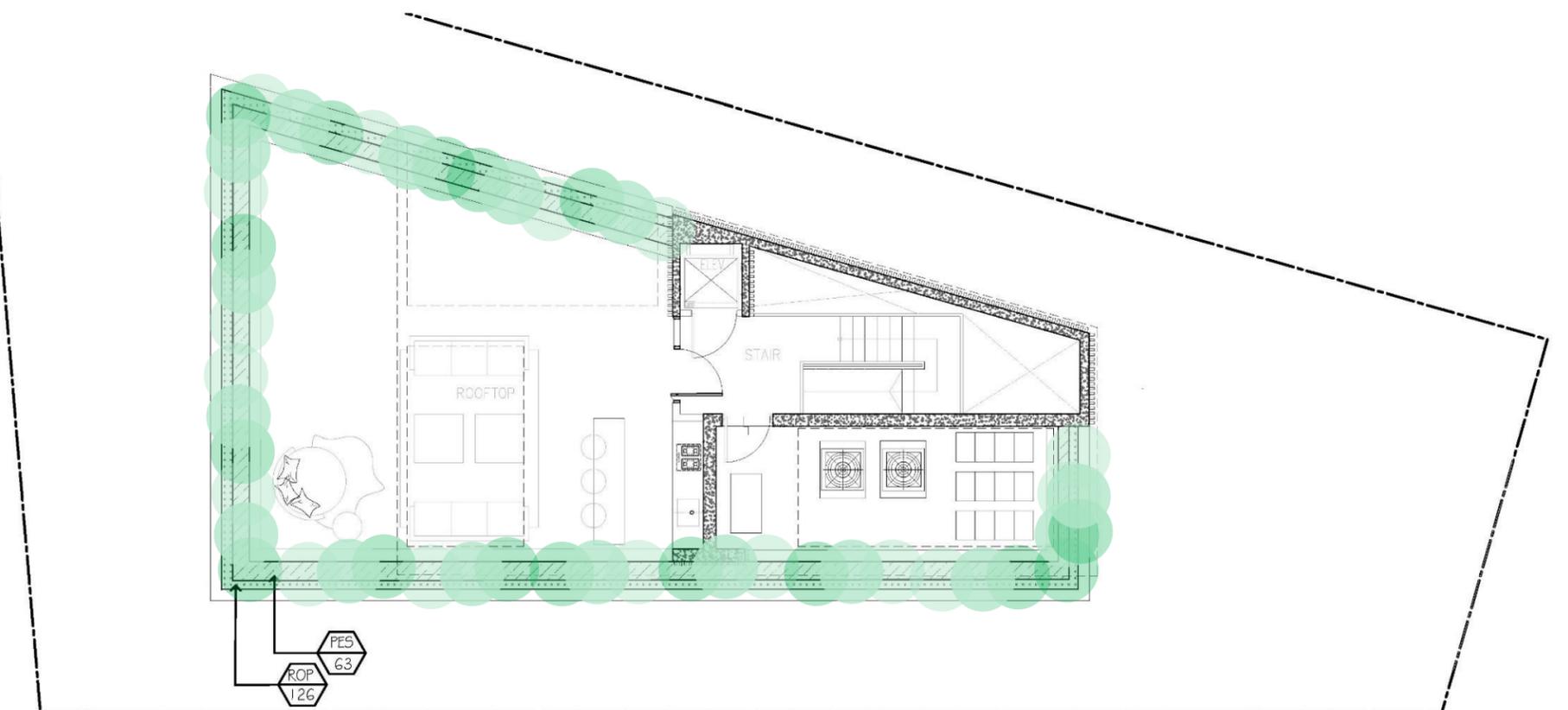
**L1-1**

Sheet 2 of 4



LANDSCAPE PLAN - MEZZANINE LEVEL

NORTH  
SCALE: 3/32" = 1'-0"



LANDSCAPE PLAN - ROOF TOP LEVEL

NORTH  
SCALE: 3/32" = 1'-0"

**THANK YOU**

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8 CENTURY LANE  
MIAMI BEACH, FL 33139

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Sheet Title:  
NORTHEAST  
ELEVATION

Project No. 2202	Sheet No. <b>A3-1</b>
Date 11/07/2022	
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1  
A3.1 NORTHEAST ELEVATION

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8 CENTURY LANE  
MIAMI BEACH, FL 33139

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Sheet Title:  
SOUTHEAST  
ELEVATION

Project No. 2202	Sheet No. <b>A3-2</b>
Date 11/07/2022	Drawn By D.S./A.S.
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**2** SOUTHEAST ELEVATION  
A3.1

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SOUTHWEST  
ELEVATION

Project No.

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Date

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PGS

Sheet No.

**A3-3**

Sheet

21 of 30



**3** SOUTHWEST ELEVATION  
A3.1

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8 CENTURY LANE  
MIAMI BEACH, FL 33139

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NORTHWEST  
ELEVATION

Project No.

2202

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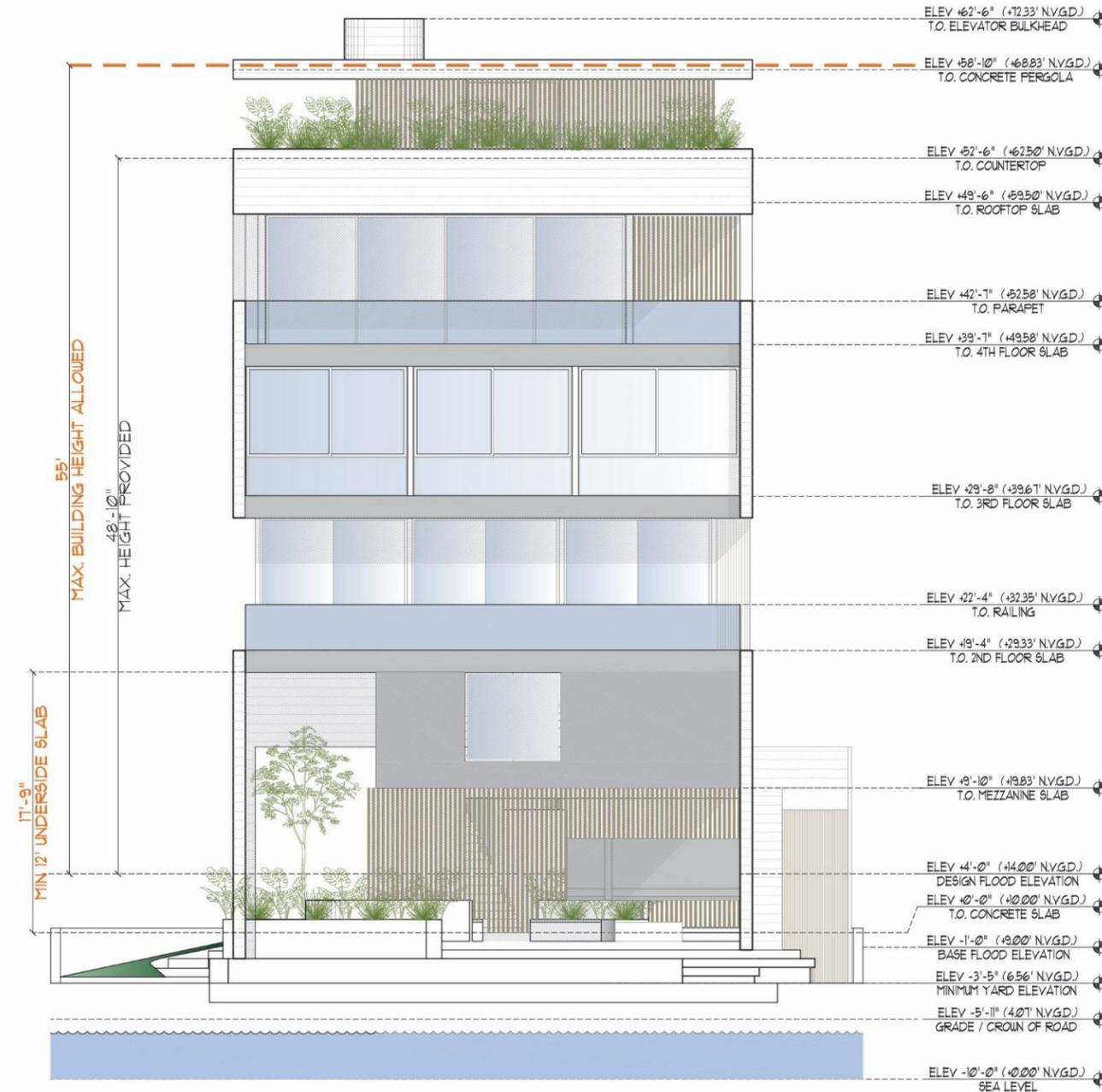
**A3-4**

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4 NORTHWEST ELEVATION  
A3.1

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FAMILY RESIDENCE FOR  
MR. MICHAEL SAIGER

8 CENTURY LANE  
MIAMI BEACH, FL 33139

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Sheet Title:  
BUILDING SECTION 1

Project No. 2202  
Date 11/07/2022  
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Sheet 23 of 30



BUILDING SECTION 1



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PROPOSED NEW SINGLE  
FAMILY RESIDENCE FOR

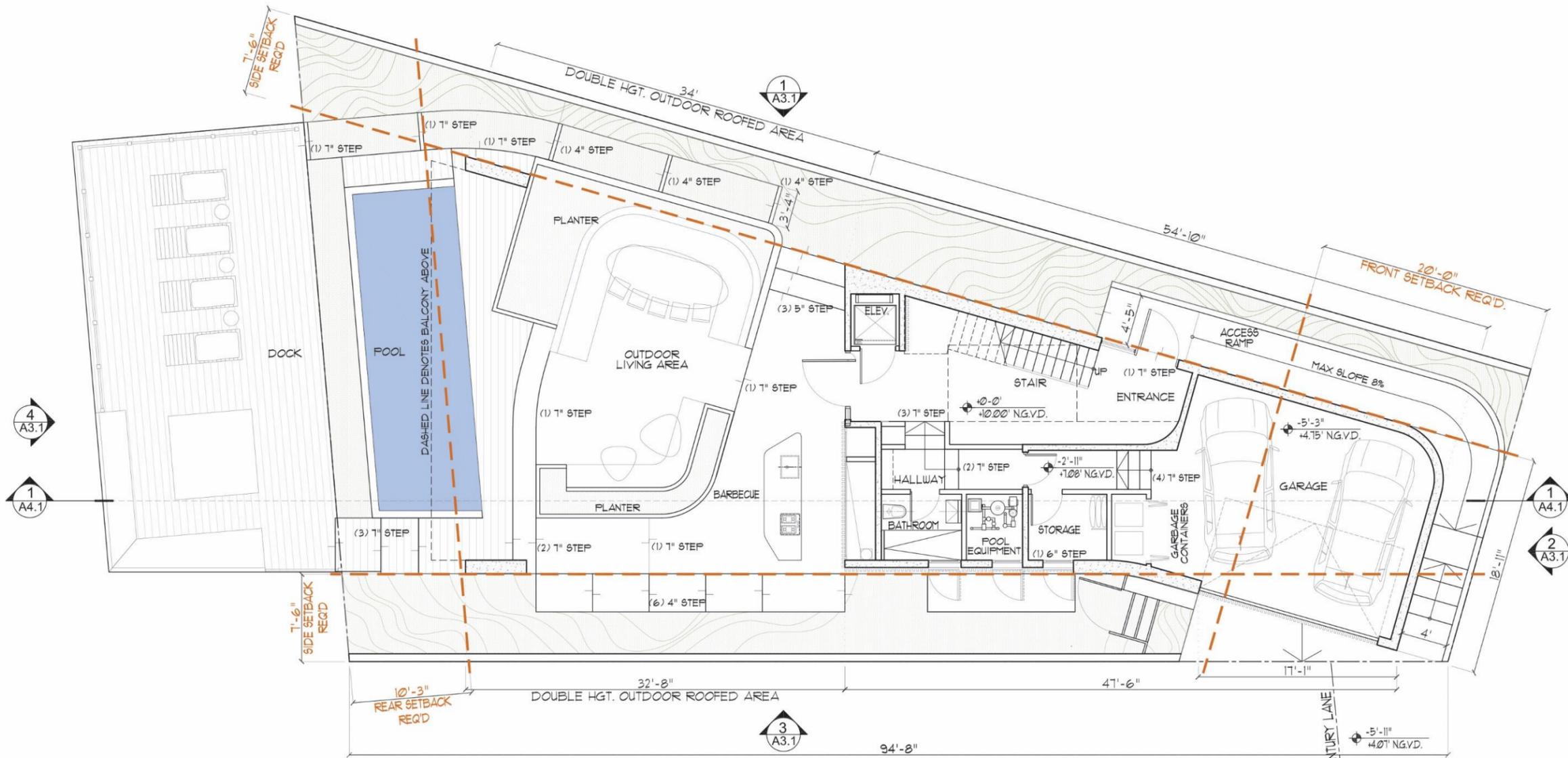
MR. MICHAEL SAIGER

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MIAMI BEACH, FL 33139

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Sheet Title:  
PROPOSED FIRST  
FLOOR PLAN

Project No. 2202	Sheet No. <b>A2-1</b>
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Reviewed By PGS	Sheet 12 of 30



PROPOSED FIRST FLOOR PLAN



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Project Title

**8 CENTURY LANE**

PROPOSED NEW SINGLE  
FAMILY RESIDENCE FOR

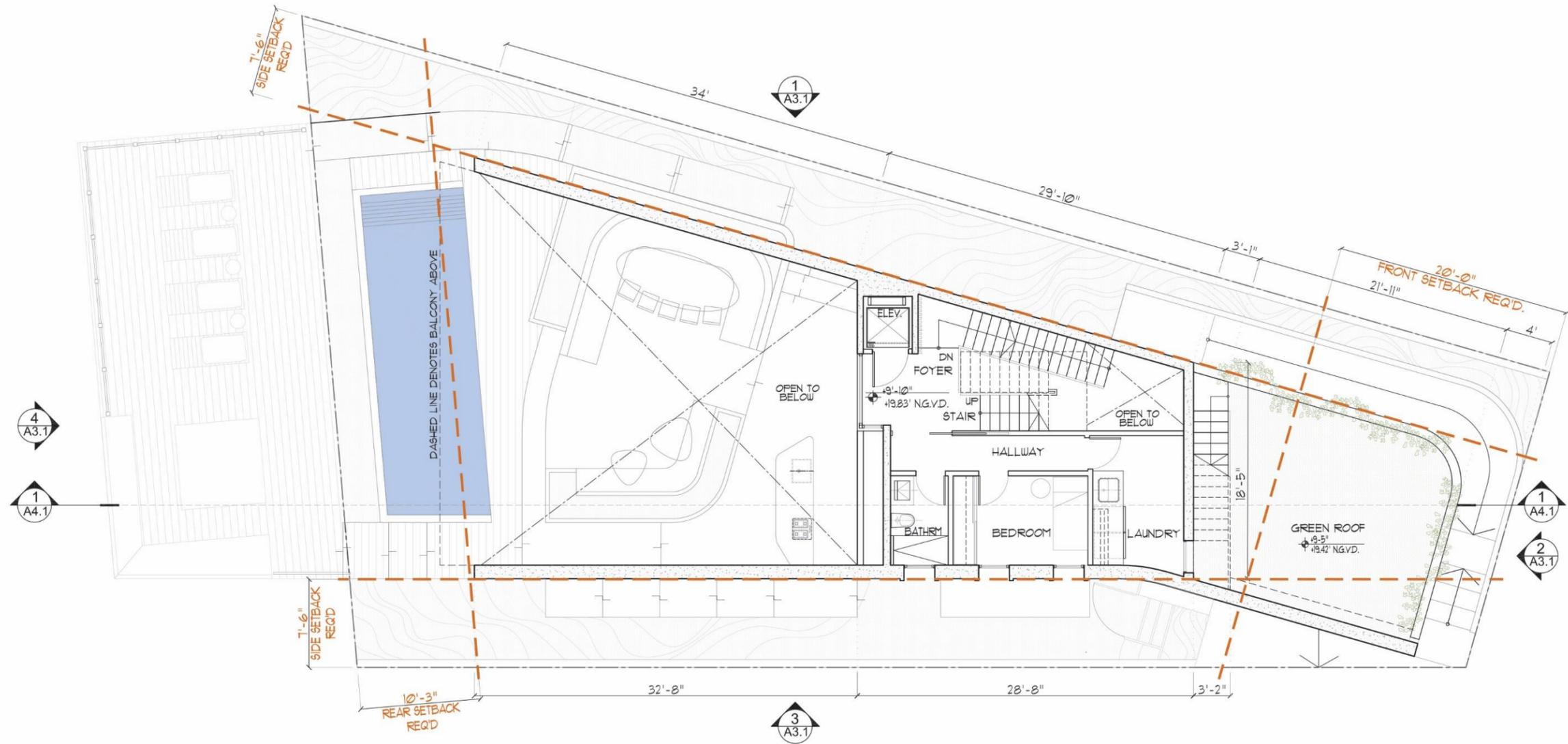
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Sheet Title:  
MEZZANINE  
FLOOR PLAN

Project No. 2202	Sheet No. <b>A2-2</b>
Date 11/07/2022	Drawn By D.S./A.S.
Reviewed By PGS	Sheet 13 of 30



PROPOSED MEZZANINE FLOOR PLAN



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Project Title

**8 CENTURY LANE**

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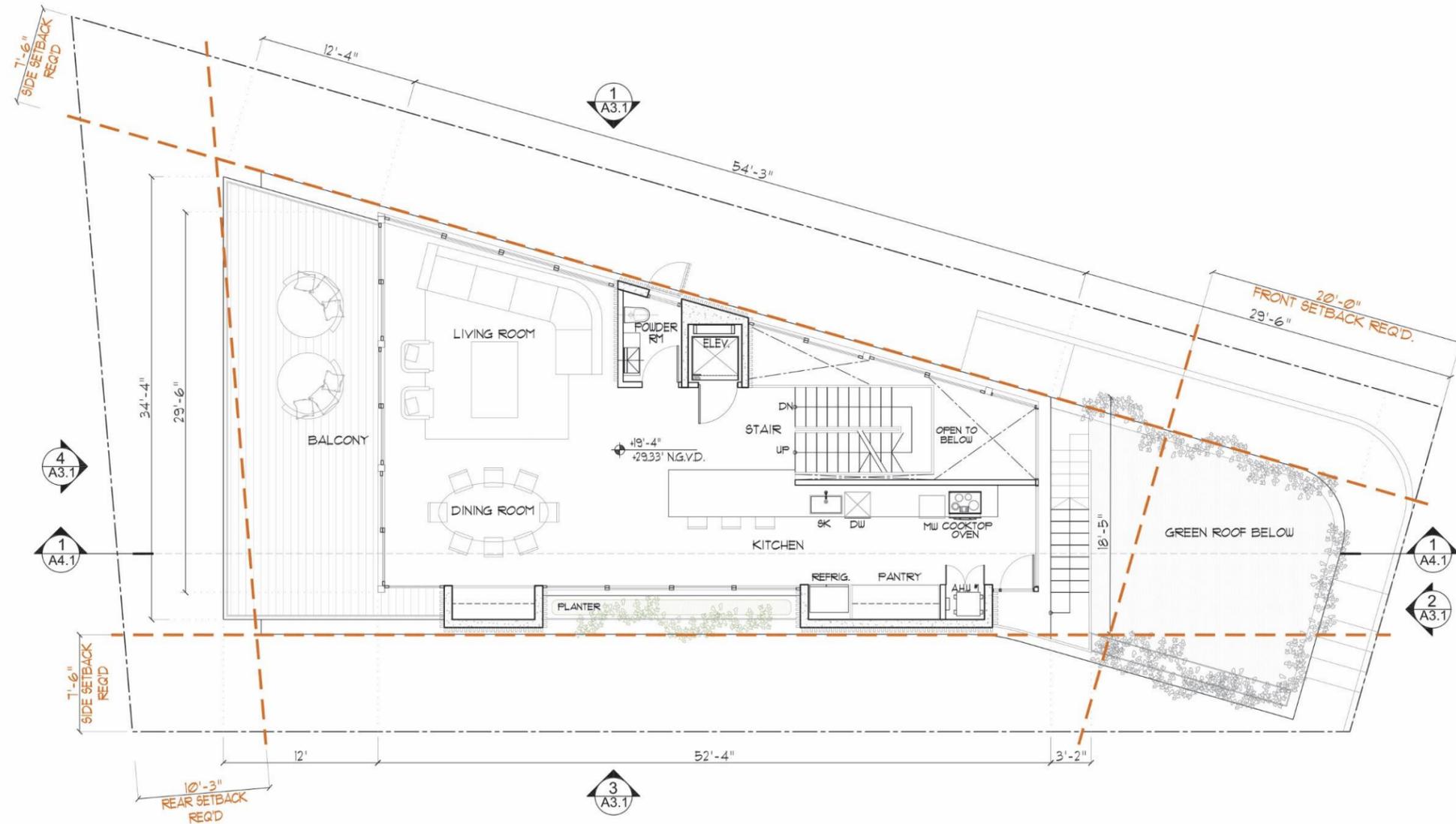
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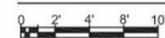
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Sheet Title:  
SECOND FLOOR PLAN

Project No. 2202	Sheet No. <b>A2-3</b>
Date 11/07/2022	
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Reviewed By PGS	Sheet 14 of 30



PROPOSED SECOND FLOOR PLAN



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Project Title

**8 CENTURY LANE**

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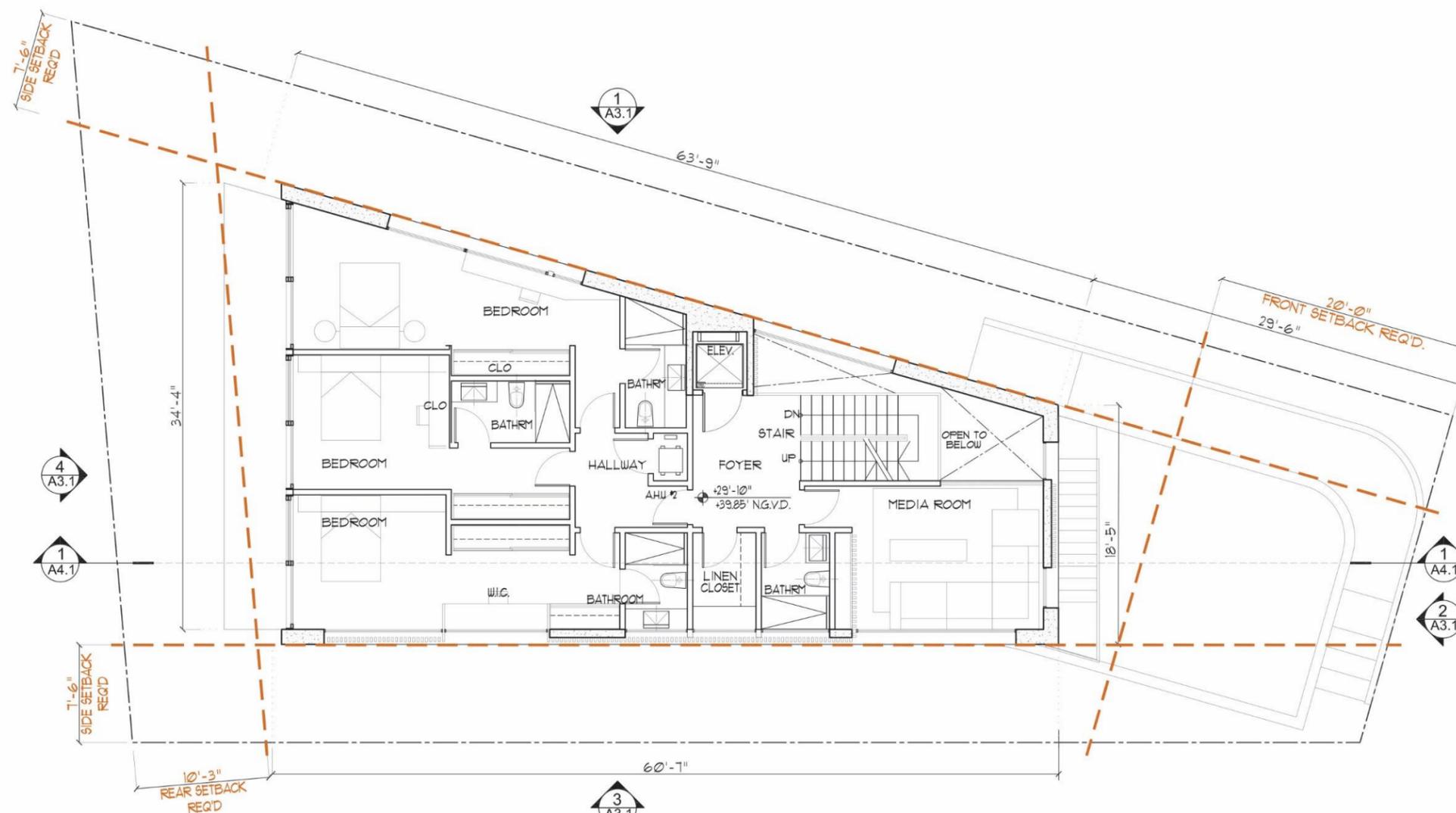
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Sheet Title:  
THIRD FLOOR PLAN

Project No. 2202	Sheet No. <b>A2-4</b>
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PROPOSED THIRD FLOOR PLAN



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Project Title

**8 CENTURY LANE**

PROPOSED NEW SINGLE  
FAMILY RESIDENCE FOR  
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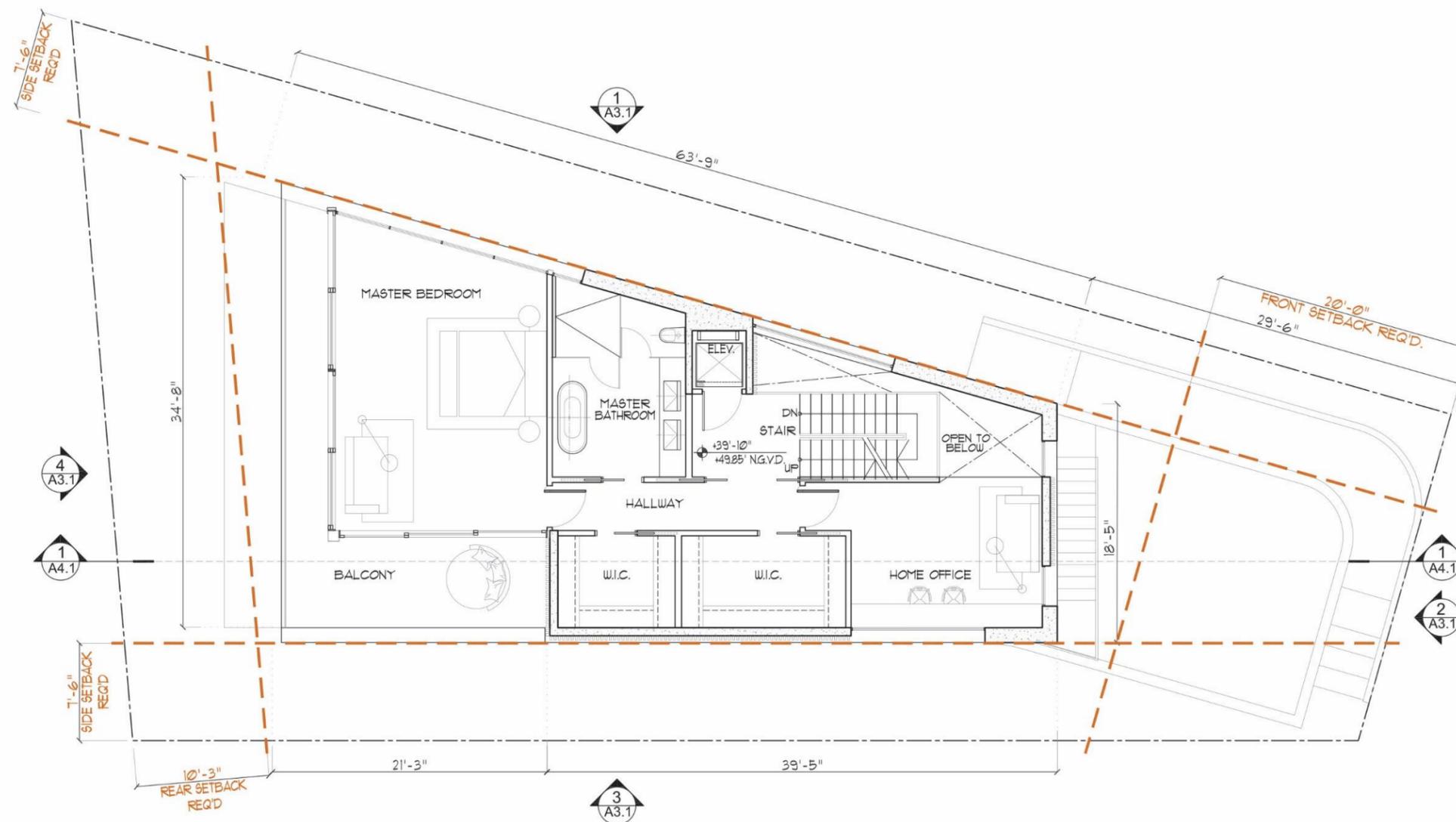
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Sheet Title:  
FOURTH FLOOR PLAN

Project No. 2202  
Date 11/07/2022  
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Sheet No. **A2-5**  
Sheet 16 of 30



PROPOSED FOURTH FLOOR PLAN



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Project Title

**8 CENTURY LANE**

PROPOSED NEW SINGLE  
FAMILY RESIDENCE FOR  
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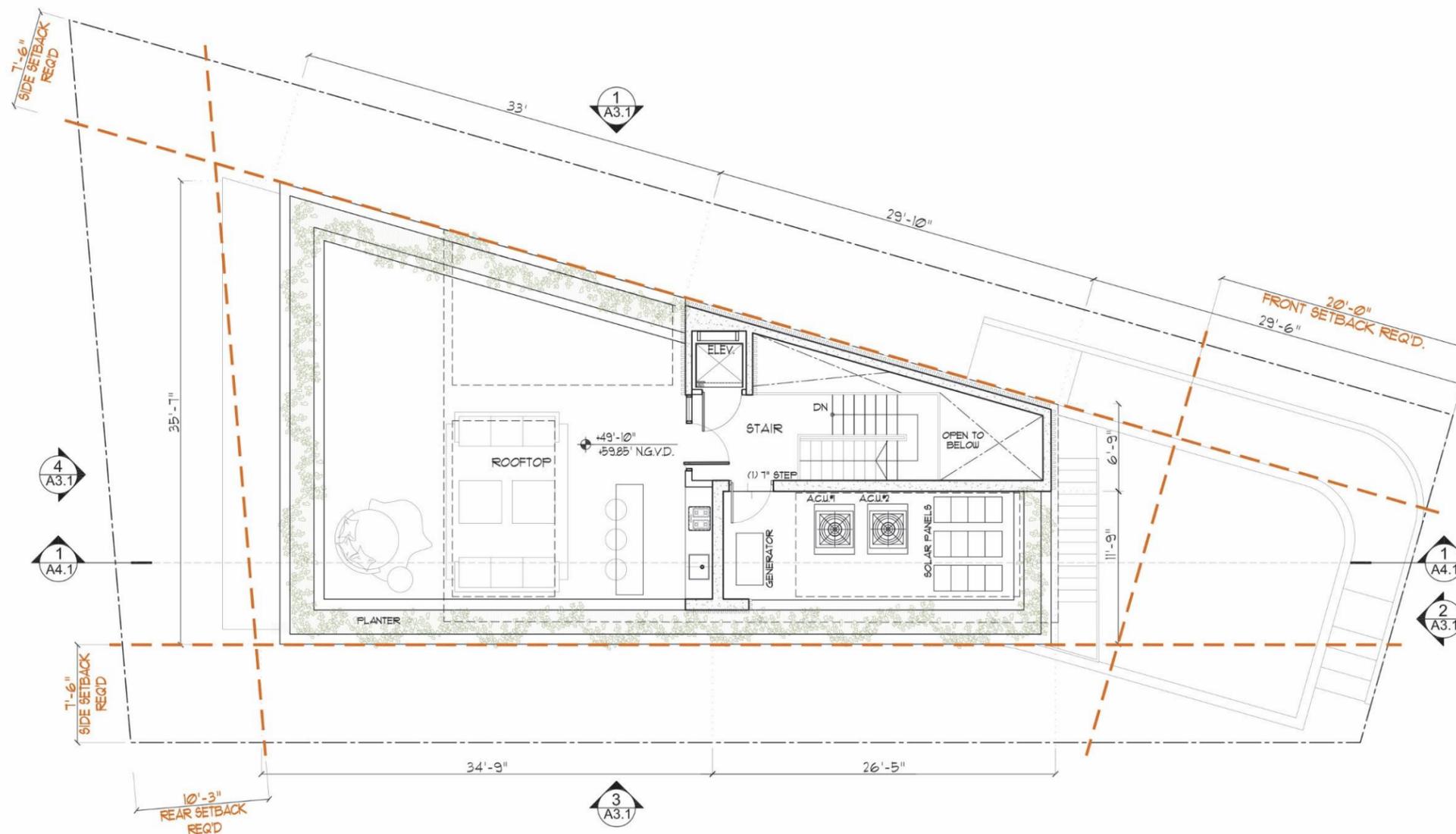
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Sheet Title:  
ROOFTOP FLOOR PLAN

Project No. 2202  
Date 11/07/2022  
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Sheet No. A2-6  
Sheet 17 of 30



PROPOSED ROOFTOP PLAN



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Project Title

**8 CENTURY LANE**

PROPOSED NEW SINGLE  
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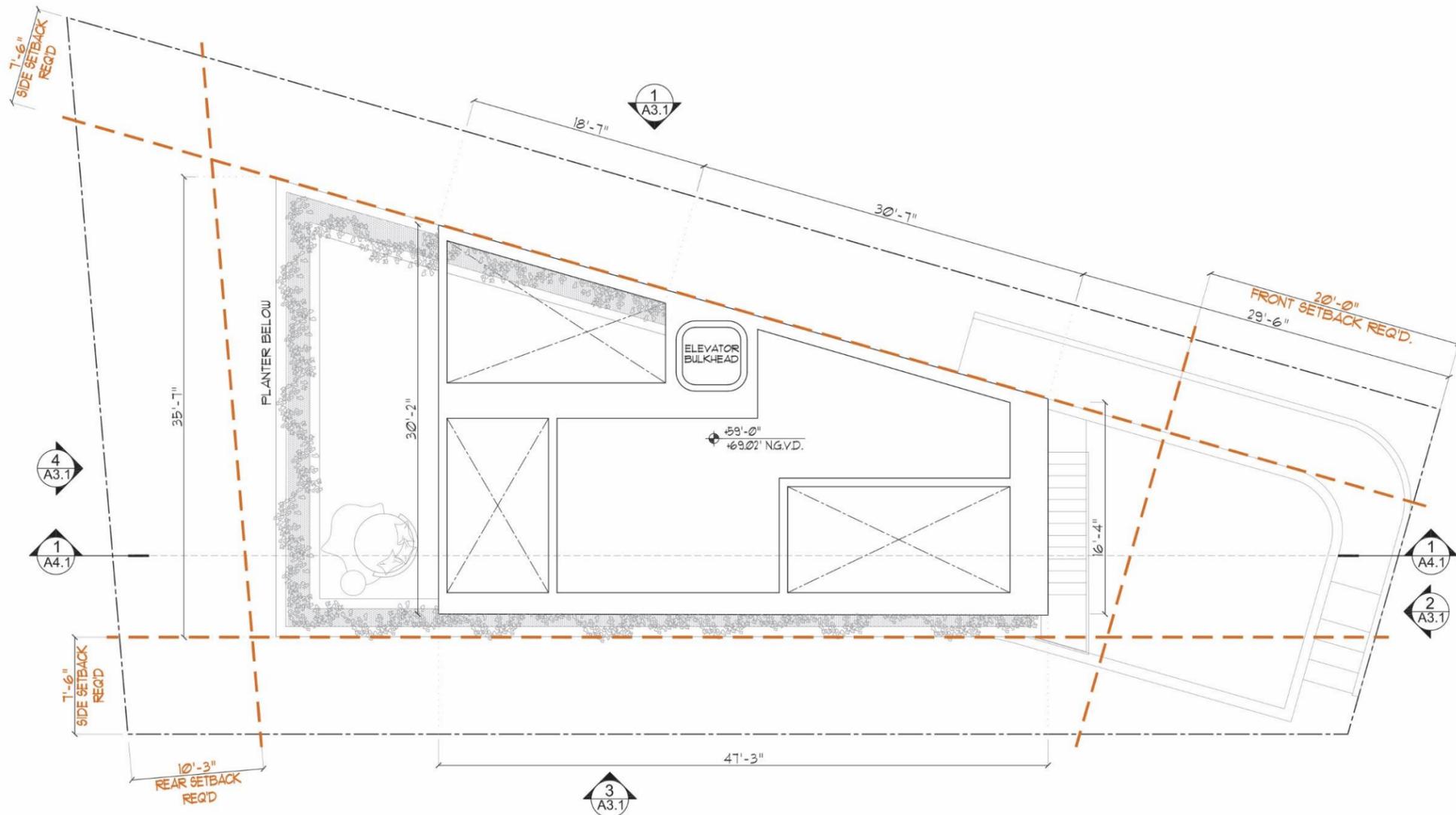
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Sheet Title:  
ROOF PLAN

Project No. 2202  
Date 11/07/2022  
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Sheet No. **A2-7**  
Sheet 18 of 30



PROPOSED ROOF PLAN



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