

DRB22- 0847

10 CENTURY LANE

MIAMI BEACH, FL 33139

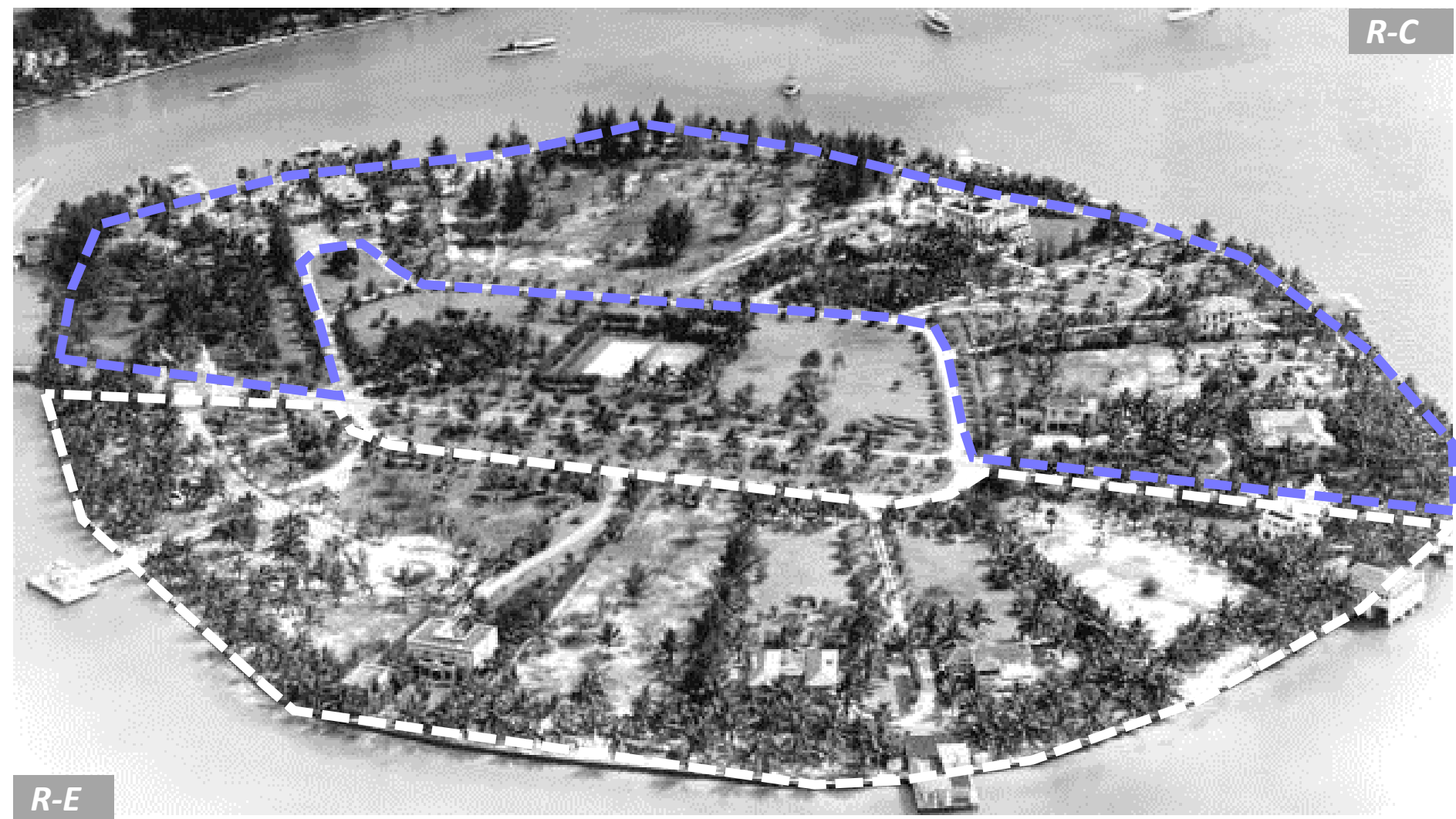
DECEMBER 6TH 2022



BELLE ISLE | *THEN*

1930s

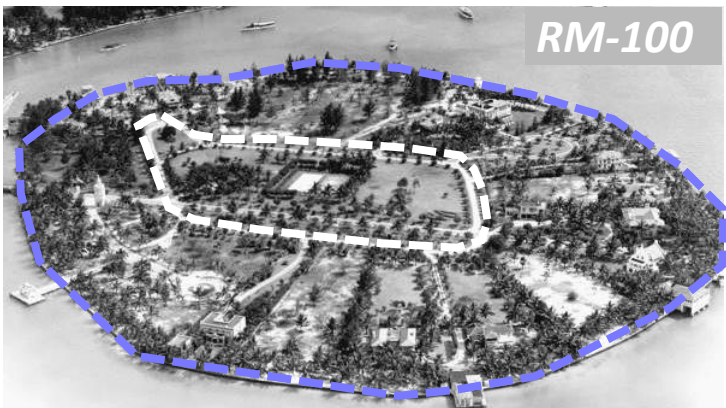
ZONING CODE 1930 | *R-E & R-C*
MULTIFAMILY | SINGLE FAMILY . MULTIFAMILY . BUNGALOW
ESTATE | 10000 SQFT PER FAMILY



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



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

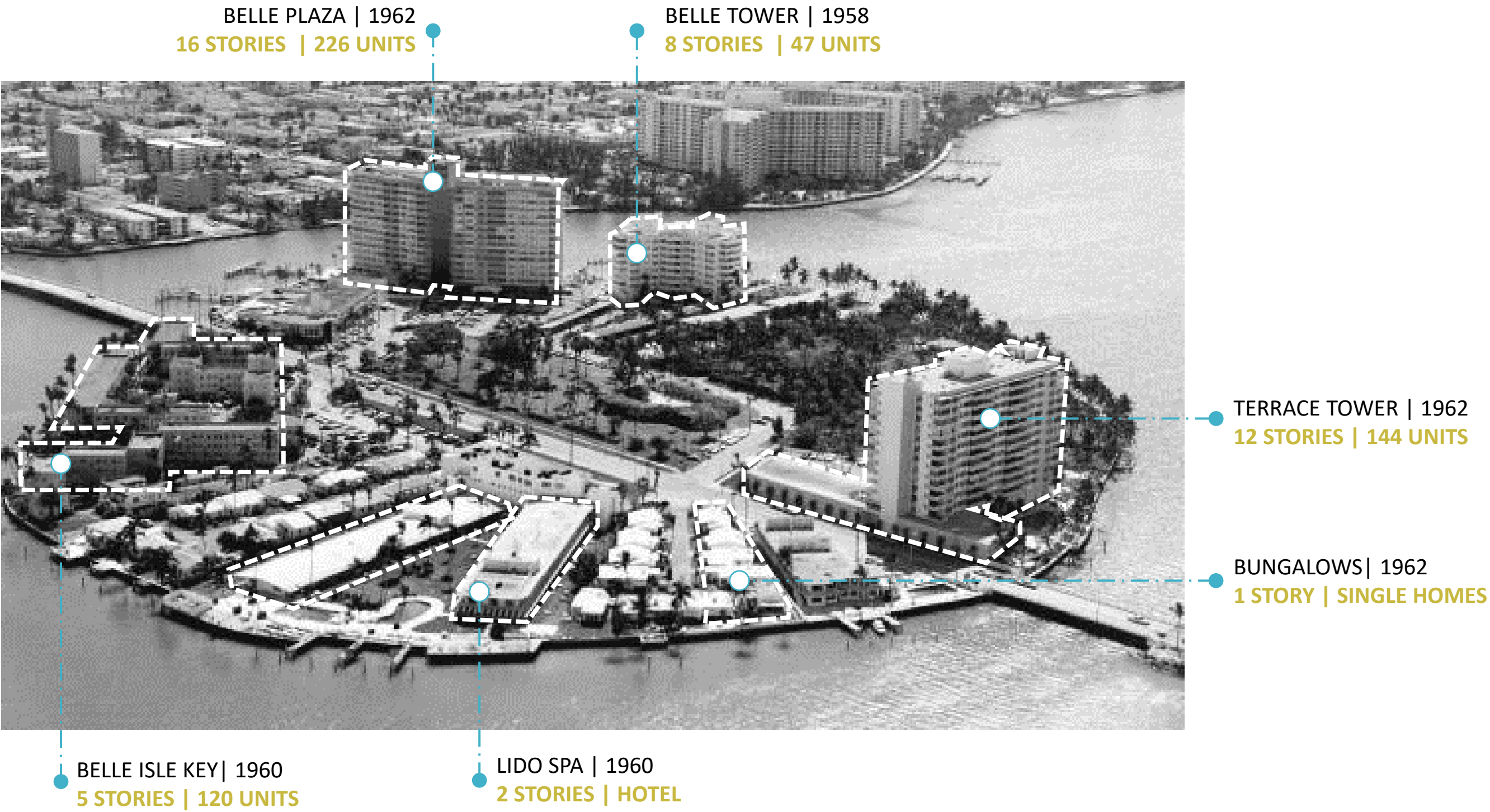


ZONING CODE 1989 | *RM-1 & RM-2*
MULTIFAMILY LOW INTENSITY
& MEDIUM INTENSITY



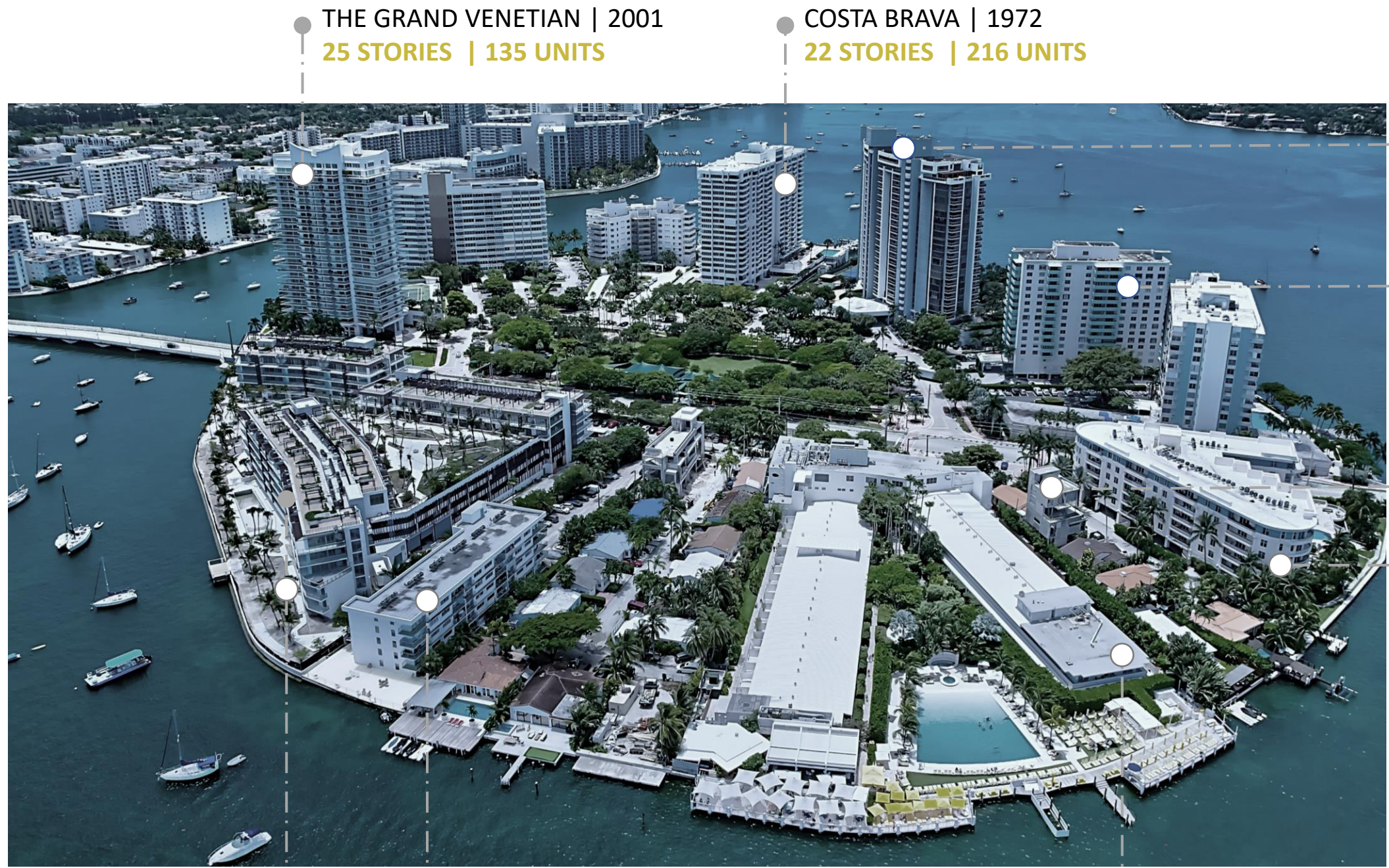
BELLE ISLE | *THEN*

1958 - 1963



BELLE 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



AERIAL VIEW OF BELLE ISLE & VENETIAN CROSSWAY

PGS
ARCHITECT

Pedro G. Suarez, RA

10342 S.W. 113th Street
Miami, FL 33176-4028
Telephone: (305) 443-2713
email: Psuarez@pgsarchitects.com

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
PEDRO G. SUAREZ, RA. - AR 0013718 - ID 04763

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Design Consultant



info@martingomezarquitectos.com
AR | Uriarte 1011 - Villa Crespo
C.A.B.A. Argentina
Phone: +54 - 11. 4771. 5128

Landscape Consultant

Harold R. Hoyte, RLA

HRFH CONSULTING
Harold Hoyte, RLA
LA #6668869

2222 Discovery Circle
West Deerfield Beach
FL 33442
954.882.4757

Project Management Consultant

ARCHI ■ Consulting
Adriana Sturm

asturm@archi-consulting.com
13164 NW 18th Street
Pembroke Pines, FL 33028
Phone: 786.671.3132

Project Title

10 CENTURY LANE

PROPOSED NEW SINGLE
FAMILY RESIDENCE FOR

MR. MICHAEL SAIGER

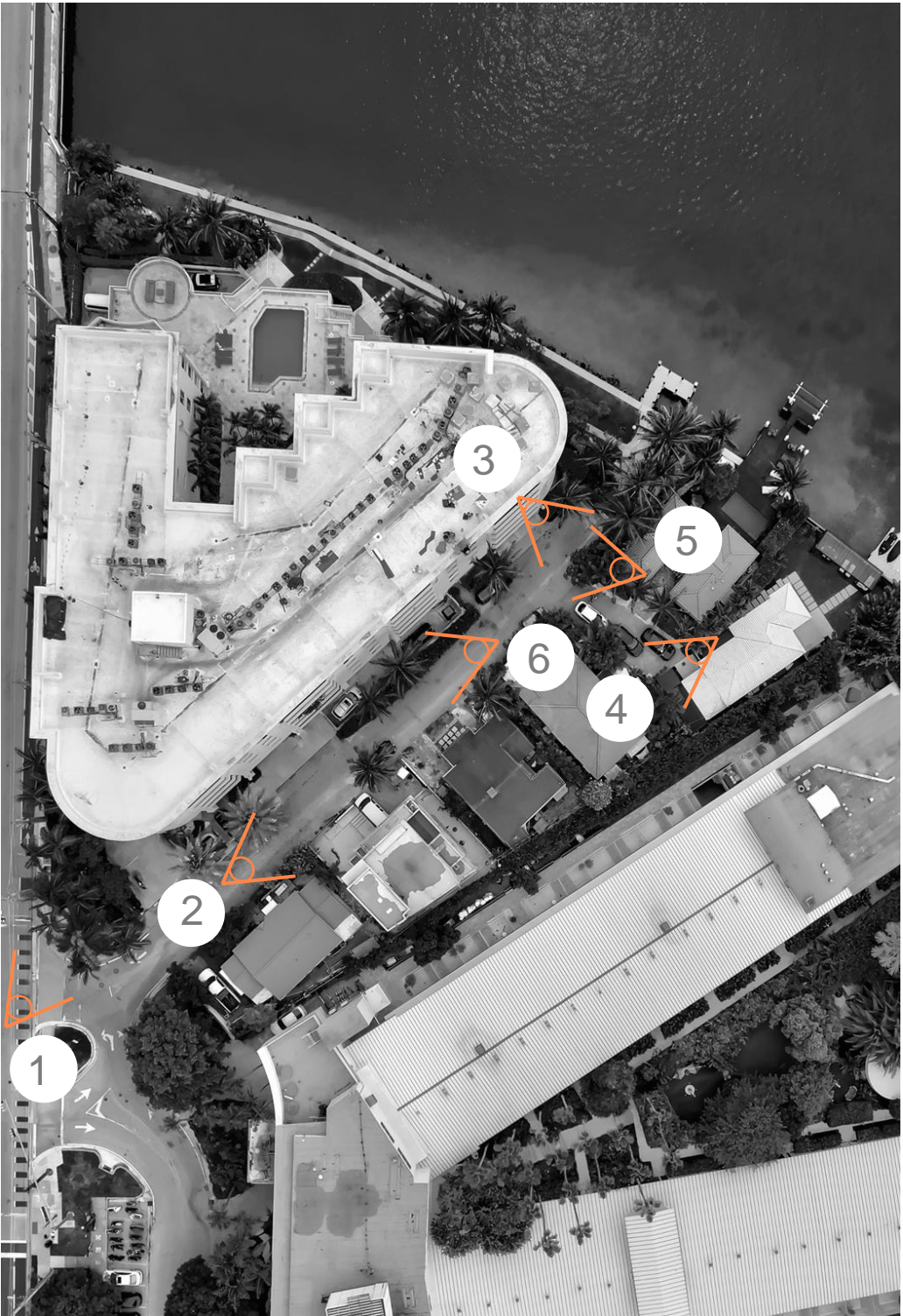
10 CENTURY LANE
MIAMI BEACH, FL 33139

Issued for:
DRB FINAL SUBMITTAL

Sheet Title:
**CONTEXT
LOCATION PLAN**

Project No. 2203	Sheet No. A0-2
Date 11/07/2022	
Drawn By A.S./M.G.	
Reviewed By PGS	Sheet 2 of 27

CENTURY LANE | A PEDESTRIAN'S VIEW



KEY MAP

10 CENTURY LANE | CONTEXTUAL PHOTOS



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

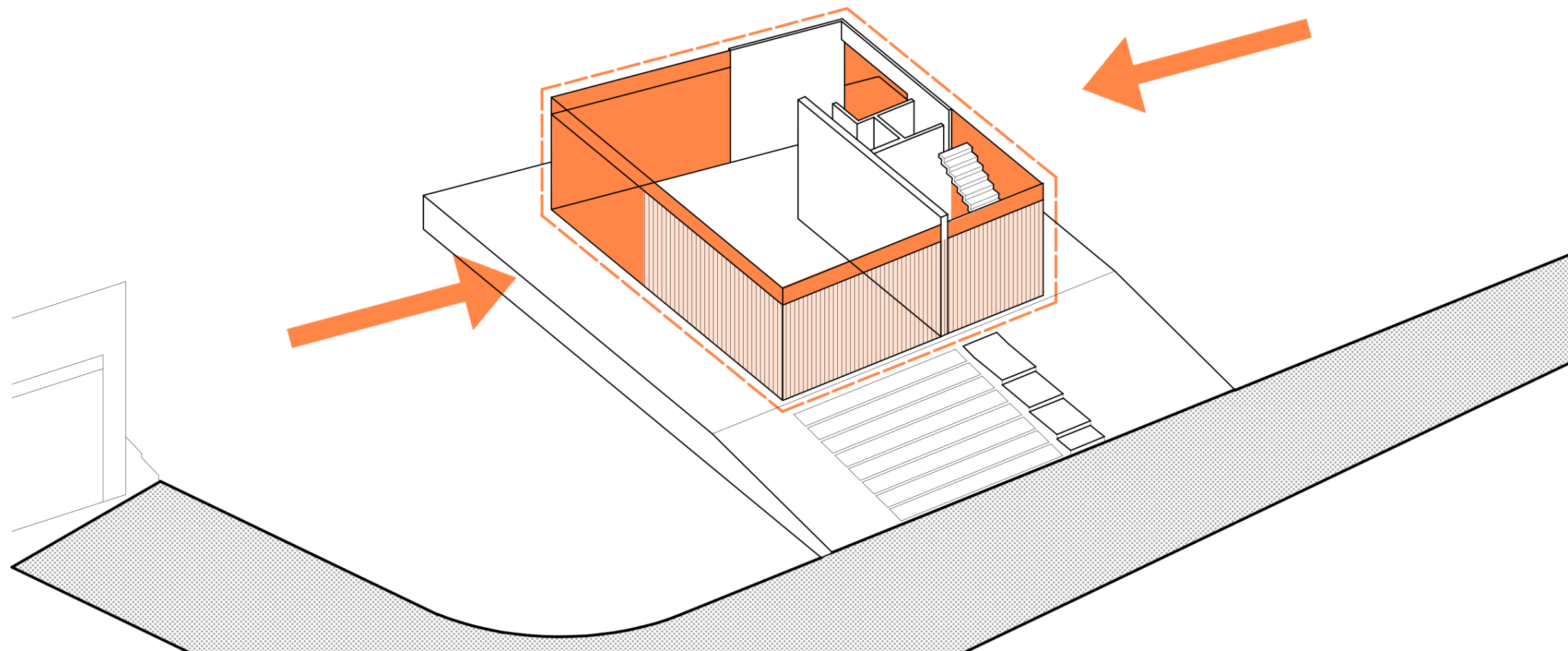
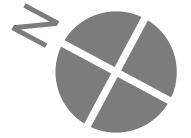
 + 28 ADDITIONAL LETTERS OF SUPPORT OUTSIDE OF THE ABOVE VIEW



CENTURY LANE VIEW | GUEST HOUSE

THE PROJECT MAIN IDEAS | 1. TO CONNECT WITH 8 CENTURY THROUGH THE USE OF THE SAME ARCHITECTURAL LANGUAGE | 2. TO MAXIMIZE ON SITE PARKING AND MINIMIZE STREET PARKING.

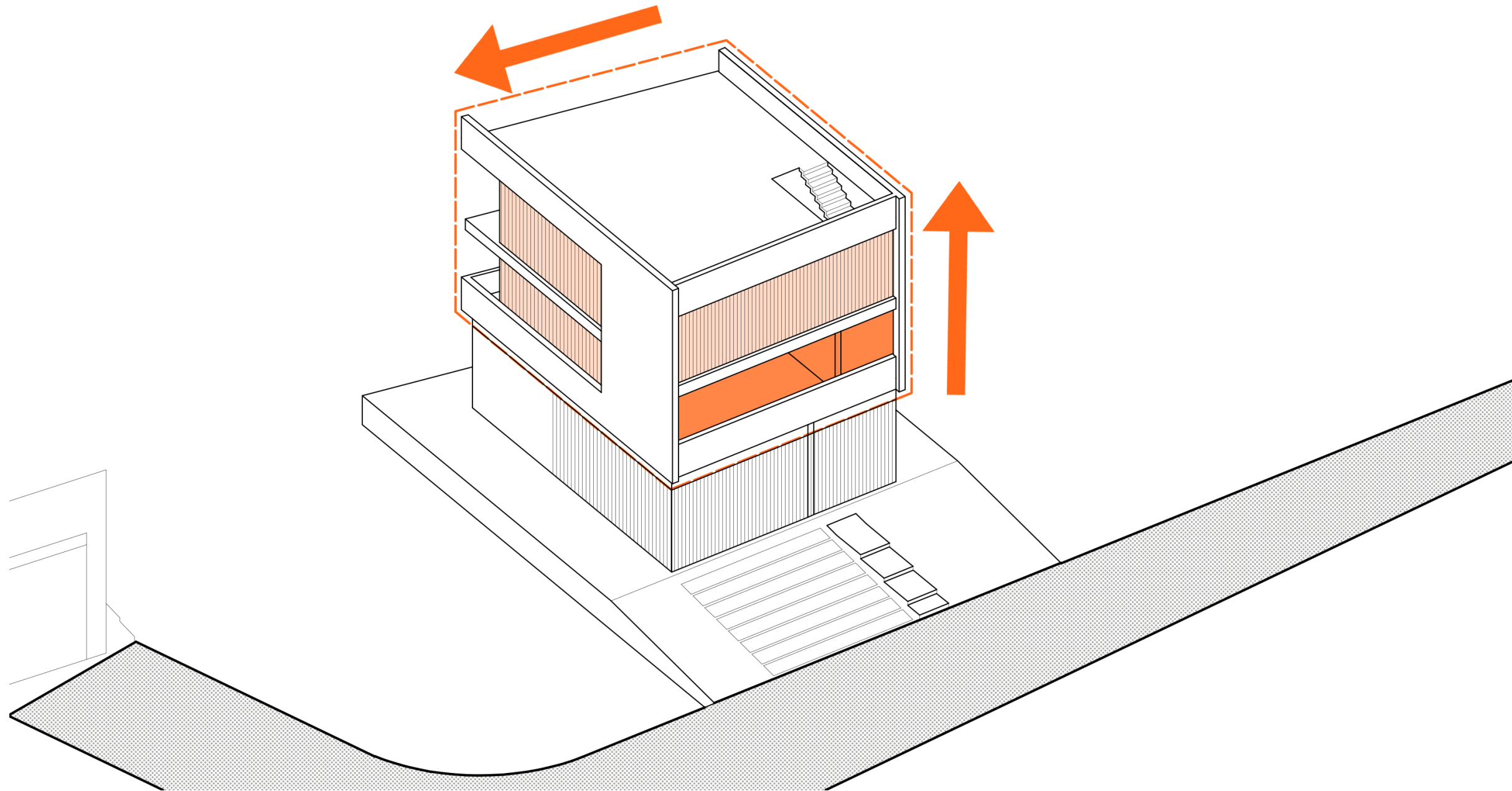
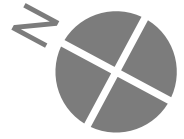
ARCHITECTURAL SYNTAXIS | *GROUND FLOOR*



GOAL

THE FIRST FLOOR IS CONCEIVED AS AN 80% GLAZED VOLUME, AIMED AT CREATING A FLUID CONNECTION WITH THE STREET.
A SCREEN OF SLENDER ALUMINUM SLATS SHIELDS THE RESIDENTS' PRIVACY.

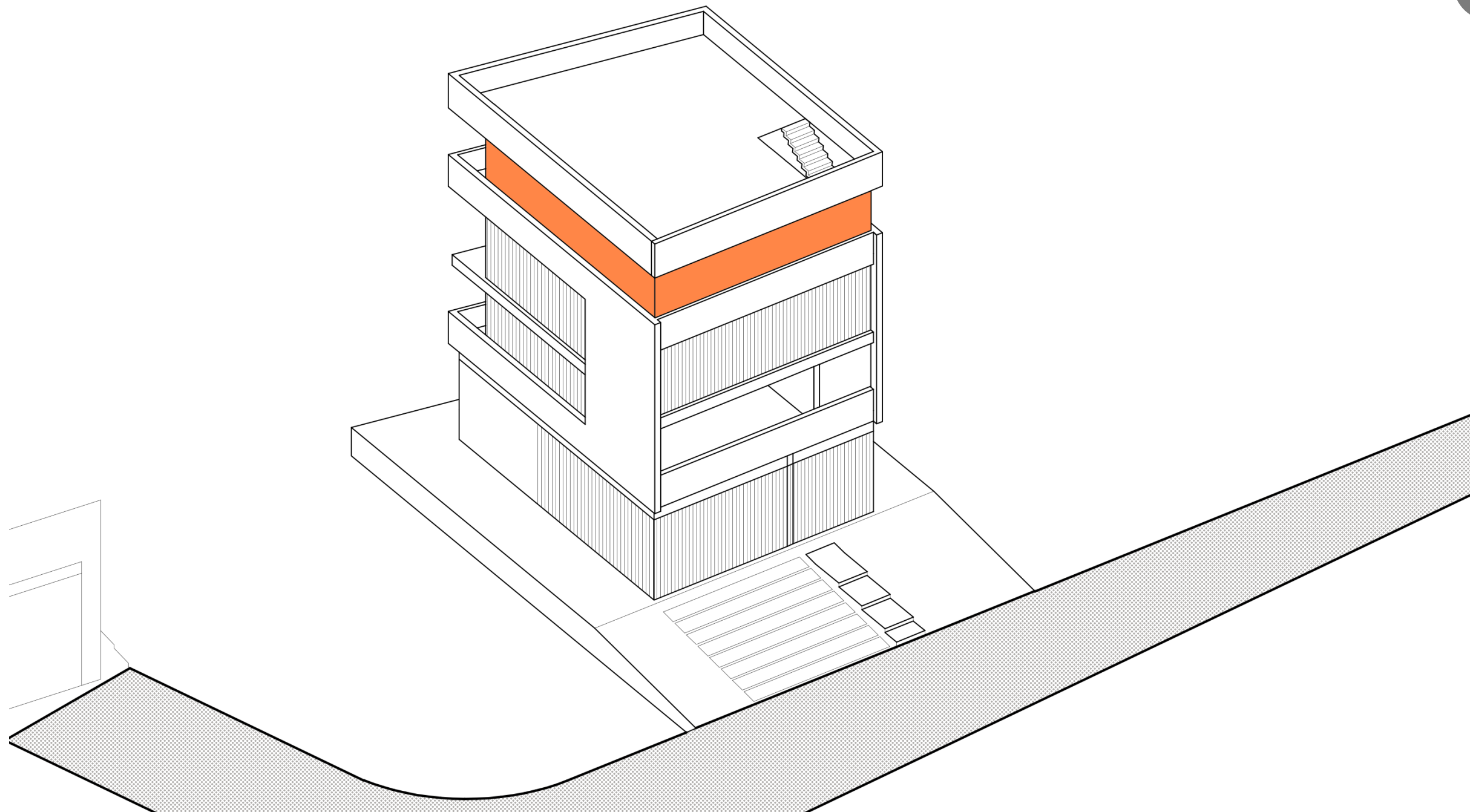
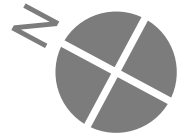
ARCHITECTURAL SYNTAX | PRIVATE LEVEL



GOAL

SEEKING TO BALANCE THE FIRST FLOOR TRANSPARENCY, THE PRIVATE LEVEL FEATURES EXPOSED CONCRETE AND GLASS TOPPED BY A WOODEN SCREEN THAT HOUSES TWO LEVELS: THE WELLNESS ROOMS AND THE BEDROOMS.

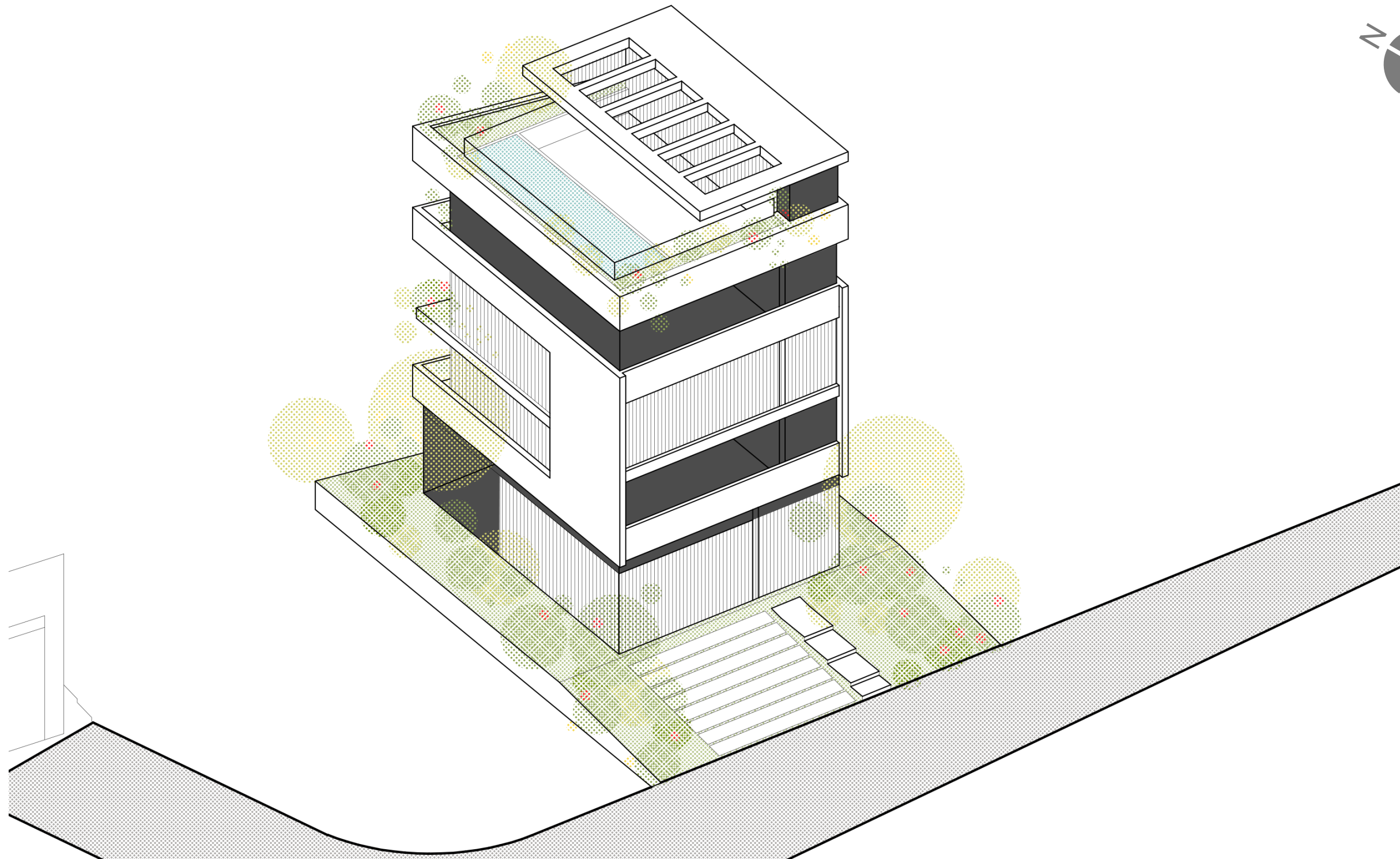
ARCHITECTURAL SYNTAX | *SOCIAL LEVEL*



GOAL

SEEKING TO VISUALLY BLEND INTO THE LANDSCAPE, THE SOCIAL LEVEL IS A 90% GLAZED VOLUME. THE DESIGN FEATURES DOUBLE-GLAZED WINDOWS FOR EFFICIENT HEAT AND NOISE CONTROL.

ARCHITECTURAL SYNTAX | *LANDSCAPE*



GOAL

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



SOUTHWEST VIEW

THE USE OF NOBLE MATERIALS TO ACHIEVE A TIMELESS, CONTEMPORARY ARCHITECTURE THAT VISUALLY BONDS WITH THE ENVIRONMENT.



NORTHWEST VIEW

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



SOUTHEAST VIEW

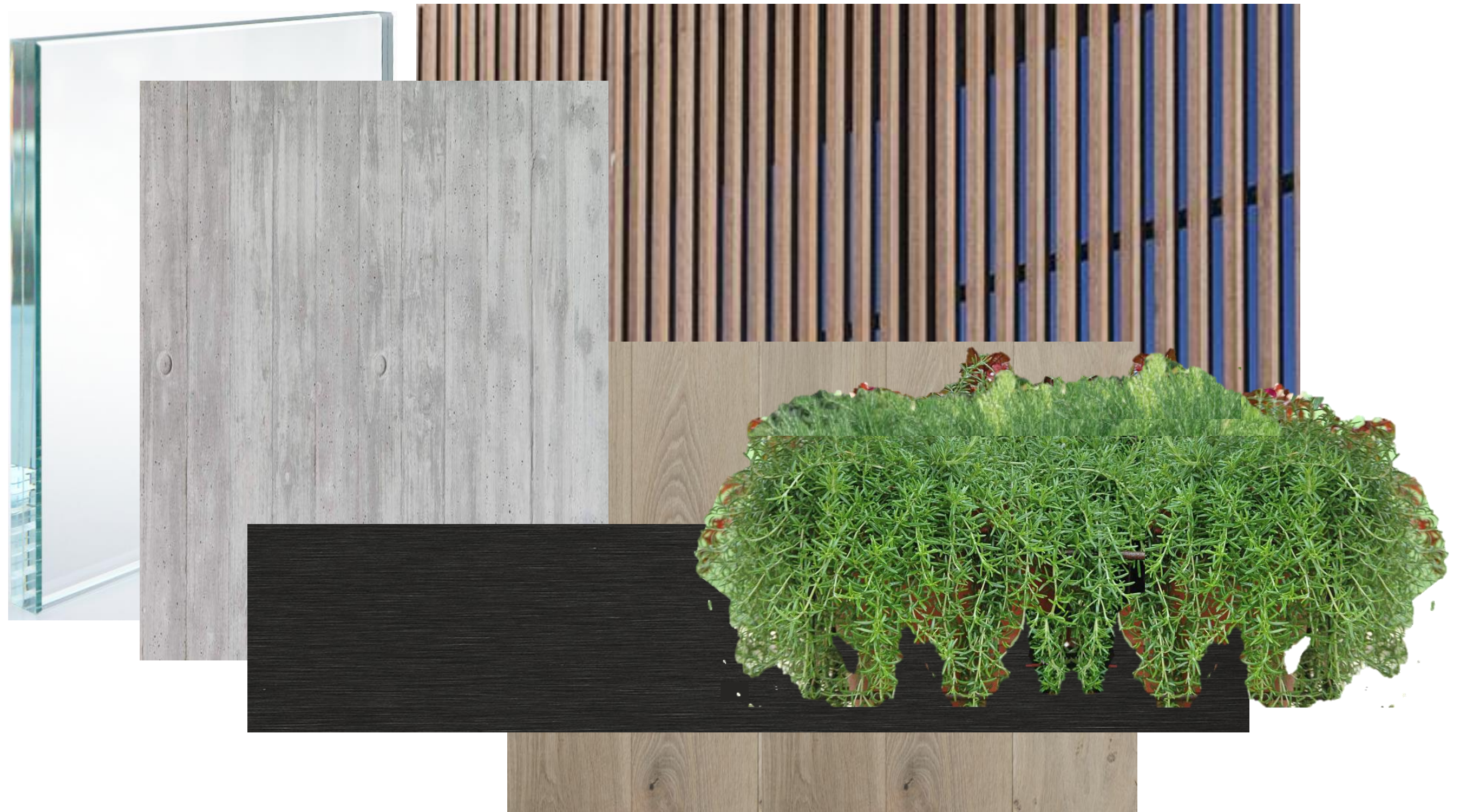
THIS VIEW HIGHLIGHTS THE FORMAL AND AESTHETIC RELATIONSHIP WITH THE MAIN HOUSE AT 8 CENTURY.



EAST VIEW

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

PROPOSED MATERIALS – COLOR PALLETE



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

Design Consultant



info@martingomezarquitectos.com
AR | Uriarte 1011, Villa Crespo
C.A.B.A. Argentina
Phone: +54 11 4771 5126

Landscape Consultant

Harold R. Hoyte, RLA

HRFH CONSULTING
Harold Hoyte, RLA
LA #6668669

2222 Discovery Circle
West Deerfield Beach
FL 33442
954.882.4757

Project Management Consultant

ARCHI Consulting
Adriana Sturm

asturm@archi-consulting.com
13164 NW 18th Street
Pembroke Pines, FL 33028
Phone: 786.671.3132

Project Title

10 CENTURY LANE

PROPOSED NEW SINGLE
FAMILY RESIDENCE FOR

MR. MICHAEL SAIGER

10 CENTURY LANE
MIAMI BEACH, FL 33139

Issued for:

DRB FINAL SUBMITTAL

Sheet Title:

PROPOSED SITE PLAN

Project No.

2203

Date

11/07/2022

Drawn By

A.S./M.G.

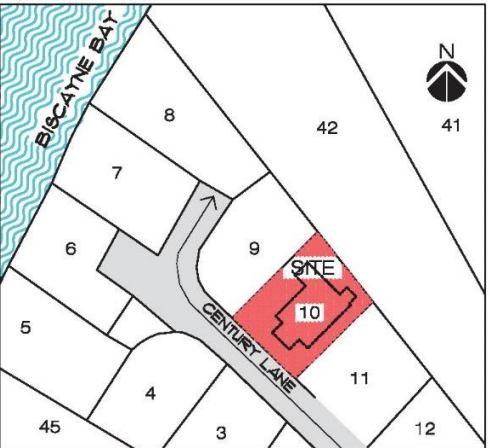
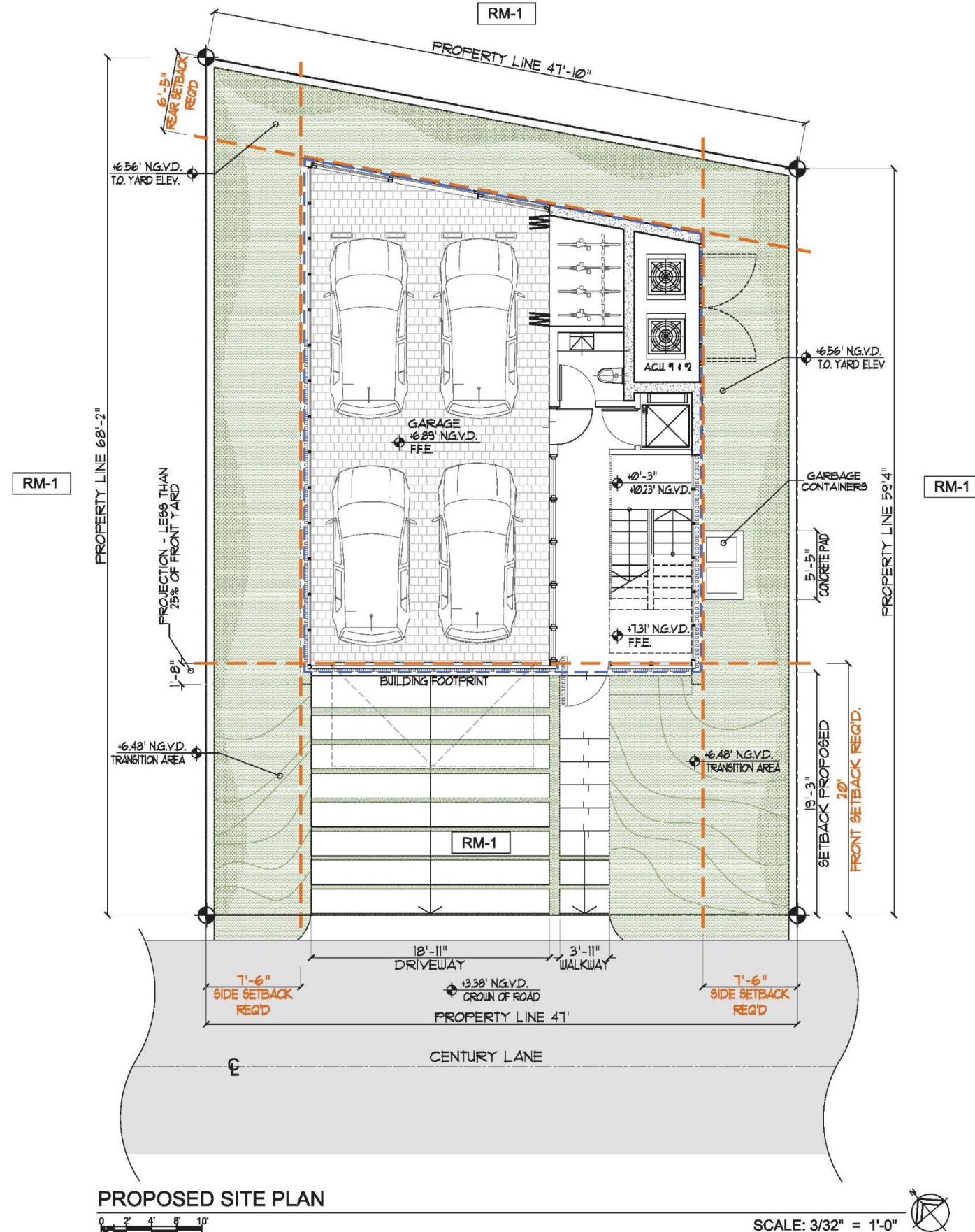
Reviewed By

PGS

Sheet No.

A1-0

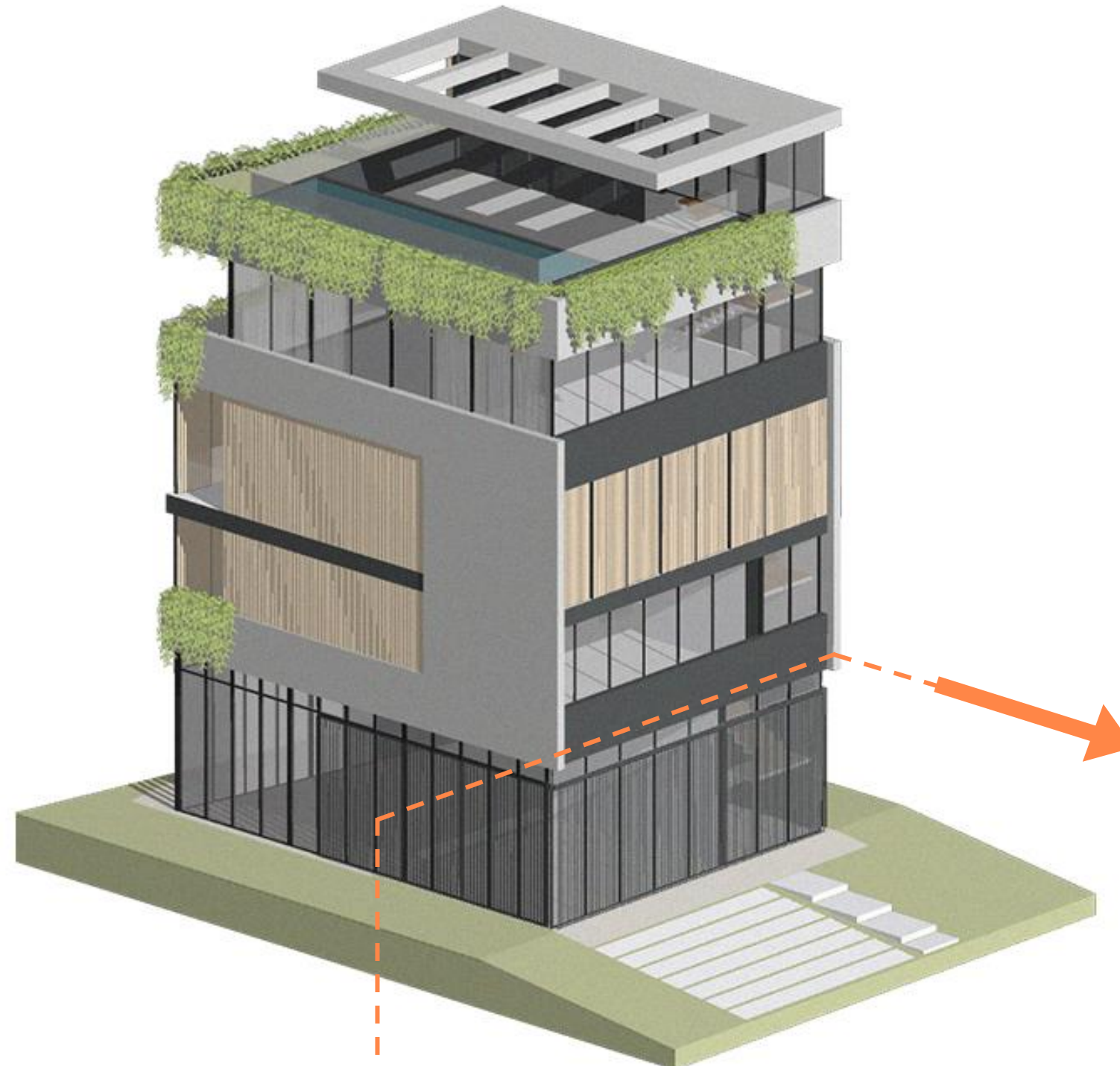
Sheet 9 of 27



NOT TO SCALE
NOTE: EXISTING ONE STORY RESIDENCE.

LOCATION MAP

SOUTHWEST AXO | VARIANCES



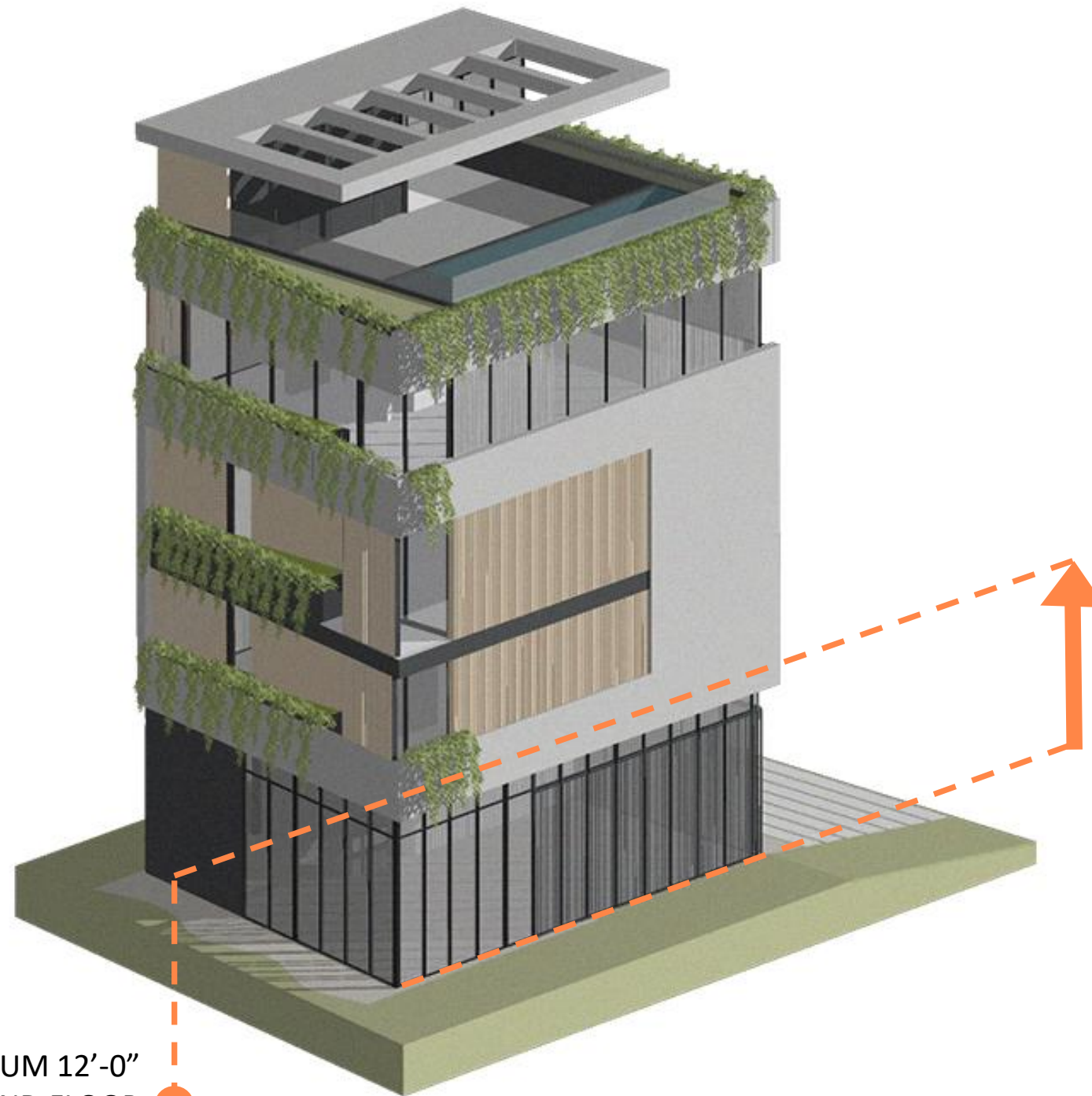
REQUESTING VARIANCE TO WAIVE THE MINIMUM 20'-0" FRONT SETBACK REQUIRED TO LOCATE TWO PARKING SPACES | **SETBACK PROVIDED 19'-4"**

SOUTHWEST AXO | VARIANCES



REQUESTING VARIANCE TO WAIVE THE MINIMUM 20'-0" FRONT SETBACK REQUIRED TO LOCATE TWO PARKING SPACES | **SETBACK PROVIDED 19'-4"**

SOUTHEAST AXO | **WAIVER**



REQUESTING WAIVER FOR MINIMUM 12'-0"
HEIGHT TO THE UNDERSIDE OF SECOND FLOOR
SLAB | **HEIGHT PROVIDED 10'-6"**

SOUTHEAST AXO | **WAIVER**



REQUESTING WAIVER FOR MINIMUM 12'-0"
HEIGHT TO THE UNDERSIDE OF SECOND FLOOR
SLAB | **HEIGHT PROVIDED 10'-6"**

THANK YOU

Design Consultant



info@martingomezarquitectos.com
AR | Uriarte 1011, Villa Crespo
C.A.B.A. Argentina
Phone: +54 11 4771 5128

Landscape Consultant

Harold R. Hoyte, RLA

HRFH CONSULTING
Harold Hoyte, RLA
LA #6668609

2222 Discovery Circle
West Deerfield Beach
FL 33442
954.882.4757

Project Management Consultant

ARCHI Consulting
Adriana Sturm

asturm@archi-consulting.com
13164 NW 18th Street
Pembroke Pines, FL 33028
Phone: 786.671.3132

Project Title

10 CENTURY LANE

PROPOSED NEW SINGLE
FAMILY RESIDENCE FOR

MR. MICHAEL SAIGER

10 CENTURY LANE
MIAMI BEACH, FL 33139

Issued for:

DRB FINAL SUBMITTAL

Sheet Title:

PROPOSED FIRST
FLOOR PLAN

Project No.

2203

Date 11/07/2022

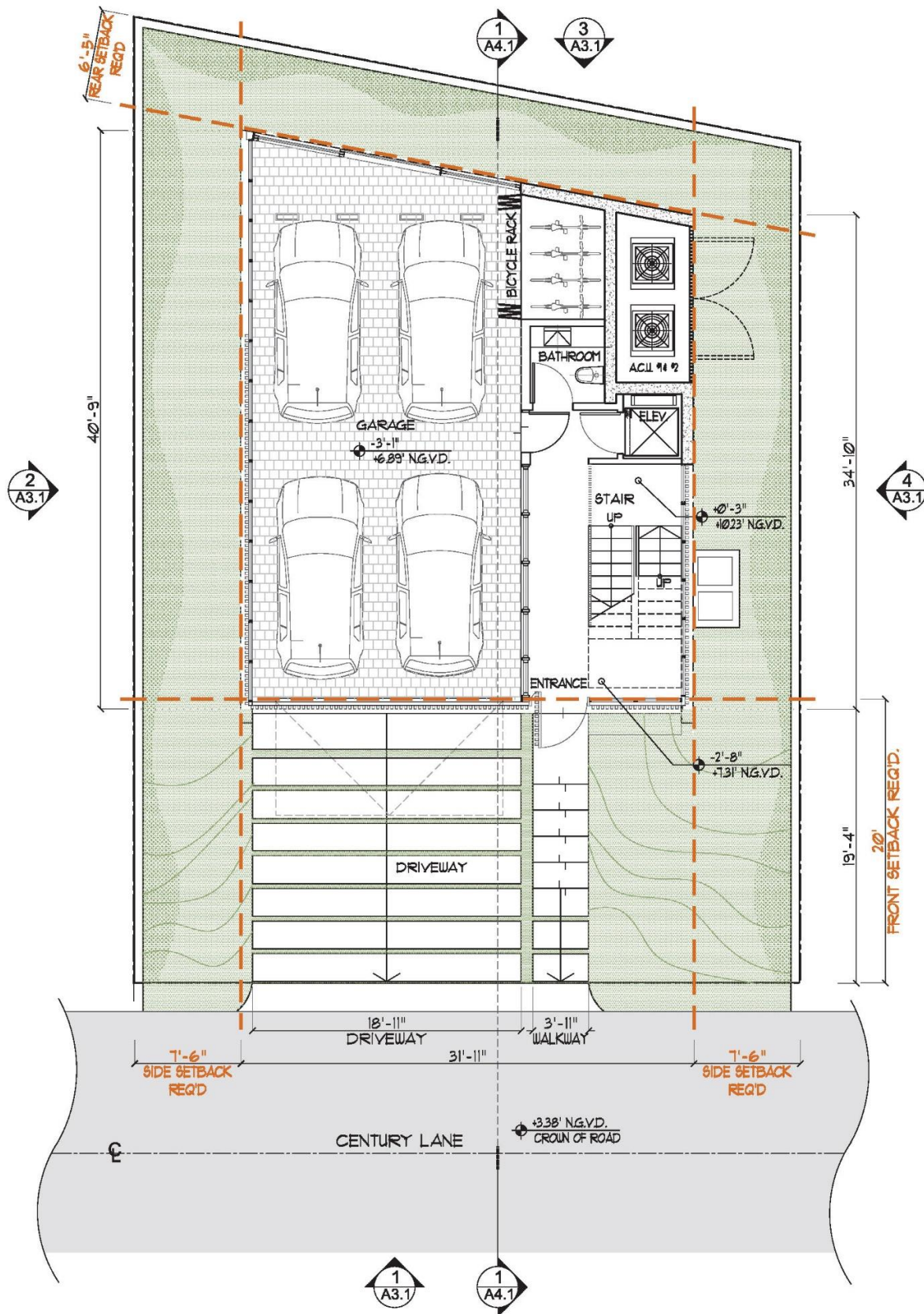
Drawn By A.S./M.G.

Reviewed By PGS

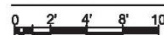
Sheet No.

A2-1

Sheet 12 of 27

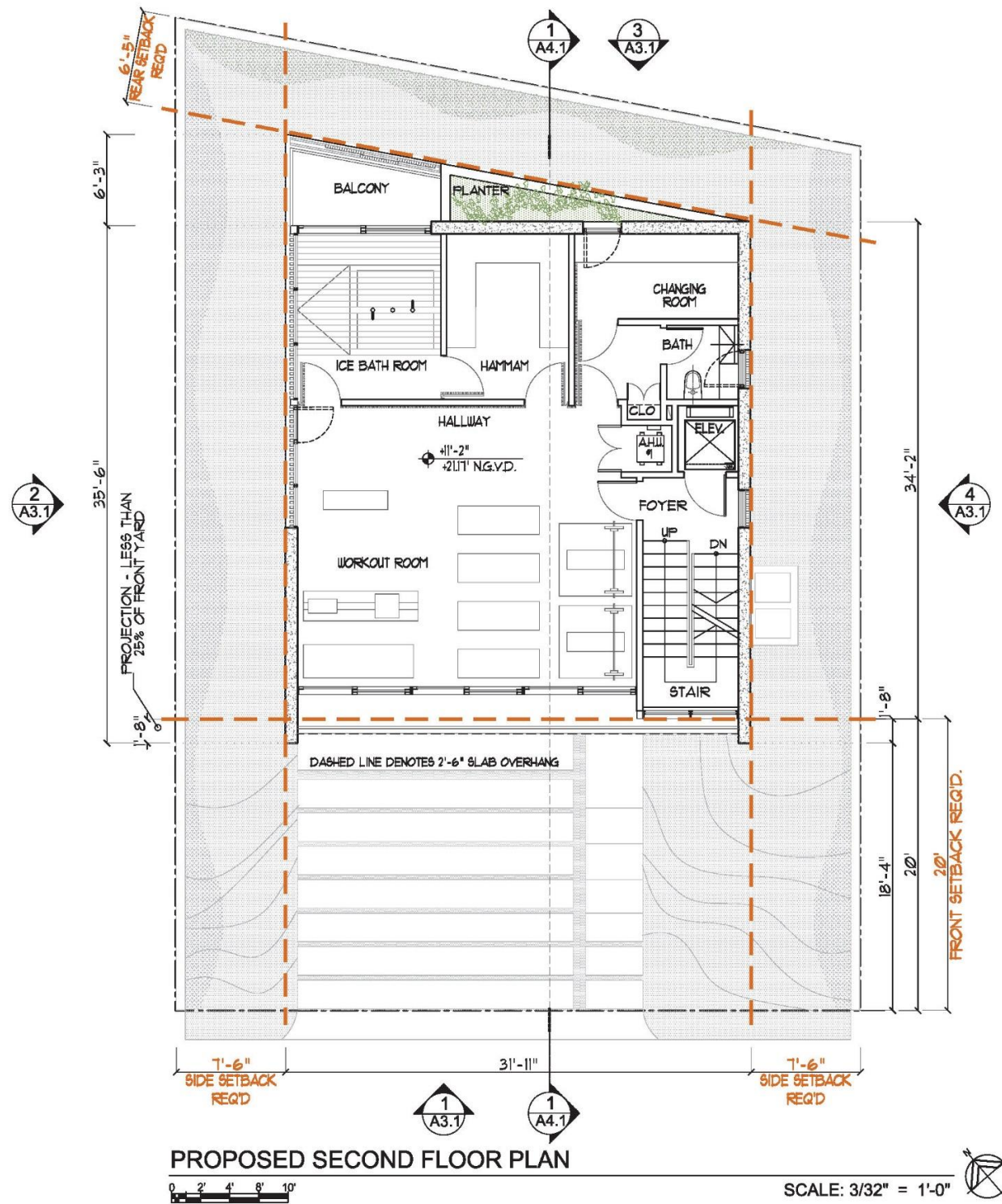


PROPOSED FIRST FLOOR PLAN



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





Design Consultant



info@martingomezarquitectos.com
AR | Uriarte 1011 . Villa Crespo
C.A.B.A. Argentina
Phone: +54 . 11 . 4771 . 5126

Landscape Consultant

Harold R. Hoyte, RLA

HRFH CONSULTING
Harold Hoyte, RLA
LA #6668869

2222 Discovery Circle
West Deerfield Beach
FL 33442
954.882.4757

Project Management Consultant

ARCHI Consulting
Adriana Sturm

asturm@archi-consulting.com
13164 NW 18th Street
Pembroke Pines . FL 33028
Phone: 786.671.3132

Project Title

10 CENTURY LANE

PROPOSED NEW SINGLE
FAMILY RESIDENCE FOR

MR. MICHAEL SAIGER

10 CENTURY LANE
MIAMI BEACH, FL 33139

Issued for:

DRB FINAL SUBMITTAL

Sheet Title:

PROPOSED THIRD
FLOOR PLAN

Project No.

2203

Date

11/07/2022

Drawn By

A.S./M.G.

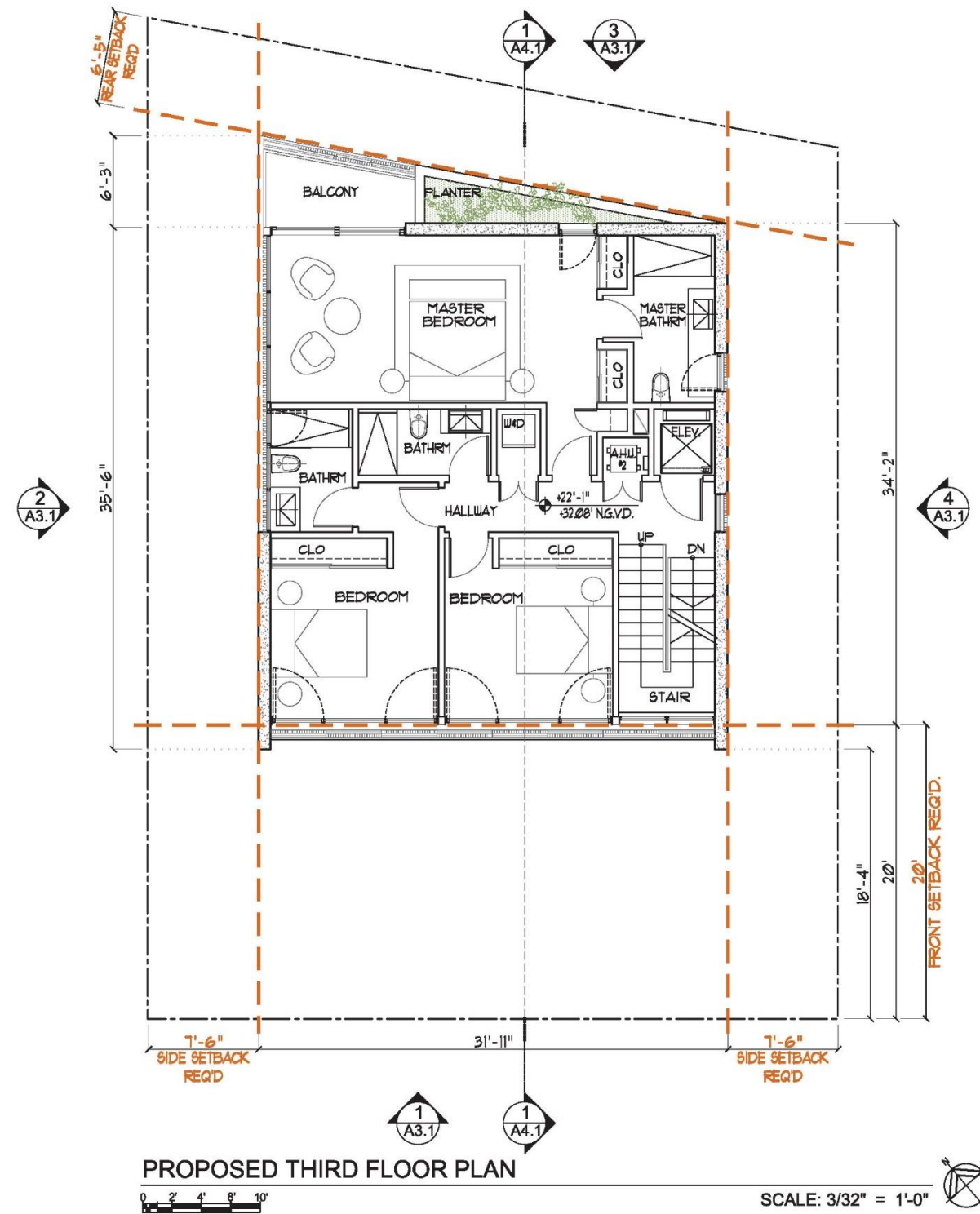
Reviewed By

PGS

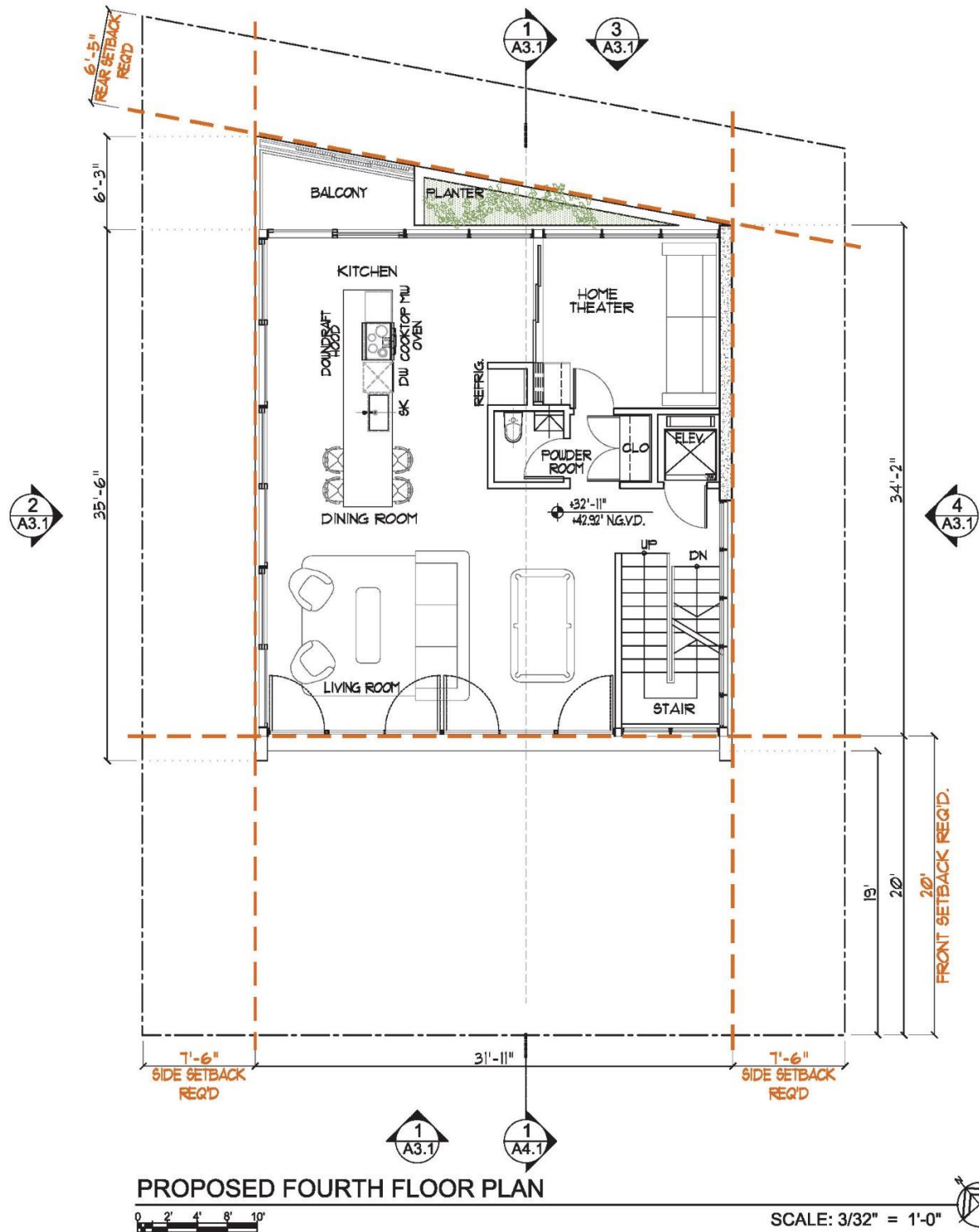
Sheet No.

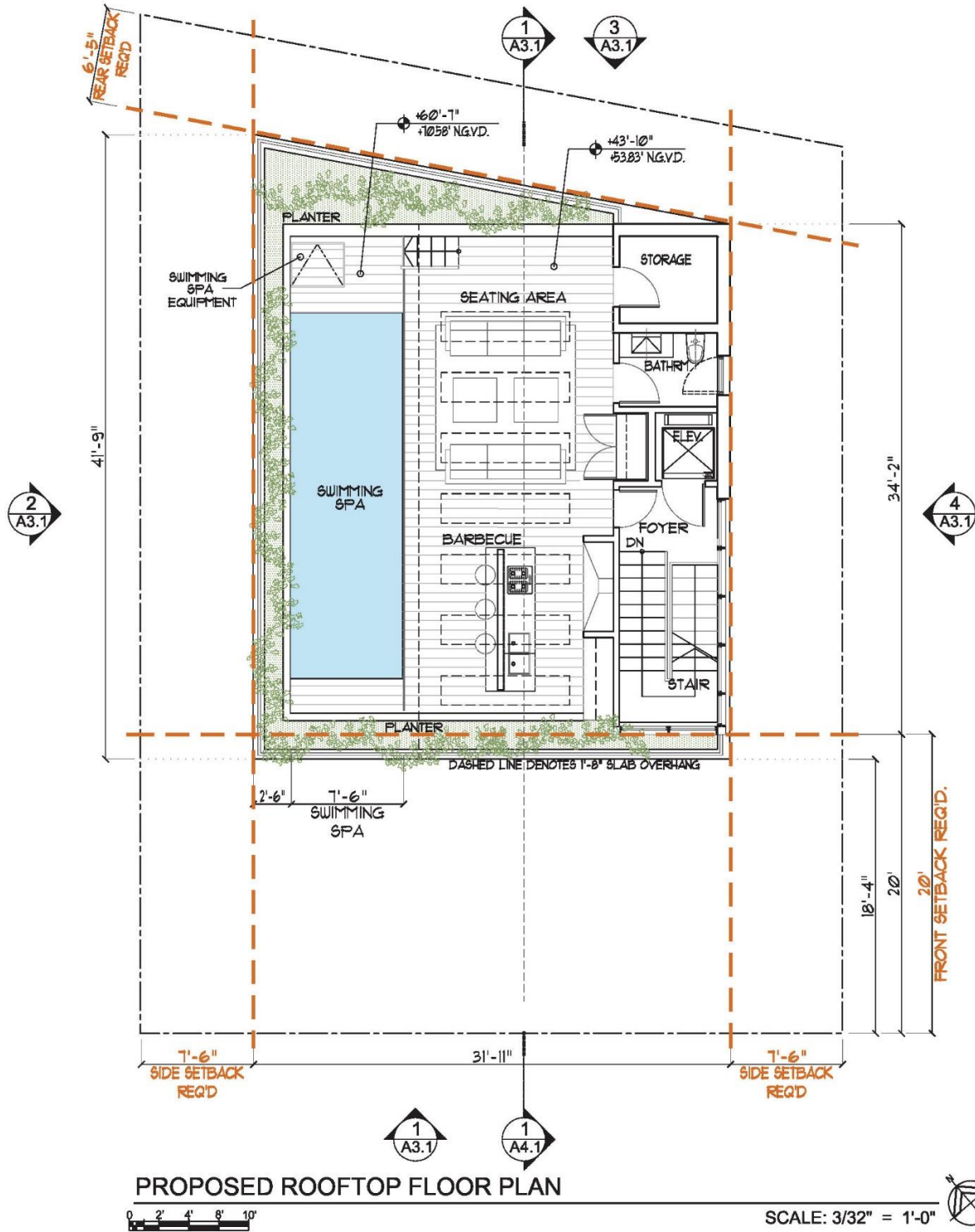
A2-3

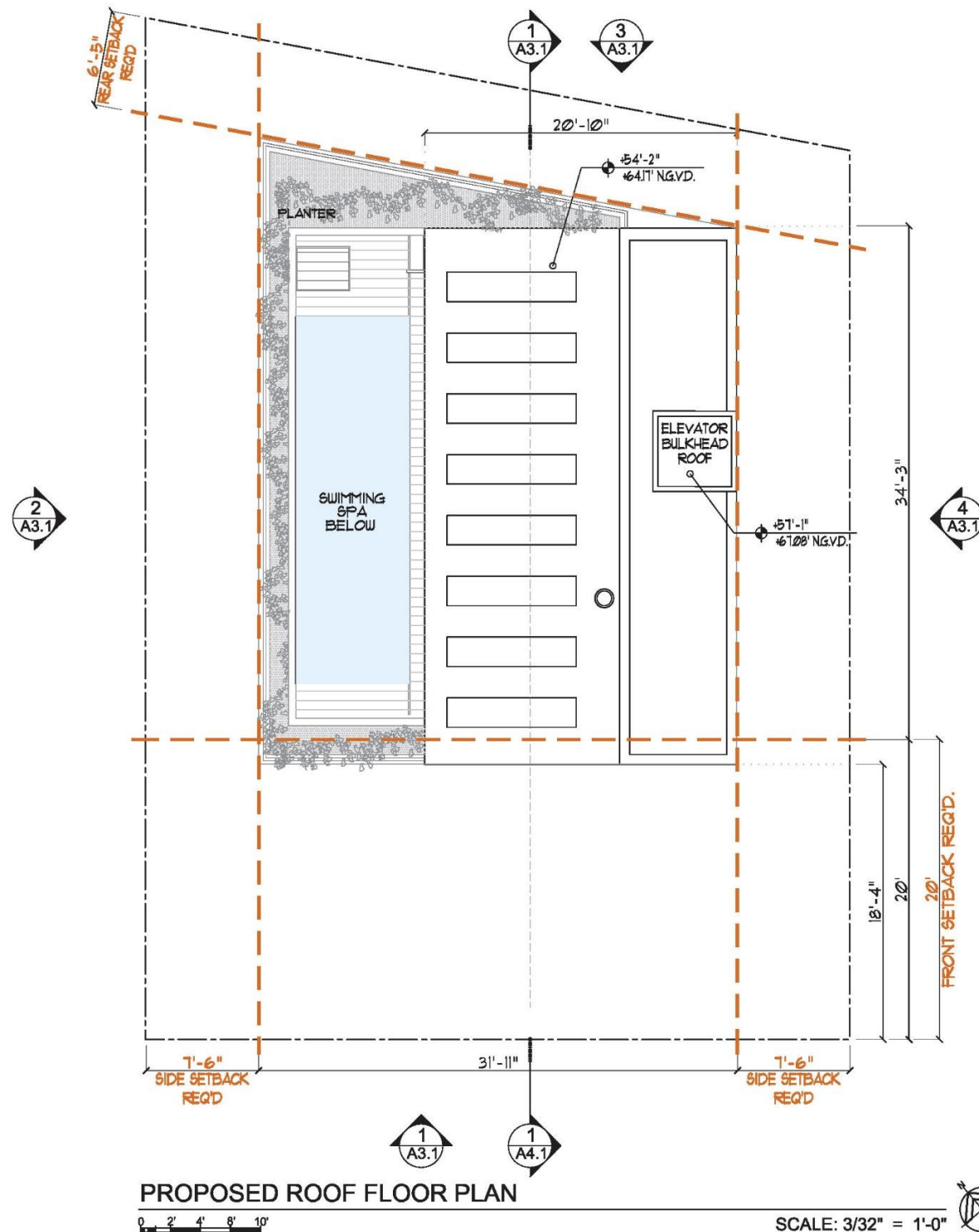
Sheet 14 of 27



PROPOSED THIRD FLOOR PLAN







PROPOSED ROOF FLOOR PLAN

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



info@martingomezarquitectos.com
AR | Uriarte 1011 - Villa Crespo
C.A.B.A. Argentina
Phone: +54 - 11 - 4771 - 5126

Harold R. Hoyte, RLA

HRFH CONSULTING
Harold Hoyte, RLA
LA #6668869

2222 Discovery Circle
West Deerfield Beach
FL 33442
954.882.4757

ARCHI Consulting
Adriana Sturm

asturm@archi-consulting.com
13164 NW 18th Street
Pembroke Pines, FL 33028
Phone: 786.671.3132

10 CENTURY LANE

PROPOSED NEW SINGLE
FAMILY RESIDENCE FOR

MR. MICHAEL SAIGER

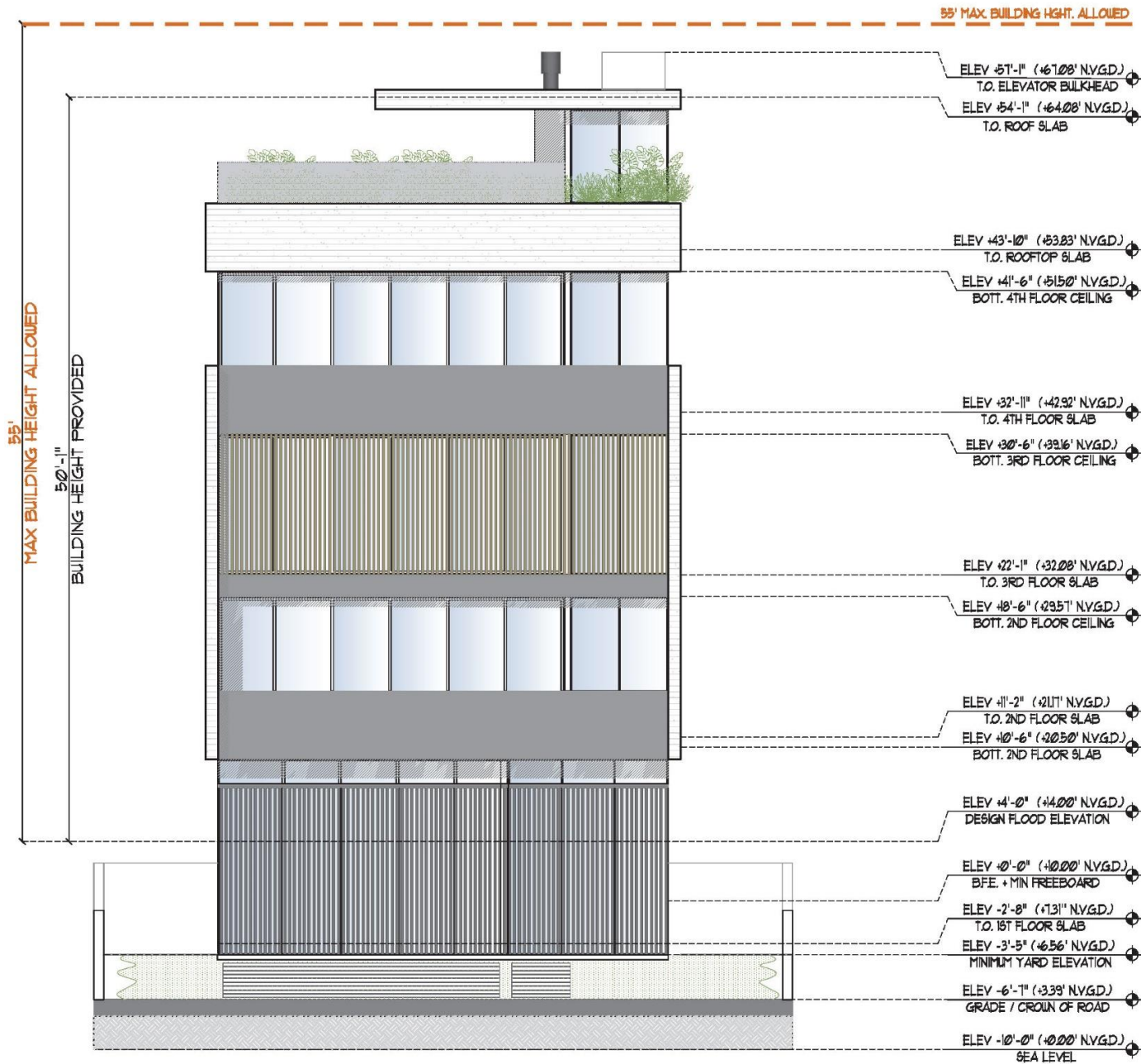
10 CENTURY LANE
MIAMI BEACH, FL 33139

DRB FINAL SUBMITTAL

SOUTHWEST
ELEVATION

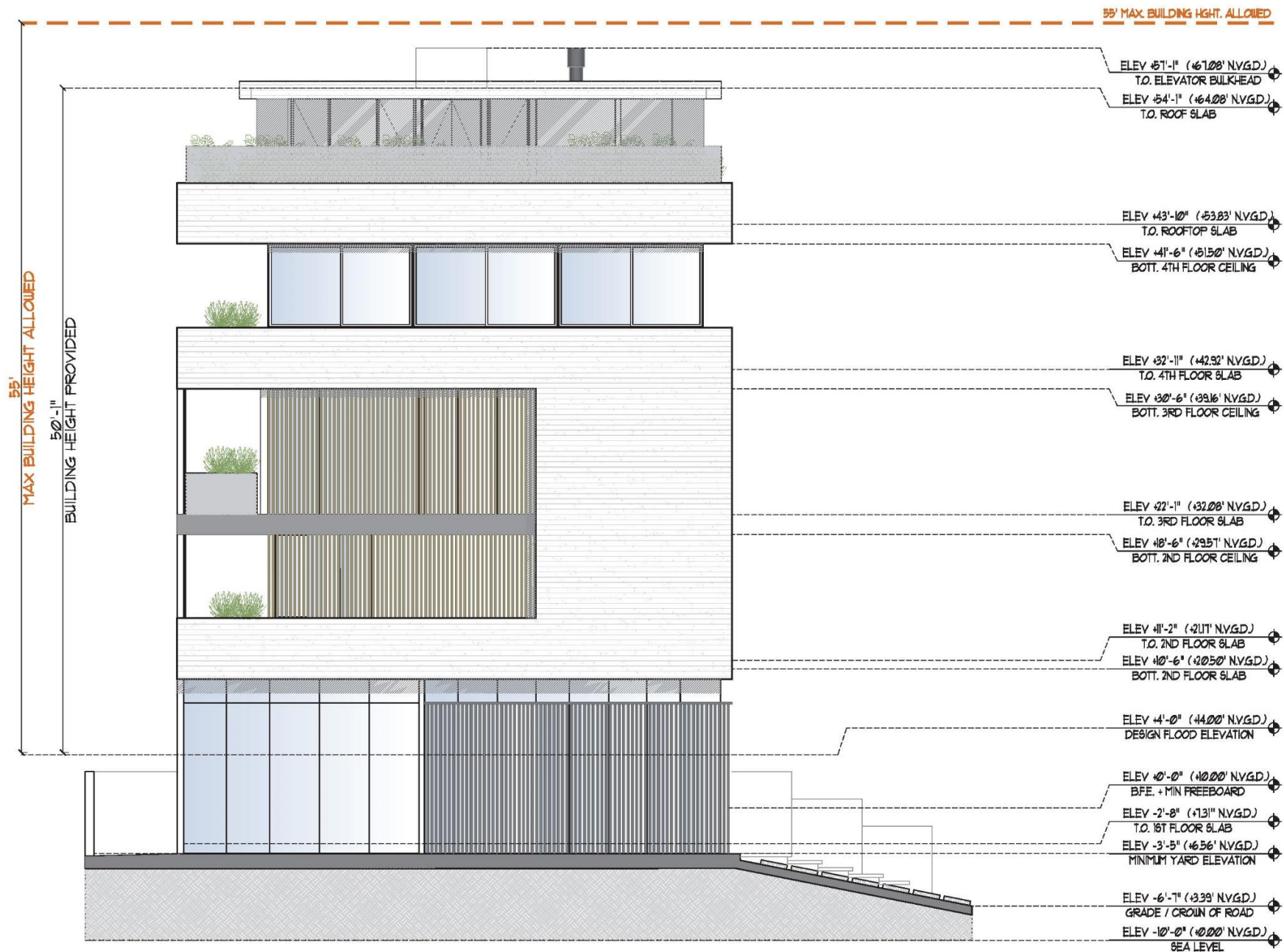
2203

A3-1



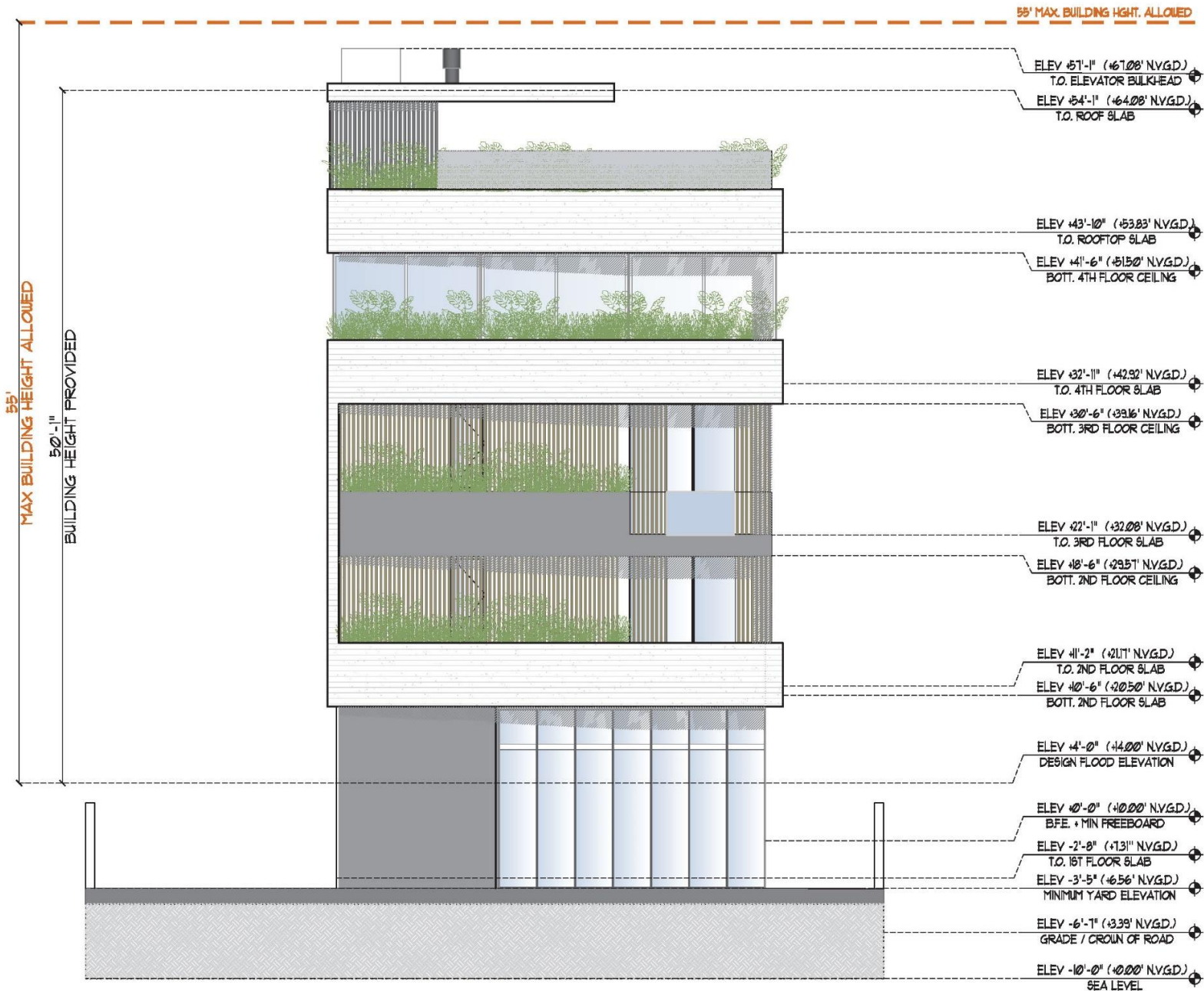
1 SOUTHWEST ELEVATION
A3.1

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



2 NORTHWEST ELEVATION
A3.2

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



3
A3.3 NORTHEAST ELEVATION

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



4 SOUTHEAST ELEVATION
A3.4

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

Design Consultant



info@martingomezarquitectos.com
AR | Uriarte 1011 - Villa Crespo
C.A.B.A. - Argentina
Phone: +54 - 11. 4771. 5126

Landscape Consultant

Harold R. Hoyte, RLA

HRFH CONSULTING
Harold Hoyte, RLA
LA #6668869

2222 Discovery Circle
West Deerfield Beach
FL 33442
954.882.4757

Project Management Consultant

ARCHI ■ Consulting
Adriana Sturm

asturm@archi-consulting.com
13164 NW 18th Street
Pembroke Pines, FL 33028
Phone: 786.671.3132

Project Title

10 CENTURY LANE

PROPOSED NEW SINGLE
FAMILY RESIDENCE FOR

MR. MICHAEL SAIGER

10 CENTURY LANE
MIAMI BEACH, FL 33139

Issued for:

DRB FINAL SUBMITTAL

Sheet Title:

BUILDING SECTION 1

Project No.

2203

Date 11/07/2022

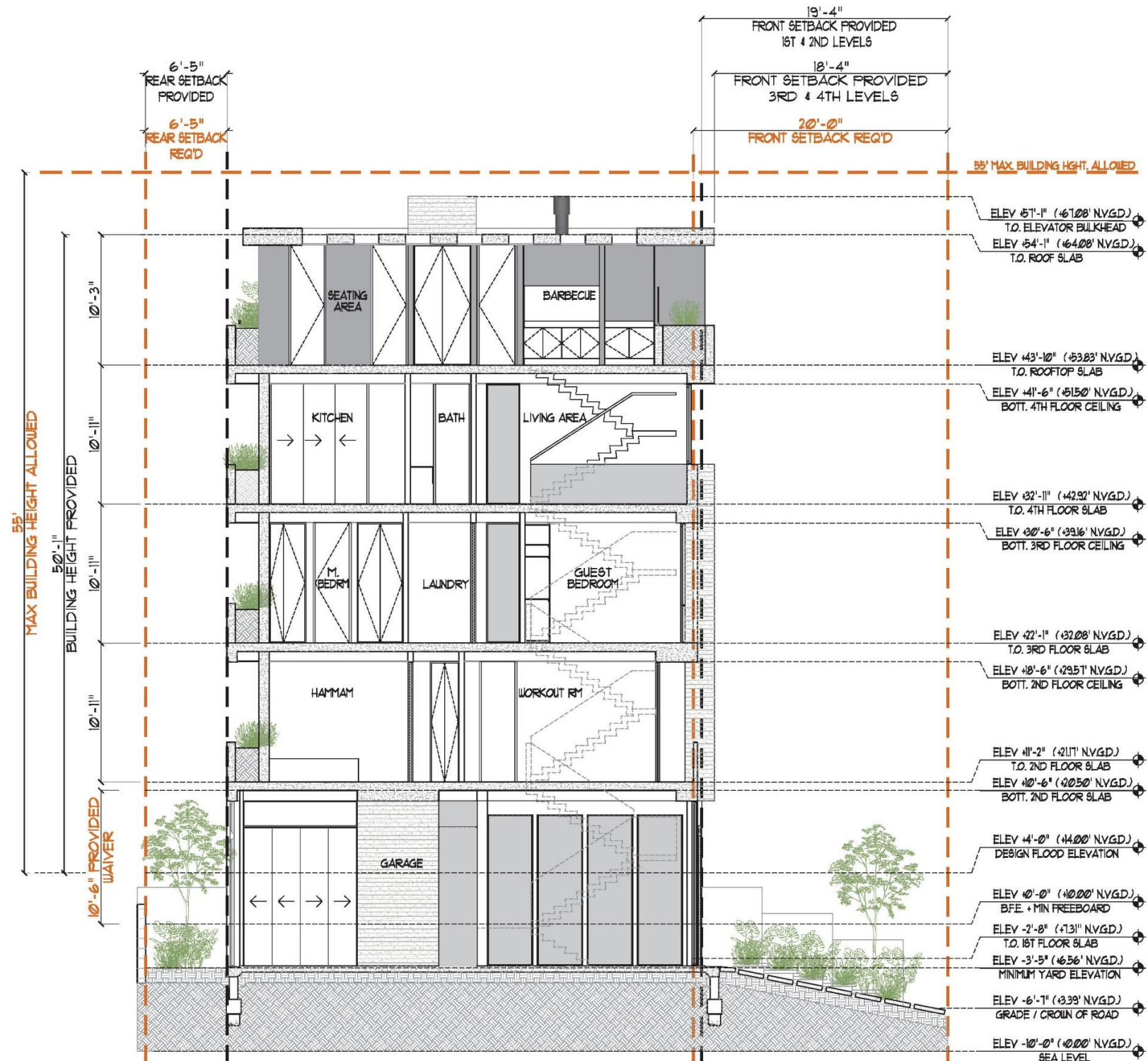
Drawn By A.S./M.G.

Reviewed By PGS

Sheet No.

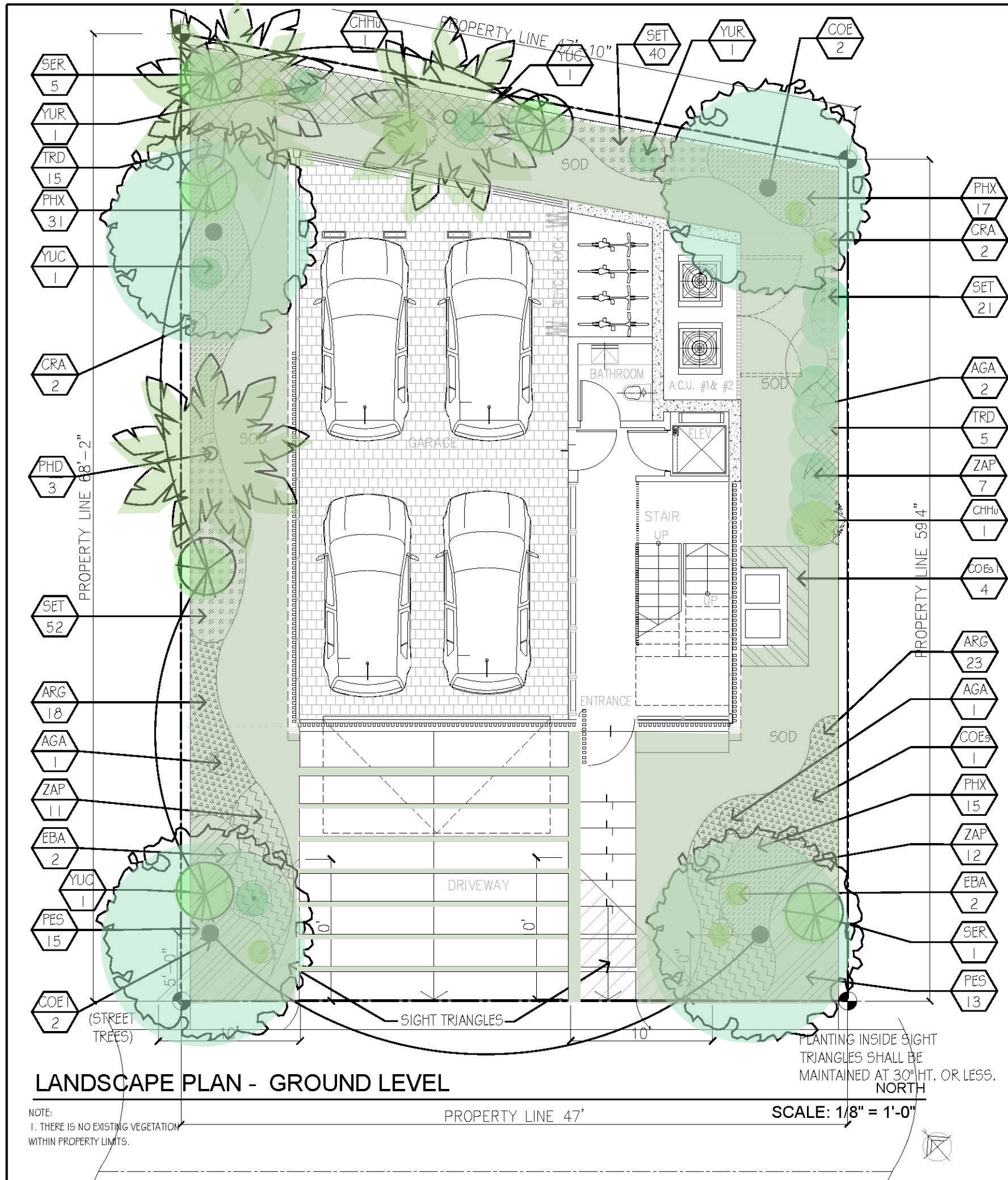
A4-1

Sheet 22 of 27



BUILDING SECTION 1

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



PGS
ARCHITECT

Pedro G. Suarez, RA

10342 S.W. 113th Street
Miami, FL 33176-4028
Telephone: (305) 443-2713
email: Psuarez@pgsarchitects.com



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
HAROLD R. HOYTE, R.L.A. - LAR #666669

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Design Consultant



info@maringomezarquitectos.com
AR | Uriarte 1011 - Villa Crespo
O.A.B.A. - Argentina
Phone: +54 - 11 - 4771 - 5126

Landscape Consultant

Harold R. Hoyte, RLA

HRFH CONSULTING
Harold Hoyte, RLA
LA #666669

2222 Discovery Circle
West Deerfield Beach
FL 33442
954.882.4757

Project Management Consultant

ARCHI Consulting
Adriana Sturm

asturm@archi-consulting.com
13184 NW 18th Street
Pembroke Pines, FL 33028
Phone: 786.871.3132

Project Title

10 CENTURY LANE

PROPOSED NEW SINGLE
FAMILY RESIDENCE FOR

MR. MICHAEL SAIGER

10 CENTURY LANE
MIAMI BEACH, FL 33139

Issued for:

DRB FINAL SUBMITTAL

Sheet Title:

LANDSCAPE PLAN
GROUND LEVEL

Project No.

2203

Date 11/21/2022

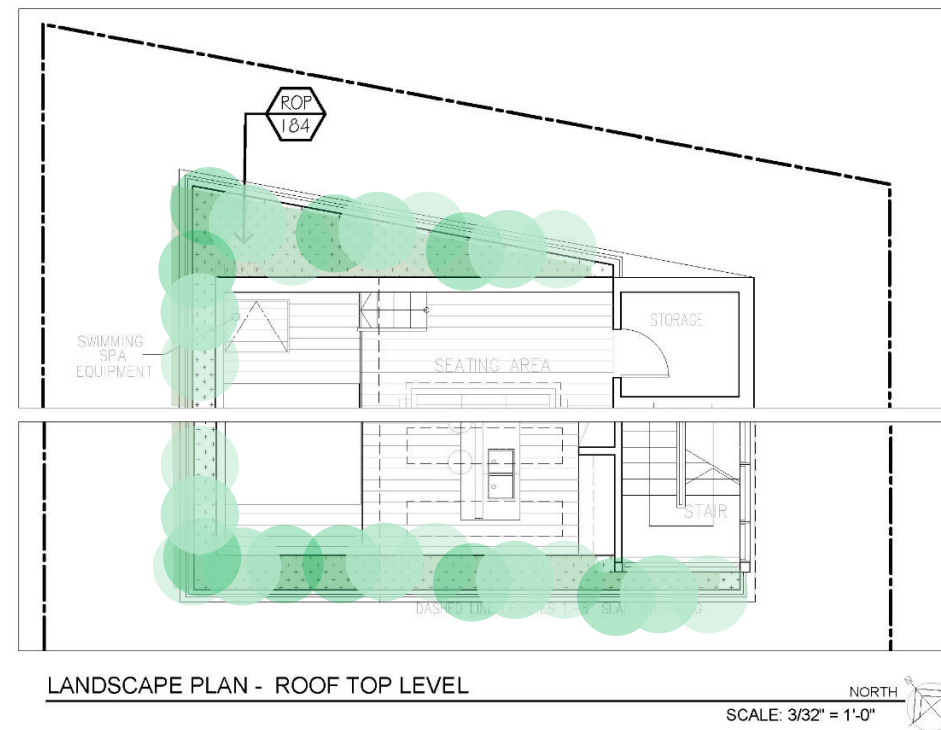
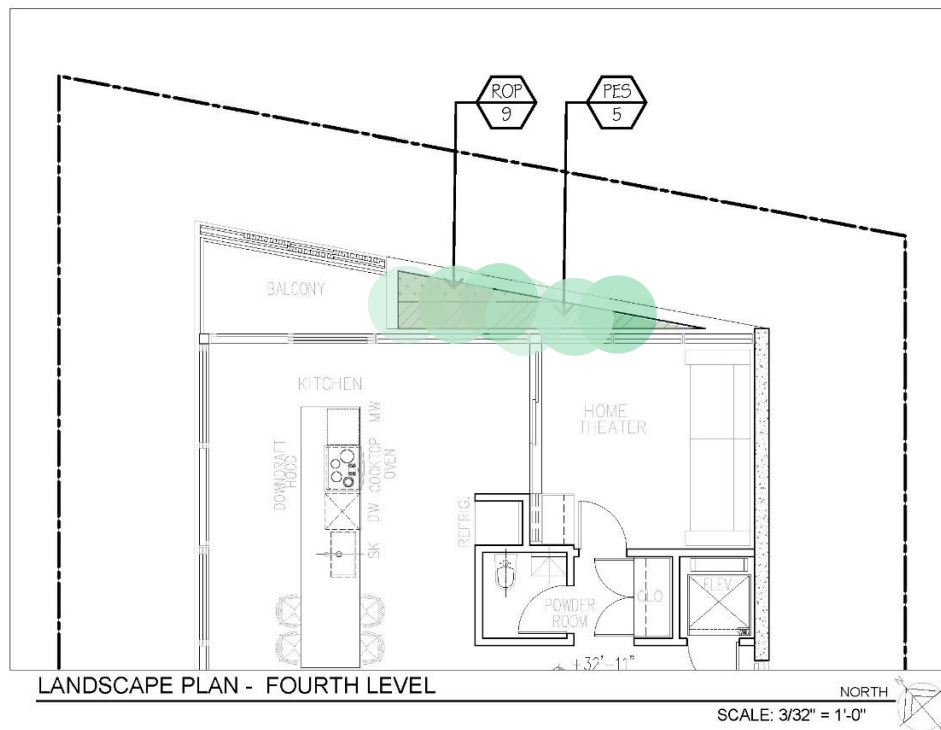
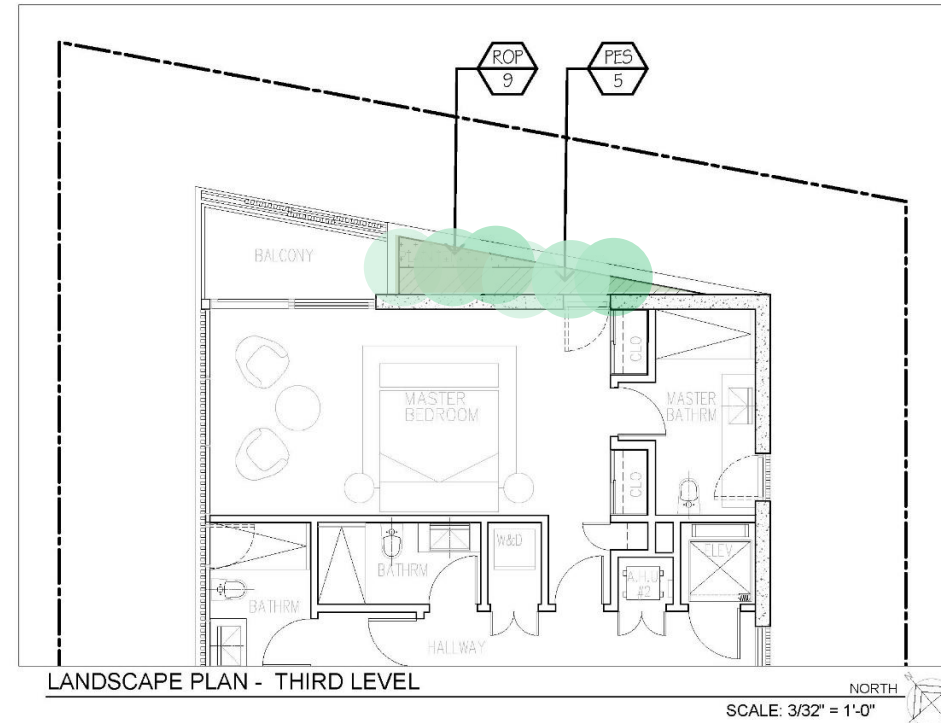
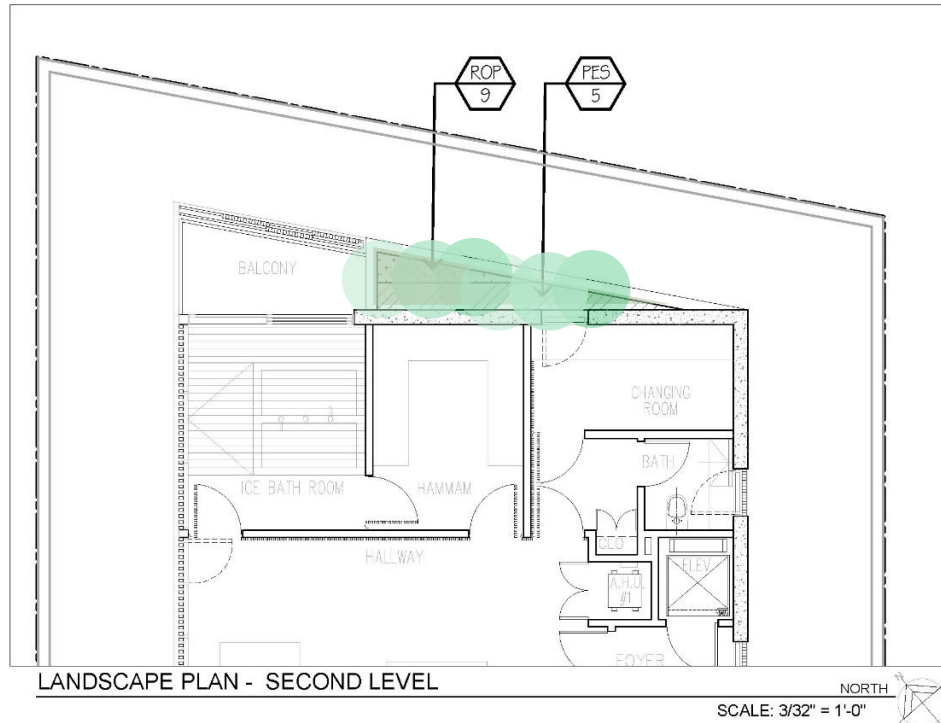
Drawn By G.A./J.J.

Reviewed By HH

Sheet No.

L1-0

Sheet 1 of 4



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
HAROLD R. HOYTE, RLA, -LAR 6666869

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Design Consultant



info@martingomezarquitectos.com
AR | Uriarte 1011 - Villa Crespo
C.A.B.A. Argentina
Phone: +54 - 11 - 4771 - 5126

Landscape Consultant

Harold R. Hoyte, RLA

HRFH CONSULTING
Harold Hoyte, RLA
LA #6866869

2222 Discovery Circle
West Deerfield Beach
FL 33442
954.882.4757

Project Management Consultant

ARCHI Consulting
Adriana Sturm

asturm@archi-consulting.com
13164 NW 18th Street
Pembroke Pines, FL 33028
Phone: 786.671.3132

Project Title

10 CENTURY LANE

PROPOSED NEW SINGLE
FAMILY RESIDENCE FOR

MR. MICHAEL SAIGER

10 CENTURY LANE
MIAMI BEACH, FL 33139

Issued for:

DRB FINAL SUBMITTAL

Sheet Title:

LANDSCAPE PLAN
2nd, 3rd, 4th + ROOF
LEVELS

Project No.

2203

Date 11/21/2022

Drawn By G.A./J.J.

Reviewed By LIII

Sheet No.

L1-1

Sheet 2 of 4