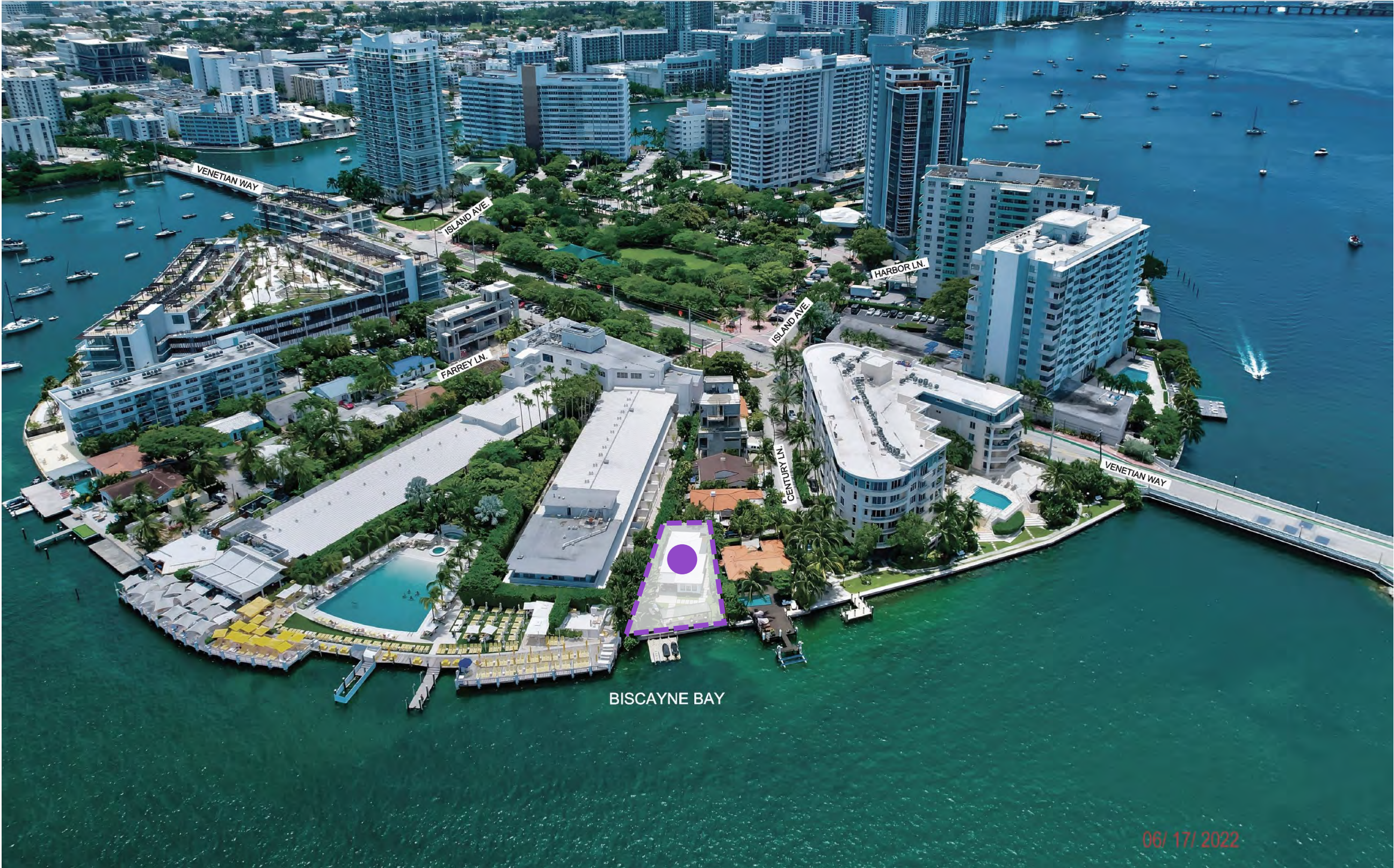


**DRB22- 0841**  
**8 CENTURY LANE**  
**MIAMI BEACH, FL 33139**

APRIL 4TH, 2023



# 8 CENTURY LANE | LOCATION



06/17/2022

# CENTURY LANE | NEIGHBOR OUTREACH & SUPPORT



- 01 1 FARREY LANE
- 04 7 FARREY LANE
- 07 14 FARREY LANE
- 10 1 CENTURY LANE #402
- 13 3 ISLAND AVE #11D
- 16 7 CENTURY LANE
- 01 12 CENTURY LANE
- 02 2 FARREY LANE
- 05 8 FARREY LANE
- 08 THE STANDARD
- 11 1 CENTURY LANE #602
- 14 5 ISLAND AVE #16G
- 03 5 FARREY LANE
- 06 12 FARREY LANE
- 09 1 CENTURY LANE #203
- 12 3 ISLAND AVE #6K
- 15 10 VENETIAN WAY

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

SUPPORT

OUTREACHED

# SINGLE FAMILY OWNERS | NEIGHBOR SUPPORT

KEY #	OWNER NAME	ADDRESS
01	F1EA, LLC	1 FARREY LANE
02	123 NW 51 ST, LLC 85 NW 71 ST, LLC   3D 85 LLC	2 FARREY LANE
03	LIDIA BURITCA BICHEL ALEXANDER BICHEL	5 FARREY LANE
04	MMS 7 FARREY, LLC	7 FARREY LANE
05	STEVEN RHODES JESSICA RHODES	8 FARREY LANE
06	VENETIAN 12 FARREY LANE, LLC	12 FARREY LANE
16	FOXMAN TILTON LLC	7 CENTURY LANE



SUPPORT

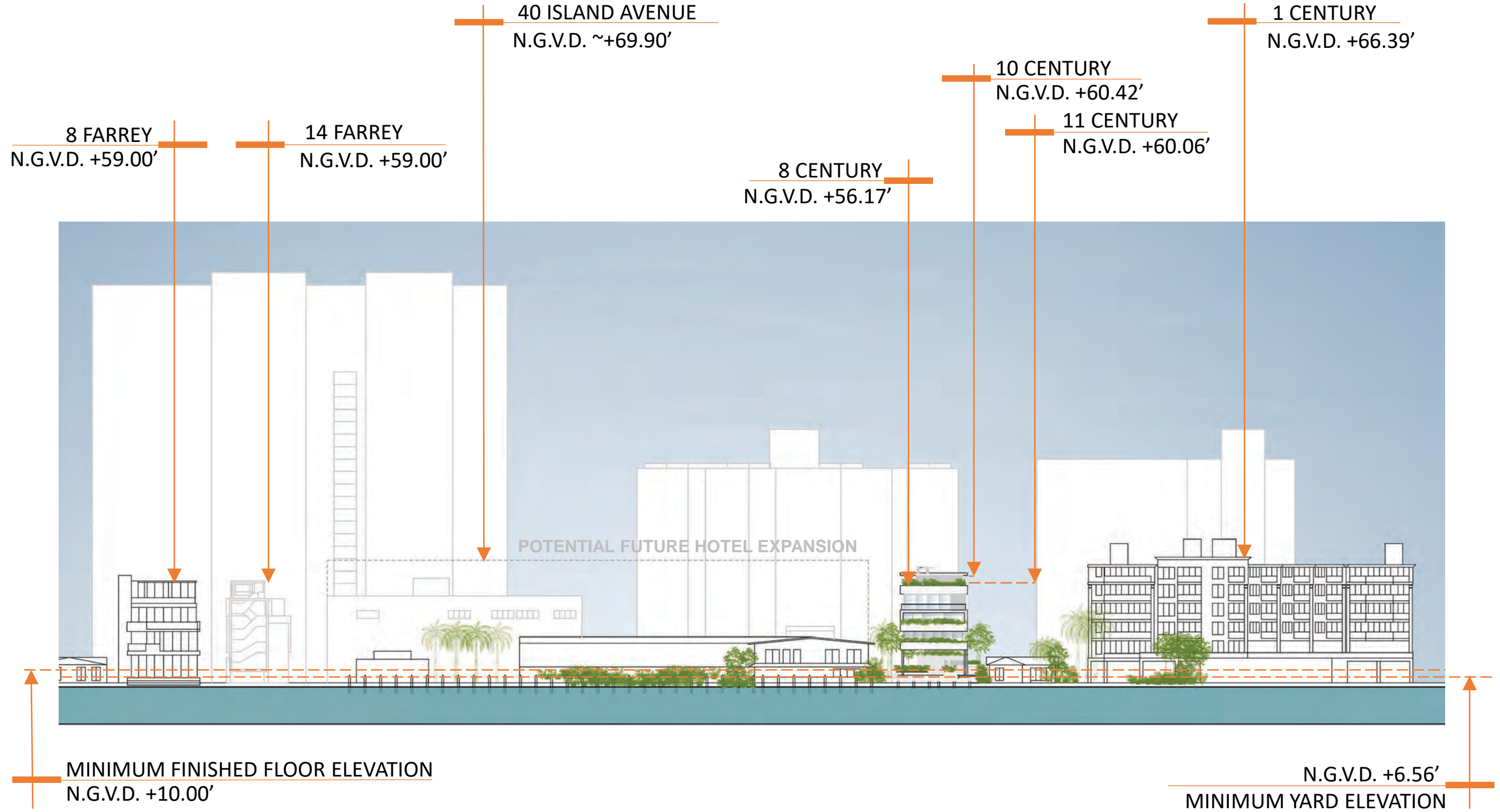
SINGLE FAMILY HOMES IN BELLE ISLE

# BELLE ISLE | A PEDESTRIAN'S VIEW



KEY MAP

# 8 CENTURY | BAY FRONT SKYLINE



## NEIGHBORHOOD

BELLE ISLE | EXISTING BUILDINGS AND NEW PROJECTS. COMPLIANCE WITH THE CITY'S REQUIREMENTS TO SOLVE THE PROBLEM OF RISING SEA LEVELS WILL SOONER OR LATER MAKE THE BUNGALOWS PART OF THE CITY'S HISTORY.

## 8 CENTURY | *INTEGRATING THE PROJECT*



### CENTURY LANE LOOK & FEEL

THE NEW PROJECTS SMOOTHLY INTEGRATE TO THE EXISTING NEIGHBORHOOD CHARACTER



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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

Issued for:

DRB RESUBMITTAL

Sheet Title:

PROPOSED SITE PLAN

Project No.

2202

Date 02/13/2023

Drawn By D.S./A.S.

Reviewed By PGS

Sheet No.

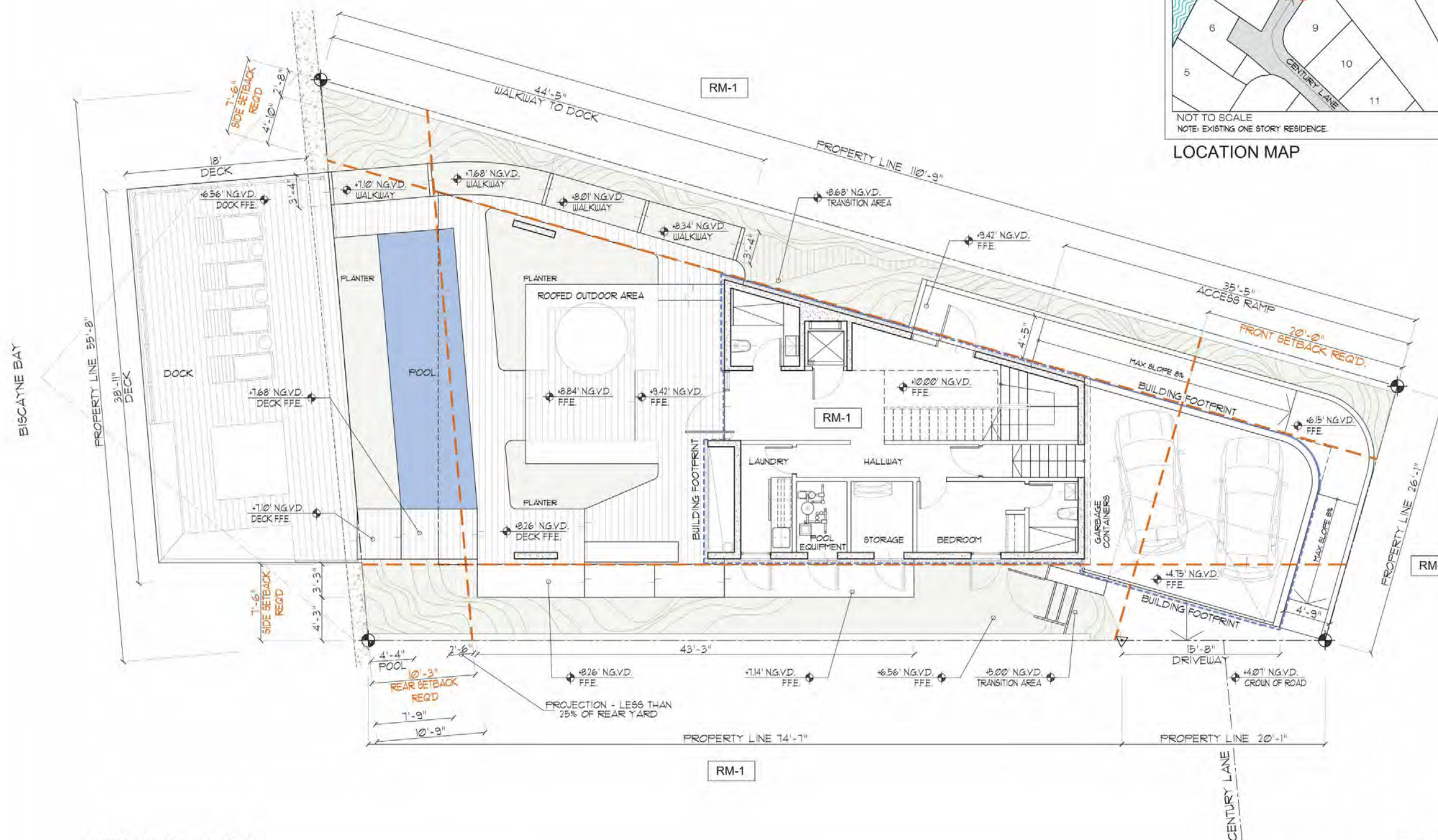
**A1-0**

Sheet 9 of 30

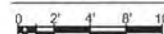


NOT TO SCALE  
NOTE: EXISTING ONE STORY RESIDENCE.

LOCATION MAP



PROPOSED SITE PLAN



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







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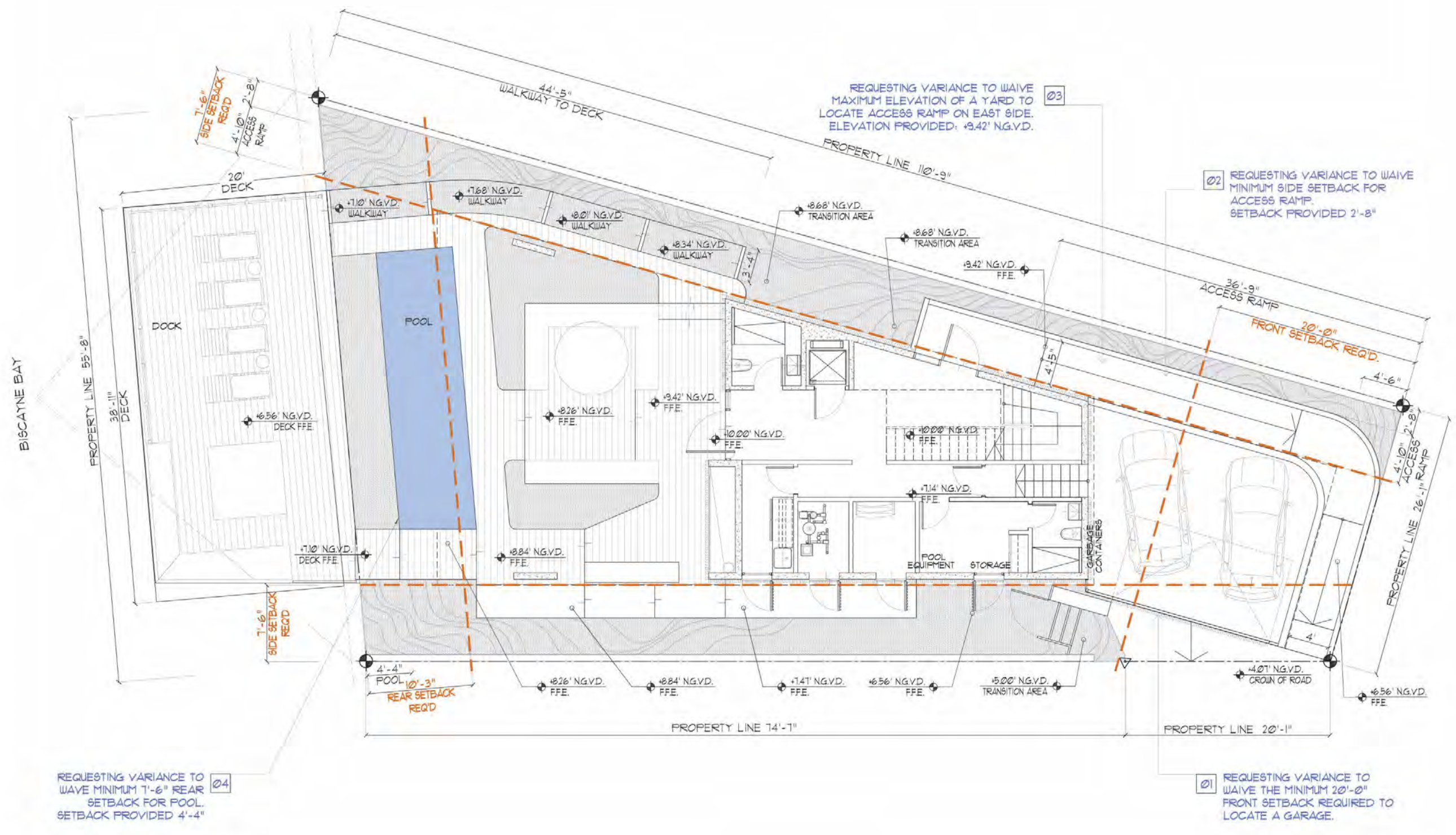
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Sheet Title:  
VARIANCES DIAGRAM

Project No. 2202  
Date 02/13/2023  
Drawn By D.S./A.S.  
Reviewed By PGS  
Sheet No. **A1-2**  
Sheet 11 of 30



REQUESTING VARIANCE TO WAIVE MINIMUM 1'-6" REAR SETBACK FOR POOL. SETBACK PROVIDED 4'-4"

REQUESTING VARIANCE TO WAIVE MAXIMUM ELEVATION OF A YARD TO LOCATE ACCESS RAMP ON EAST SIDE. ELEVATION PROVIDED: +9.42' NGVD.

REQUESTING VARIANCE TO WAIVE MINIMUM SIDE SETBACK FOR ACCESS RAMP. SETBACK PROVIDED 2'-8"

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

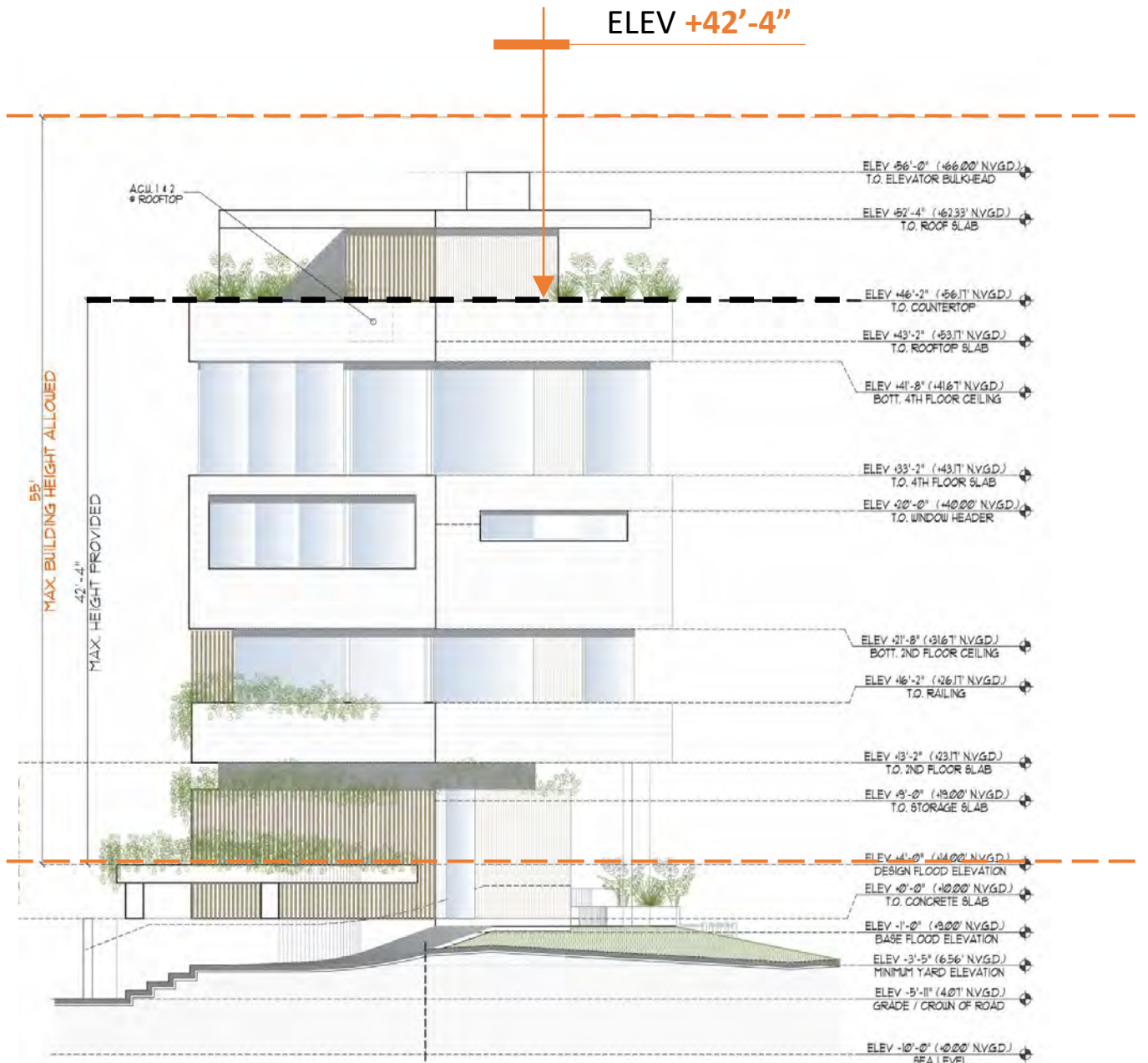
**VARIANCES DIAGRAM**

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

# SOUTHEAST ELEVATION | COMPARISON



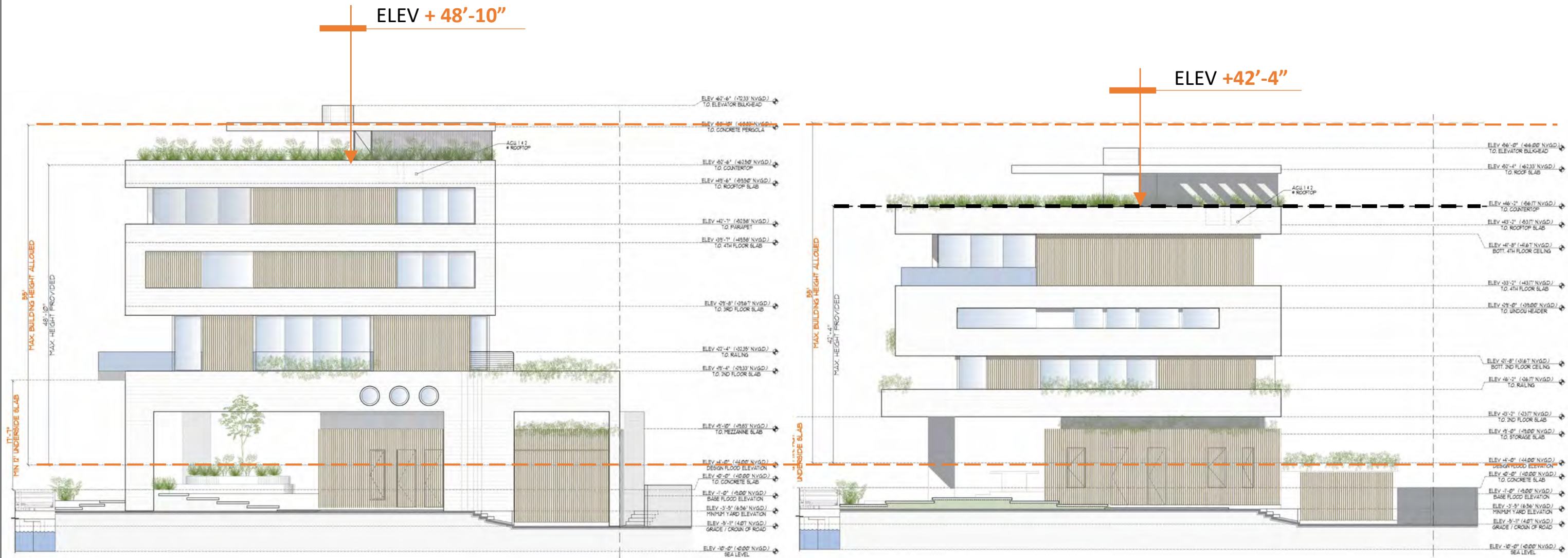
SOUTHEAST ELEVATION | DRB HEARING 12.06.22



REVISED SOUTHEAST ELEVATION | DRB HEARING 04.04.23

MASSING & HEIGHT HAVE BEEN REVISED | GARAGE HEIGHT LOWERED | MORE LAYERS OF LUSH GREENERY ADDED

# SOUTHWEST ELEVATION | COMPARISON

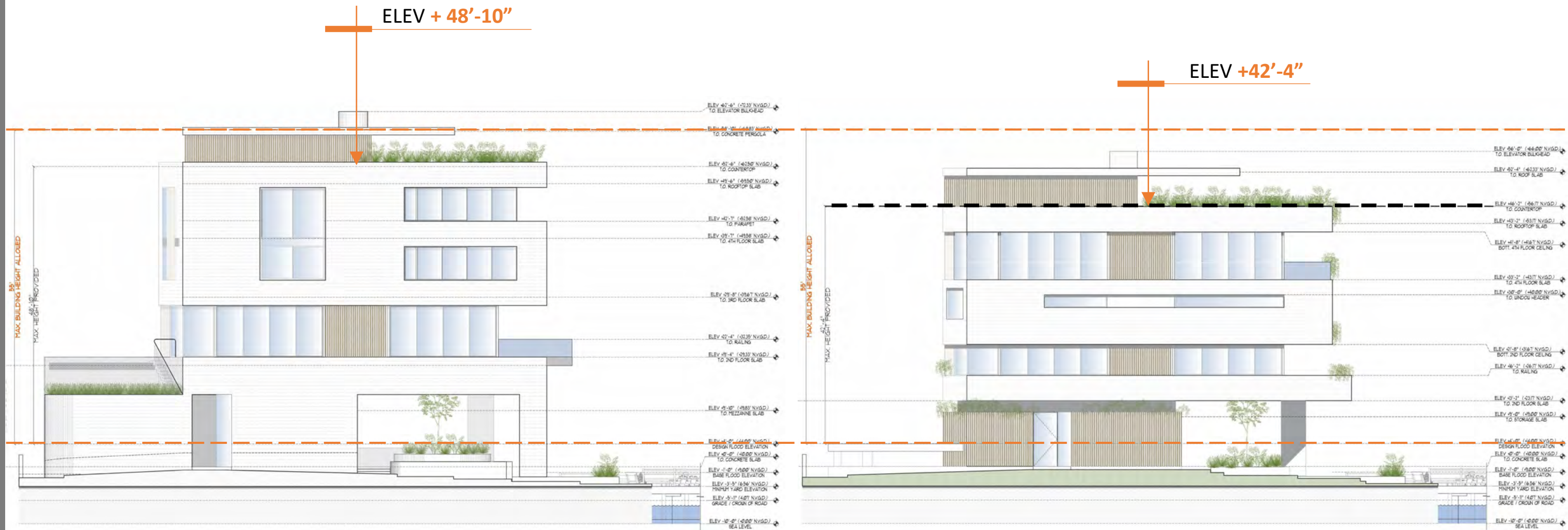


SOUTHWEST ELEVATION | DRB HEARING 12.06.22

REVISED SOUTHWEST ELEVATION | DRB HEARING 04.04.23

GARAGE & GATE HEIGHT RESCALED | WINDOWS RESIZED & SCREENED TO IMPROVE CONNECTION WITH NEIGHBORHOOD

# SOUTHEAST ELEVATION | COMPARISON



SOUTHEAST ELEVATION | DRB HEARING 12.06.22

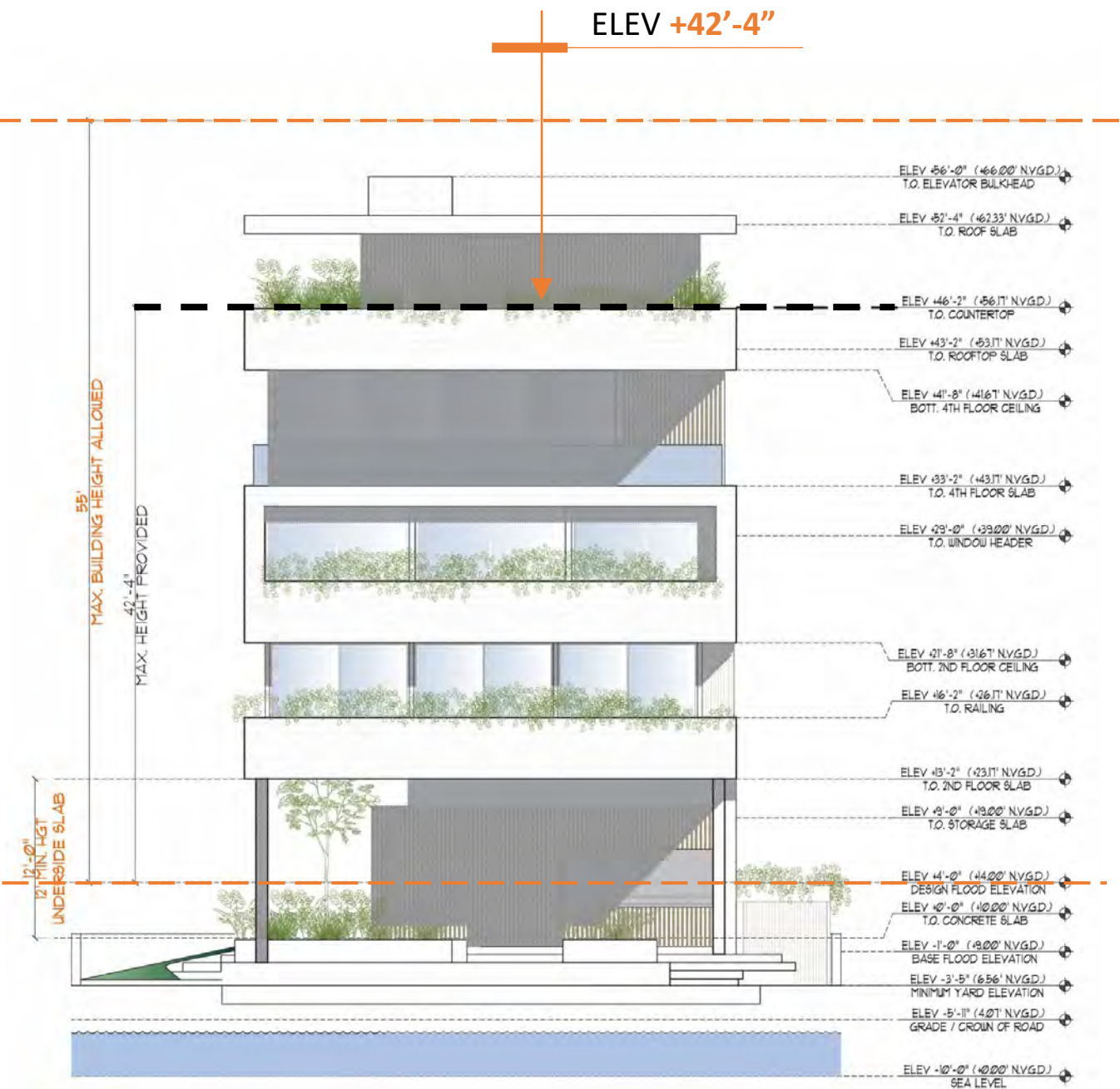
REVISED SOUTHEAST ELEVATION | DRB HEARING 04.04.23

DEEP CUTOUTS WERE CREATED TO ACHIEVE A MORE DYNAMIC MASSING AND RESIDENTIAL DESIGN.

# NORTHWEST ELEVATION | COMPARISON



NORTHWEST ELEVATION | DRB HEARING 12.06.22



REVISED NORTHWEST ELEVATION | DRB HEARING 04.04.23

MASSING & HEIGHT HAVE BEEN REVISED | MORE LAYERS OF LUSH GREENERY ON EVERY LEVEL



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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

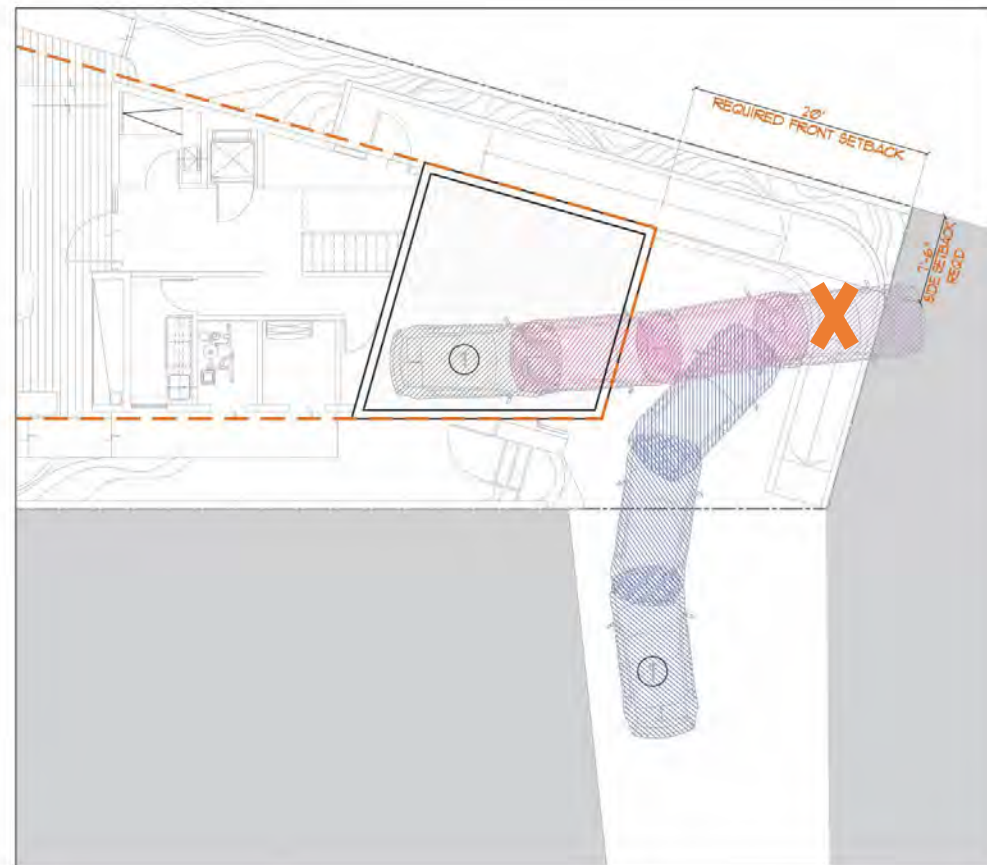
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GARAGE PARKING  
DIAGRAM

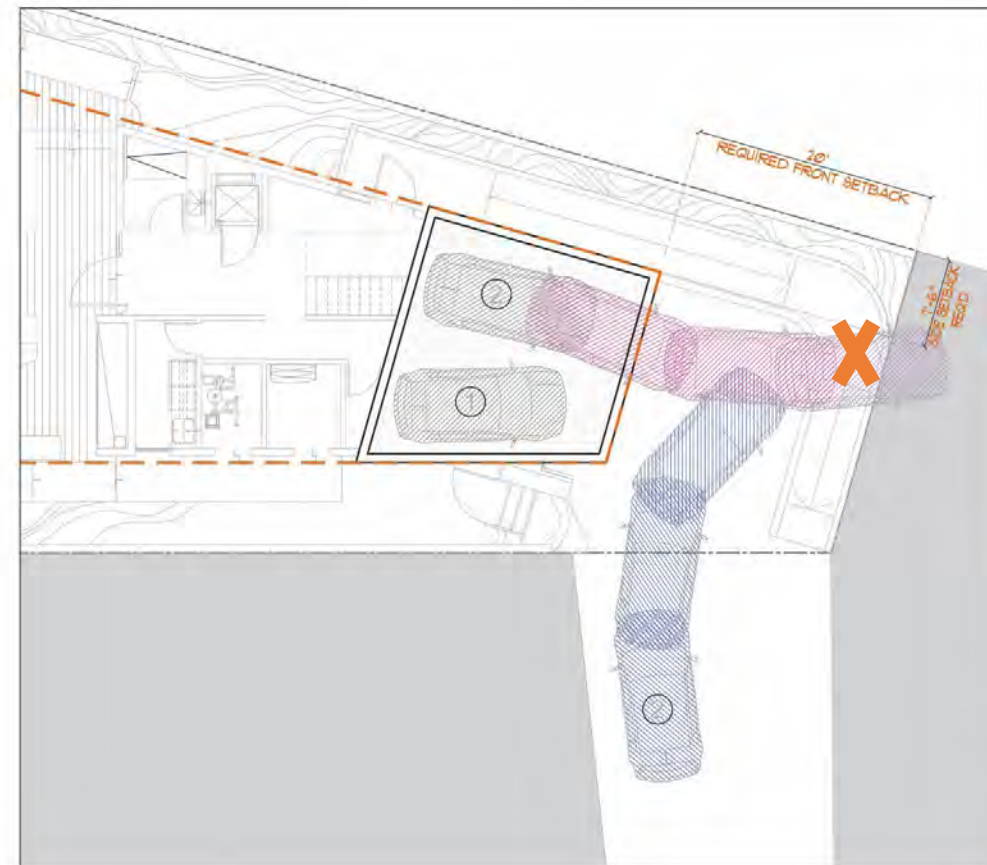
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Date 02/13/23	Drawn By D.S./A.S.
Reviewed By PGS	Sheet 18 of 30

**KEY NOTES**

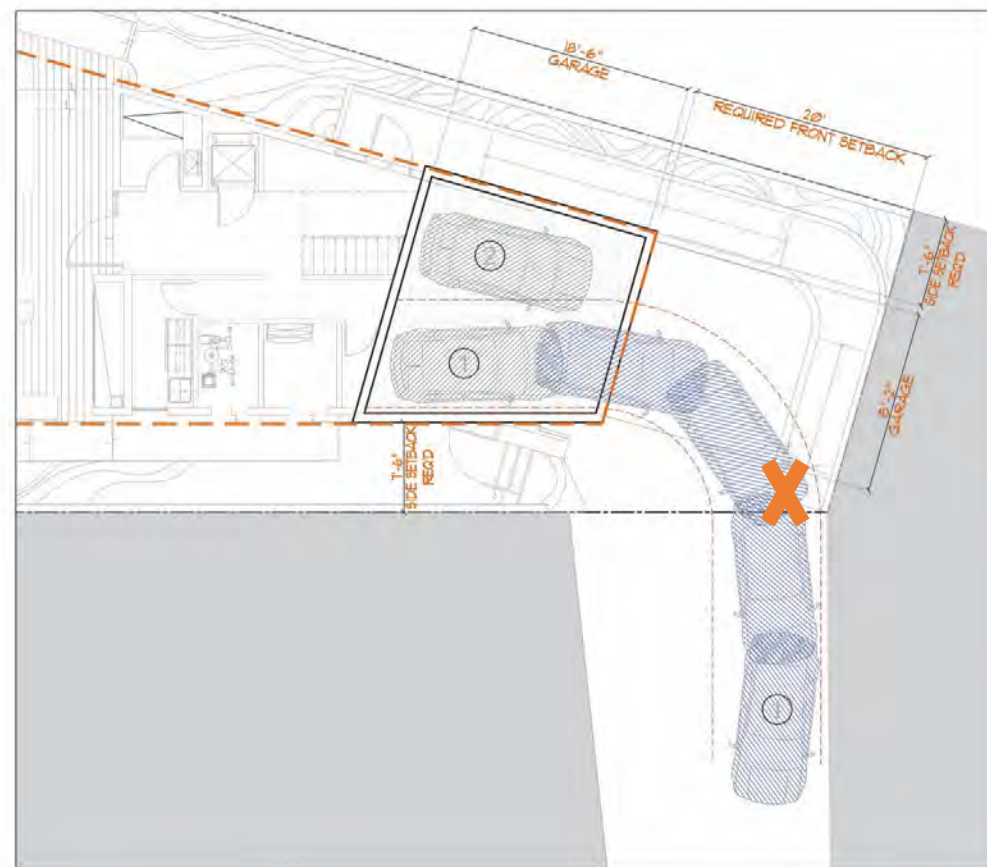
-  MOVING FORWARD
-  MOVING BACKWARD
-  PARKED



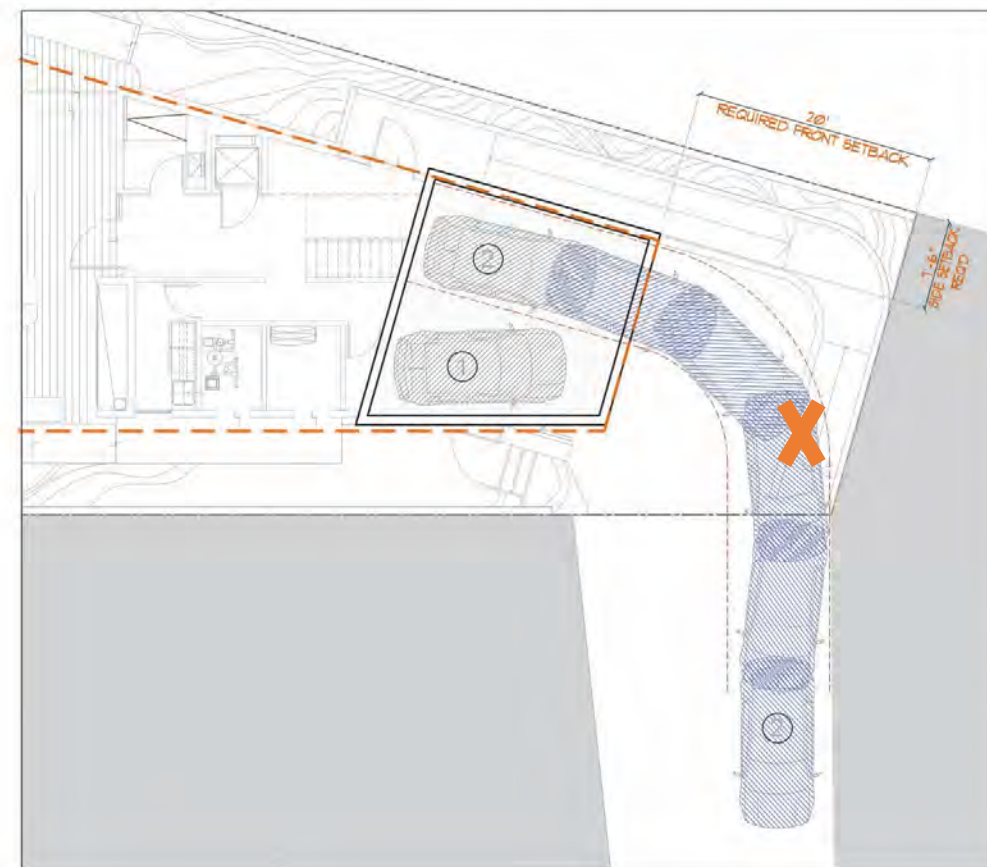
MANEUVER NEEDED TO PARK CAR ①



MANEUVER NEEDED TO PARK CAR ②



MANEUVER NEEDED TO EXIT CAR ①



MANEUVER NEEDED TO EXIT CAR ②

# PROPOSED MATERIALS | *COLOR PALLETE*



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



## VIEW FROM THE BAY

BUILDING MASSING AND HEIGHT HAVE BEEN REVISED. INCLUDED DEEP CUTOUTS TO CREATE NEW BALCONIES FOR ADDITIONAL LUSH VEGETATION TO SOFTEN ARCHITECTURE AND IMPROVE CONNECTION WITH THE SURROUNDINGS.





## NORTHEAST VIEW

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

**THANK YOU**



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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

Issued for:

DRB RESUBMITTAL

Sheet Title:

LANDSCAPE PLAN  
GROUND LEVEL

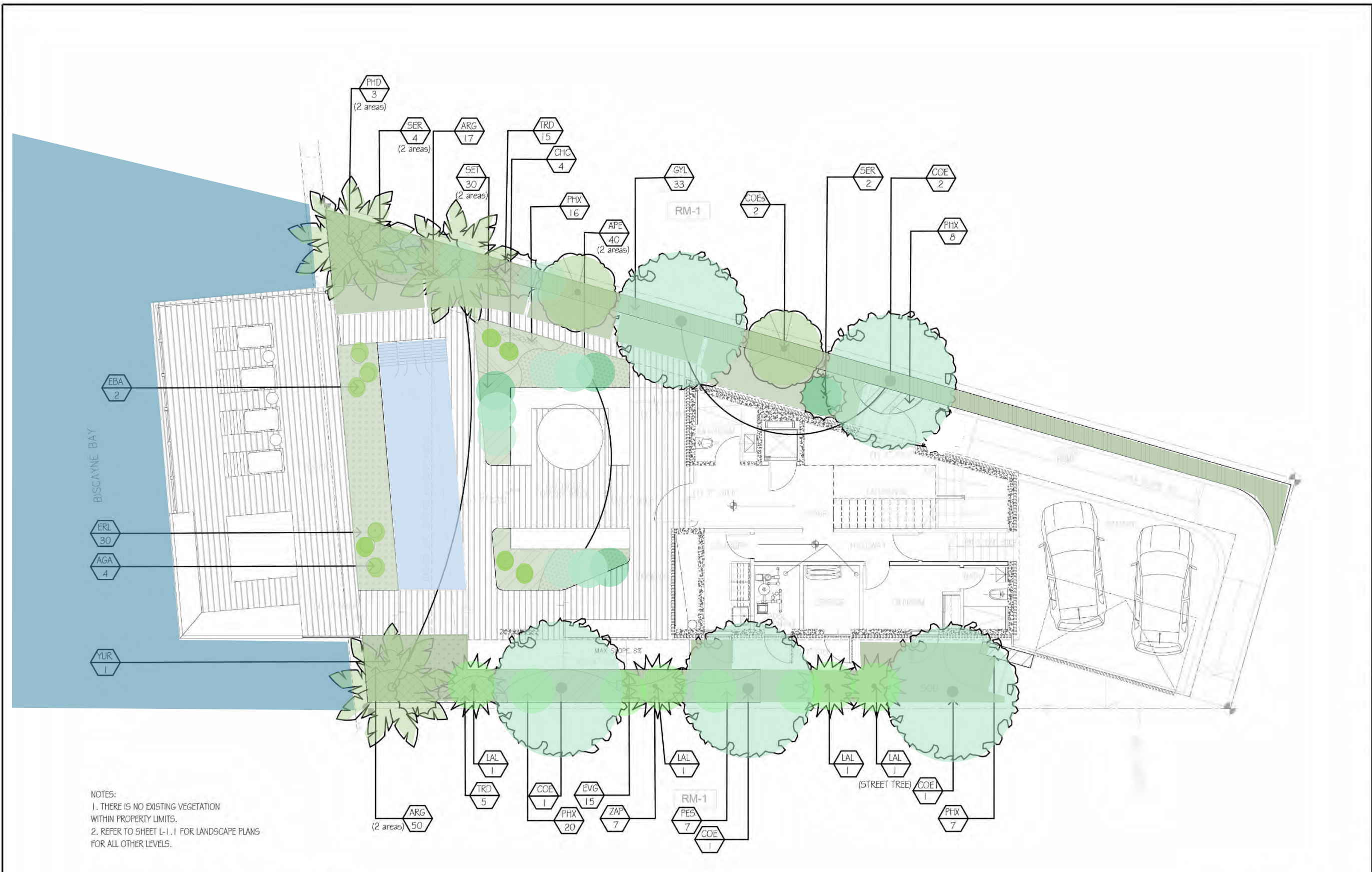
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2202

Date 02/13/2023  
Drawn By G.A./J.J.  
Reviewed By HH

Sheet No.

**L1-0**

Sheet 1 of 5



NOTES:  
1. THERE IS NO EXISTING VEGETATION WITHIN PROPERTY LIMITS.  
2. REFER TO SHEET L-1.1 FOR LANDSCAPE PLANS FOR ALL OTHER LEVELS.

LANDSCAPE PLAN - GROUND LEVEL

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



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MIAMI BEACH, FL 33139

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LANDSCAPE PLAN  
2ND & 3RD LEVELS

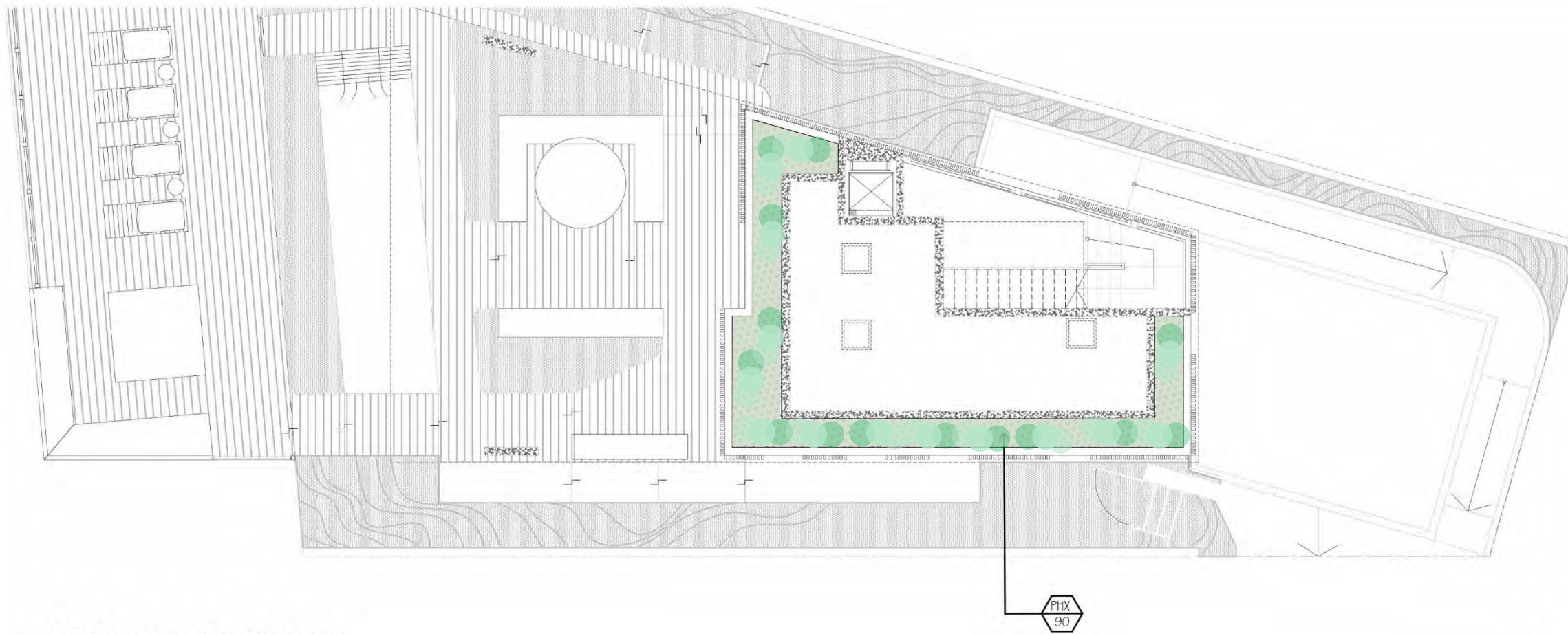
Project No.  
2202

Sheet No.

**L1-1**

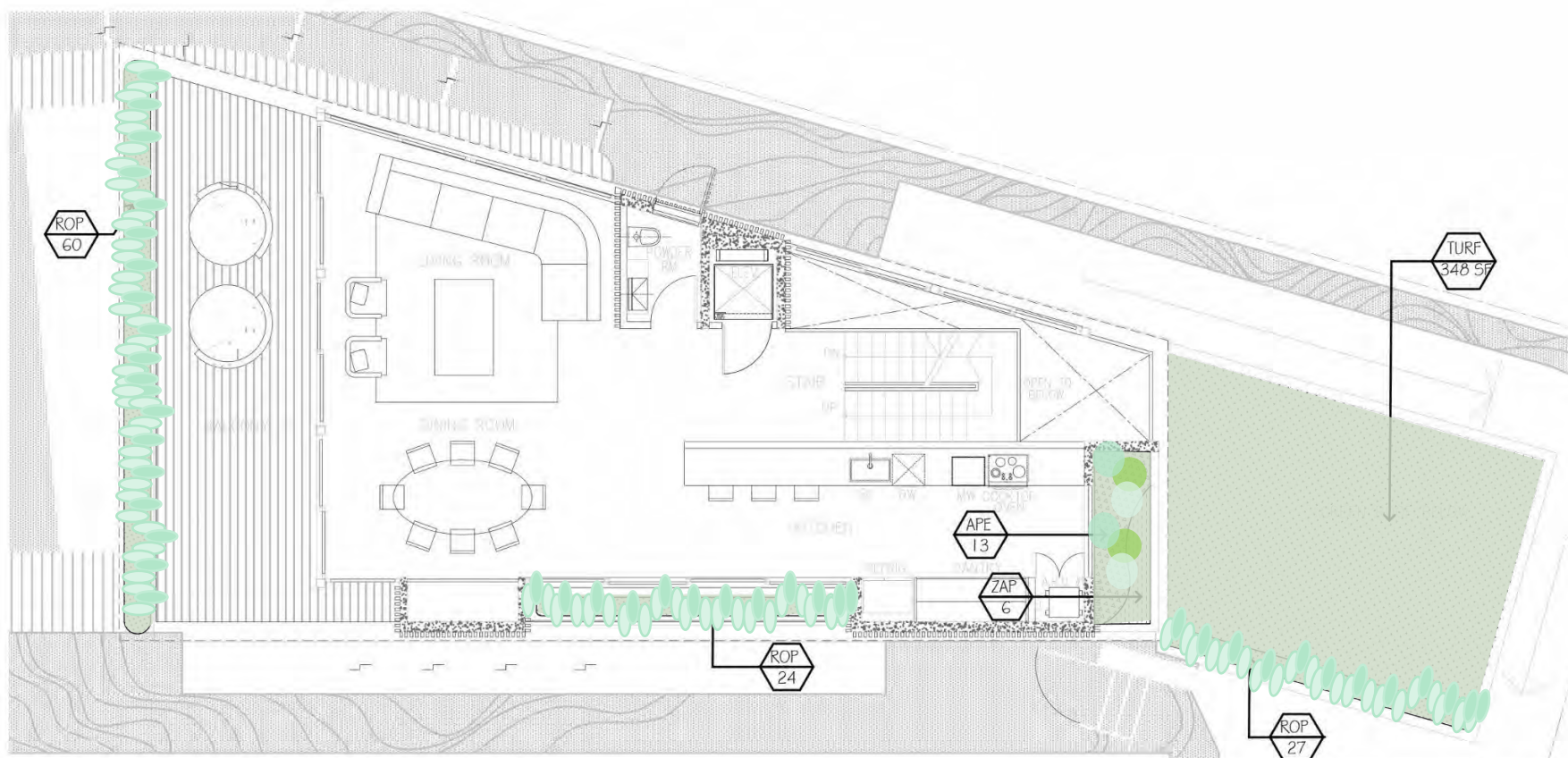
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Sheet 2 of 5



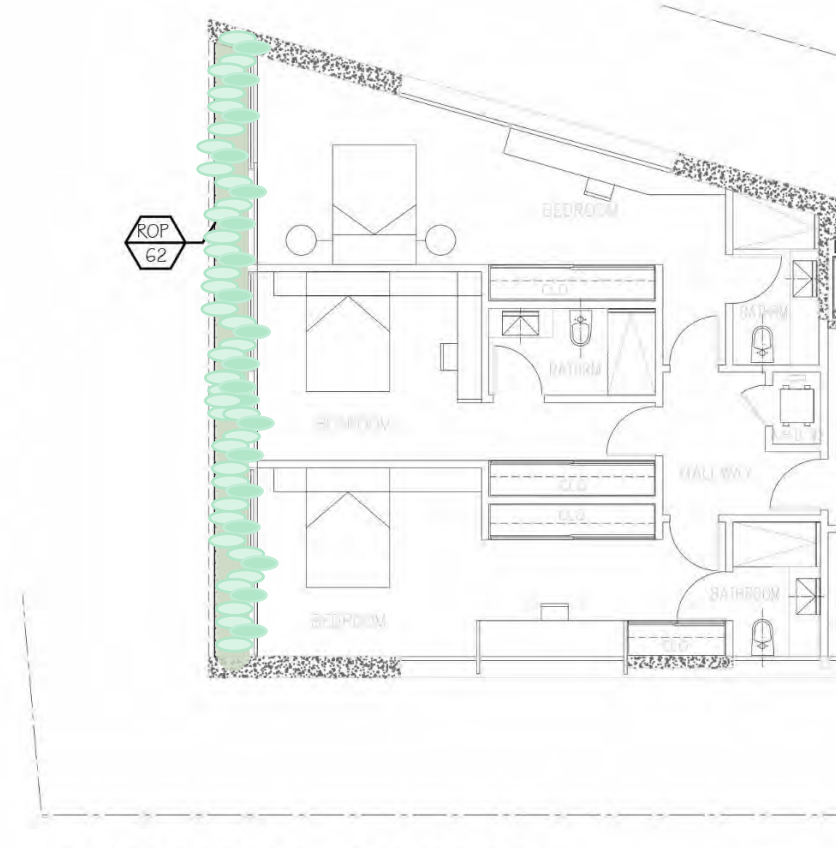
PROPOSED PLANTER @ +9.00

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



LANDSCAPE PLAN - SECOND FLOOR

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



LANDSCAPE PLAN - THIRD FLOOR

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



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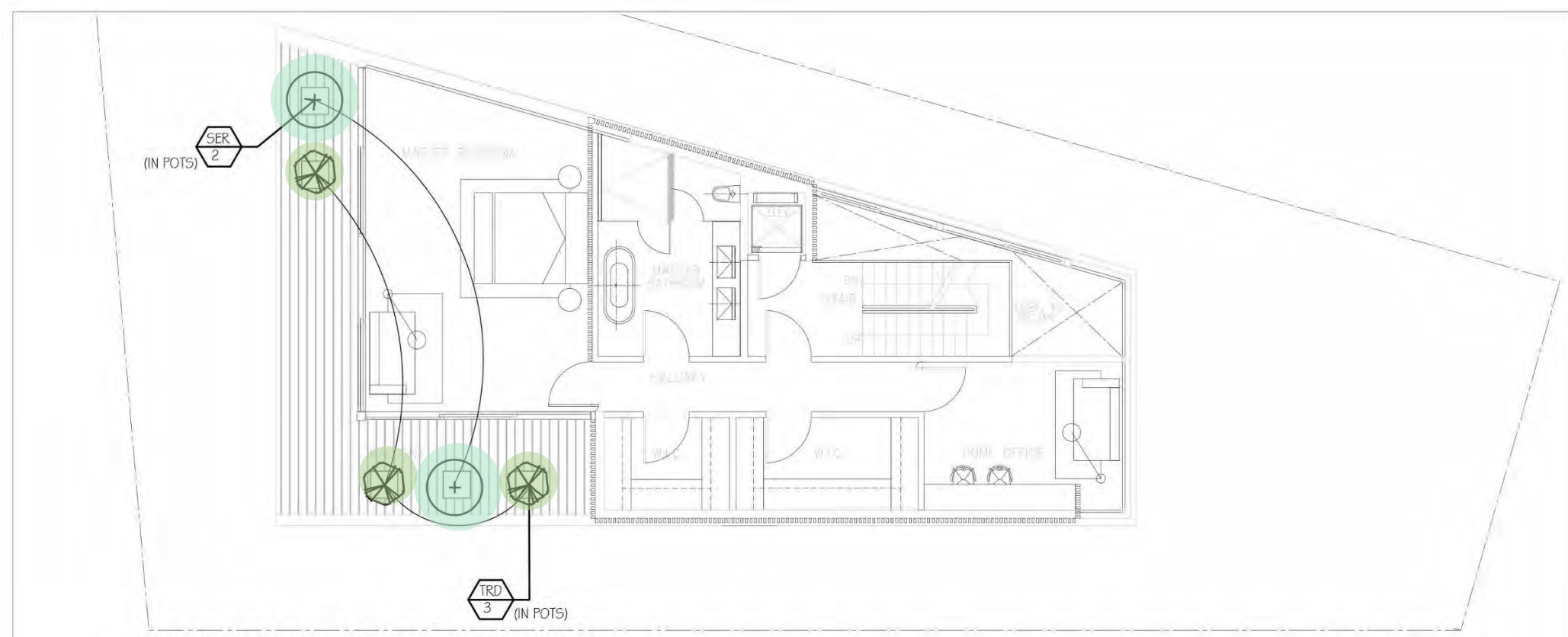
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**LANDSCAPE PLAN  
4RD & ROOF TOP LEVELS**

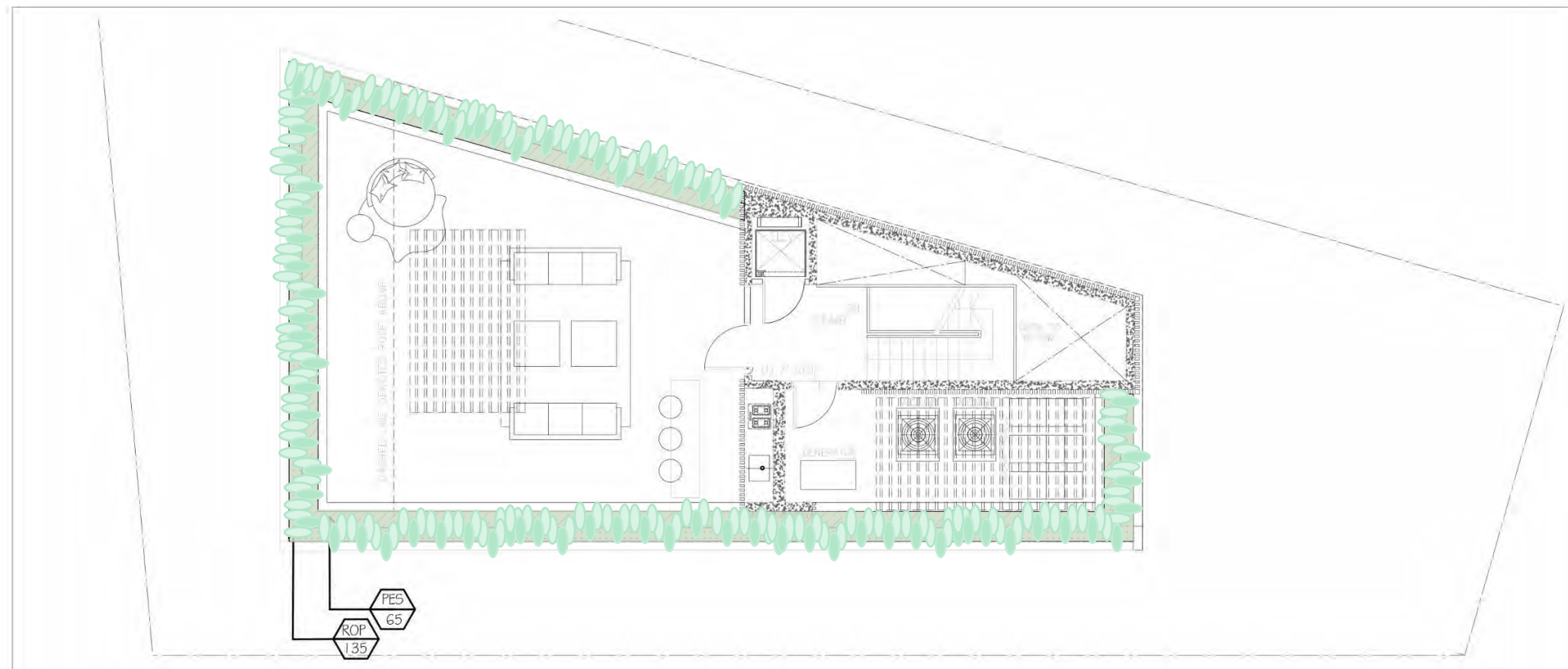
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Sheet No. **L1-2**

Date 02/13/2023  
Drawn By G.A./J.J.  
Reviewed By HH  
Sheet 3 of 5



LANDSCAPE PLAN - FOURTH FLOOR LEVEL

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



LANDSCAPE PLAN - ROOF TOP LEVEL

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



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8 CENTURY LANE  
MIAMI BEACH, FL 33139

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Sheet Title:

NORTHEAST  
ELEVATION

Project No.

2202

Date 02/13/2023

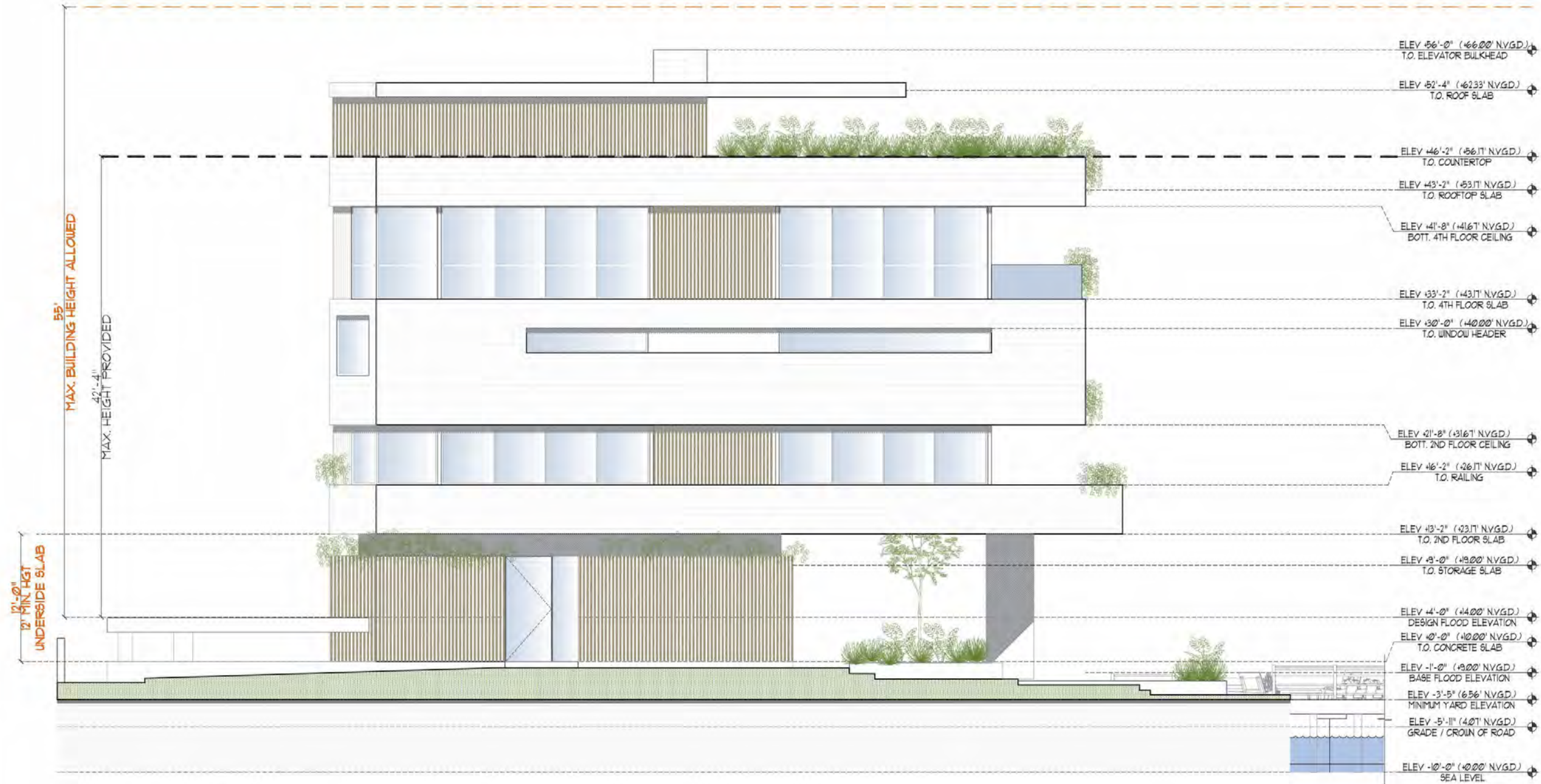
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Sheet No.

**A3-1**

Sheet 19 of 30



**1**  
A3.1 NORTHEAST ELEVATION

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MIAMI BEACH, FL 33139

Issued for:

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Sheet Title:

SOUTHEAST  
ELEVATION

Project No.

2202

Date 02/13/2023

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Sheet No.

**A3-2**

Sheet 20 of 30



**2** SOUTHEAST ELEVATION  
A3.1

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8 CENTURY LANE  
MIAMI BEACH, FL 33139

Issued for:

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Sheet Title:

SOUTHWEST  
ELEVATION

Project No.

2202

Date 02/13/2023

Drawn By D.S./A.S.

Reviewed By PGS

Sheet No.

**A3-3**

Sheet 21 of 30



3  
A3.1 SOUTHWEST ELEVATION

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





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Issued for:  
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Sheet Title:  
NORTHWEST  
ELEVATION

Project No. 2202	Sheet No. <b>A3-4</b>
Date 02/13/2023	
Drawn By D.S./A.S.	
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4 NORTHWEST ELEVATION  
A3.1

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



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Landscape Consultant



Project Management Consultant



Project Title

**8 CENTURY LANE**

PROPOSED NEW SINGLE FAMILY RESIDENCE FOR MR. MICHAEL SAIGER

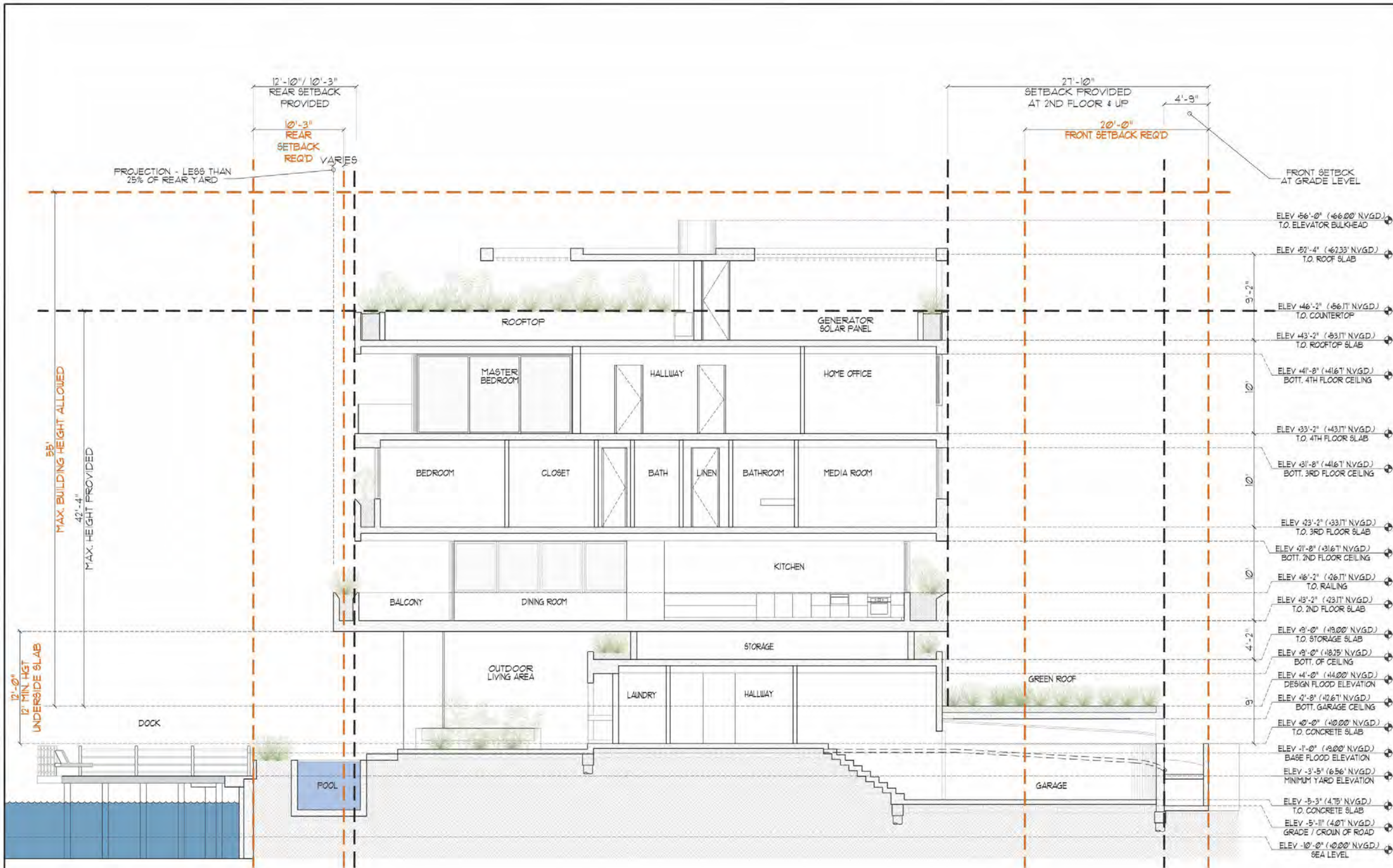
8 CENTURY LANE  
MIAMI BEACH, FL 33139

Issued for:  
**DRB RESUBMITTAL**

Sheet Title:  
**BUILDING SECTION 1**

Project No. 2202  
Date 02/13/2023  
Drawn By D.S./A.S.  
Reviewed By PGS

Sheet No. **A4-1**  
Sheet 23 of 30



**BUILDING SECTION 1**



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



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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

Issued for:

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Sheet Title:

PROPOSED FIRST  
FLOOR PLAN

Project No.

2202

Date 02/13/2023

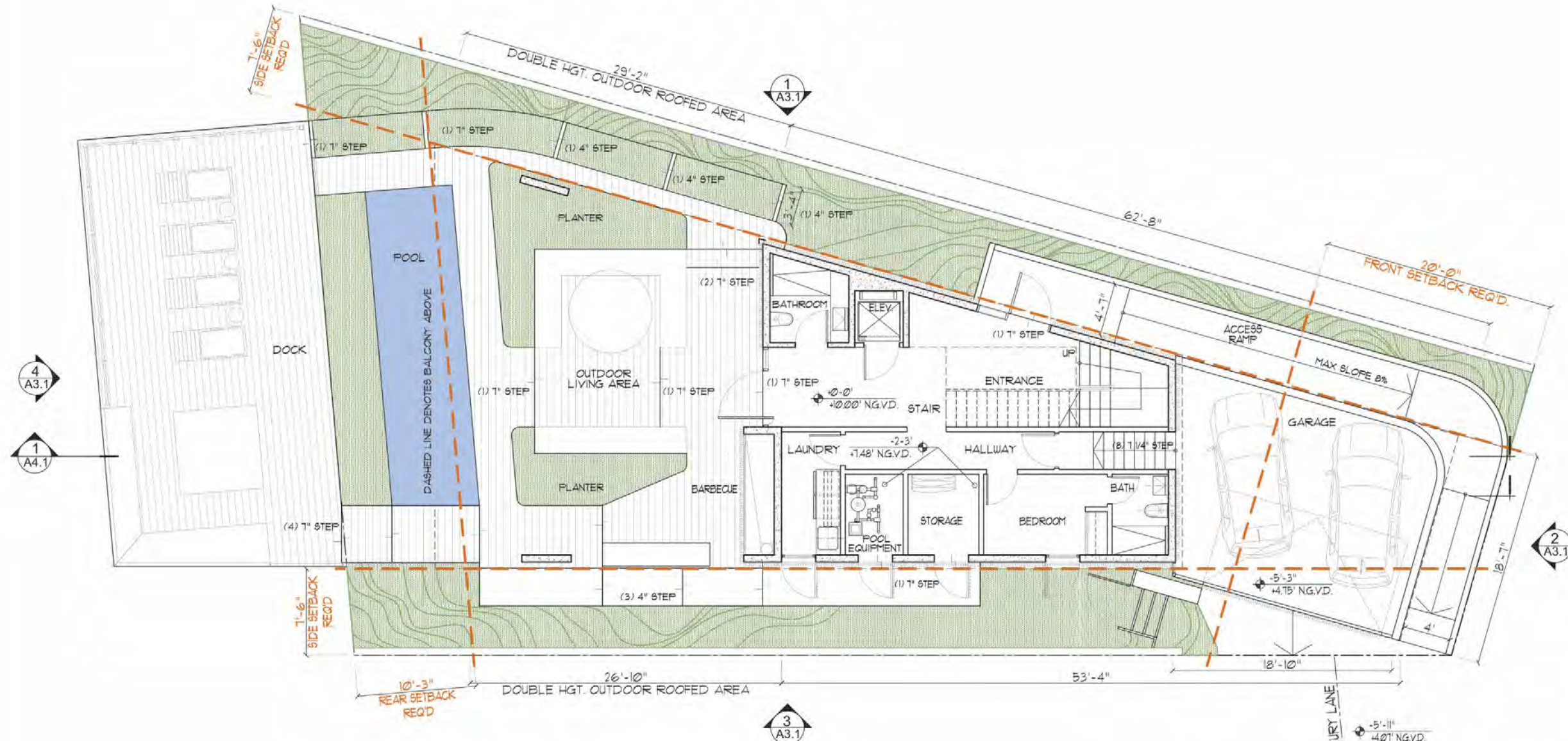
Drawn By D.S./A.S.

Reviewed By PGS

Sheet No.

**A2-1**

Sheet 12 of 30



PROPOSED FIRST FLOOR PLAN



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Project Title

**8 CENTURY LANE**

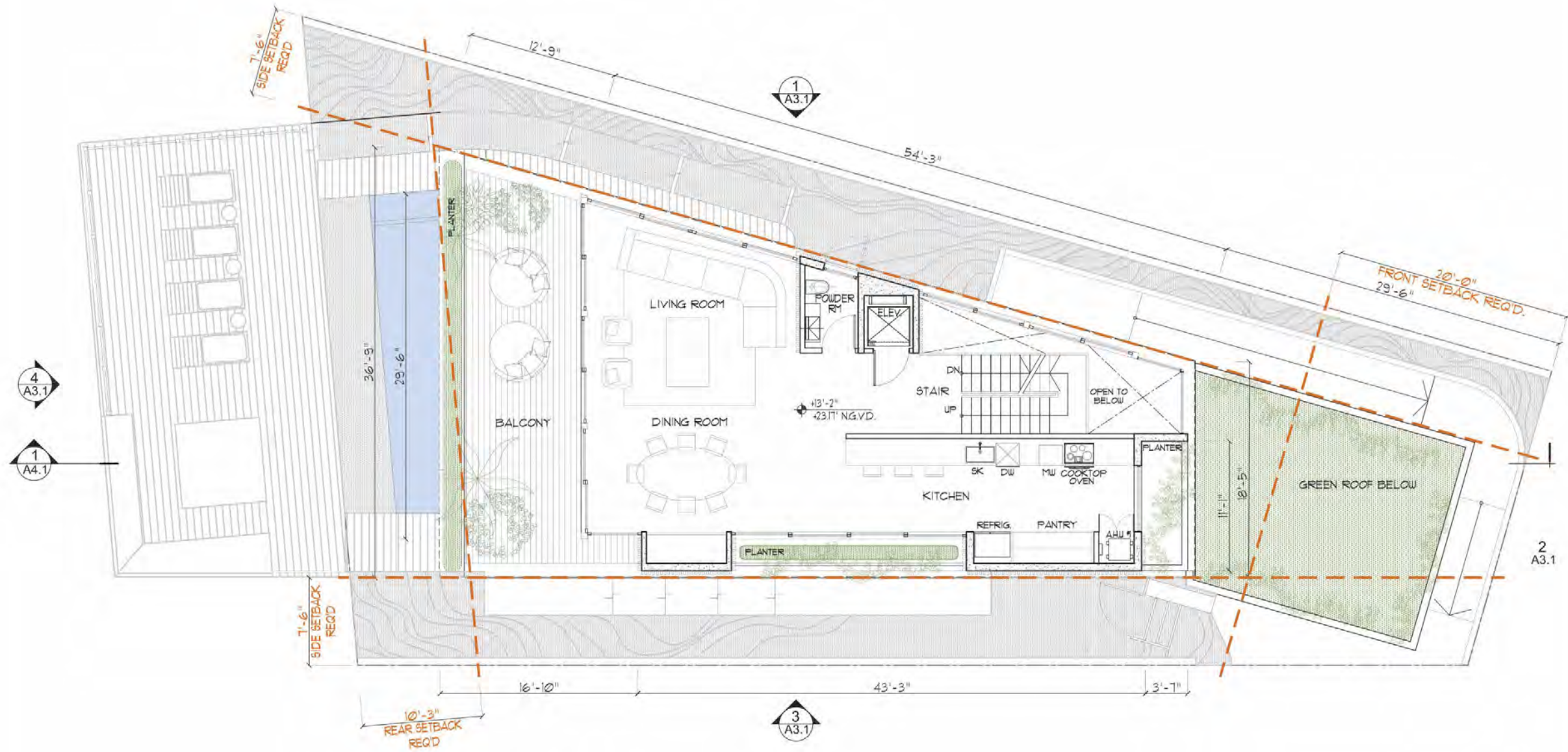
PROPOSED NEW SINGLE  
FAMILY RESIDENCE FOR  
MR. MICHAEL SAIGER

8 CENTURY LANE  
MIAMI BEACH, FL 33139

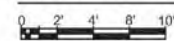
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Sheet Title:  
SECOND  
FLOOR PLAN

Project No. 2202	Sheet No. <b>A2-2</b>
Date 02/13/2023	
Drawn By D.S./A.S.	
Reviewed By PGS	Sheet 13 of 30



PROPOSED SECOND FLOOR PLAN



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





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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

Issued for:

DRB RESUBMITTAL

Sheet Title:

THIRD FLOOR PLAN

Project No.

2202

Date 02/13/2023

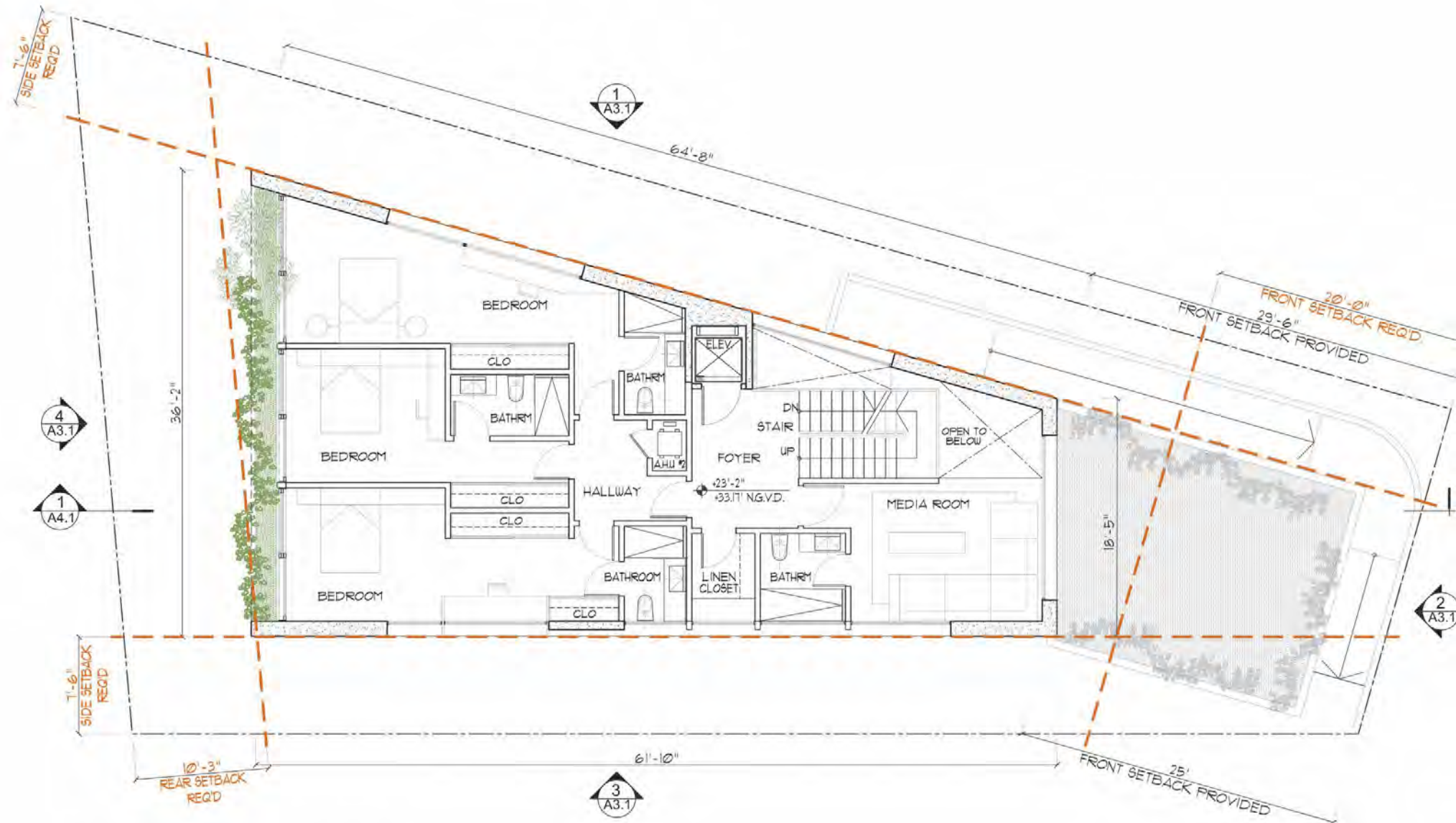
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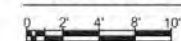
Sheet No.

**A2-3**

Sheet 14 of 30



PROPOSED THIRD FLOOR PLAN



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





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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

Issued for:

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Sheet Title:

FOURTH FLOOR PLAN

Project No.

2202

Date 02/13/2023

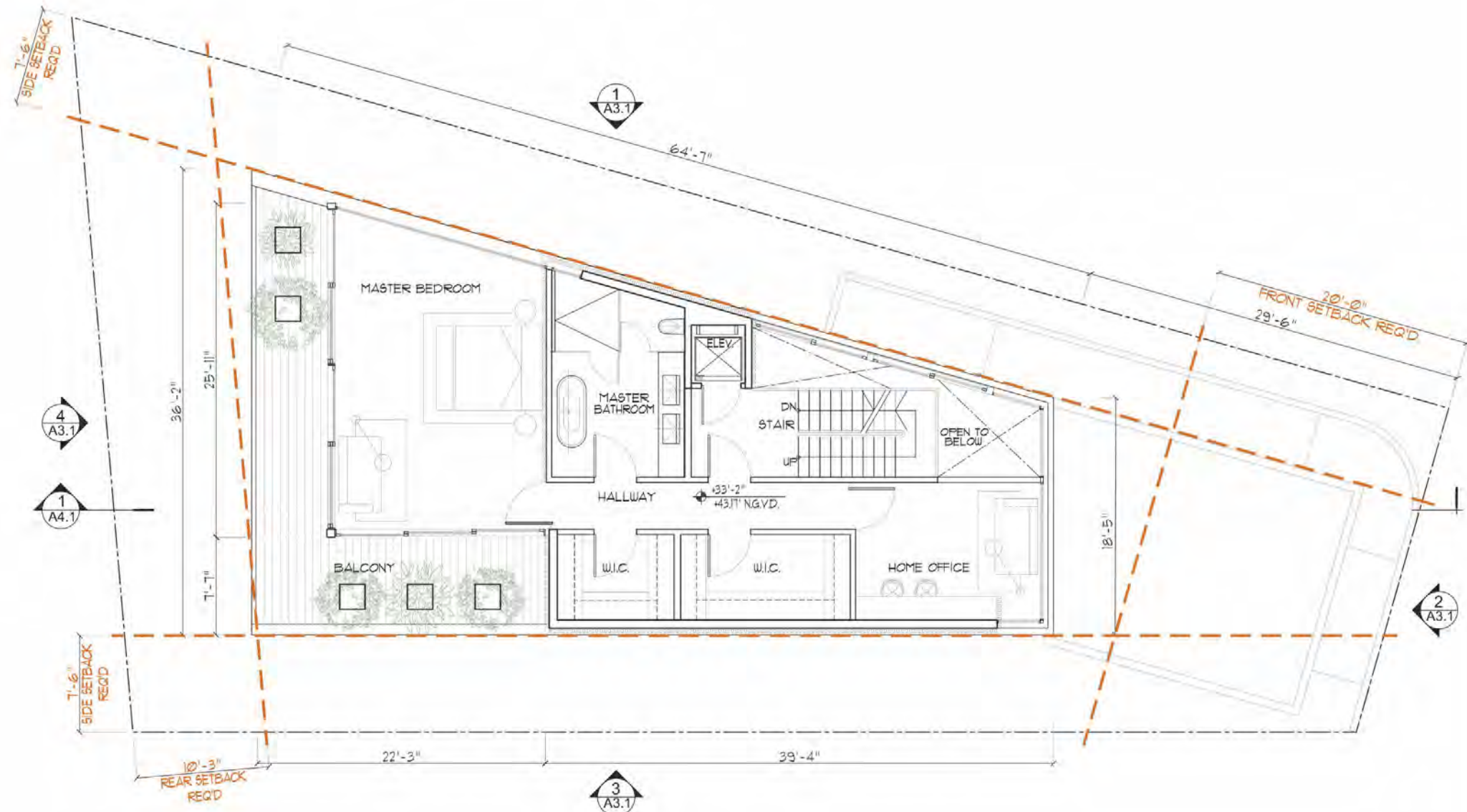
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Sheet No.

**A2-4**

Sheet 15 of 30



PROPOSED FOURTH FLOOR PLAN



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





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Project Title

**8 CENTURY LANE**

PROPOSED NEW SINGLE  
FAMILY RESIDENCE FOR

MR. MICHAEL SAIGER

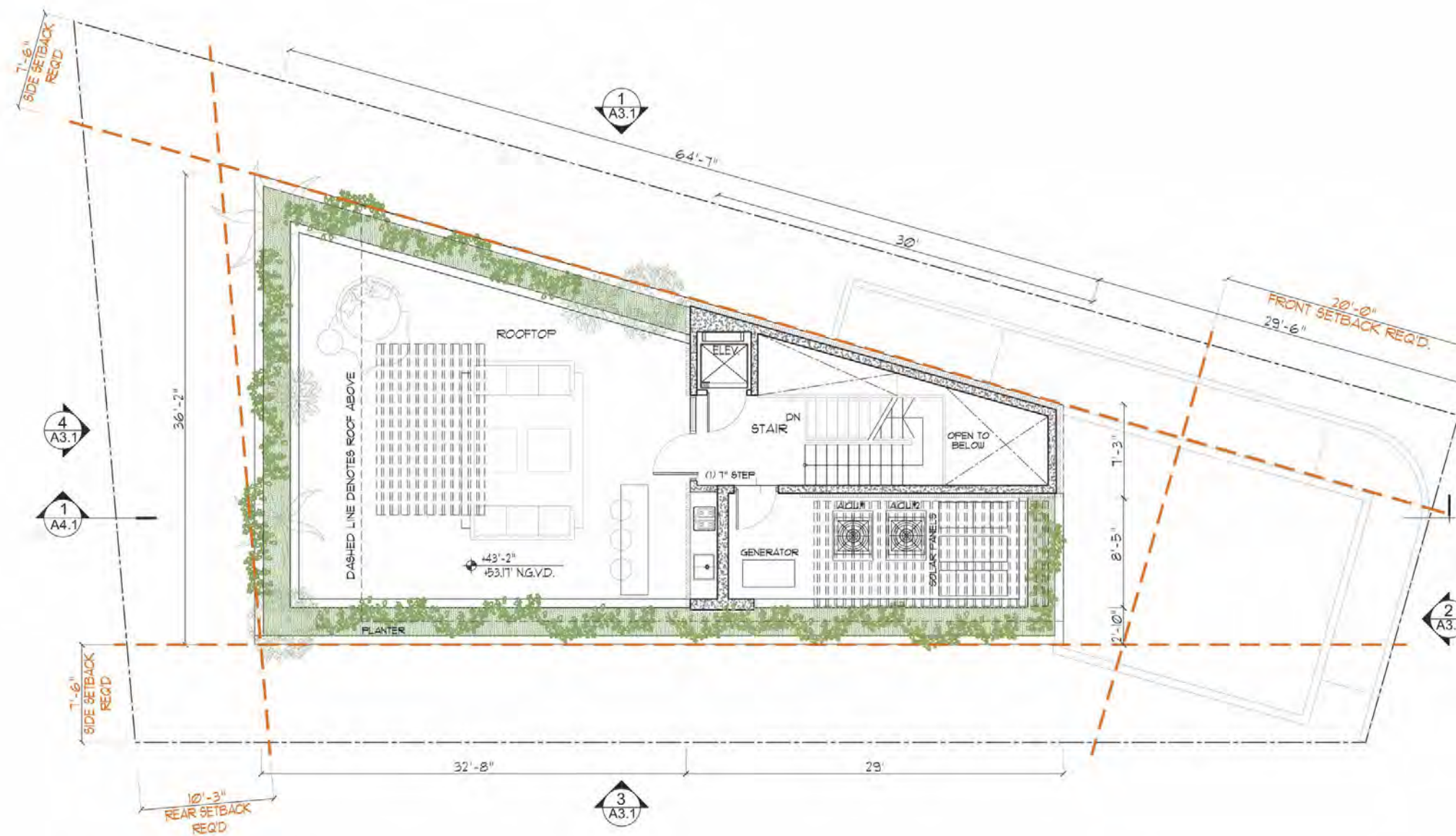
8 CENTURY LANE  
MIAMI BEACH, FL 33139

Issued for:  
DRB RESUBMITTAL

Sheet Title:  
ROOFTOP PLAN

Project No. 2202  
Date 02/13/2023  
Drawn By D.S./A.S.  
Reviewed By PGS

Sheet No. **A2-5**  
Sheet 16 of 30



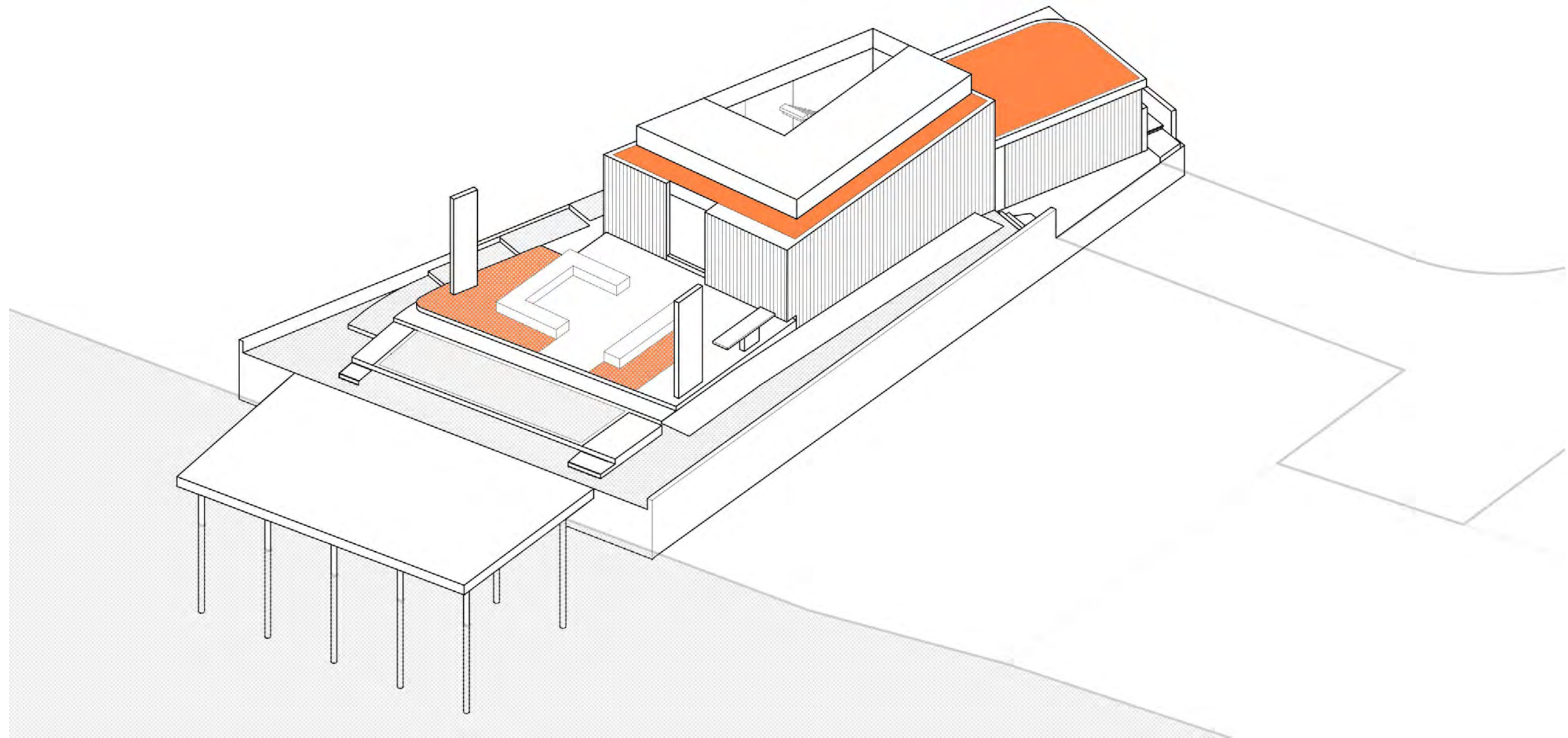
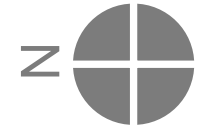
PROPOSED ROOFTOP PLAN



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



# ARCHITECTURAL SYNTAX | *GROUND FLOOR*

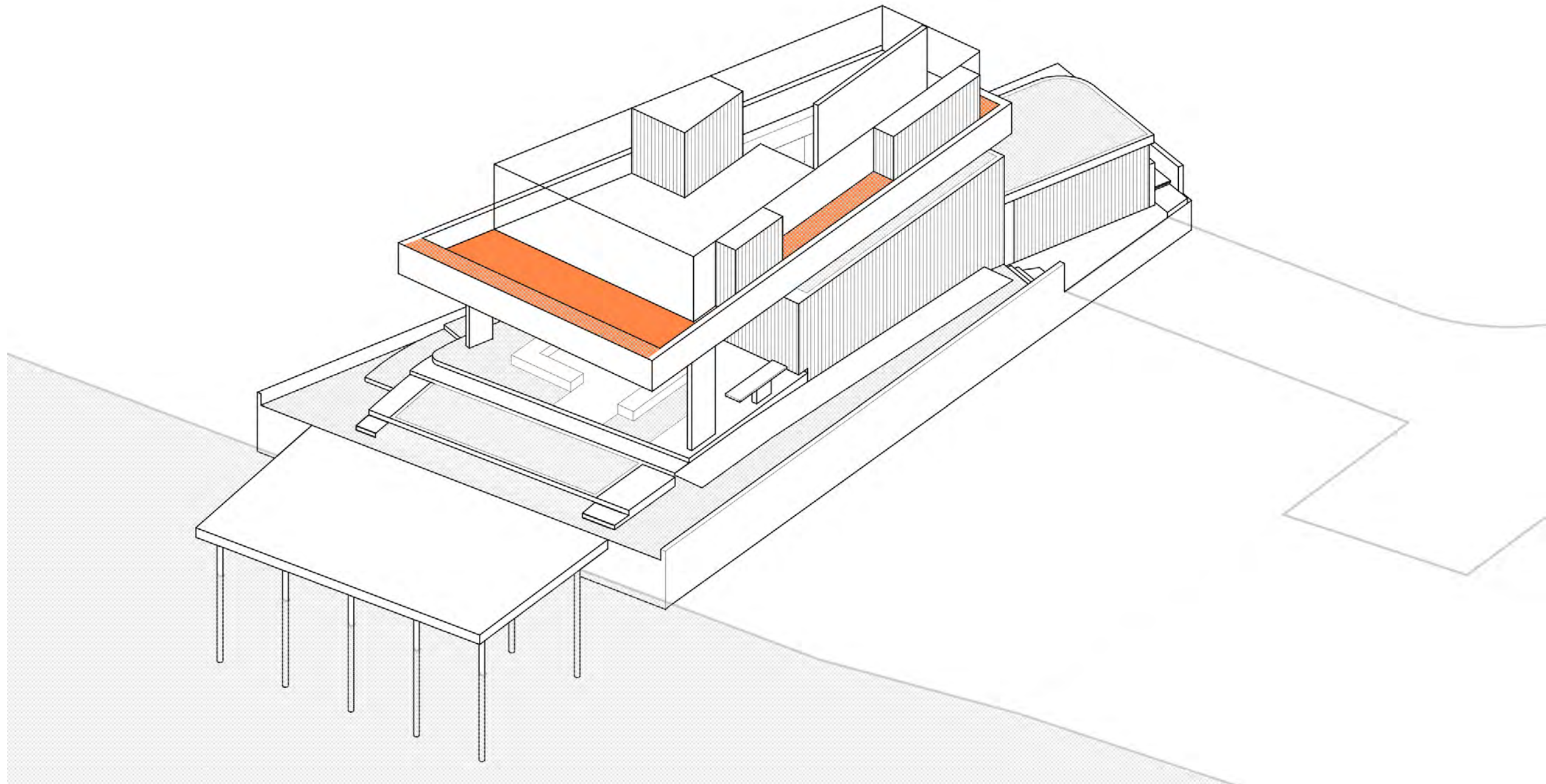
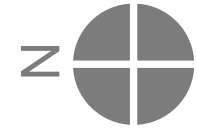


## GOAL

BUILDING MASSING HAS BEEN BROKEN AND ADDITIONAL LAYER OF LANDSCAPE ADDED |  
THE GARAGE HEIGHT WAS LOWERED TO IMPROVE PEDESTRIAN EXPERIENCE.



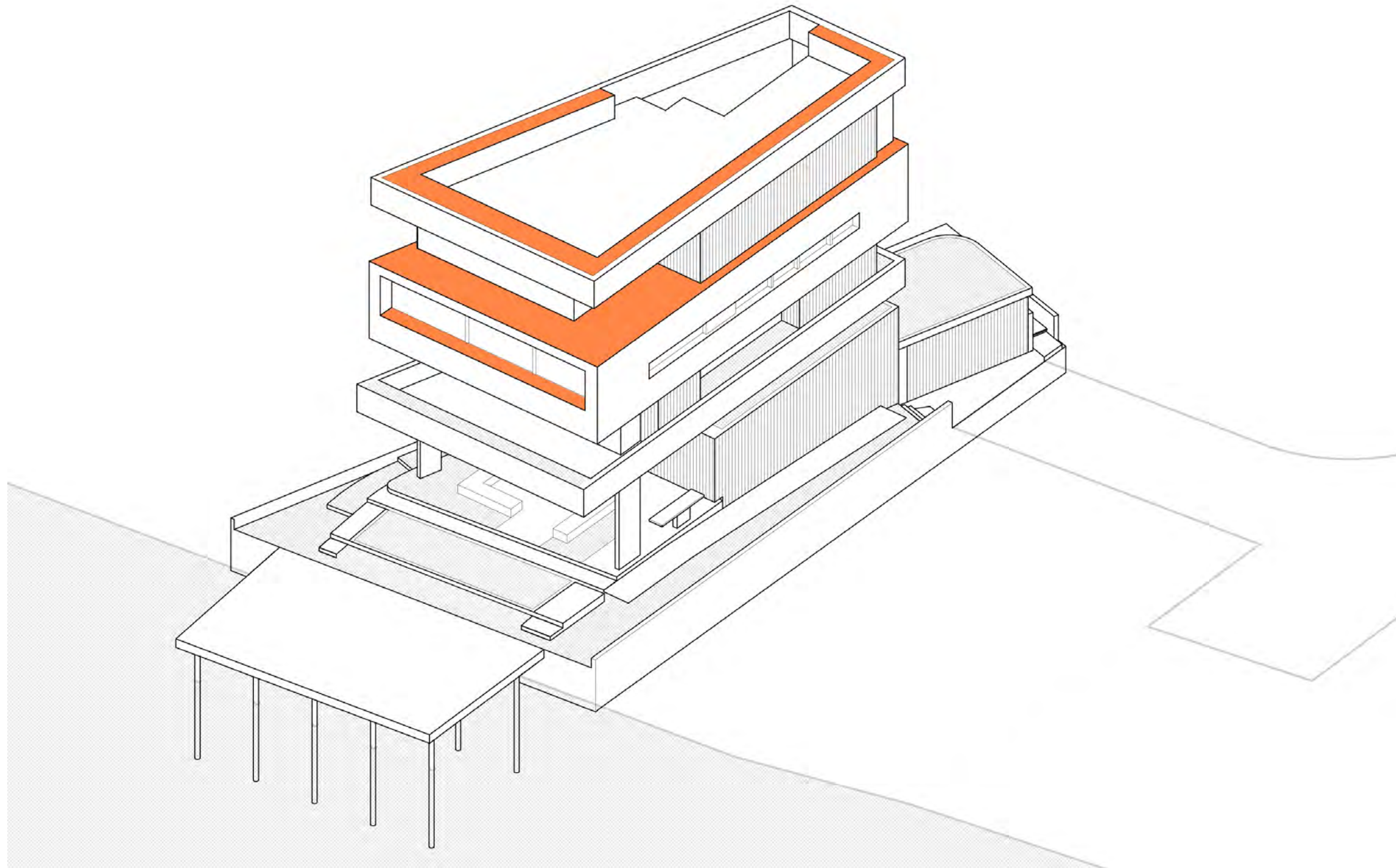
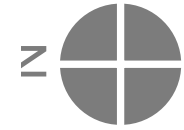
# ARCHITECTURAL SYNTAXIS | SOCIAL LEVEL



## GOAL

WHILE SEEKING VISUALLY TO BLEND INTO THE LANDSCAPE THROUGH THE GLAZED VOLUME, ADDITIONAL PLANTERS AND GREENERY HAVE BEEN ADDED TO IMPROVE PRIVACY.

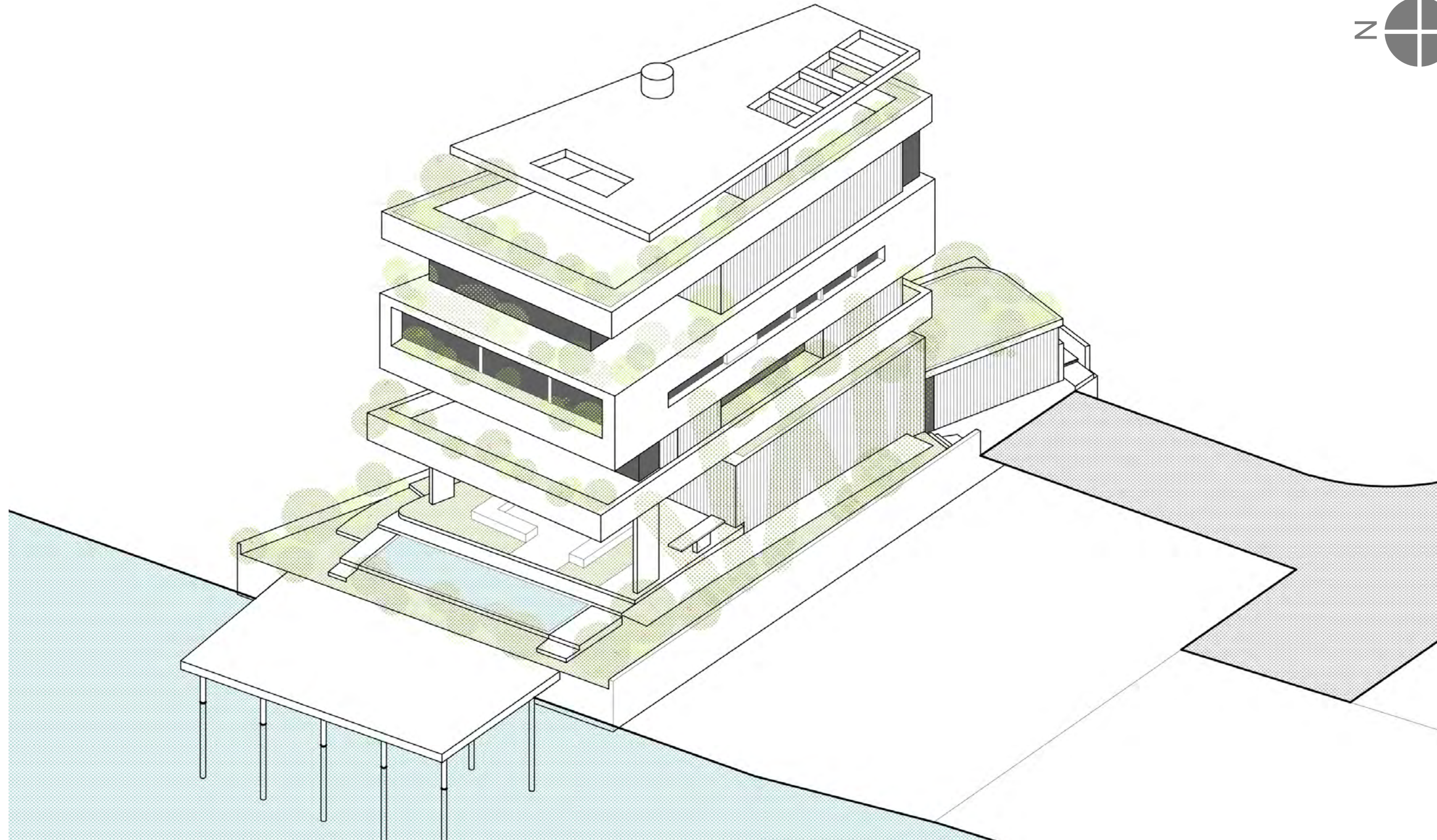
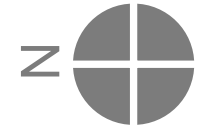
# ARCHITECTURAL SYNTAX | PRIVATE LEVELS



## GOAL

IN ORDER TO ACHIEVE GREATER PRIVACY WITHOUT SACRIFICING AIRFLOW AND NATURAL LIGHT, WE RESIZED WINDOWS, UTILIZED WOOD SLAT SCREENS, AND INCORPORATED ADDITIONAL GREENERY.

# ARCHITECTURAL SYNTAX | *LANDSCAPE*



## GOAL

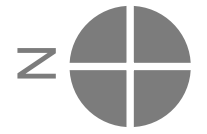
GREENS AREAS WERE ADDED ON ALL LEVELS TO BALANCE THE ARCHITECTURE AND TO GIVE MOVEMENT AND COOLNESS TO THE WHOLE.

# SOUTHEAST AXO | VARIANCE



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

# NORTHEAST AXO | VARIANCES 4



# SOUTHEAST AXO | VARIANCE



# NORTHWEST AXO | VARIANCE

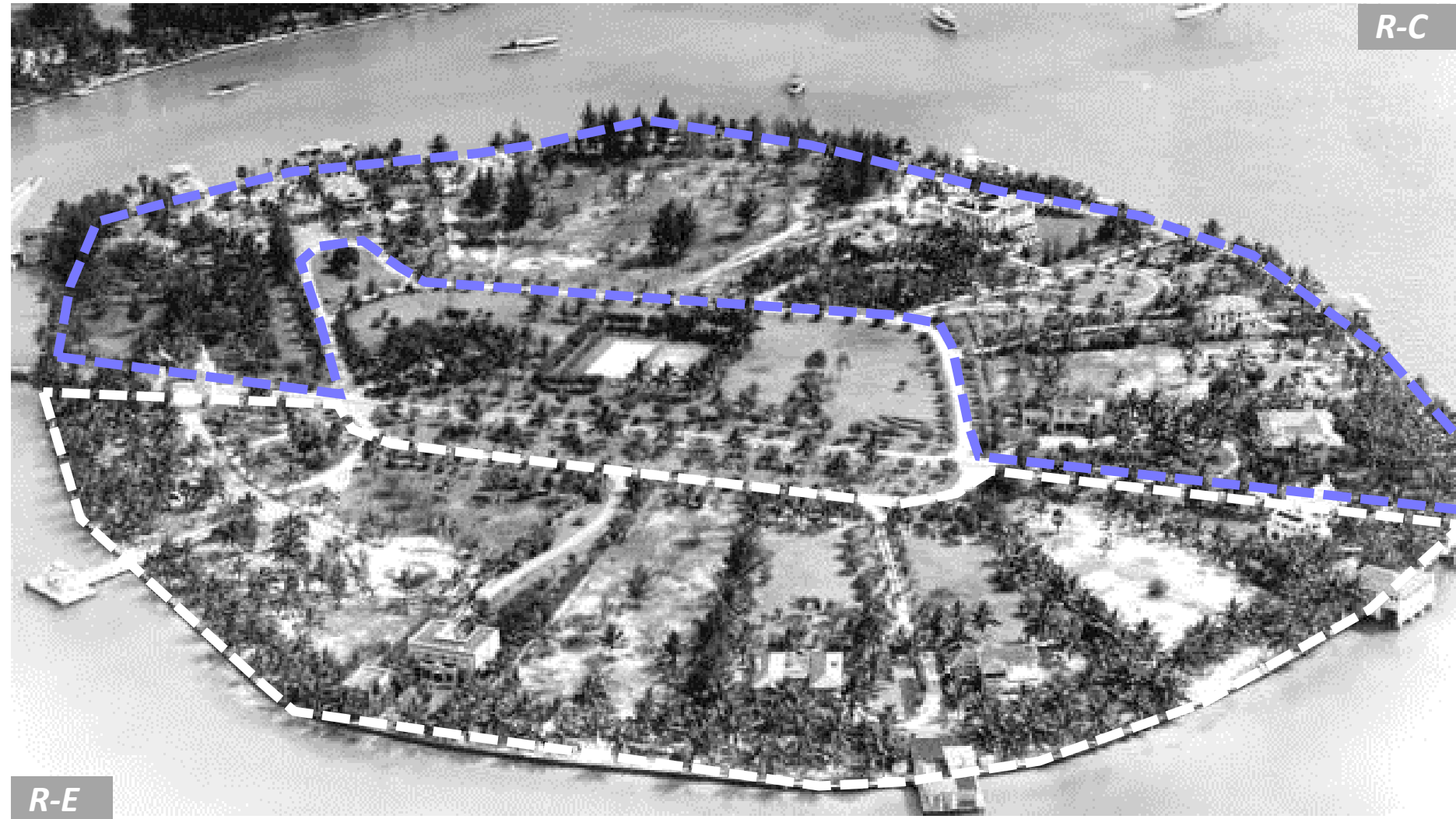


REQUESTING VARIANCE TO WAIVE THE  
MINIMUM 7'-6" REAR SETBACK REQUIRED  
FOR A POOL | **SETBACK PROVIDED 4'-4"**

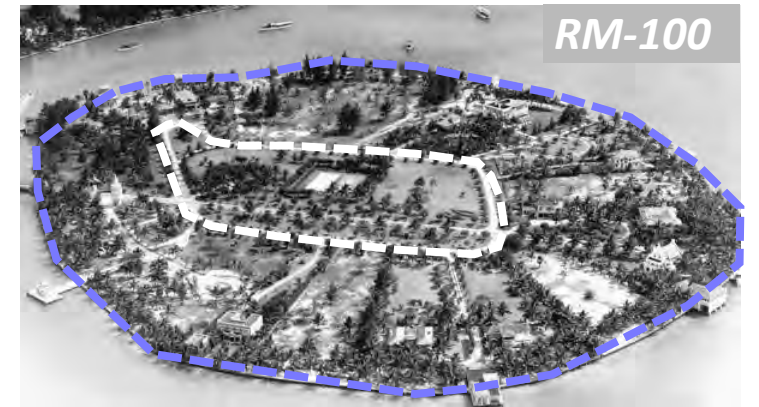
# BELLE ISLE | THEN

1930s

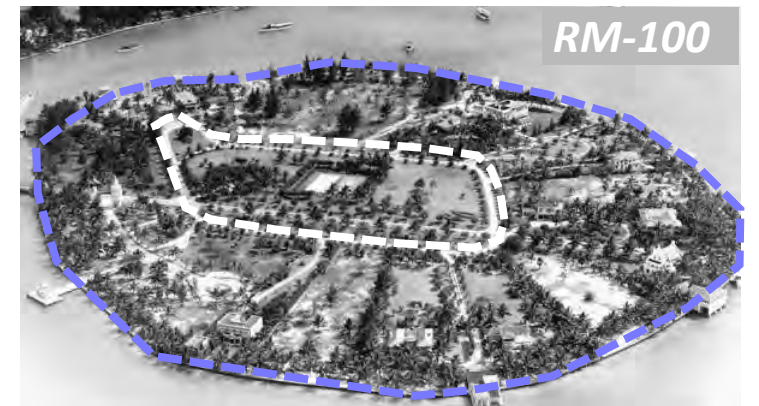
ZONING CODE 1930 | **R-E & R-C**  
**MULTIFAMILY | SINGLE FAMILY . MULTIFAMILY . BUNGALOW**  
**ESTATE | 10000 SQFT PER FAMILY**



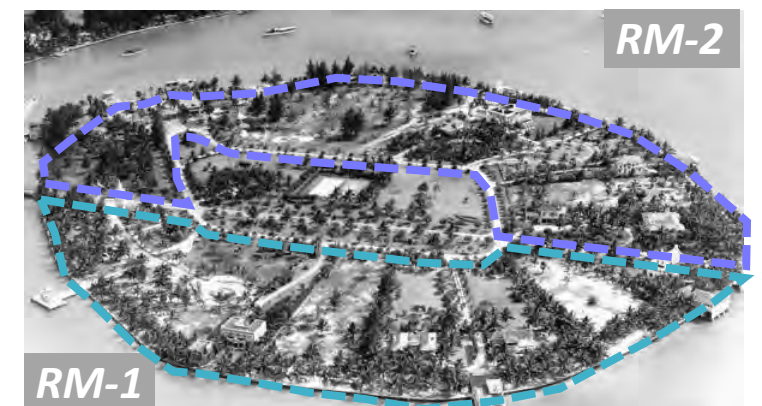
ZONING CODE 1971 | **RM-100**  
**MULTIFAMILY MEDIUM HIGH DENSITY**



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