

DRB22- 0847

10 CENTURY LANE

MIAMI BEACH, FL 33139

APRIL 4TH, 2023



10 CENTURY LANE | LOCATION



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

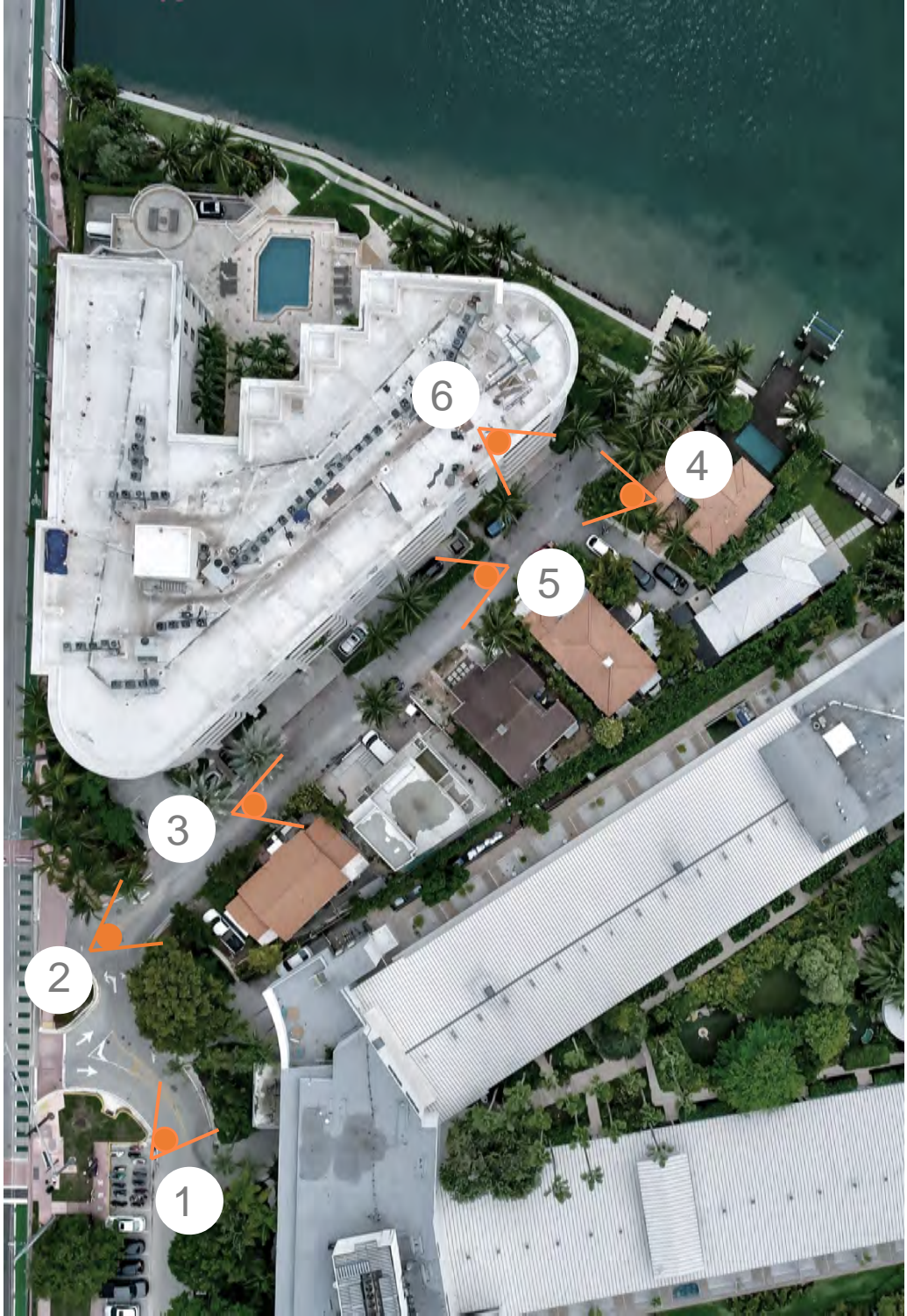
OUTREACHED

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

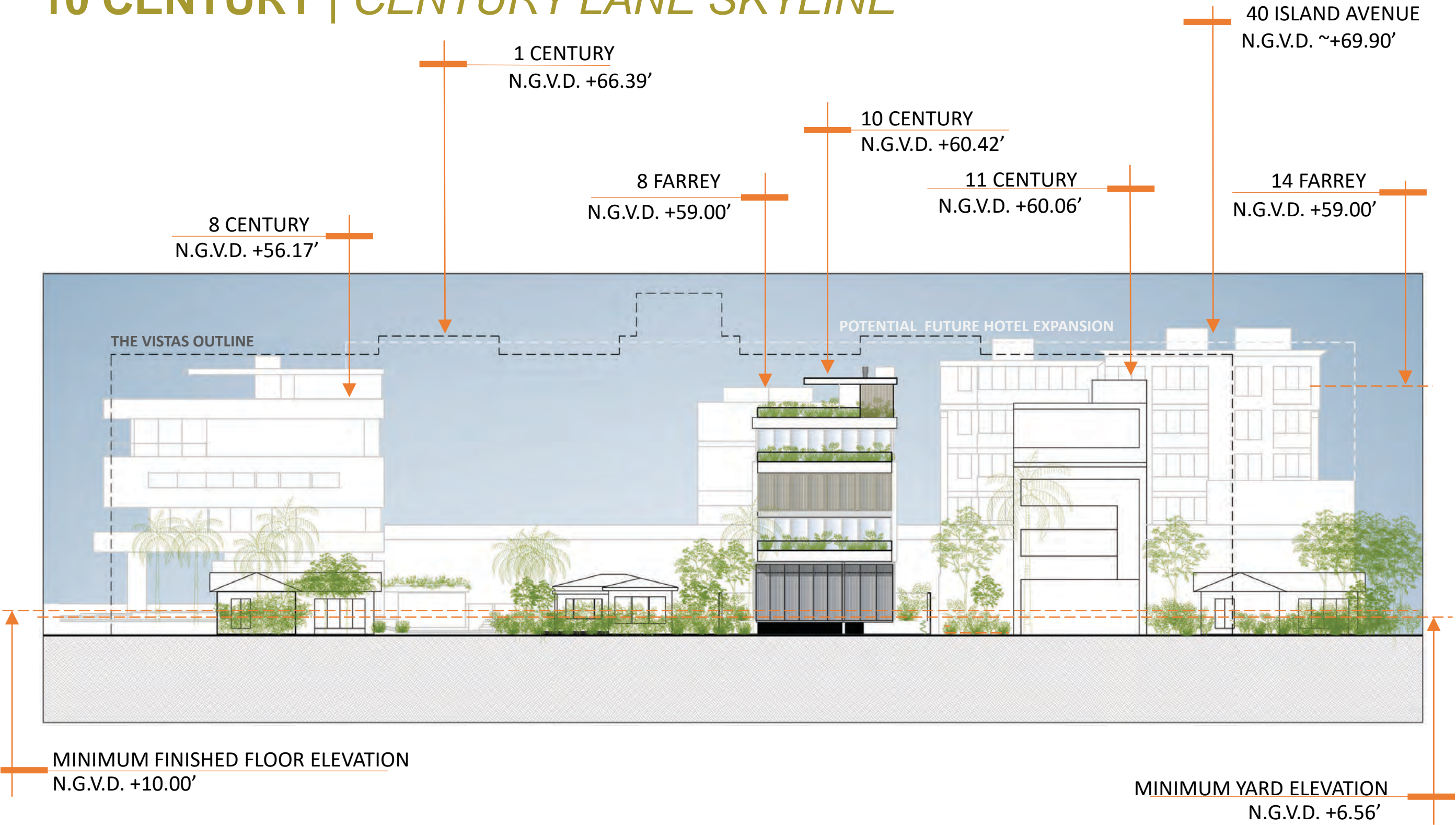


BELLE ISLE | A PEDESTRIAN'S VIEW



KEY MAP

10 CENTURY | CENTURY LANE SKYLINE



NEIGHBORHOOD

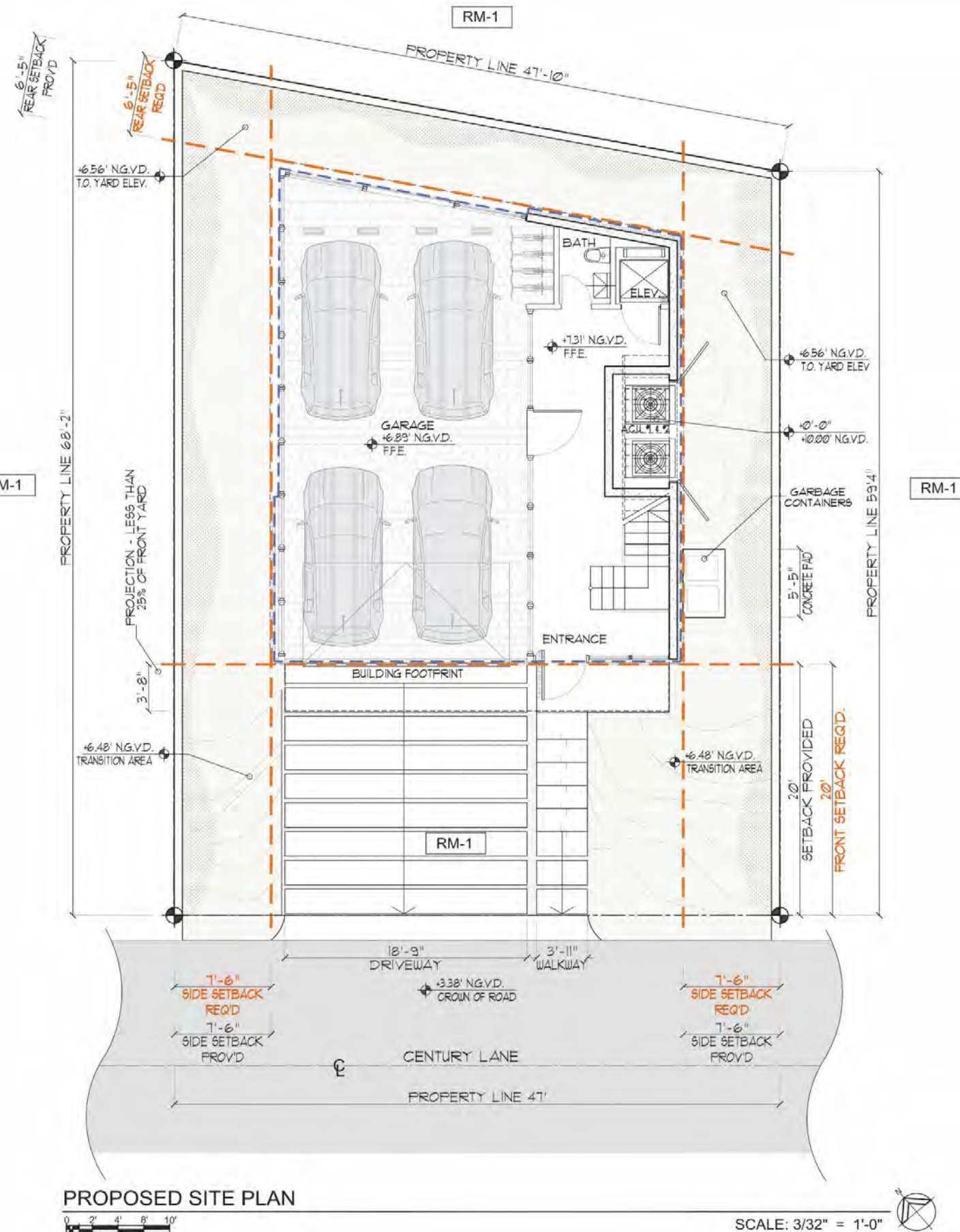
THE SCALE AND ENVIRONMENT OF THE NEIGHBORHOOD IS CHARACTERIZED BY THE EXISTING BUILDINGS AND THE NEW PROJECTS.

10 CENTURY | *INTEGRATING THE PROJECT*



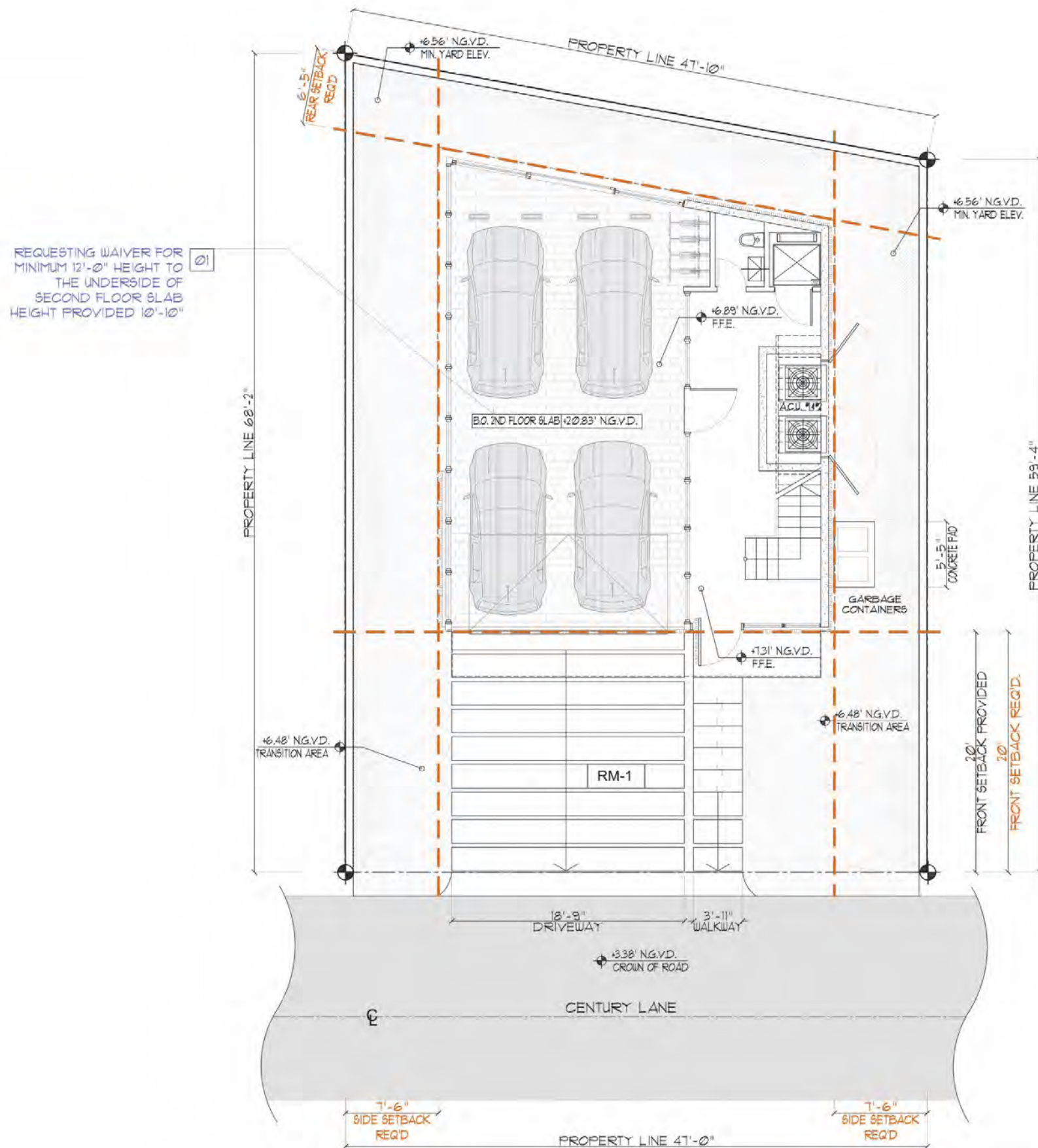
CENTURY LANE LOOK & FEEL

THE NEW PROJECTS SMOOTHLY INTEGRATE TO THE EXISTING NEIGHBORHOOD CHARACTER



NOT TO SCALE
NOTE: EXISTING ONE STORY RESIDENCE.
LOCATION MAP





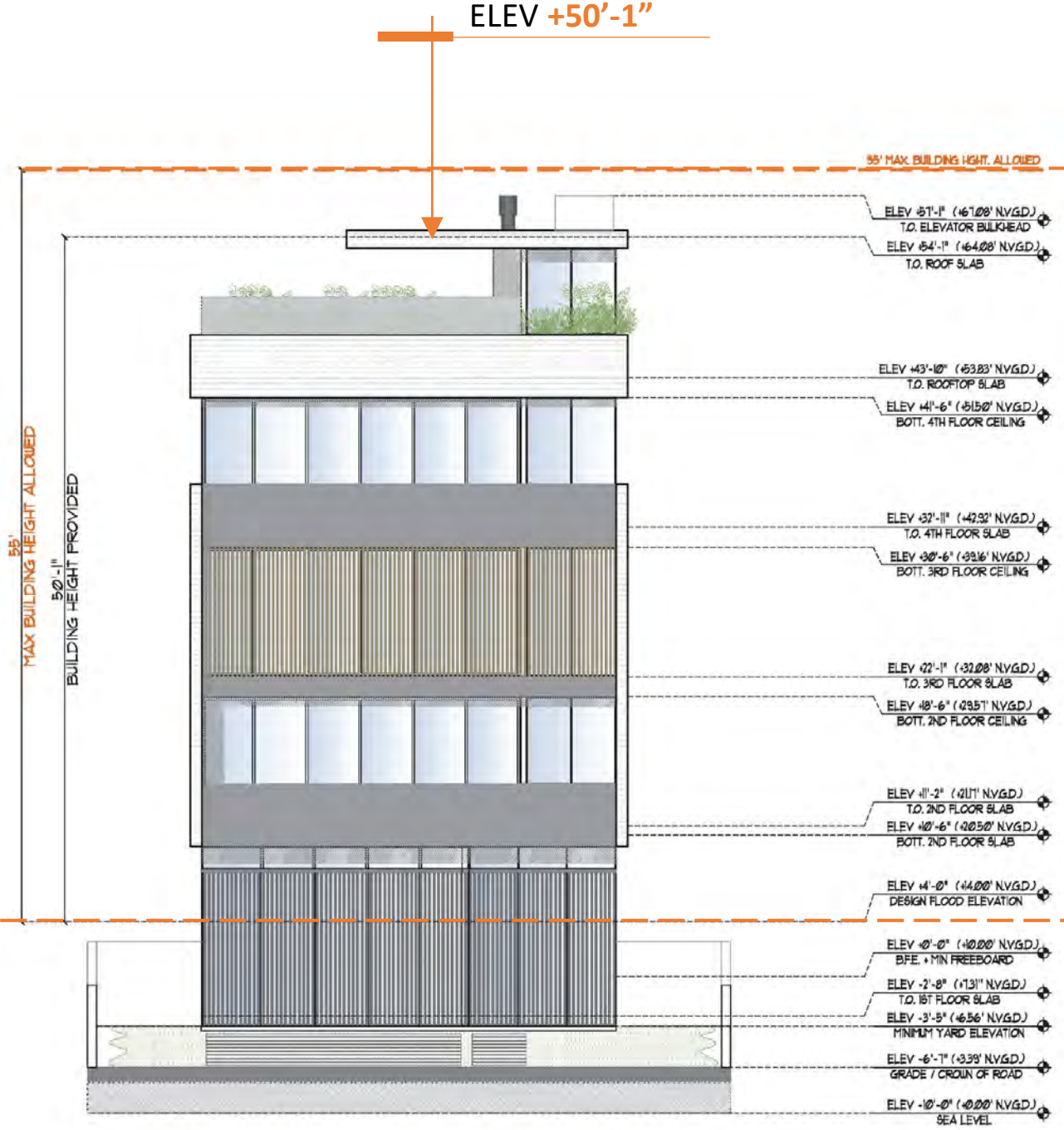
VARIANCES DIAGRAM



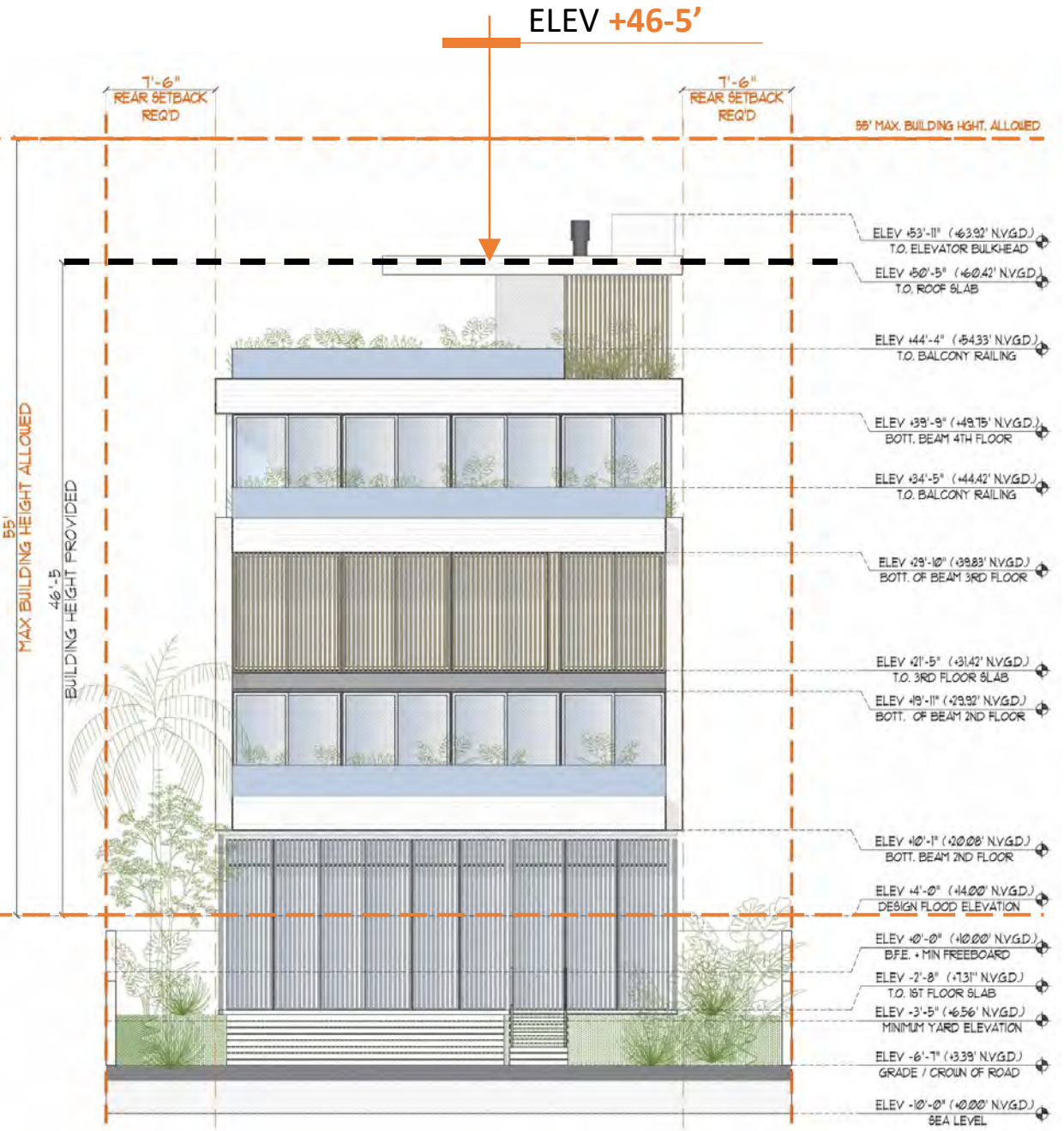
SCALE: 3/32" = 1'-0"



SOUTHWEST ELEVATION | COMPARISON



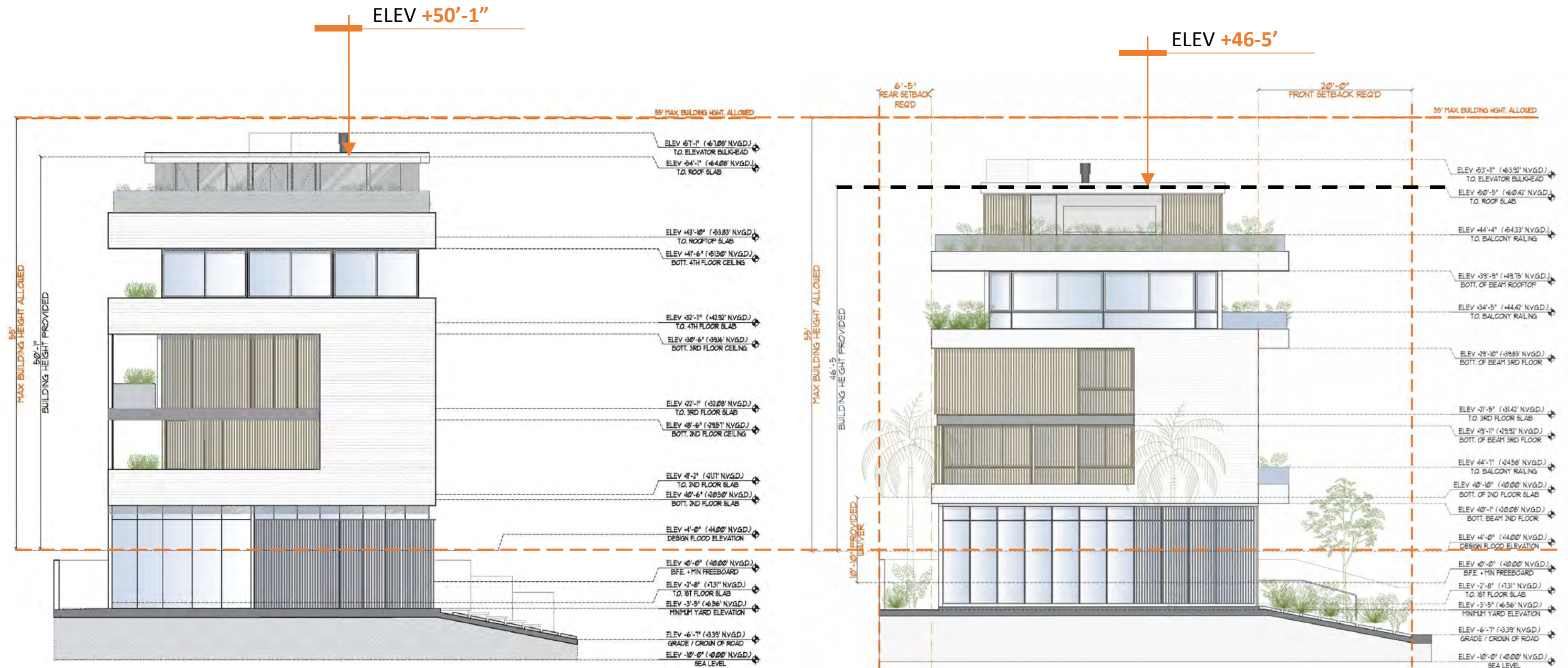
SOUTHWEST ELEVATION | DRB HEARING 12.06.22



REVISED SOUTHWEST ELEVATION | DRB HEARING 04.04.23

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

NORTHEAST ELEVATION | COMPARISON

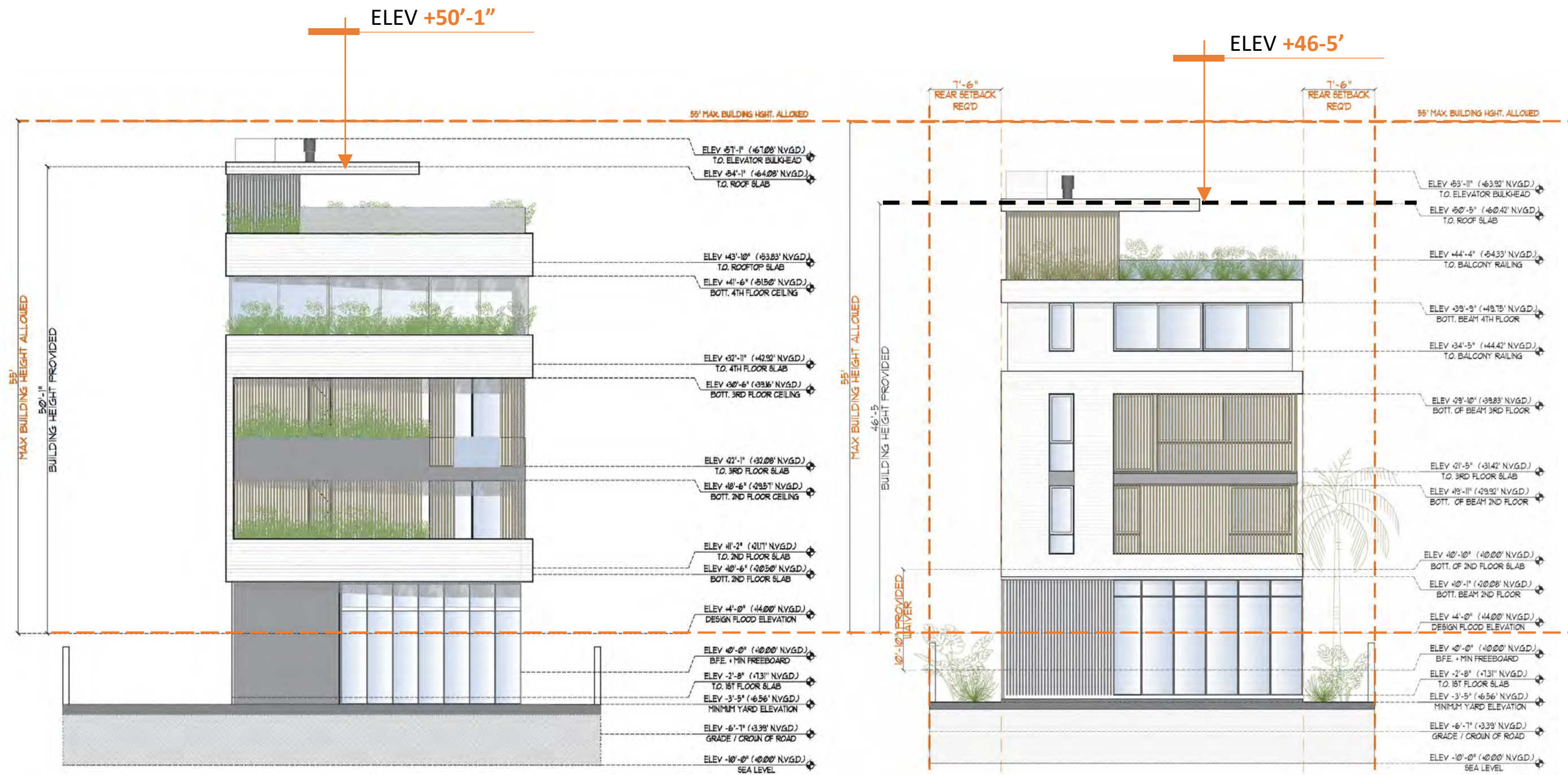


NORTHEAST ELEVATION | DRB HEARING 12.06.22

REVISED NORTHEAST ELEVATION | DRB HEARING 04.04.23

DEEP CUTOUTS WERE CREATED TO ACHIEVE A MORE DYNAMIC MASSING BETTER RELATED TO ADJACENT STREETS & SURROUNDINGS.

NORTHEAST ELEVATION | COMPARISON

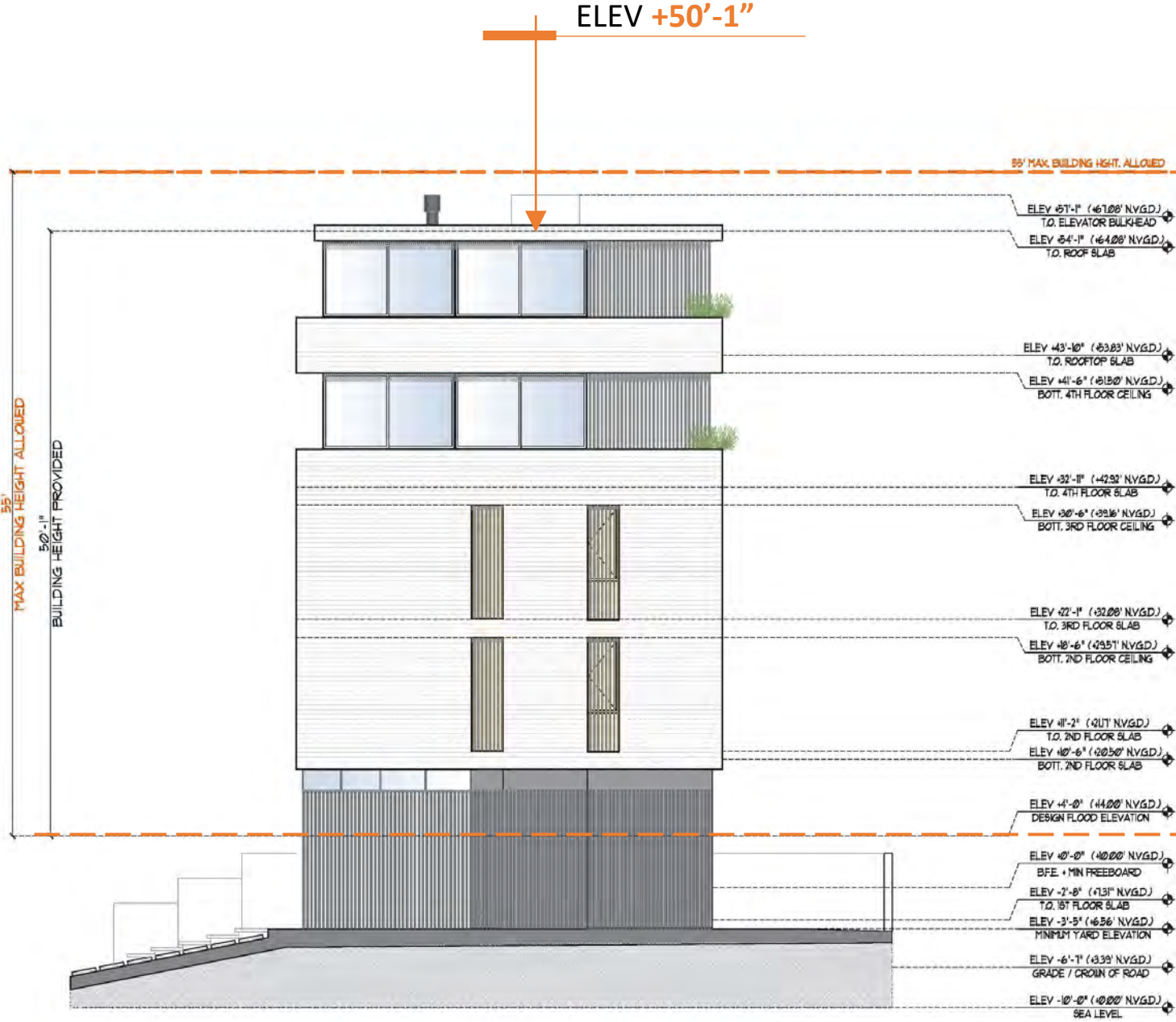


NORTHEAST ELEVATION | DRB HEARING 12.06.22

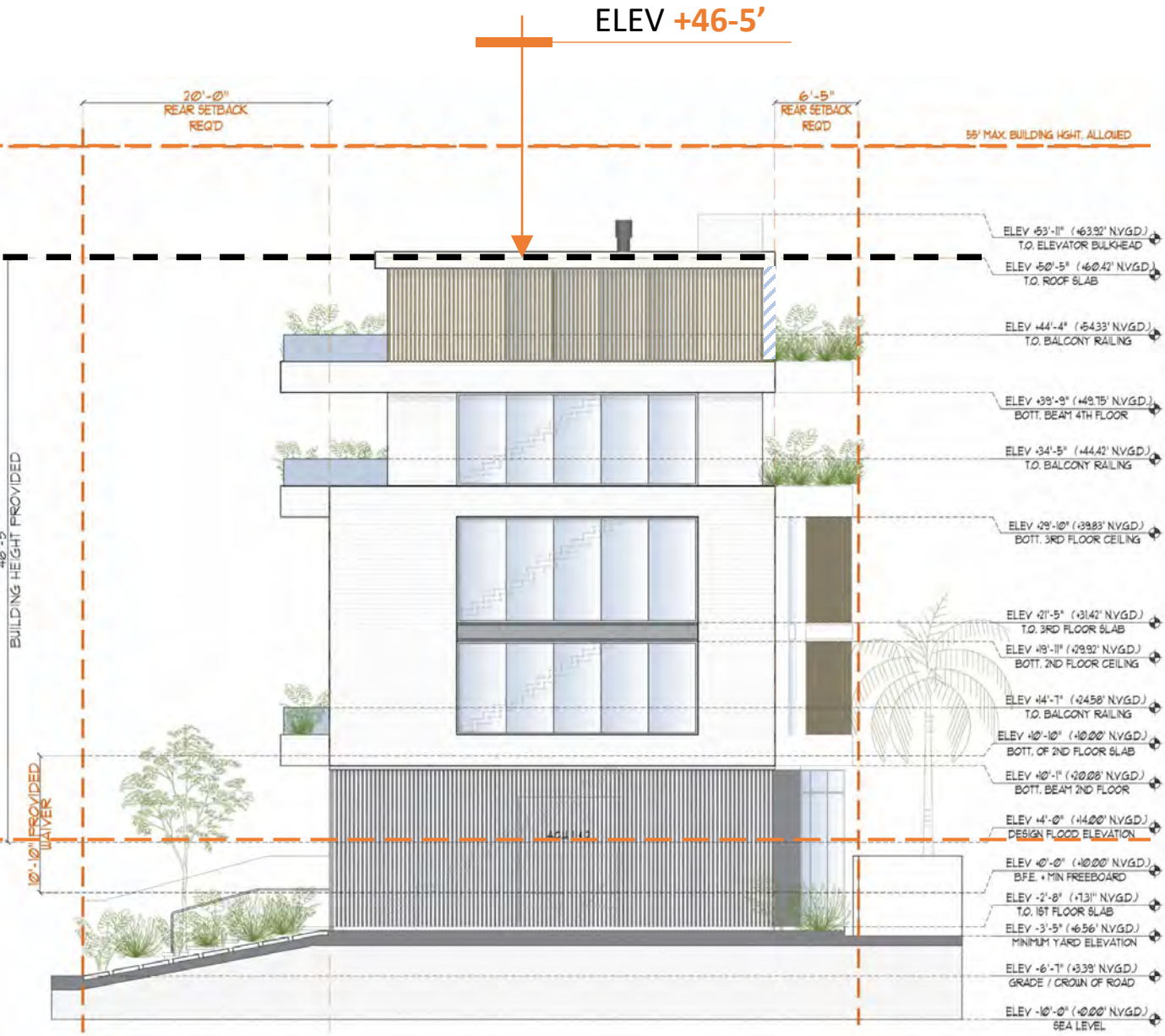
REVISED NORTHEAST ELEVATION | DRB HEARING 04.04.23

WINDOWS RESIZED & SCREENED TO IMPROVE CONNECTION WITH NEIGHBORHOOD

SOUTHEAST ELEVATION | COMPARISON



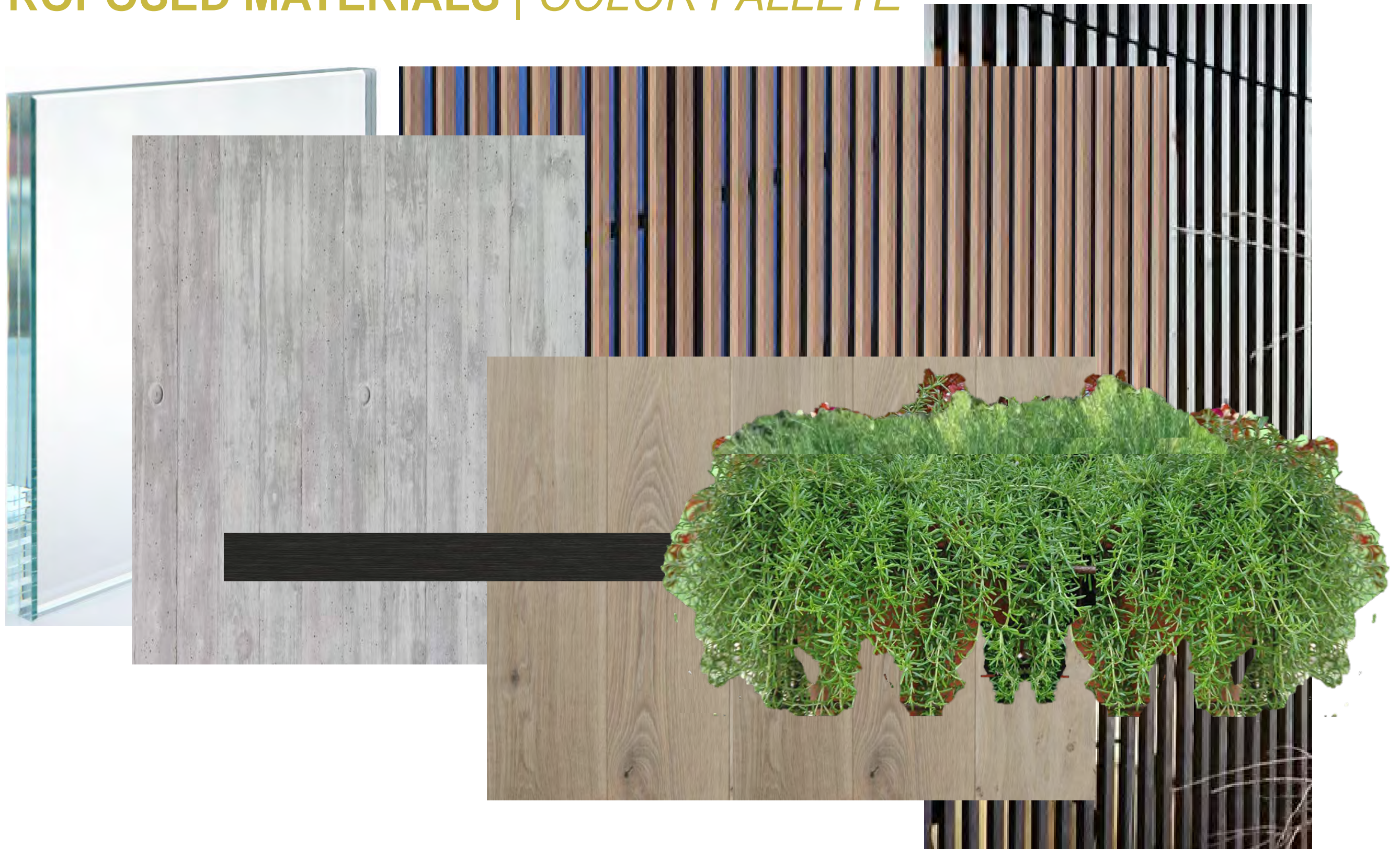
SOUTHEAST ELEVATION | DRB HEARING 12.06.22



REVISED SOUTHEAST ELEVATION | DRB HEARING 04.04.23

DEEP CUTOUTS WERE CREATED TO ACHIEVE A MORE DYNAMIC MASSING BETTER RELATIONSHIP WITH THE SURROUNDINGS.

PROPOSED MATERIALS | *COLOR PALLETE*



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



SOUTHWEST VIEW

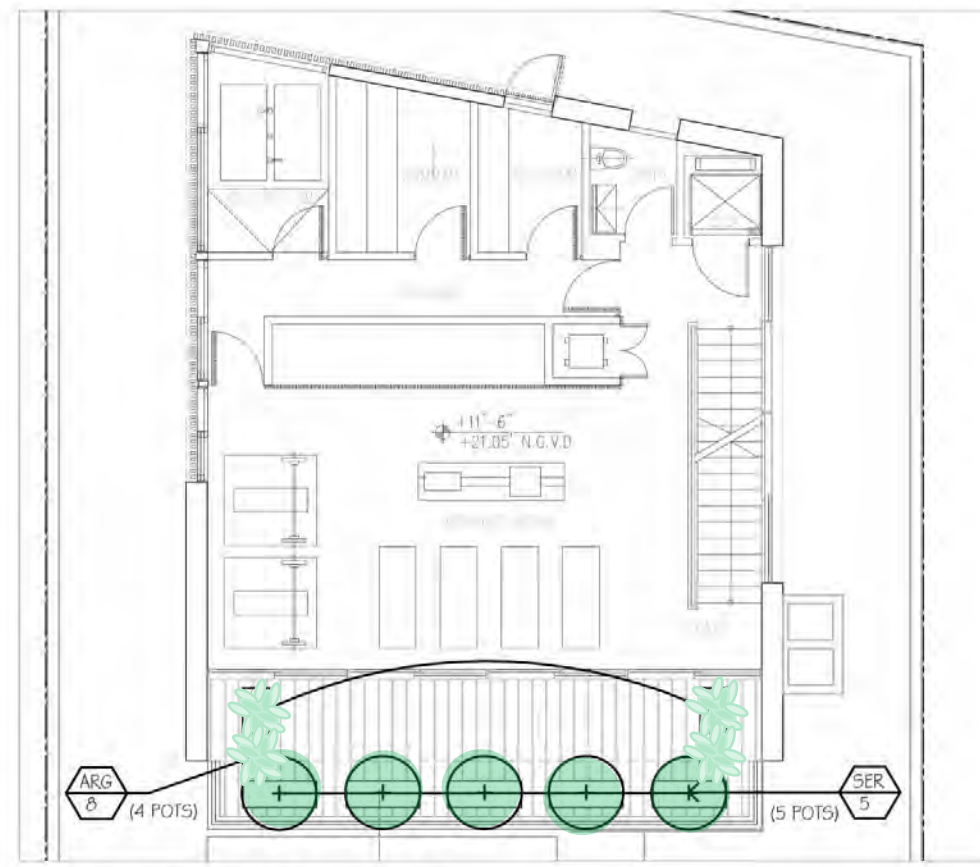
REVAMPED RESIDENTIAL CHARACTER | PROJECT DEVELOPED WITHIN SETBACKS | MASS AND HEIGHT WERE REVISED TO IMPROVE RELATIONSHIP WITH NEIGHBORHOOD.



GOAL

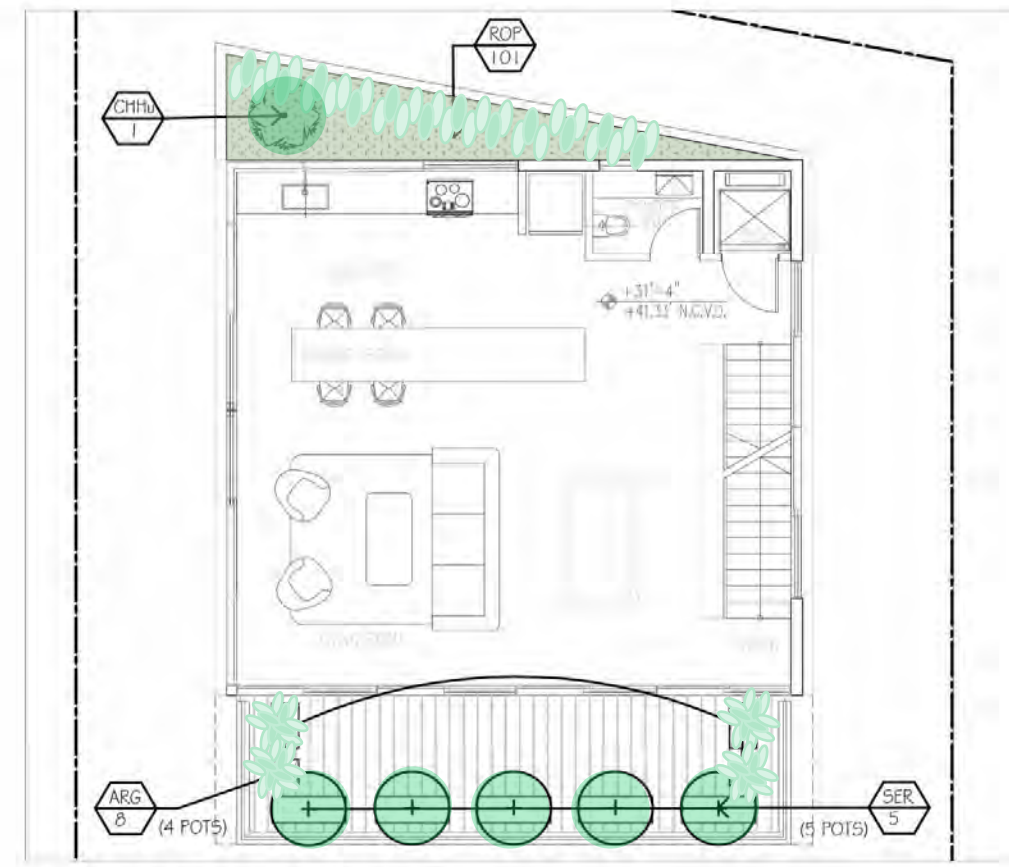
BUILDING MASSING AND HEIGHT HAVE BEEN REVISED. INCLUDED DEEP CUTOUTS TO CREATE NEW BALCONIES FOR LUSH VEGETATION AND IMPROVE CONNECTION WITH THE SURROUNDINGS

THANK YOU



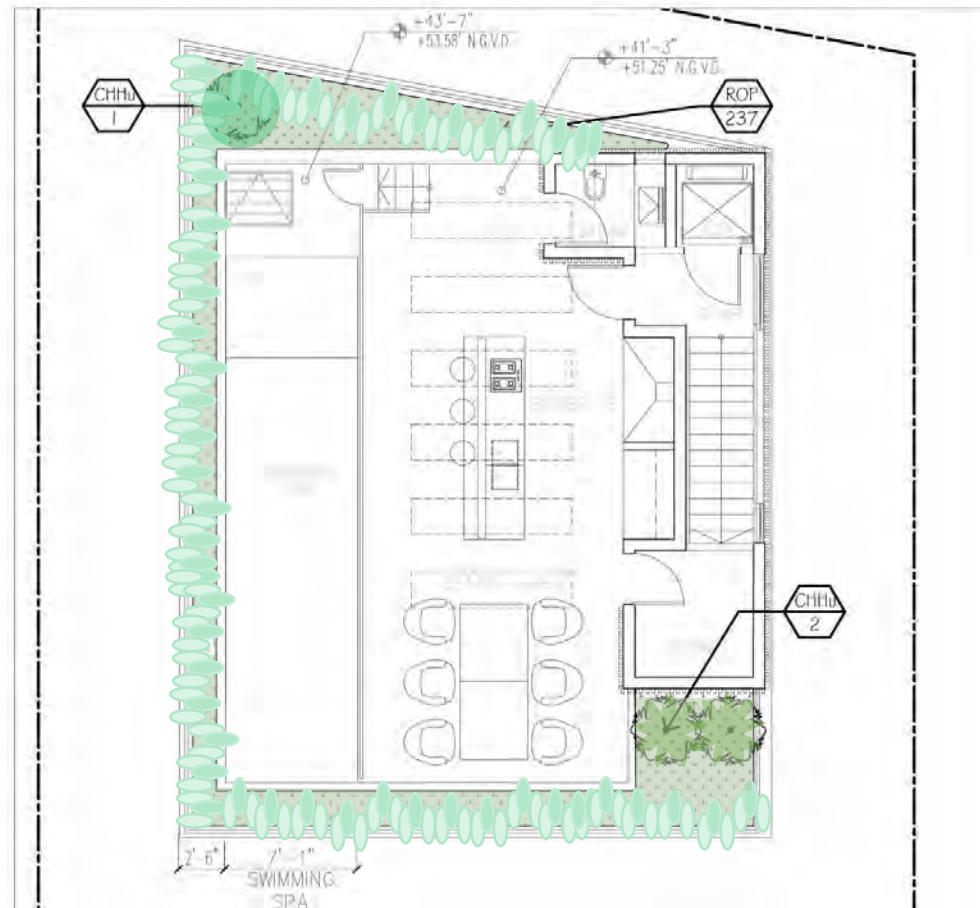
LANDSCAPE PLAN - SECOND LEVEL

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



LANDSCAPE PLAN - FOURTH LEVEL

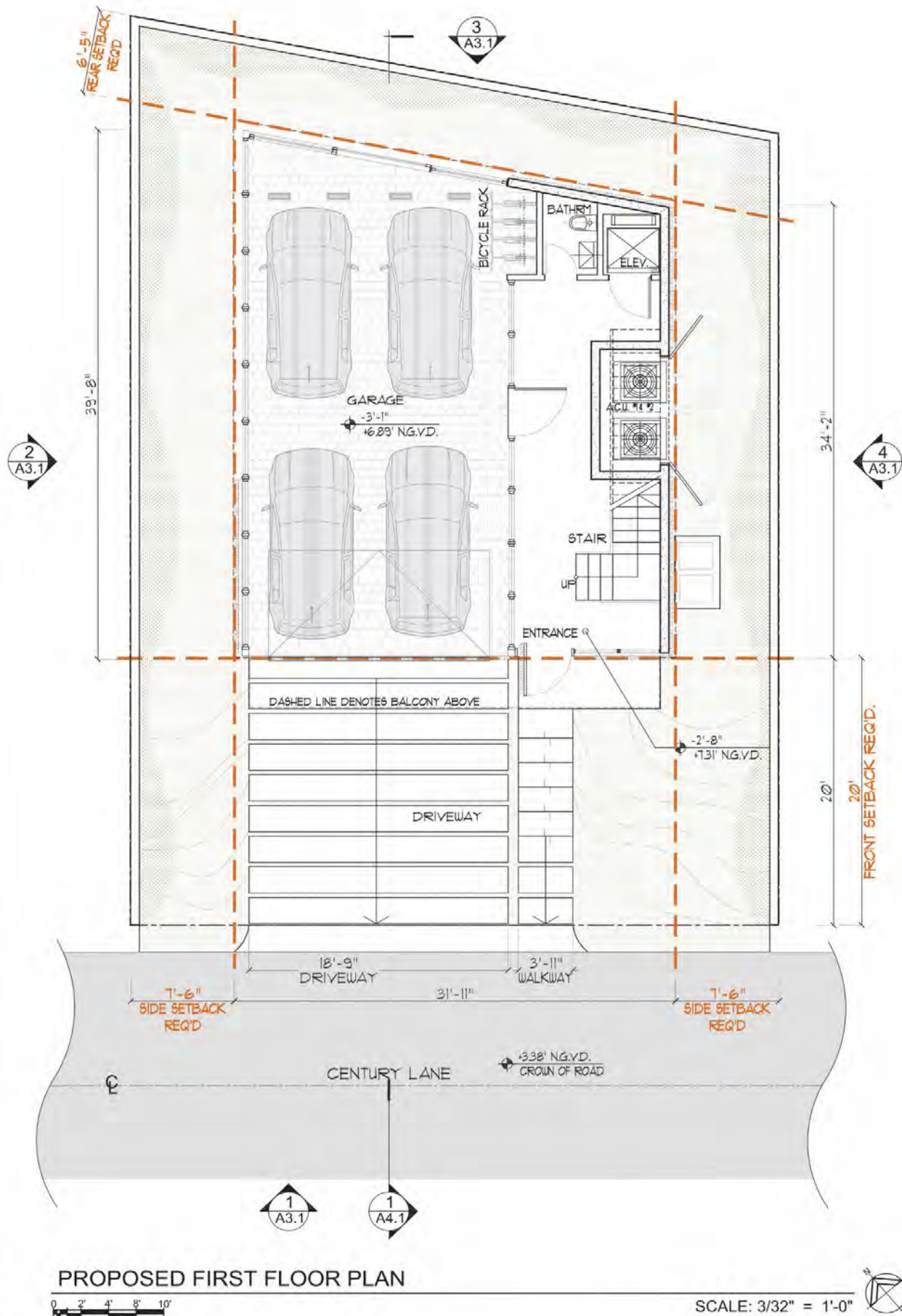
SCALE: 3/32" = 1'-0"

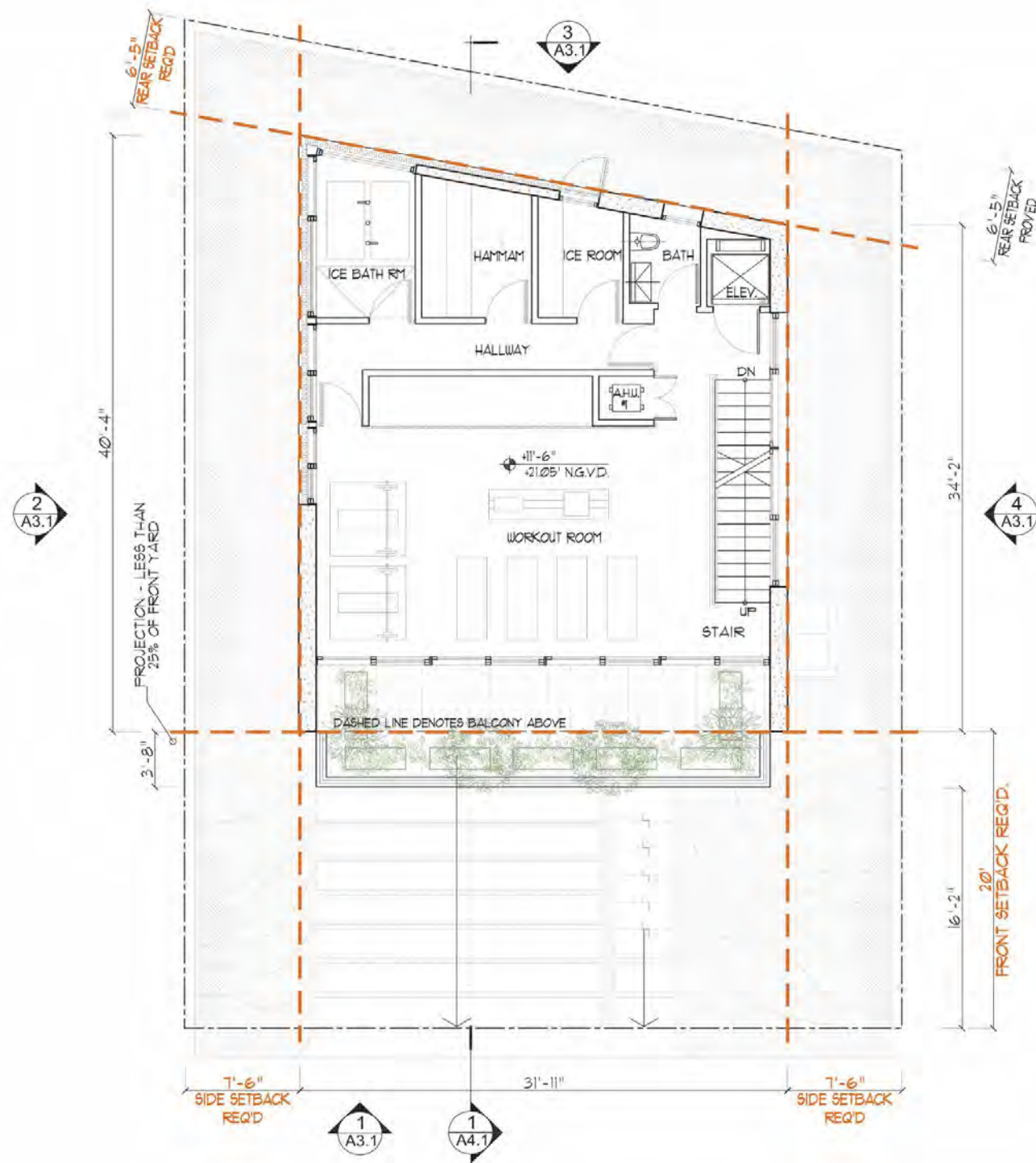


LANDSCAPE PLAN - ROOFTOP LEVEL

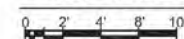
SCALE: 3/32" = 1'-0"





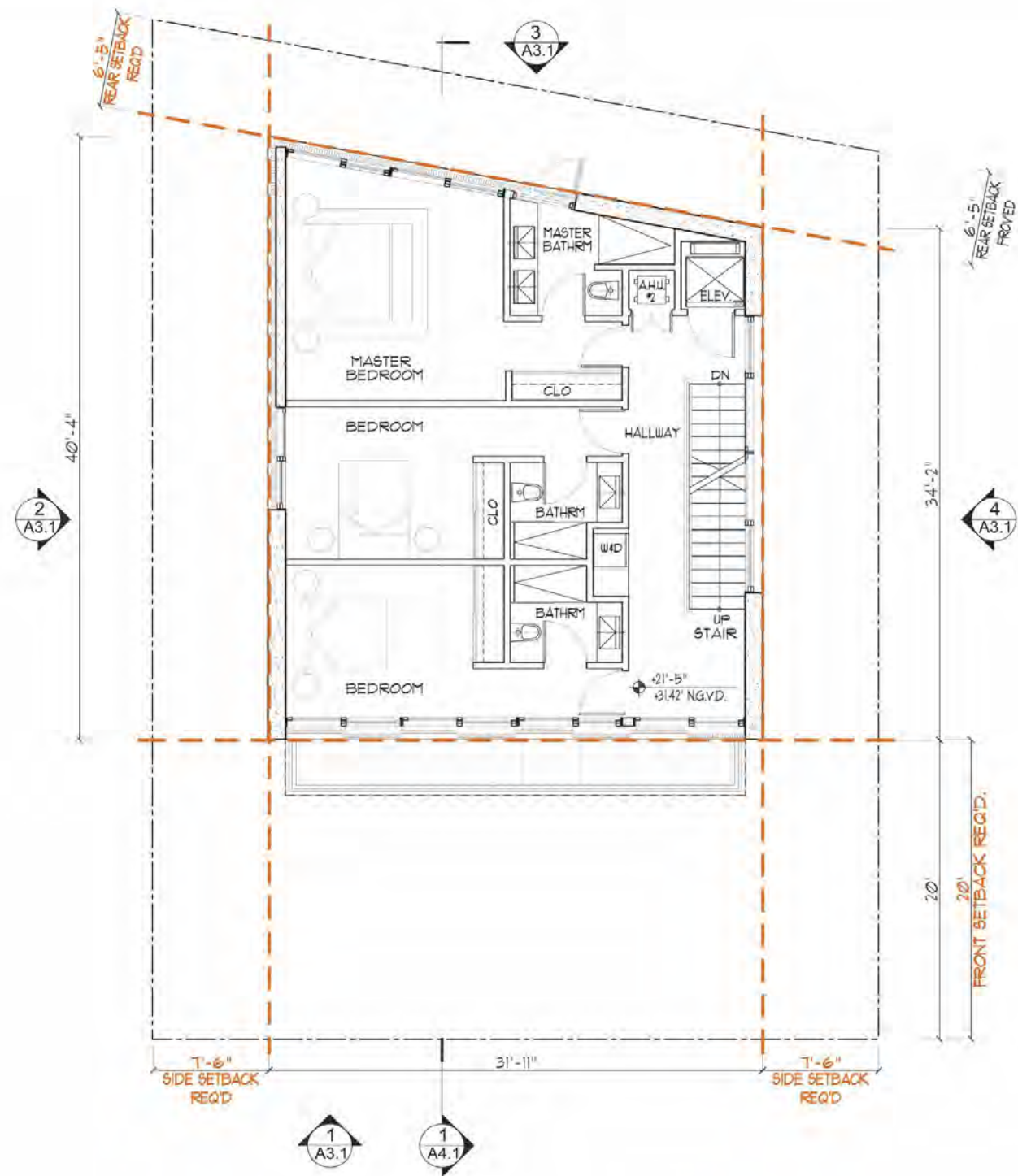


PROPOSED SECOND FLOOR PLAN

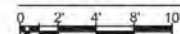


SCALE: 3/32" = 1'-0"





PROPOSED THIRD FLOOR PLAN



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





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

Harold R. Hoyte, RLA
HRFH CONSULTING
Harold Hoyte, RLA
LA #6666869
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

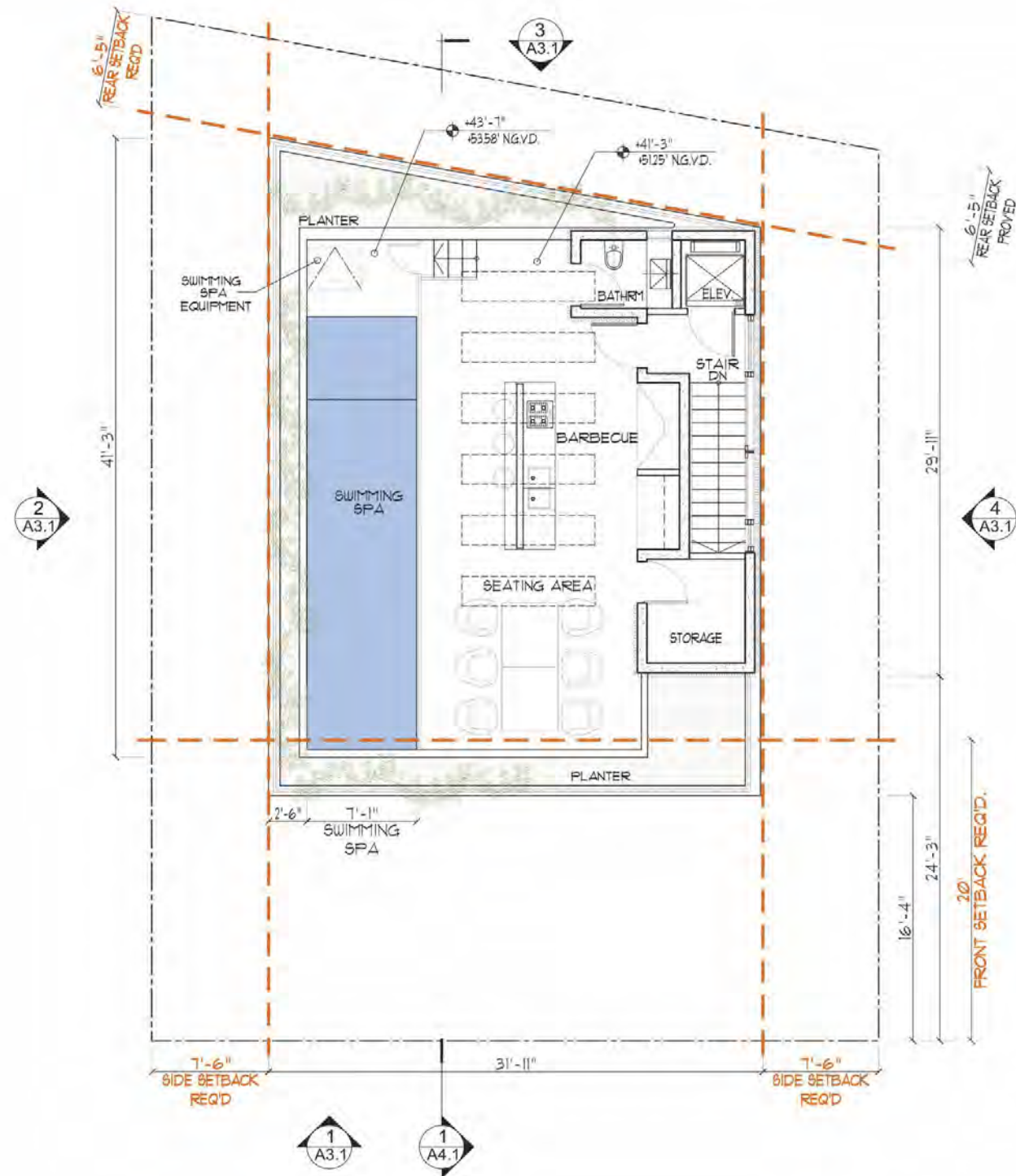
DRB RESUBMITTAL

**PROPOSED ROOFTOP
FLOOR PLAN**

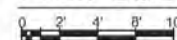
2203

03/13/2023

A2-5



PROPOSED ROOFTOP FLOOR PLAN



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



Digitally signed by Pedro G Suarez
DN: CN=Pedro G Suarez,
c=US, o=Florida, ou=Florida,
email=Pedro.G.Suarez@fla.gov,
date=2023.03.12 16:19:52-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
EDRO 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 - 5126

Landscape Consultant

Harold R. Hoyte, RLA



IRFH CONSULTING
Harold Hoyte, RLA
LA #6666869

222 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 RESUBMITTAL

Sheet Title:

PROPOSED ROOF FLOOR PLAN

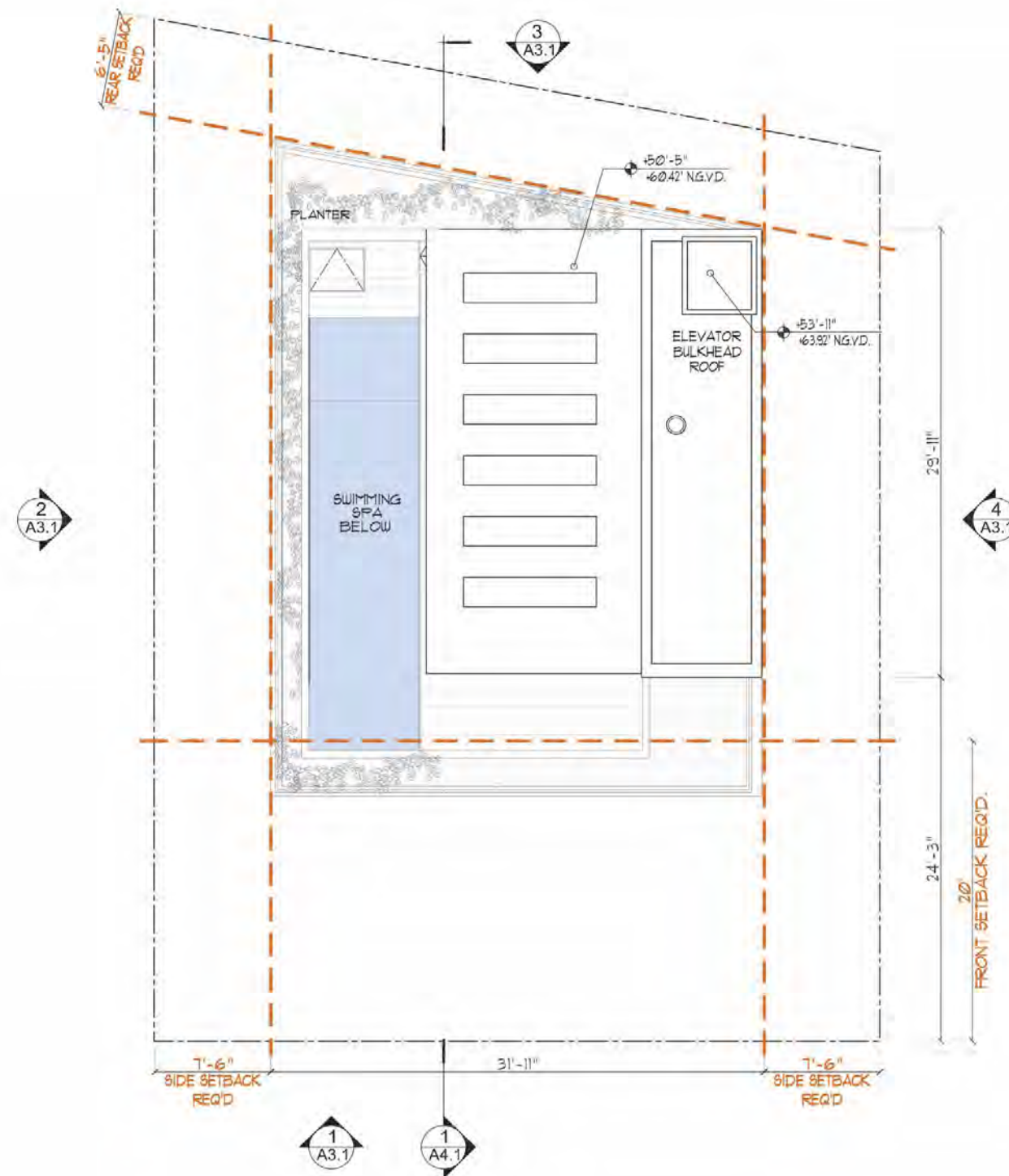
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2203 A26

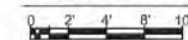
Date 03/13/2023 AZ-0

Drawn By A.S./M.G,

Reviewed By PGS Sheet 17 of 27



PROPOSED ROOF FLOOR PLAN



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





1 SOUTHWEST ELEVATION
A3.1

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



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

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HRFH CONSULTING
Harold Hoyte, RLA
LA #6668869
2222 Discovery Circle
West Deerfield Beach
FL 33442
Phone: 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 RESUBMITTAL

NORTHWEST
ELEVATION

2203

03/13/23

A3-2



2 NORTHWEST ELEVATION
A3.2

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



3 A3.3 NORTHEAST ELEVATION

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



4
A3.4 SOUTHEAST ELEVATION

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



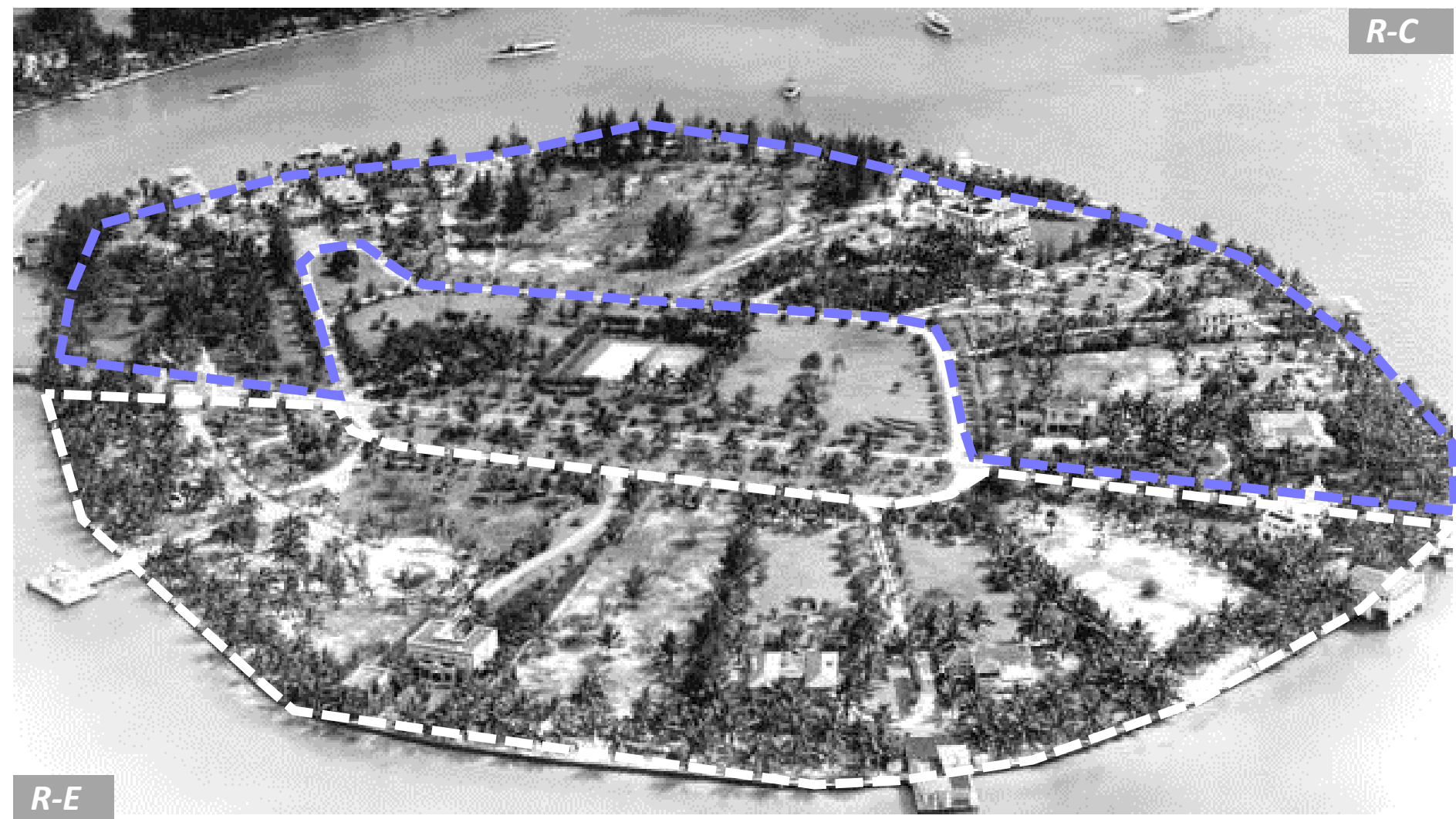
BUILDING SECTION 1

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

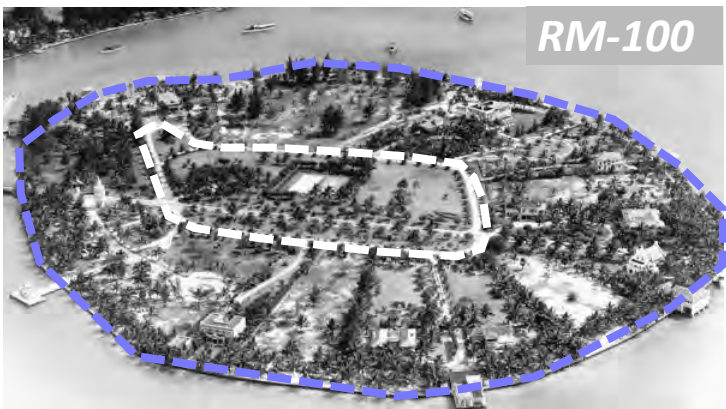
BELLE ISLE | *THEN*

1930s

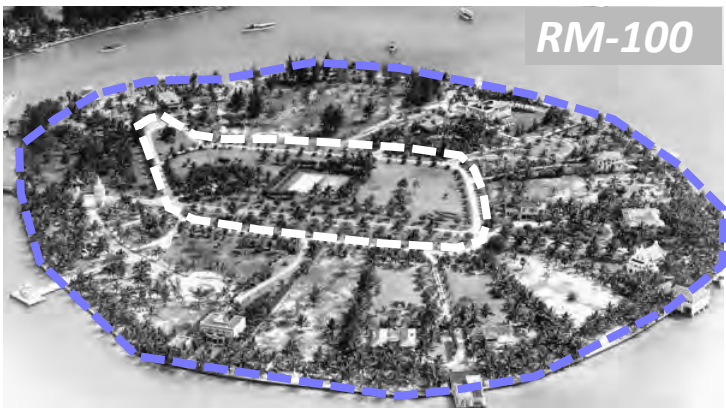
ZONING CODE 1930 | *R-E & R-C*
MULTIFAMILY | SINGLE FAMILY . MULTIFAMILY . BUNGALOW
ESTATE | 10000 SQFT PER FAMILY



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

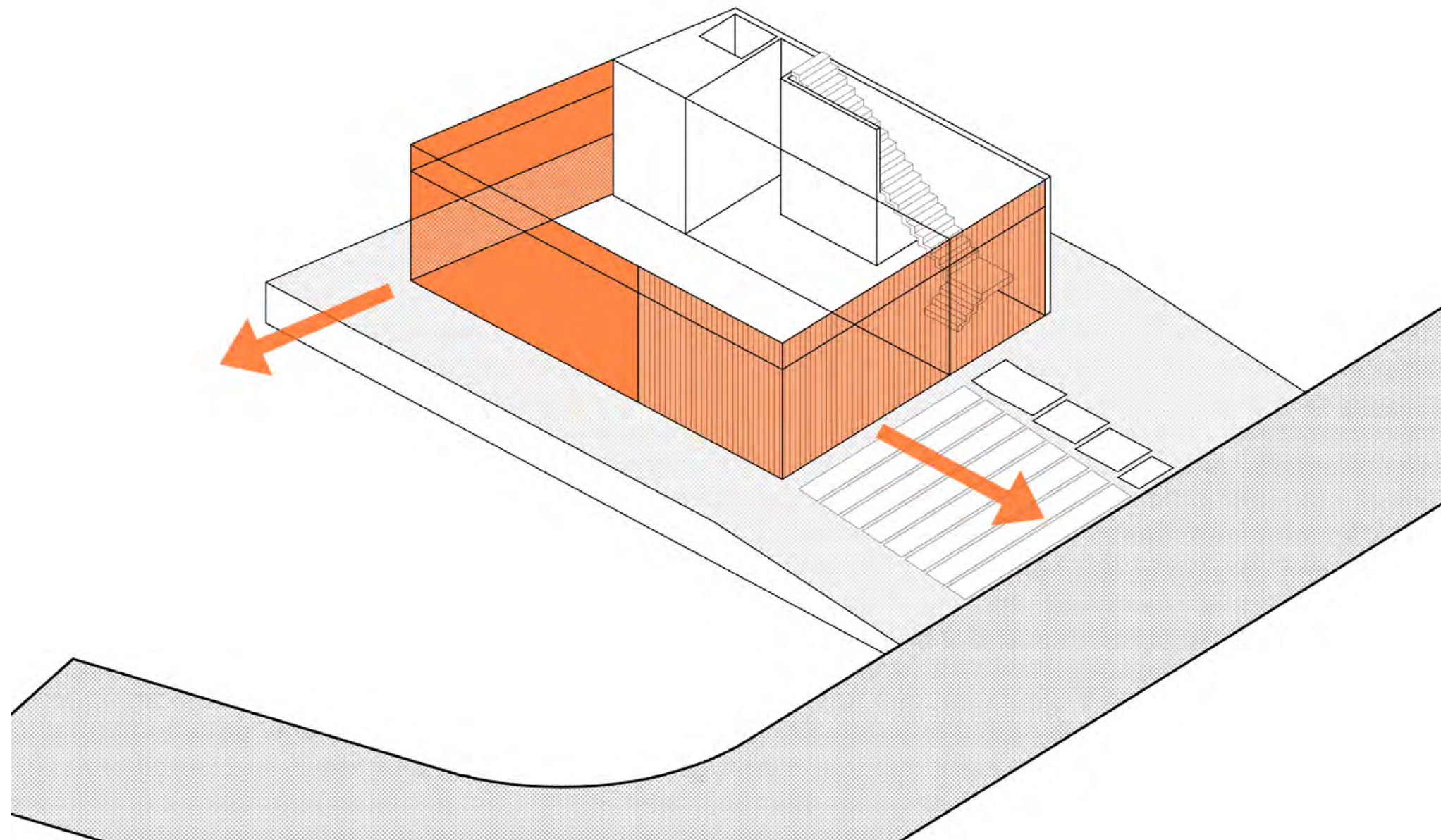
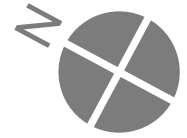
1969 - 2022



An aerial photograph of Belle Isle, a small island in Miami, Florida, surrounded by water. The island is densely packed with various types of buildings, including high-rise apartments, mid-rise residential buildings, and a large hotel. A central green space with palm trees and a swimming pool is visible. Several boats are docked at the island's perimeter. Callout lines with white dots point to specific buildings, each with a label indicating the building's name, year, and specifications.

Building Name	Year	Stories	Units	Other Info
THE GRAND VENETIAN	2001	25	135	Units
COSTA BRAVA	1972	22	216	Units
NINE ISLAND AVENUE	1967	16	167	Units
ISLAND TERRACE	1967	16	167	Units
11 CENTURY	U/C	4	-	SF HOME
THE VISTAS	1998	6	48	Units
BELLA ISLA	U/C	5	172	Units
BELLE ISLE	1969	5	30	Units
THE STANDARD	2004	3	-	HOTEL

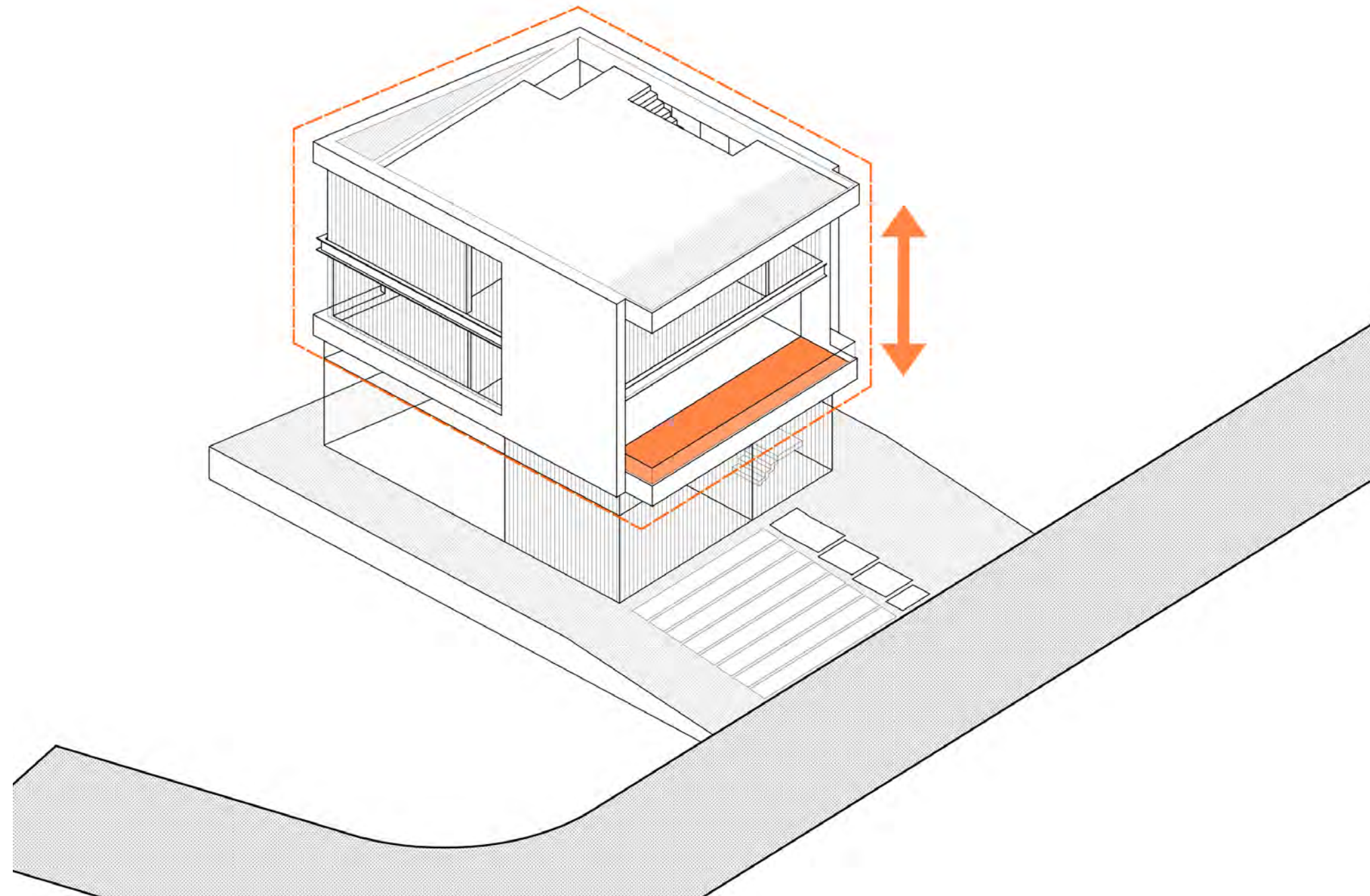
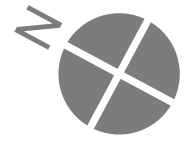
ARCHITECTURAL SYNTAX | *GROUND FLOOR*



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.

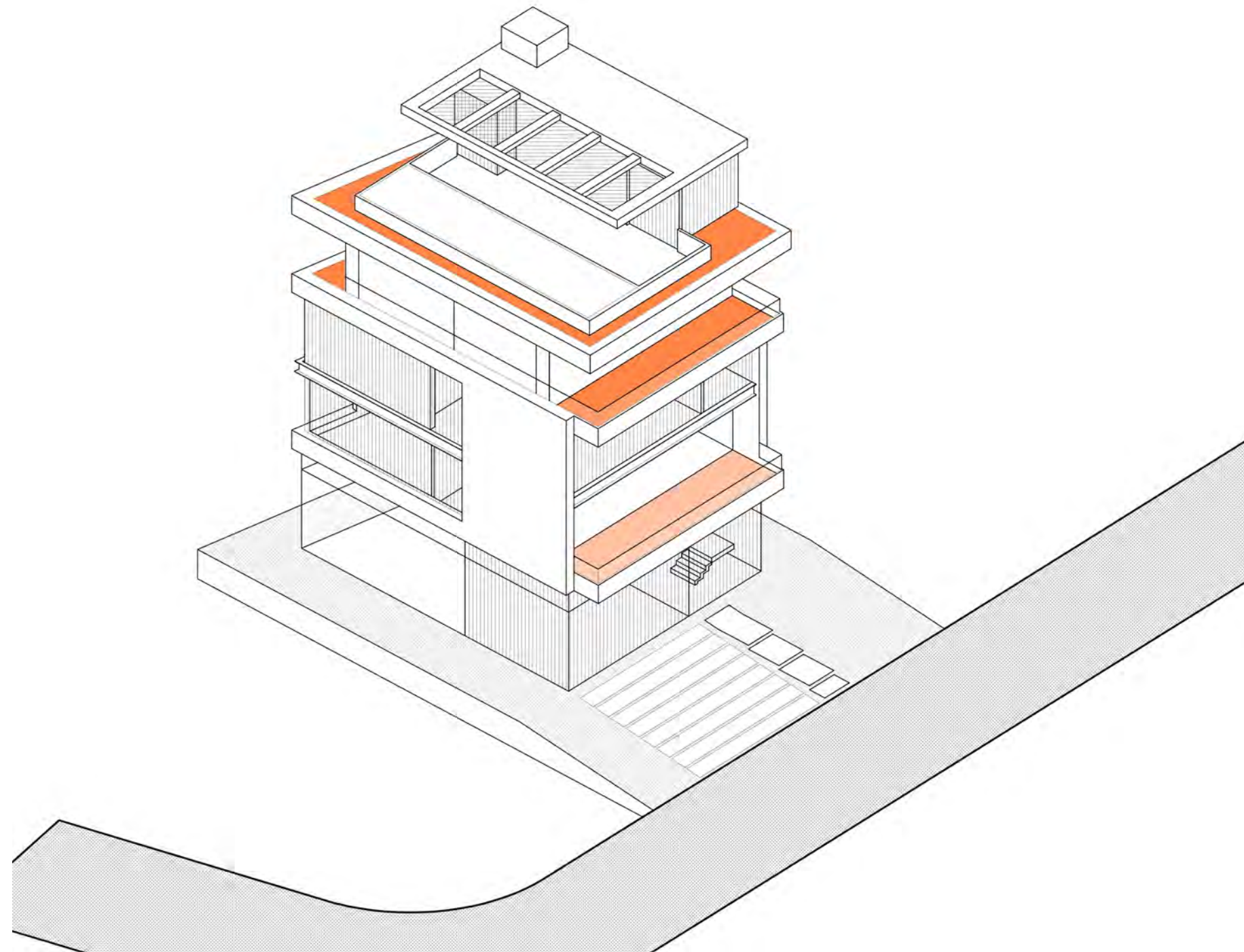
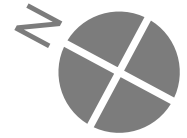
ARCHITECTURAL SYNTAX | *PRIVATE LEVEL*



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.

NORTHWEST AXO | WAIVER



NORTHEAST AXO | WAIVER



SOUTHEAST AXO | WAIVER



ELEV +10.00 NGVD ⊕

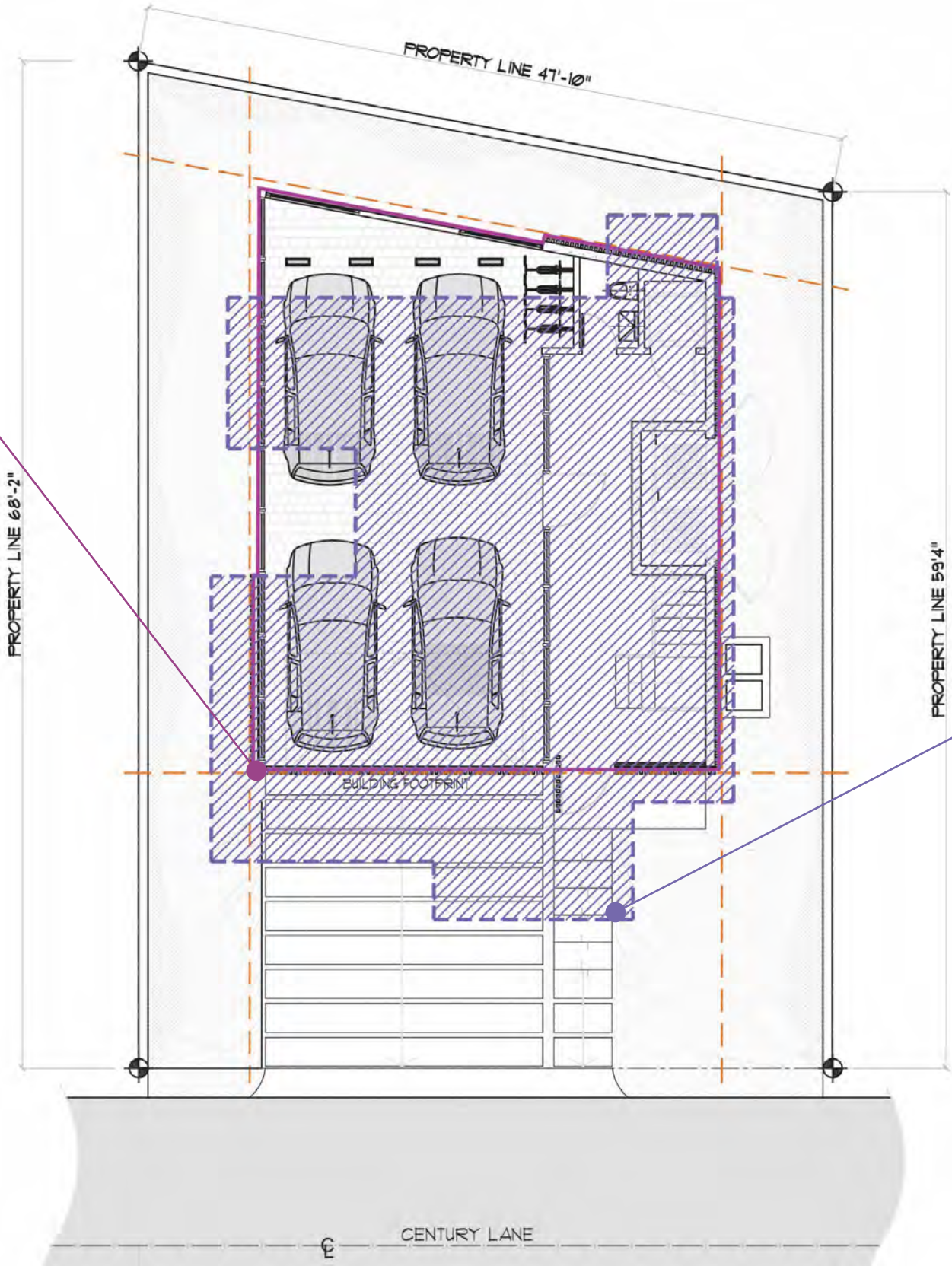
REQUESTING WAIVER FOR MINIMUM 12'-0"
HEIGHT TO THE UNDERSIDE OF SECOND
FLOOR SLAB | **HEIGHT PROVIDED 10'-10"**

SOUTHWEST AXO | WAIVER



10 CENTURY | FOOTPRINTS COMPARISON

NEW HOUSE
FOOTPRINT



EXISTING BUNGALOW
FOOTPRINT