

**DESIGN REVIEW BOARD**  
**City of Miami Beach, Florida**

MEETING DATE: April 10, 2025

PROPERTY/FOLIO: **8,9,10 CENTURY LANE.**  
**02-3233-002-0080, 02-3233-002-0090 and 02-3233-002-0100 .**

FILE NO: DRB24-1030

IN RE: An application has been filed requesting Design Review Approval for the construction of a new 5-story single-family home, including one or more waivers, and variances from the minimum required rear setback for a swimming pool, from the minimum required side street setback and from the maximum lot aggregation, to replace existing residences.

This Order specifically relates to the application for a variance to exceed the maximum lot aggregation.

LEGAL: (See appendix "A")

APPLICANT: MICHAEL A SAIGER, 9 CENTURY LANE LLC, & 10 CENTURY LN LLC

**ORDER**

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

**I. Design Review**

A. The Board has jurisdiction pursuant to Section 2.1.3.1 of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.

**II. Variance(s)**

A. The applicant filed an application with the Planning Department that, as proposed, did not conform with the maximum lot aggregation for the subject property. Accordingly, the application included the following variance request (the "Variance Request"):

A Variance to allow for a lot aggregation exceeding 1 lot for a total of 3 lots to develop the site where the maximum allowable lot aggregation is 2 lots.

B. The applicant has submitted plans and documents with the application that **do not** satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.



Additionally, the Board has concluded that the plans and documents submitted with the application **do not** comply with the following hardship criteria, as they relate to the requirements of Section 2.8.3 of the Land Development Regulations:

- i. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
- ii. The special conditions and circumstances do not result from the action of the applicant;
- iii. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;
- iv. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;
- v. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- vi. The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare;
- vii. The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan; and
- viii. The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.

C. The Board hereby **DENIES** the Variance Request.

**The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.**

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, that the variance as requested is **DENIED** for the above-referenced project.

4/30/2025 | 1:04 PM EDT

Dated \_\_\_\_\_.

DESIGN REVIEW BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

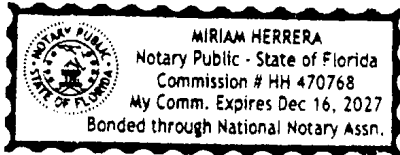


DocuSigned by:  
*Rogelio Madan*  
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BY: \_\_\_\_\_  
Rogelio A. Madan, AICP  
Development & Resiliency Officer  
For the Chair

STATE OF FLORIDA            )  
  )SS  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this 6 day of May 2025 by Rogelio A. Madan, AICP, Development & Resiliency Officer of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



Notary: *Miriam Herrera*  
Print Name *Miriam Herrera*  
Notary Public, State of Florida  
My Commission Expires: *12-16-27*  
Commission Number: *HH 470768*

{NOTARIAL SEAL}

Approved As To Form: \_\_\_\_\_  
City Attorney's Office: \_\_\_\_\_  
DocuSigned by: *Feroat Andashvna* ( 4/30/2025 | 12:19 PM EDT )  
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Filed with the Clerk of the  
Design Review Board on \_\_\_\_\_  
DocuSigned by: *Jessica Freking* ( 4/30/2025 | 2:36 PM EDT )  
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DS  
*FH*

**Appendix A**  
**Legal description**

8 Century Lane

Lot 8, BELLE ISLE VILLAS, according to the map or Plat thereof, as recorded in Plat Book 42, at Page 92, of the Public Records of Miami-Dade County, Florida.

Containing 4,062 Square feet or 0.09 Acres, more or less, by calculation.

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9 Century Lane

Lot 9, BELLE ISLE VILLAS, according to the map or Plat thereof, as recorded in Plat Book 42, at Page 92, of the Public Records of Miami-Dade County, Florida.

Containing 4,127 Square feet or 0.09 Acres, more or less, by calculation.

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10 Century Lane

Lot 10, BELLE ISLE VILLAS, according to the map or Plat thereof, as recorded in Plat Book 42, at Page 92, of the Public Records of Miami-Dade County, Florida.

Containing 2,395 Square feet or 0.07 Acres, more or less, by calculation.

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