

February 02, 2025

VIA ELECTRONIC DELIVERY

Mr. Rogelio Madan AICP
Development & Resiliency Officer
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

**Re: MICHAEL A SAIGER, 9 CENTURY LANE LLC, & 10 CENTURY LN LLC
DRB24-1030 - 8, 9, & 10 Century Lane Narrative Responses**

Dear Mr. Madan:

Please accept this response letter on behalf of MICHAEL A SAIGER, 9 CENTURY LANE LLC, & 10 CENTURY LN LLC (the "Applicants") in connection with the above mentioned Application for the Property located at 8, 9, and 10 Century Lane, identified by Folio Nos. 02-3233-002-0080, -0090, and -0010.

Planning Review

1. APPLICATION COMPLETENESS

- a. Letter of Intent: Include the project cost of estimate.

Response: The project cost estimate has been included in the Amended Letter of Intent.

- b. Provide a unity of title or Covenant in lieu of unity of title for this unified development site.

Response: A Unity of Title or a Covenant in Lieu of Unity of Title will be submitted for City Attorney review. Per staff, this will be a condition of approval and will be completed after Board approval is obtained.

- c. Provide a combined survey with the total site area. this number should align with the zoning data and calculations presented in the plans. Without this the application cannot move forward.

Response: Per meeting with Staff, the individual surveys for each project is sufficient as they include the total sqft for the properties. For convenience and clarity, these areas have now been copied onto the survey copies (A-001 through A-003) within the DRB Architectural Submittal.

The total, new site area, which is straightforwardly the total of the three property surveys added together, has been added to A-004 Combined Survey; and the exact, precise total is already included on A-006 Zoning Data.

2. ARCHITECTURAL REPRESENTATION

- a. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.

Response: The front cover title has been revised.

- b. Final submittal drawings need to be DATED, SIGNED AND SEALED.

Response: Acknowledged, final submittal drawings have been dated, signed and sealed.

- c. Zoning Data: provide DRB file number item#2

Response: DRB file number has been provided.

- d. A-023: provide total FAR value.

Response: FAR value now provided on A-023 at highlighted blue line with area. Also added FAR allowed below for convenient reference.

- e. Site Plan: Clarify if the walls/fences shown on plans are existing/proposed. Provide labels and existing/proposed height from grade. See Section 7.5.3.2.h

Response: To ensure clarity, notes have been added to the Site Plan, stating that all work shown within the property lines, including walls and gates, is new; and the height for these, which is shown on the elevations, has now been added to the Site Plan.

- f. Site plan: remove the door/access located at the north property wall.

Response: The access has been removed.

- g. A-104: "Provide a label that the dock will be done under separate permit". The maximum projection of a marine structure shall comply section 66-113 in General Ordinances. the review and approval of the applicable state and county authorities shall be required.

Response: Label and note added.

- h. Materials: After page A-601, for the renderings located on pages 902, 903 & 904. Reduce the rendering image and provide a legend with small numbered a named

material images and provide the corresponding tag numbers on the rendering to clarify where the materials are being applied.

Response: To achieve the intent of this comment, Material Labels have been added to A-601, and Material Tags that match these Labels have been placed on A-901 - A-905.

- i. Elevations: provide the material tag name for the wood slats screen and clarify if this is going to be fixed or operable.

Response: The material description on A-601 has been updated to show that the wood screens are fixed unless otherwise noted, and the Material Tags have been added to the renderings and elevations.

3. DESIGN RECOMMENDATIONS

- a. If the wood slats screens are going to be fixed, staff is recommending adding more clear glass on the south elevation.

Response: Following-up on our conversation on 01/27/2025, in order to achieve the intent of this comment, a new planter has been added on the roof at the area of concern, for greenery to overflow on the southern façade.

While we appreciate the thought of adding more glass at this area, it is not feasible.

- b. A continuous soffit shall be lowered a minimum of 2 feet from the lowest slab of the first level above the understory area/covered parking driveway area in order to screen from view all lighting, sprinkler, piping, plumbing, electrical conduits, and all other building services, unless concealed by other architectural method(s).
revise and provide dimension.

Response: The design is specifically designed to conceal these services. They are embedded within the cavity space and concealed within the concrete floor slab, as shown in the Section on A-301 and shown in the section detail on A-028. The Schematic Section Detail at Balcony & Planter on A-028 includes dimensions and shows the thickened slab at recessed planters, and the Enlarged Section on A-028 shows where the slab in solid black becomes thinner and has the ceiling cavity space dimensioned and indicated in a dashed hatch, which is specifically designed to conceal these services. A note has now been added on A-301 Section to emphasize this.

4. ZONING COMMENTS

- a. Per our director, the rear setback B1 needs to be changed and treated as an interior side setback, this may require a variance for the building portion located on 9 and 10 Century Lane or the building will require to be adjusted. Please revise all plans, setback survey diagram, zoning data, LOI, etc. as applicable.

Response: Per 01/29/2025 correspondence from Rogelio Madan, “As it was previously confirmed that the setback of lot B could be treated as a rear setback, it is ok to proceed as was previously drawn.”

- b. All allowable exterior walkways and driveways within the front and street side yards shall consist of pavers set in sand or other semi-pervious material. The use of concrete, asphalt or similar material within the required front or street side yards shall be prohibited. Provide the pervious paver finish of the driveway in the site plan.

Response: Notes added to Site Plan to show this. Pavers set in sand are used for the driveway and the walkways within the front and street side yards.

Also, please see the Hardscape Materials Plan within the Landscape Architecture plans.

Please note: Given that the first floor elevation level is approximately 6 feet above the road elevation, concrete is used for the steps (floating concrete steps) and the landing at the top, to achieve the elevation change at the front entrance.

- c. The minimum yard elevation is future adjusted grade. Future adjusted grade means the midpoint elevation between the future crown of the road and the base flood elevation plus minimum freeboard for a lot or lots. Revise.

Response: For clarity, this additional information has been added to sheet A-006 Zoning Data, in addition to the City’s Zoning Data Chart.

There is nothing further in the drawings to revise, as the drawings were created to reflect the yard height requirements and future crown of road exactly as you have stated.

5. Notes

- a. All waivers have been identified in the LOI.

Response: Noted

These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

Response: Noted

Planning Admin Review

1. All fees and paper submittal must be paid and delivered to the Planning Department at 1700 Convention Center Drive, 2nd Floor, Miami Beach, by 1:00 p.m. on the due date. Please consult the Land Use Board calendar for due dates. Delays in payment or delivery times/date will result in applications being moved to the next available hearing. The paper submittal shall consist of the final versions of the documents which were approved for this application and MUST be consistent with the electronic plans / documents reviewed and approved for which a Notice to Proceed was issued. Nothing can change

between the Formal Submittal and the scheduled date of hearing. Each file document must be labeled by day of submittal and document name.

Response: Noted.

2. Submit Mailing Labels and Email owners mail labels in Excel.

Response: The Mailing Labels have been included with the final submittal documents, originals will be submitted at time of physical submittal. Owners list in Excel has been submitted via email to gabrielafreitas@miamibeachfl.gov

Planning Landscape Review

1. See correction comment provided. Should you have any questions or would like to discuss the comment, please do not hesitate to contact me at philipbyrnes@miamibeachfl.gov

Response: Noted.

2. The required number of large shrubs/small trees shall be (17). Including the (2) Lignum vitae, there is a shortfall of (5) large shrubs. Please revise the plans and landscape legend as required.

Response: Noted. Please refer to the Landscape Legend Chart/Schedule on sheet L-200. The number of large shrubs has been increased to meet the requirement for 17 trees, including the two Lignum vitae small trees. Additionally, please refer to the Landscape Plan on sheet L-201, where the required large shrubs have been added along the pedestrian entrance at the southeast corner of the property.

Please advise if you have any questions or require additional information at this time.

Respectfully submitted,

LSN Law, P.A.



Tracy R. Slavens, Esq.