



**DRB24-1030**  
**8-9-10 Century Lane**





VENETIAN WAY

FARREY LN

ISLAND AVE

HARBOR LN

CENTURY LN

VENETIAN WAY

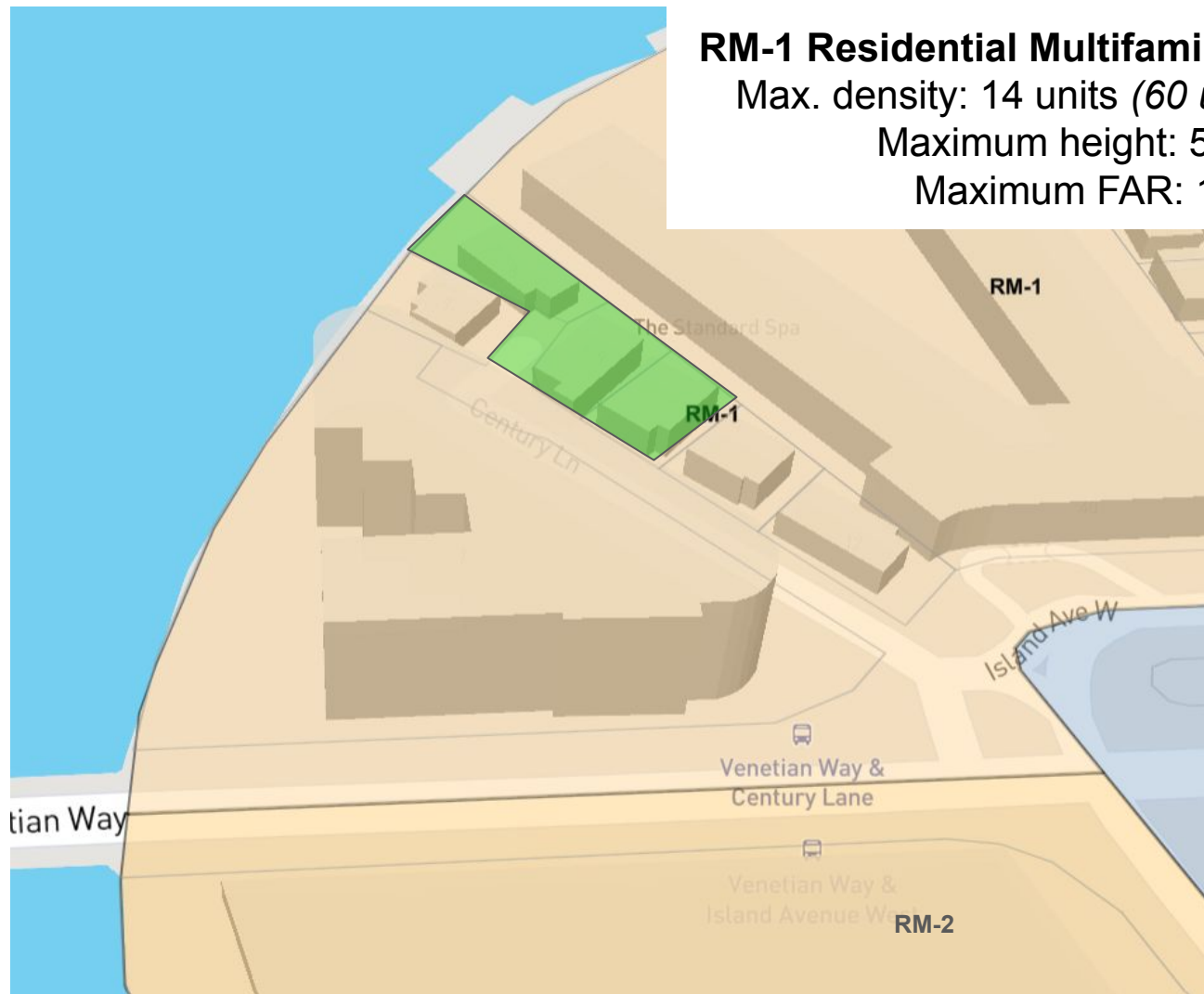
BISCAYNE BAY

## RM-1 Residential Multifamily, Low Density

Max. density: 14 units (60 units per acre)

Maximum height: 55 feet

Maximum FAR: 1.25





# Belle Isle Context

## 10 Condo/Apartment Buildings

- The Vistas: 48 Units - 5 Story
- 3 Island: 161 Units - 12 Story
- Island Terrace: 139 Units - 16 Story
- Nine Island Avenue: 269 Units - 24 Story
- Costa Brava: 216 Units - 22 Story
- Belle Towers: 46 Units - 8 Story
- Belle Plaza: 225 Units - 16 Story
- The Grand Venetian: 135 Units - 25 Story
- Belle Isle Apartments: 120 Units - 12 Story
- 36 Island Ave: 30 Units - 5 Story

The Standard Hotel - Future Condos 5 story

Chabad of the Venetian & Sunset Islands

16 Single Family Homes

MI462753 © Miami MLS © 2024

The Vistas  
1 Century

The Vistas Condominiums





8 Century Ln

9 Century Ln

10 Century Ln

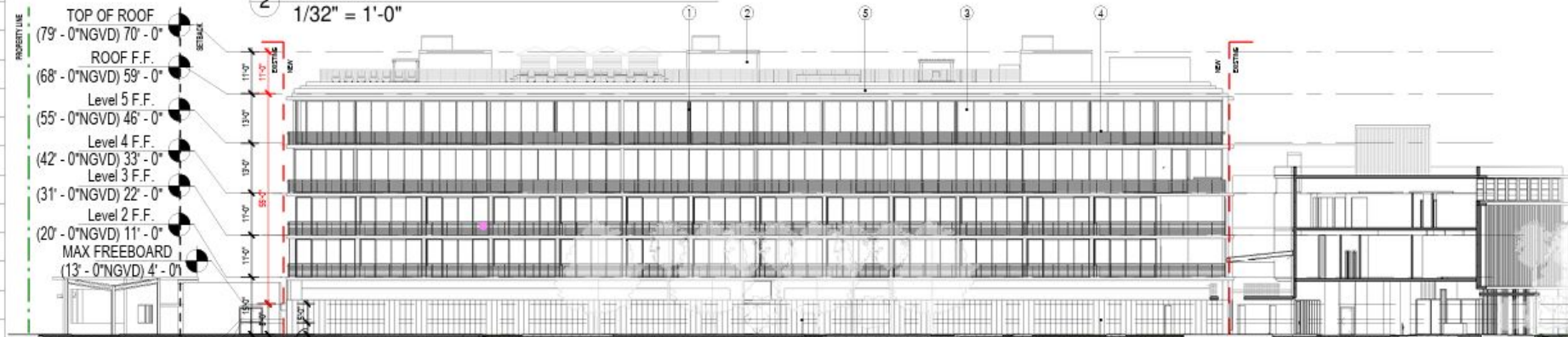
11 Century Ln

The Standard Hotel

51 Miami MLS © 2025



The Standard with newly approved East Wing



- TOP OF ROOF (79' - 0"NGVD) 70' - 0"
- ROOF F.F. (68' - 0"NGVD) 59' - 0"
- Level 5 F.F. (55' - 0"NGVD) 46' - 0"
- Level 4 F.F. (42' - 0"NGVD) 33' - 0"
- Level 3 F.F. (31' - 0"NGVD) 22' - 0"
- Level 2 F.F. (20' - 0"NGVD) 11' - 0"
- MAX FREEBOARD (13' - 0"NGVD) 4' - 0"
- MIN FREEBOARD (9' - 0"NGVD) 0' - 0"
- FLOODPLAIN (8' - 0"NGVD) -1' - 0"
- GROUND FLOOR (5' - 0"NGVD) -4' - 0"

**3** PROPOSED EAST WING WEST ELEVATION  
1/32" = 1'-0"



**1** FRENCH ROAST STAIR/WOOD HD



**2** CONCRETE LIGHT



**3** CLEAR GLASS



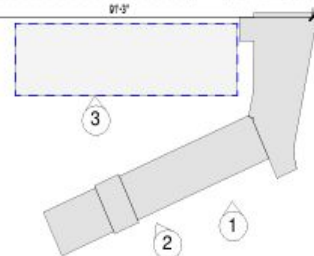
**4** WIRE RAILING



**5** WHITE STUCCO



**6** CONCRETE BRISE SOLEIL



- TOP OF ROOF (79' - 0"NGVD) 70' - 0"
- ROOF F.F. (68' - 0"NGVD) 59' - 0"
- Level 5 F.F. (55' - 0"NGVD) 46' - 0"
- Level 4 F.F. (42' - 0"NGVD) 33' - 0"
- Level 3 F.F. (31' - 0"NGVD) 22' - 0"
- Level 2 F.F. (20' - 0"NGVD) 11' - 0"
- MAX FREEBOARD (13' - 0"NGVD) 4' - 0"
- MIN FREEBOARD (9' - 0"NGVD) 0' - 0"
- FLOODPLAIN (8' - 0"NGVD) -1' - 0"
- GROUND FLOOR (5' - 0"NGVD) -4' - 0"

**1** PROPOSED NORTH ELEVATION  
1/32" = 1'-0"

- EX. 3RD FIN FLR (33' - 0"NGVD) 24' - 0"
- EX. 2ND LEVEL (19' - 8"NGVD) 10' - 8"
- EX. LOWER 2ND LEVEL (14' - 11"NGVD) 5' - 11"
- EX. LOBBY FIN FLR (5' - 3"NGVD) -3' - 9"



## The Standard with newly approved Condos

# Prior Approvals for 8 & 10 Century Lane - 2 Single-Family Homes

## DRB22-0841 - 8 Century Lane

- 5 story residence
  - Variance to eliminate all of the required setback of 20'0" to construct an enclosed parking and access ramp.
  - Variance to increase by 1.8' the maximum allowable elevation of interior side yard to elevate interior side yard associated with walkways and ramps.
  - Variance to reduce by 3'2" the minimum required rear setback of 7'6" to construct a pool.

## DRB22-0847 - 10 Century Lane

- 4 story residence
  - Variance to reduce by 20'0" the required front setback in order to allow parking within the provided driveway.
  - Waiver to reduce the minimum height requirement of 12 feet by 1'6".



## **Proposed new single-family residence:**

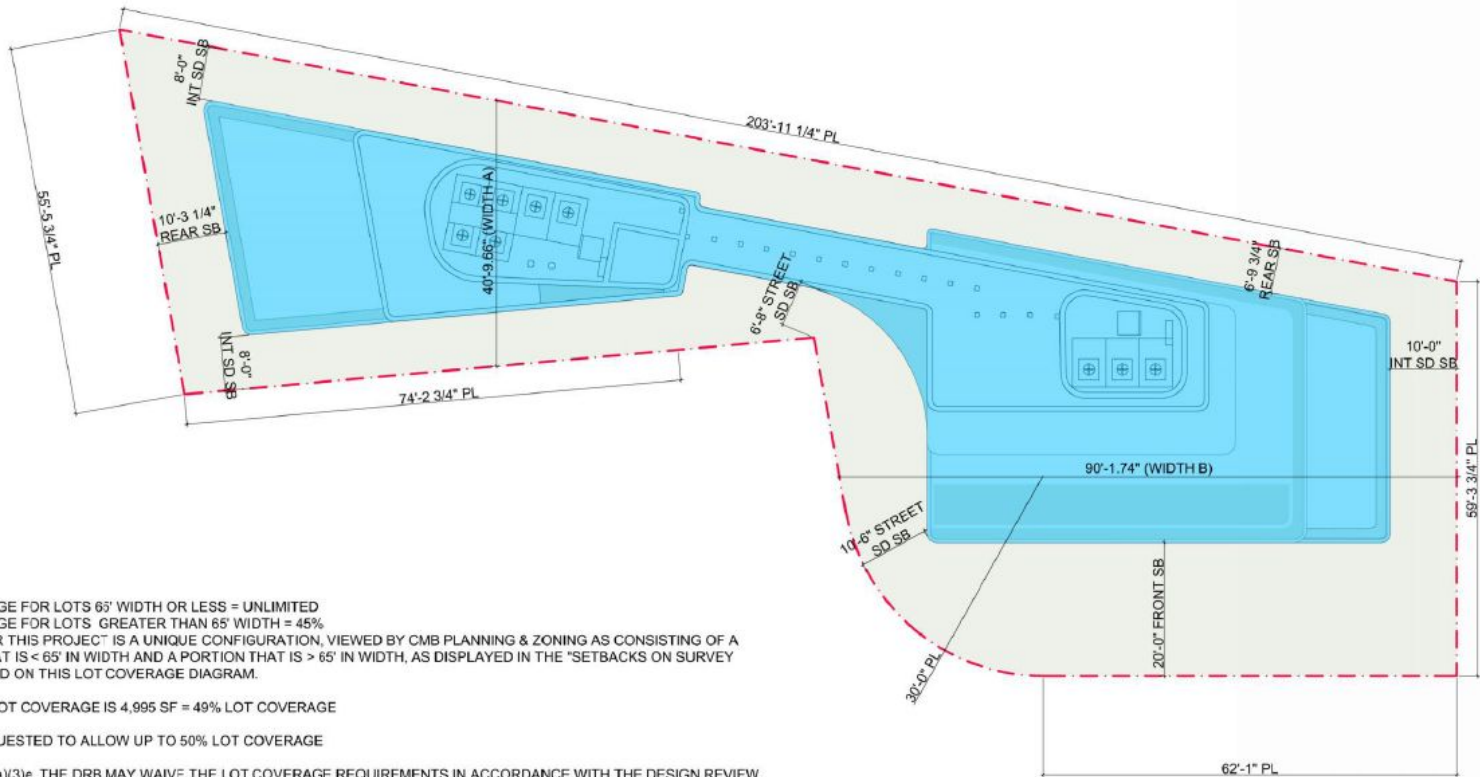
### **Waiver requests:**

1. To waive the requirement of maximum lot coverage for lots equal or greater than 65 feet in width be 45% to allow for a total lot coverage of 50% (“Waiver 1”).
2. To waive the requirement of a minimum height of 12’-0” to the underside of the first floor slab by 2’-0” to allow for a total of 10’-0” (“Waiver 2”). *(Previously approved by DRB)*

### **Variance requests:**

1. To reduce the requirement for a 7’-6” rear setback for a pool to permit a 4’-4” rear setback (“Variance 1”). *(Previously approved by DRB)*
2. To reduce the requirement for street side setback of 10’-0” to permit a 6’-8” street side setback (“Variance 2”).
3. To allow for an aggregation of 3 lots where 2 are allowed (“Variance 3”)





LOT COVERAGE FOR LOTS 65' WIDTH OR LESS = UNLIMITED  
 LOT COVERAGE FOR LOTS GREATER THAN 65' WIDTH = 45%  
 NEW LOT FOR THIS PROJECT IS A UNIQUE CONFIGURATION, VIEWED BY CMB PLANNING & ZONING AS CONSISTING OF A PORTION THAT IS < 65' IN WIDTH AND A PORTION THAT IS > 65' IN WIDTH, AS DISPLAYED IN THE "SETBACKS ON SURVEY DIAGRAM" AND ON THIS LOT COVERAGE DIAGRAM.

PROPOSED LOT COVERAGE IS 4,995 SF = 49% LOT COVERAGE

WAIVER REQUESTED TO ALLOW UP TO 50% LOT COVERAGE

PER 142-155(a)(3)e. THE DRB MAY WAIVE THE LOT COVERAGE REQUIREMENTS IN ACCORDANCE WITH THE DESIGN REVIEW.

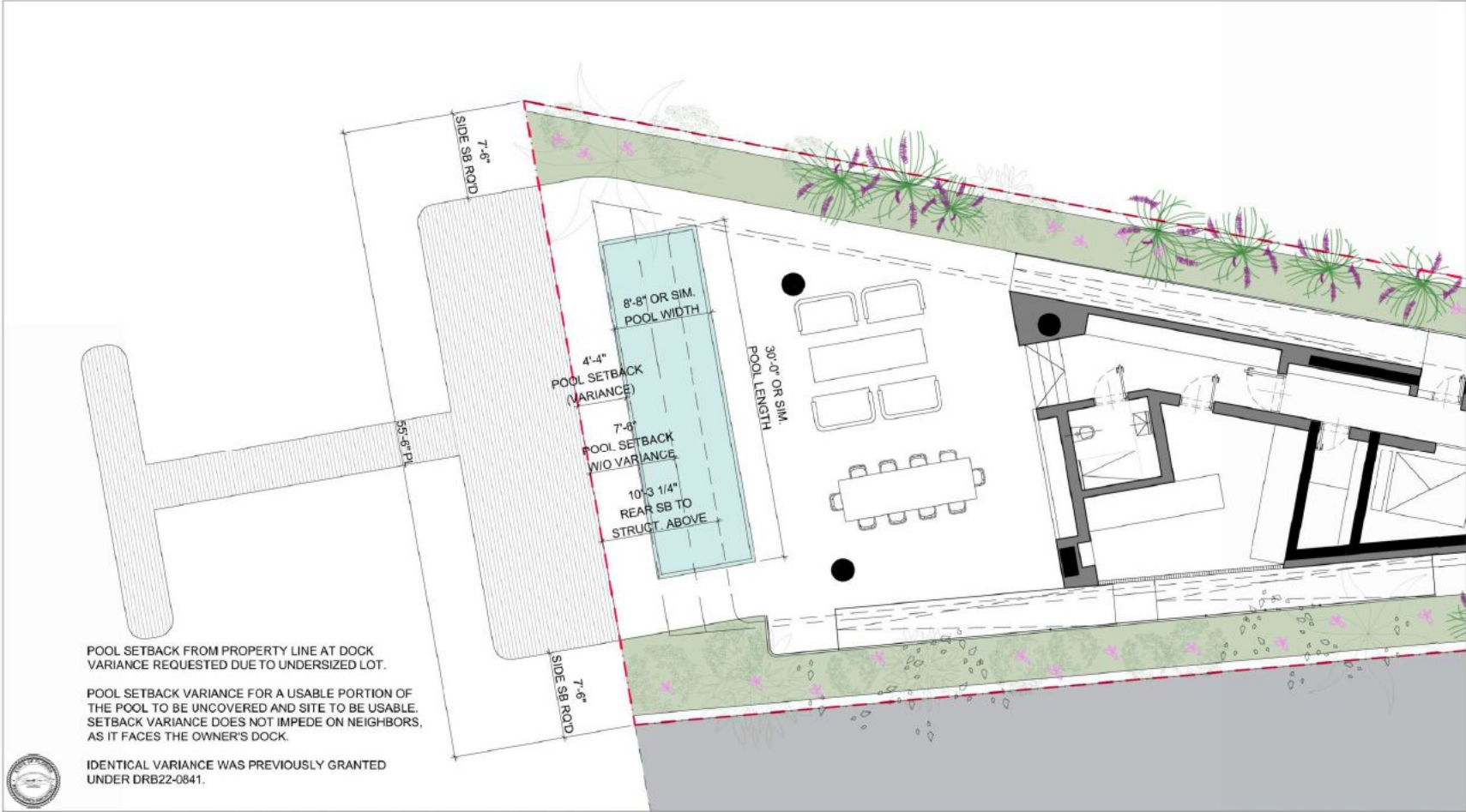
PER MICHAEL BELUSH VIA EMAIL, "I DON'T SEE AN ISSUE WITH SOME WAIVING OF THE LOT COVERAGE REQUIREMENTS HERE BASED UPON THE UNIQUE NATURE OF THESE PARCELS."

**WAIVER - LOT COVERAGE**

1/16" = 1'-0"

© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:	<b>A-024</b>
12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	

THESE DRAWINGS ARE THE EXCLUSIVE COPYRIGHTED PROPERTY OF PRAVDA ARCHITECTURE/ DESIGN, PLLC. NO DESIGNS OR IDEAS CONTAINED HEREIN MAY BE USED FOR ANY PURPOSE OTHER THAN THIS PROJECT UNDER THE DIRECT SUPERVISION OF BRYAN PRAVDA, NOR MAY THEY BE REPRODUCED OR DISCLOSED TO OTHERS, WITHOUT THE WRITTEN PERMISSION OF BRYAN PRAVDA. FOR INTERIM REVIEW AND CMB DRB ONLY. NOT FOR PERMITTING, NOR CONSTRUCTION.



POOL SETBACK FROM PROPERTY LINE AT DOCK VARIANCE REQUESTED DUE TO UNDERSIZED LOT.

POOL SETBACK VARIANCE FOR A USABLE PORTION OF THE POOL TO BE UNCOVERED AND SITE TO BE USABLE. SETBACK VARIANCE DOES NOT IMPEDE ON NEIGHBORS, AS IT FACES THE OWNER'S DOCK.

IDENTICAL VARIANCE WAS PREVIOUSLY GRANTED UNDER DRB22-0841.

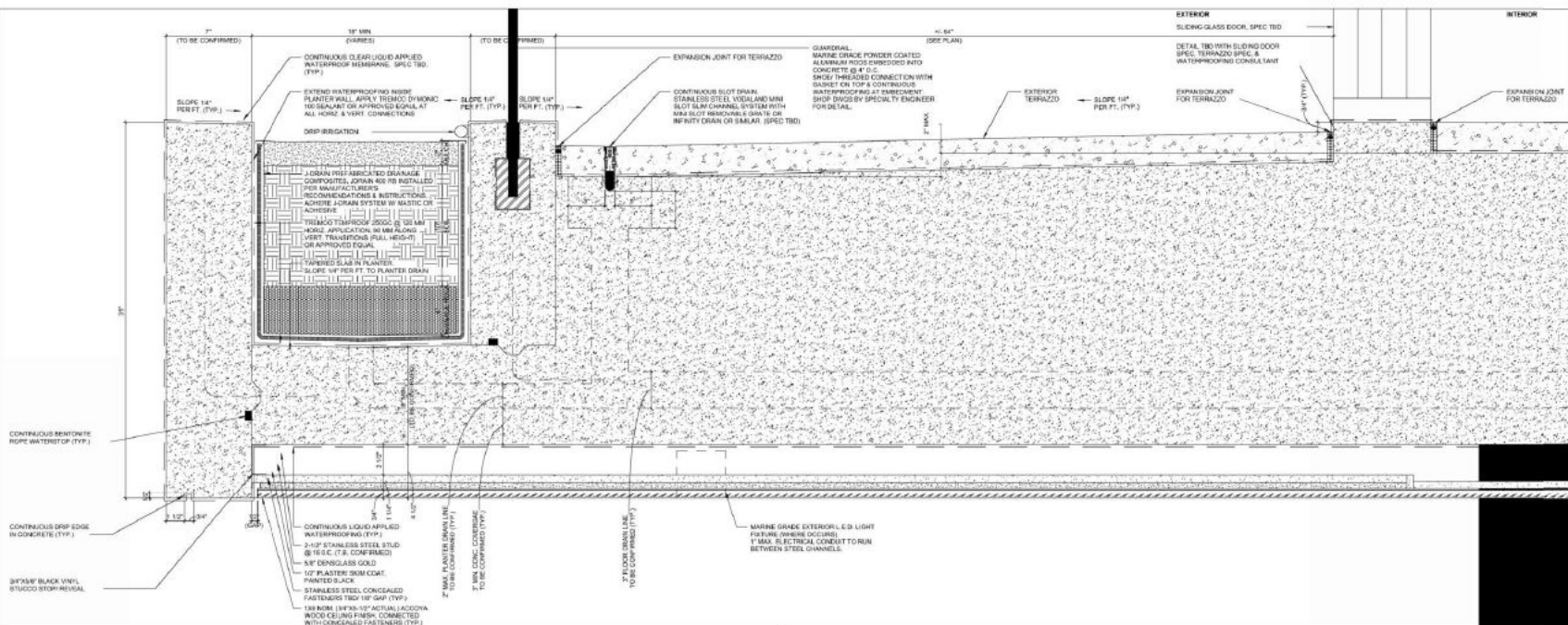


VARIANCE DIAGRAM - POOL SETBACK AT REAR WATERFRONT

1/8" = 1'-0"

© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:	<b>A-025</b>
12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	

THESE DRAWINGS ARE THE EXCLUSIVE COPYRIGHTED PROPERTY OF PRAVDA ARCHITECTURE/ DESIGN, PLLC. NO DESIGNS OR IDEAS CONTAINED HEREIN MAY BE USED FOR ANY PURPOSE OTHER THAN THIS PROJECT UNDER THE DIRECT SUPERVISION OF BRYAN PRAVDA, NOR MAY THEY BE REPRODUCED OR DISCLOSED TO OTHERS, WITHOUT THE WRITTEN PERMISSION OF BRYAN PRAVDA. NOT FOR PERMITTING, NOR CONSTRUCTION.



SCHEMATIC SECTION DETAIL AT BALCONY & PLANTER

1-1/2" = 1'-0" ENLARGED SECTION

1/8" = 1'-0"

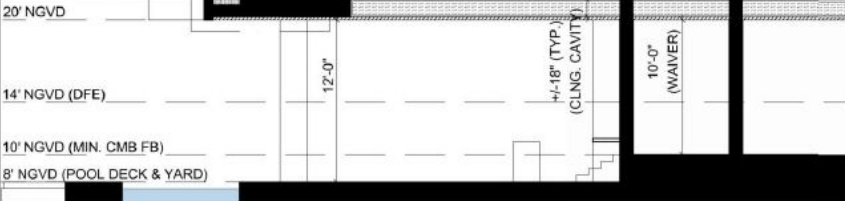
HEIGHT TO UNDERSIDE OF FIRST FLOOR SLAB WAIVER OF 2' IS REQUESTED AND NECESSARY TO KEEP THE HOME'S HEIGHT AS LOW AS POSSIBLE. (NOTE: LEVEL 02 IS THE FIRST FLOOR, AS LEVEL 01 IS CONSIDERED AN UNDERSTORY)

STRUCTURALLY, A THICKENED SLAB IS NECESSARY TO CANTILEVER BALCONIES WITH PLANTERS.

PER 142-155(a)(3)1. THE DRB MAY WAIVE THE 12' HEIGHT REQUIREMENT BY UP TO TWO FEET, IN ACCORDANCE WITH THE DESIGN REVIEW.

HEIGHT WAIVER WAS PREVIOUSLY GRANTED UNDER DRB22-0841.

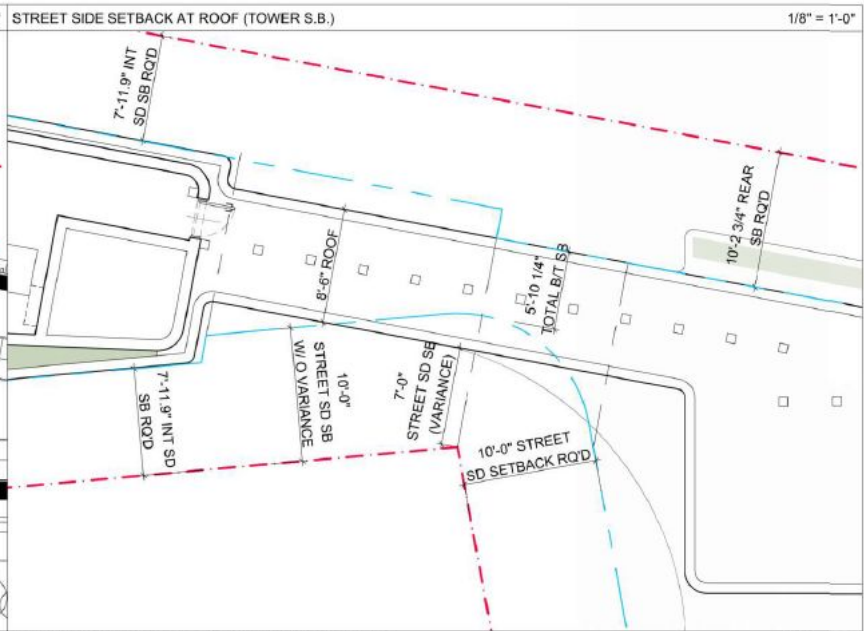
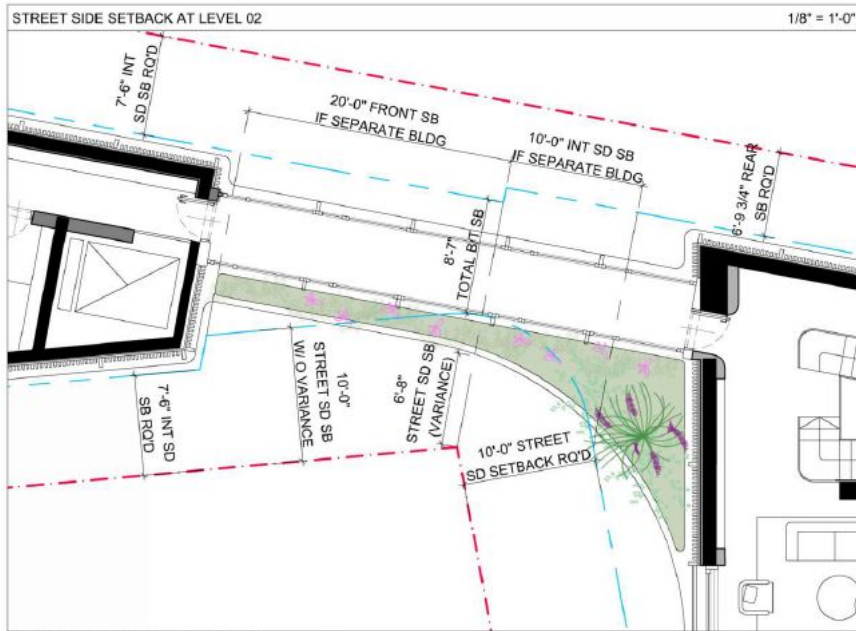
SECTION DETAIL



WAIVER - HEIGHT TO FLOOR SLAB UNDERSIDE

© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:	<b>A-028</b>
12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	

THESE DRAWINGS ARE THE EXCLUSIVE COPYRIGHTED PROPERTY OF PRAVDA ARCHITECTURE/ DESIGN, PLLC. NO DESIGNS OR IDEAS CONTAINED HEREIN MAY BE USED FOR ANY PURPOSE OTHER THAN THIS PROJECT UNDER THE DIRECT SUPERVISION OF BRYAN PRAVDA, NOR MAY THEY BE REPRODUCED OR DISCLOSED TO OTHERS, WITHOUT THE WRITTEN PERMISSION OF BRYAN PRAVDA. FOR INTERIM REVIEW AND CMB DRB ONLY. NOT FOR PERMITTING, NOR CONSTRUCTION.



STREET SIDE SETBACK AT LEVEL 02

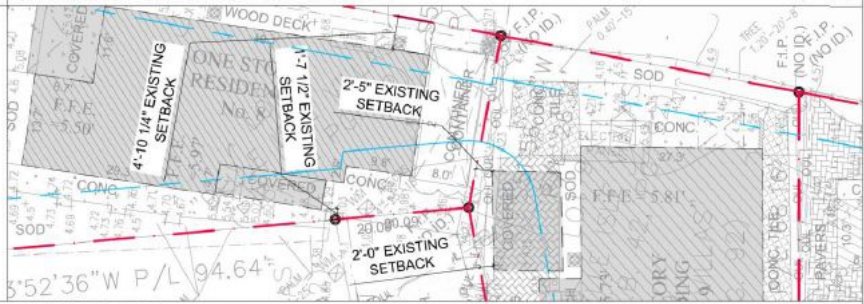
EXISTING SETBACKS AT LOCATION SEEKING VARIANCE

STREET SIDE SETBACK VARIANCE REQUESTED DUE TO UNIQUE CONFIGURATION OF UNDERSIZED PARCELS WITH A BOTTLENECK.

EXISTING SETBACKS ARE ALL SEVERELY NON-COMPLIANT.

NEW DESIGN IS BEST USE, WHILE SATISFYING AS MANY OF CMB PLANNING & ZONING'S GUIDELINES AND REQUESTS, INCLUDING CREATING THE APPEARANCE OF BUILDING SEPARATION, RESPECTING AS-NEW SETBACKS IF PARCELS WERE SEPARATE, INCLUDING GREENERY ON THE FACADE, BREAKING UP THE HOME'S MASSING ALONG THE NORTH ELEVATION, AND COMPLYING WITH OTHER SETBACKS.

PLEASE REFER TO THE RENDERINGS FOR ADDITIONAL INSIGHT ON THE DESIGN.



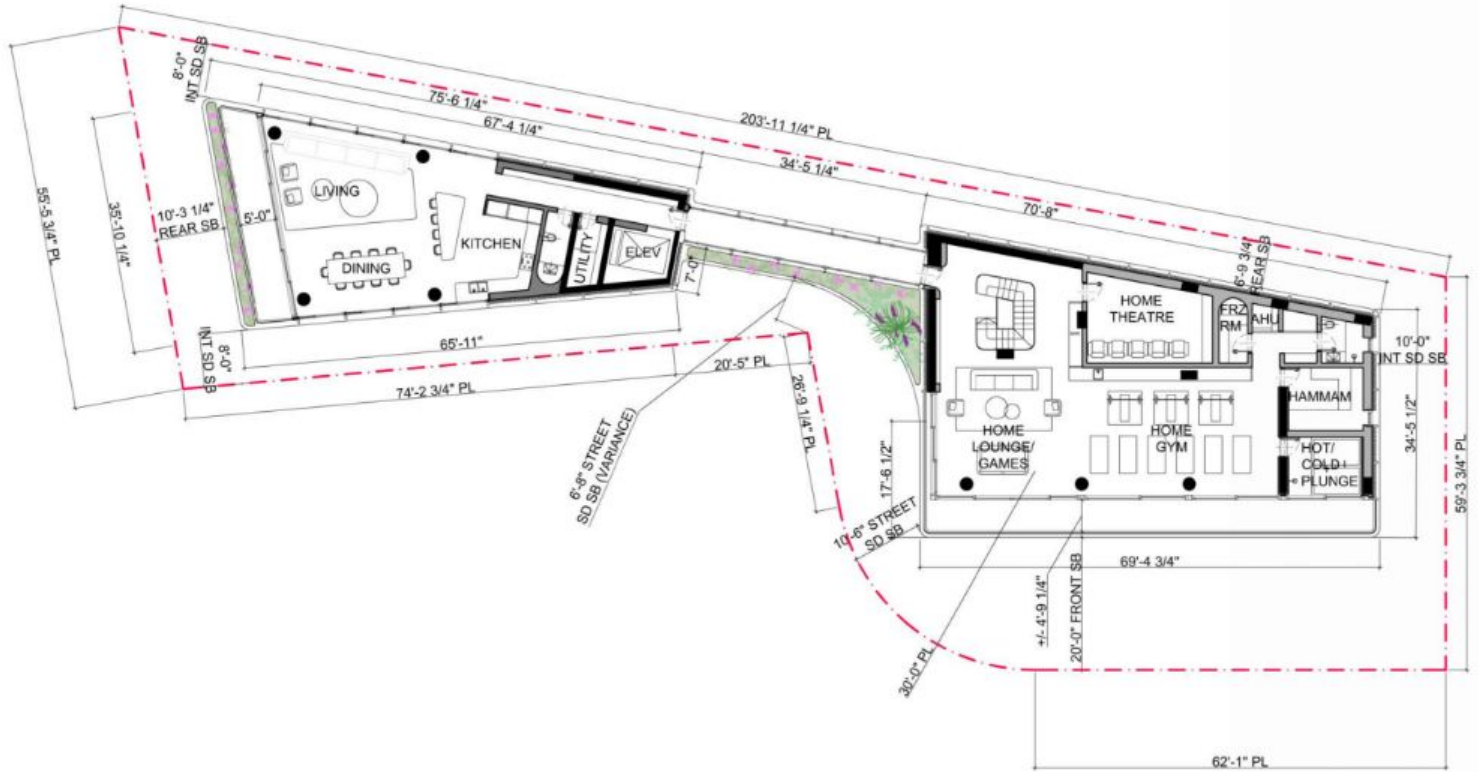
VARIANCE DIAGRAM - STREET SIDE SETBACK

© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:
12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025

**A-026**

THESE DRAWINGS ARE THE EXCLUSIVE COPYRIGHTED PROPERTY OF PRAVDA ARCHITECTURE/ DESIGN, PLLC. NO DESIGNS OR IDEAS CONTAINED HEREIN MAY BE USED FOR ANY PURPOSE OTHER THAN THIS PROJECT UNDER THE DIRECT SUPERVISION OF BRYAN PRAVDA, NOR MAY THEY BE REPRODUCED OR DISCLOSED TO OTHERS, WITHOUT THE WRITTEN PERMISSION OF BRYAN PRAVDA. FOR INTERIM REVIEW AND CMB DRB ONLY. NOT FOR PERMITTING, NOR CONSTRUCTION.





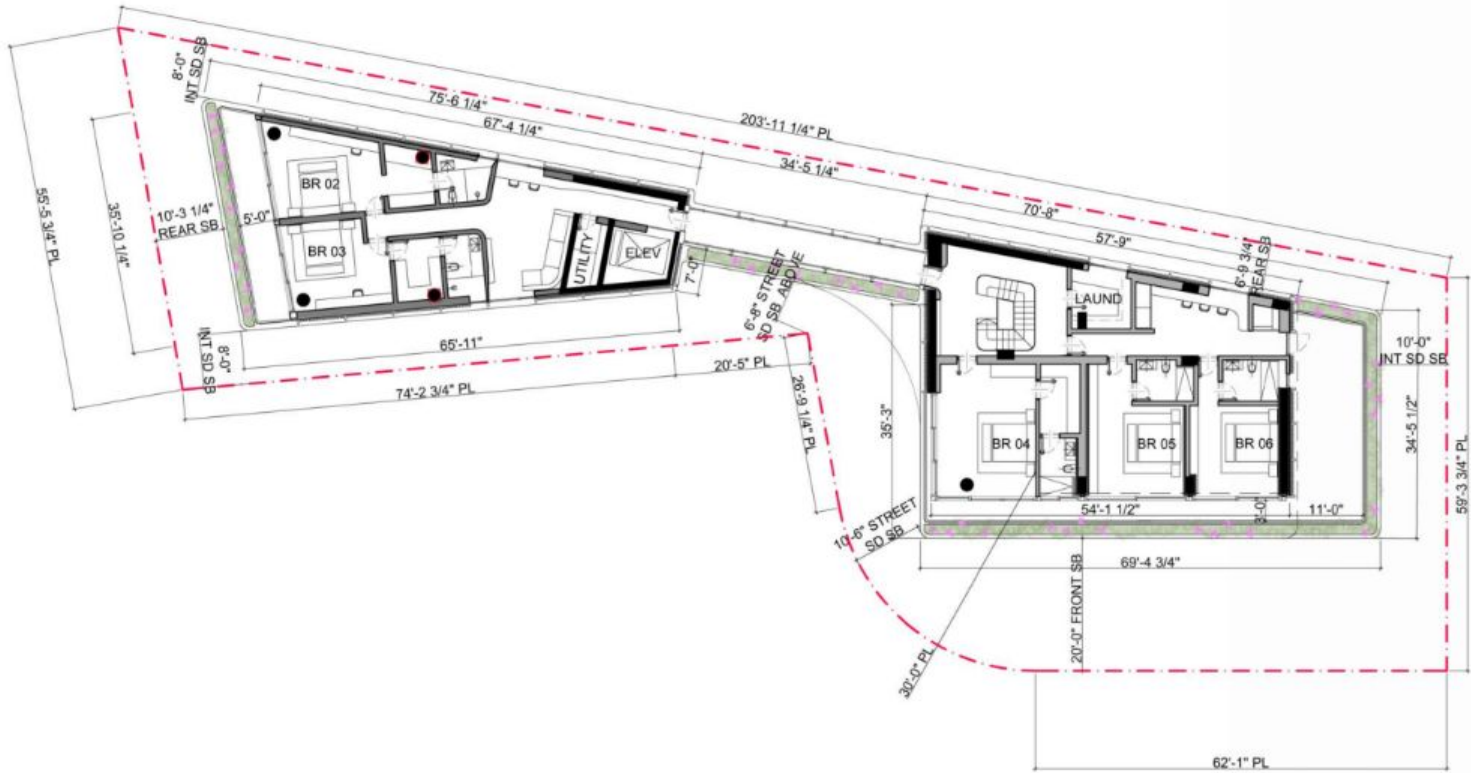
LEVEL 02 FLOOR PLAN

1/16" = 1'-0"

© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:	<b>A-105</b>
12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	

THESE DRAWINGS ARE THE EXCLUSIVE COPYRIGHTED PROPERTY OF PRAVDA ARCHITECTURE/ DESIGN, PLLC. NO DESIGNS OR IDEAS CONTAINED HEREIN MAY BE USED FOR ANY PURPOSE OTHER THAN THIS PROJECT UNDER THE DIRECT SUPERVISION OF BRYAN PRAVDA, NOR MAY THEY BE REPRODUCED OR DISCLOSED TO OTHERS, WITHOUT THE WRITTEN PERMISSION OF BRYAN PRAVDA. FOR INTERIM REVIEW AND CMB DRB ONLY. NOT FOR PERMITTING, NOR CONSTRUCTION.





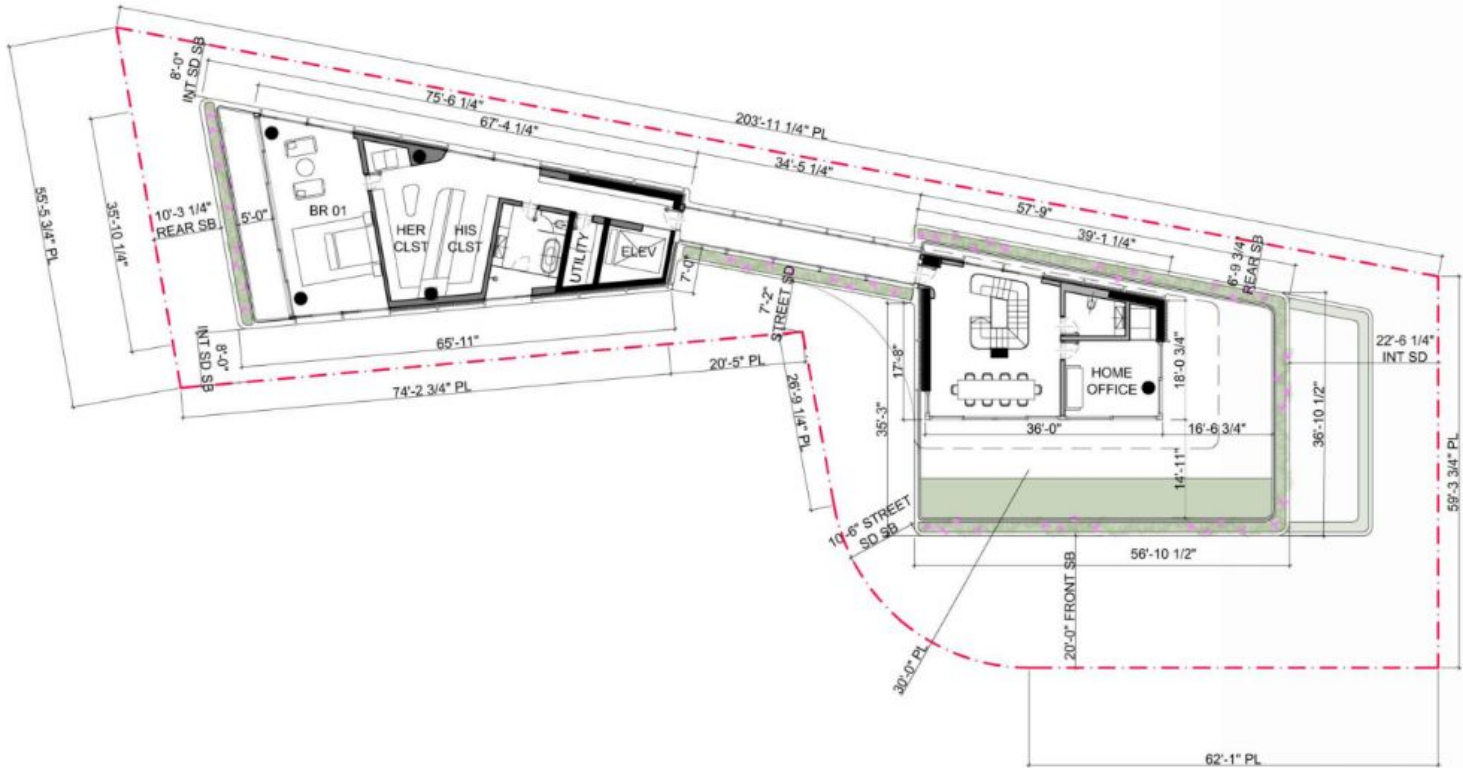
LEVEL 03 FLOOR PLAN

1/16" = 1'-0"

© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:
12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7863	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025

**A-106**

THESE DRAWINGS ARE THE EXCLUSIVE COPYRIGHTED PROPERTY OF PRAVDA ARCHITECTURE/ DESIGN, PLLC. NO DESIGNS OR IDEAS CONTAINED HEREIN MAY BE USED FOR ANY PURPOSE OTHER THAN THIS PROJECT UNDER THE DIRECT SUPERVISION OF BRYAN PRAVDA, NOR MAY THEY BE REPRODUCED OR DISCLOSED TO OTHERS, WITHOUT THE WRITTEN PERMISSION OF BRYAN PRAVDA. FOR INTERIM REVIEW AND CMB DRB ONLY. NOT FOR PERMITTING, NOR CONSTRUCTION.



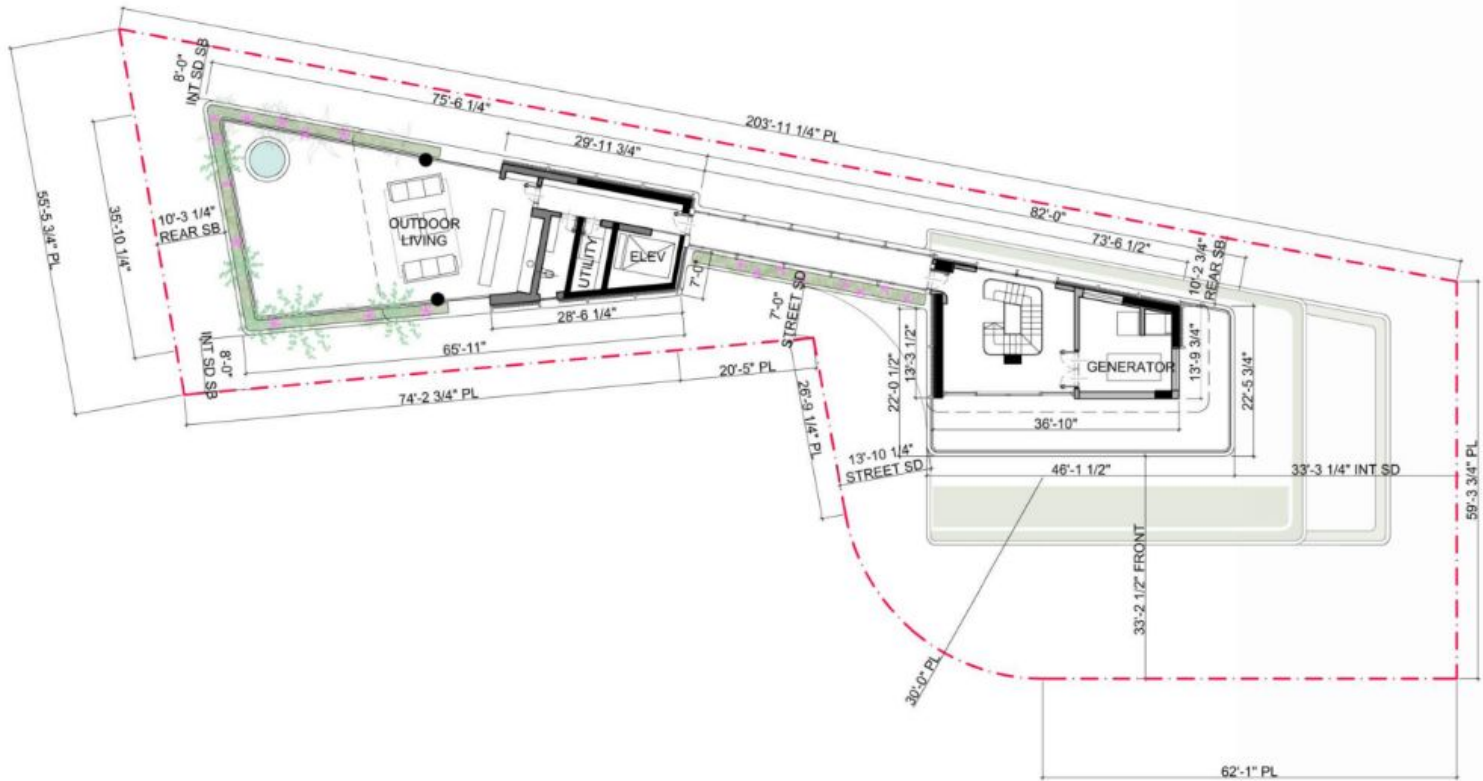
LEVEL 04 FLOOR PLAN

1/16" = 1'-0"

© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:
12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025

**A-107**

THESE DRAWINGS ARE THE EXCLUSIVE COPYRIGHTED PROPERTY OF PRAVDA ARCHITECTURE/ DESIGN, PLLC. NO DESIGNS OR IDEAS CONTAINED HEREIN MAY BE USED FOR ANY PURPOSE OTHER THAN THIS PROJECT UNDER THE DIRECT SUPERVISION OF BRYAN PRAVDA, NOR MAY THEY BE REPRODUCED OR DISCLOSED TO OTHERS, WITHOUT THE WRITTEN PERMISSION OF BRYAN PRAVDA. NOT FOR PERMITTING, NOR CONSTRUCTION.

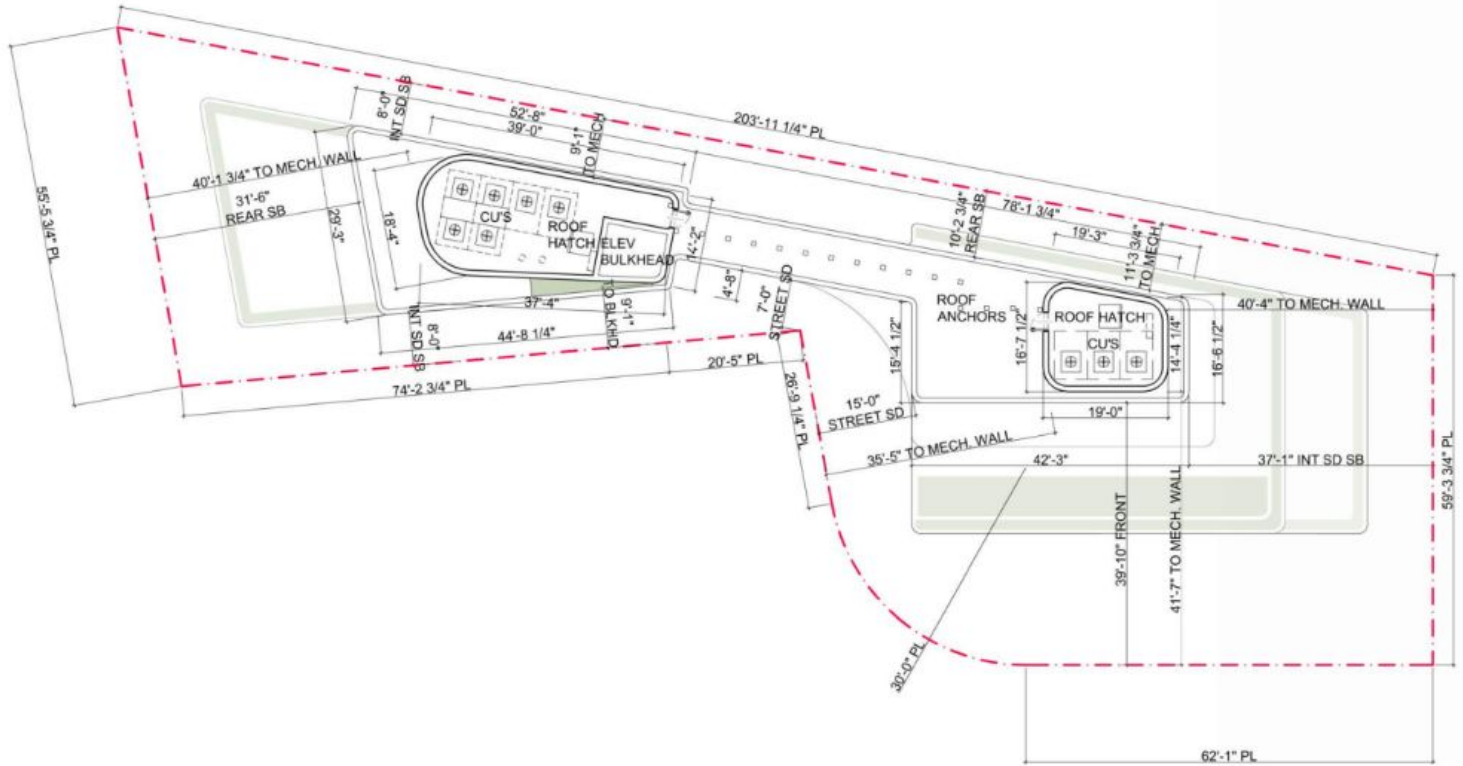


LEVEL 05 FLOOR PLAN

1/16" = 1'-0"

© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:	<b>A-108</b>
12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	

THESE DRAWINGS ARE THE EXCLUSIVE COPYRIGHTED PROPERTY OF PRAVDA ARCHITECTURE/ DESIGN, PLLC. NO DESIGNS OR IDEAS CONTAINED HEREIN MAY BE USED FOR ANY PURPOSE OTHER THAN THIS PROJECT UNDER THE DIRECT SUPERVISION OF BRYAN PRAVDA, NOR MAY THEY BE REPRODUCED OR DISCLOSED TO OTHERS, WITHOUT THE WRITTEN PERMISSION OF BRYAN PRAVDA. NOT FOR PERMITTING, NOR CONSTRUCTION.



ROOF PLAN

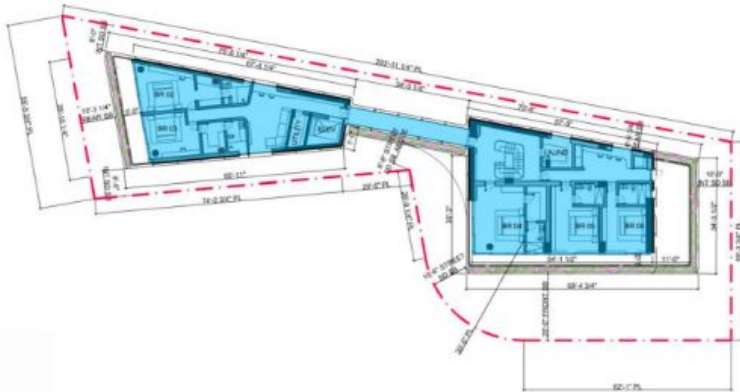
1/16" = 1'-0"

© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:
12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025

**A-109**

THESE DRAWINGS ARE THE EXCLUSIVE COPYRIGHTED PROPERTY OF PRAVDA ARCHITECTURE/ DESIGN, PLLC. NO DESIGNS OR IDEAS CONTAINED HEREIN MAY BE USED FOR ANY PURPOSE OTHER THAN THIS PROJECT UNDER THE DIRECT SUPERVISION OF BRYAN PRAVDA, NOR MAY THEY BE REPRODUCED OR DISCLOSED TO OTHERS, WITHOUT THE WRITTEN PERMISSION OF BRYAN PRAVDA. NOT FOR PERMITTING, NOR CONSTRUCTION.

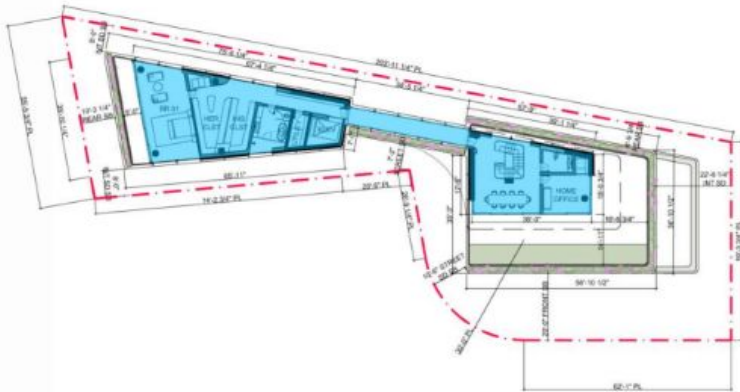
LEVEL 03 FLOOR AREA: 3,415.3 SF



LEVEL 01 FLOOR AREA: 2,027.81 SF



LEVEL 04 FLOOR AREA: 2,287.15 SF



LEVEL 02 FLOOR AREA: 3,771.77 SF



FLOOR AREA RATIO DIAGRAMS - LEVELS 01 - 04

1/32" = 1'-0"

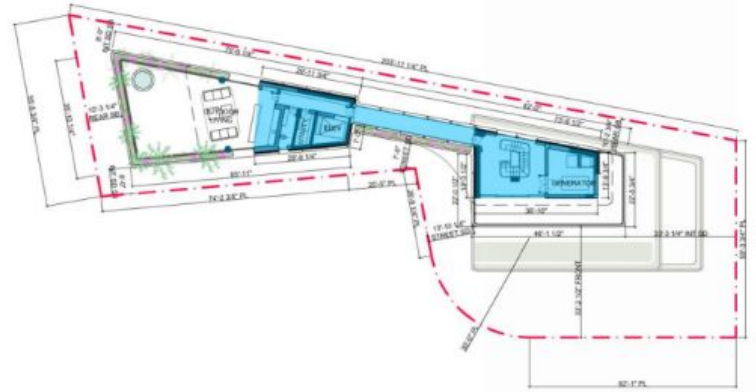
© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:	<b>A-022</b>
12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	

THESE DRAWINGS ARE THE EXCLUSIVE COPYRIGHTED PROPERTY OF PRAVDA ARCHITECTURE/ DESIGN, PLLC. NO DESIGNS OR IDEAS CONTAINED HEREIN MAY BE USED FOR ANY PURPOSE OTHER THAN THIS PROJECT UNDER THE DIRECT SUPERVISION OF BRYAN PRAVDA, NOR MAY THEY BE REPRODUCED OR DISCLOSED TO OTHERS, WITHOUT THE WRITTEN PERMISSION OF BRYAN PRAVDA. FOR INTERIM REVIEW AND CMB DRB ONLY. NOT FOR PERMITTING, NOR CONSTRUCTION.

FLOOR AREA: CALCULATION

LEVEL 01 FLOOR AREA: 2,027.81 SF  
 LEVEL 02 FLOOR AREA: 3,771.77 SF  
 LEVEL 03 FLOOR AREA: 3,415.3 SF  
 LEVEL 04 FLOOR AREA: 2,287.15 SF  
 LEVEL 05 FLOOR AREA: 1,284.97 SF  
 ROOF FLOOR AREA: 0 SF

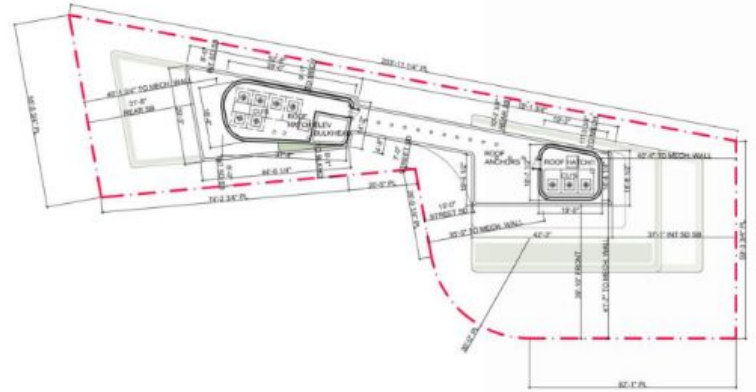
LEVEL 05 FLOOR AREA: 1,284.97 SF



NEW FLOOR AREA TOTAL PROVIDED: 12,787.00 SF = 1.25

ROOF FLOOR AREA: 0 SF

NOTE: FAR ALLOWED = 12,0787.0375 SF, 1.25 (1.25 X 10,229.63 SF TOTAL LOT AREA)

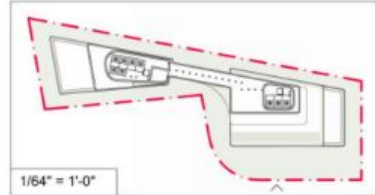


FLOOR AREA RATIO DIAGRAMS - LEVEL 05, ROOF, & TOTAL

1/32" = 1'-0"

© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:	<b>A-023</b>
12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	

THESE DRAWINGS ARE THE EXCLUSIVE COPYRIGHTED PROPERTY OF PRAVDA ARCHITECTURE/ DESIGN, PLLC. NO DESIGNS OR IDEAS CONTAINED HEREIN MAY BE USED FOR ANY PURPOSE OTHER THAN THIS PROJECT UNDER THE DIRECT SUPERVISION OF BRYAN PRAVDA, NOR MAY THEY BE REPRODUCED OR DISCLOSED TO OTHERS, WITHOUT THE WRITTEN PERMISSION OF BRYAN PRAVDA, FOR INTERIM REVIEW AND CMB DRB ONLY, NOT FOR PERMITTING, NOR CONSTRUCTION.



EXTERIOR ELEVATION - SOUTH

1/16" = 1'-0"

© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:
12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025

**A-201**

THESE DRAWINGS ARE THE EXCLUSIVE COPYRIGHTED PROPERTY OF PRAVDA ARCHITECTURE/ DESIGN, PLLC. NO DESIGNS OR IDEAS CONTAINED HEREIN MAY BE USED FOR ANY PURPOSE OTHER THAN THIS PROJECT UNDER THE DIRECT SUPERVISION OF BRYAN PRAVDA, NOR MAY THEY BE REPRODUCED OR DISCLOSED TO OTHERS, WITHOUT THE WRITTEN PERMISSION OF BRYAN PRAVDA.



## What could be built instead?

Allowed by Code:

**14 multifamily units, 21 parking spaces (@ 1.5 per unit) + loading docks + commercial dumpsters + multiple drives + multiple stairwells & elevator bulkheads + active roof decks**



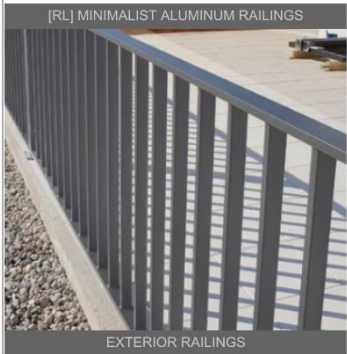
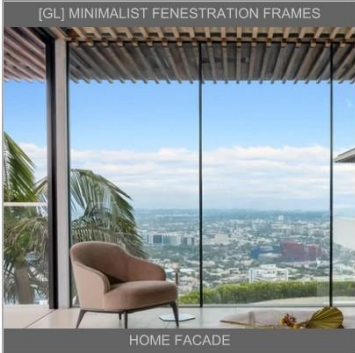
# What are we proposing?

## ONE SINGLE-FAMILY HOME

- one circle drive
- one 3-car garage
- one residential elevator
- roof hatches for required access
- lower level deck below allowable height, not a deck on the rooftop
- utilities concealed and within the footprint of the home
- recessed from neighbors far exceeding required setbacks

# Design Principles & Priorities

1. Eco-modern aesthetic with natural materials and integrated landscaping
2. Honor the legacy of Miami Beach Design, with nods to Art Deco & Streamline Moderne
3. Human scale elements that reduce the building's relative scale
4. Heed the City Planning Department's Guidance & Input
5. Respect for neighbors
6. Architecturally, treat your neighbors better than they treat you
7. Improve vehicular circulation
8. Maximize and Preserve views and natural light
9. Be Contextual
10. Belong to our time and place, while creating a timeless design



**MATERIALS**

© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:	<b>A-601</b>
12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	

THESE DRAWINGS ARE THE EXCLUSIVE COPYRIGHTED PROPERTY OF PRAVDA ARCHITECTURE/ DESIGN, PLLC. NO DESIGNS OR IDEAS CONTAINED HEREIN MAY BE USED FOR ANY PURPOSE OTHER THAN THIS PROJECT UNDER THE DIRECT SUPERVISION OF BRYAN PRAVDA, NOR MAY THEY BE REPRODUCED OR DISCLOSED TO OTHERS, WITHOUT THE WRITTEN PERMISSION OF BRYAN PRAVDA. FOR INTERIM REVIEW AND CMB DRB ONLY. NOT FOR PERMITTING, NOR CONSTRUCTION.











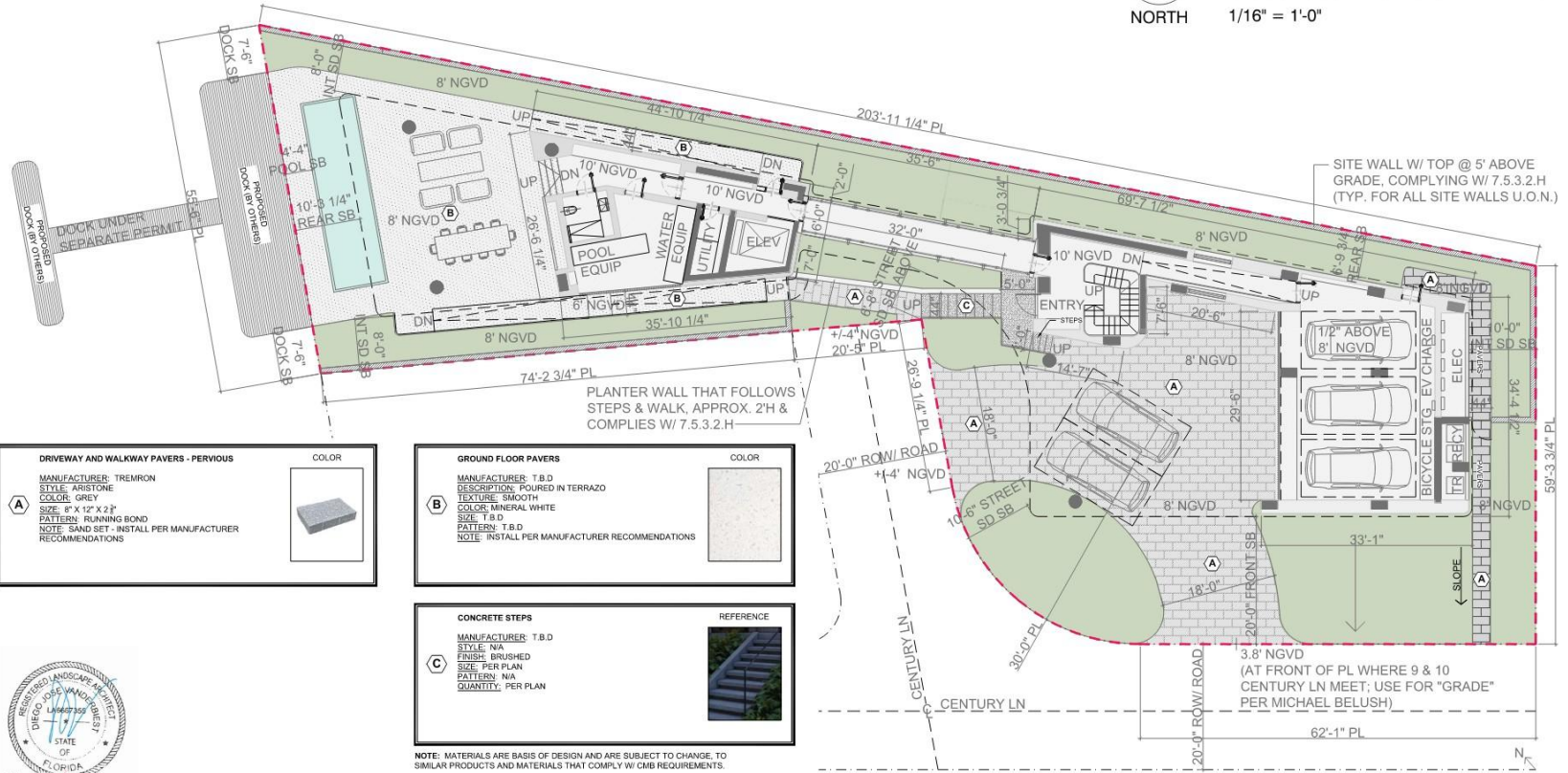
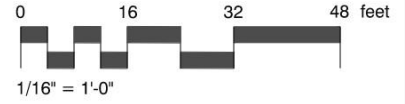


Thank you.









**DRIVEWAY AND WALKWAY PAVERS - PERVIOUS**

MANUFACTURER: TREMRON  
 STYLE: ARISTONE  
 COLOR: GREY  
 SIZE: 12" X 12" X 2"  
 PATTERN: RUNNING BOND  
 NOTE: SAND SET - INSTALL PER MANUFACTURER RECOMMENDATIONS

COLOR

**GROUND FLOOR PAVERS**

MANUFACTURER: T.B.D  
 DESCRIPTION: POURED IN TERRAZO  
 TEXTURE: SMOOTH  
 COLOR: MINERAL WHITE  
 SIZE: T B D  
 PATTERN: T B D  
 NOTE: INSTALL PER MANUFACTURER RECOMMENDATIONS

COLOR

**CONCRETE STEPS**

MANUFACTURER: T.B.D  
 STYLE: N/A  
 FINISH: BRUSHED  
 SIZE: PER PLAN  
 PATTERN: N/A  
 QUANTITY: PER PLAN

REFERENCE

NOTE: MATERIALS ARE BASIS OF DESIGN AND ARE SUBJECT TO CHANGE, TO SIMILAR PRODUCTS AND MATERIALS THAT COMPLY W/ CMB REQUIREMENTS.



Diego Vandenberg  
 Digitally signed by Diego Vandenberg  
 Date: 2023.01.31 10:52:38-0500

**HARDSCAPE MATERIALS PLAN**

1/16" = 1'-0"

© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:
12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025

**L-300**

THESE DRAWINGS ARE THE EXCLUSIVE COPYRIGHTED PROPERTY OF PRAVDA ARCHITECTURE/ DESIGN, PLLC. NO DESIGNS OR IDEAS CONTAINED HEREIN MAY BE USED FOR ANY PURPOSE OTHER THAN THIS PROJECT UNDER THE DIRECT SUPERVISION OF BRYAN PRAVDA, NOR MAY THEY BE REPRODUCED OR DISCLOSED TO OTHERS, WITHOUT THE WRITTEN PERMISSION OF BRYAN PRAVDA. FOR INTERIM REVIEW AND CMB DRB ONLY. NOT FOR PERMITTING, NOR CONSTRUCTION.



CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS  
 Zoning District: RM-1 Lot Area 10,229.63 S.F.

Acres 0.23

**OPEN SPACE**

- A. Square feet of required Open Space as indicated on site plan:  
 Lot Area = 10,229.63 s.f. x 30 % = 5,625 s.f.
- B. Square feet of parking lot open space required as indicated on site plan:  
 Number of parking spaces \_\_\_\_\_ x 10 s.f. parking space =
- C. Total square feet of landscaped open space required: A+B=

REQUIRED/ ALLOWED	PROVIDED
<u>3,069</u>	<u>4,995</u>
N/A	N/A
<u>3,069</u>	<u>4,995</u>

**LAWN AREA CALCULATION**

- A. Square feet of landscaped open space required
- B. Maximum lawn area (sod) permitted= 50 % x 4,995 s.f.

<u>3,069</u>	<u>4,995</u>
<u>1,534</u>	<u>459</u>

**TREES**

- A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=  
**28 trees x 0.23 net lot acres - number of existing trees**
- B. % Natives required: Number of trees provided x 30% =
- C. % Low maintenance / drought and salt tolerant required:  
 Number of trees provided x 50% =
- D. Street Trees (maximum average spacing of 20' o.c.)  
140' linear feet along street divided by 20' =
- E. Street tree species allowed directly beneath power lines:  
 (maximum average spacing of 20' o.c.):  
60 linear feet along street divided by 20' =

<u>7</u>	<u>12</u>
<u>2</u>	<u>9</u>
<u>3</u>	<u>9</u>
<u>7</u>	<u>5</u>
N/A	N/A

**TOTAL**

<u>14</u>	<u>17</u>
-----------	-----------

**SHRUBS**

- A. Number of shrubs required: Sum of lot and street trees required x 12=
- B. % Native shrubs required: Number of shrubs provided x 50%=

<u>168</u>	<u>209</u>
<u>84</u>	<u>206</u>

**LARGE SHRUBS OR SMALL TREES**

- A. Number of large shrubs or small trees required: Number of required shrubs x 10%=
- B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=

<u>17</u>	<u>17</u>
<u>9</u>	<u>17</u>

REFER TO LANDSCAPE PLAN ON SHEET L-201  
 REFER TO LANDSCAPE DETAILS ON SHEET L-206



Diego Vanderbiest  
 est 160600-0500

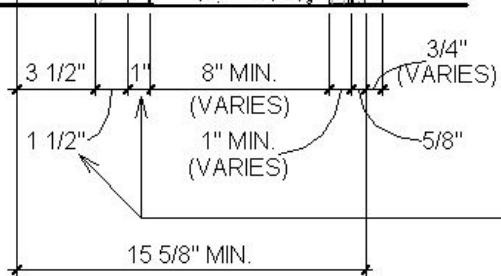
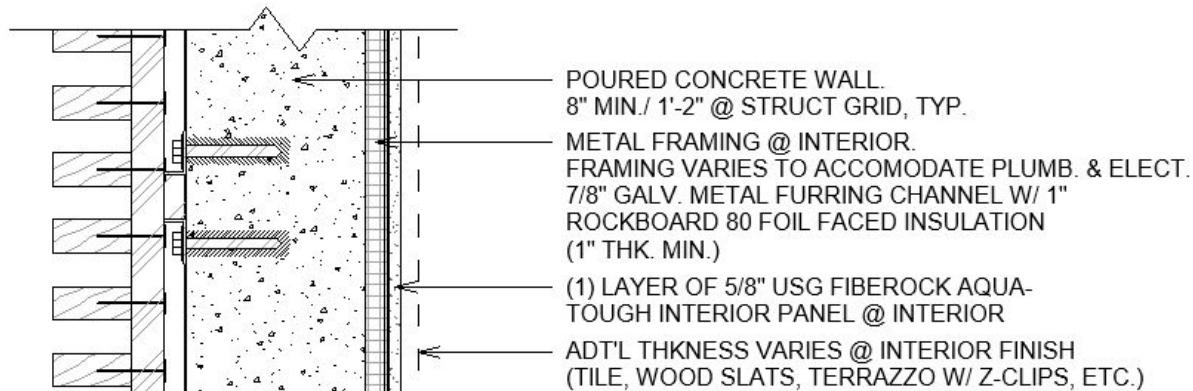
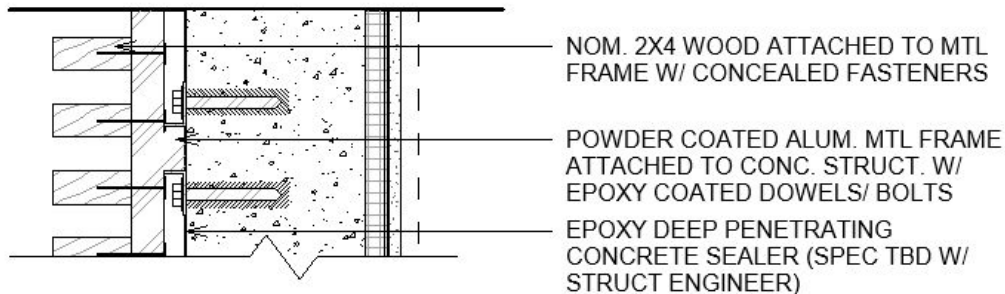
SYMBOL	CODE	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	DBH	SPACING	NATIVE	QTY
<b>SITE TREES</b>								
	UVI	Coccoloba uvifera / Sea Grape	16' HL	8'	4" DBH	SEE PLAN	YES	2
	CON	Conocarpus erectus / Green Buttonwood	16' HL	8'	4" DBH	SEE PLAN	YES	2
	CONS	Conocarpus erectus f. sericeus / Silver Buttonwood	12' HL	6'	2" DBH	SEE PLAN	YES	2
	GUA	Guaiacum sanctum / Lignum Vitae	10' HL	5'	1.5" DBH	SEE PLAN	YES	2
	MYR	Myrcianthes fragrans / Simpson's Stopper	12' HL	6'	2" DBH	SEE PLAN	YES	4
<b>STREET TREES</b>								
	BUR	Bursera simaruba / Gumbo Limbo 4'-0" MIN. CLEAR TRUNK	12 - 14' HL	7'	3" DBH	SEE PLAN	YES	1
	AUT	Clusia rosea / Autograph Tree 4'-0" MIN. CLEAR TRUNK	16' - 18' HL	9'	3" DBH MIN.	SEE PLAN	YES	1
	DIV	Coccoloba diversifolia / Pigeon Plum 4'-0" MIN. CLEAR TRUNK	12 - 14' HL	7'	3" DBH	SEE PLAN	YES	3
SYMBOL	CODE	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SIZE	SPACING	NATIVE	QTY
<b>SHRUBS</b>								
	CAP	Capparis cynophallophora / Jamaica Caper	24' HL	24"	3 Gal.	24" O.C	YES	78
	CHR	Chrysobalanus icaco / Green Tip / Green Tip Coco Plum	24' HL	18"	7 Gal.	24" O.C	YES	10
	CLU	Clusia guittifera / Small Leaf Clusia	24' HL	24"	7 Gal.	30" O.C	YES	45
	CLUN	Clusia guittifera nama / Dwarf Clusia	18' HL	18"	7 Gal.	30" O.C	YES	48
	COE	Conocarpus erectus / Green Buttonwood	24' HL	24"	3 Gal.	24" O.C	YES	25
	RHA	Rhapis excelsa / Lady Palm	24' HL	24"	7 Gal.	30" O.C	NO	3
<b>GRASSES</b>								
	MUH	Muhlenbergia capillaris / Pink-Muhly Grass	18' HL	18"	3 Gal.	36" O.C	YES	5
	TRI	Tripsacum floridanum / Florida Gamagrass	18' HL	18"	3 Gal.	36" O.C	YES	14
<b>LARGE SHRUBS</b>								
	CAN	Canella winterana / Wild Cinnamon	6' HL	4'	25 Gal.	SEE PLAN	YES	7
	GYM	Gymnanthes lucida / Crabwood	6' HL	4'	25 Gal.	SEE PLAN	YES	6
	ILE	Ilex vomitoria / Yaupon Holly	6' HL	4'	25 Gal.	SEE PLAN	YES	2
SYMBOL	CODE	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SIZE	SPACING	NATIVE	QTY
<b>GROUND COVERS</b>								
	HDR	Chrysobalanus icaco Horizontalis / Horizontal Coco Plum	8' HL	8"	3 Gal.	18" O.C	YES	127
	FIC	Ficus microcarpa / Green Island ficus	10' HL	10"	3 Gal.	15" O.C	NO	185
	HYM	Hymenocallis latifolia / Spider Lily	12" HL	12"	3 Gal.	18" O.C	YES	20
	NEB	Nepholopis biserrata / Macho Fern	15" HL	15"	1 Gal.	24" O.C	YES	8
	NEP	Nepholopis exaltata / Boston Fern	12" HL	12"	1 Gal.	18" O.C	YES	119
<b>SOD/SEED</b>								
	SOD	Paspalum vaginatum / Seashore Paspalum	INSTALL EVEN SOD				YES	499 sf

LANDSCAPE REQUIREMENTS - LEVEL 01 PLANT SCHEDULE

1/16" = 1'-0"

© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:	<b>L-200</b>
12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	

THESE DRAWINGS ARE THE EXCLUSIVE COPYRIGHTED PROPERTY OF PRAVDA ARCHITECTURE/ DESIGN, PLLC. NO DESIGNS OR IDEAS CONTAINED HEREIN MAY BE USED FOR ANY PURPOSE OTHER THAN THIS PROJECT UNDER THE DIRECT SUPERVISION OF BRYAN PRAVDA, NOR MAY THEY BE REPRODUCED OR DISCLOSED TO OTHERS, WITHOUT THE WRITTEN PERMISSION OF BRYAN PRAVDA. FOR INTERIM REVIEW AND CMB DRB ONLY. NOT FOR PERMITTING, NOR CONSTRUCTION.



PER SPECIALTY ENGINEER. THIS IS ESTIMATING.  
1" GAP IS FOR WATER TO DRAIN DOWN WALL

**EXTERIOR CONCRETE WALL W/ WOOD SCREEN PLAN SECTION**

## Additional Notes

- Could park 10 cars within property if/ when needed
- Approximately 13'-6" from Property Line to Pool Equipment
- Approximately 1,110 SF in the connection between the two sides
- Wood screen: thermally treated Accoya 2x4s @ 3" o.c. w/ 4x8s @ 7' o.c. (+/-)
- Family of 6 = 2 parents and 4 children

---

## Re: 8,9,10 Century Lane

---

Scott Foxman <sgfoxman@gmail.com>  
To: Tracy Slavens <tslavens@lsnlaw.com>

Thu, Mar 13, 2025 at 5:05 PM

Tracy

Just to give you a heads up. Below are my initial thoughts

\*\*

\*\*

\*\*

We also plan on adding at least 2-4 stories to our house within the next 2-3 years. i would need a deal like you have with the Standard to generally pre approve our project

Lastly, although it is not part of this project I will not approve any dock that extends beyond the allowable dock space. We can be surrounded with buildings but i will not allow our view to be taken away

I hope that we can work together to solve these issues

Scott

Scott Foxman MD  
Founder and President  
Retinal and Ophthalmic Consultants PC

# 7 Century Lane Correspondence

On Thu, Mar 13, 2025 at 5:05 PM Scott Foxman <[sgfoxman@gmail.com](mailto:sgfoxman@gmail.com)> wrote:

Hi Michael,

\*\*

\*\*

\*\*

A much better solution which will give you the premier home in Miami beach is to buy my property. You should sell each of the other 2 lots for 2.5 M each and give me 12M for my property. Which is only then 7M out of your pocket.

Here is what you get : 100 feet of waterfront, a pre approved boat lift and dock which can be modified to any size boat you want. Gorgeous views from every room except on the southside. Even your east and west views will be gorgeous. You could build at least a 10000 square foot home with all of the amenities. The usable space will probably be comparable to your present plans. You could probably petition to have our part of century lane converted to your driveway relieving you of all the congestion.

Why would I do this? I love my house and have no interest in moving. However, I am not excited to deal with 3 years of construction. The 12M is enough money after paying capital gain to rent or buy somewhere else nice. Also I honestly feel this is the best move for you.

If you don't think it is going to work we will stay in our house and we obviously will be oppositional . I don't want to fight you but I will if I have to.

Think about it.

Scott

Scott Foxman MD  
Founder and President  
Retinal and Ophthalmic Consultants PC

# Previous concerns regarding parking issued by BIRA:

October 3, 2022

**Re: DRB Application Nos: DRB22-0841 & DRB22-0847  
8 & 10 Century Lane, Miami Beach**

**WHEREAS**, in addition to Century Lane being a tiny street for traffic patterns, there is also inadequate parking for existing residential single-family homes with three single family homes sharing one driveway and inadequate space for existing mail trucks, trash pick-up, delivery vans, landscaping trailers, contractors, and construction vehicles; and

**WHEREAS**, such congestions with limited space results in these vehicles illegally parking on Century Lane preventing two-way traffic including obstruction of entry and exit from driveways, parking garages and emergency exit stairwells; and

**WHEREAS**, this parking inadequacy and blockage of emergency stairwell exits creates dangerous circumstances which could result in personal safety and damage to personal property when trying to bypass vehicles blocking the roadway; and

# Previous concerns regarding parking issued by Vistas Resident:

September 26, 2022

Hon. Chair, Vice Chair & Members  
Design Review Board  
1700 Convention Center Drive  
Miami Beach, FL 33139

**Re: DRB Application Nos: DRB22-0841 & DRB22-0847  
8 & 10 Century Lane, Miami Beach**

I am writing as a concerned owner on Century Lane to communicate my opposition to the proposed plans and construction of new properties located at 8 and 10 Century Lane. While there are many concerns regarding these proposed plans, I have highlighted my biggest below for your consideration:

- Century Lane is a small and unique street of character on Belle Isle. It is home to The Vistas Condominium (a boutique 48 unit building) and six one-story single-family homes. Century Lane is more like an alley than an actual road, with non-conforming width for two-way traffic, no sidewalks, no turn-around, no outlet, and no swale. Additionally, there are already shared driveways between three of the six single-family homes (including 8 Century Lane), resulting in insufficient parking for the existing homes and residents, as well as visitors, delivery trucks, and contractors that illegally park and block the roadway.

