

Barbara L Roth  
1 Century Lane, Unit 208  
Miami Beach, FL 33139  
September 29, 2022

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

Re: Century Lane  
DRB Applications #DRB22-0841 & DRB22-0847

Dear Esteemed Miami Beach Design Review Board:

I am writing to document my concerns regarding the proposed redevelopment of two small neighboring homes. 11 Century Lane utilized a zoning law loophole to enable the construction of a multi-story structure to the maximum height allowed (though surrounded by a bare minimum of land). Property owners of adjacent #8 and #10 now seek to do likewise. This establishes a pattern which might entice owners of residences #7, #9 and #12 to follow suit: sell their properties to developers who will replace their small family homes with huge structures.

Century Lane is narrow. When a delivery truck parks on one side, other vehicles cannot pass. Two cars moving simultaneously in opposing directions can be problematic. Entering the lane from Venetian Way has other issues. Vehicles are trying to exit from The Standard to the lane often block Century Lane vehicles from leaving - as well as vehicles trying to enter the lane from the Venetian Way. This also creates an issue for emergency vehicles needing access.

If DRB22-0841 and DRB22-0847 are approved, what used to be a quaint little Century Lane Community will be replaced by cookie cutter buildings.

Sincerely,

Barbara L Roth  
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