

September 26, 2022

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Honorable Chair, Vice Chair and Members
Design Review Board
1700 Convention Center Drive
Miami Beach FL 33139

Re: DRB Application No DRB22-0841 and DRB22-0847

Dear Sirs:

I write as a concerned homeowner living in Miami Beach at 1 Century Lane, to oppose the requests for variance filed recently on behalf of new owners of properties at 8 and 10 Century Lane. Century Lane is a single street, located alongside the Standard Hotel. It was for years a very quiet street, and a reminder of old Miami Beach. I have lived at 1 Century Lane for more than fifteen years. I am a lawyer and a shareholder at Carlton Fields' Miami Office. I am concerned that the proposed variances would greatly disturb the quality of life for the residents of Century Lane. Construction and all the hassles that will entail would likely last 2 years or more. We have recently had to get through the disruptions caused by construction at 11 Century Lane. Noise, dirt, traffic, confusion, blockage of ingress and egress and more. I am also of the belief too much construction and too many multi-story buildings across from the Vistas will fundamentally alter the appearance and "feel" of the neighborhood. I bought into a peaceful, easy street and a row of single story family homes that had been there for years. All these proposed changes seem out of scale to me, and are simply not good for our neighborhood.

I urge you to decline to grant these variances.

Sincerely,



Michael S. Pasano