

THE
Vistas
MIAMI BEACH

THE VISTAS CONDOMINIUM (MIAMI DADE) ASSOCIATION

September 27, 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**

We are the Board at the Vistas Condominium, a 48-unit condominium at 1 Century Lane, Miami Beach. The majority of our residents are opposed to the proposed redevelopment and construction of the five plus story single-family homes at 8 and 10 Century Lane.

Zoning rules in Miami Beach were established to protect and preserve our neighborhoods and communities. This includes the identity, image, environmental quality, privacy, attractive pedestrian streetscapes, and human scale and character of single-family neighborhoods.

Of these objectives, the most concerning is the environmental impact and preserving the environmental quality of our community. In the current climate crisis, we rely on the city to consider the impact of each proposed new construction on our environment and the surrounding community.

As concerned residents we ask the Design Review Board to analyze these projects holistically and consider the real environmental impact of each construction project. What is the real cost to the neighborhood of bringing heavy construction equipment and trucks? How busy are the roads and what impact is the increased carbon emissions of these heavy vehicles having on our community? Can our roads withstand this and what impact will it have on our infrastructure? Can our aged and suffering sewer and water infrastructure handle the increasing number of bathrooms and people resulting from these construction projects? What is the real cost of demolition and where is the rubble going? What impact is the noise having on the environment and our residents' quality of life? Do we know how this over construction on a tiny street on a small island will impact the structural and land integrity of the neighborhood?

Single-story, single-family homes of character are being replaced with giant ugly concrete structures that overpower the surrounding neighborhood. The city should be approving plans to build smaller and lighter homes and it should not be at the cost of the environment on our island by removing all existing trees, canopy, and landscaping to be replaced by towering 5 story single-family concrete homes that are not allowed anywhere else in Miami.

At the ongoing construction of 11 Century Lane, the developer removed all landscaping including mature trees and canopy and has built a giant concrete structure in the place of a cute single-story single-family home. There is almost no open and permeable land, and the majority of the open land has been covered in concrete blocks with very small cracks between.

1 CENTURY LANE MIAMI BEACH FL 33139

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Let's use 11 Century Lane's ongoing construction as an example of what happens when mistakes are made and how we can prevent similar projects from happening in the future. Consider the zoning rules and building code requirements that protect and preserve the environment and quality of life in our residential neighborhoods.

Please deny these proposed plans and stop the over development on Century Lane before it destroys the environmental quality and character of our neighborhood as well as quality of life for our residents.

Thank you for your consideration

Wendy Moth, President

John L Mason, Secretary

Davide Murdocca, Treasurer