

Freitas, Gabriela

From: DRB
Sent: Tuesday, September 27, 2022 1:59 PM
To: Freitas, Gabriela
Cc: Belush, Michael
Subject: Fwd: DRB APPLICATION Nos:DRB22-0841 &DRB-0847, 8 & 10 CENTURY LANE MIAMI BEACH FL 33139.

Follow Up Flag: Follow up
Flag Status: Completed

Please process

From: Olivia Seovac <oseovac@yahoo.com>
Sent: Monday, September 26, 2022 9:28:51 PM
To: Olivera Seovac <oseovac@yahoo.com>
Cc: Mooney, Thomas <ThomasMooney@miamibeachfl.gov>
Subject: DRB APPLICATION Nos:DRB22-0841 &DRB-0847, 8 & 10 CENTURY LANE MIAMI BEACH FL 33139.

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Dear Honorable Chair, Vice Chair and Members of the Miami Beach Design Review Board:

I am writing to express my great concern of 8 and 10 Century Lane asking for height and set back variances and waivers to build two more 4 to 5 story residences on our Lane.

The 5 story house under construction at 11 Century Lane is an example of how out of scale and inappropriate the size of structure for the lot size and location, it looms over the small street and allowing more of this type of building here will create a tunnel of concrete. If this is allowed the existing single story homes at 7, 9, and 12 Century Lane are sure to follow and we will have a mini-Manhattan on Century Lane.

Please drive by to see this situation in person so you can fully understand that this should not be allowed.

Single family homes in Miami Beach are limited to a "maximum building height, which shall not exceed 2 stories above the base flood elevation"; and even with this single family residential zoning rules the owners and developers of this properties are bypassing these rules thru the loophole and have proceeded 4 to 5 story single family homes;

and given these are not multifamily properties and would not meet the minimum required law area for such dwelling, the owners and developers should not be allowed to use multifamily zoning rules that were never intended for single family homes in a small quiet community; and the owners and developers of these properties knew the single family zoning restrictions and the "small size and irregular shape of the properties" that create limitations on the foot print of a new construction property in this neighborhood.

To conclude; if we would follow single family home rules, they would only be allowed 2 stories. This wouldn't hurt our condos much if this rule is applied, we would maintain reasonable privacy, natural light and we still would be able to see the SKY!

Thank you for your consideration.

Best Regards,

Olivia Seovac.

*1 Century Lane
Miami Beach Fl 33139.*