

## Freitas, Gabriela

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**From:** DRB  
**Sent:** Monday, September 26, 2022 9:36 AM  
**To:** Freitas, Gabriela  
**Subject:** Fwd: DRB Application No. DRB22-0841 & DRB22-0847 Opposing #8 and #10 Century Lane Miami Beach construction and variances

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Please process.

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**From:** Firuzeh McLean <farsanjmclean@gmail.com>  
**Sent:** Friday, September 23, 2022 9:04:09 PM  
**To:** jbodnar-drb@jbodnar.com <jbodnar-drb@jbodnar.com>; sheldondrb@gmail.com <sheldondrb@gmail.com>; jason@neuv.io <jason@neuv.io>; Scott Diffenderfer <belleislerealtor@gmail.com>; sg221@yahoo.com <sg221@yahoo.com>; comasla.info@gmail.com <comasla.info@gmail.com>; agorlin@gorlinarchitects.com <agorlin@gorlinarchitects.com>; DRB <DRB@miamibeachfl.gov>  
**Cc:** Mooney, Thomas <ThomasMooney@miamibeachfl.gov>  
**Subject:** Re: DRB Application No. DRB22-0841 & DRB22-0847 Opposing #8 and #10 Century Lane Miami Beach construction and variances

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Dear Hon. Chair, Vice Chair & Members Design Review Board ,

My husband and I, Michael and Firuzeh McLean, are residents of The Vistas Condominium at 1 Century Lane unit 401. We are adding our voices to the rest of our neighbours in protest to #8 and #10 construction projects and their requested variances.

A preview of what is to come-

#11 Century Lane, an unfinished and ill fitting structure, 3 years in the making on a very narrow lane .....

In 2018, residents of Century Lane, Miami Beach were made aware of a DRB development application by the new owner of #11 Century Lane. The developer was proposing to replace the existing single storey, single family home (1,180 sqft structure on a 2,829 sqft lot) with a 5,300 sq ft. single family home, 5 stories high on the same small lot, asking for several exemptions, the most egregious being the elimination of the 2 story height restriction in Miami Beach for single family homes.

During 2018 and 2019 we, along with a number of our neighbors, came before the DRB opposing the application for #11 Century lane. Our main reason was that the very narrow Century Lane could not support the conversion of 6 one floor single family bungalows to 6 new single family structures each 5 stories high and each at least 5,000 sqft.

We were concerned about the precedent being set by the approval of #11 Century Lane and that the remaining bungalows would be bought by developers and balloon into giant structures similar to the proposed #11 project.

Today, after 3 years since a 1950's one floor, single family bungalow on 11 Century Lane was torn down, that project is nowhere near completion and now as suspected, two new requests for projects of the same magnitude are before the DRB. For the past 3 years the daily issues of congestion, lack of access to our garage, trash trucks and emergency trucks completely blocking in-and-out access have been exacerbated with no end in sight with just one project, #11. Now we are being asked to add two more ill fitting structures to our alley with no bounds or limits imposed by the city on setbacks, structure height, protection of existing vegetation and the tree canopy, turning our neighbourhood to a row of concrete structures, a neighborhood lacking in natural beauty and soul.

These 3 projects (#11, #10 and #8 Century Lane) plus the inevitable future ones (#12, #7 and #9 Century Lane) will simply put create an UNNECESSARY STRESS ON A VERY SMALL ALLEYWAY and neighbourhood - These homes could easily be built meeting the 2 storey height restriction enforced all over Miami Beach with much less of an environmental impact and footprint. When #11, #10, and #9 were purchased the neighborhood was already built and established, there was no illusion about the size of these single family homes and what the neighborhood and the existing ecosystem could support.

Reasons for opposing #8 and #10 Century Lane

- 1- Sacrificing any and all vegetation and tree canopy on Century Lane, an already cramped and narrow one lane alley.
- 2- Daily traffic jams in our alley, blocking access for residents to our garage entrance and exit.
- 3- Trash trucks and ANY EMERGENCY vehicles completely blocking the alley given the current number of cars, before #11, #10 and #8 have even completed.
- 4- Additional Infrastructure stress, new homes with 5 times the sqft, adding to the capacity needed for water, sewage and all other city services. This is in addition to the new apartment complex on Belle Isle.

I guess our question for the board is:

Are we as residents of Century Lane allowed any quality of life?

Access to sunlight and trees, a visually pleasing and structurally harmonious neighborhood, any level of tranquility would be appreciated in a small alley on Belle Isle.

Thank you for your time and kind attention,  
Firuzeh and Michael McLean  
1 Century Lane, Apt 401 Miami Beach