

September 26, 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**

I am writing as a concerned owner on Century Lane to communicate my opposition to the proposed plans and construction of new properties located at 8 and 10 Century Lane. While there are many concerns regarding these proposed plans, I have highlighted my biggest below for your consideration:

- Century Lane is a small and unique street of character on Belle Isle. It is home to The Vistas Condominium (a boutique 48 unit building) and six one-story single-family homes. Century Lane is more like an alley than an actual road, with non-conforming width for two-way traffic, no sidewalks, no turn-around, no outlet, and no swale. Additionally, there are already shared driveways between three of the six single-family homes (including 8 Century Lane), resulting in insufficient parking for the existing homes and residents, as well as visitors, delivery trucks, and contractors that illegally park and block the roadway.
- Up until the approval for construction of 11 Century Lane, Century Lane was a quiet and quaint street with the neighborhood and historical feel of Miami Beach. Since the construction of 11 Century Lane started, our quiet street has turned into a dirty and loud construction site with trucks consistently blocking the ability of Century Lane residents to leave/reach their homes. Trucks also park in front of the emergency exit stairwell doors of The Vistas Condominium resulting in dangerous and potentially deadly obstructions.
- Due to the proximity of the homes on Century Lane, the construction of these giant concrete structures not only ruins the visual appeal and Miami design of our neighborhood, but the drilling and construction of 11 Century Lane has resulted in considerable shaking and vibration of the surrounding properties making it impossible to live comfortably and quietly in our homes. Additionally, after the devastation of Champlain Towers and hearing the horror of how the vibration and shaking from nearby construction terrified the residents, it concerns me that significant construction at these proximities on our tiny island close to the water could result in dangerous compromises to structural and ground integrity. If these proposed plans are approved, the current residents of Century Lane will have to endure continued disruption to our everyday quality of life and potential safety for many years to come.
- These applications are using a loophole in the RM-1 zoning of these properties, which allow multifamily properties to be up to 5-stories, whereby the owners are proposing 5 story single family residences. These are not multifamily properties and do not meet the minimum required lot area for such dwelling, and therefore, should not be allowed to use multifamily zoning rules that were never intended for single family homes in a small quiet residential community.

- Single-family residential districts and zoning rules are “designed to protect, and preserve the identity, image, environmental quality, privacy, attractive pedestrian streetscapes, and human scale and character of the single-family neighborhoods and to encourage and promote new construction that is compatible with the established neighborhood context”. The proposed plans for 8 and 10 Century Lane do not preserve the identity, environmental quality, privacy, scale or character of single-family neighborhoods, and especially not that of Belle Isle. If these plans are approved, our little road will become a concrete jungle with no privacy, no character, limited natural light, loss of its existing tree canopy & landscape and out of character scale.
- Single-family homes in Miami Beach are limited to a “maximum Building Height, which shall not exceed two stories above the base flood elevation”. The owners of these properties were well-aware of the single-family zoning restrictions and the “small size and irregular shape of the properties” that create limitations on the footprint of a new construction property. A new single-family build of this size (footprint and height) should never be permissible on lots of these sizes (3,010sqft & 4,599sqft) in any residential zoning district, especially not with the requested variances.
- The height and setback variances and waivers being required to build these residences, including a setback of 0’-0”, will create more congestion, loss of privacy and lack of canopy in an already tight residential neighborhood community. There are no legal hardship circumstances that warrant such approvals.

I request and welcome you to visit our Century Lane in person to see the impact the construction of 11 Century Lane is having and why any additional applications for similar properties, including to the size and scale of 8 and 10 Century Lane, should be denied.

For these reasons and to preserve the Belle Isle neighborhood feel on Century Lane, I strongly urge you to consider the impact these proposals will have on existing residents and our neighborhood.

Please do not set a precedent to allow all of Century Lane and other RM-1 neighborhoods to turn into concrete jungles, losing the charming characteristics that make us love this community.

Thank you for your interest and concern.

Cara Glaser

1 Century Lane #507

Miami Beach, FL 33139