

## Freitas, Gabriela

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**From:** DRB  
**Sent:** Monday, October 3, 2022 2:17 PM  
**To:** Freitas, Gabriela  
**Cc:** Belush, Michael  
**Subject:** Fwd: Resolution related to DRB Applications DRB22-0841 & DRB22-0847 at the Design Review Board meeting @ 2022-10-04  
**Attachments:** BIRA Century Lane resolution @ 2022-10-03.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Gaby,  
Can you please process?

Thanks,  
Jessica

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**From:** Scott Van Hove <sjvanhove@live.com>  
**Sent:** Monday, October 3, 2022 12:41:55 PM  
**To:** jbodnar-drb@jbodnar.com <jbodnar-drb@jbodnar.com>; sheldondrb@gmail.com <sheldondrb@gmail.com>; ason@neuv.io <ason@neuv.io>; belleislerealtor@gmail.com <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>; Mooney, Thomas <ThomasMooney@miamibeachfl.gov>  
**Subject:** Resolution related to DRB Applications DRB22-0841 & DRB22-0847 at the Design Review Board meeting @ 2022-10-04

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

On behalf of the Belle Isle Residents Association (BIRA) Board of Directors, please find the resolution below (and attached) for your consideration.

Thank you.

The Board of Directors  
Belle Isle Residents Association

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October 3, 2022

**Re: DRB Application Nos: DRB22-0841 & DRB22-0847  
8 & 10 Century Lane, Miami Beach**

**WHEREAS**, the Belle Isle Resident Association reached out to the City of Miami Beach Design Review Board and City Commissioners regarding concern over existing and pending construction on Century Lane, including pending DRB applications DRB22-0841 & DRB22-0847 for 8 and 10 Century Lane; and

**WHEREAS**, the pending DRB application DRB22-0841 for 8 Century Lane includes plans for a 5-story single family residence plus mezzanine with FAR of 5,346sq ft on a lot size of 4,599 sq ft requiring several variances; and

**WHEREAS**, the pending DRB application DRB22-0847 for 10 Century Lane includes plans for a 5-story single family residence with FAR of 3,686sq ft on a lot size of 3,010 sq ft requiring several variances; and

**WHEREAS**, the location of these properties in on Century Lane, which is a small and unique street of character on Belle Isle and currently home to The Vistas Condominium (a 48-unit six story building) and six one-story single-family homes; and

**WHEREAS**, Century Lane is a tiny alley-like street that is already non-conforming with inadequate width for two-way traffic, no outlet, no turnaround, no pedestrian sidewalks, no swale, and a problematic intersection for entering and existing from Venetian Way; and

**WHEREAS**, in addition to Century Lane being a tiny street for traffic patterns, there is also inadequate parking for existing residential single-family homes with three single family homes sharing one driveway and inadequate space for existing mail trucks, trash pick-up, delivery vans, landscaping trailers, contractors, and construction vehicles; and

**WHEREAS**, such congestions with limited space results in these vehicles illegally parking on Century Lane preventing two-way traffic including obstruction of entry and exit from driveways, parking garages and emergency exit stairwells; and

**WHEREAS**, this parking inadequacy and blockage of emergency stairwell exits creates dangerous circumstances which could result in personal safety and damage to personal property when trying to bypass vehicles blocking the roadway; and

**WHEREAS**, furthermore, the properties at 8 and 10 Century Lane fall under RM-1 Residential Multifamily Low Intensity ("RM-1") zoning designed for low intensity, low rise, single-family and multiple-family residences; and

**WHEREAS**, the owners and developers of these properties are using a loophole in the RM-1 zoning by trying to use zoning rules for multifamily properties to build single-family homes; and

**WHEREAS**, single-family residential districts and zoning rules in Miami Beach 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;" and

**WHEREAS**, single-family homes in Miami Beach are limited to a "maximum Building Height, which shall not exceed two stories above the base flood elevation;" and

**WHEREAS**, even with these single-family residential zoning rules the owners and developers of these properties are bypassing these rules through the loophole and have proposed 4 to 5 story single family homes; and

**WHEREAS**, given these are not multifamily properties and would not meet the minimum required lot 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

**WHEREAS**, 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 footprint of a new construction property in this neighborhood; and

**WHEREAS**, a new single-family build of these sizes and structure would not be permissible on these limited lot sizes as neither 8 or 10 Century Lane meet the minimum required lot size of any residential zoning district in Miami Beach; and

**WHEREAS**, in addition to not following the single-family residential zoning rules, the developers are requesting variances including lot size, setbacks and height under the multiple family properties rules with no legal hardship circumstances that would warrant such approval of variances; and

**WHEREAS**, any approval of these variances will create more congestion, loss of privacy and lack of canopy in an already tight neighborhood community; and

**WHEREAS**, the proposed plans for 8 and 10 Century Lane are not preserving the identity, environmental quality, privacy, scale or character of single-family neighborhoods, including that of Belle Isle; and

**WHEREAS**, the 5-story single family house currently under construction at 11 Century Lane should stand as an example of how out of character, out of scale and inappropriate the size of the structure is for the size of the lot and its location on Century Lane; and

**WHEREAS**, if these plans are approved, our little road and community on Century Lane will become a concrete jungle with even less privacy, character, natural light, and tree cover & landscape.

**WHEREAS**, further it is inevitable if these applications for development are approved, it will set a precedent for the excessive development of the remaining single-story homes and further exacerbate conditions on both Century Lane and other RM-1 locations on Miami Beach; and

**WHEREAS**, the residents of Century Lane and Belle Isle have expressed frustration that city officials and review boards have not denied this over construction or closed the RM-1 loophole before it is further abused by developers to overdevelop lovely residential neighborhoods with towering concrete single family structures on tiny lots; and

**WHEREAS**, Belle Isle Residents Association requests that you as a member of the City of Miami Beach Design Review Board or City Commissioner visit our lovely Century Lane to observe how inappropriate the size, scale and design of these structures will be on our tiny street in our quiet neighborhood.