

September 21, 2022

From: James Bator, 1 Century Lane #405

To: Hon. Chair, Vice Chair & Members

Design Review Board

1700 Convention Center Drive

Miami Beach, FL 33139

Re: The "Manhattanization" of Miami Beach

DRB Application No. DRB22-0841 & DRB22-0847

Dear Esteemed Miami Beach Design Review Board:

This letter is to address of the development of Century Lane, Belle Isle, Miami Beach. Due to the irregular zoning on this street, developers are taking advantage of this to build single family homes higher than what is allowed in the neighborhood. While the current local government has been proponents of development on the beach, this particular Lane is not big enough to support the additional density that has made its way through the approval process.

We have no sidewalk, no green space, and the current monstrosity being built at 11 Century Lane (picture below) has had construction workers blocking the entrance to our building for months. The dimensions of this building looks like it belongs in Manhattan, and looks completely out of place, towering over small, single story homes, on postage-stamp sized lots.

Developers are planning to use this zoning loophole to tear down and build skyscraper, single-family homes on the rest of the lots on Century Lane. The street is simply not big enough to accommodate additional cars, or large numbers of residents living in these high-rise mansions. What will the additional plumbing for the multiple toilets, showers, baths and pools demand on the current sewer pipes (that seem to rupture quite often lately on the Venetian)?

Emergency vehicles cannot even turn around on this street because it is so narrow. Construction vehicles consistently block the street, additional construction projects would essentially shut down the street to residents.

I vehemently oppose any approval of building skyscrapers on this tiny Lane.

Thank you for your consideration of this important matter,

James Bator

1 Century Lane #405

Miami Beach, FL 33139

