

October 12, 2022

Hon. Chair, Vice Chair & Members  
Design Review Board  
1700 Convention Center Drive  
Miami Beach, FL 33139

Re: DRB Application No. DRB22-0841 & DRB22-0847

Belle Isle and 10 Century Lane

Please allow me to preface this conveyance by saying that this is not to blame, point fingers or scold anyone for any decision that has been made and/or its consequences. This is to hopefully awaken a new thought process of Design Review to rediscovery of the true and original quintessence of our Venetian Island's, "Belle Isle", and fostering the tradition of charm and history it so deserves.

This is so very disheartening, for several reasons:

- 1) What is slowly creeping in and swallowing up our little bit of historical charm and value to Belle Isle, by way of grossly over-grown, single family home structures, is a total dismissal, it seems, to the tradition of the city of Miami Beach's diligence, working over the last 25 years to uphold and preserve the historical architectural integrity of our city, which includes our *very esteemed islands*.

With all due respect, I have to say, that a newly-proposed, **4**-story home following suit of the already out-of-place **4**-story home structure that was permitted on the, what once used to be, a sweet, little, island-vibe lane of historic island cottages, *is* and *was* a huge mistake, if the long-time, sensitive issue of historic preservation is taken into consideration. This variance has created a very odd aesthetic and 'sore thumb-like' structure. Maybe it made sense on paper at one time during presentation, but did anyone actually go out to view the area? I find it difficult to believe that anyone actually did. It's always been a very special little lane. Century Lane, The Lido Spa and Farrey Lane deserve to be kept sacred, and as original as possible (and had been thus far), as they embrace the very heart and essence of Belle Isle, preserving a tidbit of the magical, rich history imbedded in its origin. I ask, and truly wonder what the board's goal is for our island when allowing such an 'out-of-place' structure to disrupt the historic charm. Perhaps it should have never gone past 2 stories if change was inevitable. It's truly mind-boggling, actually. I do recall, back in the late '90s, this was a concern of distinction that was embarking on being addressed, however someone dropped the ball unfortunately, and never followed through, so here we are today.

2) **High-Rise Homes:** If you consider The Vistas homeowners on the north side of the building, you would now ascertain that the market values of their units *will* plummet. They will go from water/bay views to sadly, NO views. Their taxable property value will likely be reassessed and argued, creating a total of nearly 16 condo owners with new-found, financial investment hardship. If one more cottage home on Century Lane is replaced with a 4-story structure (high-rise home), then what will stop the other four homes from following the trend? It would only take 2 homes as such to block the water views of numerous condo owners whom have paid their high property taxes religiously for years, believing they would be able to enjoy their homes they paid a hefty price for based on their water views. These few '**high-rise home**' owners will have been given the preferential entitlement to having a water view at the cost of many other's loss of their current water view and home value, as they tower over the Standard Hotel, which by the way, maintained their 2 stories for historical preservation's sake. What is this about? What is the driving force behind such a decision? What is it helping in any way to allow them? I do not own on the north side of the Vistas building, but I am heart-sick for those who do. There is not one other residential building on **ALL** of the Venetian Islands that is even remotely situated this closely to another.

3) Inherent Hazards:

Fire (from structure to structure due to close proximity), Rescue, Traffic Issues, Constant Grid-lock and Congestion

Thank you for taking my concerns into consideration,

*Cheri Pulcini*  
Cheri Pulcini

Native to Miami Beach, Homeowner, Real Estate Broker and Real Estate Development since 1990