



DRB22-0841 &
DRB22-0847
8 & 10 Century Lane

DECEMBER 6, 2022

Key Message

Century Lane falls under RM-1 zoning, which is for low density, low rise multifamily residences. Developers are trying to use a loophole in these zoning rules to build 5+ story single-family homes. This zoning was **NEVER** meant for single-family homes. The zoning only mentions single family residences in the intro sentence and **ALL** single-family lots on Century Lane are **significantly LESS THAN** the Minimum lot area & Minimum lot width required by RM-1. For these reasons and many more, we ask you to see how unreasonable these proposed plans are and deny any requested variances.



Century Lane

Key Issues & Considerations

- **Non-conforming lots and inapplicability of RM-1 zoning** related to single-family homes. None of these lots meet the minimum size or width requirements to allow for the proposed buildings
- **Century Lane is not a real street** (non-conforming width, no turnaround, no drainage, no swale, no sidewalks, challenge for emergency vehicles)
- **Not sufficient parking** for existing homeowners, residents & guests
- **Density issues** with large construction on tiny lots on top of each other without proper studies to understand the structural & ground integrity
- **Environmental impact and flooding** resulting from loss of canopy and lack of permeable ground area

8 Century Lane

Requested Variances

- Minimum lot size (only ~80% of required size)
- Minimum lot width
- Front setback (requested setback of 0'0")
- Side setbacks
- Rear setbacks
- Maximum grade elevation

- The existing single-story home is only 1,079 sqft so construction for resiliency & sustainability may be necessary; however, a 5,346 sqft home on this tiny lot is excessive and unreasonable.
- The owner's tropical mid-century modern home with the objective of enhancing the waterfront & property values in the area can be achieved through a 2-story home, consistent with everywhere else in Miami Beach

Plans vs. Reality on Century Lane



The space & greenery the developers want you to believe they own & is there for their construction.....

The home developers have removed

AND

the public road developers have used as the home's "driveway".....



10 Century Lane

Requested Variances

- Minimum lot size (only ~50% of required size)
- Minimum lot width
- Front setback (to accommodate parking for 6 cars)
- Minimum floor height

- The existing single-story home of 1,136 sqft may require construction for resiliency & sustainability purposes; however, a 3,686 sqft home on this tiny lot is unreasonable and excessive for the neighborhood.
- The owner's tropical mid-century modern home with the objective of enhancing the waterfront & property values in the area can be achieved through a 2-story home, consistent with everywhere else in Miami Beach



There are NO LEGAL HARDSHIPS
for these variances to be
approved!

The homeowners of 8 & 10 Century Lane knew of the small and irregular size of these lots and the fact that these lots do not meet the Minimum lot size or the Minimum lot width to build under RM-1. These are not hardships. Zoning rules are in place to require developers to follow these rules and CMB committees are in place to protect neighborhoods, communities and the interests of residents.

8/05/20XX

Let's learn from Past Mistakes - 11 Century Lane

Before



The quintessential Miami single family bungalow

Now



After more than 2 years of construction....

Please help us protect & preserve the low scale beautiful character of our neighborhood & our daily quality of life

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”.

As other residents of Century Lane & Belle Isle, we also have property rights that should be upheld & protected.



Thank you