

December 5, 2022

To:

City of Miami Beach Design Review Board
1700 Convention Center Drive
Miami Beach, FL 33139

Cc:

Mr. Thomas Mooney, Planning Director
Mr. Rafael Granado, City Clerk

Re: Objection to 8 Century Lane DRB 22-0841
Objection to 10 Century Lane DRB 22-0847

I am a resident of 1 Century Lane for 19 years. I am writing in regard to the proposed construction that would convert two single story bungalow homes on Century Lane to two extremely tall 4-5 story single family homes.

I am opposed to this project for many reasons... a few of which I'll list here...

- It is a project that shows complete disregard for the character of this small, quaint street, which is currently home to a charming boutique condominium building on one side and a row of lovely beachy bungalows on the other ... (with the exception of an out of character build out currently in process, in which one of those bungalows is being expanded to the height of the condominium and the Standard hotel, which sits behind it). For those residents of 1 Century Lane with units that face the street, the current ultra-tall out of scale project has significantly impacted their view, privacy and sunlight. The notion of further impacting these units with two more ultra-buildouts, is incredibly inappropriate not only to those residents but to the sanctity of the small neighborly feel that has existed on this street for so long.
- The street cannot accommodate another large scale building project, from an inconvenience perspective and likely from an infrastructure perspective as well. This is a small, narrow street which does not accommodate 2-way traffic and has no room for vehicles to turn around. The number of oversize trucks trying to make their way in and out of here on a daily basis, even with no building projects, is unbelievable, and for the last year, during the current build-up project at 11 Century Lane, has been overwhelming. I happen to work from home, as do many residents of Century Lane. Getting in and out of our garage at 1 Century Lane with the amount of commercial vehicles at our property all day every day is an exercise in frustration. The noise levels from all the activity are incredibly disruptive as well. To have two additional build projects would further exacerbate these issues which are already boiling over.
- As the residents of 1 Century Lane and the bungalows on the street have been working to prevent the approval of the currently proposed projects, I've come to learn that the current zoning laws allow for a maximum 2 stories for single family dwellings. The proposed projects are out of zoning scale. Too much height and square footage.
- On an emotional level, this is the street I call home. The thought of being subject to the years long project of two additional buildouts, the associated disruptions of access and noise, and the end-product of towering out of character structures that block views and sunlight, does not feel homey at all.

I appreciate your review of this letter, and I am hopeful of your support in rejecting the proposals at 8 and 10 Century Lane.

Sincerely,

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