

February 6, 2023

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

Objection regarding DRB22-0898, 8 Farrey Lane, Miami Beach

Dear Esteemed Miami Beach Review Board

DRB22-0898 is opportunistic and you must deny variances.

This letter is to strongly object to the recent Single Family applications that are attempting to apply Commercial and Multifamily zoning for height increases and variances.

Commissioners and Land Use and Sustainability committee are having ongoing discussions with us for a zoning overlay ordinance to protect our neighborhood from this type of misuse. Before submitting this new plan, the applicants sent their lawyer to argue for the extra height "loophole" and reimagine the original intent of the zoning rules. Previously, the applicants have been before the DRB for a smaller sized Single Family house.

I'm supportive of houses to be built to better support living in 2023, but within Single Family home zoning rules. This undersized lot and tiny laneway can't handle overdevelopment and will adversely impact everyone. The RM-1 zoning for these lots are already excessive and allowing variances without any legal hardship will only continue to exacerbate the construction and quality of life issues in our neighborhood.

My husband and I have lived near this home since 2014 and other homeowners are at breaking point from the lack of planning foresight, blatant use of loopholes, irregular enforcement and life safety issues. A consequence of increasing density, and therefore longer construction periods, will be more traffic issues on Belle Isle. Just this weekend I saw an ambulance take a cyclist hit by a car to hospital. This is a heavy pedestrian area and our laneways and egress onto the Venetian causeway have known safety issues.

Approving this application will be a travesty that will be impossible to rectify once built. Please take these points into consideration and kindly reject the proposal and deny all variances.

Sincerely

Wendy Moth
1 Century Lane #504