

Re: Monica Hampton, 12 CENTURY LANE LLC & 8, 9, & 10 Century Lane Design Review Board Application No. DRB24-1030

4/9/25

Planning Department Thomas Mooney Rogelio Madan

Dear Rogelio and Thomas

My name is Monica Hampton, and I have lived at 12 Century Lane since 1989, so I'm a witness to the changes that the City of Miami Beach has approved over the years. I am a neighbor to the applicant proposing a home on 8, 9, and 10 Century Lane (DRB24-1030). Below are my inputs:

Section	Main Points
Concerns About the Project	- The proposed home is massive (13,000 sq ft) and 10,000 sq ft larger than any other on Century Lane, resembling a condominium or hotel. - Inconsistent with neighborhood character; Standard Hotel is 26,000 sq ft for comparison. - Applicant requests 3 variances and 2 waivers; Foxmans primarily object to Variance 3, conditionally support Variance 1.
Variance 3 Objection	- Variance 3 (Section 7.2.4.3.f, Resiliency Code) allows aggregating >2 contiguous lots; Foxmans oppose it as it violates code intent (except for affordable/workforce housing, which is not applicable here). - Denying Variance 3 limits development to 2 lots, preserving community character and preventing oversized projects. - Applicant promised greenspace, but the plan lacks it; non-conforming lots shouldn't justify variance.
Variance 1 Position	- Support Waiver 1 (Section 7.4.3.a) to build on a nonconforming lot, but greenspace must be preserved as required. - Conditionally support Variance 1 (Section 7.2.4.3.a, setback for hallways); suggest limiting to a first-floor connector, eliminating upper-floor connectors (floors 2-5) for less massiveness.
Height Recommendation	- Request a reduction in height from 55 ft NGVD to 45 ft NGVD, aligning with the community (Standard Hotel: 30 ft, 11 Century Lane: 45 ft). - Suggest a covenant to prevent the home from becoming an apartment building (up to 14 units possible), avoiding congestion, security, and traffic issues. - Applicant claims it's their forever home, so this shouldn't be an issue.
Other Considerations	- Bring materials by ship to reduce Century Lane congestion. - Use dust shields and weekly washing for adjacent properties. - Relocate the pool equipment to the opposite side. - Include irrigation plan with swale area, as property will be 6 ft above neighbors.

	- Provide a single construction contact.
Conclusion	- Recommend: Deny Variance 3, accept Variance 1 with restrictions, limit height to 45 ft, require restrictive covenant. - Hope the applicant adjusts plans for Foxman's support.

Monica Hampton
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