

DRB21-0718 - 8 Farrey Lane

Rene Gonzalez Architects



BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Context



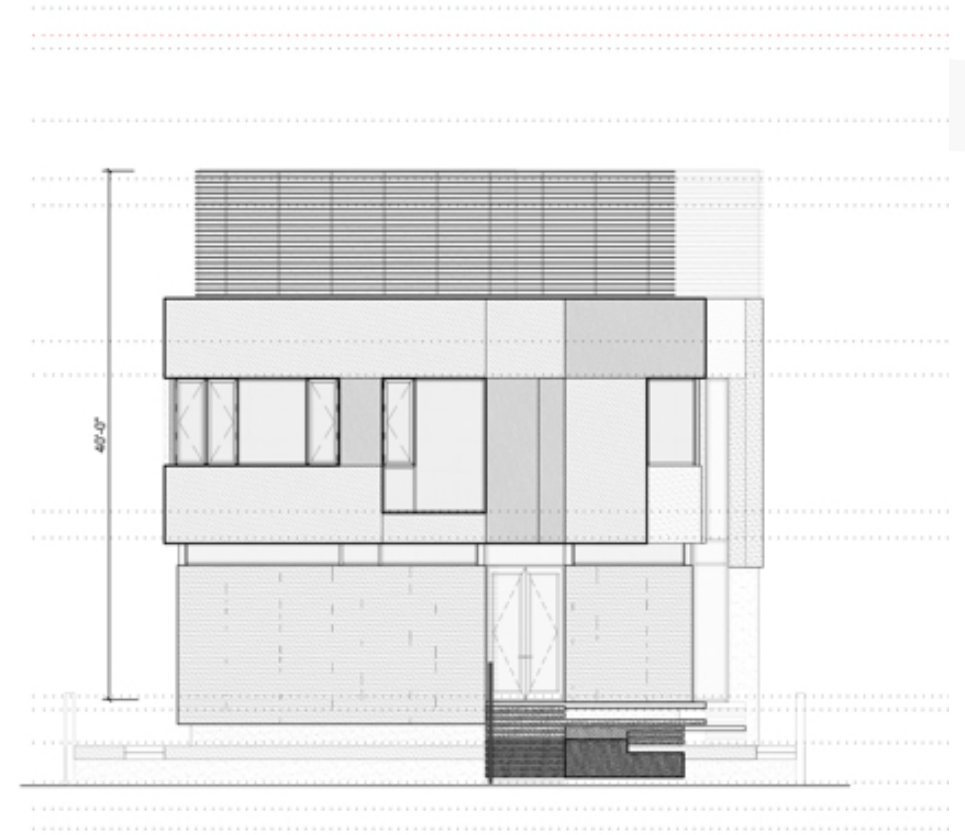
Aerial



Present Zoning

Prior Approvals

- 2016 – DRB16-0052: Approved variances for:
 - Front setback for parking
 - Maximum elevation of projecting decks
 - Rear setback
 - Maximum Area for decks in rear yard
 - Minimum lot size
- 2018 Modification:
 - Approved variances for interior side yard setback and sum of side yards for elevator shaft



Neighbor Support

10 14, 2021

Design Review Board Members

c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **DRB21-0718** – Single-Family Home at 8 Farrey Lane, Miami Beach
Letter _____ of
Support _____

Dear Board Members:

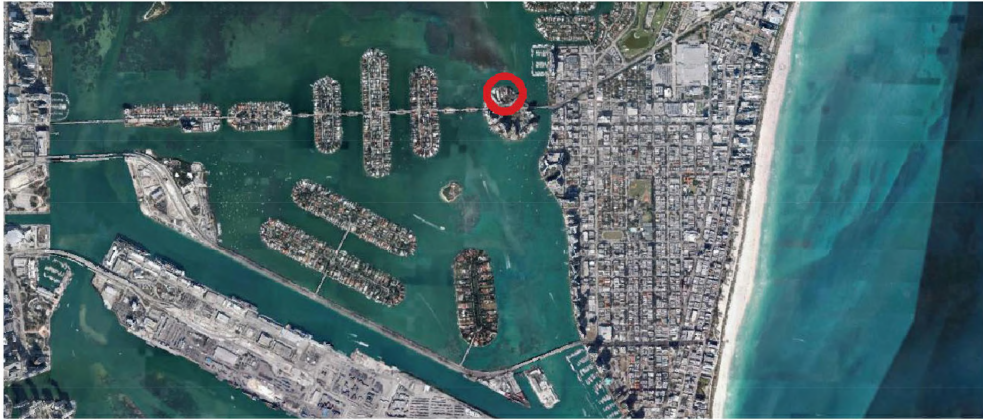
I am the owner of 9 Farrey Lane, which directly abuts the home proposed by this application. I had the opportunity to speak with the applicant's team to review plans, renderings and design requests for the proposed single-family residence. The home is beautifully-designed and will be a welcome addition to our unique neighborhood.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,


Signature


Print name



AERIAL VIEW OF VENETIAN ISLANDS



AERIAL VIEW OF BELLE ISLE



AERIAL VIEW OF SITE

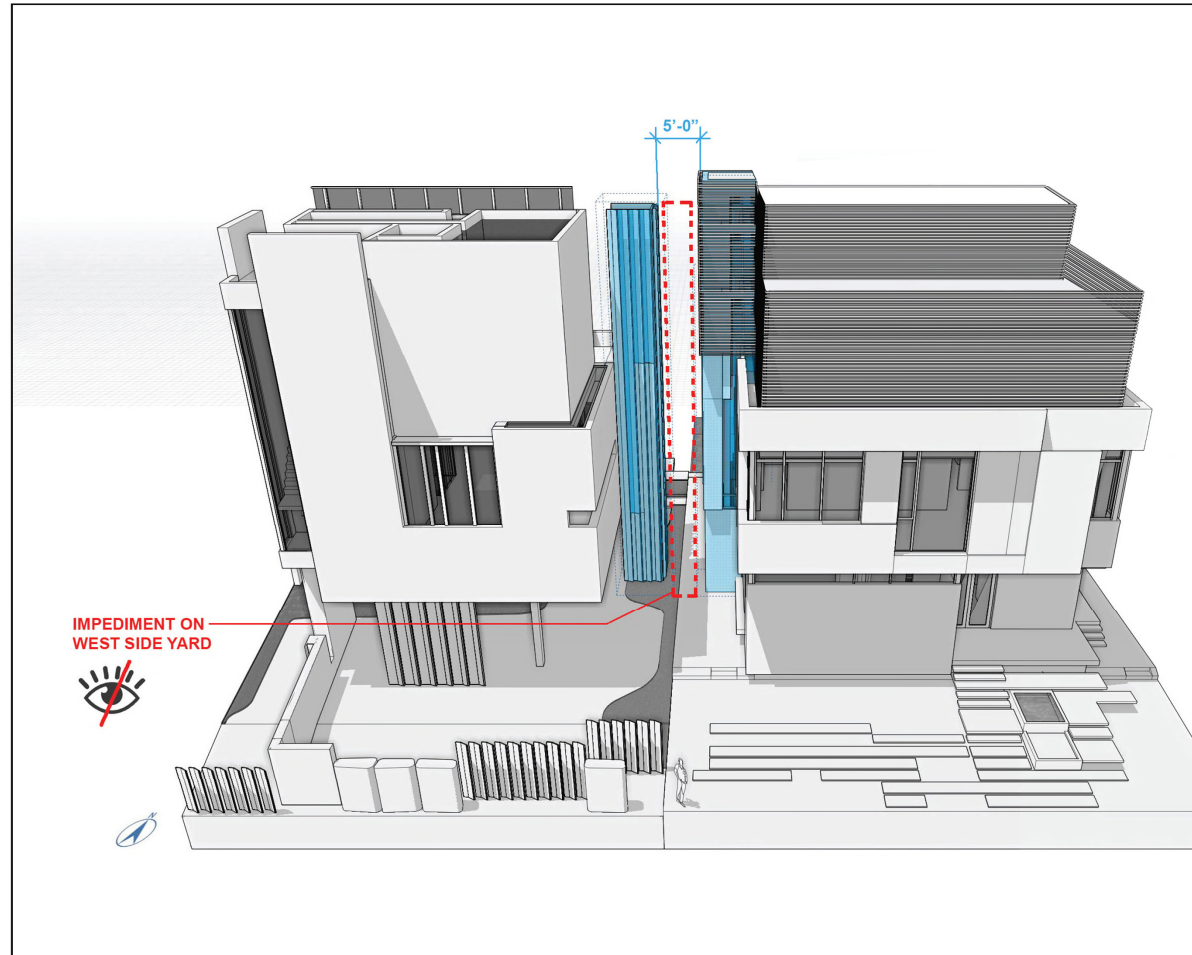
Rene Gonzalez Architects
 875 NW 2nd Street
 Miami, Florida 33136
 renegonzalezarchitects.com
 T 305.782.8866
 AA #000351

8 Farrey Lane Residence

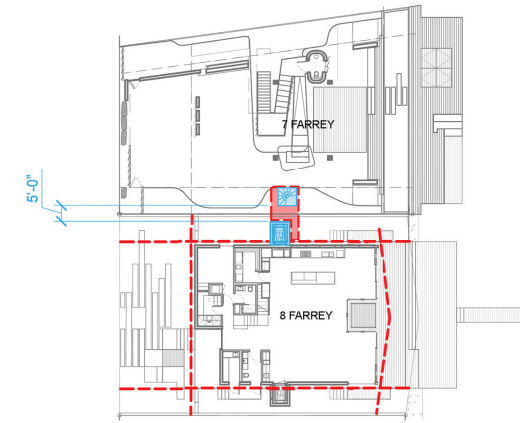
8 Farrey Lane
 Miami Beach, Florida 3359
 T 305.782.8866

Date: 08.02.21
 Scale:
 Revisions:

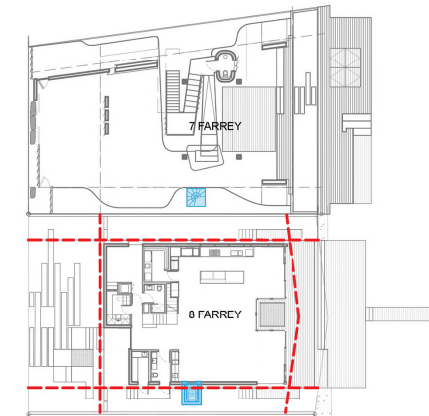
Site
 Documentation



3D IMAGE FROM THE SOUTH_ ELEVATOR PLACEMENT ON WEST SIDE IS INCOMPATIBLE W/ 7 FARREY LANE APPROVED STAIR AND WOULD CREATE A TIGHT PHYSICAL AND VISUAL AREA IN-BETWEEN THE SIDE YARDS.



WEST
OPTION 1



EAST
OPTION 2 – PROPOSED

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876 Mill Pond Court

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AA #0003351

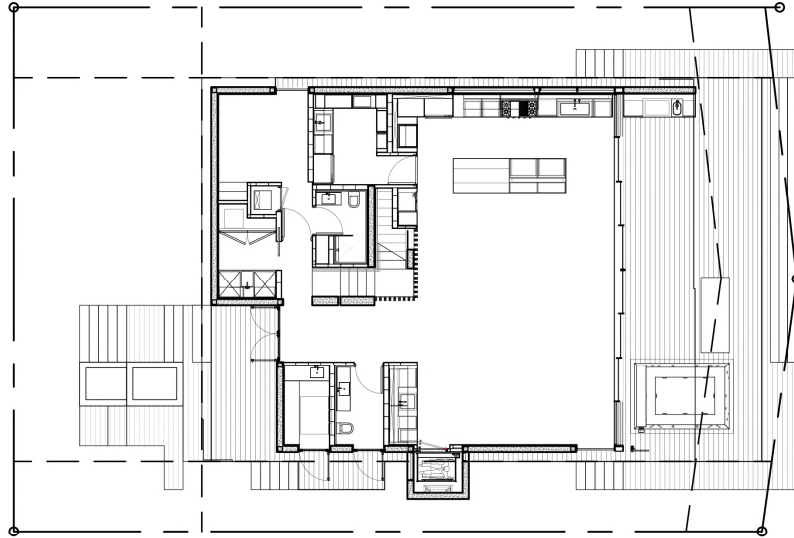
AA #0003351

8 Farrey Lane Residence

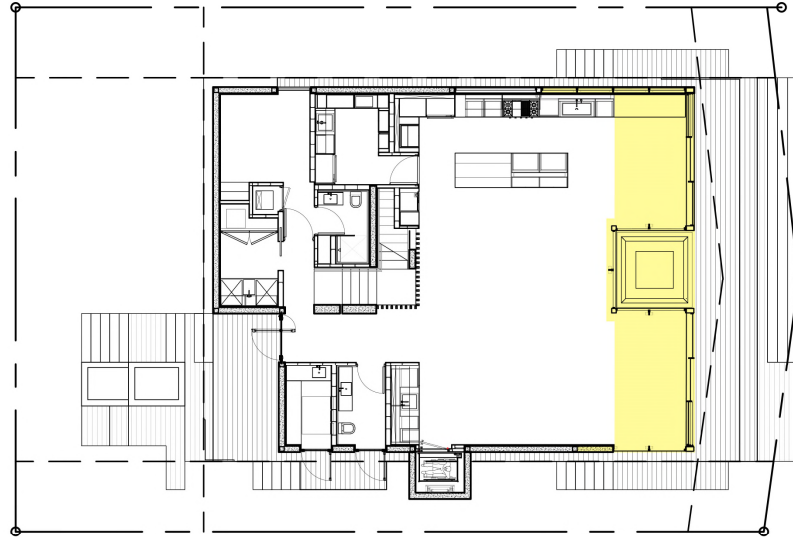
8 Farrey Lane
Miami Beach, Florida 33139
T 305.762.5895

Date: 08.02.21
Scale:
Revisions:

Impediment Diagram




FIRST FLOOR PLAN
 APPROVED BY DRB - 2018




FIRST FLOOR PLAN
 PROPOSED - 2021

ADDITIONAL AREA ADDED
TO KITCHEN AND LIVING ROOM

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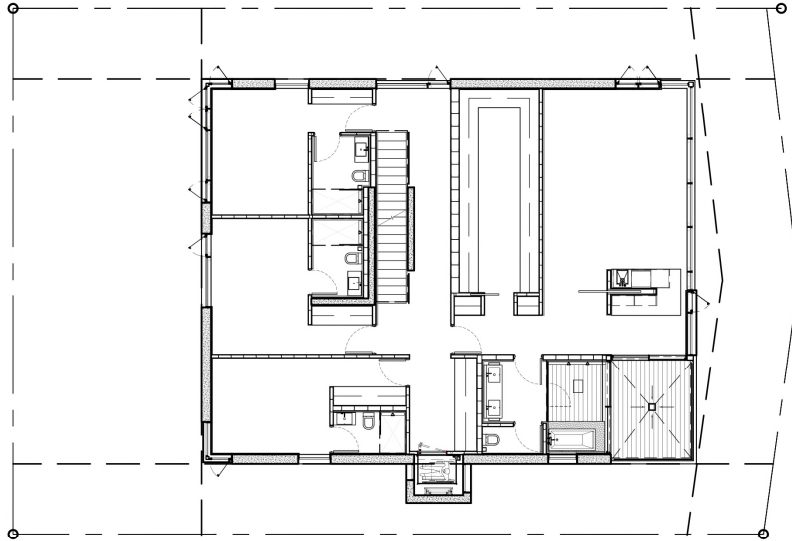
8 Farrey Lane Residence

8 Farrey Lane
 Miami Beach, Florida 33339
 T 305.762.1999

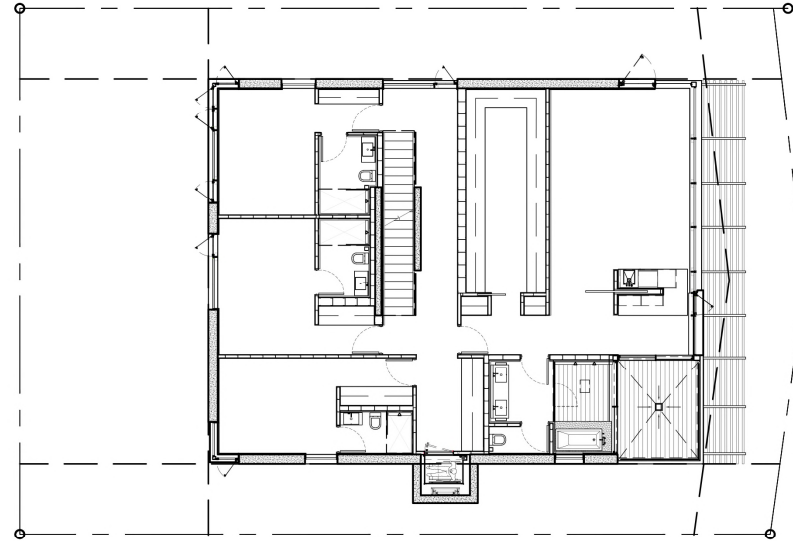
Date: 08.02.21
 Scale: NTS
 Revisions:

First Floor
 Plan Comparison

A-2.0




SECOND FLOOR PLAN
APPROVED BY DRB - 2018
NO CHANGES




SECOND FLOOR PLAN
PROPOSED - 2021
NO CHANGES

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 AA #000351

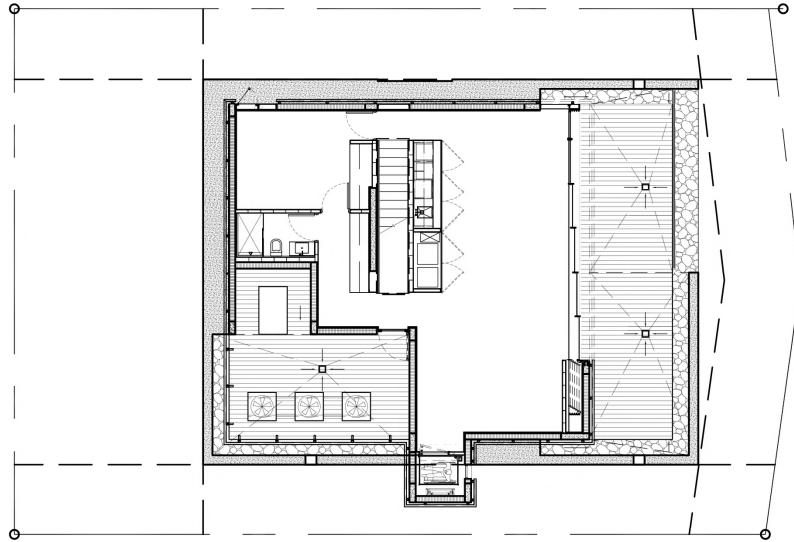
I hereby certify that the above information is true and correct to the best of my knowledge and belief, and that I am a duly licensed professional architect in the State of Florida.

8 Farrey Lane Residence
 8 Farrey Lane
 Miami Beach, Florida 33539
 T 305.782.1999

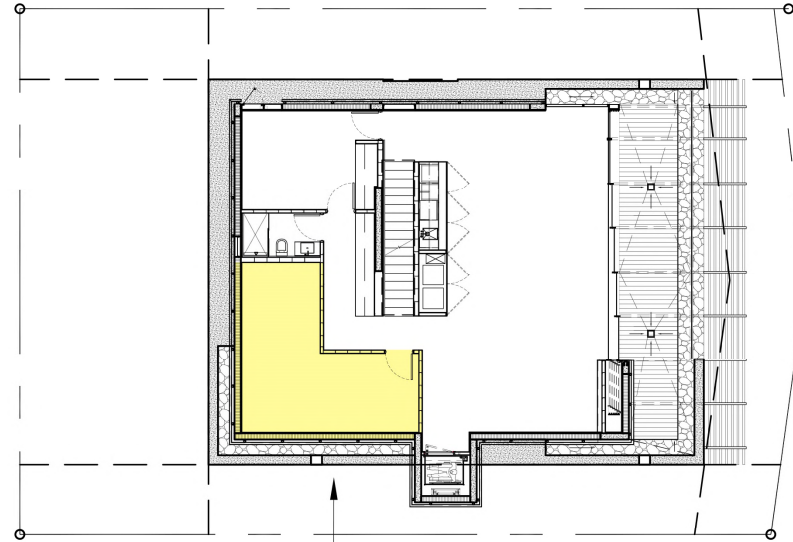


Date: 08.02.21
 Scale: NTS
 Revisions:

Second Floor
 Plan Comparison




THIRD FLOOR PLAN
 APPROVED BY DRB - 2018




THIRD FLOOR PLAN
 PROPOSED - 2021

NEW MEDIA ROOM

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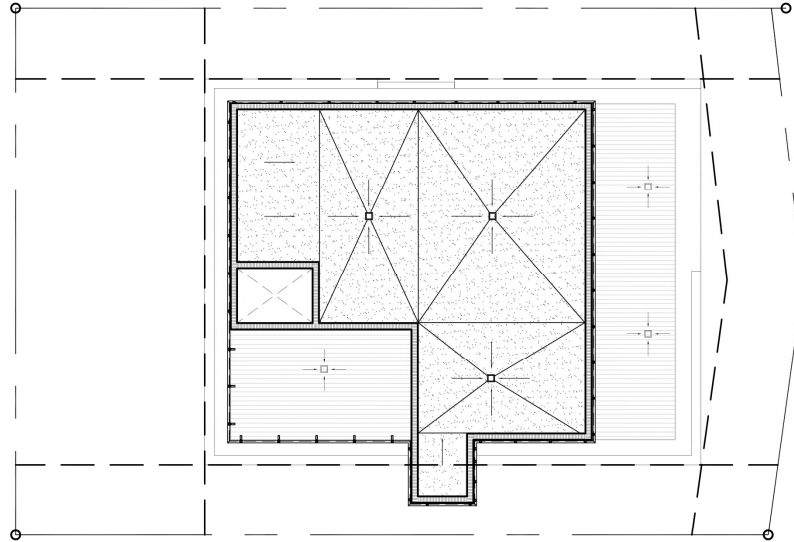
8 Farrey Lane Residence

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 T 305.762.2666

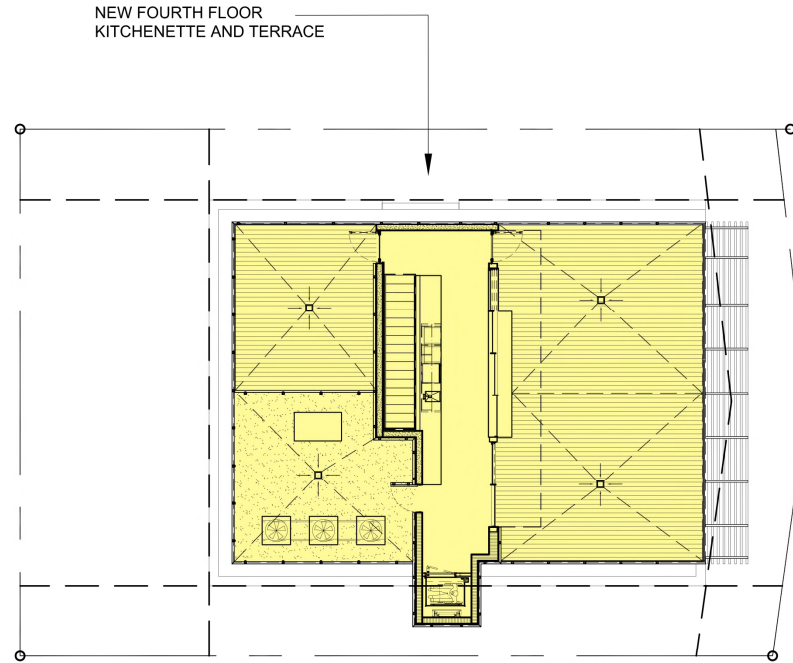
Date: 08.02.21
 Scale: NTS
 Revisions:

Third Floor
Plan Comparison

A-2.2




FOURTH FLOOR PLAN
 APPROVED BY DRB - 2018




FOURTH FLOOR PLAN
 PROPOSED - 2021

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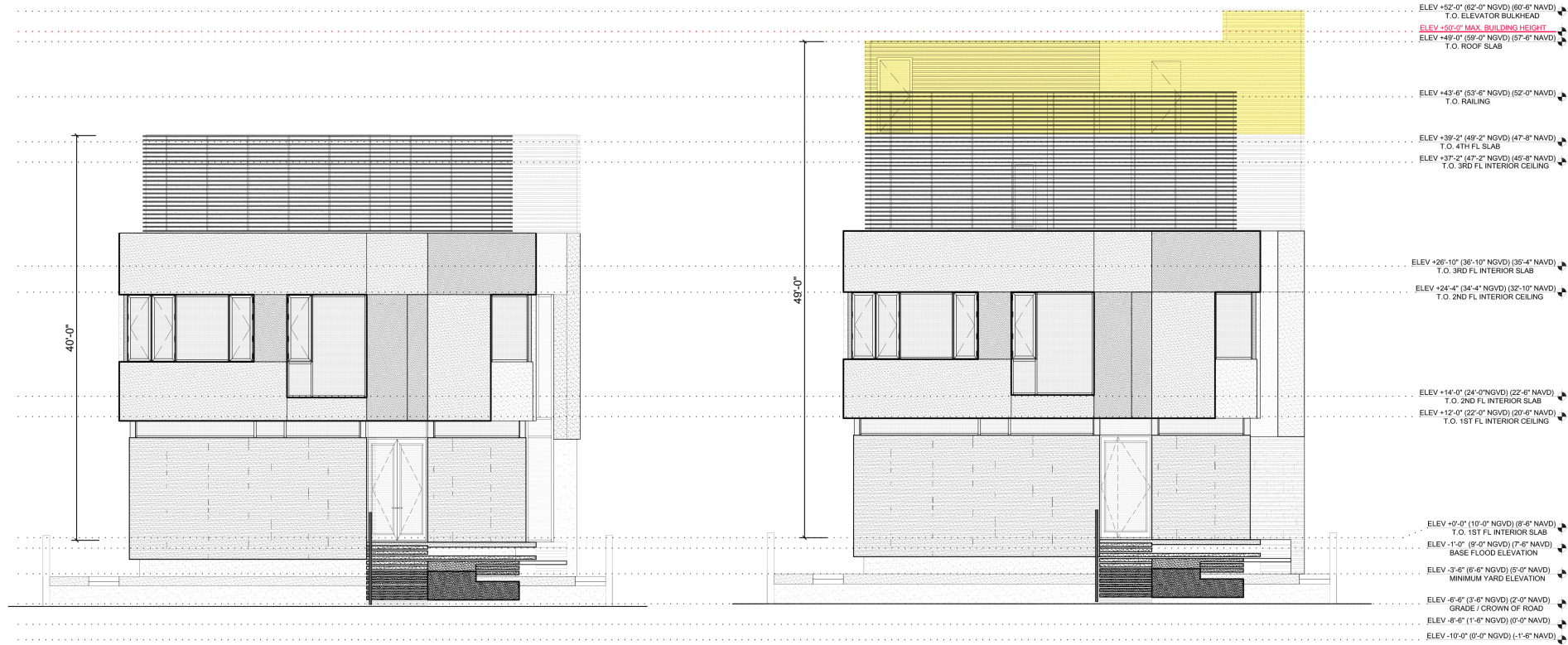
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8 Farrey Lane Residence

8 Farrey Lane
 Miami Beach, Florida 33339
 T 305.782.1995

Date: 08.02.21
 Scale: NTS
 Revisions:

Fourth Floor
 Plan Comparison



1 SOUTH ELEVATION
A-3.3 APPROVED BY DRB - 2018
SCALE: 3/32"=1'-0"

1 SOUTH ELEVATION
A-3.3 PROPOSED- 2021
SCALE: 3/32"=1'-0"

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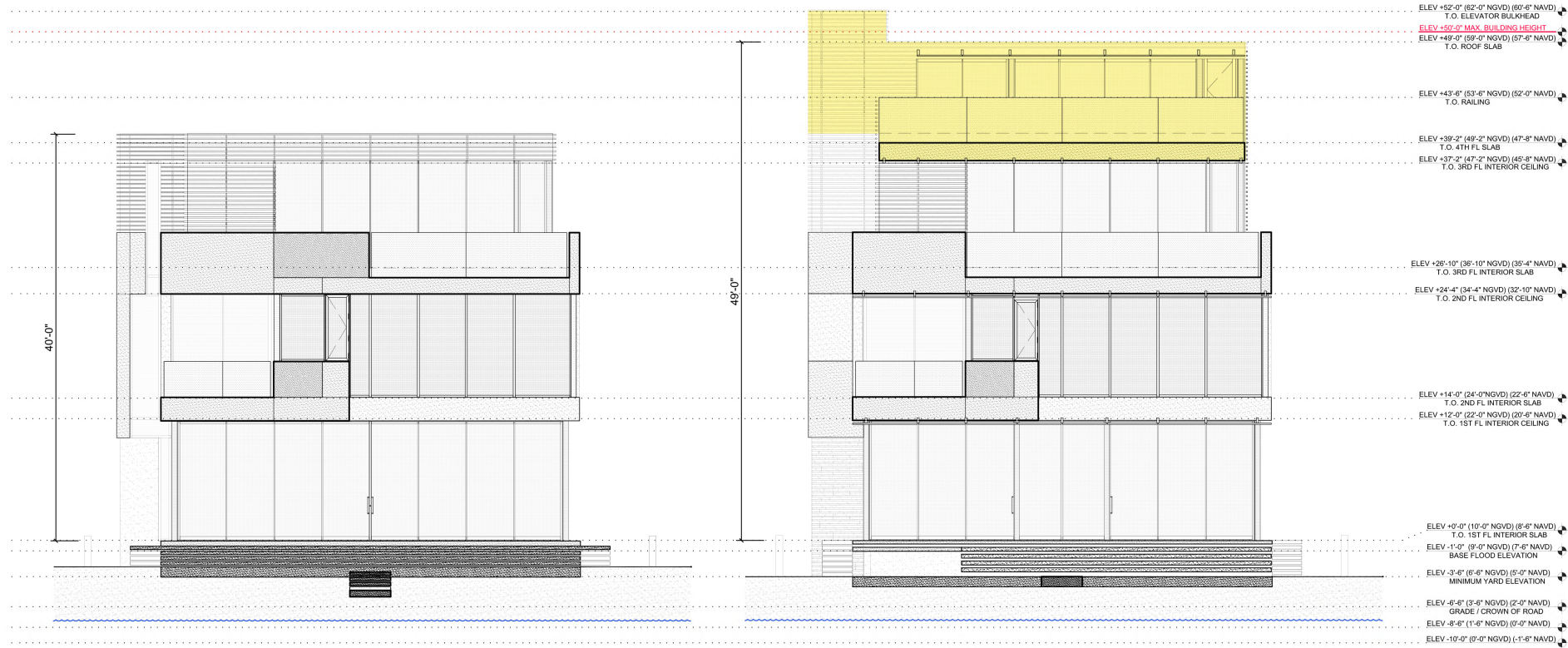
8 Farley Lane Residence

8 Farley Lane
Miami Beach, Florida 33309
T 305.762.1866

Date: 08.02.21
Scale: 3/32"=1'-0"
Revisions:

South Elevation
Comparison

A-3.3



1 NORTH ELEVATION
A-3.1 APPROVED BY DRB - 2018
SCALE: 3/32"=1'-0"

1 NORTH ELEVATION
A-3.1 PROPOSED- 2021
SCALE: 3/32"=1'-0"

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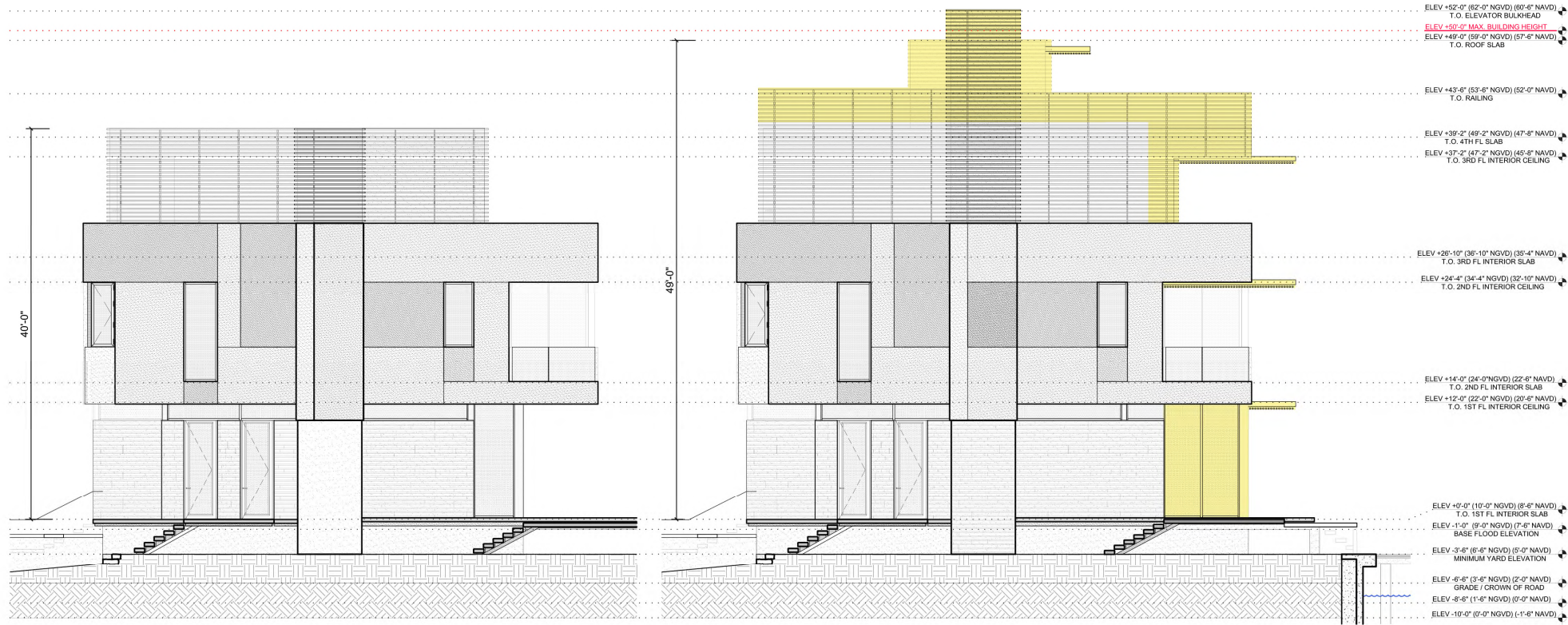
8 Farley Lane Residence

8 Farley Lane
Miami Beach, Florida 33139
T 305.762.1866

Date: 08.02.21
Scale: 3/32"=1'-0"
Revisions:

North Elevation
Comparison

A-3.0



1 EAST ELEVATION
A-3.1 APPROVED BY DRB - 2018
SCALE: 3/32"=1'-0"

1 EAST ELEVATION
A-3.1 PROPOSED- 2021
SCALE: 3/32"=1'-0"

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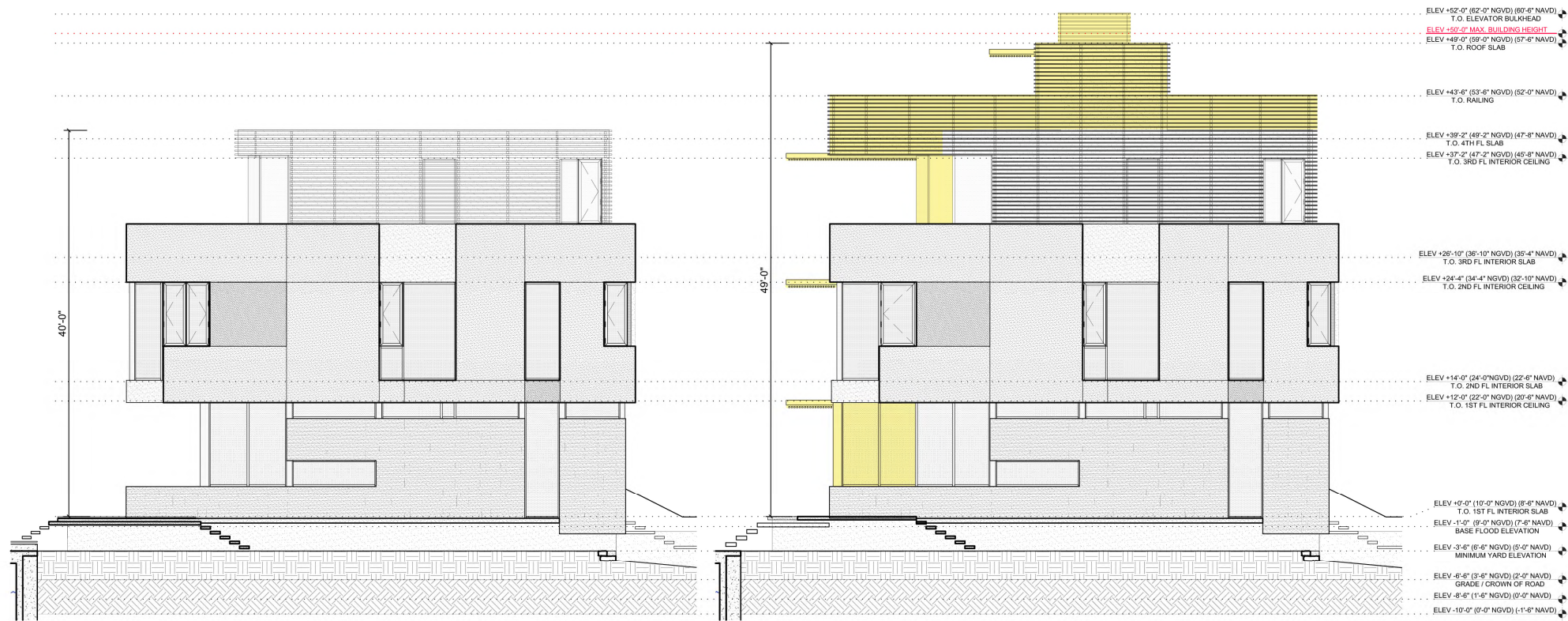
8 Farrey Lane Residence

8 Farrey Lane
Miami Beach, Florida 33339
T 305.762.1866

Date: 08.02.21
Scale: 3/32"=1'-0"
Revisions:

East Elevation
Comparison

A-3.1



1
A-3.2
WEST ELEVATION
APPROVED BY DRB - 2018
SCALE: 3/32"=1'-0"

1
A-3.2
WEST ELEVATION
PROPOSED- 2021
SCALE: 3/32"=1'-0"

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8 Farley Lane Residence

8 Farley Lane
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T 305.762.1865

Date: 08.02.21
Scale: 3/32"=1'-0"
Revisions:

West Elevation
Comparison

A-3.2



CONTEXTUAL ELEVATION SKETCH AT SOUTH

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8 Farley Lane Residence
 8 Farley Lane
 Miami Beach, Florida 33139
 T 305.762.1866

Date: 08.02.21
 Scale: NTS
 Revisions:

Contextual
 Elevation South

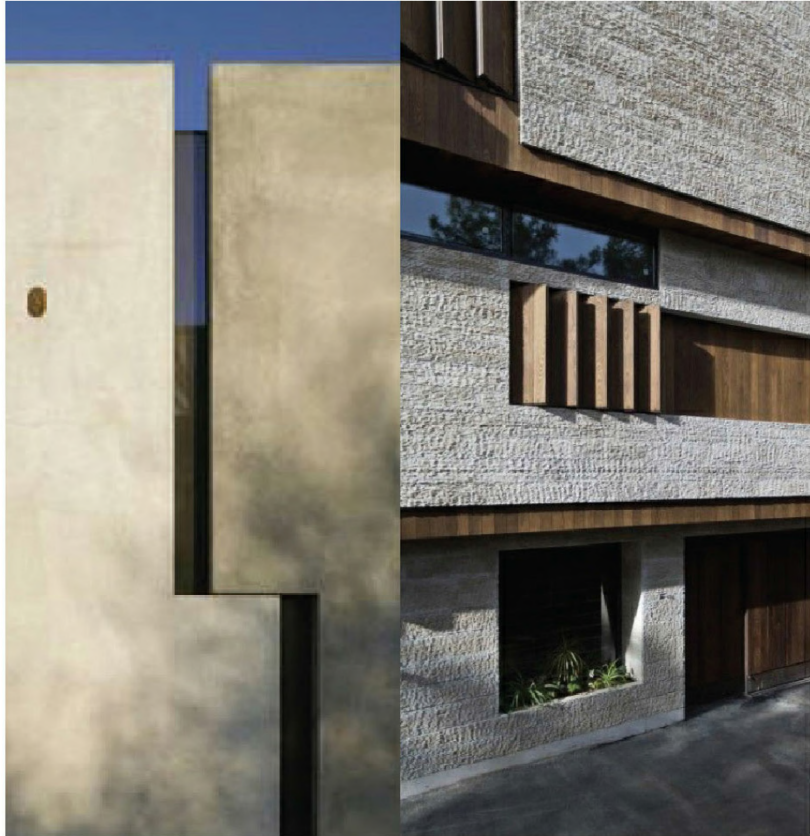
A-7.0



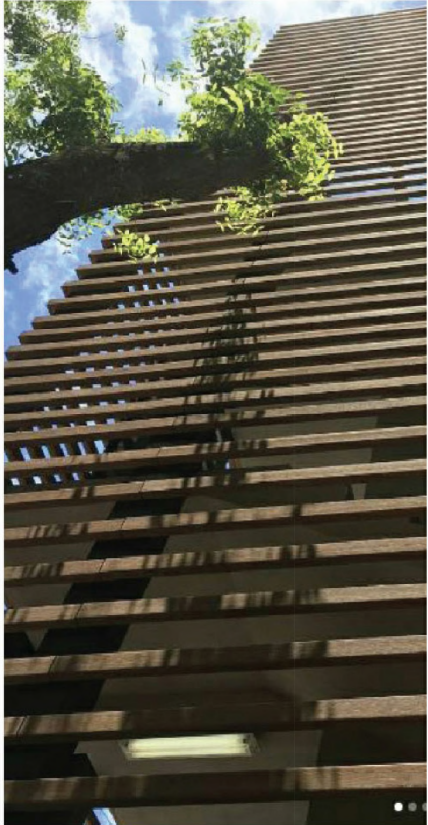
ALUMINUM FIXED AND SLIDING GLASS SYSTEM +



HORIZONTAL - BOARD FORMED CONCRETE
GROUND FLOOR FACADE TREATMENT



ARCHITECTURAL SMOOTH CONCRETE | BUSH HAMMERED CONCRETE
SECOND FLOOR FACADE TREATMENT



HORIZONTAL COMPOSITE LOUVERS
THIRD AND FOURTH FLOOR FACADE TREATMENT

Rene Gonzalez Architects

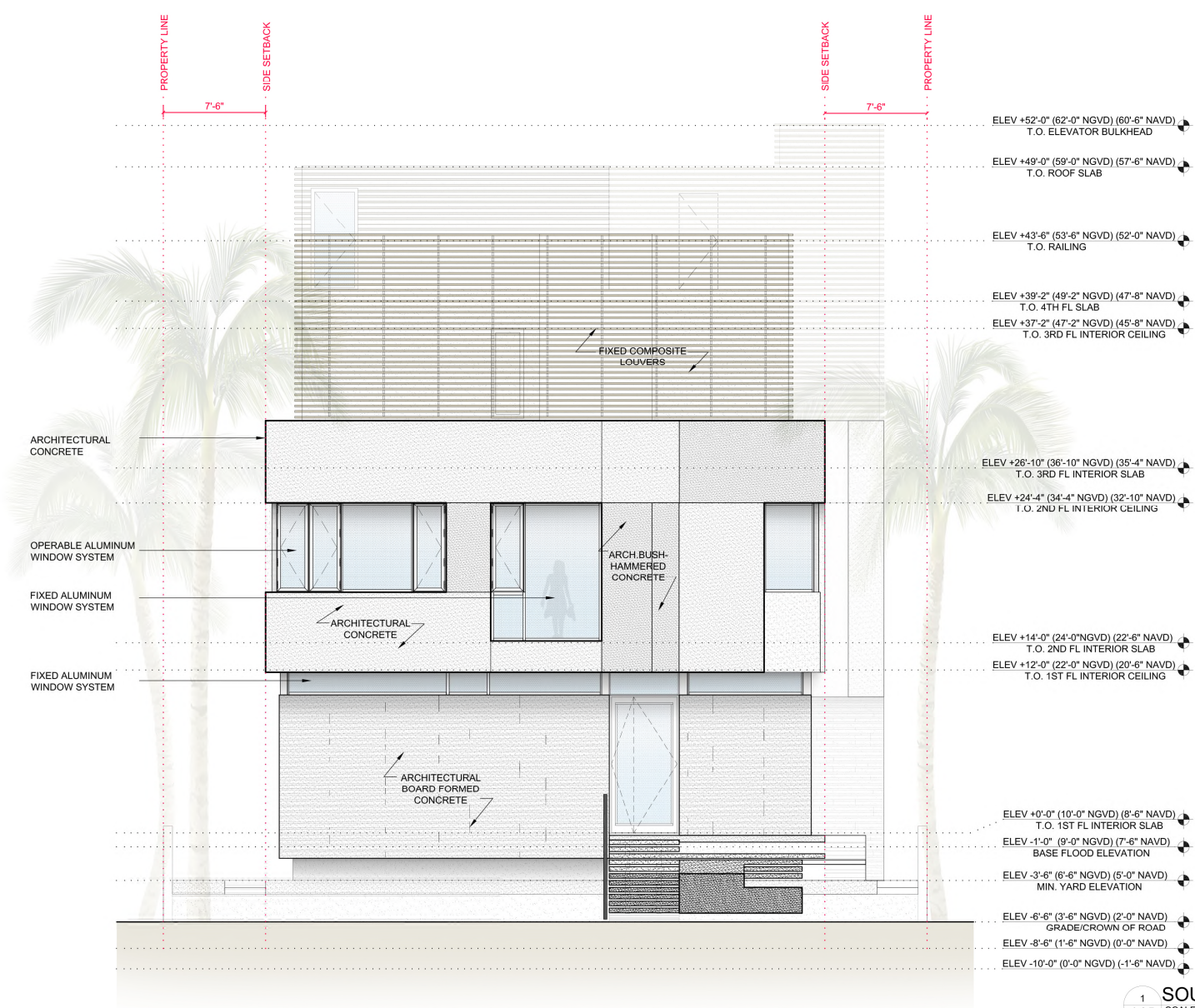
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AA 0000051

8 Farrey Lane Residence

8 Farrey Lane
Miami Beach, Florida 33139
T 305.762.1866

Date: 08.02.21
Scale:
Revisions:

Material
Images



- ELEV +52'-0" (62'-0" NGVD) (60'-6" NAVD)
T.O. ELEVATOR BULKHEAD
- ELEV +49'-0" (59'-0" NGVD) (57'-6" NAVD)
T.O. ROOF SLAB
- ELEV +43'-6" (53'-6" NGVD) (52'-0" NAVD)
T.O. RAILING
- ELEV +39'-2" (49'-2" NGVD) (47'-8" NAVD)
T.O. 4TH FL SLAB
- ELEV +37'-2" (47'-2" NGVD) (45'-8" NAVD)
T.O. 3RD FL INTERIOR CEILING
- ELEV +26'-10" (36'-10" NGVD) (35'-4" NAVD)
T.O. 3RD FL INTERIOR SLAB
- ELEV +24'-4" (34'-4" NGVD) (32'-10" NAVD)
T.O. 2ND FL INTERIOR CEILING
- ELEV +14'-0" (24'-0" NGVD) (22'-6" NAVD)
T.O. 2ND FL INTERIOR SLAB
- ELEV +12'-0" (22'-0" NGVD) (20'-6" NAVD)
T.O. 1ST FL INTERIOR CEILING
- ELEV +0'-0" (10'-0" NGVD) (8'-6" NAVD)
T.O. 1ST FL INTERIOR SLAB
- ELEV -1'-0" (9'-0" NGVD) (7'-6" NAVD)
BASE FLOOD ELEVATION
- ELEV -3'-6" (6'-6" NGVD) (5'-0" NAVD)
MIN. YARD ELEVATION
- ELEV -6'-6" (3'-6" NGVD) (2'-0" NAVD)
GRADE/CROWN OF ROAD
- ELEV -8'-6" (1'-6" NGVD) (0'-0" NAVD)
- ELEV -10'-0" (0'-0" NGVD) (-1'-6" NAVD)

ARCHITECTURAL
CONCRETE

OPERABLE ALUMINUM
WINDOW SYSTEM

FIXED ALUMINUM
WINDOW SYSTEM

FIXED ALUMINUM
WINDOW SYSTEM

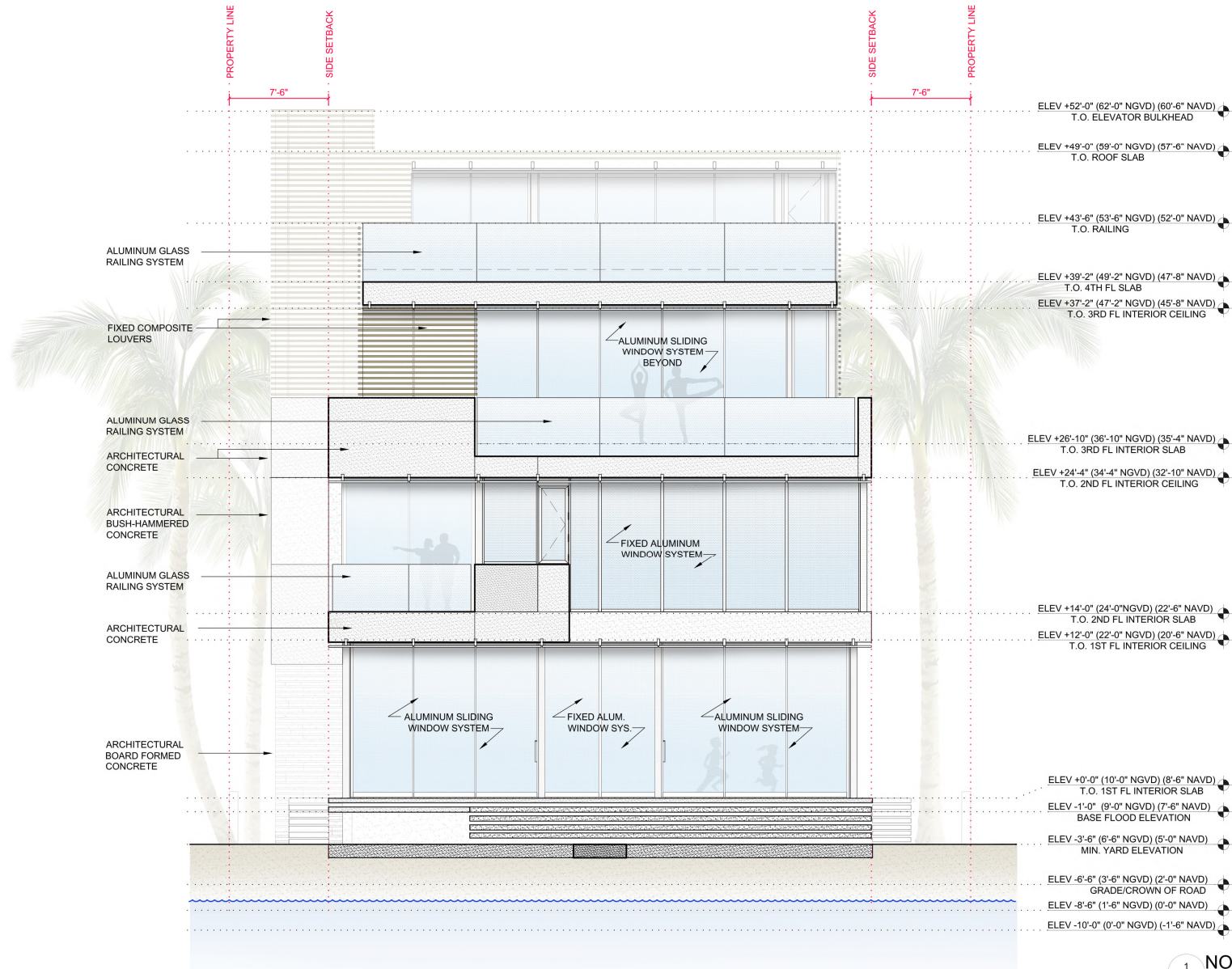
FIXED COMPOSITE
LOUVERS

ARCHITECTURAL
CONCRETE

ARCH BUSH-
HAMMERED
CONCRETE

ARCHITECTURAL
BOARD FORMED
CONCRETE

1 SOUTH ELEVATION
A-3.7 SCALE: 1/8"=1'-0"



1 NORTH ELEVATION
A-3.4 SCALE: 1/8"=1'-0"

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Professional Seal of Rene Gonzalez, Architect
No. 0000351, State of Florida
The State of Florida
Department of Banking and Finance
Division of Professional Regulation
Architects
Rene Gonzalez, Architect
No. 0000351, State of Florida
The State of Florida
Department of Banking and Finance
Division of Professional Regulation
Architects

8 Farrey Lane Residence

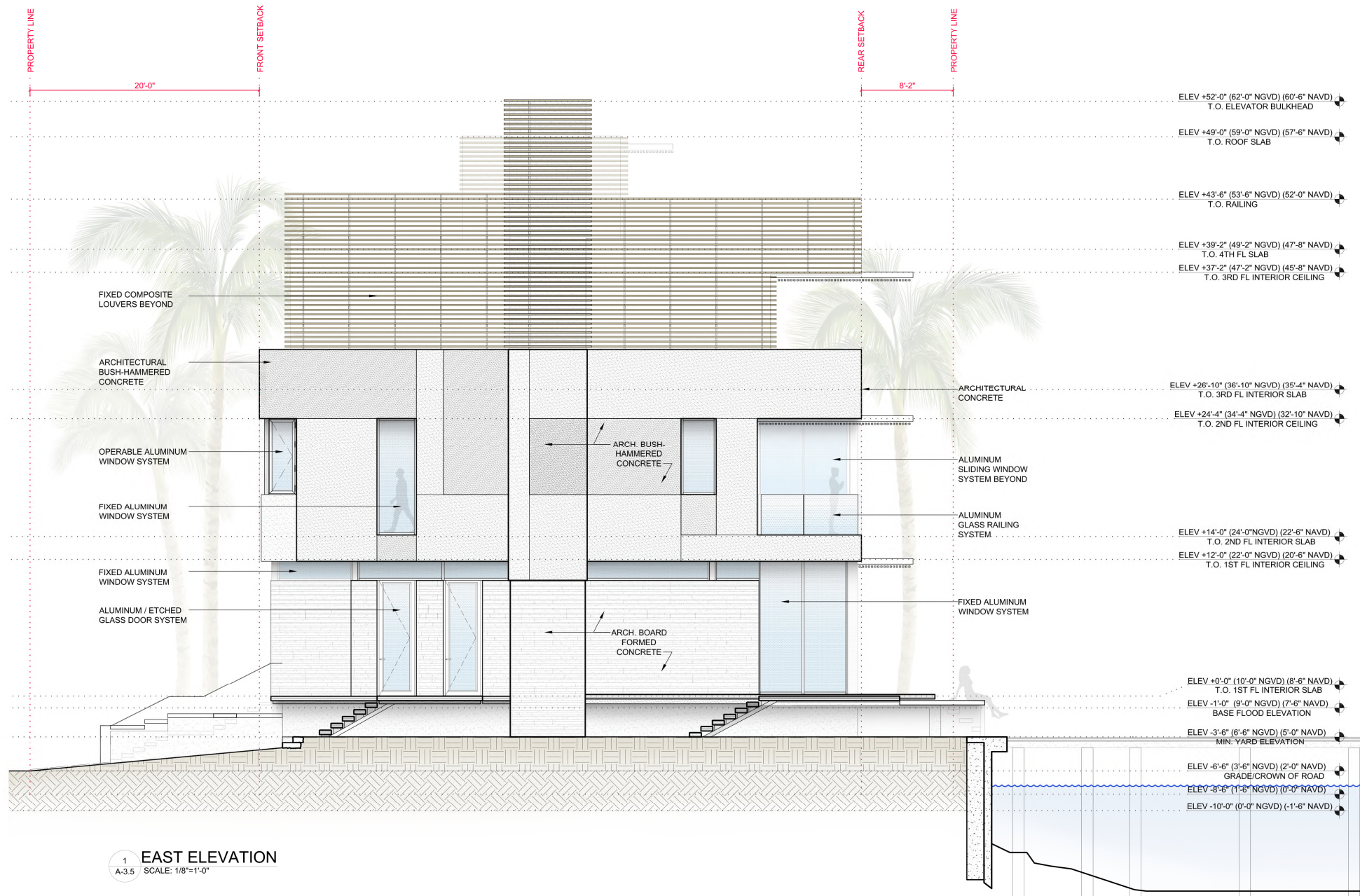
8 Farrey Lane
Miami Beach, Florida 33539
T 305.762.1865

Professional Seal of Rene Gonzalez, Architect
No. 0000351, State of Florida
The State of Florida
Department of Banking and Finance
Division of Professional Regulation
Architects
Rene Gonzalez, Architect
No. 0000351, State of Florida
The State of Florida
Department of Banking and Finance
Division of Professional Regulation
Architects

Date: 08.02.21
Scale: 1/8"=1'-0"
Revisions:

North
Elevation

A-3.4



1 EAST ELEVATION
A-3.5 SCALE: 1/8"=1'-0"

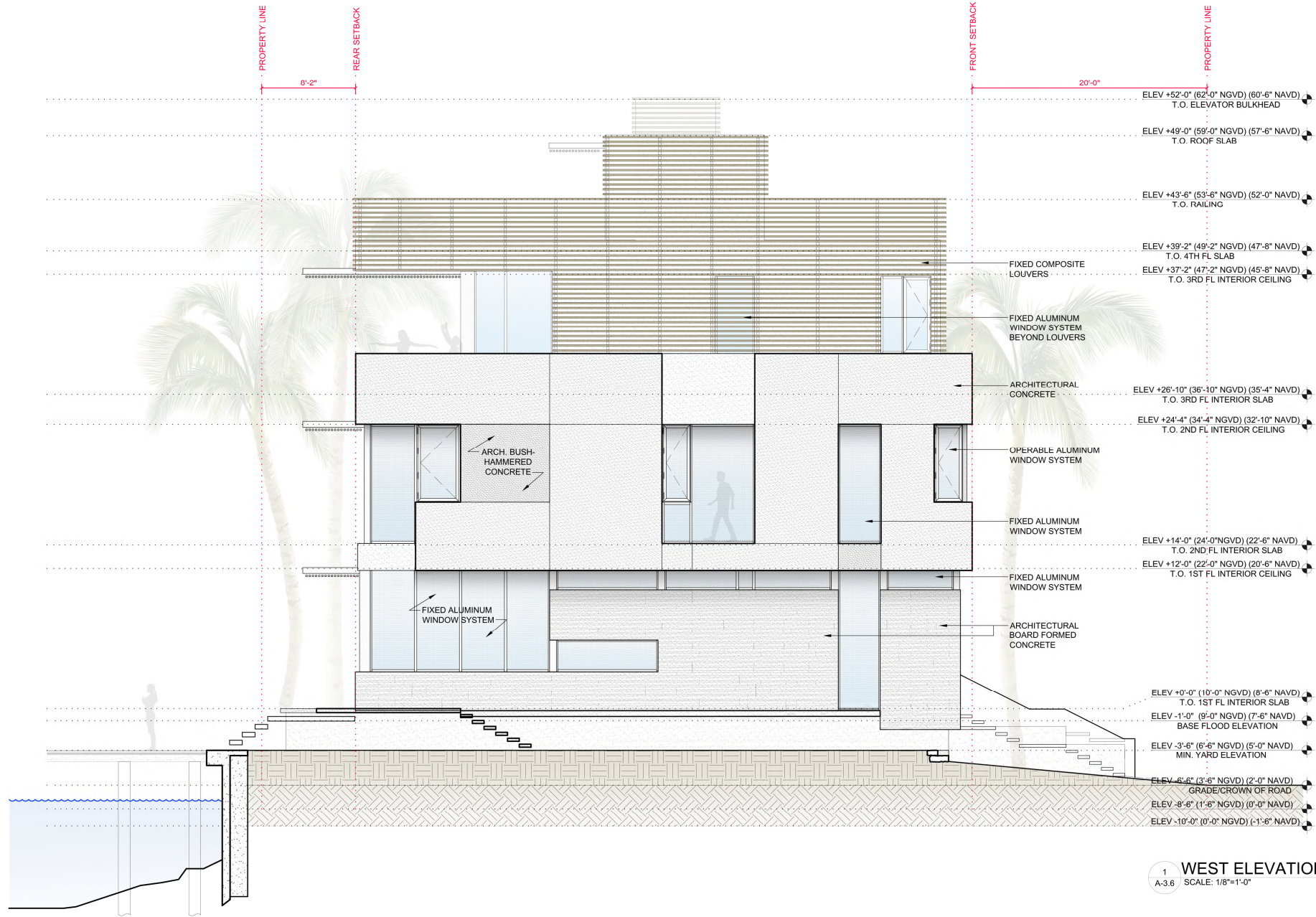
Rene Gonzalez Architects
875 NE 1st Street
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T 305.782.1896
AA 0003551

8 Farley Lane Residence
8 Farley Lane
Miami Beach, Florida 33139
T 305.782.1896

Date: 08.02.21
Scale: 1/8"=1'-0"
Revisions:

East
Elevation

A-3.5



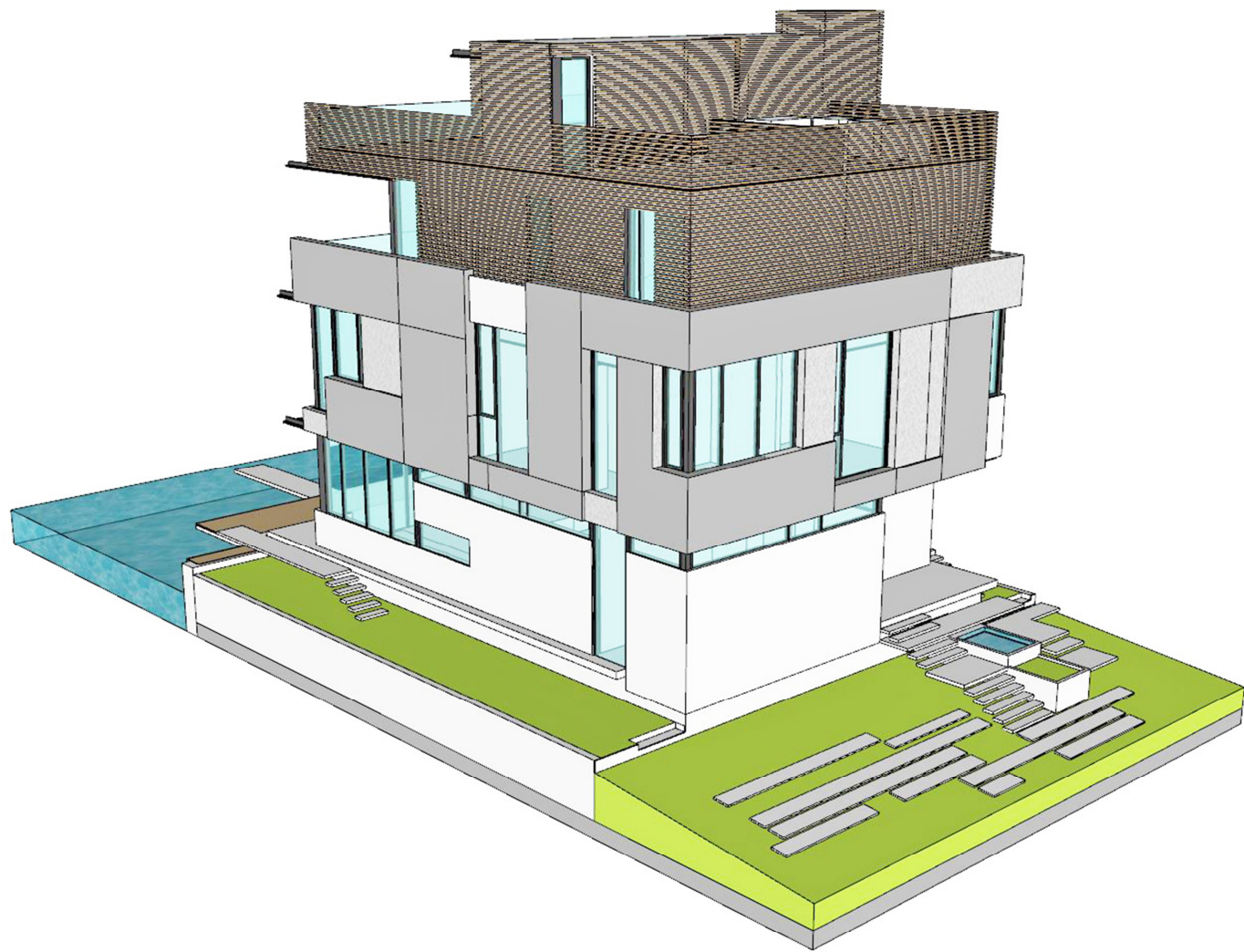
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AA 0000351

8 Farrey Lane Residence
8 Farrey Lane
Miami Beach, Florida 33139
T 305.762.1865

Date: 08.02.21
Scale: 1/8"=1'-0"
Revisions:

West
Elevation

A-3.6



3D PERSPECTIVE OF SOUTH WEST CORNER

Rene Gonzalez Architects

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8 Farrey Lane Residence

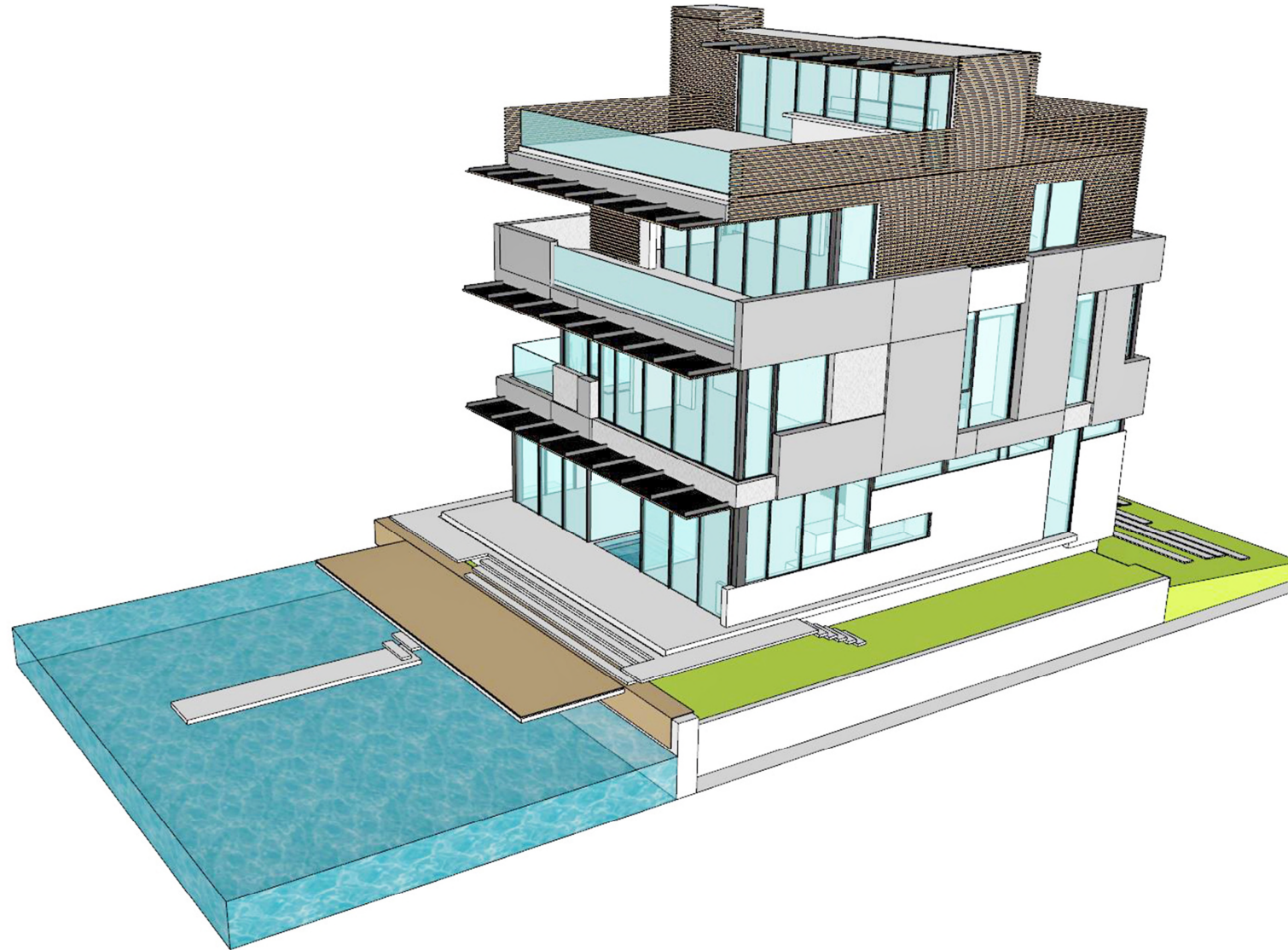
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Date: 08.02.21
Scale:
Revisions:

3D
Perspective

A-5.1



3D PERSPECTIVE OF NORTH WEST CORNER

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AA 00000551

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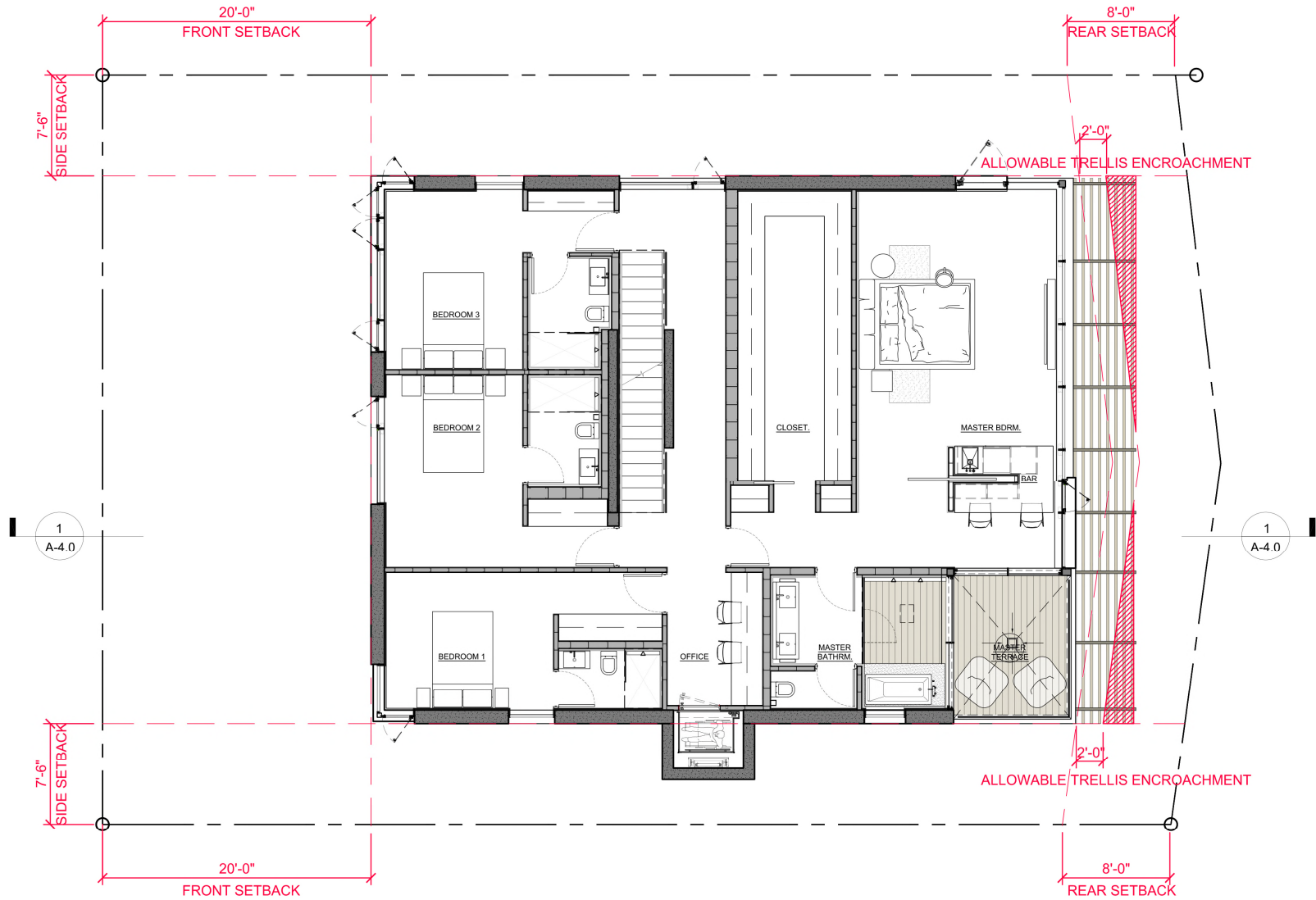
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Date: 08.02.21
Scale:
Revisions:

3D
Perspective

A-5.2



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

Rene Gonzalez Architects

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AA 0000351

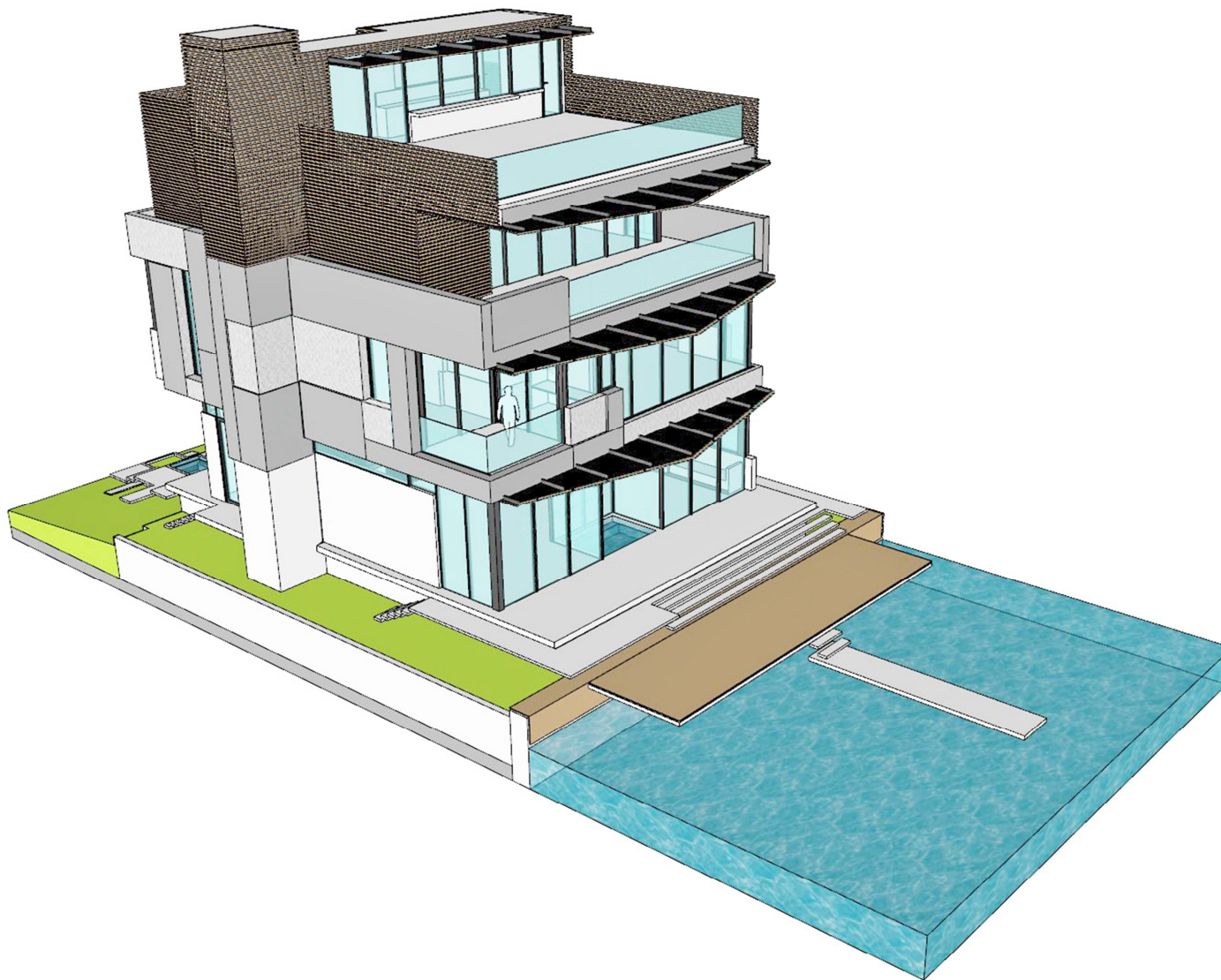
8 Farrey Lane Residence

8 Farrey Lane
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T 305.762.1866

Date: 08.02.21
Scale: 1/8"=1'-0"
Revisions:

Second Floor
Plan

A-2.5



3D PERSPECTIVE OF NORTH EAST CORNER
WITH ALLOWABLE TRELLIS ENCROACHMENT

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AA 0000351

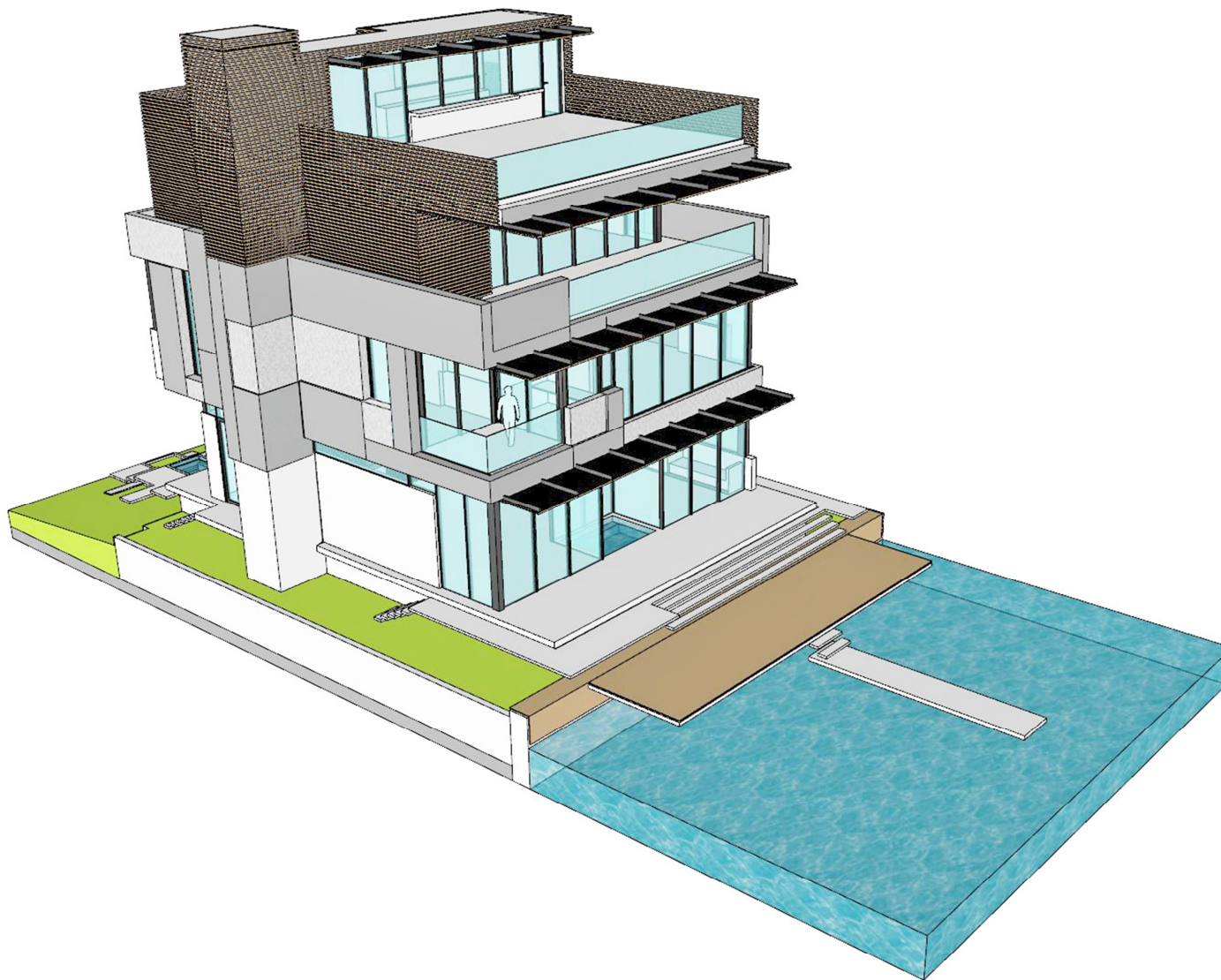
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8 Farrey Lane Residence
8 Farrey Lane
Miami Beach, Florida 33139
T 305.762.1866

Date: 07.12.21
Scale:
Revisions:

3D
Perspective

A-5.0



3D PERSPECTIVE OF NORTH EAST CORNER

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Miami, Florida 33128
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AA 00000551

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8 Farrey Lane Residence

8 Farrey Lane
Miami Beach, Florida 33139
T 305.762.1866

Date: 08.02.21
Scale:
Revisions:

3D
Perspective

A-5.0

Requests

- 1) Variance for front yard setback for parking spaces
- 2) Variance Interior side pedestal setback variance for elevator shaft, stairs, and walkway
- 3) Variance to exceed maximum elevation of stairs and deck in side yard
- 4) Variance to exceed maximum area for decks in rear yard
- 5) Variance to exceed maximum rear yard projection for trellis



Thank You

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Suite 300, Miami, FL 33131

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Info@brzoninglaw.com