

# **DRB21-0718 - 8 Farrey Lane**

**Rene Gonzalez Architects**



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

# Context



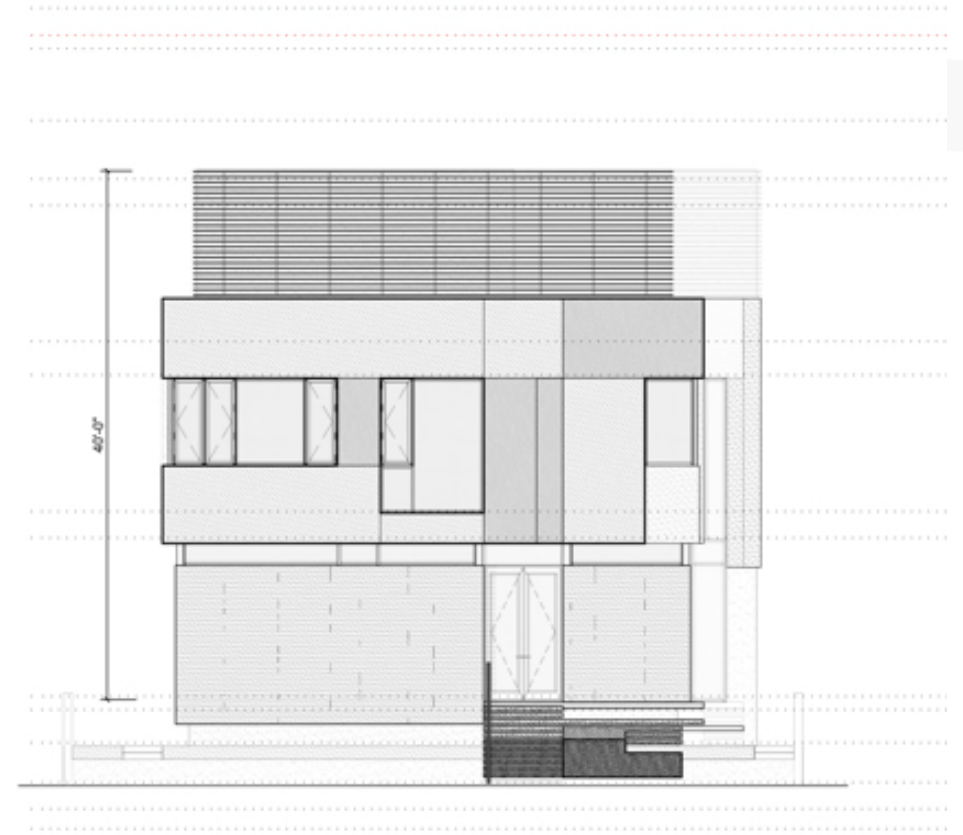
*Aerial*



*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.

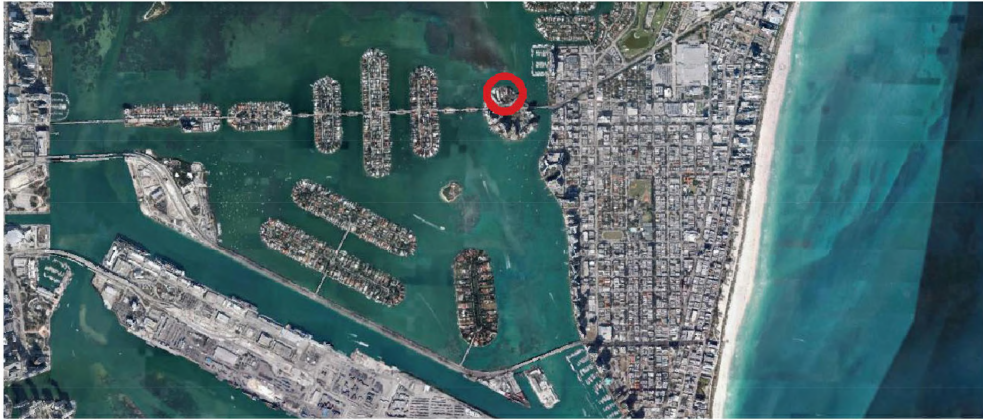
Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

  
Signature

  
Print name





AERIAL VIEW OF VENETIAN ISLANDS



AERIAL VIEW OF BELLE ISLE



AERIAL VIEW OF SITE

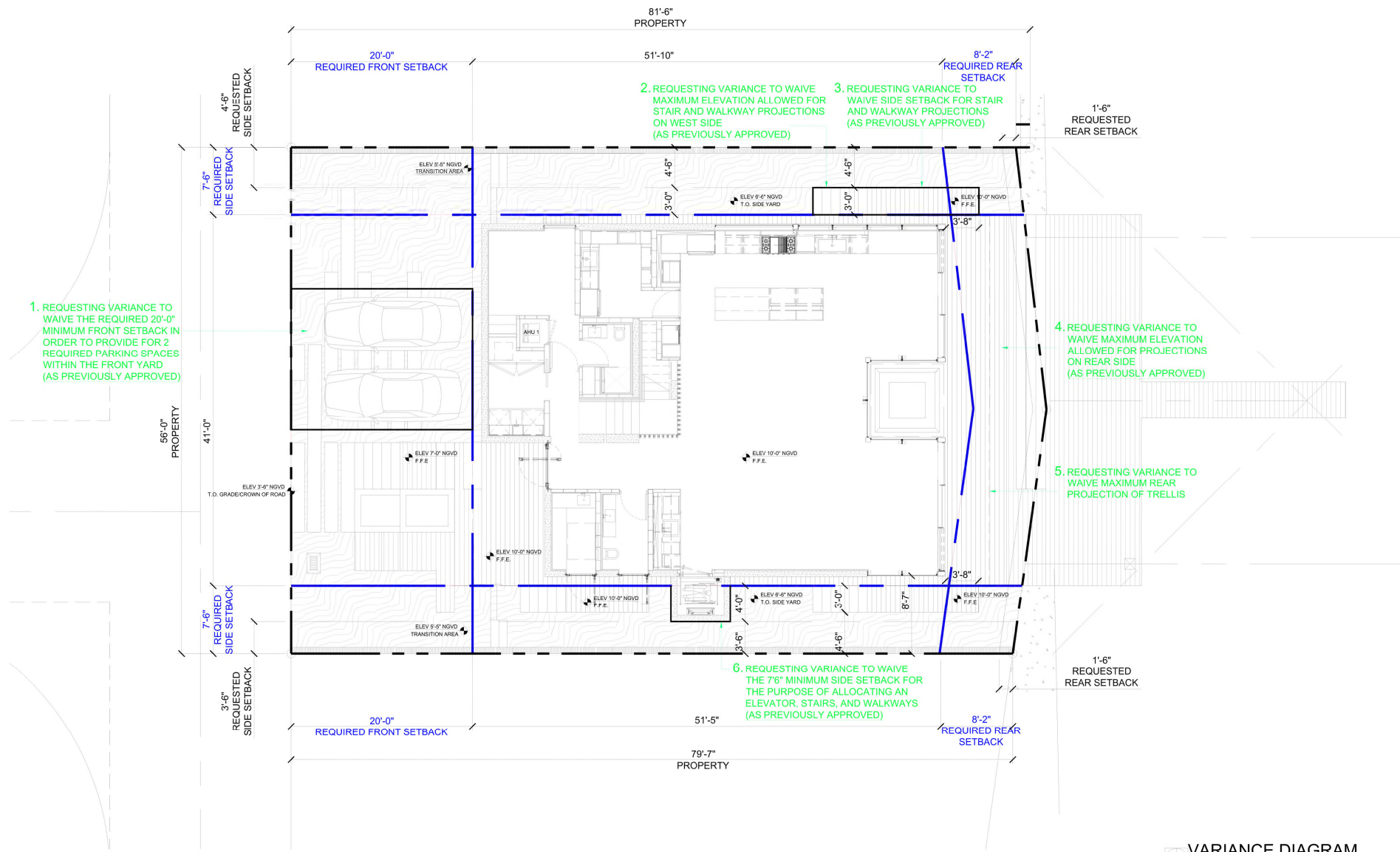
**Rene Gonzalez Architects**  
 875 NW 2nd Street  
 Miami, Florida 33136  
 renegonzalezarchitects.com  
 T 305.782.8888  
 AA #000351

8 Farrey Lane Residence

8 Farrey Lane  
 Miami Beach, Florida 3359  
 T 305.782.8888

Date: 08.02.21  
 Scale:  
 Revisions:

Site  
 Documentation



VARIANCE DIAGRAM  
SCALE: 3/32"=1'-0"

**Rene Gonzalez Architects**  
875 West 3rd Street  
New York, NY 10014  
rkg@rengonzalezarchitects.com  
T 212.762.1995  
A4-0000259

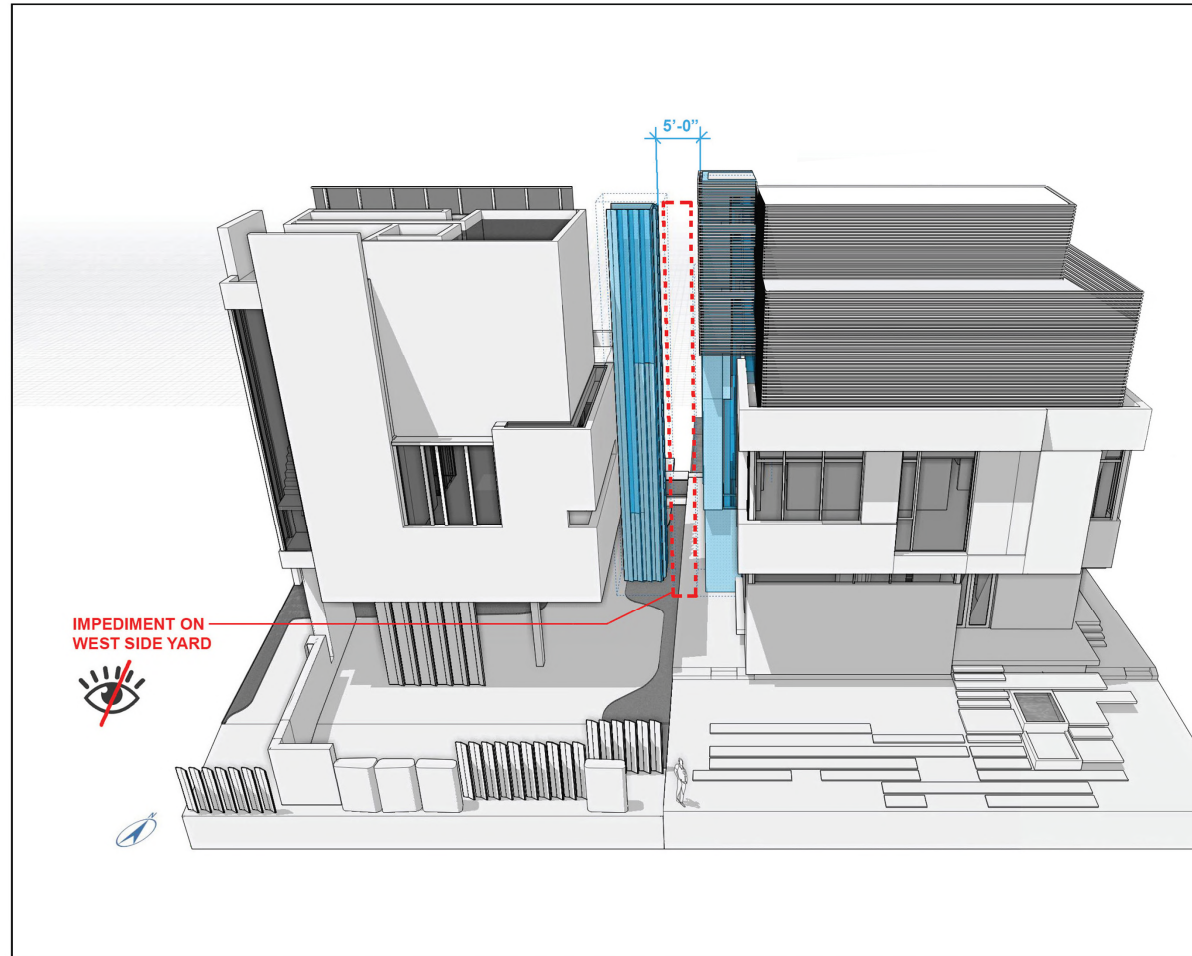
**8 Farrey Lane Residence**  
8 Farrey Lane  
New York, NY 10014  
T 212.762.1995

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

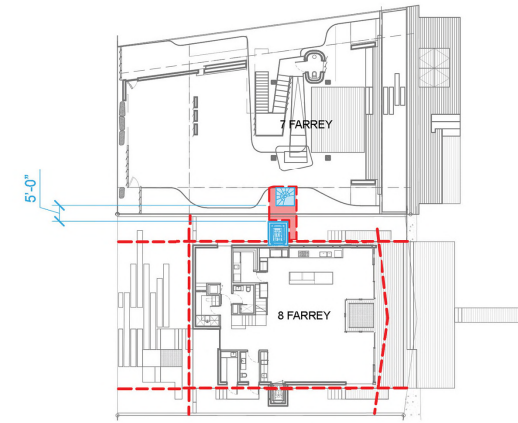
Variance  
Diagram

A-1.1a

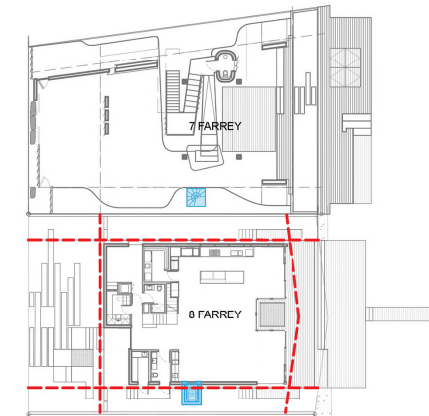




**3D IMAGE FROM THE SOUTH\_** ELEVATOR PLACEMENT ON WEST SIDE IS INCOMPATIBLE W/ 7 FARREY LANE APPROVED STAIR AND WOULD CREATE A TIGHT PHYSICAL AND VISUAL AREA IN-BETWEEN THE SIDE YARDS.



**WEST  
OPTION 1**



**EAST  
OPTION 2 – PROPOSED**

**Rene Gonzalez Architects**

825 NE 2nd Street  
Miami, Florida 33132  
rengonzalezarchitects.com  
T 305.782.1895  
AA 0003351

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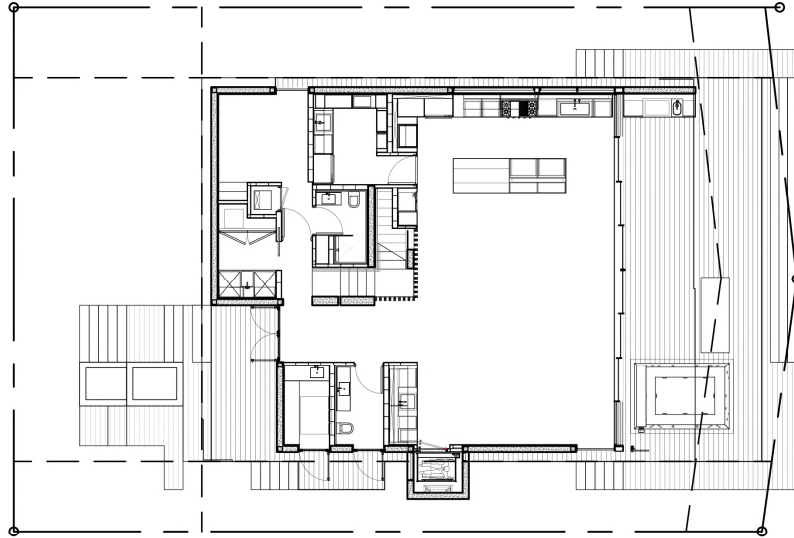
**8 Farrey Lane Residence**

8 Farrey Lane  
Miami Beach, Florida 33139  
T 305.782.1895

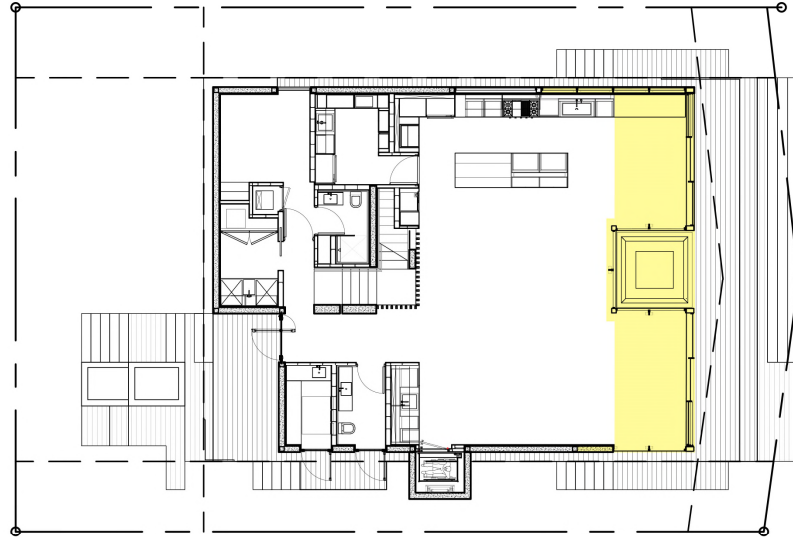
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Date: 06.02.21  
Scale:  
Revisions:

Impediment  
Diagram




**FIRST FLOOR PLAN**  
 APPROVED BY DRB - 2018




**FIRST FLOOR PLAN**  
 PROPOSED - 2021

ADDITIONAL AREA ADDED  
TO KITCHEN AND LIVING ROOM

**Rene Gonzalez Architects**

875 NW 2nd Street  
 Miami, Florida 33136  
 rgonzalezarchitects.com  
 T 305.762.1666  
 AA #000351

**8 Farrey Lane Residence**

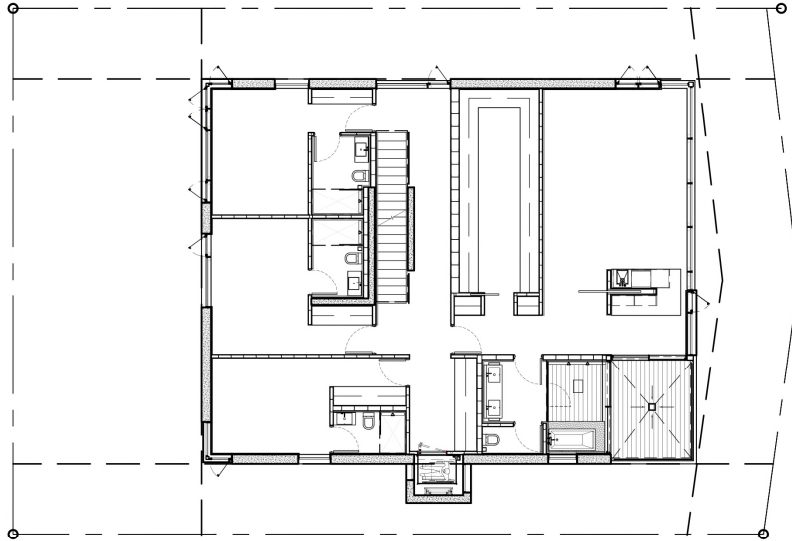
8 Farrey Lane  
 Miami Beach, Florida 33339  
 T 305.762.1666

Date: 08.02.21  
 Scale: NTS  
 Revisions:

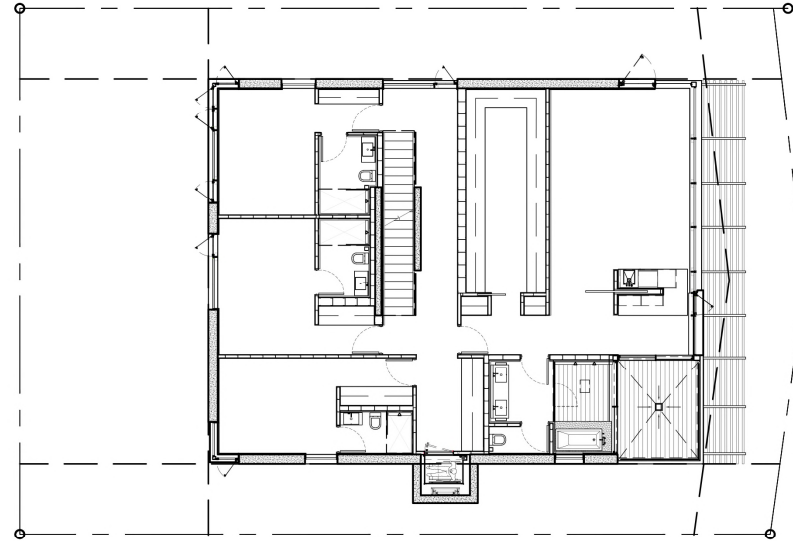
First Floor  
 Plan Comparison

**A-2.0**






**SECOND FLOOR PLAN**  
**APPROVED BY DRB - 2018**  
**NO CHANGES**




**SECOND FLOOR PLAN**  
**PROPOSED - 2021**  
**NO CHANGES**

**Rene Gonzalez Architects**  
 875 NW 2nd Street  
 Miami, Florida 33128  
 renegonzalezarchitects.com  
 T 305.782.1999  
 AA #000351

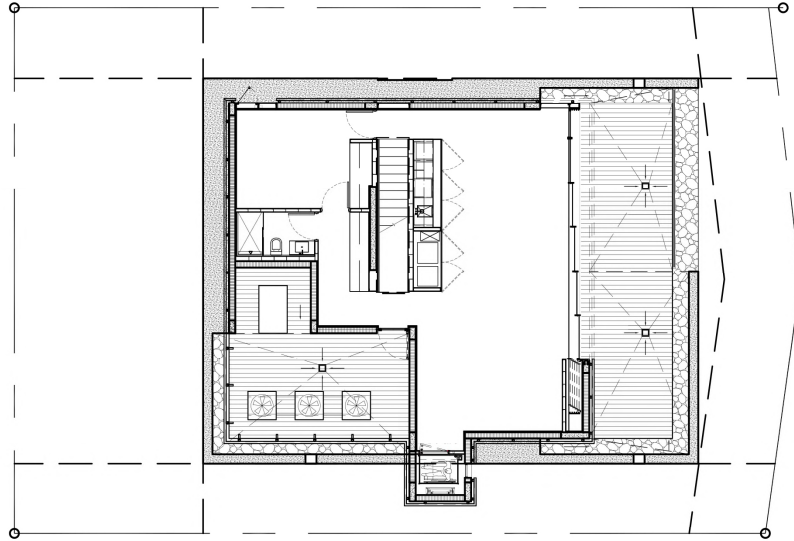
I hereby certify that the above information is true and correct to the best of my knowledge and belief, and that I am a duly licensed professional architect in the State of Florida.

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

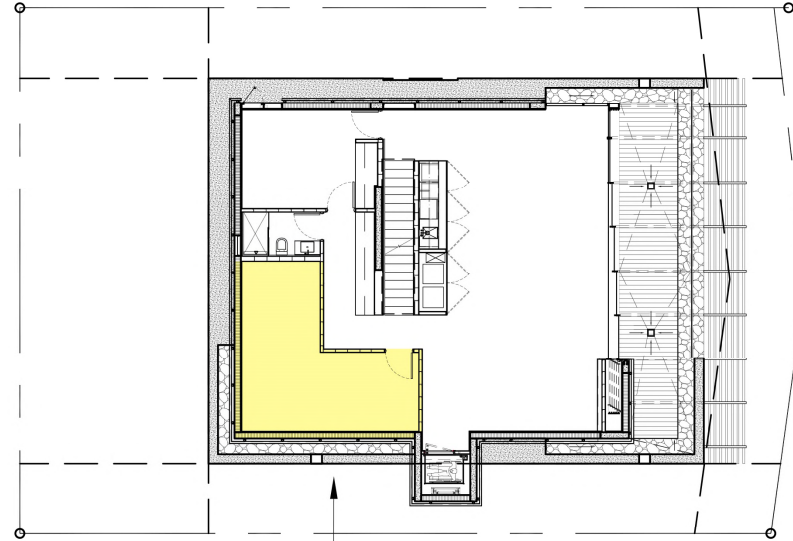


Date: 08.02.21  
 Scale: NTS  
 Revisions:

Second Floor  
 Plan Comparison




**THIRD FLOOR PLAN**  
 APPROVED BY DRB - 2018




**THIRD FLOOR PLAN**  
 PROPOSED - 2021

NEW MEDIA ROOM

**Rene Gonzalez Architects**

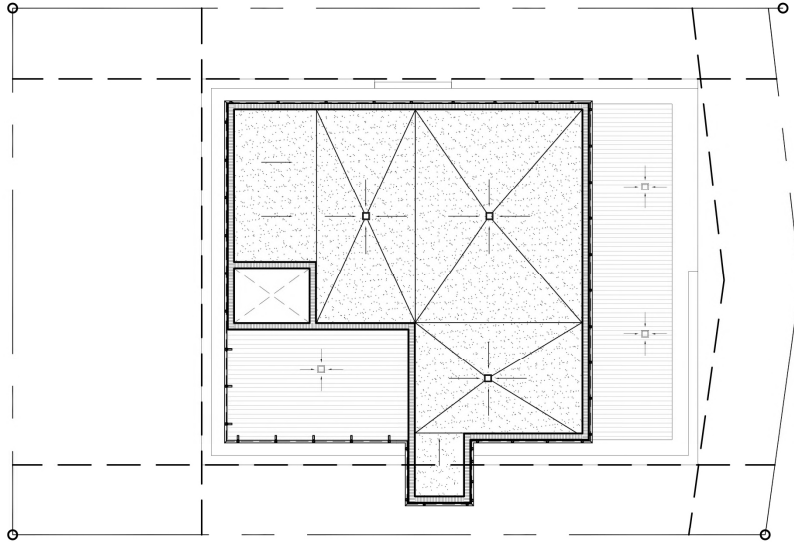
875 NW 2nd Street  
 Miami, Florida 33128  
 renegonzalezarchitects.com  
 T 305.762.2666  
 AA #000351

**8 Farrey Lane Residence**

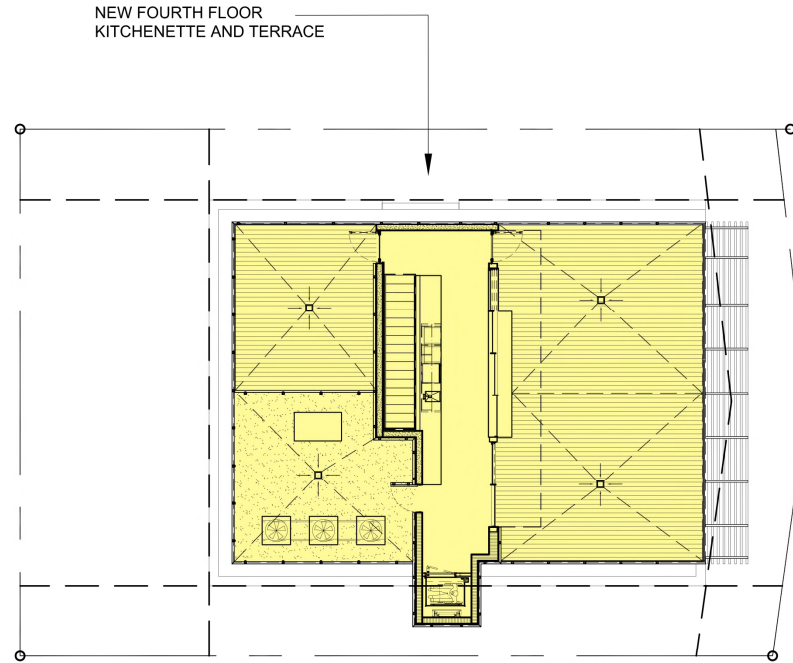
8 Farrey Lane  
 Miami Beach, Florida 33139  
 T 305.762.2666

Date: 08.02.21  
 Scale: NTS  
 Revisions:

Third Floor  
Plan Comparison




**FOURTH FLOOR PLAN**  
 APPROVED BY DRB - 2018




**FOURTH FLOOR PLAN**  
 PROPOSED - 2021

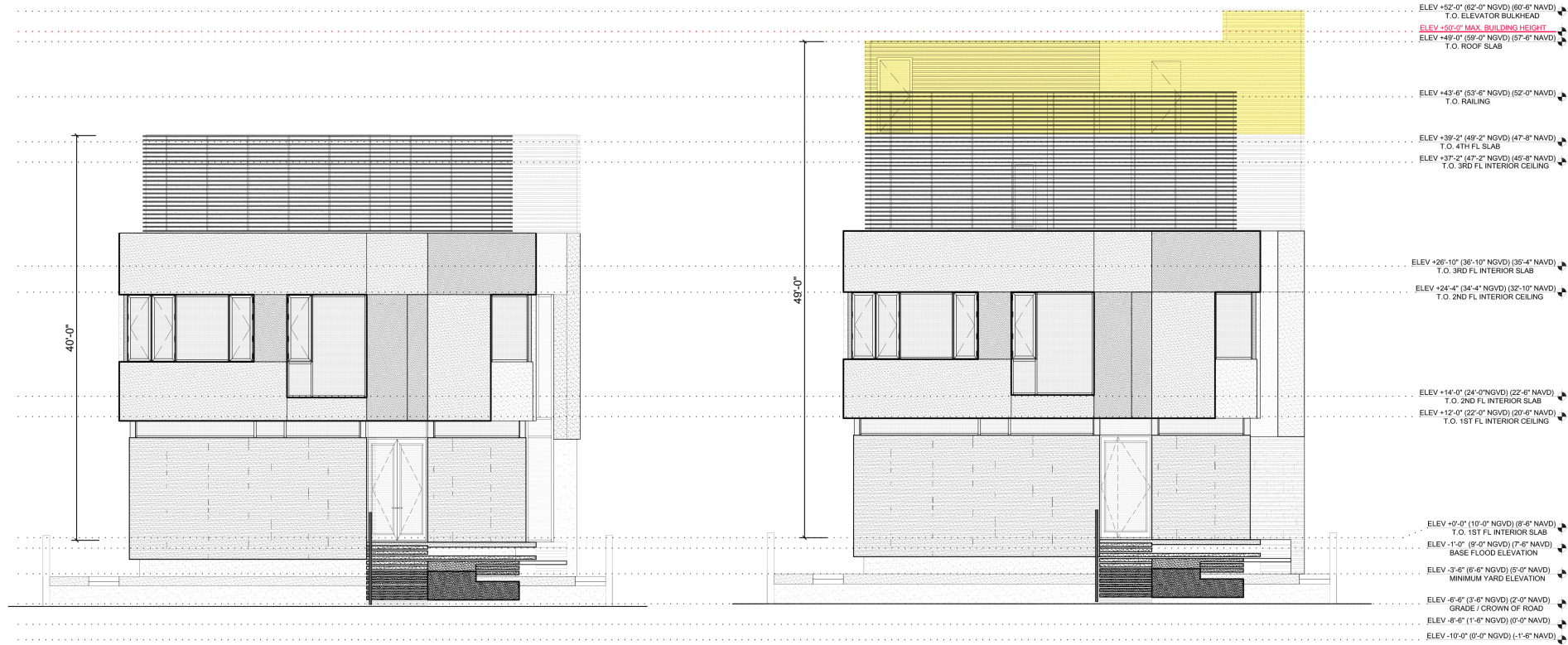
**Rene Gonzalez Architects**  
 875 NW 2nd Street  
 Miami, Florida 33136  
 rgonzalezarchitects.com  
 T 305.762.1995  
 AA #000351  
Professional Seal of Rene Gonzalez, Architect, No. 12456, State of Florida, expires 12/31/2021. This is a true and correct copy of the original drawing as submitted to the Miami-Dade County Department of Building Inspection for review and approval. The architect's seal and signature are required for all drawings submitted for review and approval. The architect's seal and signature are required for all drawings submitted for review and approval.

**8 Farrey Lane Residence**

8 Farrey Lane  
 Miami Beach, Florida 3359  
 T 305.762.1995

Date: 08.02.21  
 Scale: NTS  
 Revisions:

Fourth Floor  
 Plan Comparison



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

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

Rene Gonzalez Architects

875 NW 2nd Street  
Miami, Florida 33128  
rrengonzalezarchitects.com  
T 305.762.1866  
AA 0000351

AA 0000351  
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, and that I am the author of the design and construction documents herein.

8 Farley Lane Residence

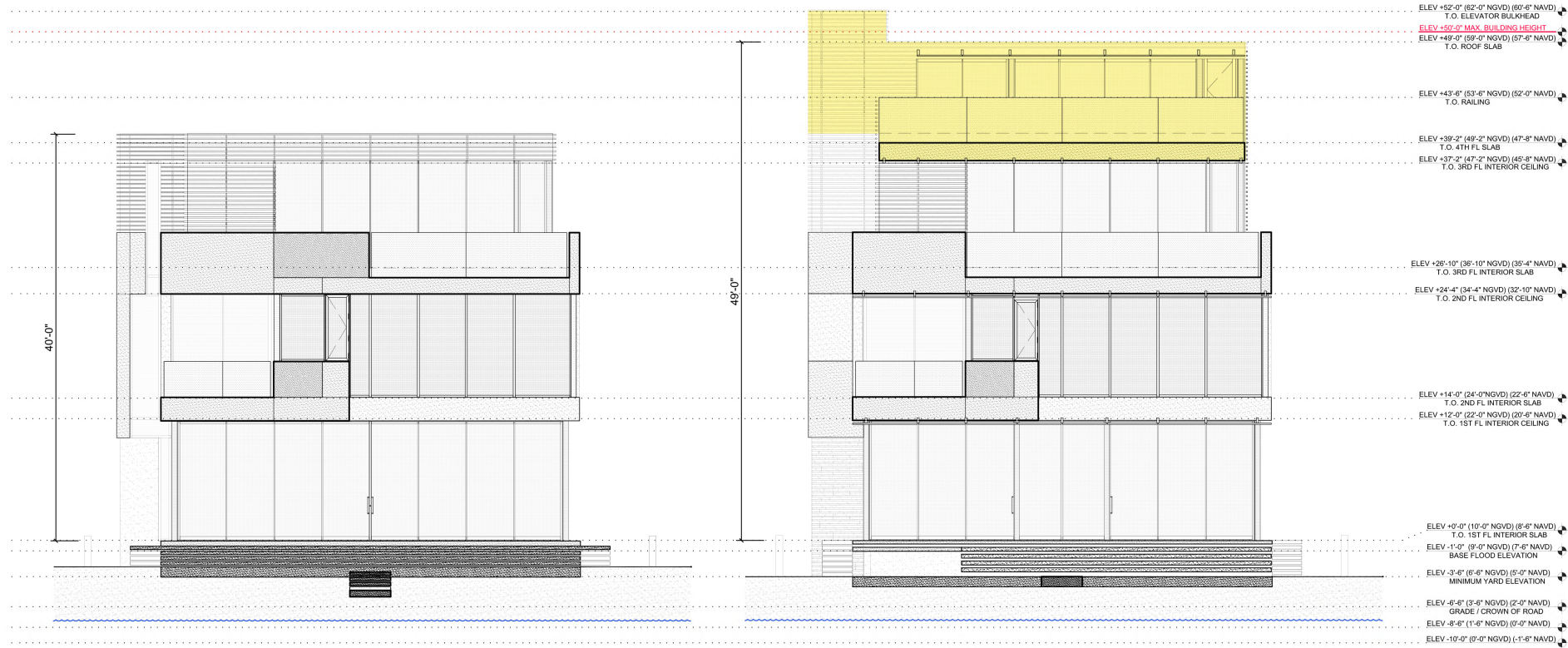
8 Farley Lane  
Miami Beach, Florida 33339  
T 305.762.1866

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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875 NW 2nd Street  
Miami, Florida 33128  
rrengonzalezarchitects.com  
T 305.762.1866  
AA 0000351

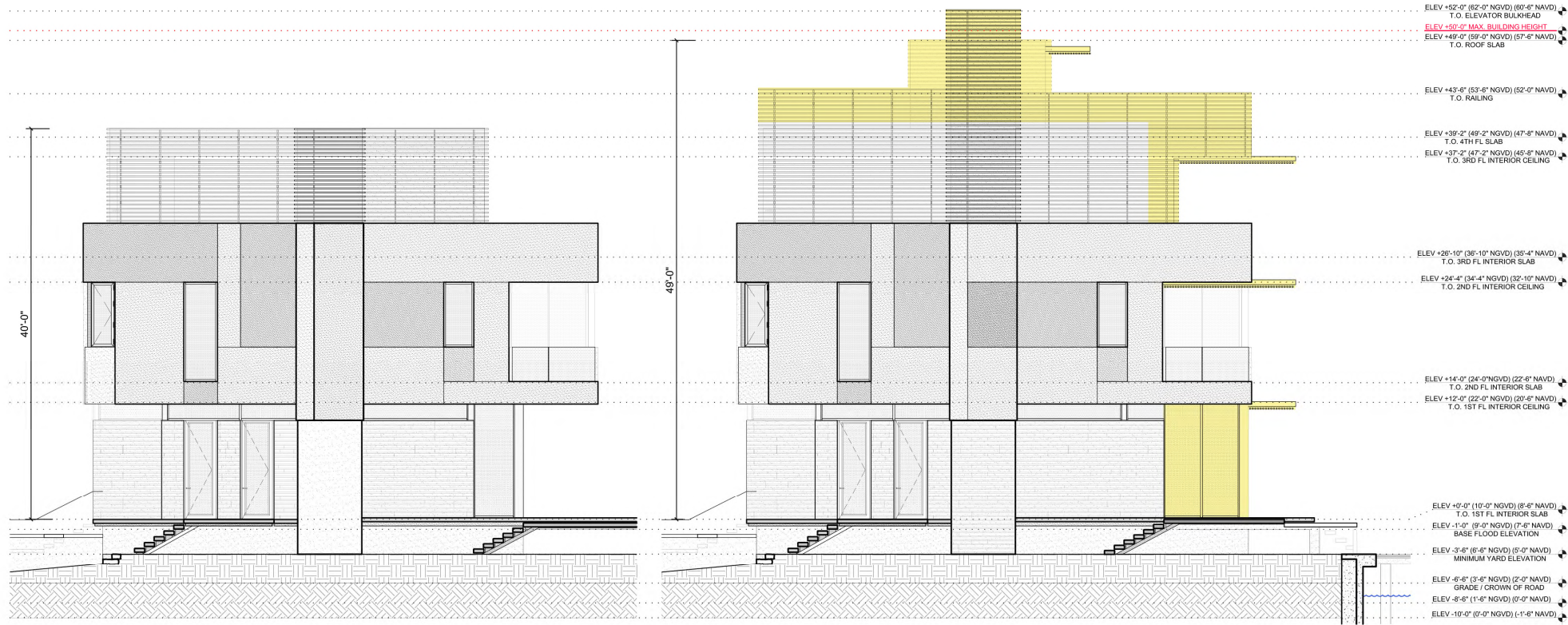
8 Farley Lane Residence

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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875 NW 2nd Street  
Miami, Florida 33128  
rrengonzalezarchitects.com  
T 305.762.1866  
AA 0000351

8 Farrey Lane Residence

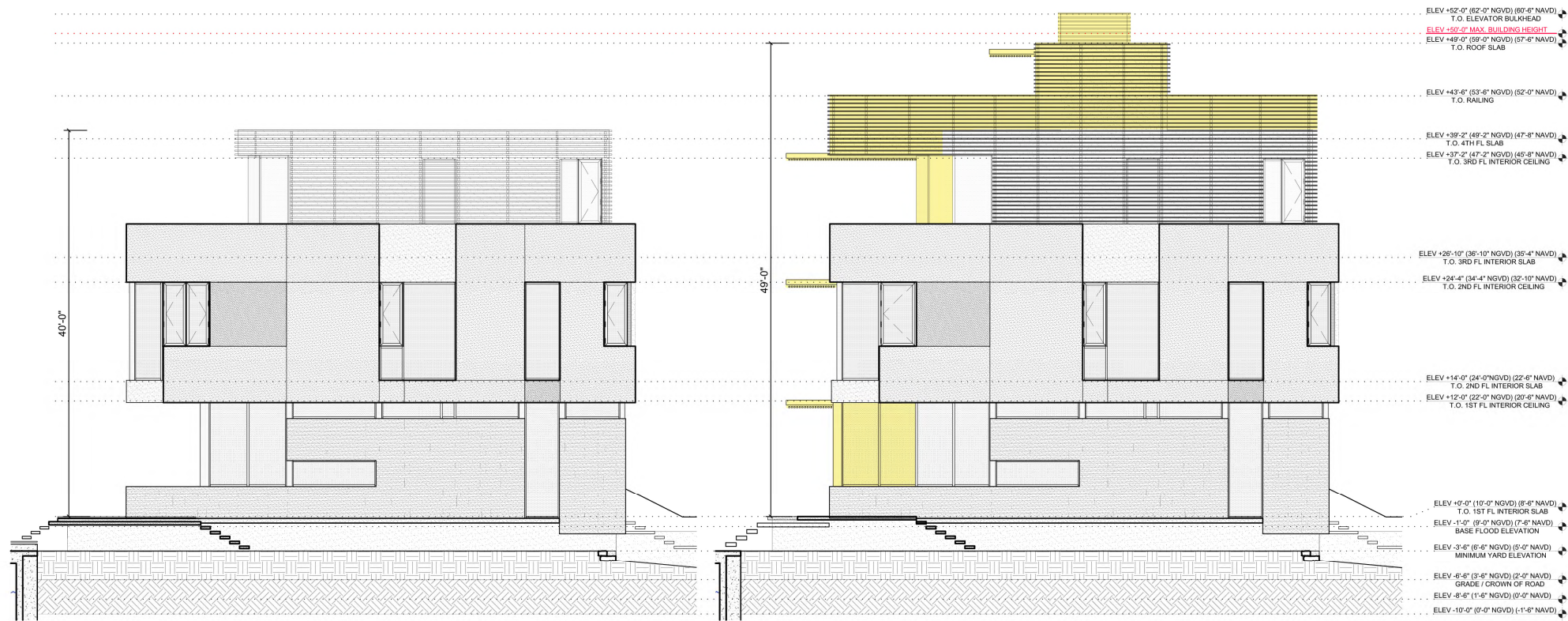
8 Farrey Lane  
Miami Beach, Florida 33339  
T 305.762.1866

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"

Rene Gonzalez Architects

875 W 3rd Street  
Miami Beach, Florida 33139  
rgonzalezarchitects.com  
T 305.762.1865  
AA 0000551

8 Farley Lane Residence

8 Farley Lane  
Miami Beach, Florida 33139  
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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 875 NW 2nd Street  
 Miami, Florida 33128  
 renegonzalezarchitects.com  
 T 305.762.1866  
 AA 0000351

**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





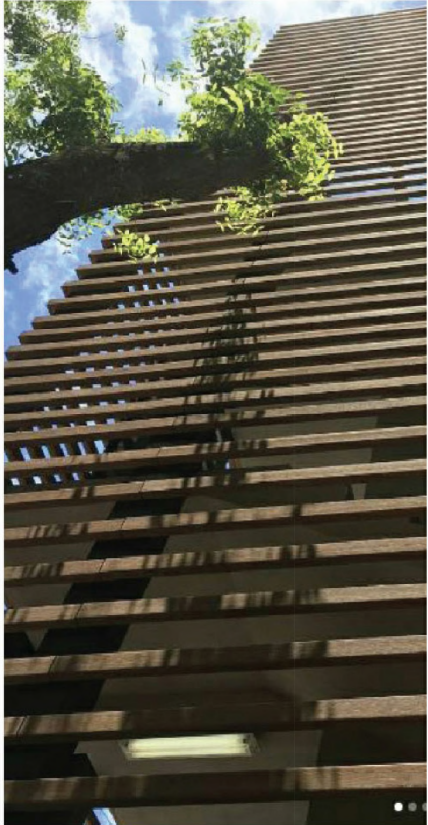
ALUMINUM FIXED AND SLIDING GLASS SYSTEM +



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

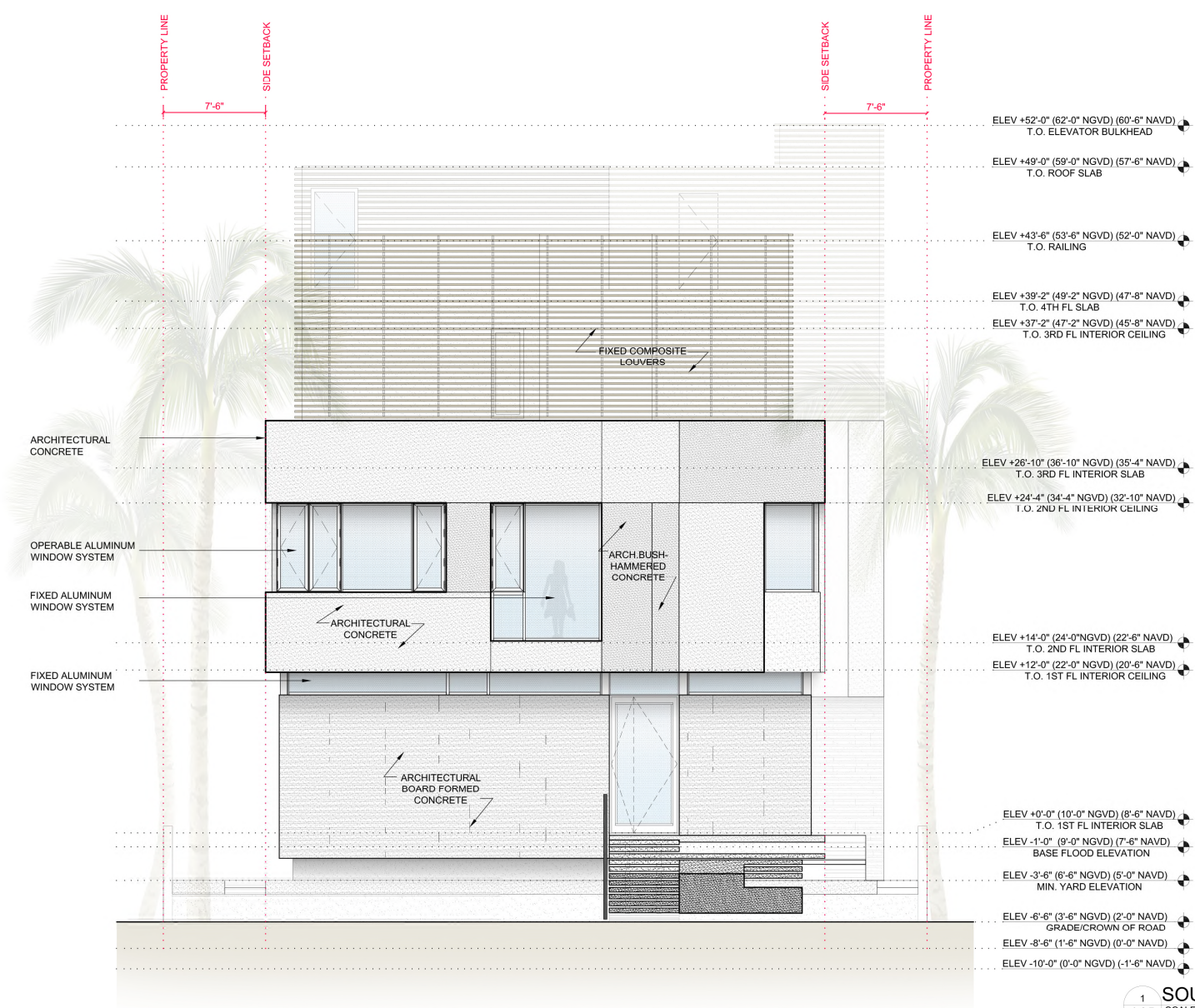
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Miami, Florida 33132  
rrengonzalezarchitects.com  
T 305.762.1866  
AA 0000051

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

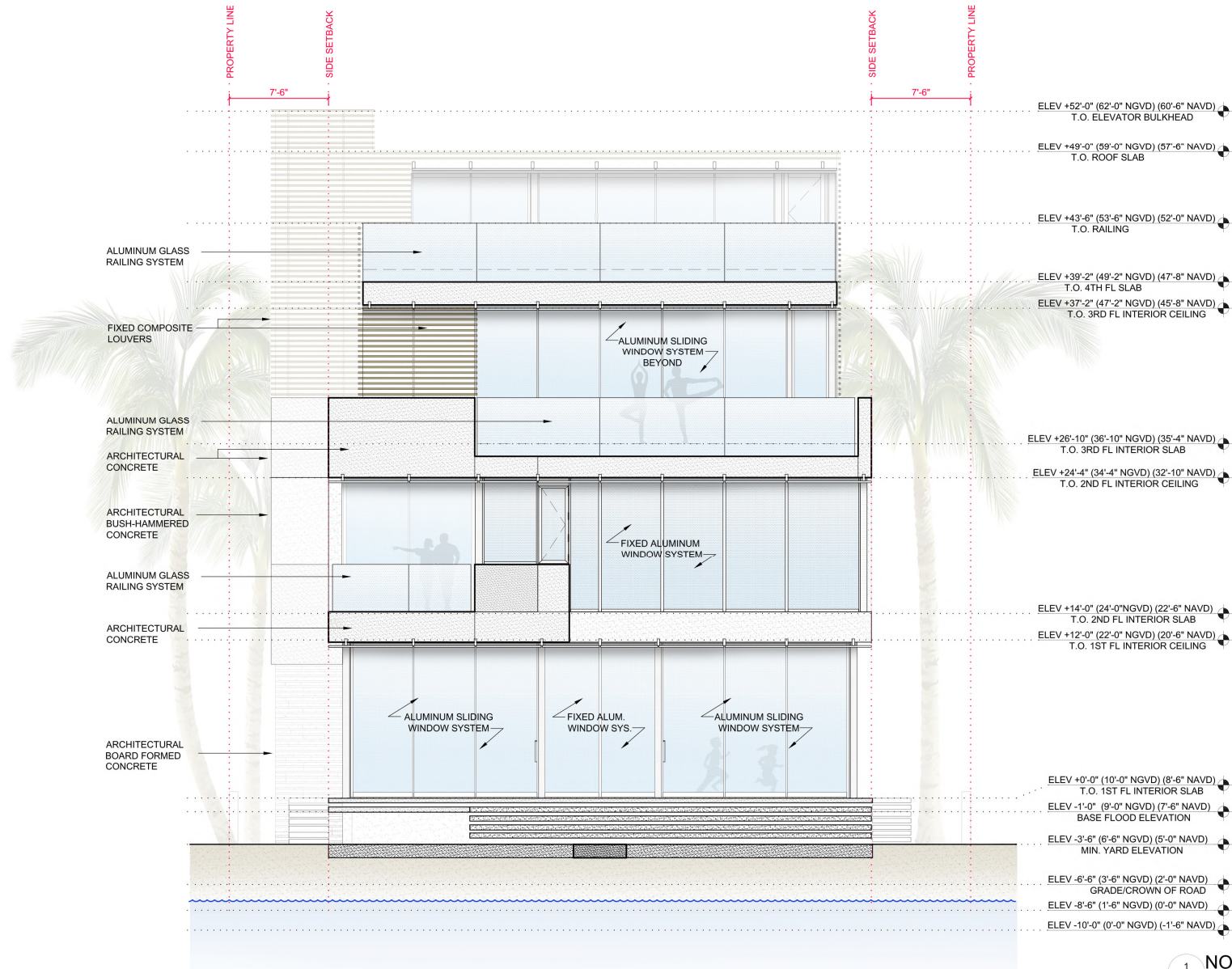
ARCHITECTURAL  
CONCRETE

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"

Rene Gonzalez Architects

875 NW 2nd Street  
Miami, Florida 33128  
rrengonzalezarchitects.com  
T 305.762.1865  
AA 0000351

Professional Seal of Rene Gonzalez, Architect  
No. 0000351, State of Florida  
I am a duly Licensed Professional Architect in the State of Florida.  
I hereby certify that I am the author of the design and design development of the project shown on the drawings.  
I am a duly Licensed Professional Architect in the State of Florida.  
I hereby certify that I am the author of the design and design development of the project shown on the drawings.

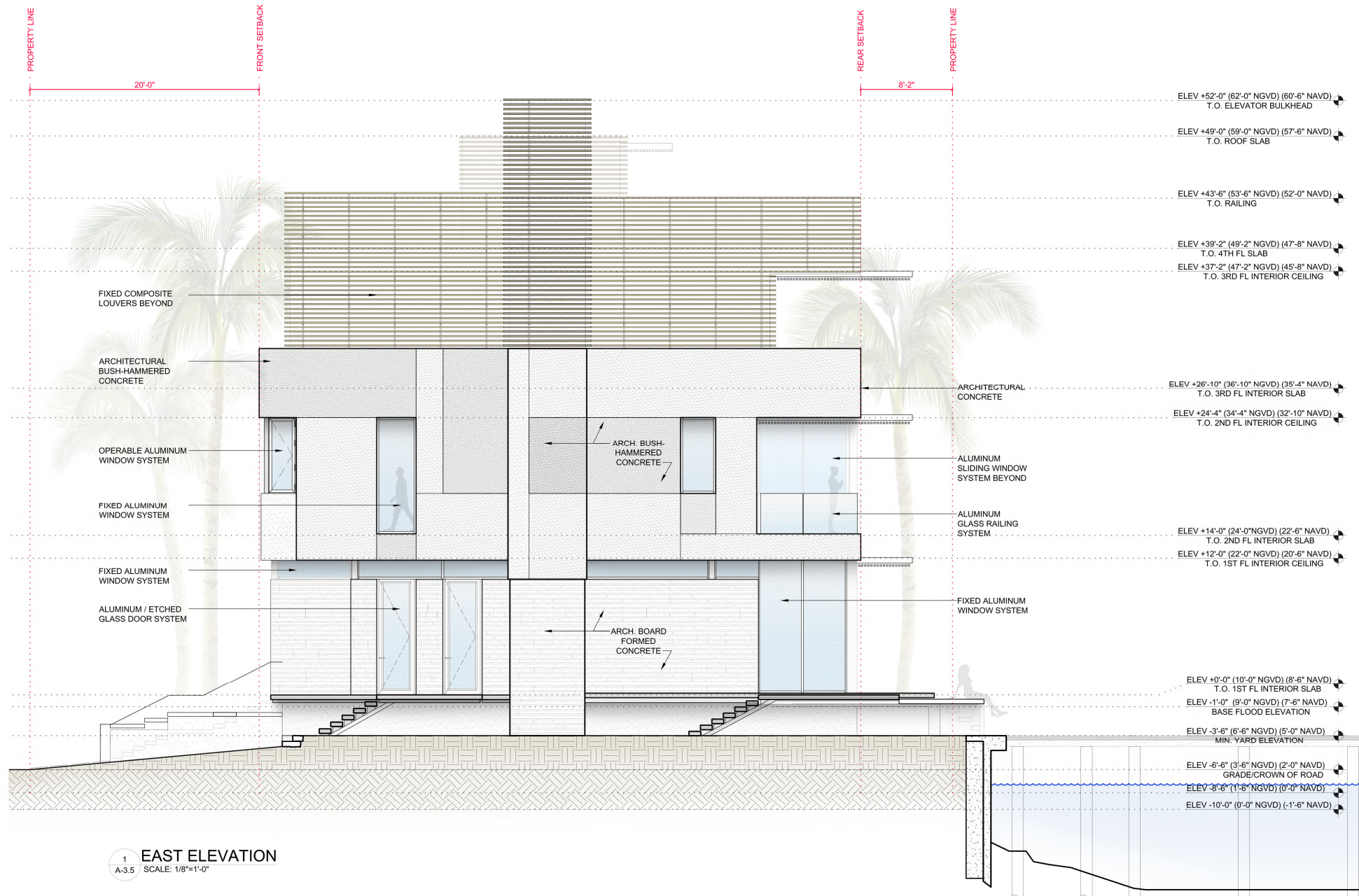
8 Farrey Lane Residence

8 Farrey Lane  
Miami Beach, Florida 33539  
T 305.762.1865

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  
Miami, Florida 33132  
rrengonzalezarchitects.com  
T 305.782.1896  
AA 0003551

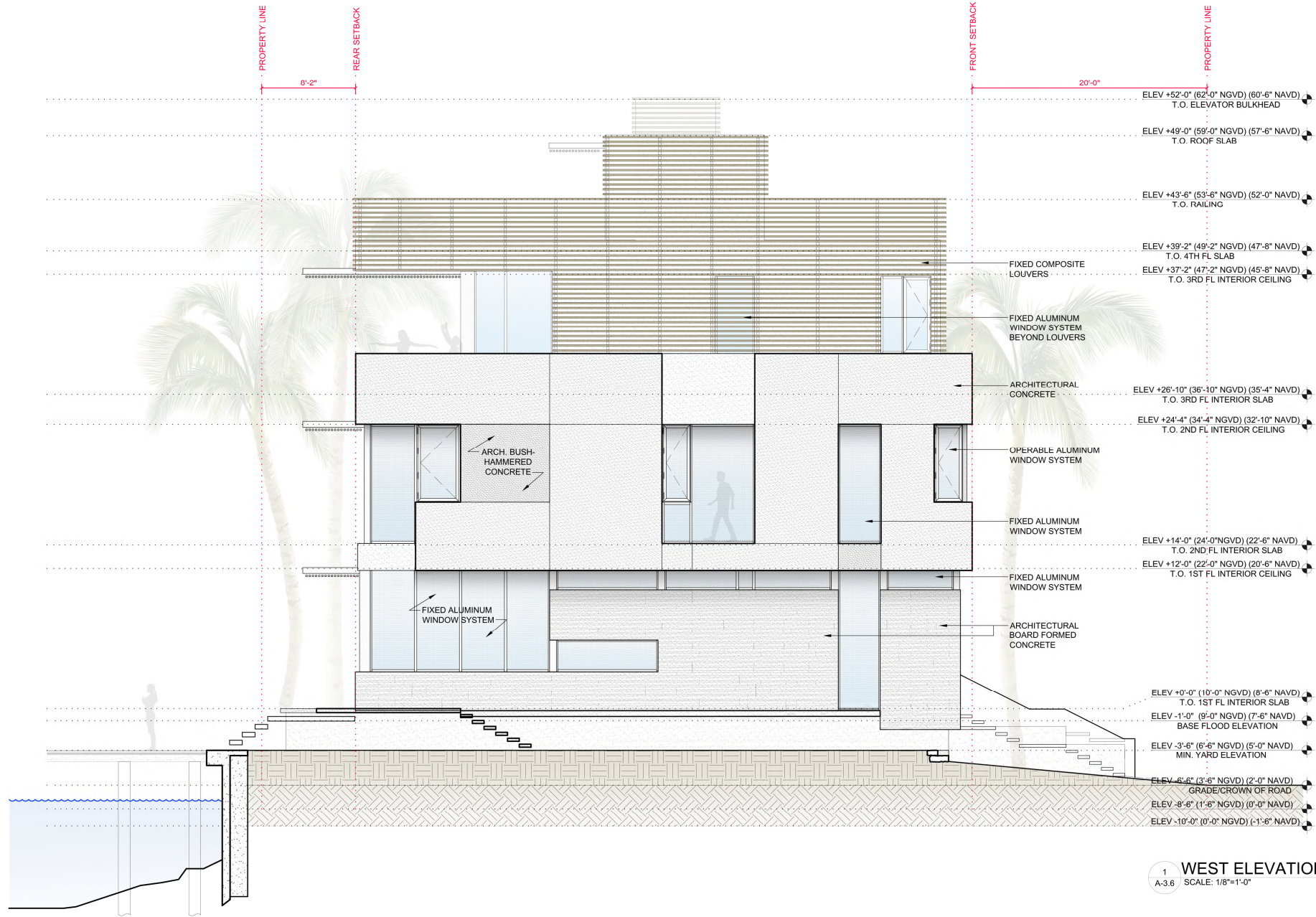
**8 Farley Lane Residence**  
8 Farley Lane  
Miami Beach, Florida 33139  
T 305.782.1896

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

East  
Elevation

A-3.5





Rene Gonzalez Architects

875 NW 2nd Street  
Miami, Florida 33128  
rrengonzalezarchitects.com  
T 305.762.1865  
AA 0000351

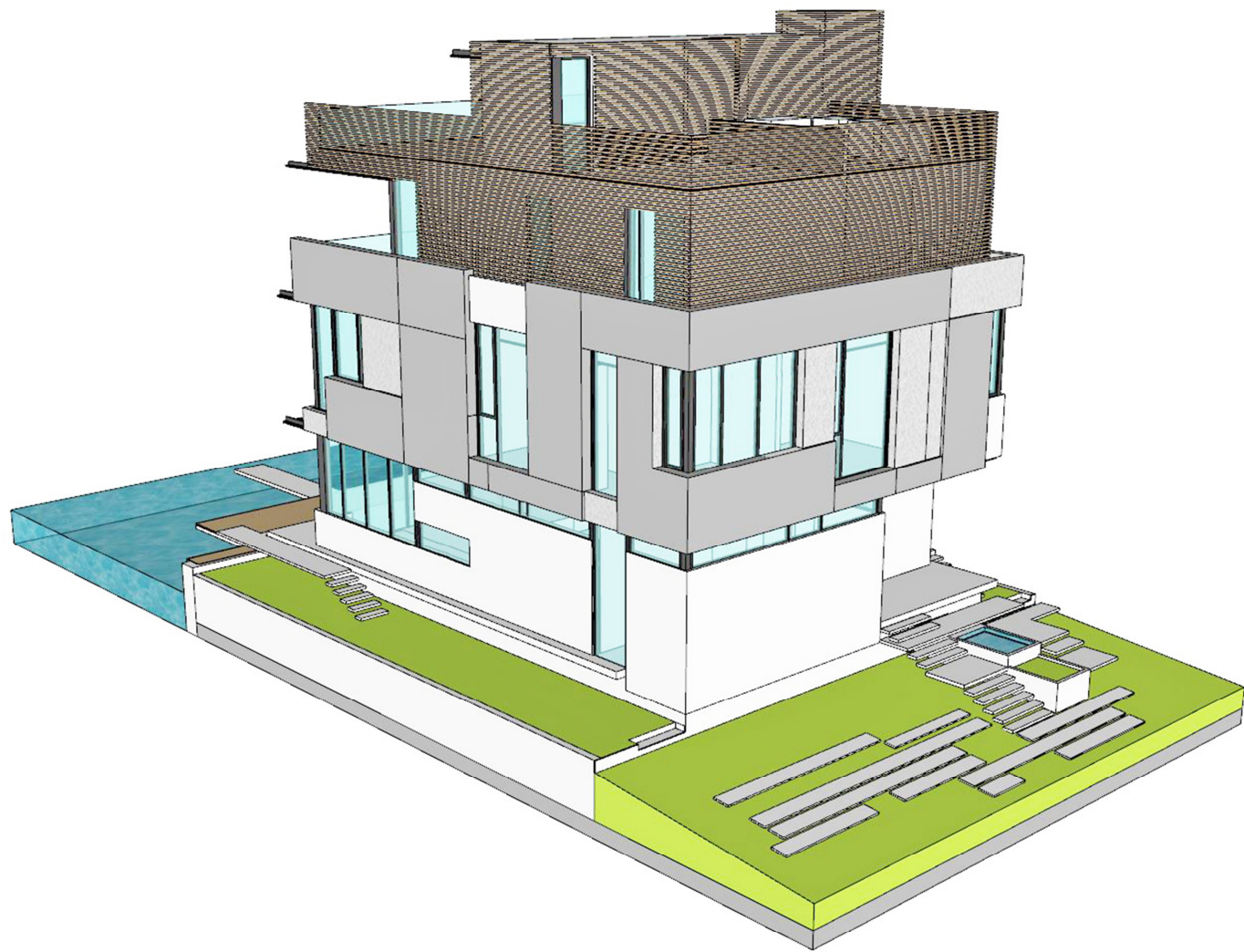
8 Farrey Lane Residence

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**

875 NW 2nd Street  
Miami, Florida 33128  
rrengonzalezarchitects.com

T 305.762.1866  
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**8 Farrey Lane Residence**

8 Farrey Lane  
Miami Beach, Florida 33509  
T 305.762.1866

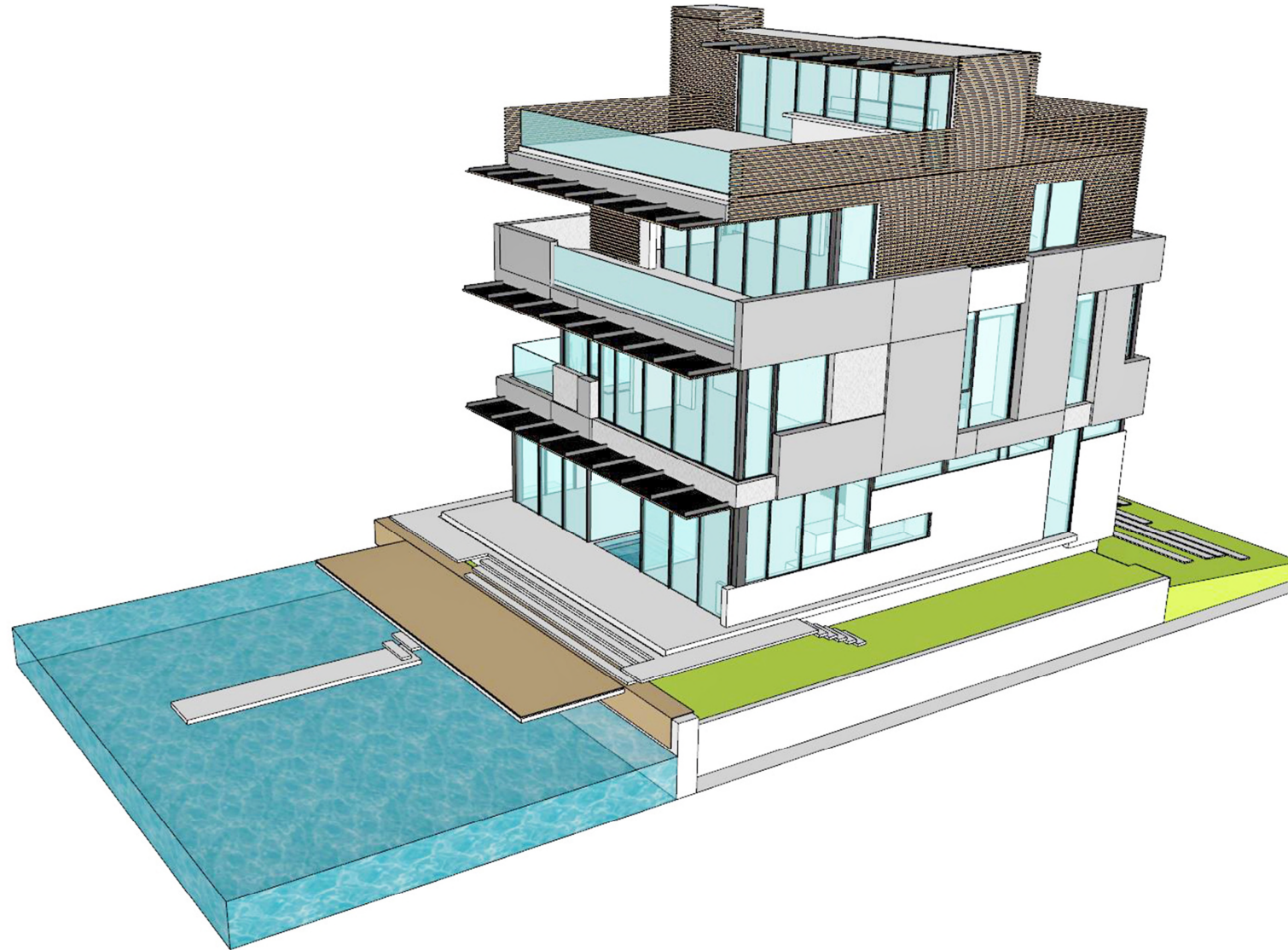
RENE GONZALEZ ARCHITECTS, INC. IS AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION FIRM. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, AGE, SEXUAL ORIENTATION, OR DISABILITY. WE ARE COMMITTED TO DIVERSITY AND INCLUSION IN OUR WORKPLACE AND COMMUNITY. FOR MORE INFORMATION, PLEASE CONTACT US AT 305.762.1866.

Date: 08.02.21  
Scale:  
Revisions:

3D  
Perspective

A-5.1





3D PERSPECTIVE OF NORTH WEST CORNER

**Rene Gonzalez Architects**

875 NW 2nd Street  
Miami, Florida 33128  
rrengonzalezarchitects.com  
T 305.762.1866  
AA 00000551

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**8 Farrey Lane Residence**

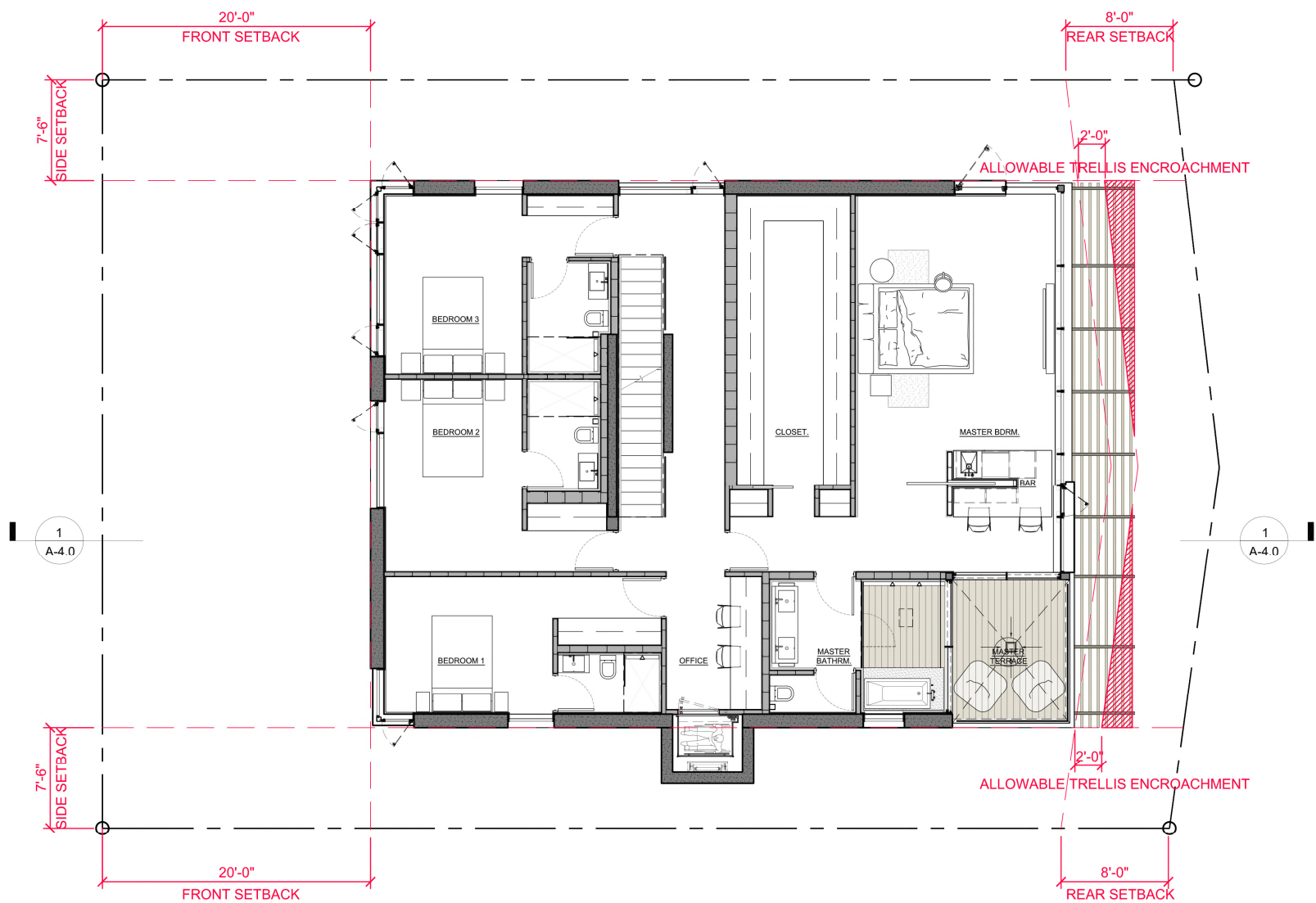
8 Farrey Lane  
Miami Beach, Florida 33139  
T 305.762.1866



Date: 08.02.21  
Scale:  
Revisions:

3D  
Perspective

A-5.2



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

**Rene Gonzalez Architects**  
 875 NW 2nd Street  
 Miami, Florida 33128  
 rgonzalezarchitects.com  
 T 305.762.1866  
 AA 0000351

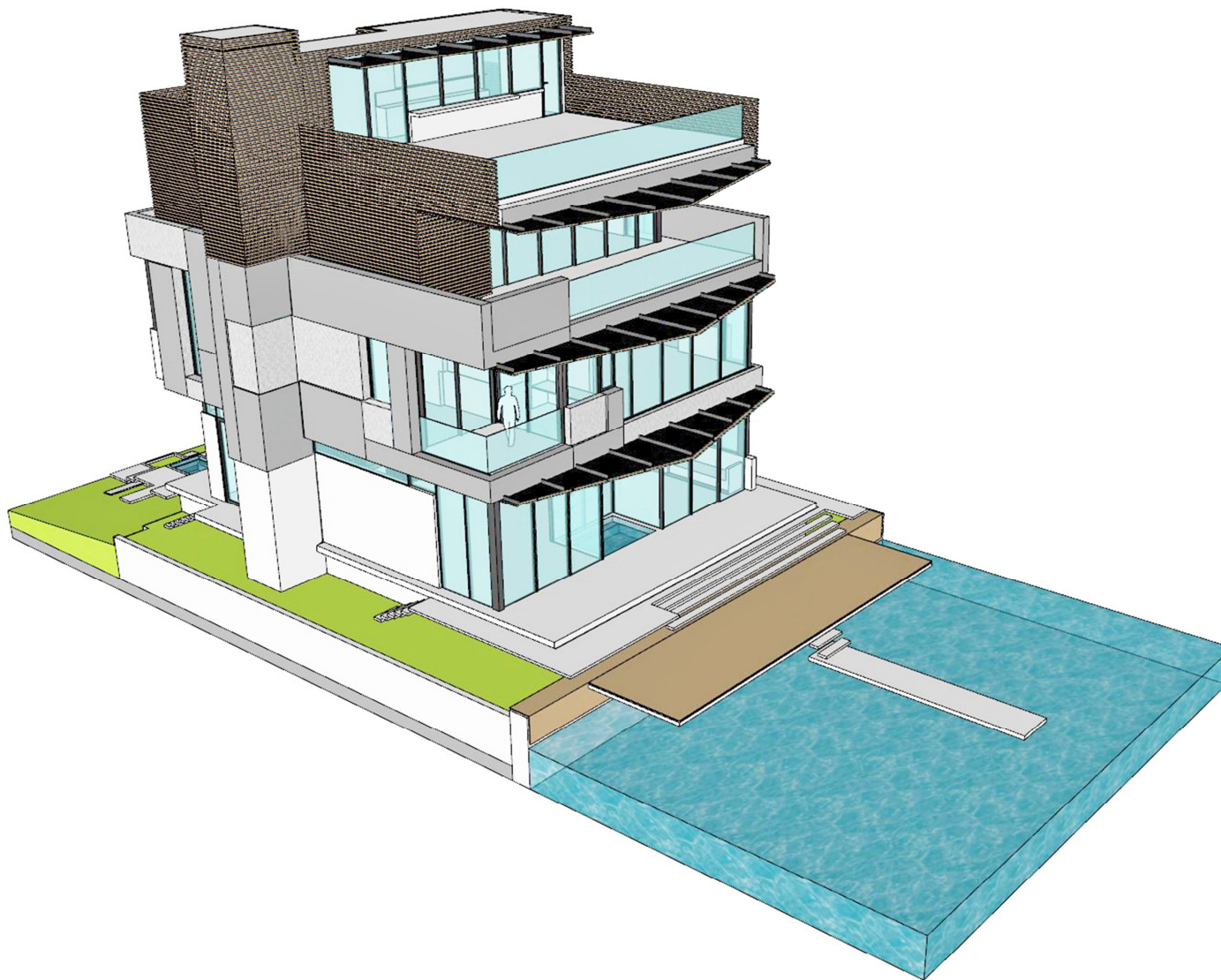
**8 Farrey Lane Residence**  
 8 Farrey Lane  
 Miami Beach, Florida 33139  
 T 305.762.1866

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

**Rene Gonzalez Architects**  
875 NW 2nd Street  
Miami, Florida 33128  
rrengonzalezarchitects.com  
T 305.762.1866  
AA 0000351

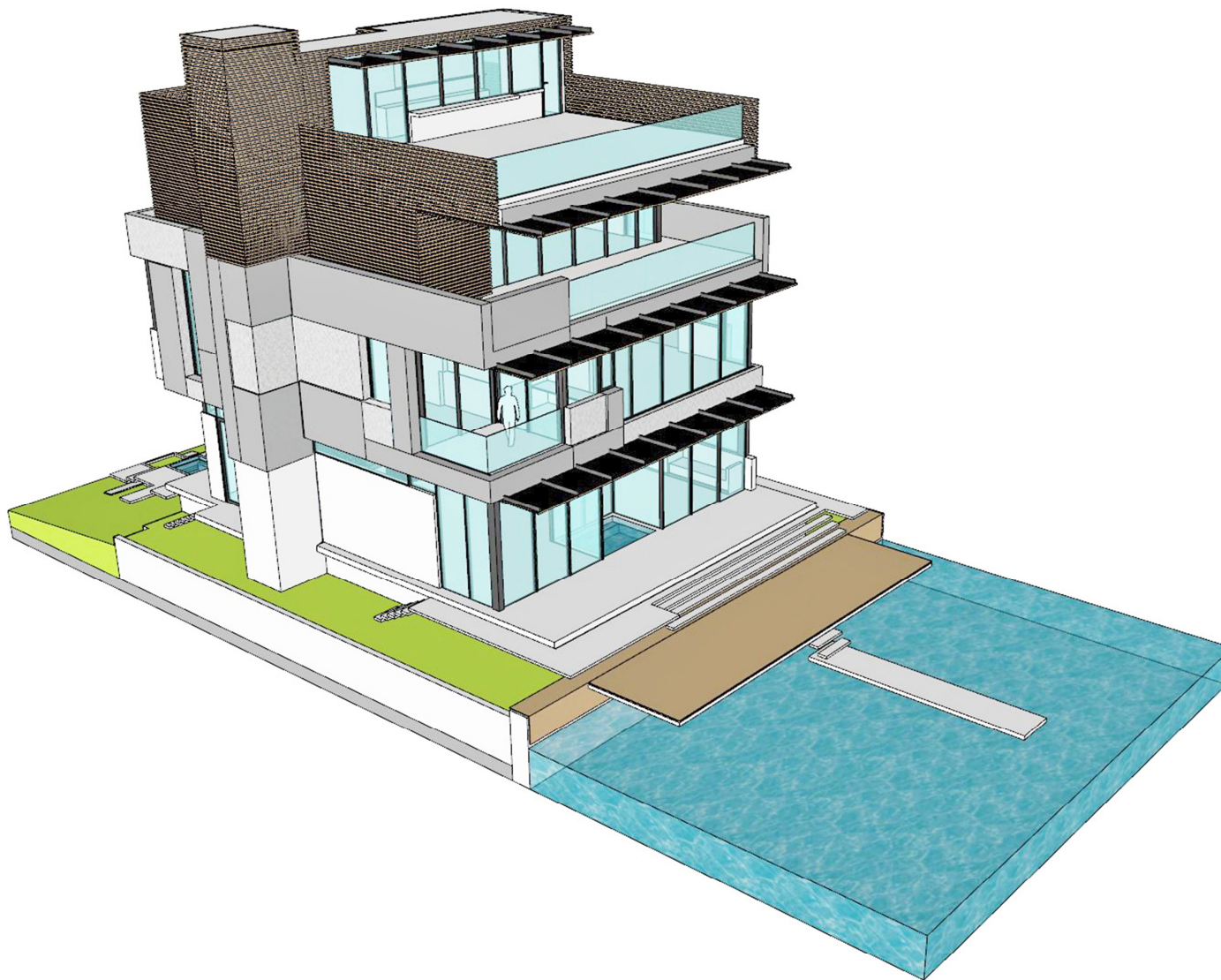
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**8 Farrey Lane Residence**  
8 Farrey Lane  
Miami Beach, Florida 33139  
T 305.762.1866

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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**8 Farrey Lane Residence**

8 Farrey Lane  
Miami Beach, Florida 33139  
T 305.762.1866

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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

200 S. Biscayne Boulevard  
Suite 300, Miami, FL 33131

[www.brzoninglaw.com](http://www.brzoninglaw.com)

305.374.5300 office  
305.377.6222 fax  
[Info@brzoninglaw.com](mailto:Info@brzoninglaw.com)