

DRB2-0898 – 8 Farrey Lane

February 7, 2023 Design Review Board Meeting

Item No. 6

Rene Gonzalez Architects



Context



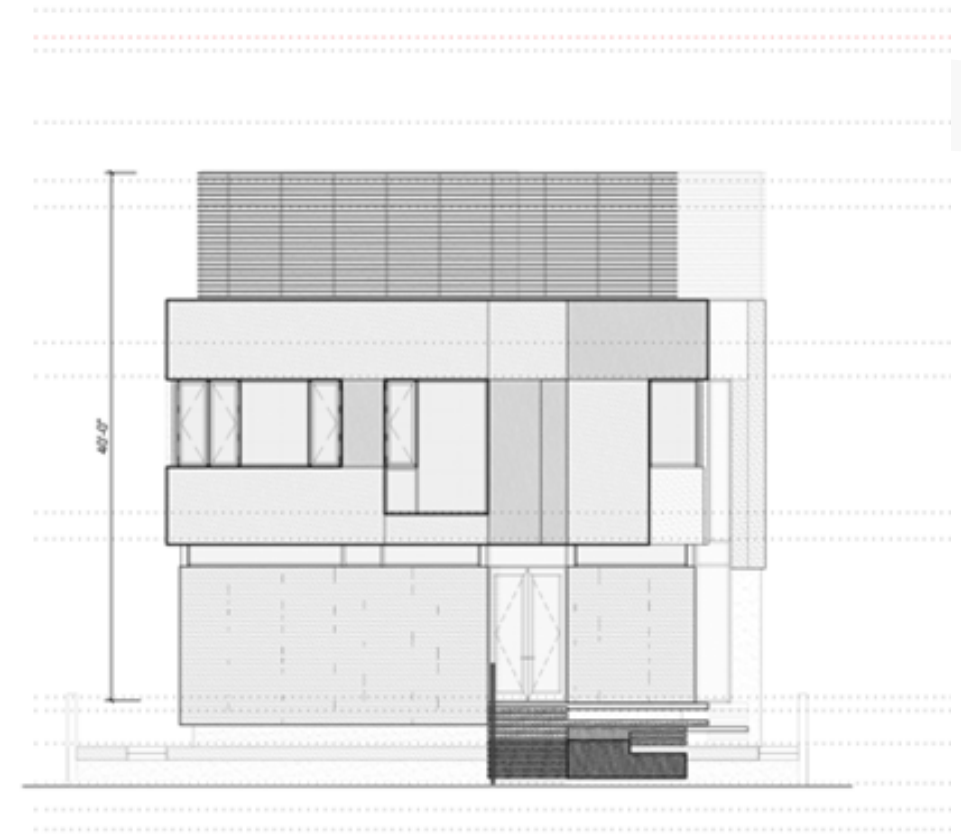
Aerial



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



Requests

- 1) Variance for front yard setback for parking spaces
- 2) Variance to exceed maximum elevation of stairs and deck in side yard
- 3) Variance to exceed maximum area for decks in rear yard
- 4) Variance to exceed maximum rear yard projection for trellis



Neighbor Support

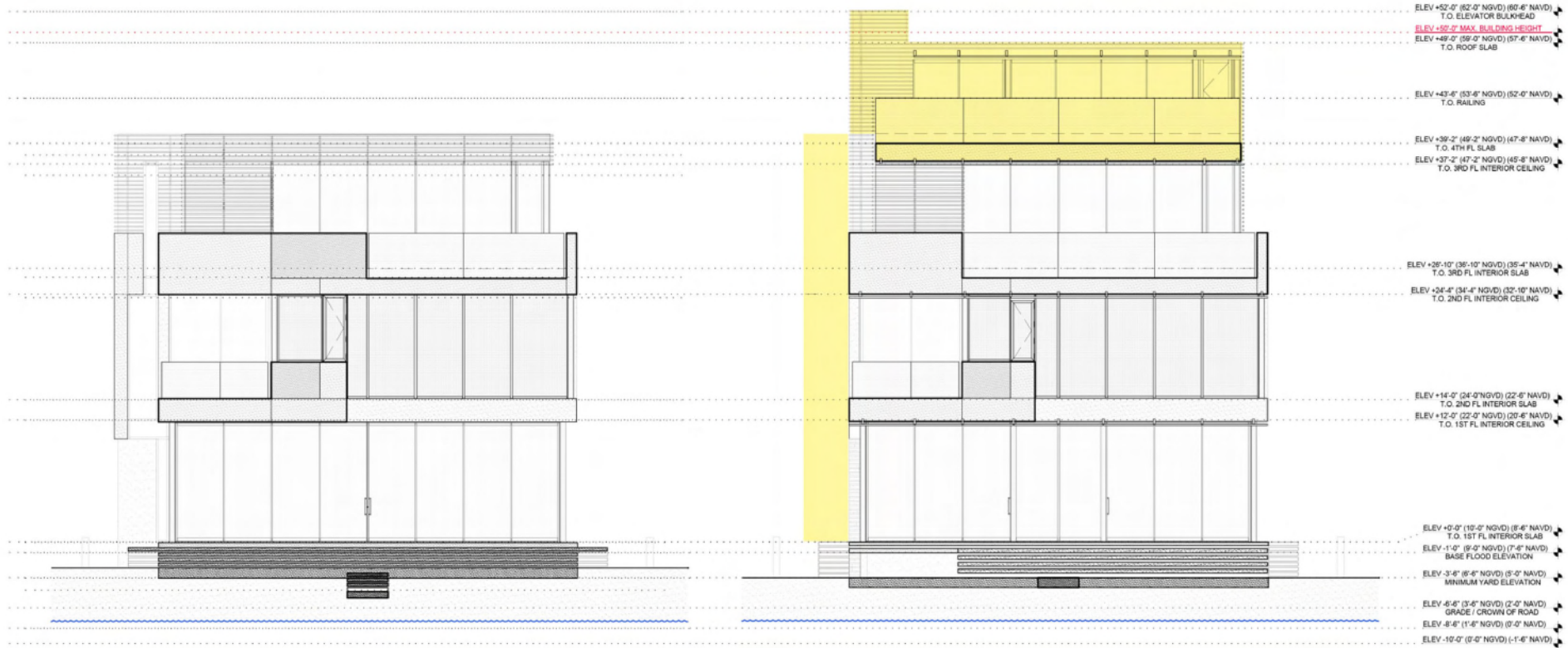
No.	Owner Name	Address
1	Joanna T. Ferrone	9 Farrey Lane
2	MMS 7 FARREY LLC (c/o Greg Mirmelli)	7 Farrey Lane
3	FARREY LN DG MASTER PLAN LLC (c/o Greg Mirmelli)	6 Farrey Lane
4	Lidia Buritca Bichel & Alexander Bichel	5 Farrey Lane
5	Fernando Guevara	3 Farrey Lane
6	Ivo and Maria Vassilev	11 Farrey Lane



Grade:
3.56' NGVD

FFE:
10' NGVD

 **SITE PLAN**
SCALE: 3/32"=1'-0"



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

1
A-3.1
NORTH ELEVATION
PROPOSED- 2022
SCALE: 3/32"=1'-0"

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Date: 12.12.2022
Scale: 3/32"=1'-0"

North Elevation
Comparison

A-3.0



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8 Farrey Lane Residence

8 Farrey Lane
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T 305.762.3668

Date: 12.12.2022
Scale: 3/32"=1'-0"
Revisions:

East Elevation
Comparison

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

1
A-3.1
**EAST ELEVATION
PROPOSED - 2022**
SCALE: 3/32"=1'-0"

A-3.1



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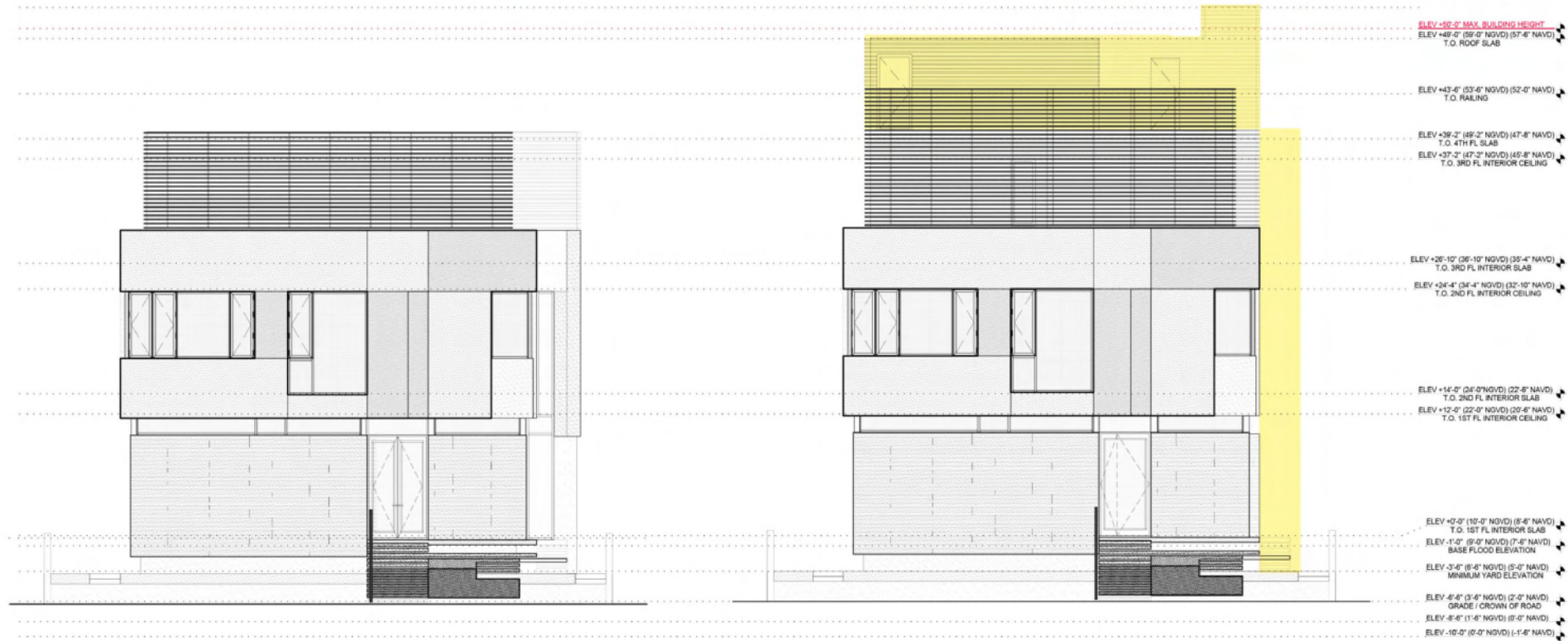
Date: 12.12.2022
Scale: 3/32"=1'-0"
Revisions:

West Elevation
Comparison

A-3.2

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

1 WEST ELEVATION
A-3.2 PROPOSED- 2022
SCALE: 3/32"=1'-0"



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

1 SOUTH ELEVATION
A-3.3 PROPOSED- 2022
SCALE: 3/32"=1'-0"

Rene Gonzalez Architects

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8 Farley Lane Residence

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www.rene-gonzalez.com

Date: 12.12.2022
Scale: 3/32"=1'-0"

South Elevation
Comparison

A-3.3





FARREY LANE

ENTRY

PROPOSED
THREE-STORY RESIDENCE

POOL

DOCK

BISCAYNE BAY



RENDERED PLANTING PLAN

SCALE: 1/8"=1'-0"

RENDERED
PLANTING PLAN

L-1.0

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Mark Work
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Mauricio Del Valle Design
Landscape Designers
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305.607.8108

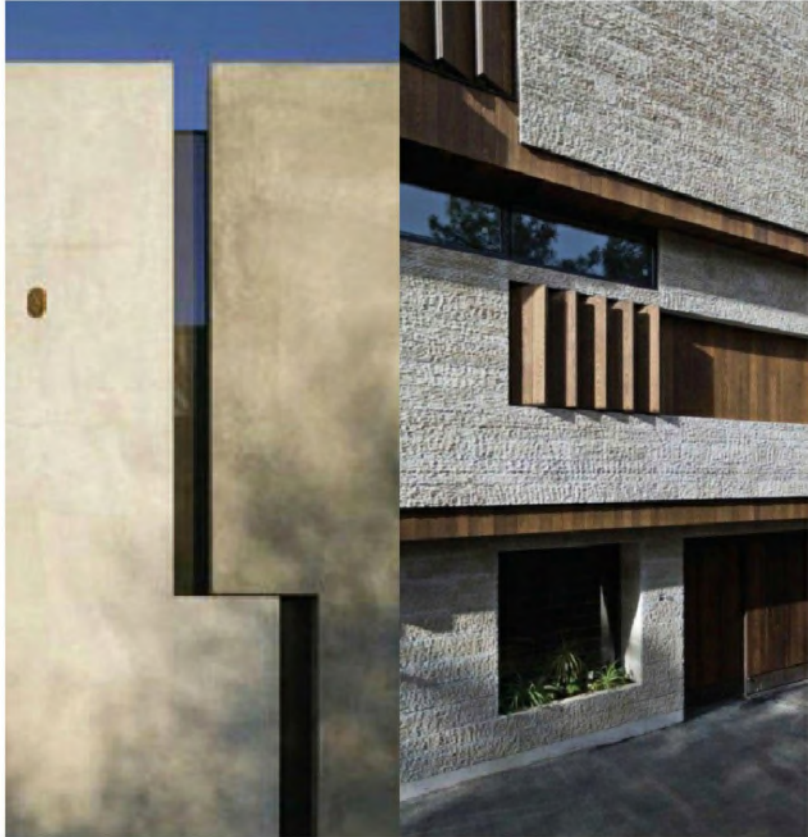
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Revisions:



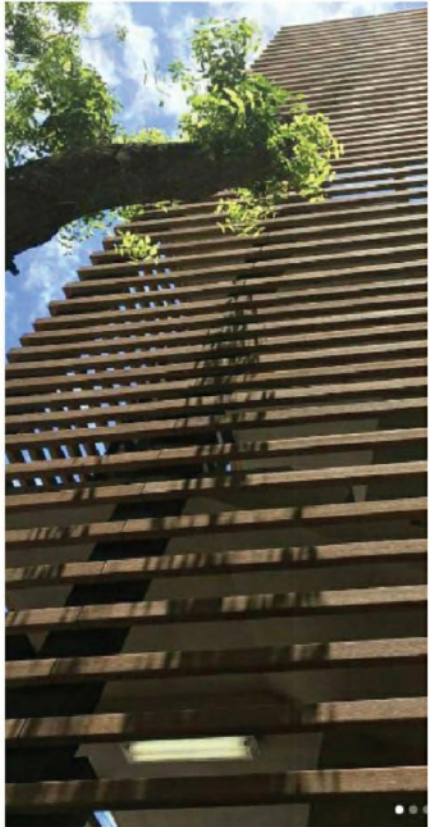
ALUMINUM FIXED AND SLIDING GLASS SYSTEM +



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

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Date: 11.01.2022
Scale:
Revisions:

Material
Images

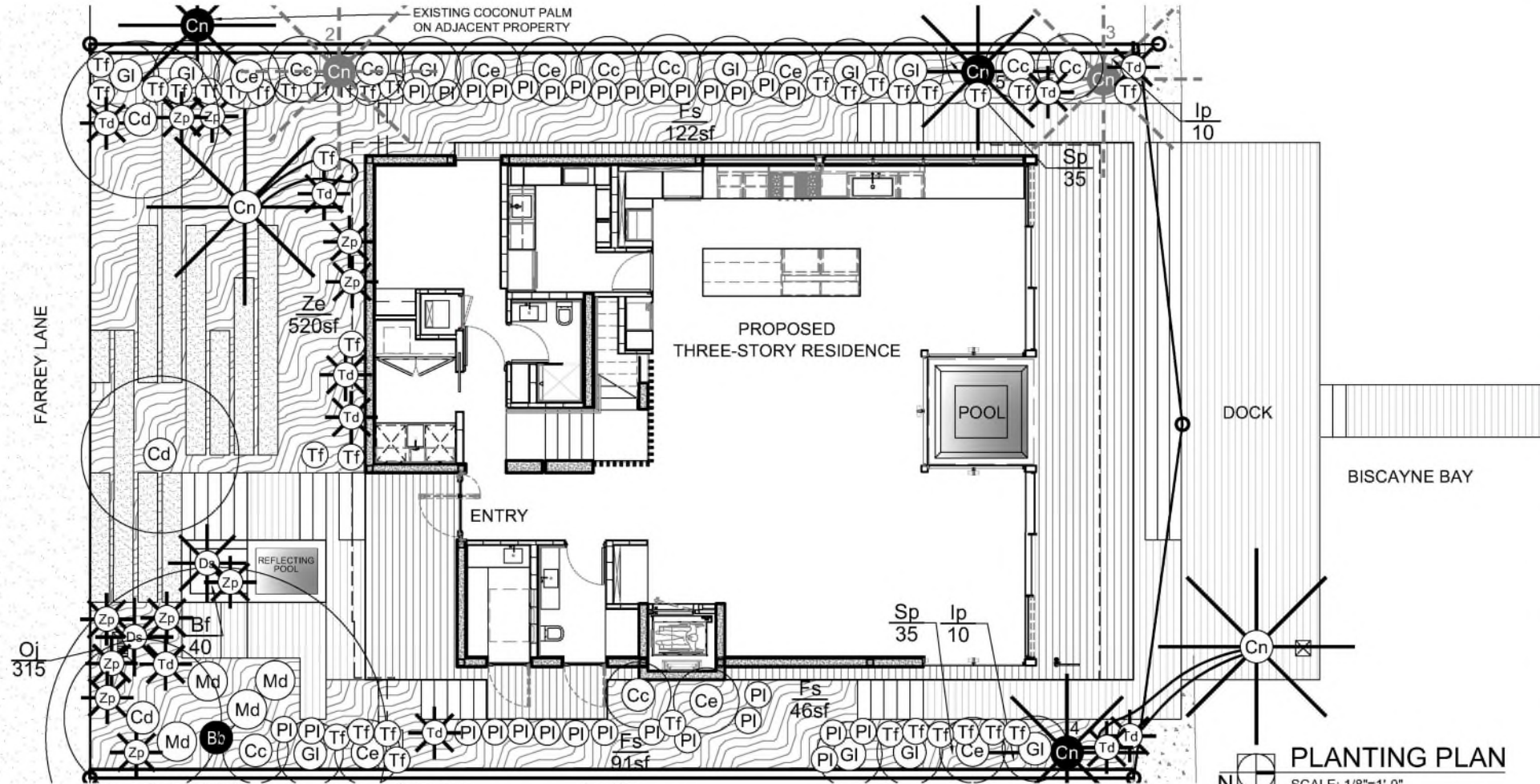
A-6.0

Thank You

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

www.brzoninglaw.com

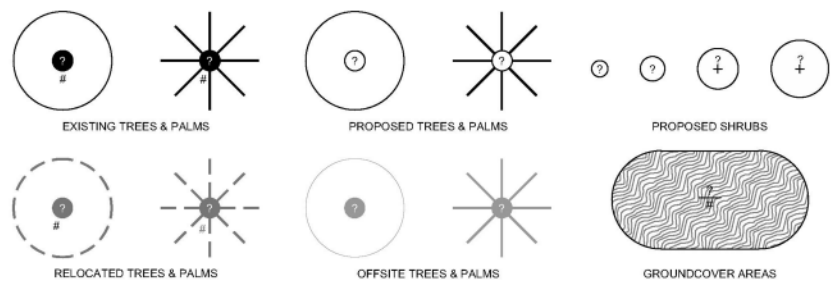
305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com



PLANT LIST

Symb.	Quant.	Botanical Name	Common Name	Description
TREES				
Bb	1	<i>Bucida buceras</i>	Black Olive Tree	Existing to remain.
Cd	3	<i>Coccoloba diversifolia</i>	Pigeon Plum Tree	14' Ht. 6' Spr. 4" Dbh. 4" Ct. Fu.
Ce	7	<i>Conocarpus erectus sericeus</i>	Silver Buttonwood Tree	12'-14' Ht. 6' Spr. 4" Dbh. Bu. Fu.
PALMS				
Cn	4	<i>Cocos nucifera</i>	Coconut Palm	Existing... (2) to remain; (2) to relocate on-site.
Cn	2	<i>Cocos nucifera</i> "Maypan"	Green Maypan Coconut Palm	20'-25' Gw. Super curved.
LARGE SHRUBS				
Cc	8	<i>Capparis cynophallophora</i>	Jamaican Caper Tree	8' Ht. 4' Spr. 2" Dbh. Bu. Fu.
Gl	10	<i>Gymnanthes lucida</i>	Crabwood Tree	8' Ht. 4' Spr. 2" Dbh. Bu. Fu.
SHRUBS				
Ah	3	<i>Anthurium hookeri</i>	Bird's Nest Anthurium	3G. 2'x2'. Fu. Install on existing tree branches.
Ds	2	<i>Dioon spinulosum</i>	Giant Dioon	5'x5'. Fu.
Md	4	<i>Monstera deliciosa</i>	Swiss Cheese Philodendron	7G. 2'x2'. Fu.
Pl	30	<i>Psychotria ligustrifolia</i>	Dwarf Wild Coffee	7G. 2'x2'. Fu.
Td	10	<i>Tripsacum dactyloides</i>	Fakahachee Grass	3G. 3'x3'. Fu.
Tf	35	<i>Tripsacum floridanum</i>	Florida Gamagrass	3G. 2'x2'. Fu.
Zp	10	<i>Zamia pumila</i>	Coontie	10G. 3'x3'. Fu.
GROUNDCOVERS				
Bf	40	<i>Bulbine frutescens</i>	Orange Desert Candle	1G. Fu.
Ip	20	<i>Ipomea pes-caprae</i>	Railroad Vine	1G. Fu.
Oj	315	<i>Ophiopogon japonicus</i>	Mondo Grass	1G. Fu.
Sp	70	<i>Sesuvium portulacastrum</i>	Sea Purslane	1G. Fu.
Zs	520sf	<i>Zoysia 'Emerald'</i>	Emerald Zoysia Grass	
MISCELLANEOUS				
Fs	259sf		Florida Seashells	3" Deep. Metal edging may be needed.

PLANTING LEGEND



NOTE: REFER TO ATTACHED LANDSCAPE LEGEND FOR PROVIDED LANDSCAPE REQUIREMENTS

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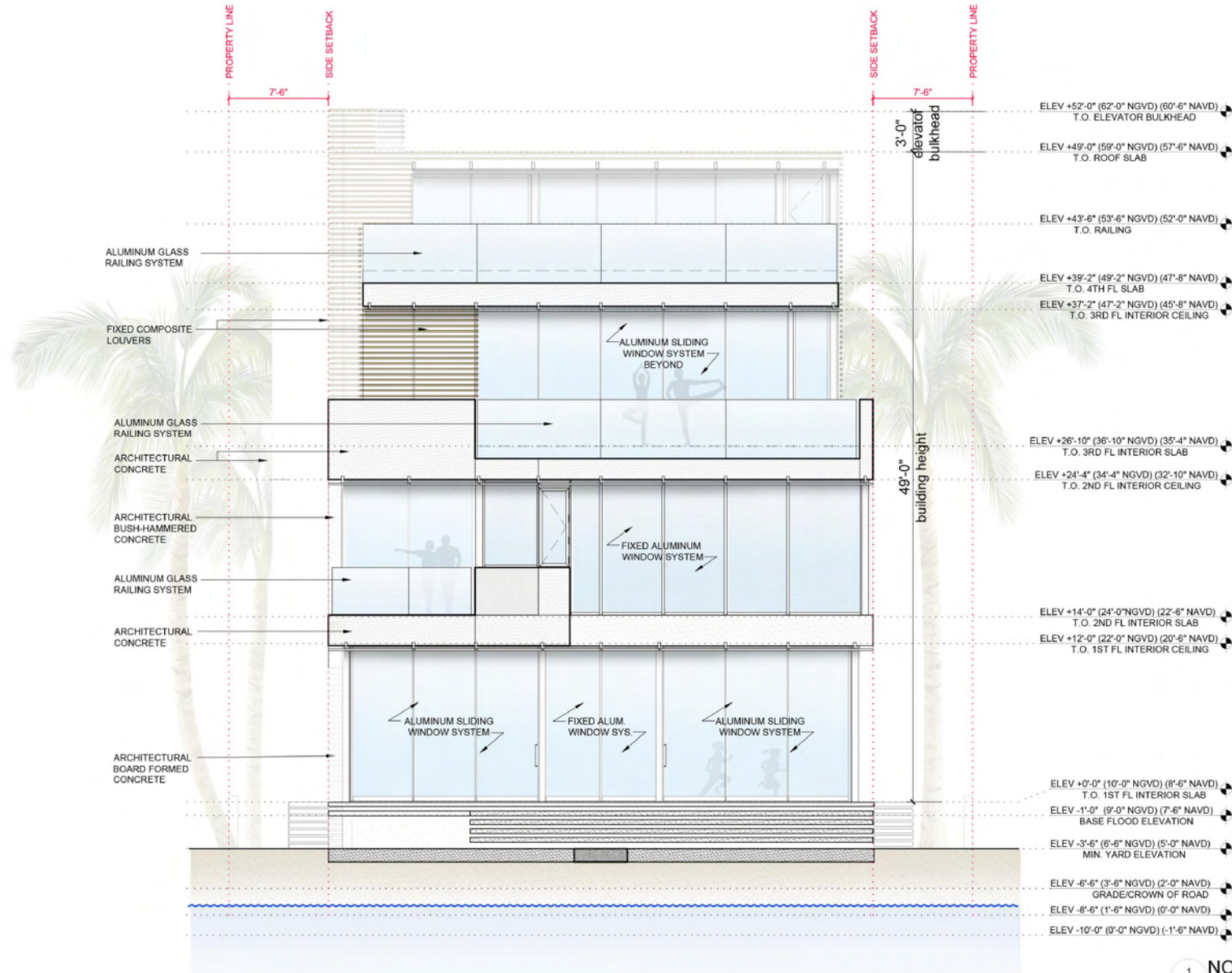
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AA #0003351

8 Farrey Lane Residence
8 Farrey Lane
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T 305.762.9895

Date: 12.12.2022
Scale: 1/8" = 1'-0"

PLANTING PLAN

L-3.0



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

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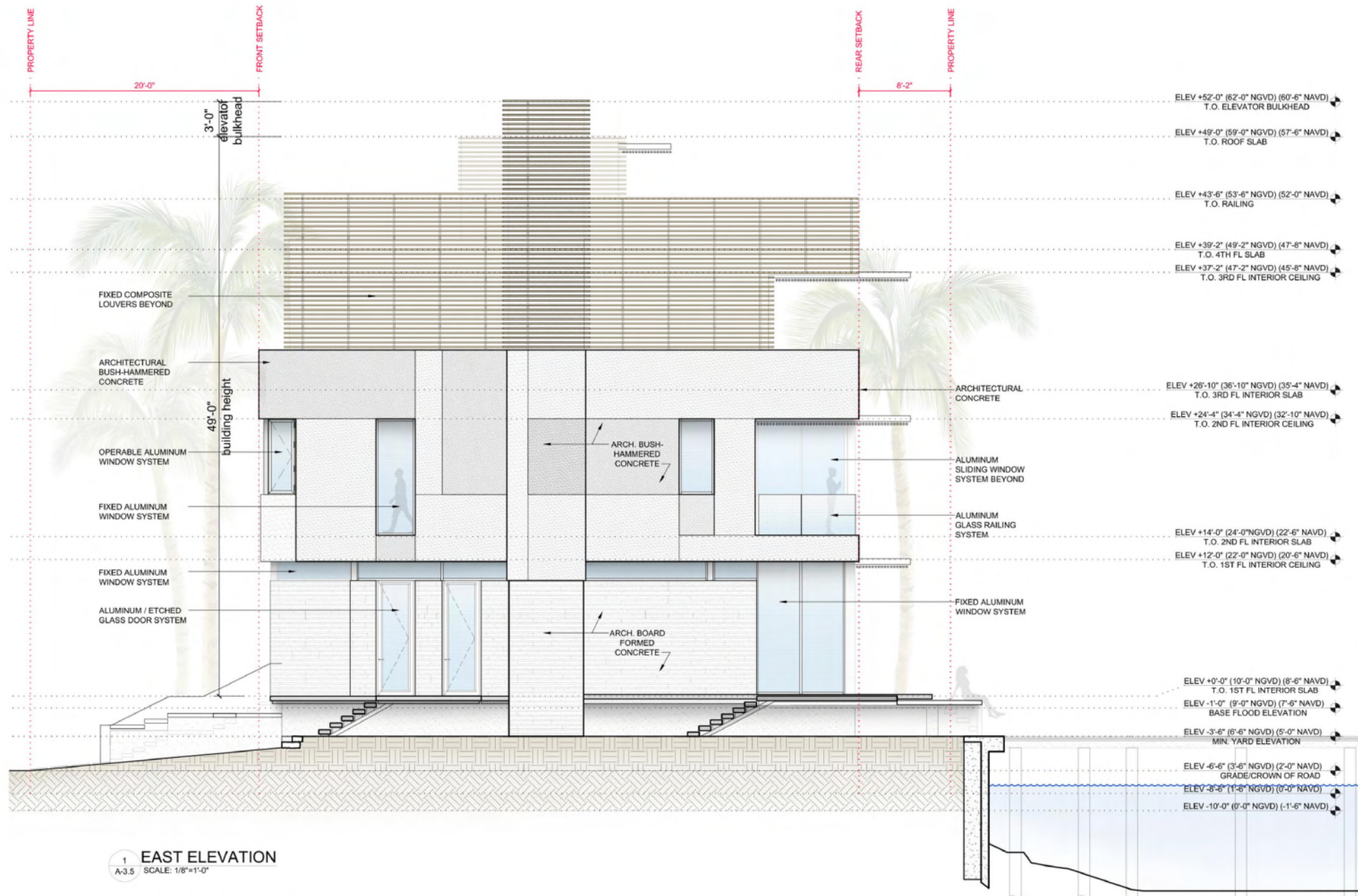
8 Farrey Lane Residence

8 Farrey Lane
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Tel: 305.375.1111
Fax: 305.375.1112
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Drawn: 12-12-2022
Scale: 1/8"=1'-0"
Revisions:

North
Elevation

A-3.4



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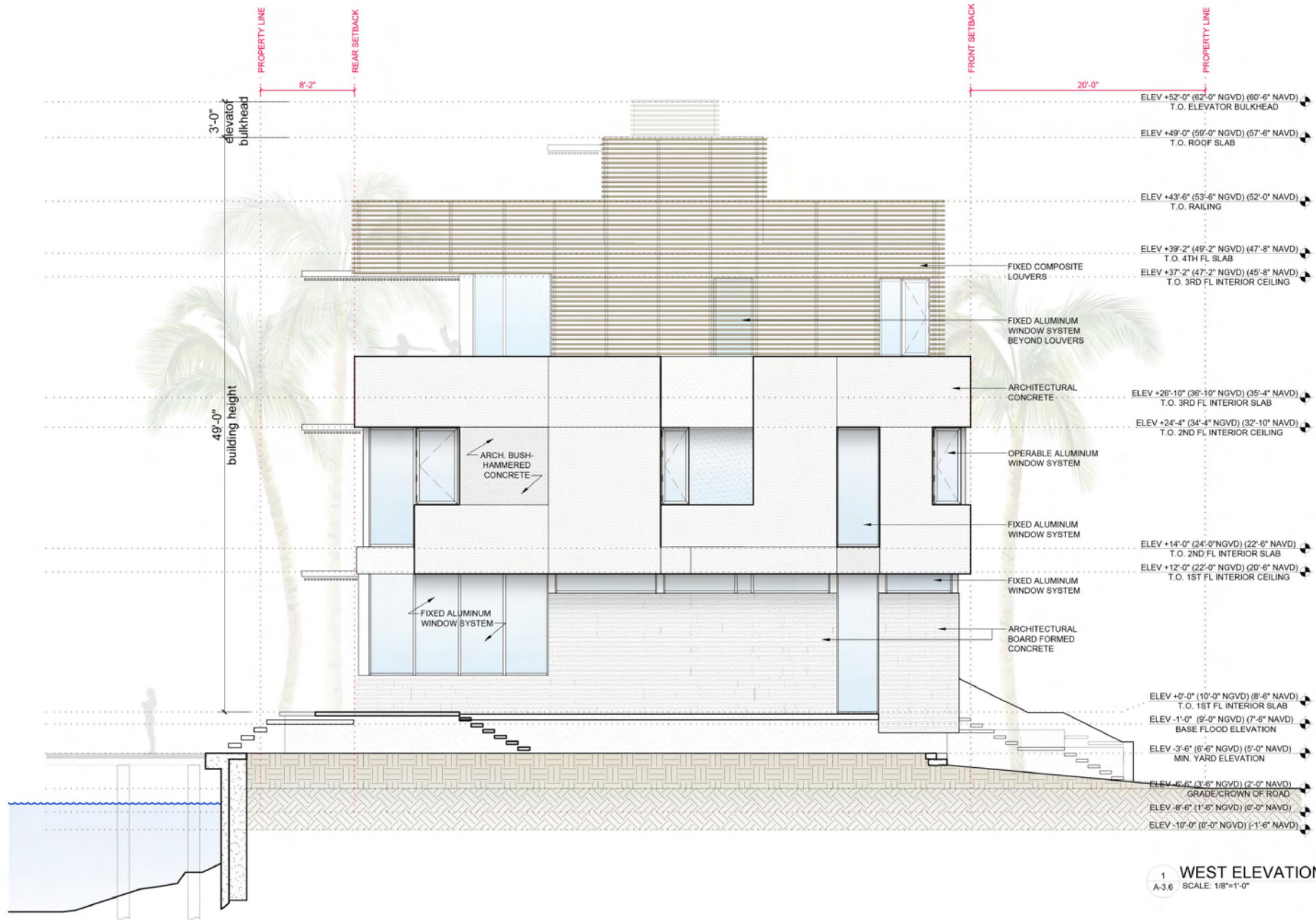
8 Farrey Lane Residence

8 Farrey Lane
Miami Beach, Florida 33508
T 305.762.3855

Date: 12.12.2022
Scale: 1/8"=1'-0"

East
Elevation

A-3.5



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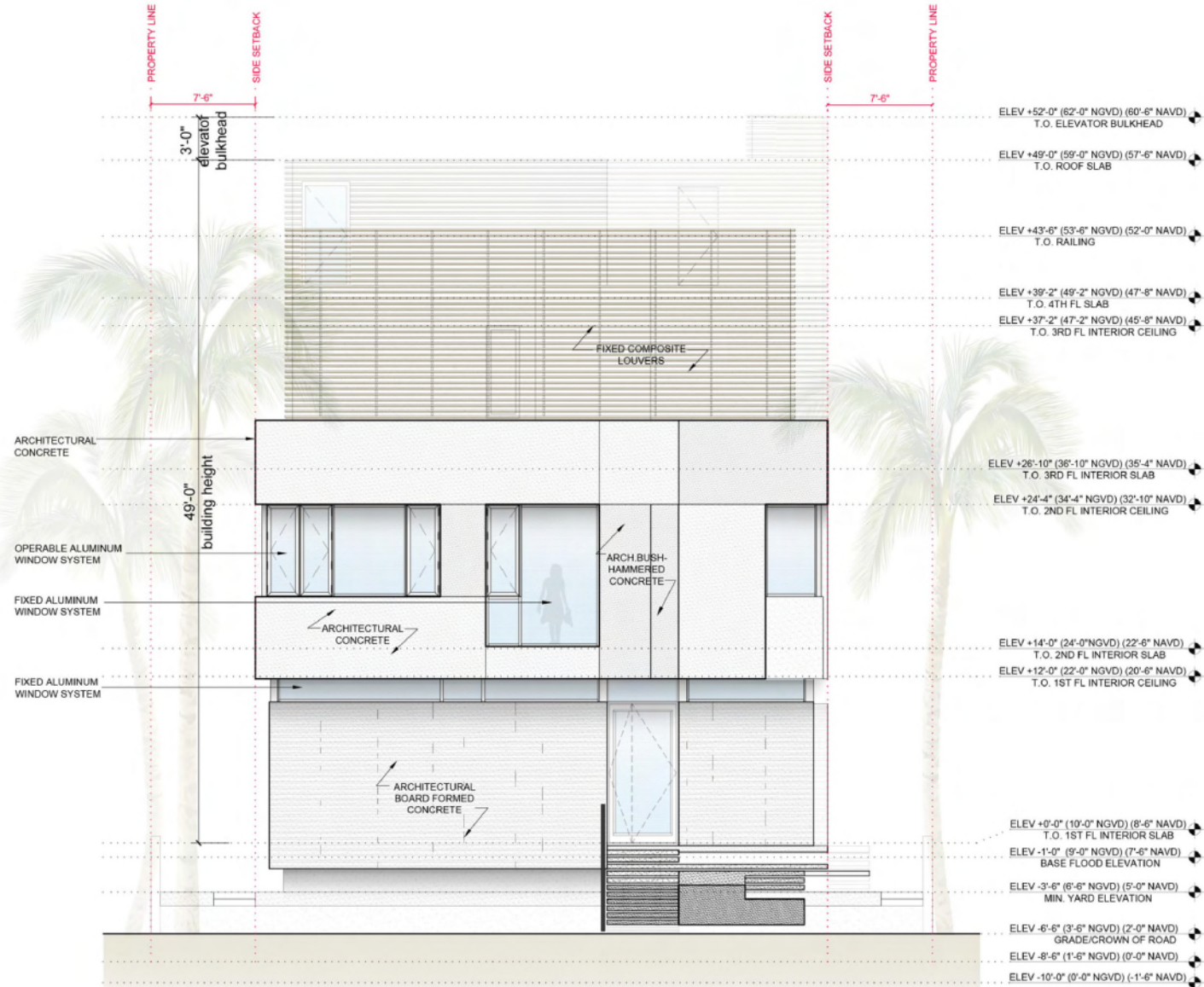
8 Farley Lane Residence

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Tel: 305.576.1898
Fax: 305.576.1899
www.renegonzalezarchitects.com
AA #00000001

Date: 12.12.2022
Scale: 1/8"=1'-0"

West Elevation

A-3.6



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

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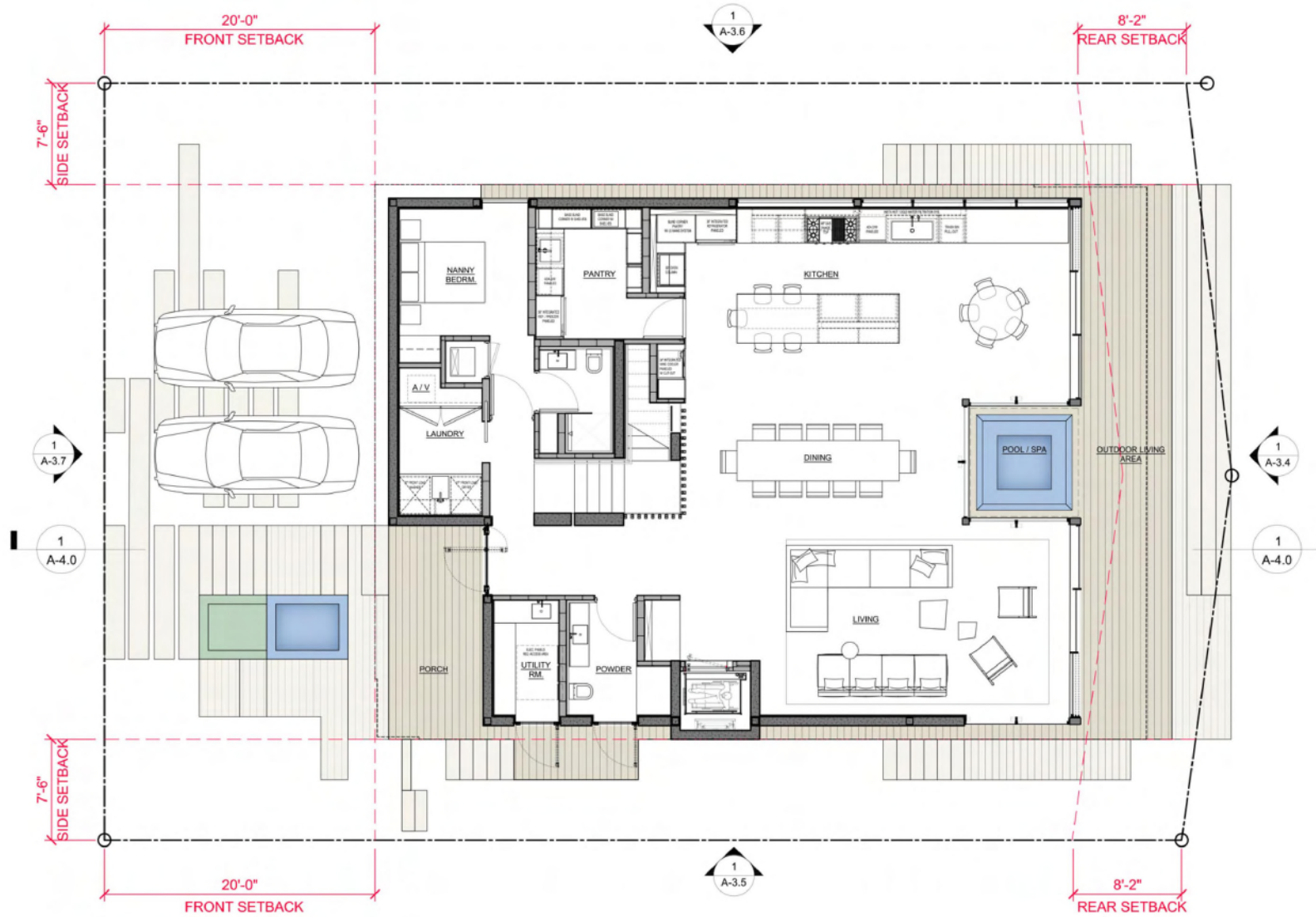
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Date: 12.12.2022
Scale: 1/8"=1'-0"
Revisions:

South
Elevation

A-3.7



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

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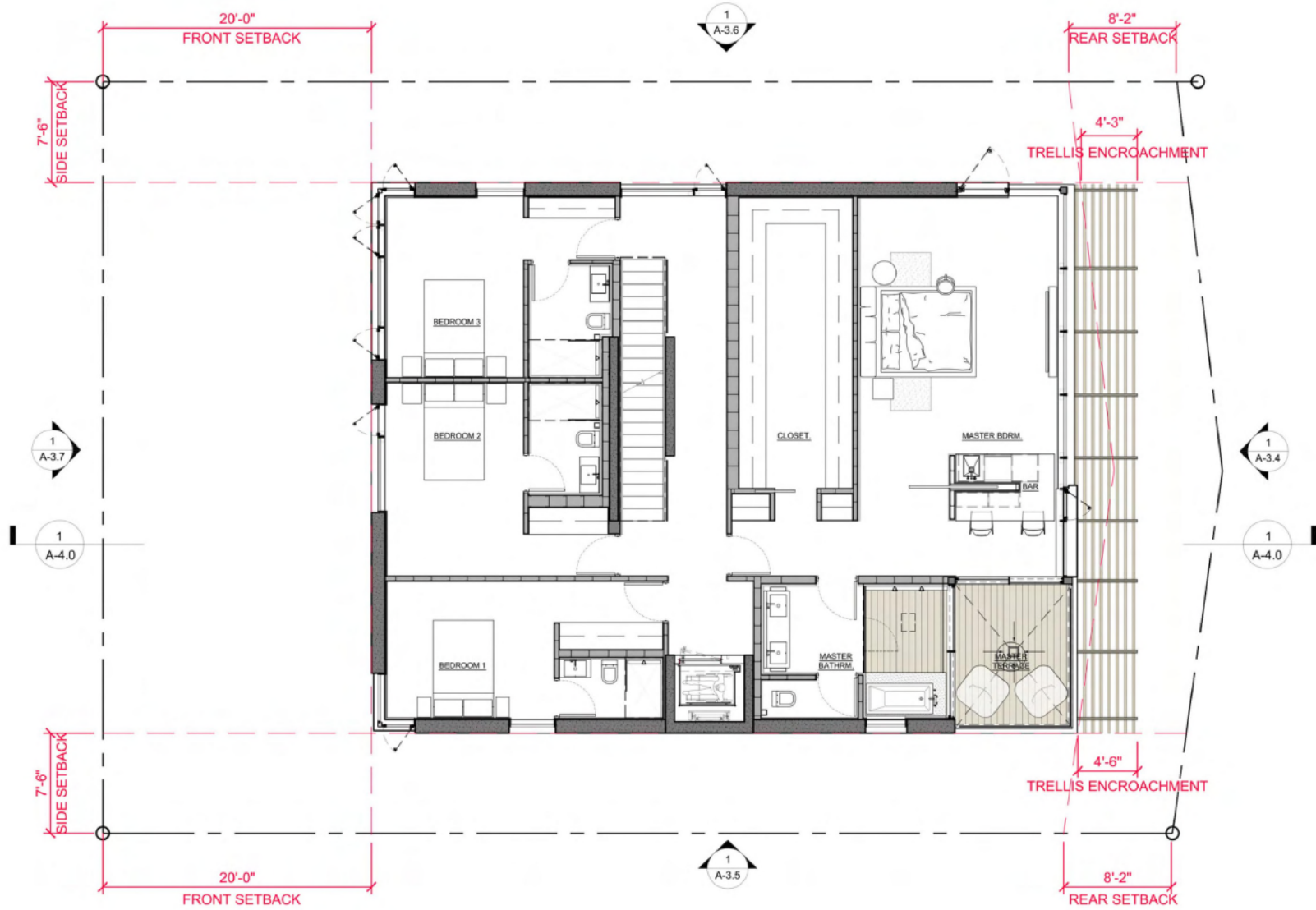
8 Farrey Lane Residence

8 Farrey Lane
Miami Beach, Florida 33139
T 305.762.8699

Date: 12.22.2022
Scale: 1/8"=1'-0"
Revisions:

First Floor Plan

A-2.4



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

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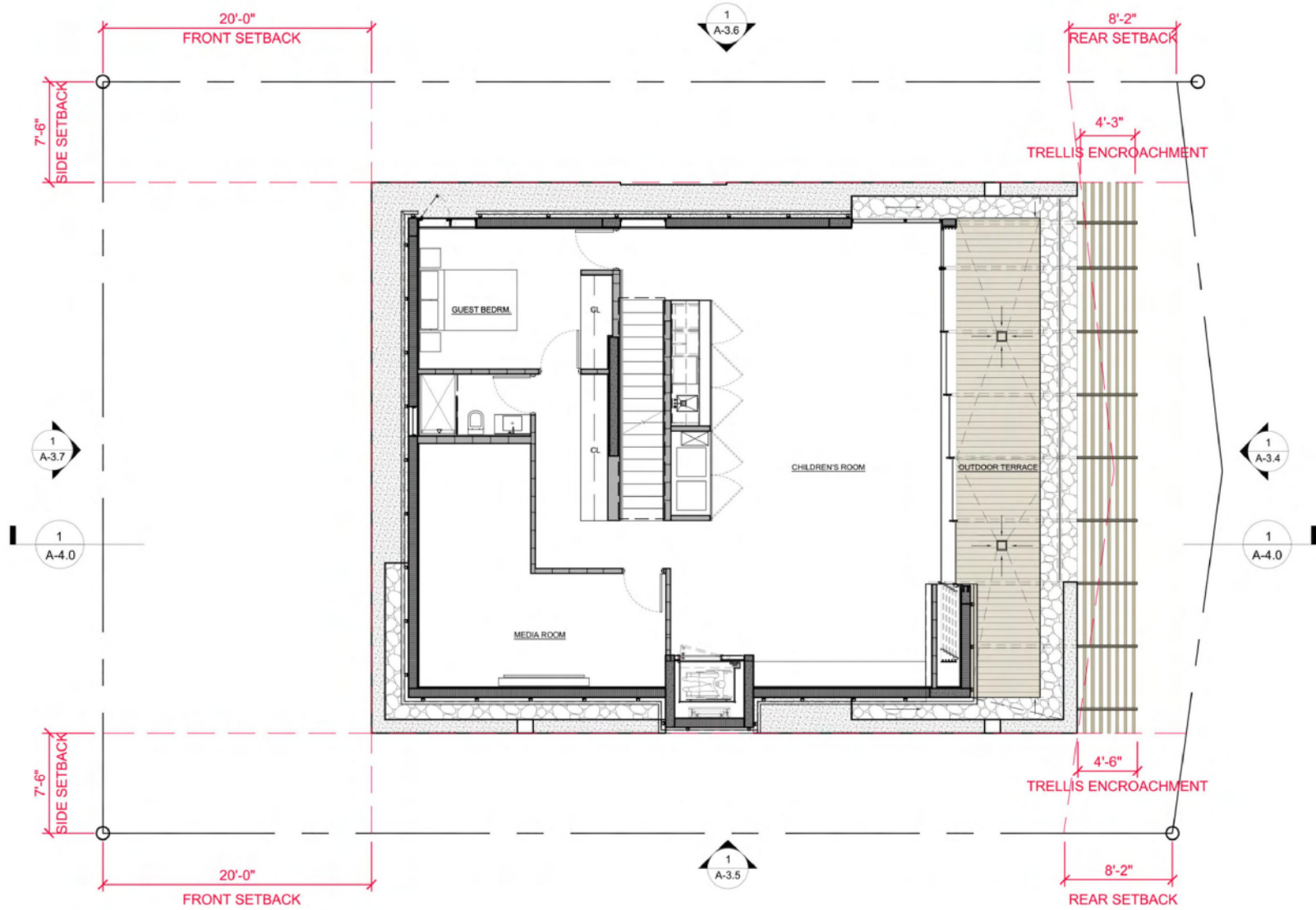
8 Farrey Lane Residence

8 Farrey Lane
Miami Beach, Florida 33139
T 305.762.8899

Date: 12.22.2022
Scale: 1/8"=1'-0"

Second Floor
Plan

A-2.5



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

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T 305.762.8699
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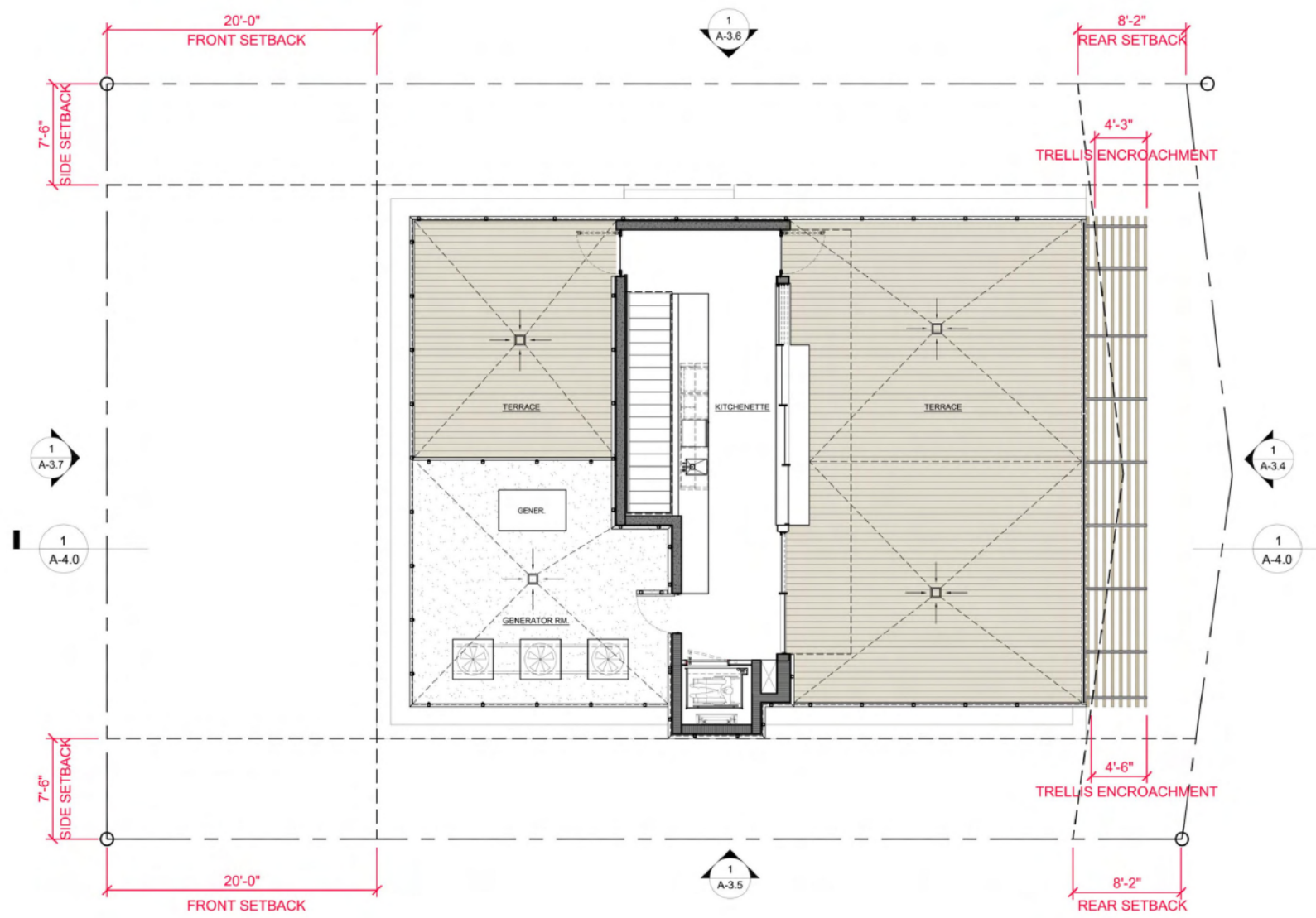
8 Farrey Lane Residence

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Miami Beach, Florida 33139
T 305.762.8699

Date: 12.12.2022
Scale: 1/8"=1'-0"

Third Floor
Plan

A-2.6



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

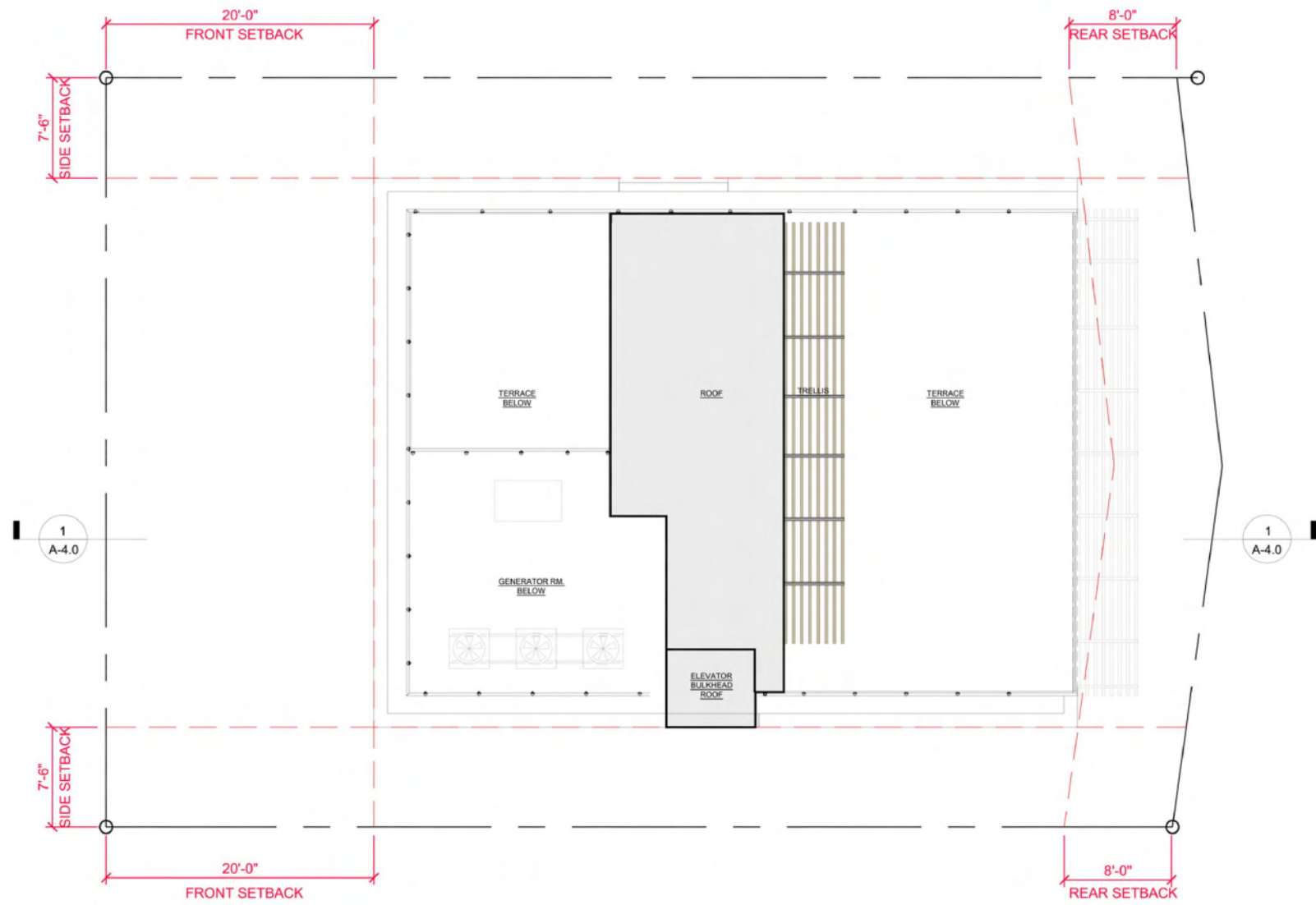
8 Farrey Lane Residence
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 AA #0003281

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 rene@rengonzalezarchitects.com
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 AA #0003281

Date: 12.12.2022
 Scale: 1/8"=1'-0"

Fourth Floor Plan

A-2.7



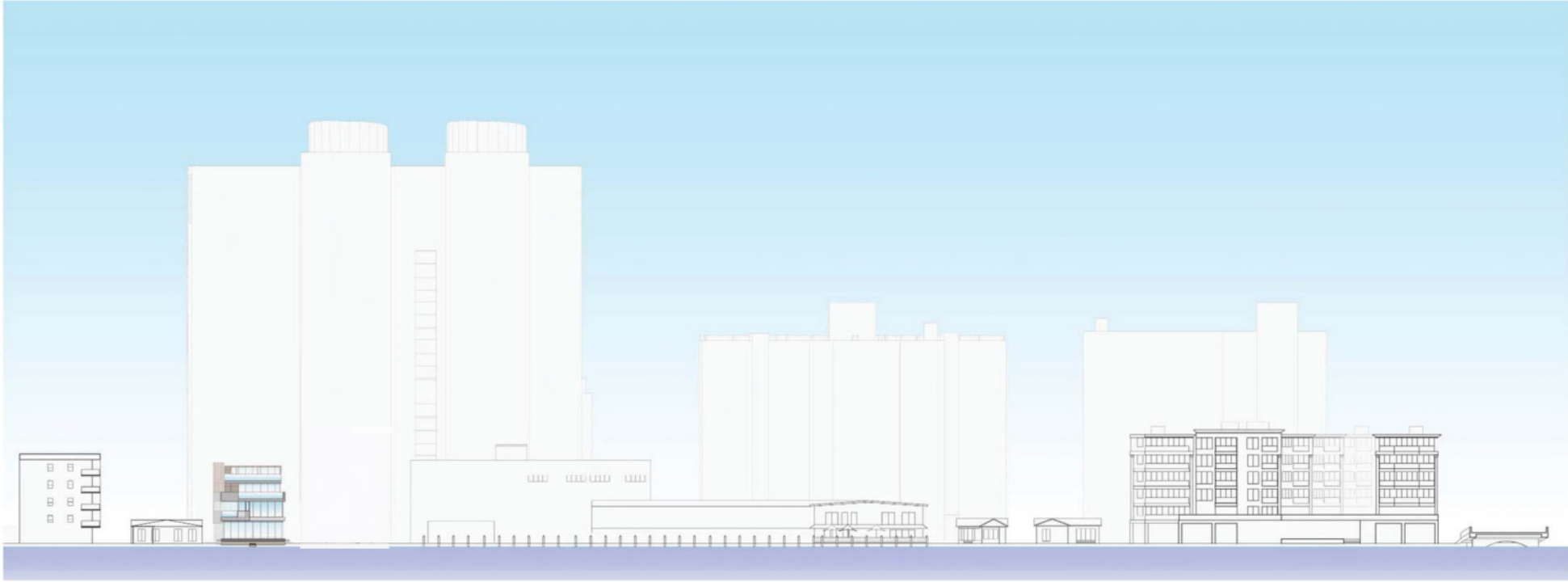
ROOF PLAN
SCALE: 1/8"=1'-0"

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8 Farrey Lane Residence
8 Farrey Lane
Miami Beach, Florida 33508
12.12.2022

Date: 12.12.2022
Scale: 1/8"=1'-0"

Roof Plan



CONTEXTUAL ELEVATION SKETCH AT NORTH

Rene Gonzalez Architects

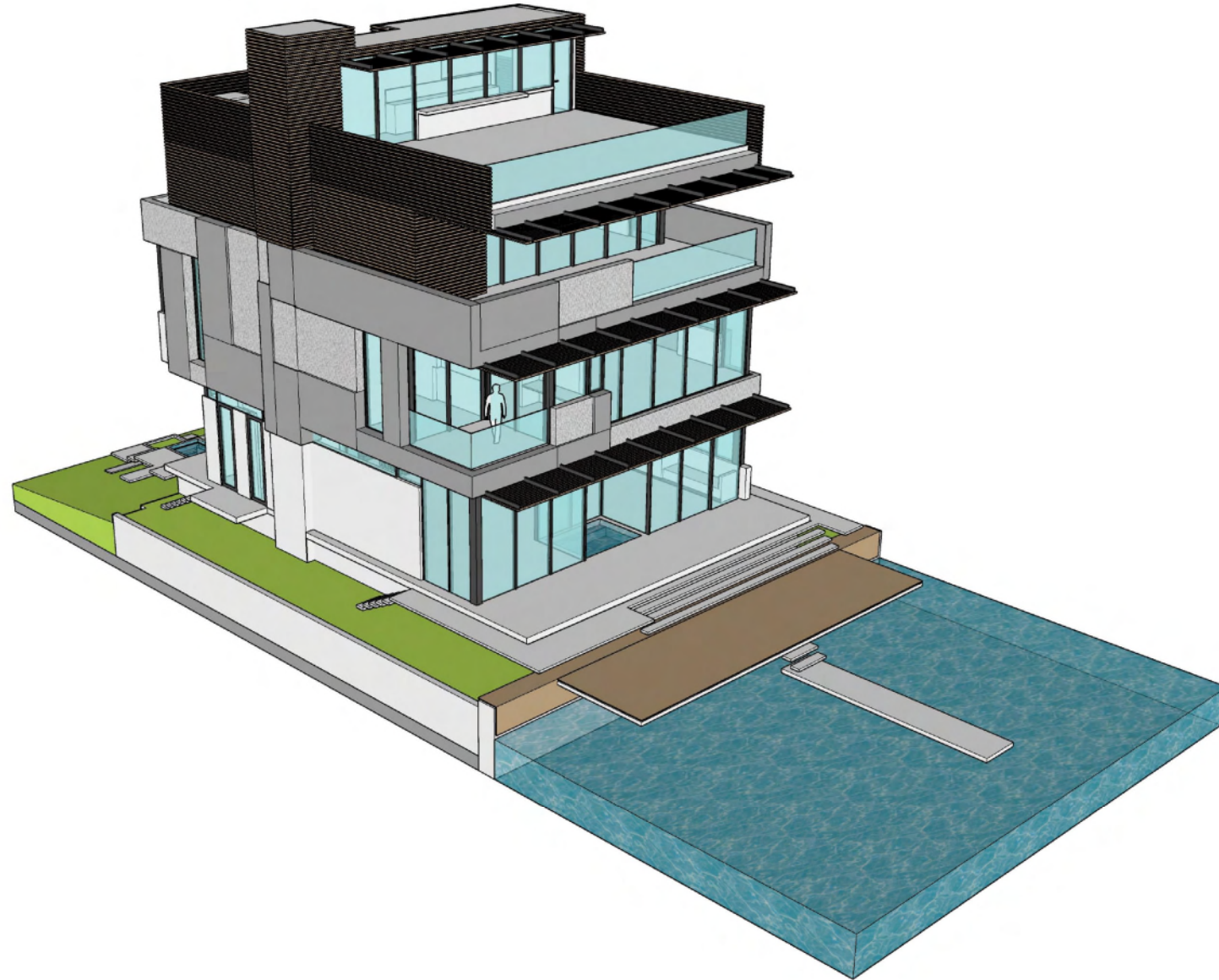
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Date: 12/12/2022
Scale: NTS
Revisions:

Contextual
Elevation North



3D PERSPECTIVE OF NORTH EAST CORNER

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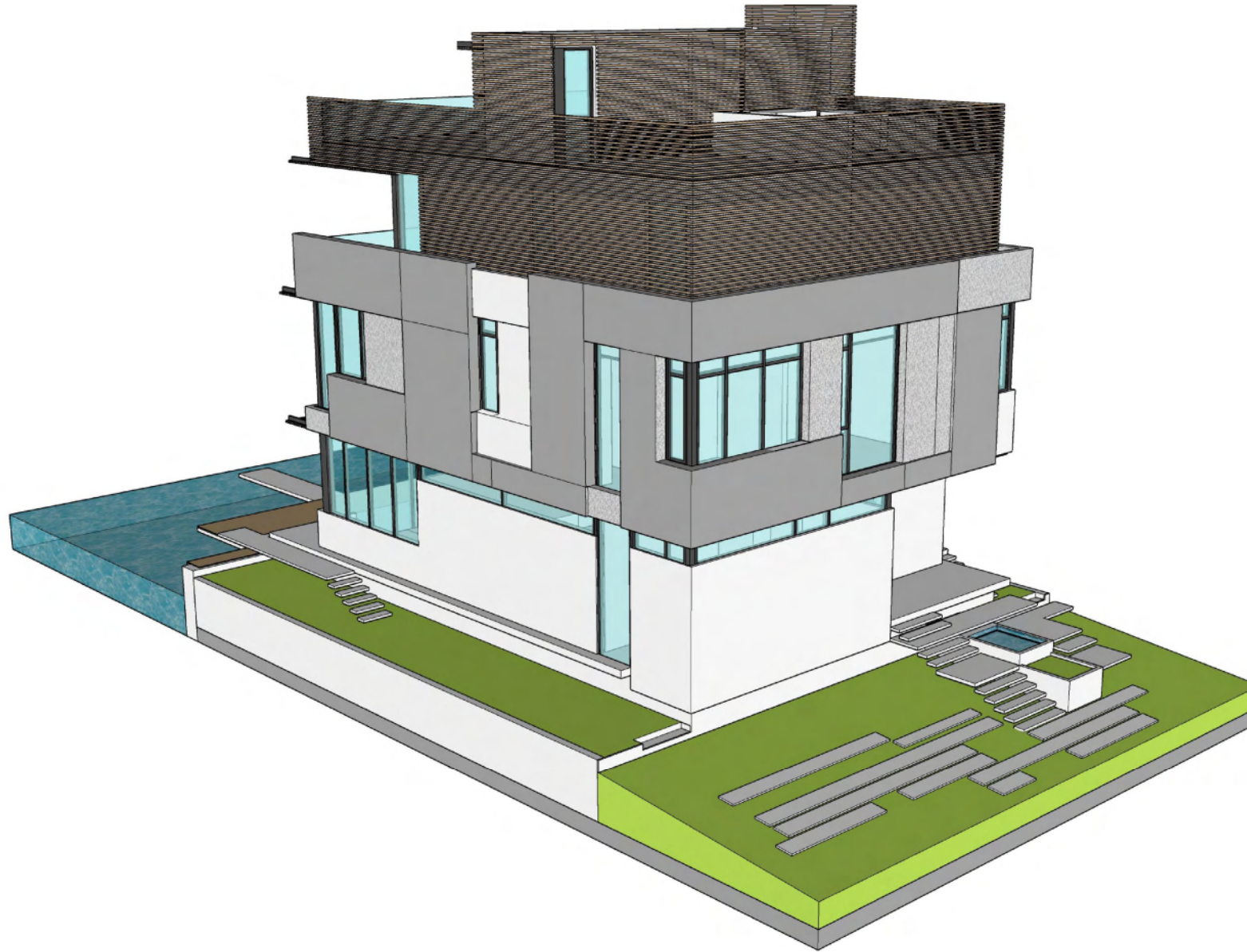
8 Farrey Lane Residence

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Date: 12.12.2022
Scale:
Revisions:

3D
Perspective

A-5.0



3D PERSPECTIVE OF SOUTH WEST CORNER

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RENE GONZALEZ ARCHITECTS is a full-service architectural firm specializing in residential, commercial, and institutional projects. The firm's design philosophy is rooted in a deep understanding of the local context and a commitment to creating spaces that are both functional and aesthetically pleasing. With a team of experienced architects and a strong network of consultants, the firm is well-equipped to handle projects of all scales and complexities.

8 Farrey Lane Residence

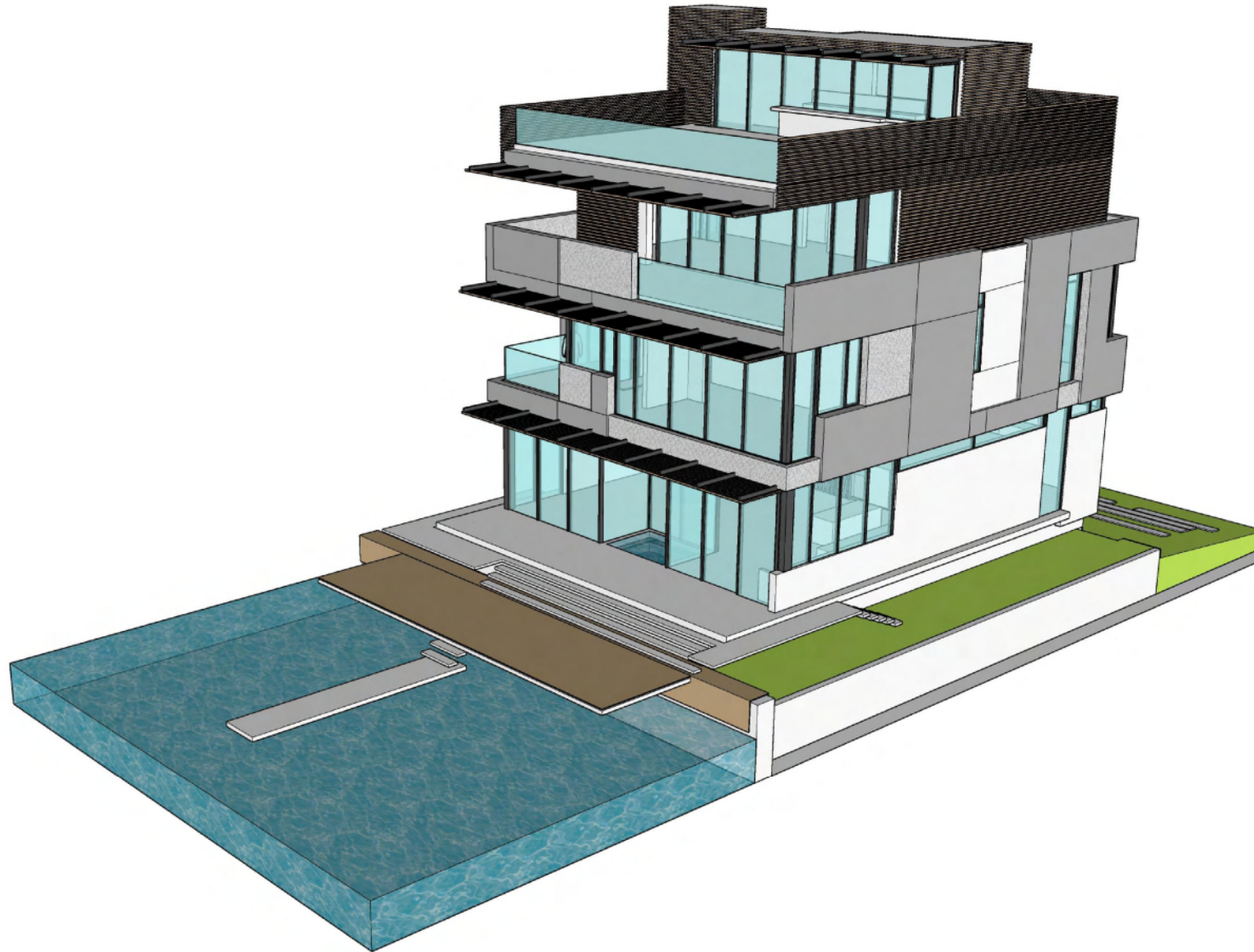
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Date: 12.12.2022
Scale:
Revisions:

3D
Perspective

A-5.1



3D PERSPECTIVE OF NORTH WEST CORNER

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8 Farrey Lane Residence

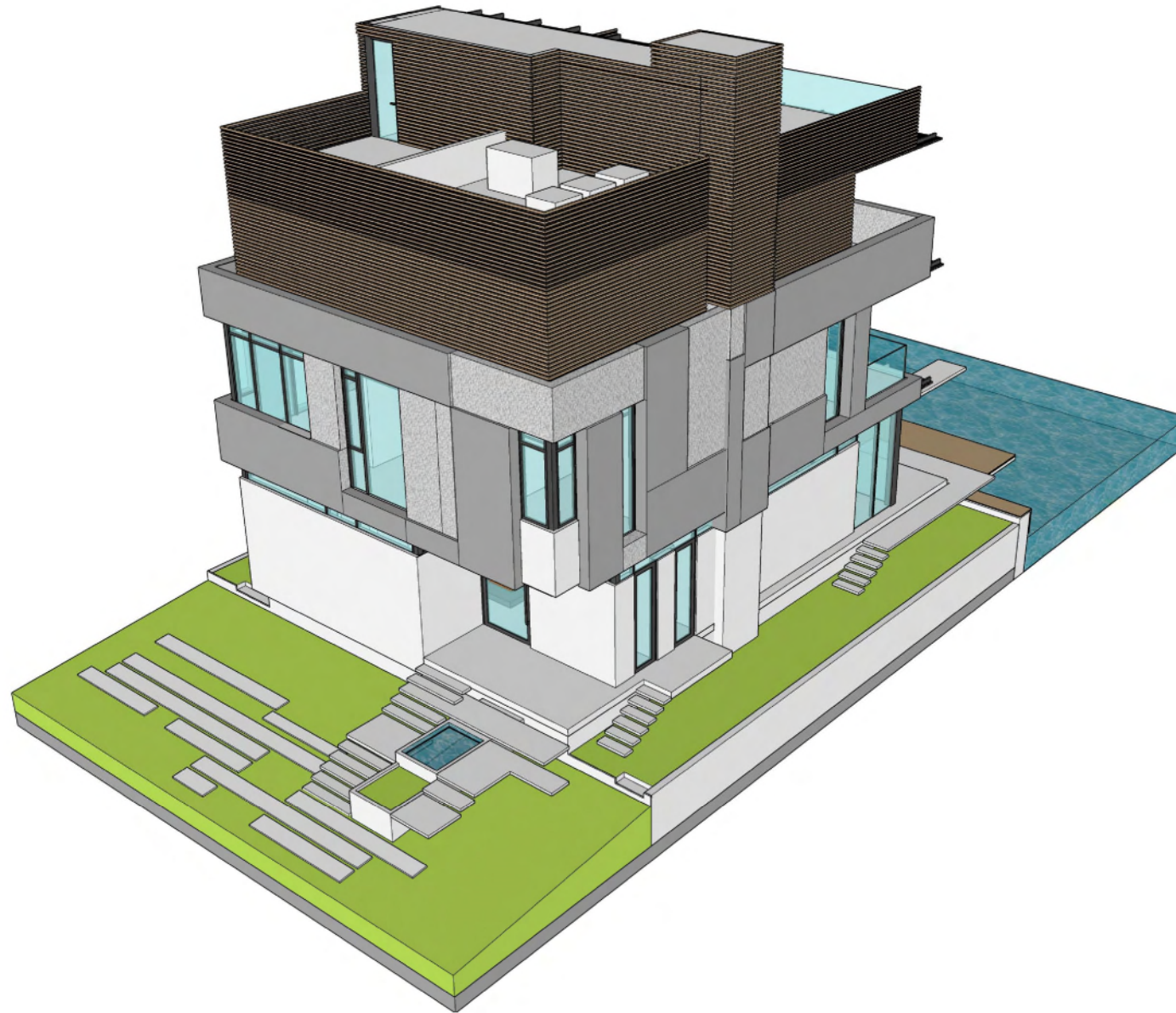
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Date: 12.12.2022
Scale:
Revisions:

3D
Perspective

A-5.2



3D PERSPECTIVE OF SOUTH EAST CORNER

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 rgonzalez@rcaarch.com
 AA 40023311

Date: 12.12.2022
 Scale:
 Revisions:

3D
 Perspective

A-5.3



VIEW OF SITE FROM ENTRY



VIEW OF ENTRY TO FARREY LANE FROM ISLAND AVE



VIEW OF ENTRY TO FARREY LANE
FROM ISLAND AVE



VIEW OF ISLAND AVE

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Date: 12.12.2022
Scale:
Revision:

Site
Documentation

A-0.3



6 FARREY LANE - ACROSS THE STREET



7 FARREY LANE - NEXT DOOR



9 / 10 FARREY LANE



10 FARREY LANE

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Date: 12.12.2022
 Scale:
 Revision:

Site
 Documentation