

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: September 11, 2025

PROPERTY/FOLIO: **6 & 7 FARREY LANE.**
02-3233-003-0060
02-3233-003-0070

FILE NO: **DRB25-1095**

IN RE: An application has been filed requesting Design Review Approval for the construction of a new three-story residence on two lots, to replace an existing single-family home, including a connection through an air rights easement above a portion of the right-of-way adjacent to Farrey Lane. The application also includes a request for variances from the required front yard and side street setbacks for 6 Farrey Lane and 7 Farrey Lane, and one or more waivers.

LEGAL: (See appendix "A")

APPLICANT: MMS 7 Farrey LLC and Farrey Ln DG Master Plan LLC

ORDER

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Variance(s)

- A. The Board has jurisdiction pursuant to Section 2.1.3.1 of the Miami Beach Resiliency Code. The property is not located within a designated local historic district and is not an individually designated historic site.
- B. The applicant filed an application with the Planning Department that, as proposed, did not comply with required minimum front and side street setbacks for the subject property. Accordingly, the application included requests for the following variance(s):
 - 1. A variance from Sec. 7.2.4.3.a. to reduce by 7'-6" the minimum required side facing the street setback of 7'-6" in order to construct the portion of the structure that connects to the air rights easement with a setback of 0'-0" from the side facing the street at 6 Farrey Lane.
 - 2. A variance from Sec. 7.2.4.3.a. to reduce by 20'-0" the minimum required front setback of 20'-0" in order to construct the portion of the structure that connects to the air rights easement with a setback of 0'-0" from the side street at 7 Farrey Lane.



- C. The applicant has submitted plans and documents with the application that **do not** satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

Additionally, the Board has concluded that the plans and documents submitted with the application **do not** comply with the following hardship criteria set forth in Section 2.8.3 of the Land Development Regulations:

- i. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
- ii. The special conditions and circumstances do not result from the action of the applicant;
- iii. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;
- iv. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;
- v. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- vi. The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare;
- vii. The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan; and
- viii. The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.

- D. The Board hereby **DENIES** the applicant's request for variances.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, that the application for the requested variances is hereby **DENIED** for the above-referenced project.

Appendix A
Legal description

Lot 6, SECOND SECTION BELLE ISLE VILLAS, according to the Plat thereof, recorded in Plat Book 42, Page 100, of the Public Records of Miami-Dade County, Florida

Folio No. 02-3233-003-0060

Address: 6 Farrey Lane, Miami Beach, Florida 33139 ("Lot 6")

Lot 7, SECOND SECTION BELLE ISLE VILLAS, according to the Plat thereof, recorded in Plat Book 42, Page 100, of the Public Records of Miami-Dade County, Florida

Folio No. 02-3233-003-0070

Address: 7 Farrey Lane, Miami Beach, Florida 33139 ("Lot 7")