

**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. Design Review**

- 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. Based on the plans and documents submitted with the application, testimony, and information provided by the applicant; the reasons set forth in the Planning Department Staff Report; and the reasons set forth at the September 11, 2025, Design Review Board meeting, the project as submitted is **inconsistent** with the Design Review Criteria in Section 2.5.3.1 of the Land Development Regulations.
- C. Therefore, the request for design review approval is hereby **DENIED**.

**In accordance with section 2.2.4.8 of the Land Development Regulations, the applicant, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal a decision of the design review board on a design review application to the city commission, except that orders granting or denying a request for rehearing shall not be reviewed by the city commission.**

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**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")

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