





Planning Department  
1700 Convention Center Drive, 2nd Floor Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

COMMERCIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM #	Project Information				
1	Address: 6 FARREY LN Miami Beach, FL 33139	Folio number(s):	232330030070		1941
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	4,279.00 ft <sup>2</sup>
3	Located within a Local Historic District (Yes or No): NO	Zoning District:	RM-1	Lot width:	52.70'
4	Individual Historic Site (Yes or No): No			Lot Depth:	81.70'
5	Base Flood Elevation:	9.00' NGVD	Grade value in NGVD:		
6	Future Adjusted Grade (BFE+Grade+1 / 2):	8.03' NGVD	Free board:		5.00'
7	Proposed Use:	Single Family detached dwelling			
8	Proposed Accessory Use:				
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):				
	<b>ZONING INFORMATION / CALCULATION</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
13	Floor Area Ratio (FAR)	1.25			
14	Building Height				
15	At grade parking lot on the same lot				
	a Front setbacks	20.00'		20.00'	
	b Side facing street setback	7.50'		7.50'	
	c Side interior setback	7.50'		7.50'	
	d Rear setback	8.17'		25.75'	
16	Subterranean, Pedestal & Tower (non-Oceanfront)	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
	a Front setbacks	20.00'		20.00'	
	b Side facing street setback	7.50'		7.50'	
	c Side interior setback	7.50'		7.50'	
	d Rear setback	8.17'		25.75'	
17	Subterranean, Pedestal & Tower (non-Oceanfront)	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
	a Front setbacks				
	b Side facing street setback				
	c Side interior setback				
	d Rear setback				
18	Minimum Apartment Unit Size	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
	a New Construction	N/A	N/A	N/A	N/A
	b Rehabilitated Buildings	N/A	N/A	N/A	N/A
	c Hotel Unit	N/A	N/A	N/A	N/A
19	Average Apartment Unit Size	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
	a New Construction	N/A	N/A	N/A	N/A
	b Rehabilitated Buildings	N/A	N/A	N/A	N/A
	c Hotel Unit	N/A	N/A	N/A	N/A
20	Required Open-space ratio (RPS, CPS)				
21	Parking				
22	Loading				

Notes: Indicate N/A if not applicable.

ZONING DATA SHEET

A-0.0 - Scale



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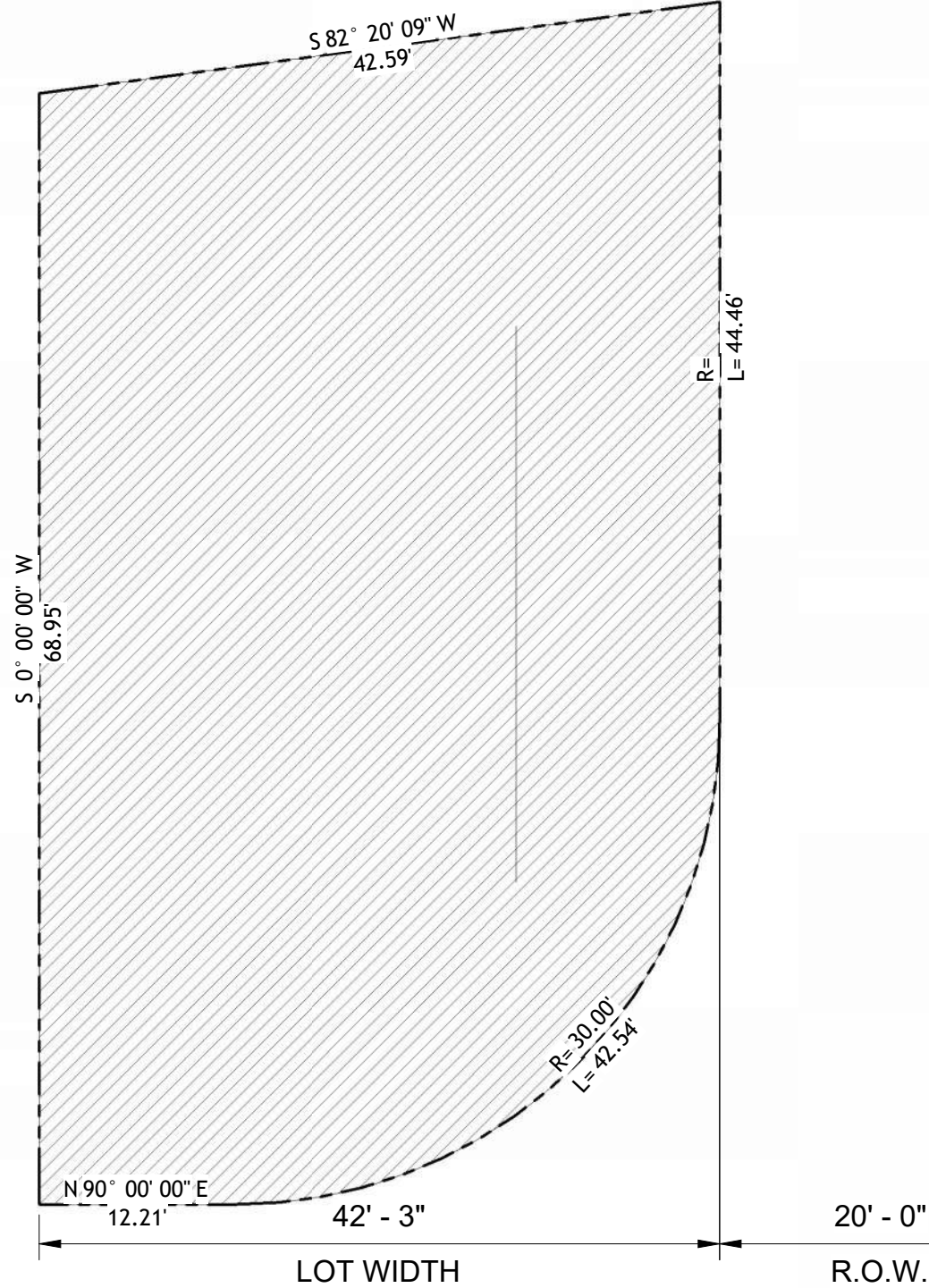
ITEM #	Project Information				
1	Address: 6 FARREY LN Miami Beach, FL 33139	Folio number(s):	232330030060		1941
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	2,837.00 ft <sup>2</sup>
3	Located within a Local Historic District (Yes or No): NO	Zoning District:	RM-1	Lot width:	42.25'
4	Individual Historic Site (Yes or No): No			Lot Depth:	70.42'
5	Base Flood Elevation:	9.00' NGVD	Grade value in NGVD:		
6	Future Adjusted Grade (BFE+Grade+1 / 2):	8.03' NGVD	Free board:		5.00'
7	Proposed Use:	Single Family detached dwelling			
8	Proposed Accessory Use:				
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):				
	<b>ZONING INFORMATION / CALCULATION</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
13	Floor Area Ratio (FAR)	1.25			
14	Building Height				
15	At grade parking lot on the same lot				
	a Front setbacks	20.00'		20.00'	
	b Side facing street setback	7.50'		7.50'	
	c Side interior setback	7.50'		7.50'	
	d Rear setback	7.04'		7.04'	
16	Subterranean, Pedestal & Tower (non-Oceanfront)	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
	a Front setbacks	20.00'		20.00'	
	b Side facing street setback	7.50'		7.50'	
	c Side interior setback	7.50'		7.50'	
	d Rear setback	7.04'		7.04'	
17	Subterranean, Pedestal & Tower (non-Oceanfront)	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
	a Front setbacks				
	b Side facing street setback				
	c Side interior setback				
	d Rear setback				
18	Minimum Apartment Unit Size	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
	a New Construction	N/A	N/A	N/A	N/A
	b Rehabilitated Buildings	N/A	N/A	N/A	N/A
	c Hotel Unit	N/A	N/A	N/A	N/A
19	Average Apartment Unit Size	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
	a New Construction	N/A	N/A	N/A	N/A
	b Rehabilitated Buildings	N/A	N/A	N/A	N/A
	c Hotel Unit	N/A	N/A	N/A	N/A
20	Required Open-space ratio (RPS, CPS)				
21	Parking				
22	Loading				

Notes: Indicate N/A if not applicable.

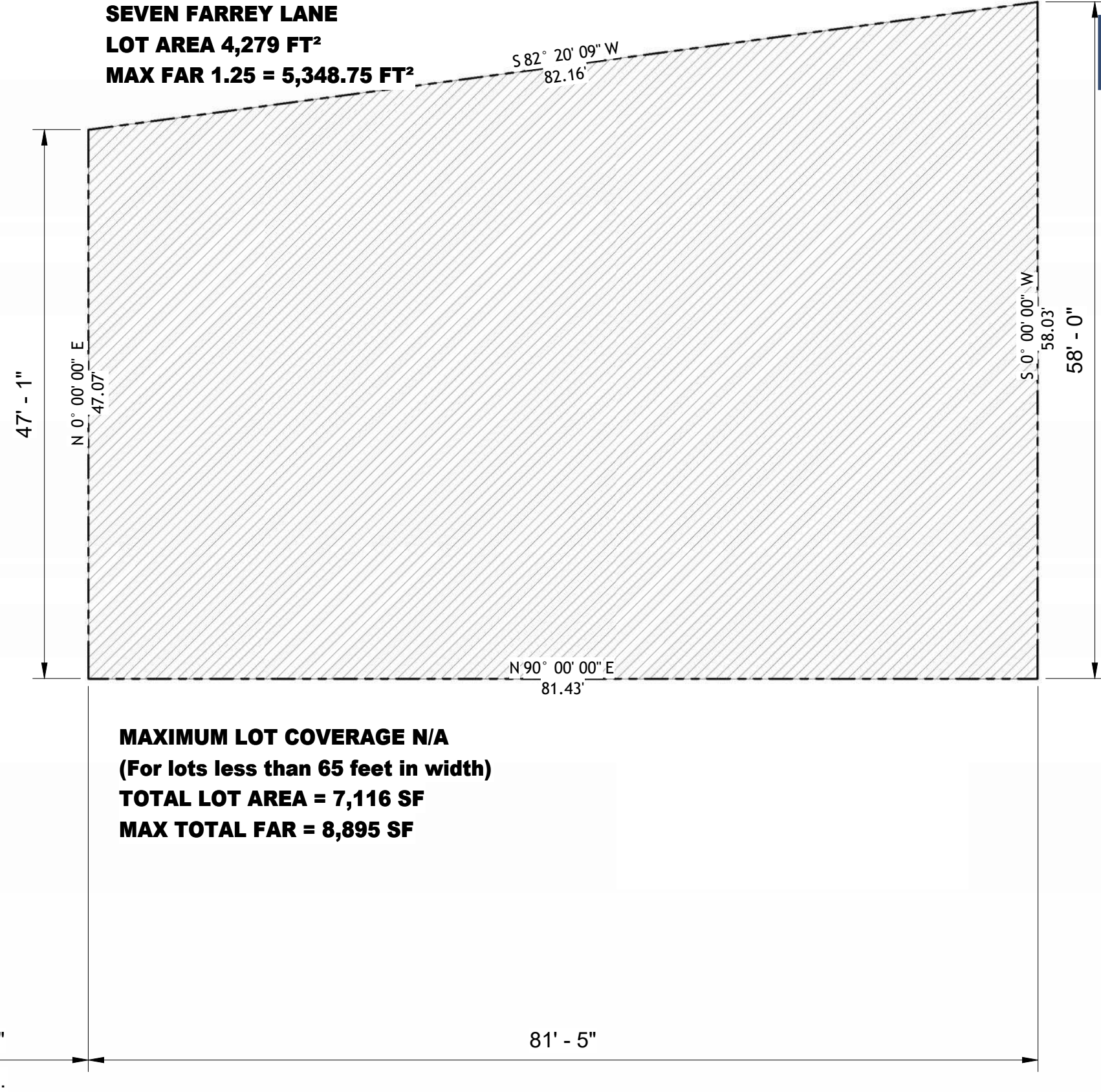




**SIX FARREY LANE**  
**LOT AREA 2,837 FT<sup>2</sup>**  
**MAX FAR 1.25 = 3,546 FT<sup>2</sup>**



**SEVEN FARREY LANE**  
**LOT AREA 4,279 FT<sup>2</sup>**  
**MAX FAR 1.25 = 5,348.75 FT<sup>2</sup>**



**MAXIMUM LOT COVERAGE N/A**  
**(For lots less than 65 feet in width)**  
**TOTAL LOT AREA = 7,116 SF**  
**MAX TOTAL FAR = 8,895 SF**

# ZONING DIAGRAM - SITE ANALYSIS

A-2.1 - Scale 3/32" = 1'-0"

A-2.1

CASA BELLE | 6 & 7 Farrey Ln, Miami Beach, FL 33139



Bella Isla Luxury Apartments

Island Apartments

Chabad of the Venetian  
8 Farrey Lane

06 & 07 Farrey Lane

The Standard

11 Century Lane

The Vistas  
1 Century Lane

# NEIGHBORHOOD

CV-2.1 - Scale

CV-2.1

CASA BELLE | 6 & 7 Farrey Ln, Miami Beach, FL 33139



Bella Isla Luxury Apartments

06 & 07 Farrey Lane

Chabad of the Venetian

The Standard

11 Century Lane

The Vistas  
1 Century Lane

Island Apartments

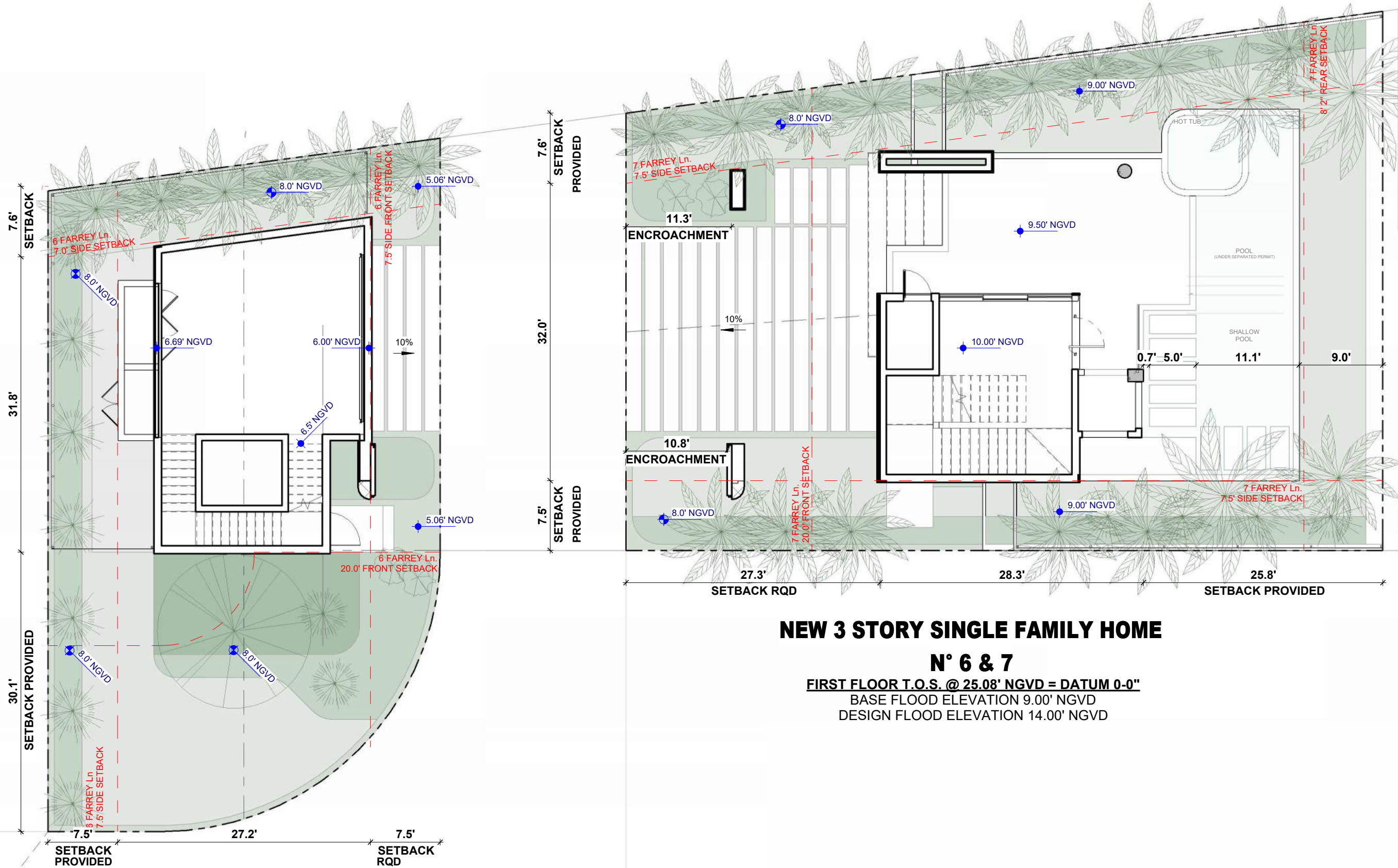
08 Farrey Lane

## NEIGHBORHOOD

CV-2.2 - Scale

CV-2.2

CASA BELLE | 6 & 7 Farrey Ln, Miami Beach, FL 33139



### NEW 3 STORY SINGLE FAMILY HOME

### N° 6 & 7

FIRST FLOOR T.O.S. @ 25.08' NGVD = DATUM 0-0"

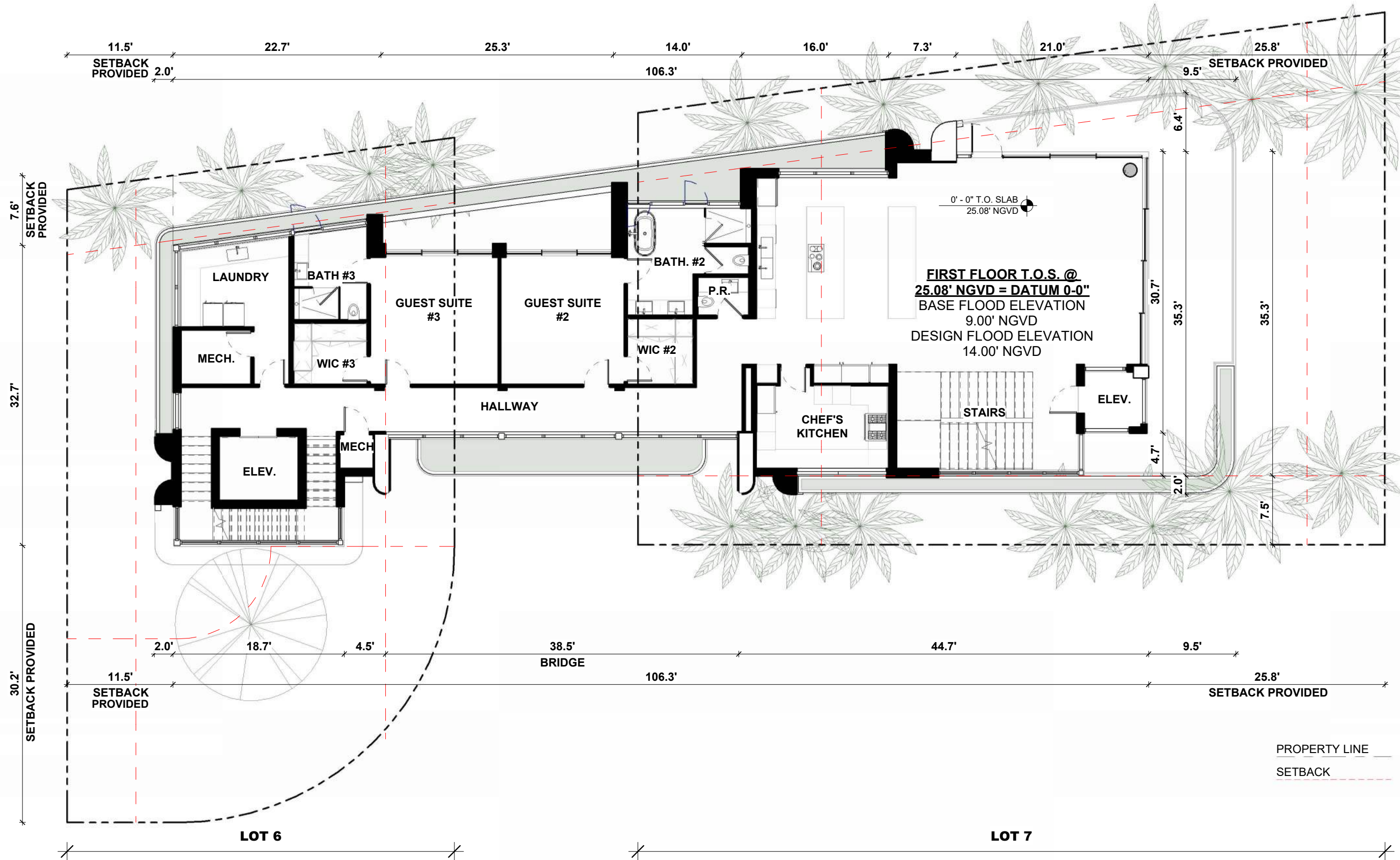
BASE FLOOD ELEVATION 9.00' NGVD

DESIGN FLOOD ELEVATION 14.00' NGVD

## PROPOSED BUILDING - SITE PLAN

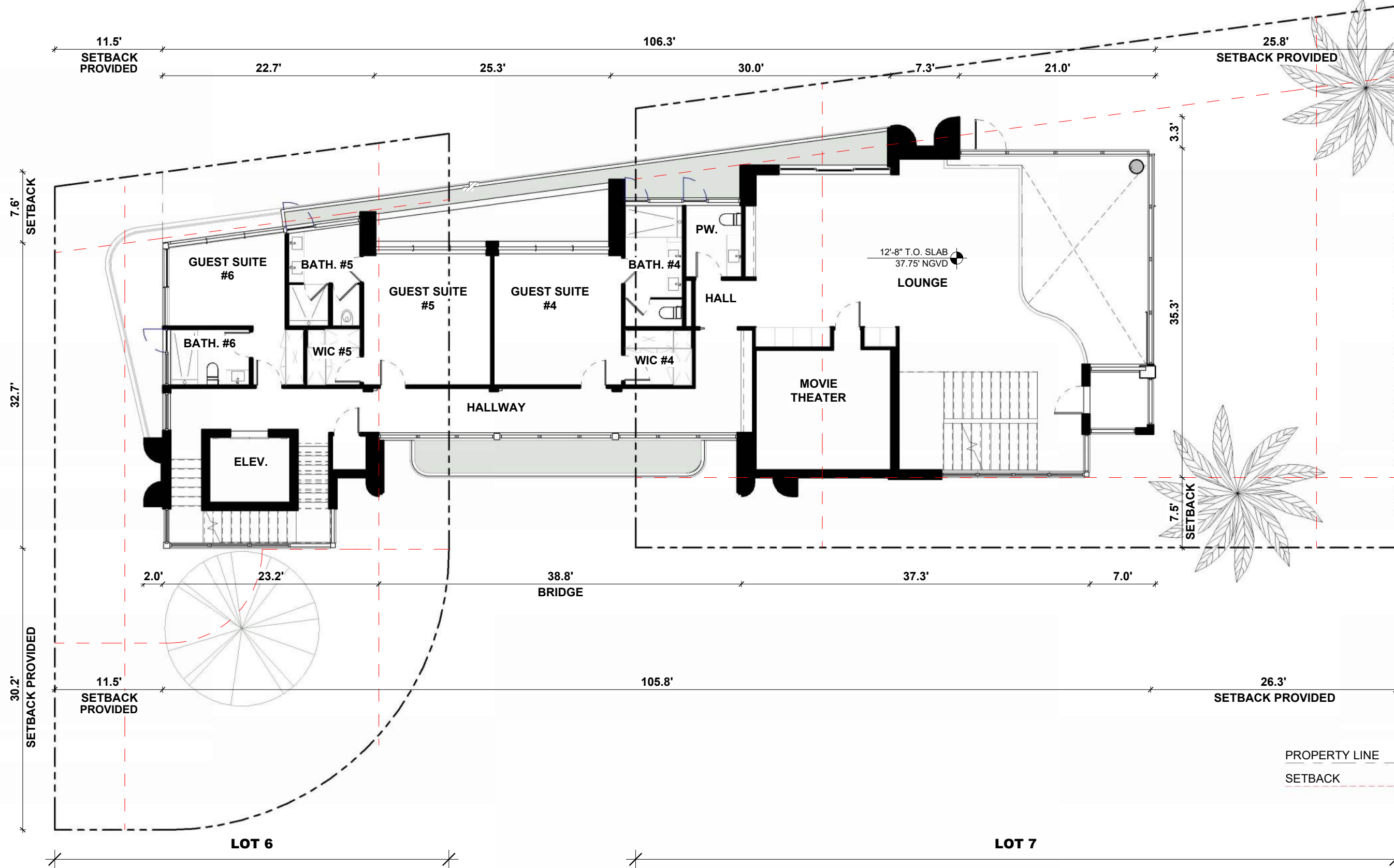
A-1.0 - Scale 3/32" = 1'-0"





# PROPOSED BUILDING - FIRST FLOOR

A-1.2 - Scale 3/32" = 1'-0"

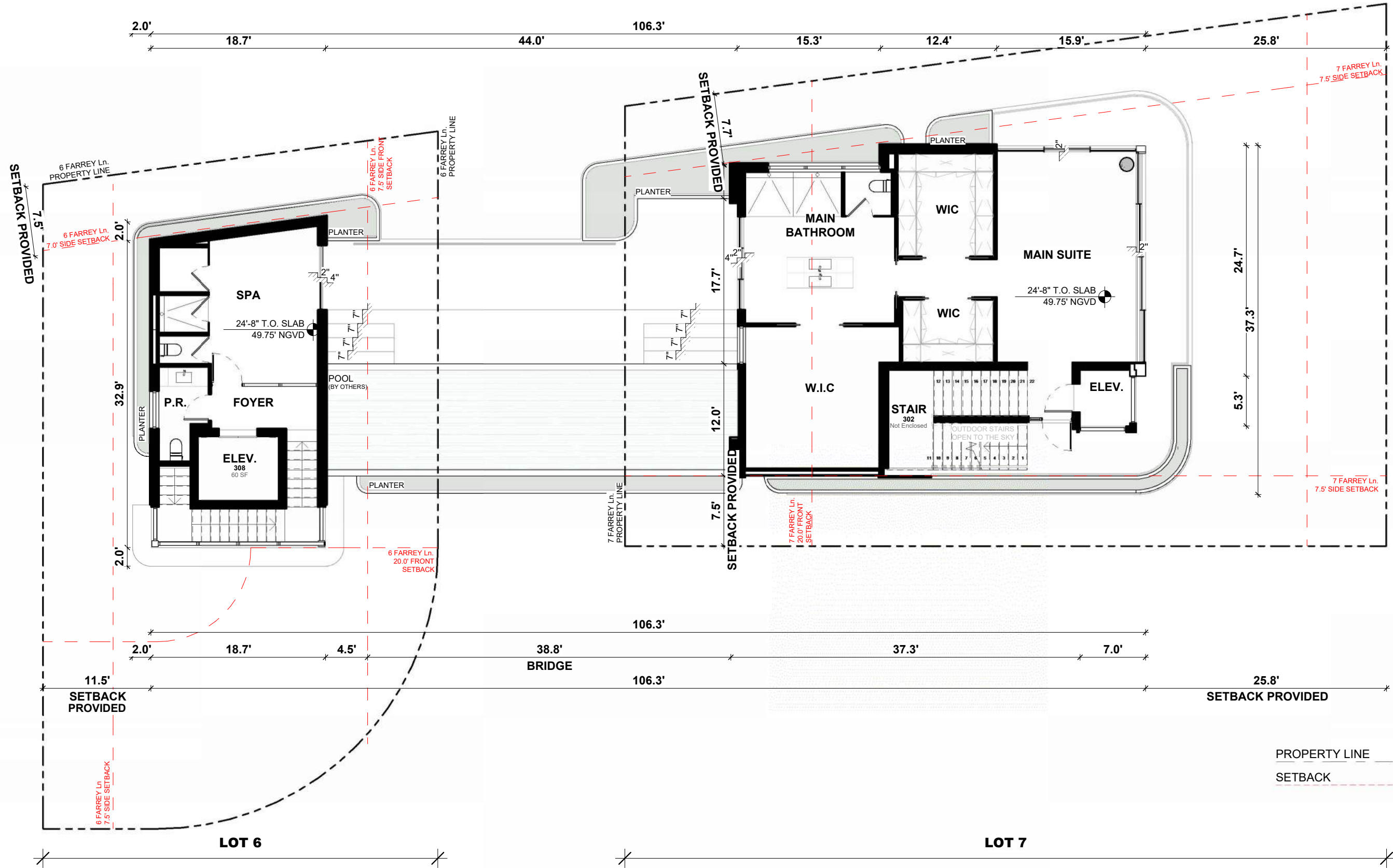


# PROPOSED BUILDING - SECOND FLOOR

A-1.3 - Scale 3/32" = 1'-0"

A-1.3

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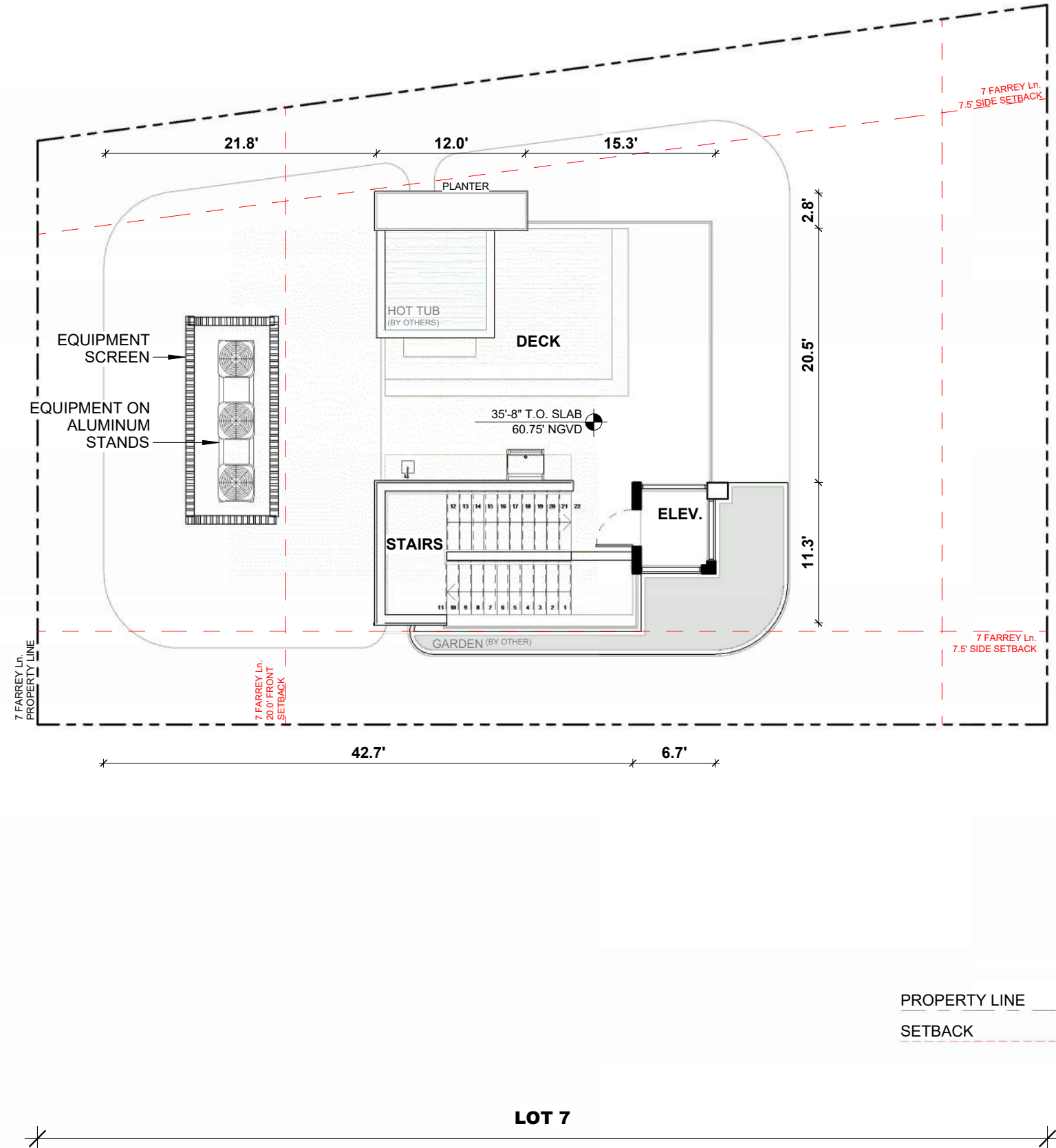
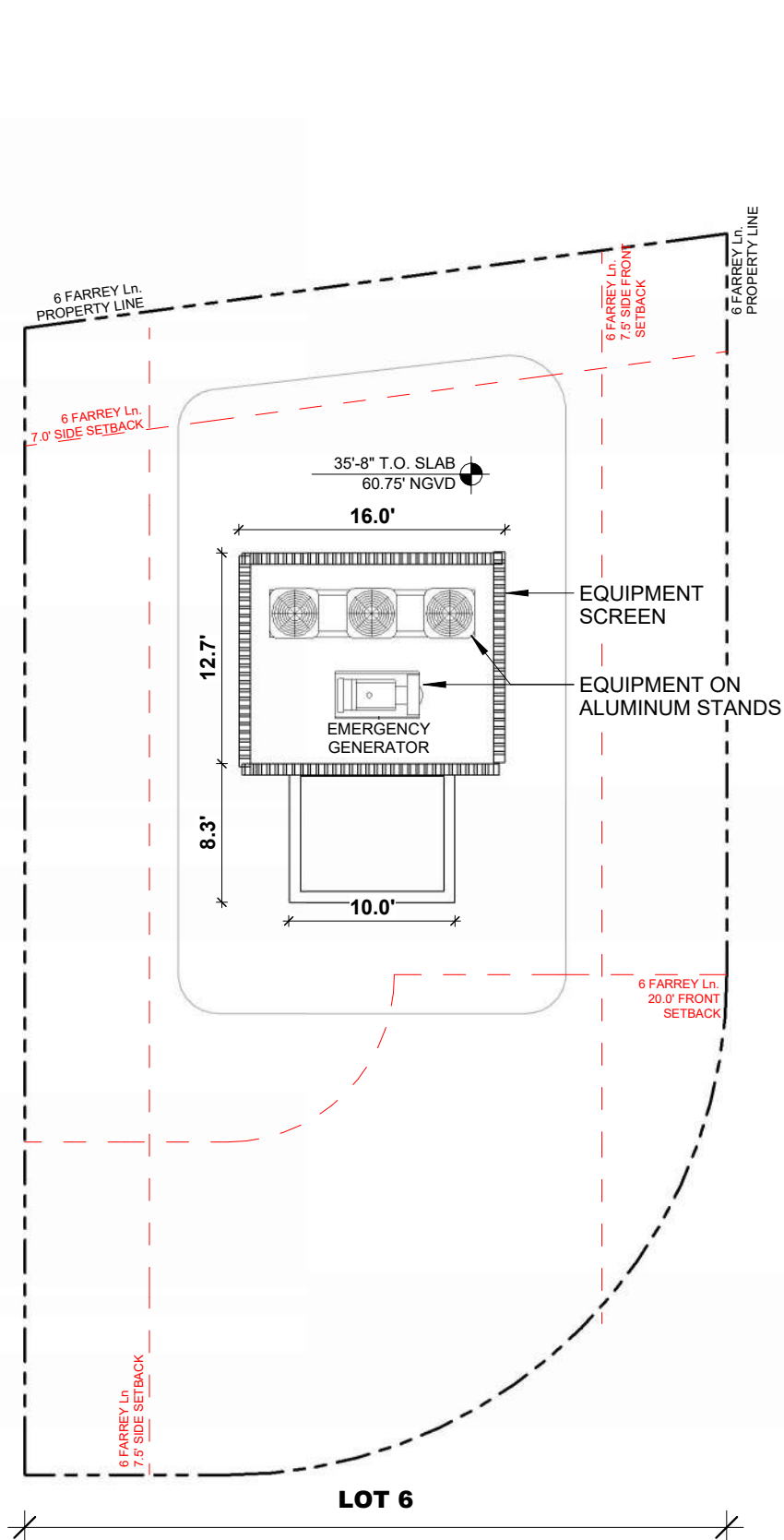


# PROPOSED BUILDING - THIRD FLOOR

A-1.4 - Scale 3/32" = 1'-0"

A-1.4

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PROPERTY LINE ———  
SETBACK - - - - -

# PROPOSED BUILDING - ROOF DECK

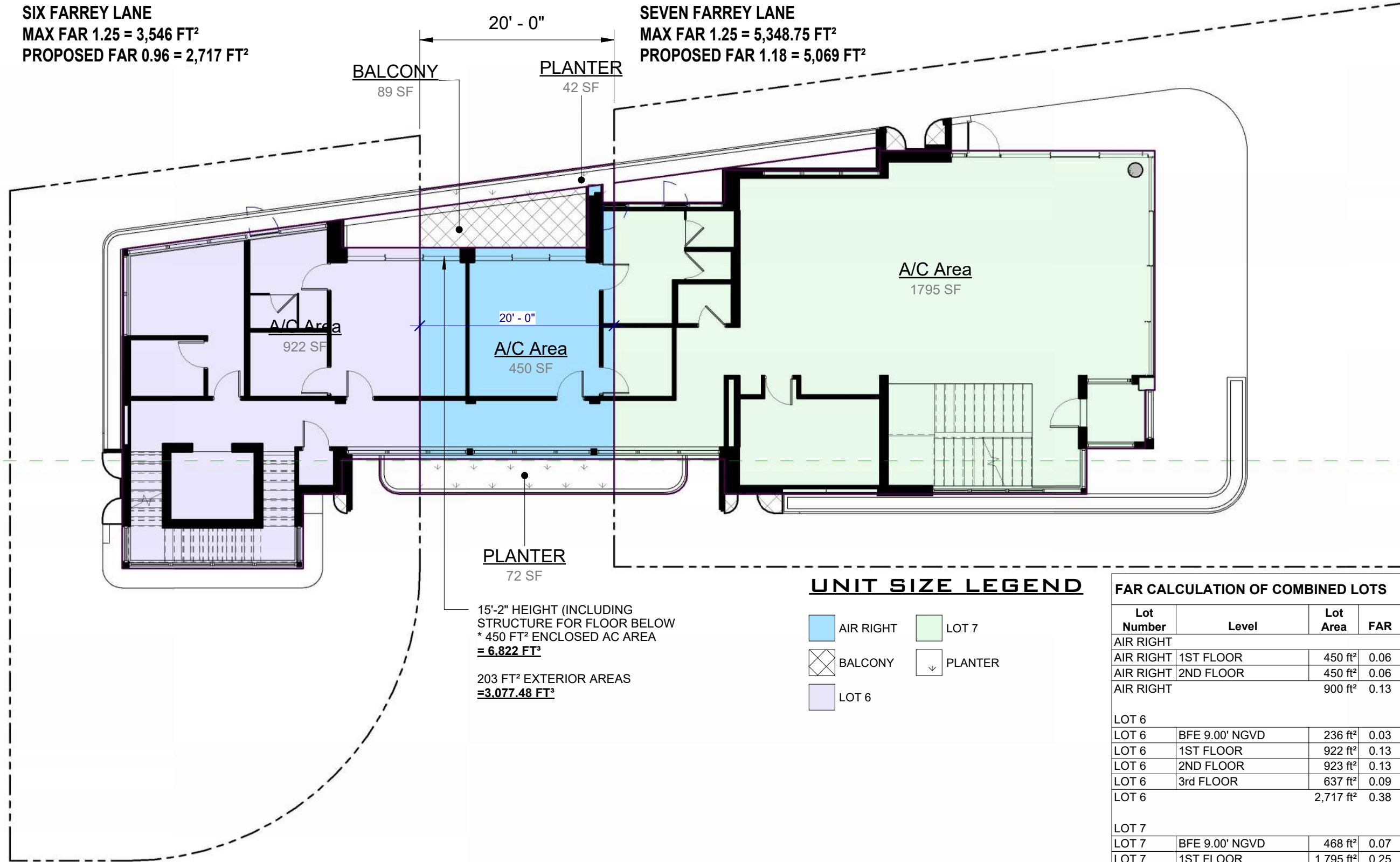
A-1.5 - Scale 3/32" = 1'-0"

A-1.5

CASA BELLE | 6 & 7 Farrey Ln, Miami Beach, FL 33139

SIX FARREY LANE  
MAX FAR 1.25 = 3,546 FT<sup>2</sup>  
PROPOSED FAR 0.96 = 2,717 FT<sup>2</sup>

SEVEN FARREY LANE  
MAX FAR 1.25 = 5,348.75 FT<sup>2</sup>  
PROPOSED FAR 1.18 = 5,069 FT<sup>2</sup>



15'-2" HEIGHT (INCLUDING  
STRUCTURE FOR FLOOR BELOW  
\* 450 FT<sup>2</sup> ENCLOSED AC AREA  
= **6,822 FT<sup>3</sup>**

203 FT<sup>2</sup> EXTERIOR AREAS  
= **3,077.48 FT<sup>3</sup>**

**UNIT SIZE LEGEND**

- AIR RIGHT
- LOT 7
- BALCONY
- LOT 6
- PLANTER

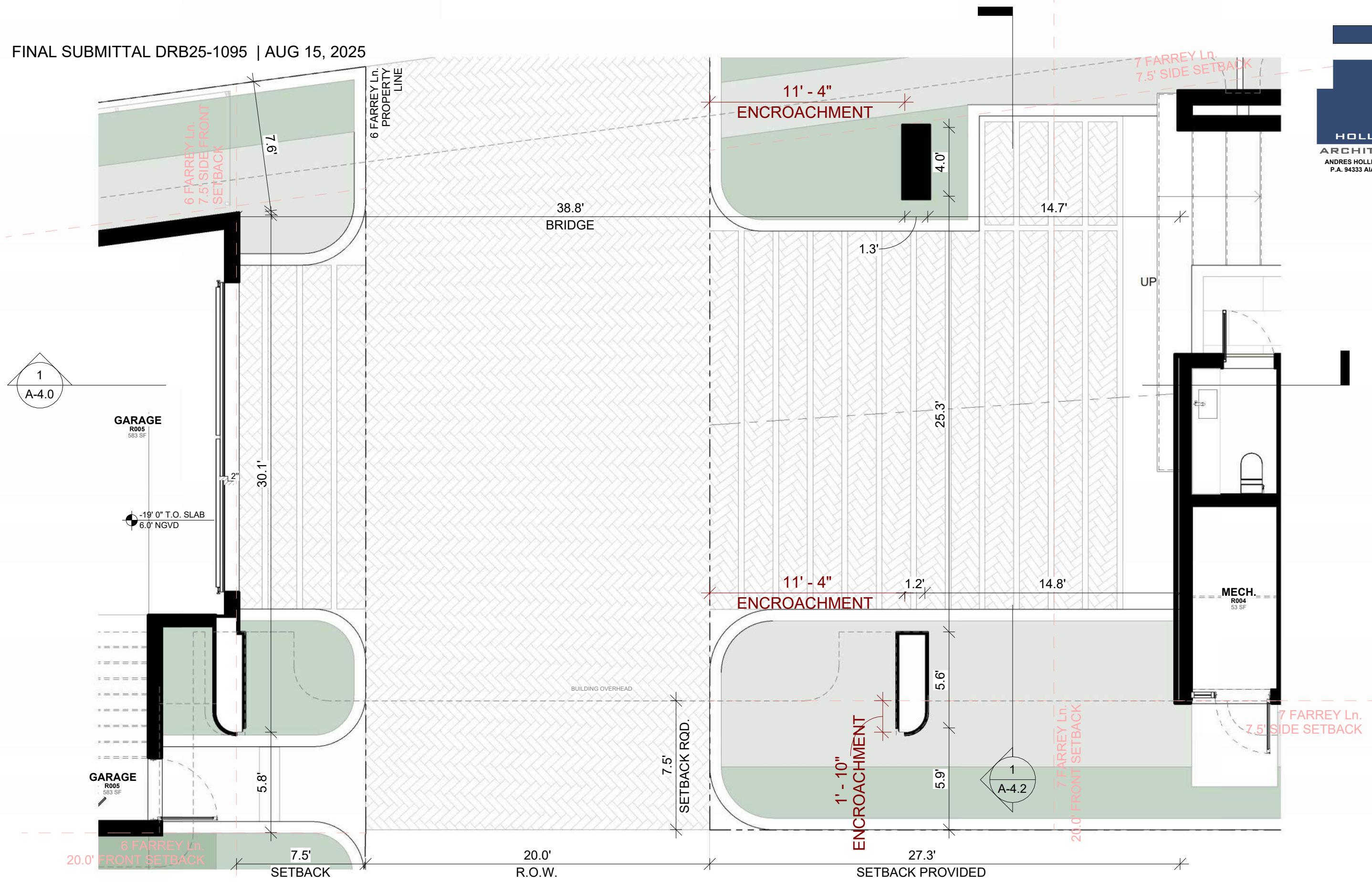
**FAR CALCULATION OF COMBINED LOTS**

Lot Number	Level	Lot Area	FAR	Comments
<b>AIR RIGHT</b>				
AIR RIGHT	1ST FLOOR	450 ft <sup>2</sup>	0.06	6,822 FT <sup>3</sup>
AIR RIGHT	2ND FLOOR	450 ft <sup>2</sup>	0.06	5,400 FT <sup>3</sup>
AIR RIGHT		900 ft <sup>2</sup>	0.13	
<b>LOT 6</b>				
LOT 6	BFE 9.00' NGVD	236 ft <sup>2</sup>	0.03	
LOT 6	1ST FLOOR	922 ft <sup>2</sup>	0.13	
LOT 6	2ND FLOOR	923 ft <sup>2</sup>	0.13	
LOT 6	3rd FLOOR	637 ft <sup>2</sup>	0.09	
LOT 6		2,717 ft <sup>2</sup>	0.38	
<b>LOT 7</b>				
LOT 7	BFE 9.00' NGVD	468 ft <sup>2</sup>	0.07	
LOT 7	1ST FLOOR	1,795 ft <sup>2</sup>	0.25	
LOT 7	2ND FLOOR	1,482 ft <sup>2</sup>	0.21	
LOT 7	3rd FLOOR	1,274 ft <sup>2</sup>	0.18	
LOT 7	ROOF DECK TERRACE	50 ft <sup>2</sup>	0.01	
LOT 7		5,069 ft <sup>2</sup>	0.71	
Grand total		8,686 ft <sup>2</sup>	1.22	

Air rights Easement not to exceed 36,301 cubic feet

**ZONING DIAGRAM - UNIT SIZE FIRST FLOOR**

A-2.3 - Scale 3/32" = 1'-0"

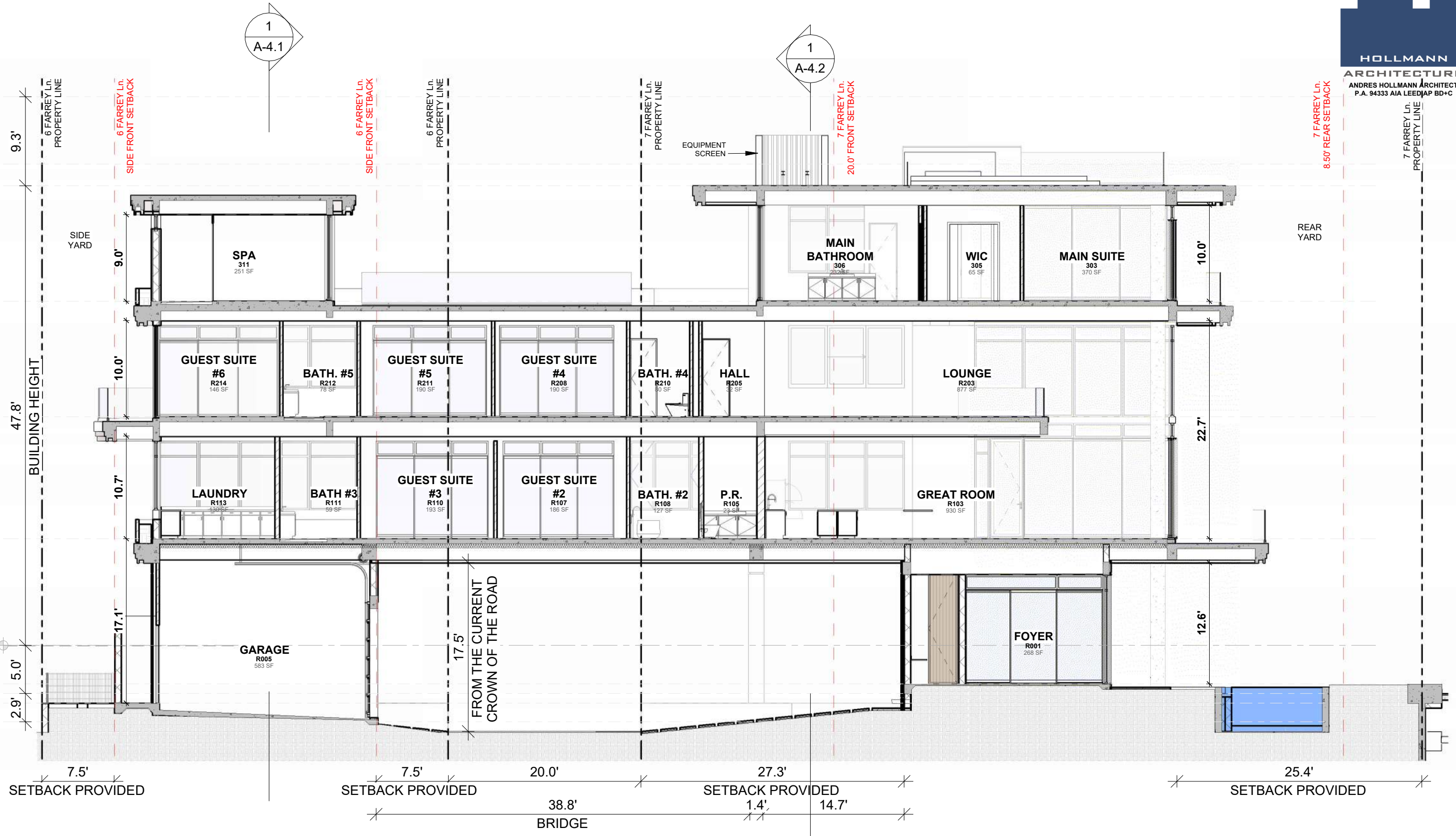


# VARIANCE DIAGRAM 01

A-2.8 - Scale 3/16" = 1'-0" PROVIDED

# A-2.8

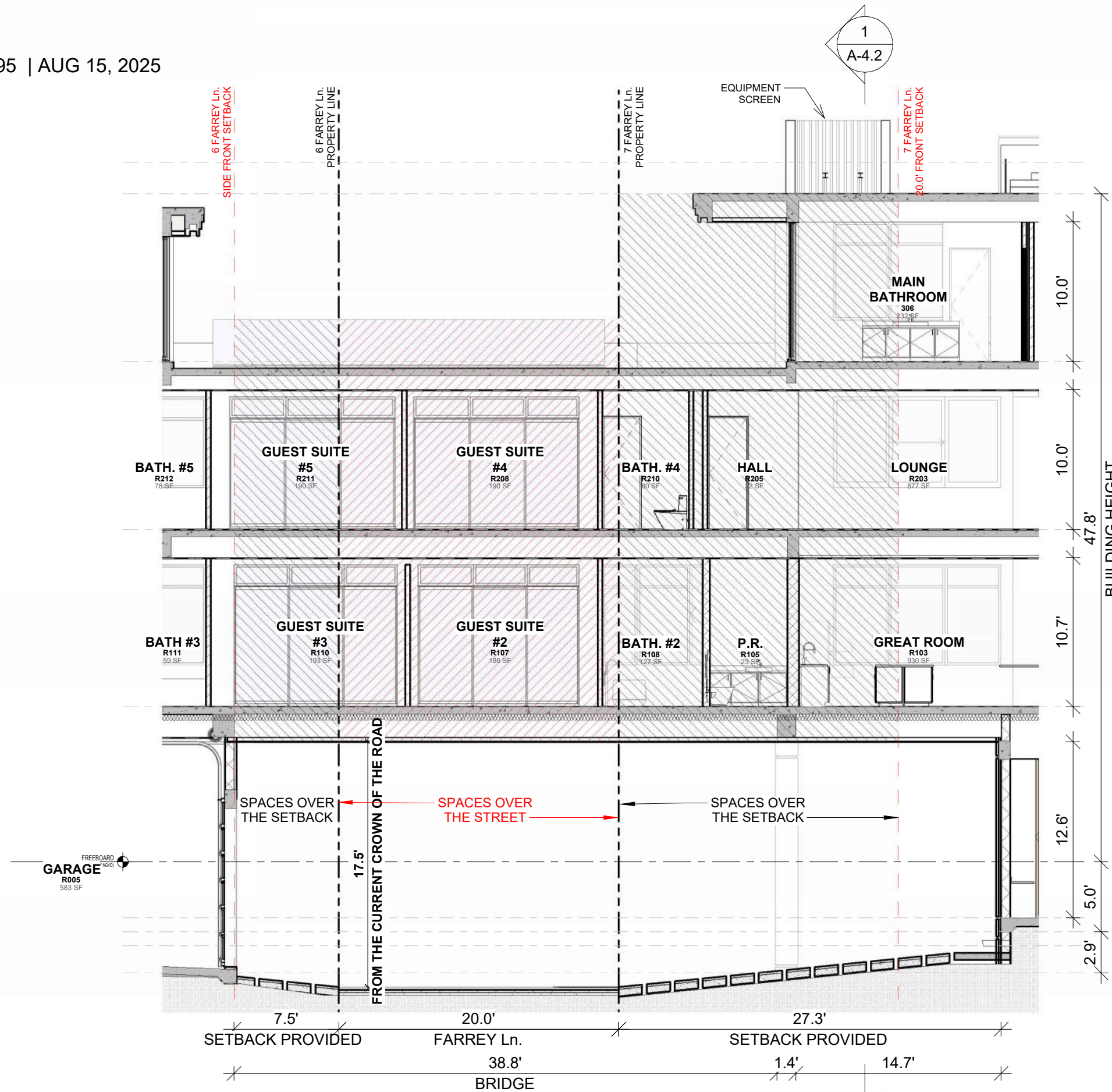
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# SECTIONS

A-4.0 - Scale 1" = 10'-0"

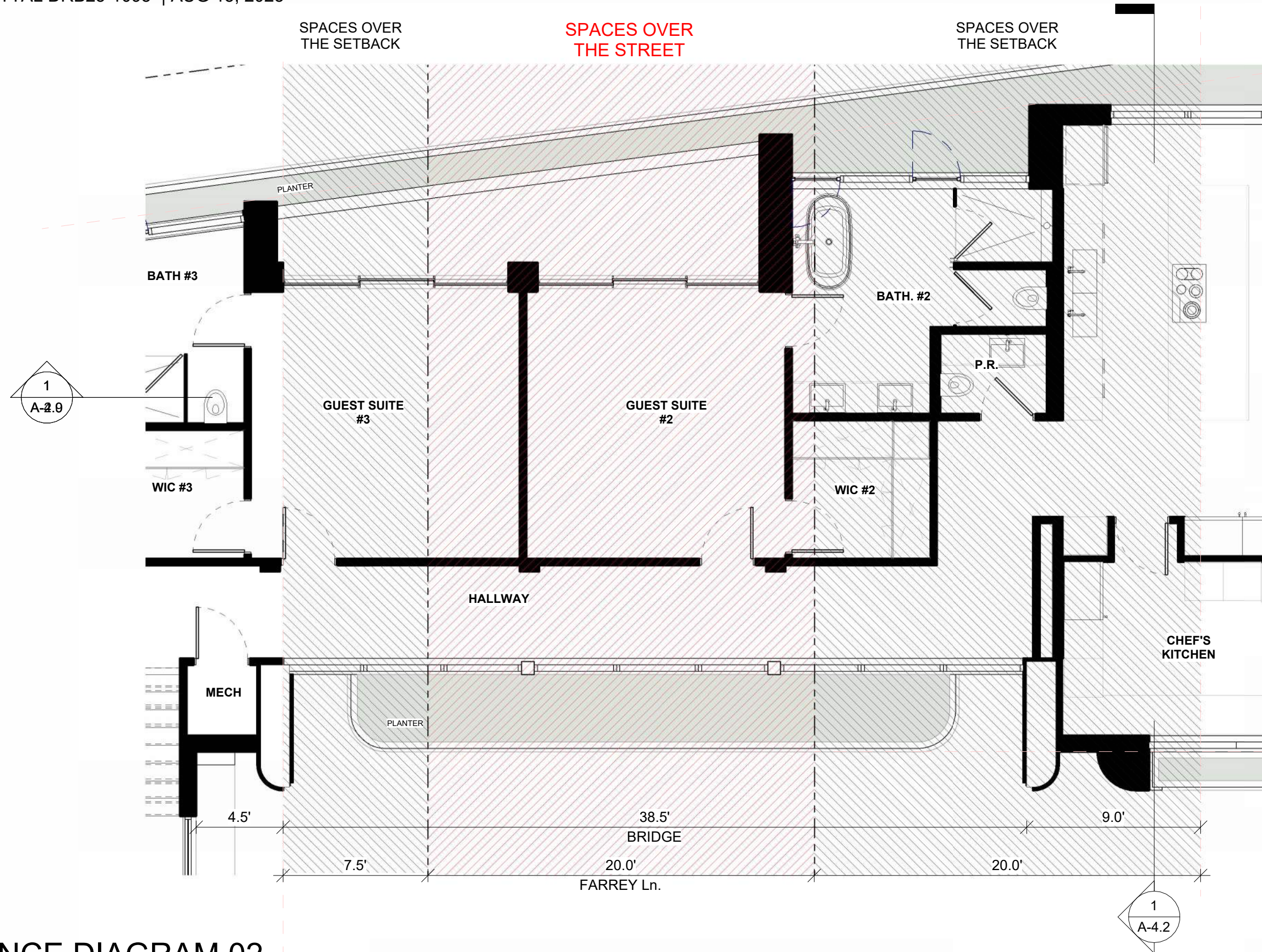
A-4.0



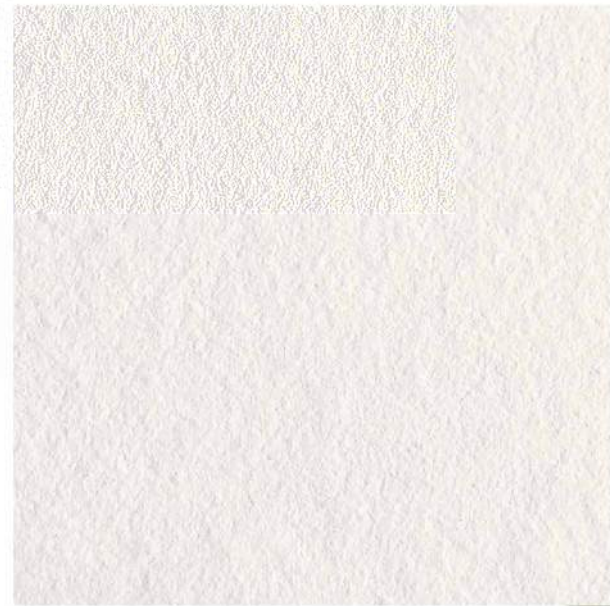
# VARIANCE DIAGRAM 02

A-2.9 - Scale 1/8" = 1'-0"

A-2.9



**VARIANCE DIAGRAM 02**  
A-2.10 - Scale 3/16" = 1'-0"



**STC**  
WHITE PAINTED STUCCO



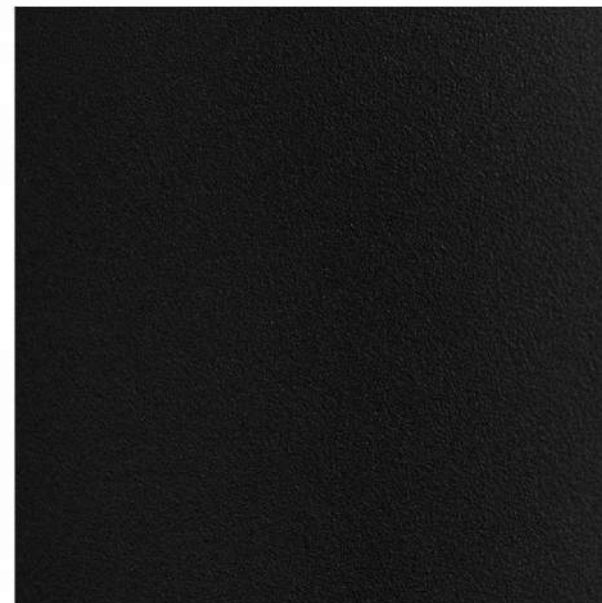
**OAK**  
WHITE OAK DETAIL



**STN 1**  
TRAVERTINE CLADDING



**STN 2**  
TRAVERTINE FLUTED STONE  
CLADDING



**BKM**  
BLACK BREAK  
METAL



**GLS**  
CLEAR IMPACT RESISTAND  
GLASS

## MATERIAL PALETTE

A-3.0 - Scale 1/16" = 1'-0"

A-3.0

CASA BELLE | 6 & 7 Farrey Ln, Miami Beach, FL 33139

**REVISION SCHEDULE**

04.13.25 DRB FIRST SUBMITTAL  
05.04.25 DRB FINAL SUBMITTAL  
08.17.25 DRB FINAL SUBMITTAL

**PROJECT INFO**

**6-7 FARREY LANE**  
MIAMI BEACH, FL 33139

CHRISTOPHER CAWLEY, RLA  
Florida License LA 6666786

**CONCEPT IMAGES**

**SCALE**

**DATE** APRIL 13, 2025

**SHEET NUMBER**

**L201**



REVISION SCHEDULE

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CHRISTOPHER CAWLEY, RLA  
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PLANT MATERIAL  
IMAGES

SCALE

DATE APRIL 13, 2025

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**L201**

PLANT MATERIALS



CJ | PINKSHOWER TREE



CU | SEA GRAPE TREE



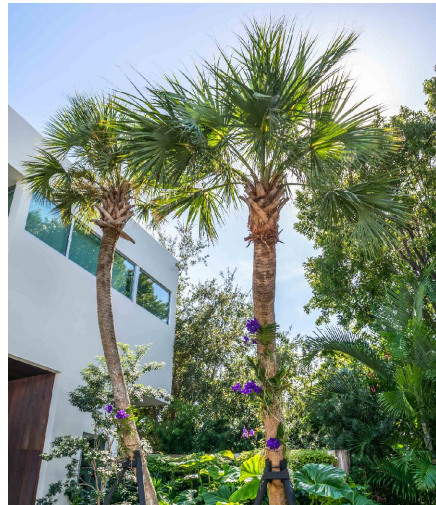
CS | SILVER BUTTONWOOD TREE



PR | BAYRUM TREE



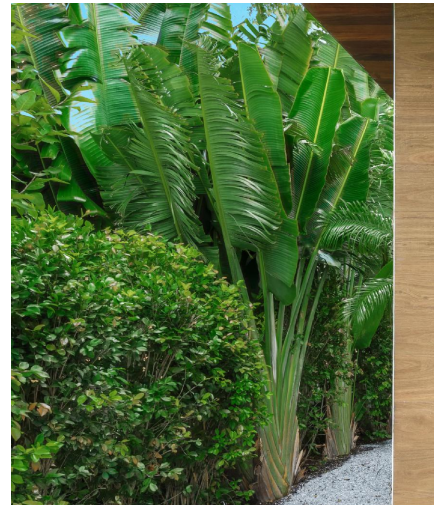
CN | COCONUT PALM



SP | SABAL PALM



VM | MONTGOMERY PALM



RM | TRAVELER PALM



TR | THATCH PALM



HEL | HELICONIA



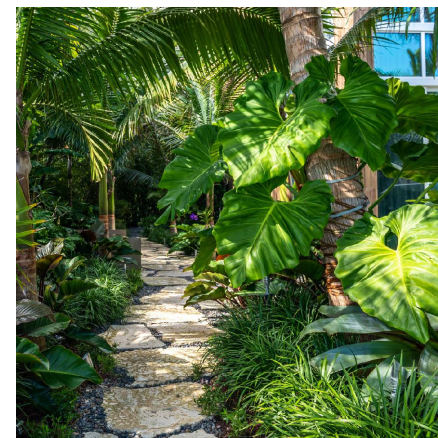
SER | SAW PALMETTO



DIS | DIOON



MOD | MONSTERA



PHW | PHILODENDRON 'WILSONII'



WART FERN + BURLE MARX



- SLAB EDGE + EXTERIOR CEILING**  
STC - WHITE PAINTED STUCCO  
+ OAK - WHITE OAK DETAIL
- RAILING**  
GLS - CLEAR IMPACT RESISTANT GLASS
- WINDOWS / DOOR**  
GLS - CLEAR IMPACT RESISTANT GLASS
- WALL FINISH 2**  
STC - WHITE PAINTED STUCCO
- FRAMES / COLUMNS / PLANTERS**  
BKM - BLACK BREAK METAL
- SLAB EDGE**  
STC - WHITE PAINTED STUCCO  
+ OAK - WHITE OAK DETAIL
- WALL FINISH 1**  
STN 1 - TRAVERTINE CLADDING
- WALL FINISH 1**  
STN 1 - TRAVERTINE CLADDING

# RENDERED ELEVATION - OCEAN FACADE

A-3.1 - ScaleAs indicated

A-3.1



**SLAB EDGE + EXTERIOR  
CEILING**  
STC - WHITE PAINTED STUCCO  
+ OAK - WHITE OAK DETAIL

**RAILING**  
GLS - CLEAR IMPACT  
RESISTAND GLASS

**WALL FINISH 2**  
STC - WHITE PAINTED STUCCO

**WINDOWS / DOOR**  
GLS - CLEAR IMPACT  
RESISTAND GLASS

**FRAMES / COLUMNS / PLANTERS**  
BKM - BLACK BREAK METAL

**SLAB EDGE**  
STC - WHITE PAINTED STUCCO  
+ OAK - WHITE OAK DETAIL

## RENDERED ELEVATION - EAST FACADE

A-3.2 - Scale 1" = 10'-0"

A-3.2

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# NORTH ELEVATION - SIDE / OCEAN FACADE

A-3.3 - Scale 1" = 10'-0"

A-3.3

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## SOUTH ELEVATION - REAR FACADE

A-3.4 - Scale 1" = 10'-0"

A-3.4

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# EAST ELEVATION - SIDE FACADE

A-3.5 - Scale 1" = 10'-0"

A-3.5

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# WEST ELEVATION - SIDE FACADE

A-3.6 - Scale 1" = 10'-0"

A-3.6

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**RENDERING – OVERALL EAST PERSPECTIVE ELEVATION**

A-7.1 - Scale

**A-7.1**

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**RENDERING – OVERALL WEST PERSPECTIVE ELEVATION**

A-7.2 - Scale

**A-7.2**

CASA BELLE | 6 & 7 Farrey Ln, Miami Beach, FL 33139



RENDERING – NORTHEAST PERSPECTIVE

A-7.3 - Scale

A-7.3

CASA BELLE | 6 & 7 Farrey Ln, Miami Beach, FL 33139



**RENDERING – NORTHWEST PERSPECTIVE**

A-7.4 - Scale

**A-7.4**

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**RENDERING – SOUTHWEST PERSPECTIVE**

A-7.5 - Scale

**A-7.5**

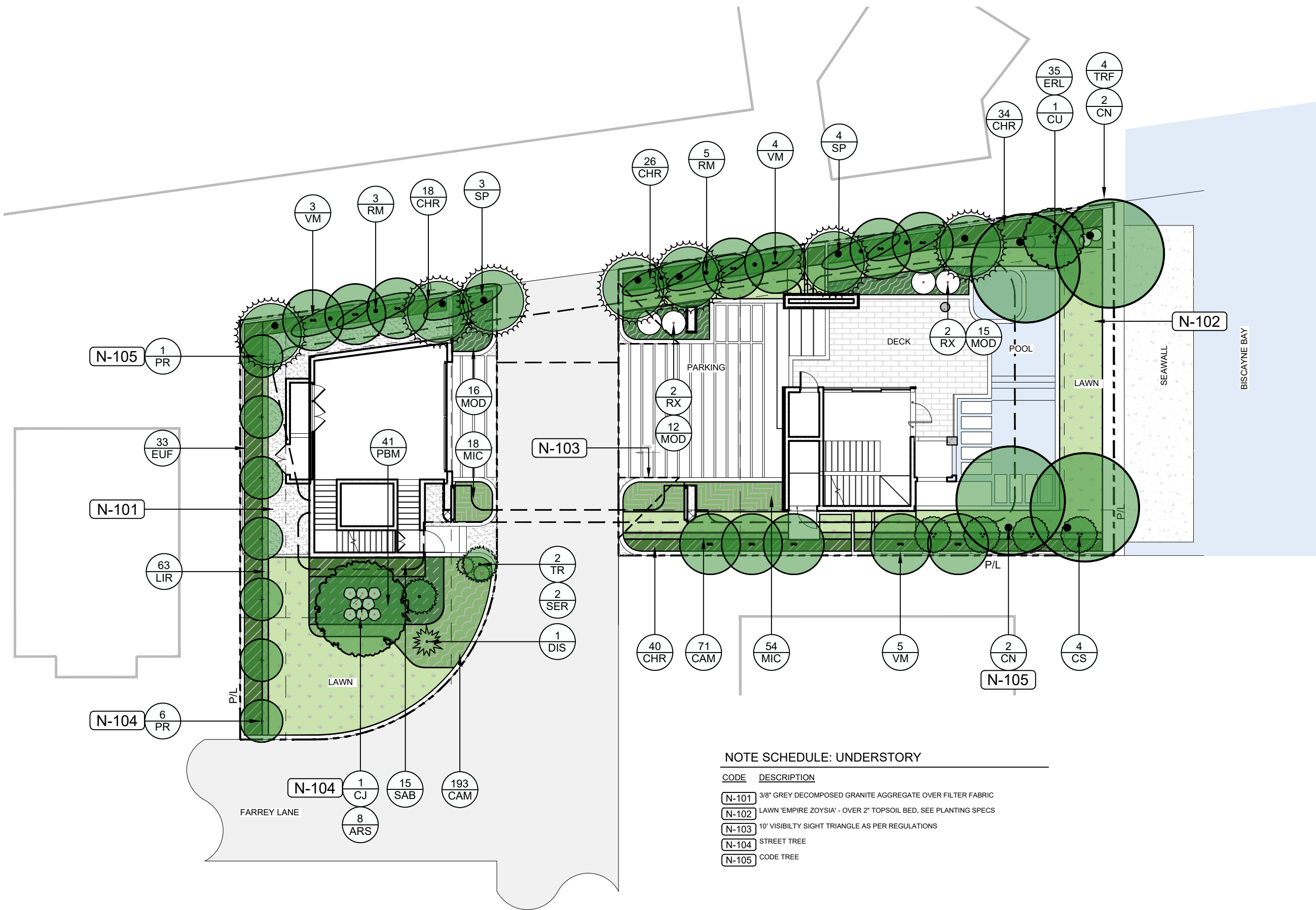
CASA BELLE | 6 & 7 Farrey Ln, Miami Beach, FL 33139

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05.04.25 DRB FINAL SUBMITTAL  
08.17.25 DRB FINAL SUBMITTAL

**PROJECT INFO**

**6-7 FARREY LANE**  
MIAMI BEACH, FL 33139



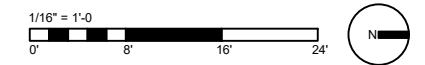
**NOTE SCHEDULE: UNDERSTORY**

CODE	DESCRIPTION
N-101	3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC
N-102	LAWN 'EMPIRE ZOYSIA' - OVER 2" TOPSOIL BED, SEE PLANTING SPECS
N-103	10' VISIBILITY SIGHT TRIANGLE AS PER REGULATIONS
N-104	STREET TREE
N-105	CODE TREE

CHRISTOPHER CAWLEY, RLA  
Florida License LA 6666786

**UNDERSTORY  
LANDSCAPE PLAN**

SCALE  
DATE APRIL 13, 2025  
SHEET NUMBER

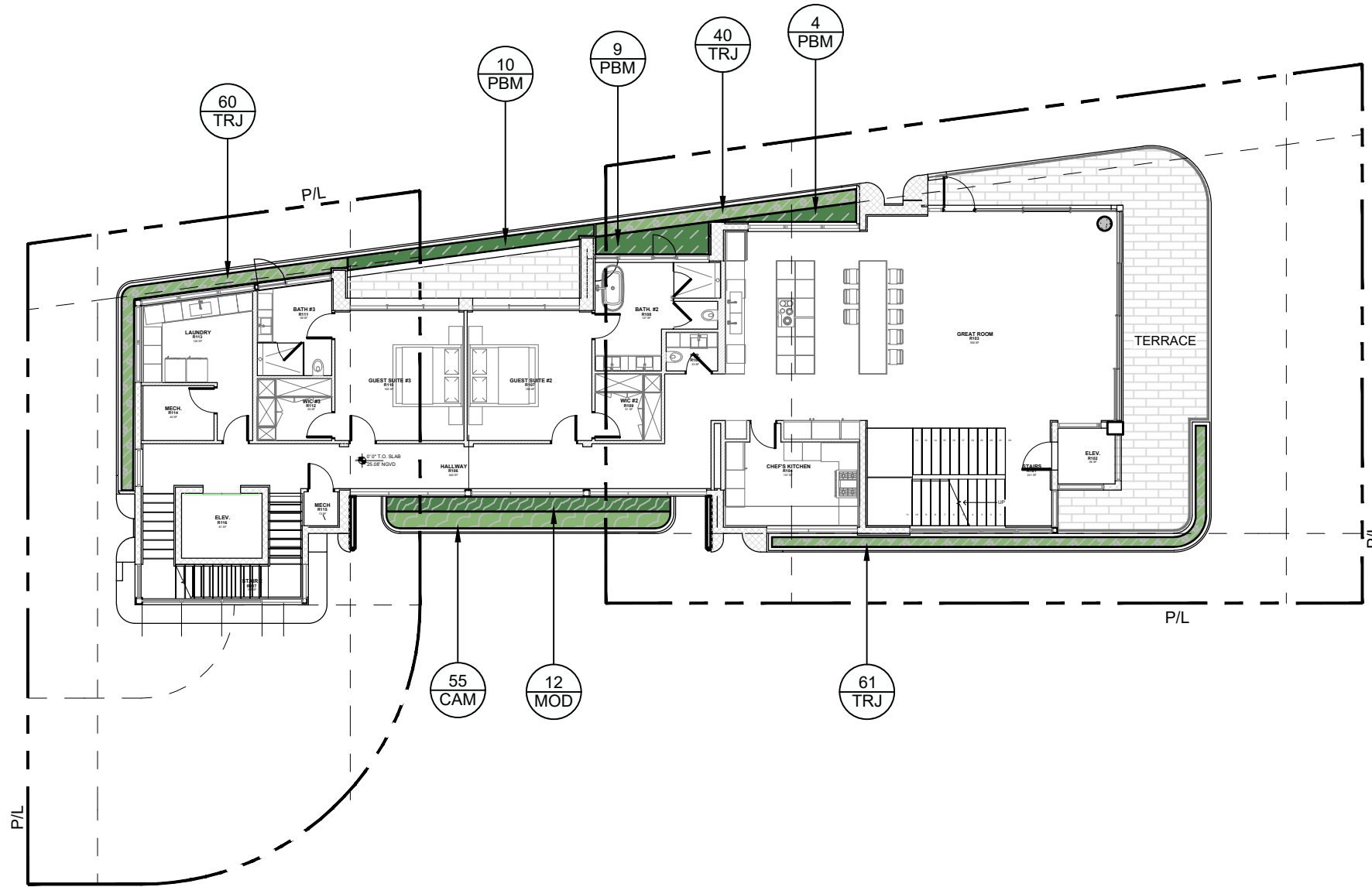


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08.17.25 DRB FINAL SUBMITTAL

**PROJECT INFO**

**6-7 FARREY LANE**  
MIAMI BEACH, FL 33139



**PLANT SCHEDULE: FIRST FLOOR**

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPECIFICATIONS
<b>GROUND COVERS</b>						
	CAM	55	DWARF CARISSA	CARISSA MACROCARPA 'EMERALD BLANKET'	NO	3 GAL, 12" O.C., FULL
	MOD	12	SWISS CHEESE PLANT	MONSTERA DELICIOSA	NO	7 GAL, 18" O.C., FULL
	PBM	23	BURLE MARX	PHILODENDRON X 'BURLE MARX'	NO	3 GAL, 24" O.C., FULL
	TRJ	161	CONFEDERATE JASMINE	TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE'	NO	3 GAL, 12" O.C., FULL

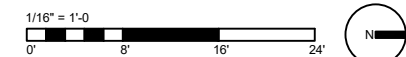
**FIRST FLOOR  
LANDSCAPE PLAN**

**SCALE**

DATE APRIL 13, 2025

**SHEET NUMBER**

**L101**

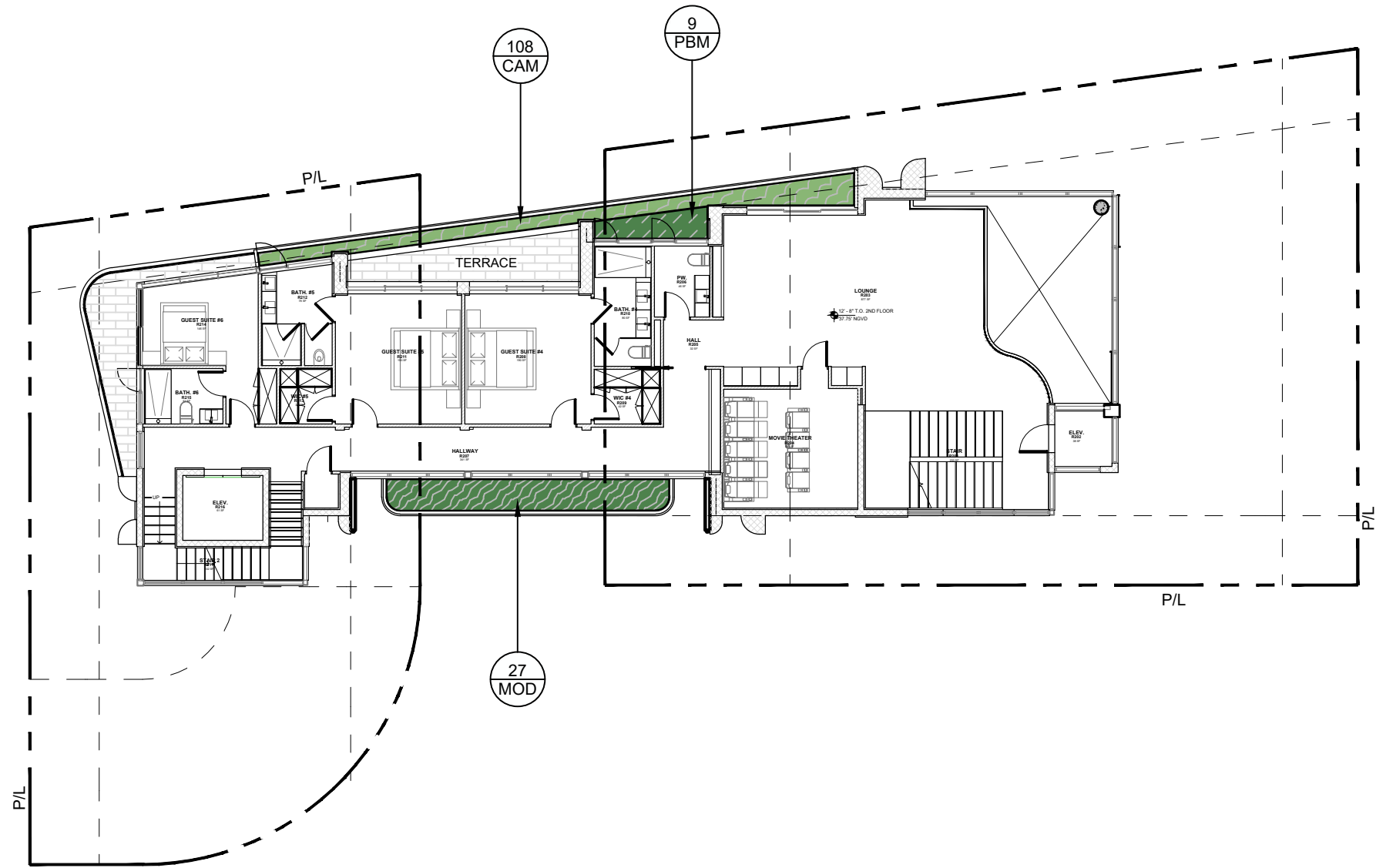


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05.04.25 DRB FINAL SUBMITTAL  
08.17.25 DRB FINAL SUBMITTAL

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**6-7 FARREY LANE**  
MIAMI BEACH, FL 33139



**PLANT SCHEDULE: SECOND FLOOR**

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPECIFICATIONS
<b>GROUND COVERS</b>						
	CAM	108	DWARF CARISSA	CARISSA MACROCARPA 'EMERALD BLANKET'	NO	3 GAL, 12" O.C., FULL
	MOD	27	SWISS CHEESE PLANT	MONSTERA DELICIOSA	NO	7 GAL, 18" O.C., FULL
	PBM	9	BURLE MARX	PHILODENDRON X 'BURLE MARX'	NO	3 GAL, 24" O.C., FULL

**SECOND FLOOR  
LANDSCAPE PLAN**

**SCALE**

DATE APRIL 13, 2025

**SHEET NUMBER**

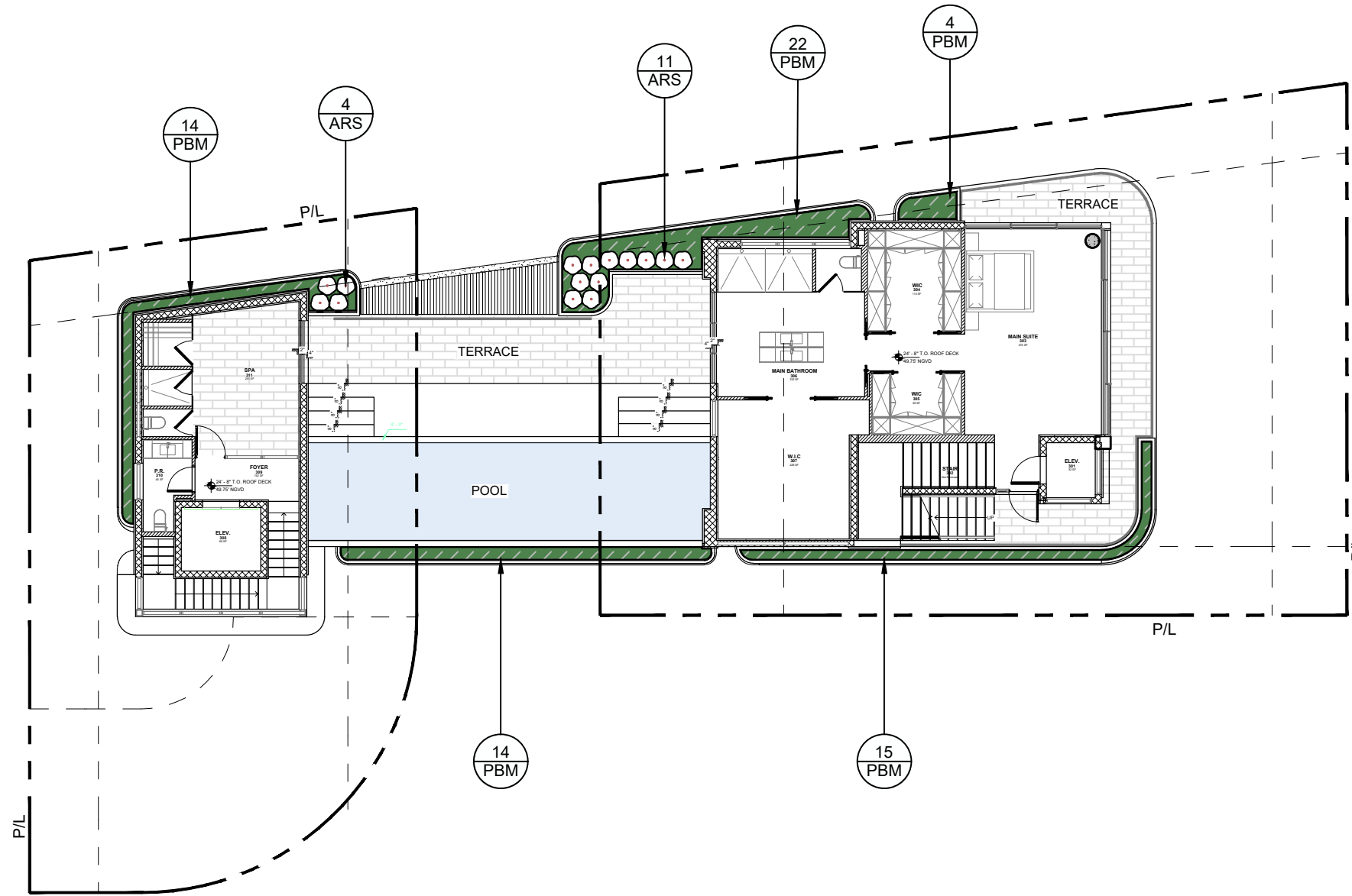


**REVISION SCHEDULE**

04.13.25 DRB FIRST SUBMITTAL  
05.04.25 DRB FINAL SUBMITTAL  
08.17.25 DRB FINAL SUBMITTAL

**PROJECT INFO**

**6-7 FARREY LANE**  
MIAMI BEACH, FL 33139



**PLANT SCHEDULE: THIRD FLOOR**

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPECIFICATIONS
<b>ACCENTS</b>						
	ARS	15	ALOCASIA 'REGAL SHIELD'	ALOCASIA X 'REGAL SHIELDS'	NO	7 GAL, 2' HT, 2' SP, 24" O.C., FULL
<b>GROUND COVERS</b>						
	PBM	69	BURLE MARX	PHILODENDRON X 'BURLE MARX'	NO	3 GAL, 24" O.C., FULL

**THIRD FLOOR  
LANDSCAPE PLAN**

**SCALE**

**DATE** APRIL 13, 2025

**SHEET NUMBER**

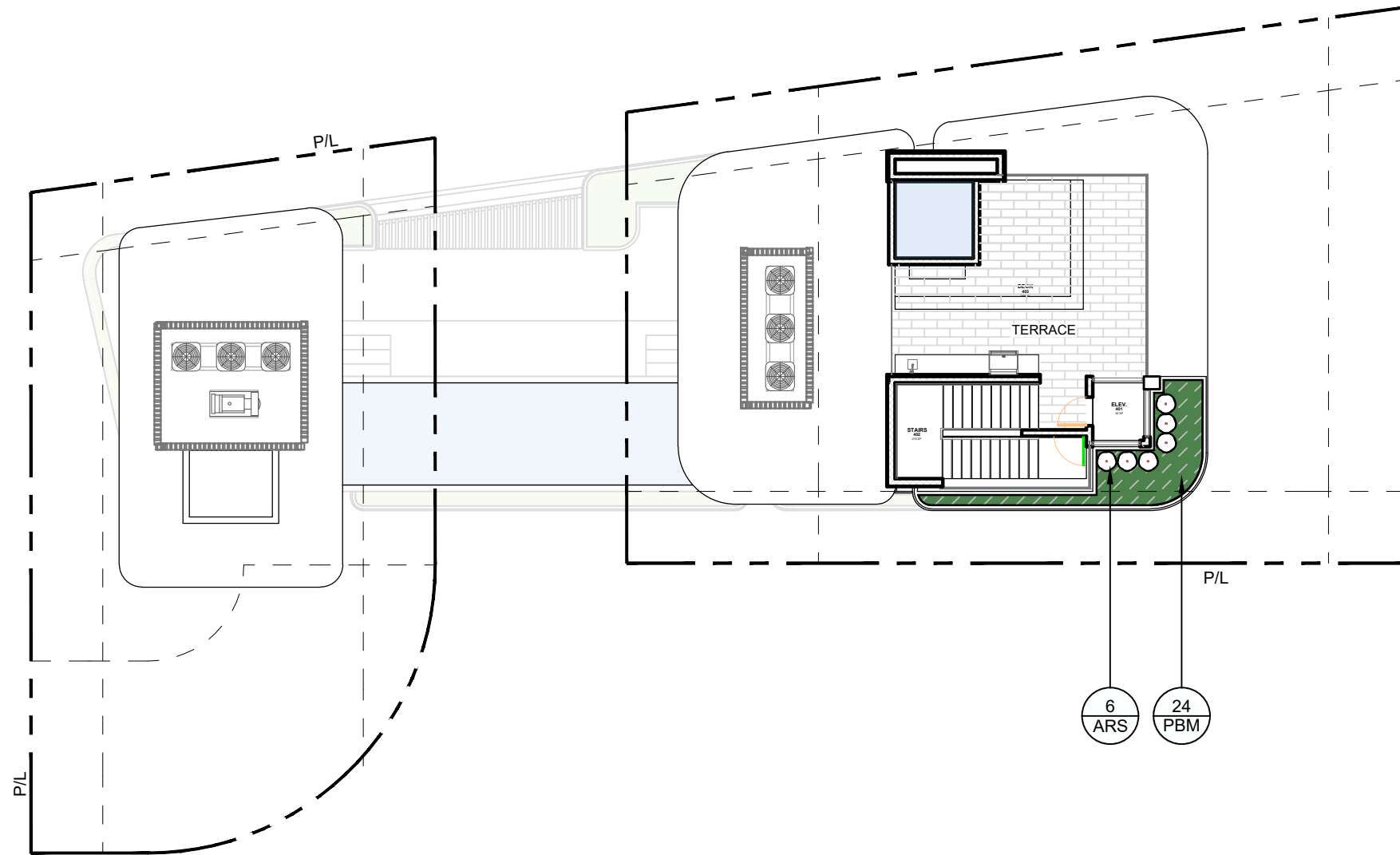


**REVISION SCHEDULE**

04.13.25 DRB FIRST SUBMITTAL  
05.04.25 DRB FINAL SUBMITTAL  
08.17.25 DRB FINAL SUBMITTAL

**PROJECT INFO**

**6-7 FARREY LANE**  
MIAMI BEACH, FL 33139



**PLANT SCHEDULE: ROOF DECK**

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPECIFICATIONS
<b>ACCENTS</b>						
	ARS	6	ALOCASIA 'REGAL SHIELD'	ALOCASIA X 'REGAL SHIELDS'	NO	7 GAL, 2' HT, 2' SP, 24" O.C., FULL
<b>GROUND COVERS</b>						
	PBM	24	BURLE MARX	PHILODENDRON X 'BURLE MARX'	NO	3 GAL, 24" O.C., FULL

**ROOF DECK  
LANDSCAPE PLAN**

**SCALE**

**DATE** APRIL 13, 2025

**SHEET NUMBER**



# Neighborhood Improvements



NEW STREET LAMPS.

STREET GATE

NEW STREET PAVERS

## ROAD IMPROVEMENTS

A-8.1 - Scale

A-8.1

CASA BELLE | 6 & 7 Farrey Ln, Miami Beach, FL 33139



6 & 7 FARRAY LN  
PROPOSAL

NEW STREET PAVERS

NEW STREET LAMPS

**RENDERED ELEVATION - FARRAY LN VIEW - MID STREET VIEW**

A-8.2 - Scale 1" = 10'-0"