

Table of contents for Zoning
Variance Application
for
2830 De Soto Blvd.
Coral Gables FL, 33134

Oweners: Ivy & Jakob Salom
Architect: Jorge Nouche, RA
Agent: Leo Salom, AIA

- 2 Completed Application.
- 9. Applicant's proposal.
- 10. Letter of intent.
- 11. Standards for Variances
- 12. Owner's Affidavit.
- 13. Proof of ownership
- 15. Full size set of plans
- 26. Color photographs
- 28. Signed and sealed survey
- 29. Aerial.



Board of Adjustment Application

City of Coral Gables

Development Services Department

Phone# 305.460.5211

Preamble

Pursuant to the City Charter, and subject to those provisions, a Board of Adjustment is created to provide relief from hardships and errors in the application of the regulations.

Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) a Board of Adjustment hearing for the following application(s) (please check all that apply):

☐ Appeal

☒ Variance

☐ Other: _____

Property information

Property/project name: Salom Residence

Street address of the subject property: 2830 De Soto Blvd

Property Legal Description: Lot(s): LOT 4 & SW25FT LOT 3

Block(s): BLK 18

Section(s): CORAL GABLES COUNTRY CLUB SEC 1

Plat Book(s)/Page(s): PB 8-108

Has there been a Board of Adjustment hearing on the property in the last year? No

Is this request the result of a Notice of Violation? No

Is this request the result of a deviation from an approved set of plans? No

Has the property owner owned the property for at least one (1) year? No

Current land use classification(s): 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT

Current zoning classification(s): 0100 SINGLE FAMILY - GENERAL

Listing of all folio numbers for subject property:

03-4118-003-2130

Board of Adjustment Application

General information

Applicant(s)/Agent(s) Name(s): Jakob Salom

Telephone#: 3059721818 Fax#: _____ Email: Isalom @ galvarezzstudio.com

Mailing Address: 2830 De Soto Blvd, Coral Gables, FL 33134
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Ivy & Jakob Salom

Telephone#: 3056082260 Fax#: _____ Email: jakob_salom@yahoo.com @ _____

Mailing Address: 2830 De Soto Blvd, Coral Gables, FL 33134
(City) (State) (ZIP Code)

Property Owner(s) Name(s): NA

Telephone#: _____ Fax#: _____ Email: _____ @ _____

Mailing Address: _____
(City) (State) (ZIP Code)

Project Architect(s) Name(s): _____

Telephone#: _____ Fax#: _____ Email: _____ @ _____

Mailing Address: _____
(City) (State) (ZIP Code)

Provide the date(s) and type(s) of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:

BOAR-25-09-1261

Application received by: _____ Date: _____

Board of Adjustment Application

Application requirements and supporting information

The Development Services Department cannot accept applications that are not complete for any hearing before the Board of Adjustment. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.

Pre-application Meeting Requirements. A pre-application meeting is required to be held in advance of an application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- ☒ Table of Contents with page numbers identifying all below documents.
- ☒ Completed Application.
- ☒ Applicant's proposal.
- ☒ Letter of intent.
- ☒ Standards for Variances #1 through #8.
- ☒ Owner's Affidavit.
- ☒ Proof of ownership if ownership of the property has changed in the last year.
- ☒ Full size set of plans (stamped by the Board of Architects).
- ☒ Plans in 11" x 17" size format (13 sets).
- ☒ Color photographs (35mm or digital photographs), must be labeled (13 sets).
- ☒ One (1) compact disc (CD) containing required plans and color photographs.
- ☒ Signed and sealed survey (indicate any tree disposition necessary if affected by proposed work).
- ☒ Aerial.
- ☐ Other (letter of support, rescheduling letter, etc.) _____.

Application supporting materials. The following application supporting materials shall be provided separately from the application submittal and are as follows:

- ☒ Application fees.
- ☒ One (1) original certified mailing list and signed affidavit including MDCPS.
- ☒ Two (2) sets of mailing labels.
- ☒ City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.

Posting of the property. The City shall post the subject property with a City approved sign advising of the Board of Adjustment meeting date. The public notice posting shall be in accordance with the Zoning Code. The sign shall be installed ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.

Board of Adjustment Application
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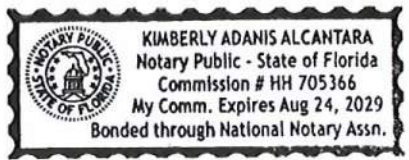
Applicant/agent/property owner/architect affirmation and consent

(I) (We) affirm and certify to all of the following:

1. The application will not be heard unless the Applicant/Agent is present at the Board of Adjustment hearing.
2. The subject property will be posted with a City approved public notice sign. The sign shall be installed a minimum of ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
3. No application shall be accepted during the following time periods after the denial of a substantially similar application affecting the same property or any portion thereof:
 - a. Conditional uses and variances: six (6) months.
 - b. Comprehensive Plan Map Amendment, Comprehensive Plan Text Amendment, Zoning Code Map Amendment, Zoning Code Text Amendment, amendments and applications for abandonment and vacation of non-fee interests: twelve (12) months (Section 3-210. Resubmission of application affecting same property).
4. That the only variance or items being requested are those that have been specified in the written application for a variance, and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Coral Gables.
5. That the applicant will be responsible for complying with all of the conditions and restrictions imposed by the Board of Adjustment in connection with the requested variance, and will take the necessary steps to make the variance effective if approved by the Board of Adjustment.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Board of Adjustment to hear the applicant's request.
7. That the applicant is responsible for the submission and accuracy of a certified mailing list and three (3) sets of mailing labels according to the latest ad valorem tax record of all property owners within one-thousand (1,000) feet of the property for which a public hearing before the Board of Adjustment is being requested.
8. Any variance granted by the Board of Adjustment or the City Commission shall be in effect for twelve (12) months from the date of approval. If a permit is not issued within the twelve (12) months, and work commenced, then the variance shall become null and void. One (1) twelve (12) month extension of a variance may be granted by the Development Review Official.
9. That the application fee is not refundable or any portion thereof regardless of final resolution, deferment, or non-presentation to the Board of Adjustment.
10. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
11. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
12. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
13. Applicant has read and understands all of the information in the City of Coral Gables Board of Adjustment Information brochure.
14. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.

Board of Adjustment Application

15. Understand that under Florida Law, all the information submitted as part of the application are public records.
16. Submission of the following:
- Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.

Applicant(s)/Agent(s) Signature:  Leo Salom		Applicant(s)/Agent(s) Print Name: Leo Salom	
Address: 2830 De Soto Blvd. Coral Gables FL 33134			
Telephone: 3059721818		Fax: NA	
Email: Lsalom@Galvarezstudio.com			
NOTARIZATION			
STATE OF FLORIDA/COUNTY OF			
The foregoing instrument was acknowledged before me this <u>12</u> day of <u>February</u> ²⁰²⁶ by <u>Kalcauf</u>			
(Signature of Notary Public - State of Florida)			
			
(Print, Type or Stamp Commissioned Name of Notary Public)			
☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____			

Board of Adjustment Application

Property Owner(s) Signature:



Property Owner(s) Print Name:

Jakob Salom

Property Owner(s) Signature:

Property Owner(s) Print Name:

Property Owner(s) Signature:

Property Owner(s) Print Name:

Address: 2830 De Soto Blvd, Coral gables FL 33134

Telephone: 305 608 2260

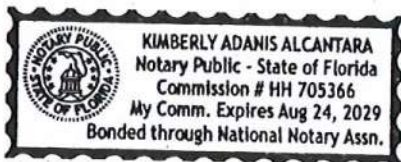
Fax:

Email: jakob.salom@gmail.com

NOTARIZATION

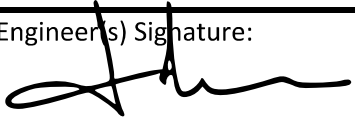
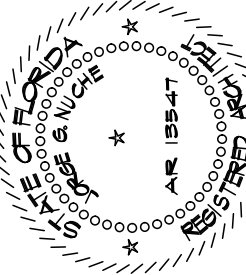
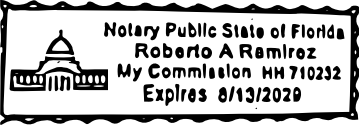
STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 12 day of February by Kaferday
(Signature of Notary Public - State of Florida)



(Print, Type or Stamp Commissioned Name of Notary Public)

☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

Architect(s)/Engineer(s) Signature: 	Architect(s)/Engineer(s) Print Name: JORGE GABRIEL NUCHE
Address: 3170 SW 111 AVE MIAMI FL 33165	
Telephone: 786-290-8616	Fax:
Email: jnuche1@mac.com	
Jorge C Nuche AR1354  ed riel 47 12 10'	
NOTARIZATION STATE OF FLORIDA/COUNTY OF The foregoing instrument was acknowledged before me this <u>12</u> day of <u>February</u> by <u>Jorge Nuche</u> (Signature of Notary Public - State of Florida) <u>2026</u>   (Print, Type or Stamp Commissioned Name of Notary Public) ☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____	

Attachments:

- A. Board of Adjustment supporting information.
- B. Board of Adjustment Calendar.
- C. Board of Adjustment Application Fee Schedule.
- D. Certified Mailing List Service Providers.

Letter of Intent

Ivy and Jakob Salom
2830 De Soto Blvd,
Coral Gables, FL 33134

January 4, 2026

Re: Coral Gables Planning & Zoning Variance Application for property at 2830 De Soto Blvd.

To Whom it may Concern,

Pool:

The site plan presented proposes on the rear yard of the lot fronting Sevilla Ave. a pool conforming with Section 2-101. Single-Family Residential (SFR) District, 6A. where pool and building coverage are below 45% threshold at 34%.

Said pool disposition is in conformance with 2-101. Single-Family Residential (SFR) District, 4B. where side yards are at 5 feet, and side street fronting Sevilla Ave is at 15 feet.

We ask a variance on 2-101. Single-Family Residential (SFR) District, 5B. where due to the existing lot layout would not permit the construction of a pool meeting the strict letter of this section and ask that the pool be allowed to project past the main structure façade. BOA has reviewed plans and did not comment on this condition.

Also of note, a CMU wall 48" high with an aluminum valance at the top extending a further 18" will be provided to obscure the pool from the public right of way to comply with R4501.17.1, and per Zoning Sec. 5-402.

Section 14-207.6. Standards for variances.

A. In order to authorize any variance from the terms of these regulations, the Board of Adjustment or Historic Preservation Board, as the case may be, shall find:

1. That 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.

2. That the special conditions and circumstances do not result from the actions of the applicant.

3. That granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning district.

4. That literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations and would work unnecessary and undue hardship on the applicant.

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

6. That granting the variance will not change the use to one that is not permitted in the zoning district or different from other land in the same district.

7. That the granting of the variance will be in harmony with the general intent and purpose of these regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

8. That the granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.

Standards of Variance

Ivy and Jakob Salom
2830 De Soto Blvd,
Coral Gables, FL 33134

Feb 13, 2026

Re: Coral Gables Planning & Zoning Variance Application for property at 2830 De Soto Blvd.

1. That 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.

As per zoning section 3-301, B, no accessory building or structure may be located in the area between the street and the main residential building or any part thereof, this includes the pool and pool deck. -VARIANCE

- Pool: Due to the lot's double front to De Soto Blvd it's primary frontage and address, the property also has access from Sevilla Ave, what would otherwise be a regular backyard space.
- Driveway: Driveway is not considered an accessory building or structure outright by the zoning code as we understand.

2. That the special conditions and circumstances do not result from the actions of the applicant.

Also, section 2-101, D, #5, a, indicates no accessory building or structures may be located in the area between the street and the main residential building.
VARIANCE

- Pool: Side street setback of 25 feet has been reflected on the proposal.
- Driveway: There is no current scope being proposed in the front of the property at this time.

3. That granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning district.

Driveway gates do not satisfy the zoning code section for self-closing and self-latching. As per zoning code section 3-308, e, the pool must be surrounded by a protective wall or fence four (4) feet in height, with all gates self-closing and self-latching. Need to provide another wall or fence between the pool and the driveway.

- Pool: A self closing latching gate will be provided at the fence, and a 4 foot high masonry wall will be erected between the Sevilla and the property to block view of the pool.
- Driveway: The residents requests the driveway at the front of the addressed property to be able to park their vehicles and their guests that might not other wise have special knowledge of the rear condition of the property.

4. That literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations and would work unnecessary and undue hardship on the applicant.

As per zoning code section 3-308, I, in no case shall a swimming pool be located closer to the front or side street of a lot or building site than the main or principal building. VARIANCE

- Pool: A self closing latching gate will be provided at the fence, and a 4 foot high masonry wall will be erected between the Sevilla and the property to block view of the pool.
- Driveway: The resident would be deprived of regular use of parking their vehicle at the front of their property. Where as if not provided the car would be stationed on the grass, and with daily use the front yard would deteriorate overtime and present in an un appealing manner.

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

Plans need to indicate interior side setback for pool and pool deck. As per zoning code section 3-308, D, 1, the pool and pool deck must comply with the same twenty

(20%) percent side setback requirement as the main house. The main has a total side setback of fifteen (15) feet, The pool side setback will be a minimum of 6.99' since the opposite side is 8.01'.

- Pool: Pool disposition and area calculations reflected on the site plan show the above notes have been met.
 - Driveway: Proposed driveway is width of a common vehicle with an added 36" walkway attached to provide access to front door if there is car stationed.
6. That granting the variance will not change the use to one that is not permitted in the zoning district or different from other land in the same district.

Plans must indicate that the new four (4) foot wall on Sevilla Ave will not impede any neighboring triangle of visibilities. Please have plans indicate that there are no neighboring driveways within ten (10) feet.

- Pool: Plans reflect neighboring driveways triangle of visibility.
 - Driveway: Residential use of property will remain intact.
7. That the granting of the variance will be in harmony with the general intent and purpose of these regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

As per section 6-105, #1, a minimum of forty (40%) percent open landscaping will be required. Plans need to include landscape calculations.

- Pool: Area calculations meeting the zoning codes requirements and intent are met.
- Driveway: The granting of this variance will support the intent of the zoning code by allowing the resident to maintain a clean and tidy front yard, by not having to station their car on their front lawn by the resident themselves or their visitors.

8. That the granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.

Also, does the new addition/covered patio comply with all the zoning requirements (F.A.R.. and ground coverage 35%)?

- Pool: Area calculations meeting the zoning codes requirements and intent are met. Additionally the property is not considered history.
- Driveway: Area calculations meeting the zoning codes requirements and intent are met. Additionally the property is not considered history.



City of Coral Gables
Development Services Department

Affidavit Attesting to Public Notice of Zoning Application

Property Owner or Authorized Representative:

Leo Salom

Property Address and Folio Number(s):

2830 De Soto Blvd. Coral Gables FL, 33134

I, as property owner or Authorized Representative of the above described property attest that on (date) 02.12.2026, I sent by U.S. Mail to each person on the list of names and addresses, and each member of the Planning and Zoning Board attached a true copy of the attached notice letter.

I further attest that I have complied with the requirements of Resolution No. 2020-245 and Resolution No. 2020-265 (requiring additional notice to Miami-Dade County Public Schools "MDCPS") as indicated below:

☐ This application required notice to be sent to MDCPS and I have complied with the additional notice requirements in Resolutions No. 2020-245 and 2020-265.

☒ This application did not require notice to be sent to MDCPS.

I HEREBY CERTIFY that all information contained in this Affidavit is true and accurate. Under penalty of perjury, I declare that I have read the foregoing document and that the facts stated in it are true. Further, I acknowledge that I am subject to the City's False Claims Ordinance (Ch. 39, City of Coral Gables Code).

Affiant's Printed Name: Leo Salom

Affiant's Signature.: Leo Salom

Digitally signed by Leo Salom
dn: cn=Leo Salom, o=City of Coral Gables, ou=City of Coral Gables, email=leo.salom@coralgables.com, c=US

Date: 02.12.2026

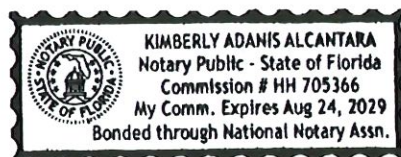
Notary Public Affirmation

SWORN AND SUBSCRIBED before me, this 12 day of February, 20 26, personally appeared Leo Salom, being personally known to me (☒) or having produced as identification _____, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

Signature of Notary: Kimberly Alcantara

Print Name: Kimberly Alcantara

Notary Public Stamp:



My Commission Expires:

08/24/2029

This document was prepared by:
Thomas Ringel, Esq.
Markowitz, Ringel, Trusty & Hartog, P.A.
9130 South Dadeland Blvd., Suite 1800
Miami, FL 33156
(305) 670-5000

After recording return to:
Ivette Rodriguez, Esq.
Ivette Rodriguez, P.A.
201 Alhambra Circle, Suite 500
Coral Gables, FL 33134
PH (305) 447-1710
File No.: 25-0048

Parcel ID Number: 03-4118-003-2130

Warranty Deed

This Indenture, Made this 23 day of May, 2025, Between

THOMAS WILLIAMS MCGEE, a married man whose address is: 8050 SW 92nd Avenue, Miami, FL 33173 of the County of Miami-Dade, State of Florida and **FRANK JAMES MCGEE, a married man** whose address is: 635 E New Haven Ave., Apt 210, Melbourne, FL 32901 of the County of Brevard, State of Florida, grantors, and

JAKOB R. SALOM and IVY SALOM, husband and wife whose address is: 2830 De Soto Blvd., Coral Gables FL 33134 of the County of Miami-Dade, State of Florida, grantees.

Witnesseth that the GRANTORS for and in consideration of the sum of **TEN DOLLARS (\$10) DOLLARS**, and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of *Miami-Dade*, State of *Florida* to wit:

Lot 4 and the Southwest 25 feet of Lot 3, Block 18, of CORAL GABLES COUNTRY CLUB SECTION PART ONE, according to the Plat thereof, as recorded in Plat Book 8, Page 108, of the Public Records of Miami-Dade County, Florida.

A/K/A: 2830 De Soto Blvd., Coral Gables FL 33134.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To have and to hold** the same in fee simple forever.

And the grantors hereby covenant with said grantee(s) that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2024**.

Subject to restrictions, reservations and easements of record, if any, without intent to reimpose same.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of Grantors. The HOMESTEAD address of THOMAS WILLIAMS MCGEE is 8050 SW 92nd Avenue, Miami, FL 33173 and the HOMESTEAD address of FRANK JAMES MCGEE is 635 E New Haven Ave., Apt 210, Melbourne, FL 32901.

250395

Warranty Deed

Parcel ID Number: 03-4118-003-2130

Page 2 of 2

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

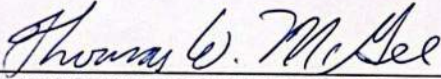
Witness #1 as to both grantors:

Signature: _____

Printed Name: Veronica Cabrera

Address: 9130 S Dadeland Blvd #1800

Miami, FL 33156


THOMAS WILLIAMS MCGEE

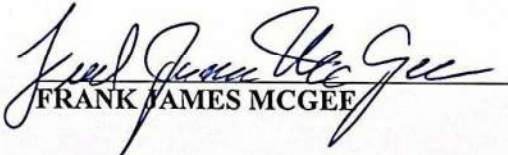
Witness #2 as to both grantors:

Signature: _____

Printed Name: Thomas Ringel

Address: 9130 S Dadeland Blvd #1800

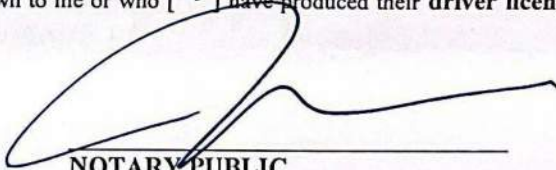
Miami, FL 33156


FRANK JAMES MCGEE

State of Florida

County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of May, 2025, by THOMAS WILLIAMS MCGEE and FRANK JAMES MCGEE who are ☐ personally known to me or who ☒ have produced their driver license as identification.


NOTARY PUBLIC

Printed Name: _____

My Commission Expires: _____



250395

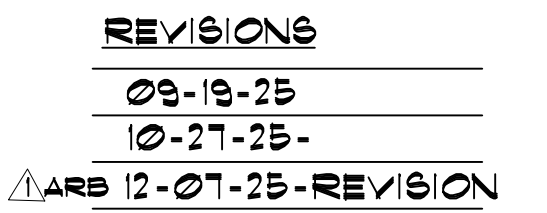


UNDER SEPERATE PERMIT:
-POOL AND POOL DECK-SEE SHOP DWGS
-POOL BARRIER FENCE/WALL/GATES-SEE SHOP DWGS
-DRIVEWAY-SEE SHOP DWGS

SPl-SITEPLAN
 SP2-ZONING DATA CALCULATIONS
 A1-FLOOR PLAN-DEMO PLAN
 A2-ELEVATIONS
 A3-ELEVATION
 A4-DETAILS
 S1-STRUCTURAL NOTES
 S2-GROUND FLOOR FOUNDATION PLAN
 S3-ROOF FRAMING PLAN
 S4-ELEVATIONS W/PRESSURE VALUES
 S5-SCHEDULES AND DETAILS
 S6-DETAILS
 S7-DETAILS
 EI-ELECTRICAL PLAN
 MI-MECHANICAL PLAN
 PI-PLUMBING PLAN

PROPOSED SITE PLAN
1/8" = 1'-0"-(SEE SP2 FOR CALCULATIONS)

1/8" = 1'-0"-(SEE SP2 FOR CALCULATIONS)



PROPERTY INFORMATION

Folio	03-4118-003-2130
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SHORT LEGAL DESCRIPTION

CORAL GABLES COUNTRY CLUB SEC 1

PB 8-108

LOT 4 & SW25FT LOT 3 BLK 18

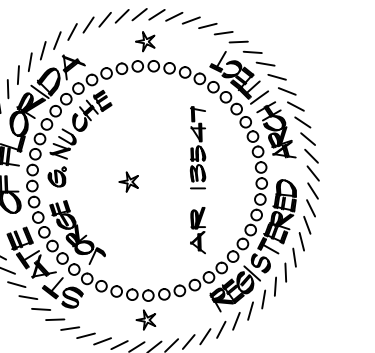
LOT SIZE IRREGULAR

OR 119439-2592 11/2000 5



EXISTING PRIVATE RESIDENCE --ADDITION/REMODELING
2830 DE SOTO BLVD. CORAL GABLES FL 33134
03-4118-003-2130

Jorge Nuche Design Group Inc.
AA-C002010
170 SW 111 AVE. MIAMI FLA. 33165
JNUCHE1 • MAC • COM
(786)290-8616



NUCHE
DESIGN

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HEET

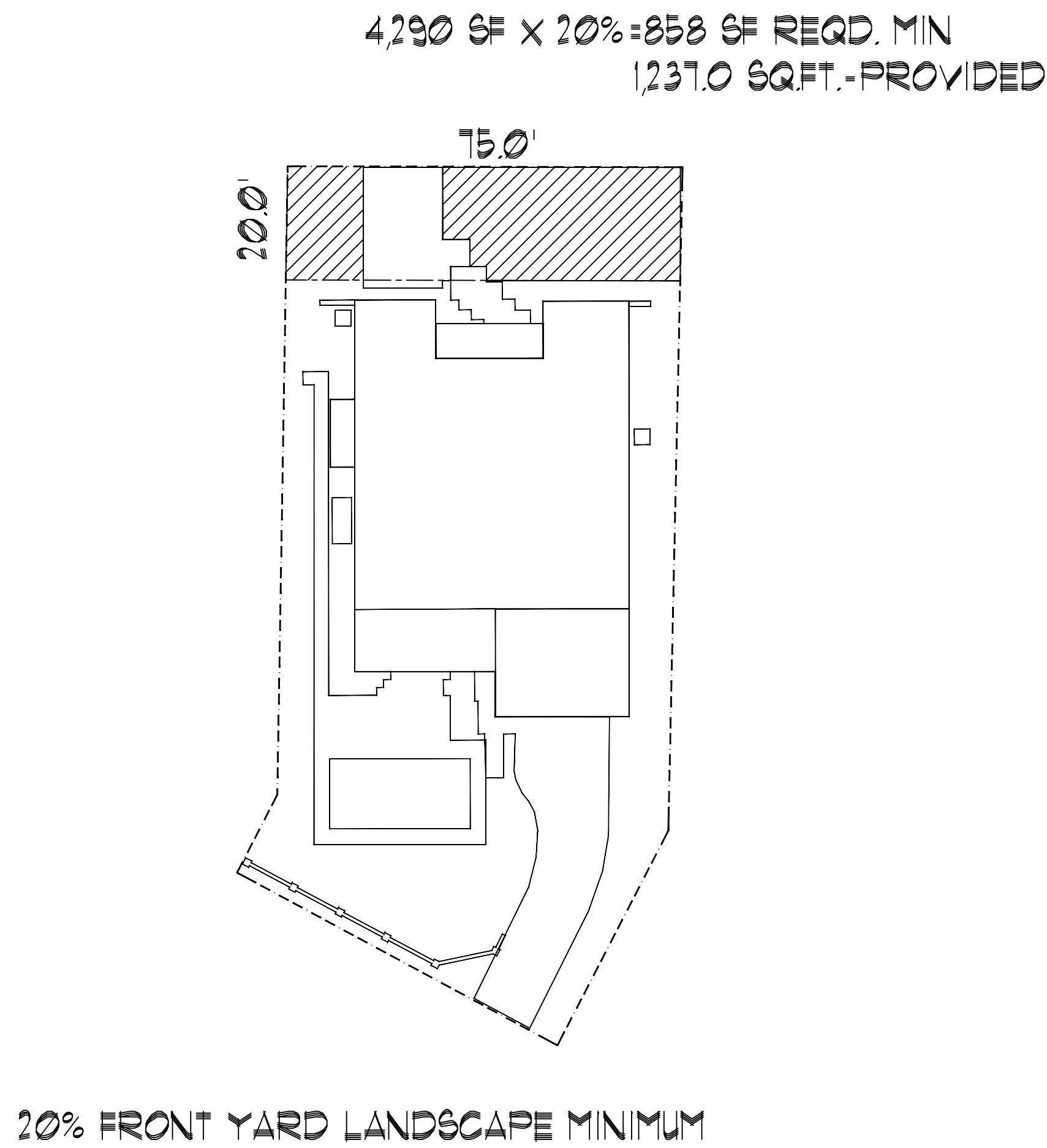
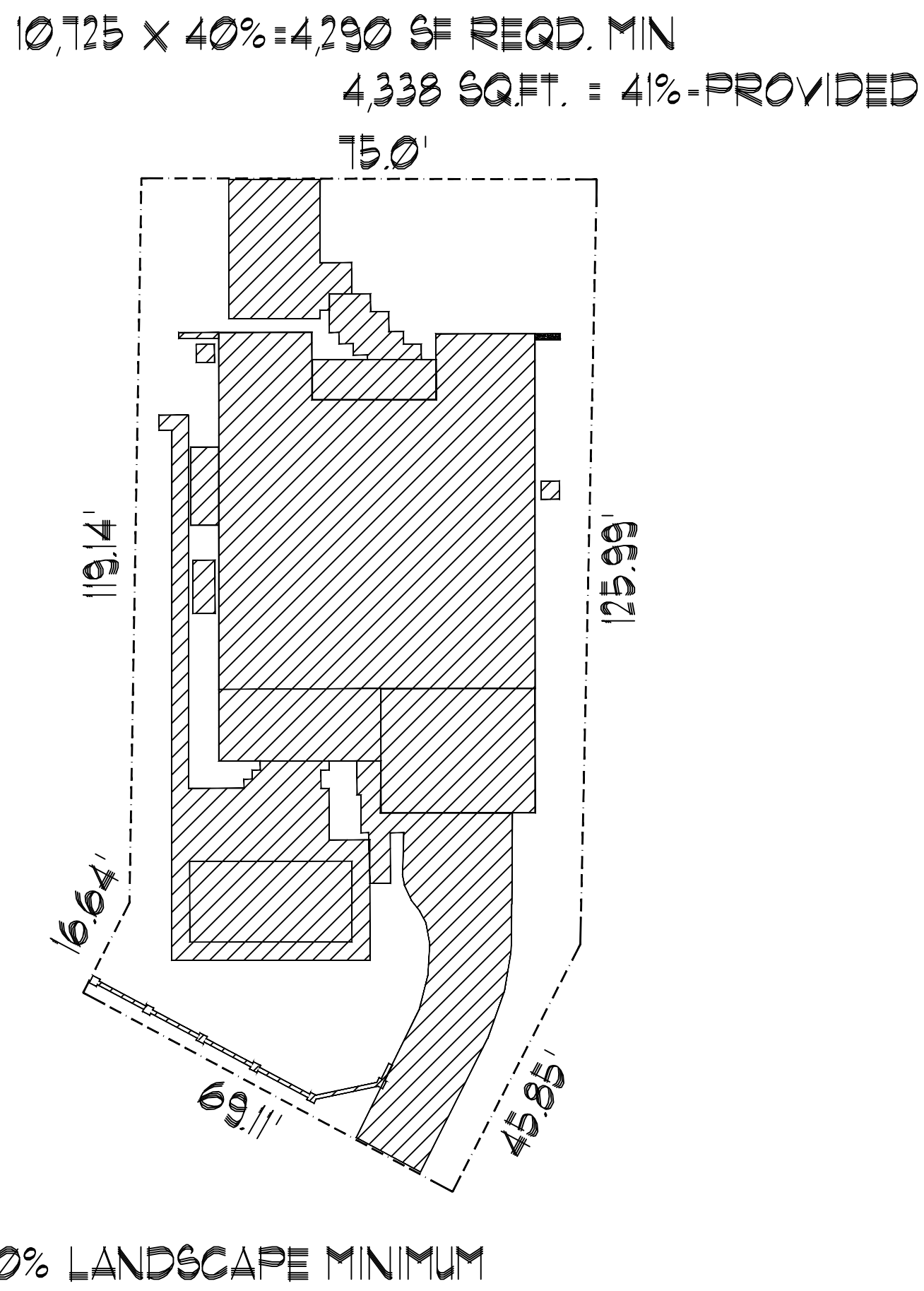
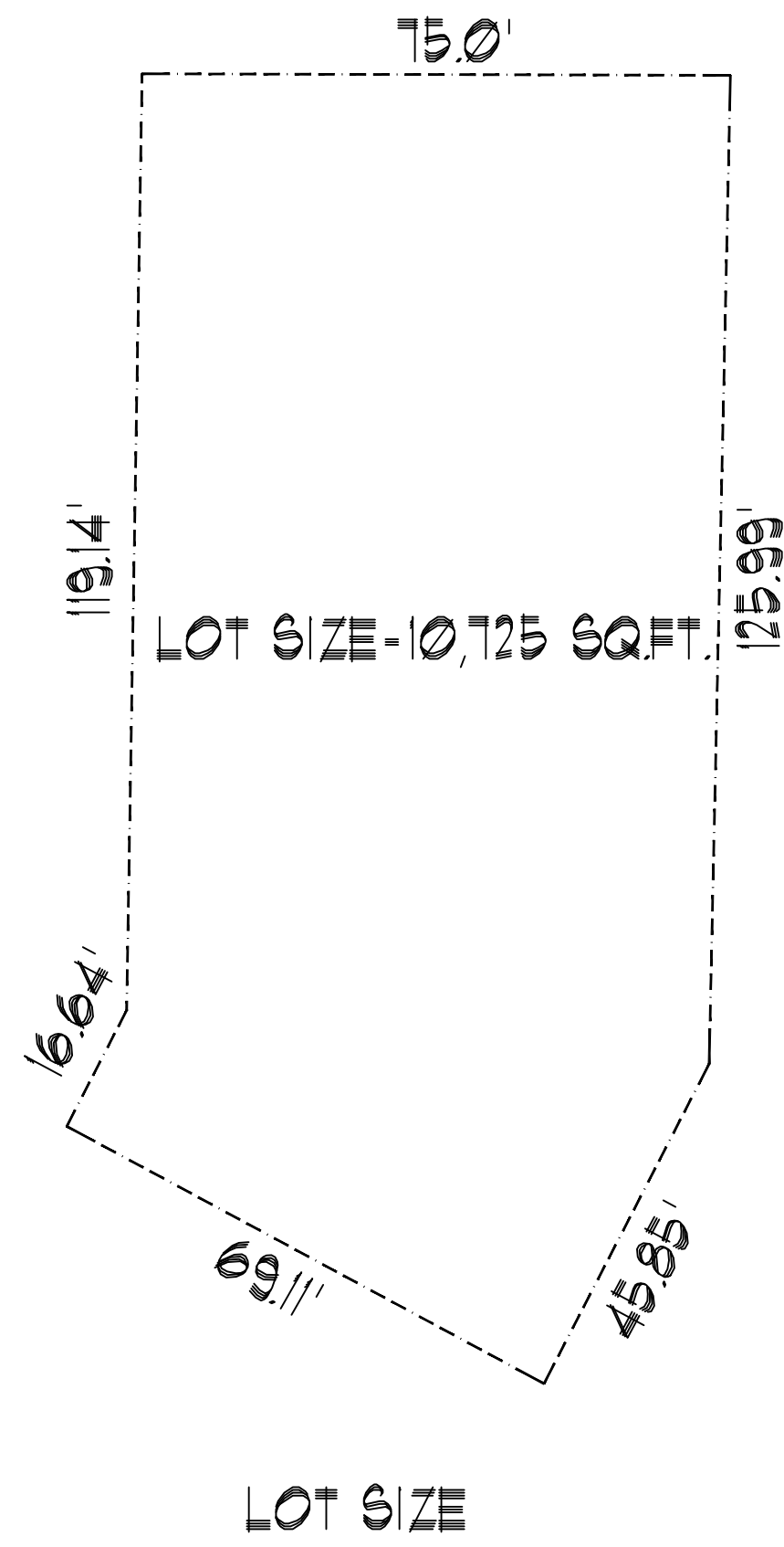
SP-1

ZONING DATA WORKSHEET

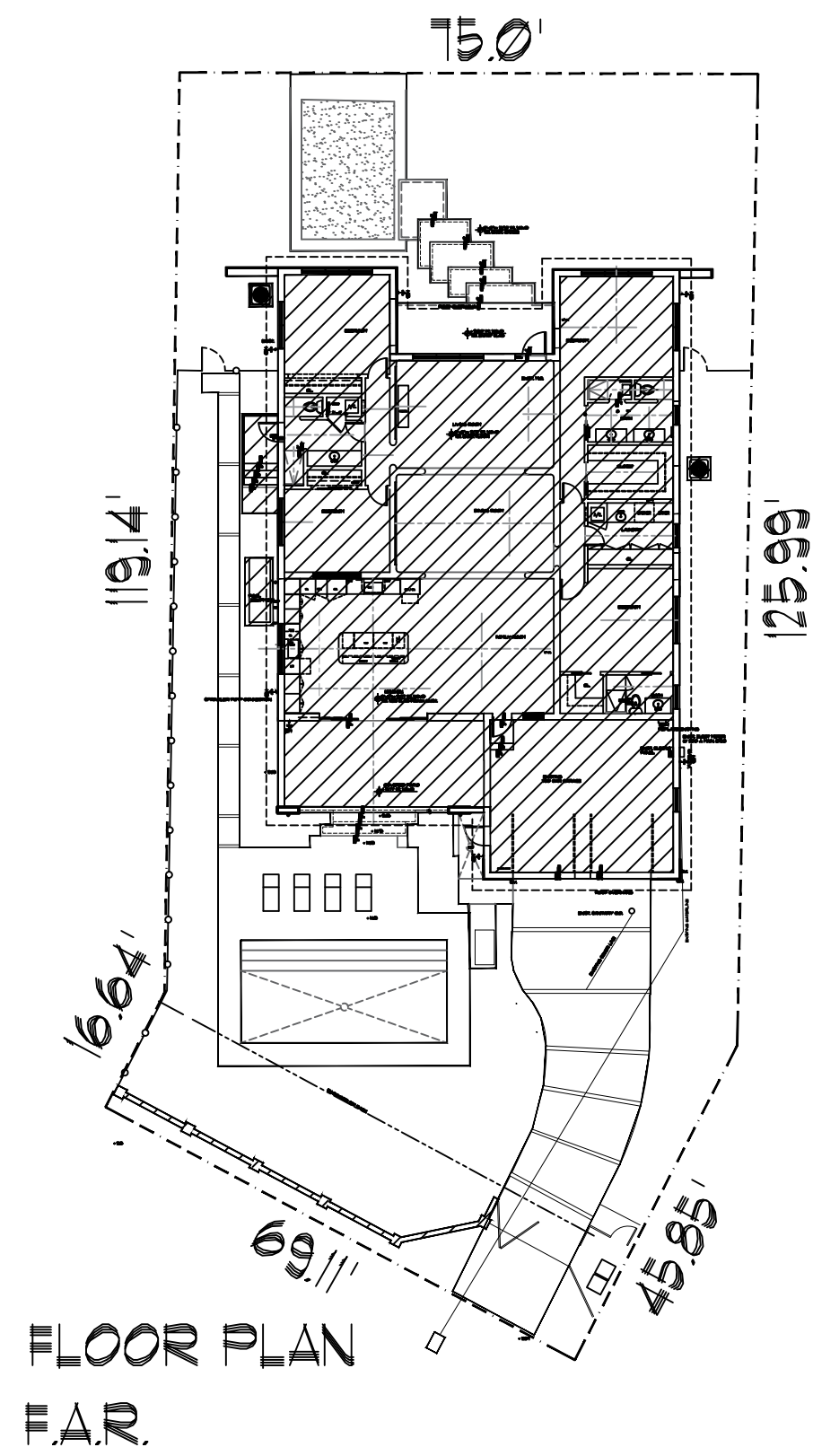
- C.G. ZONING CODE WEB LINK:
<https://codehub.gridics.com/us/fl/coral-gables>

- C.G. ZONING CODE ARTICLE 2,
SECTION 2-101, SINGLE-FAMILY
RESIDENTIAL (SFR) DISTRICT.

- C.G. ZONING CODE ARTICLE 6,
SECTION 6-105, LANDSCAPE
REQUIREMENTS FOR ZONING
DISTRICTS.

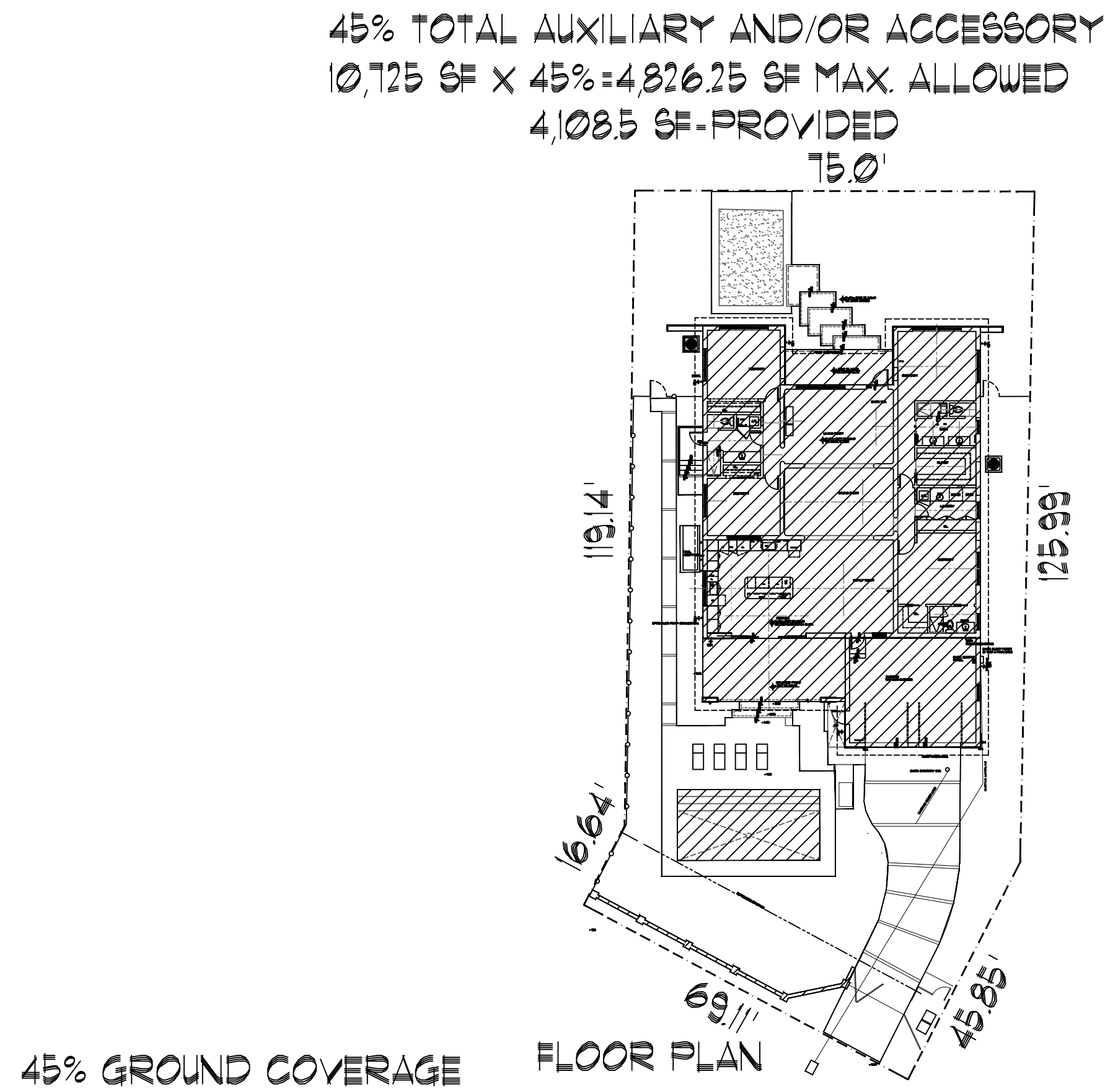
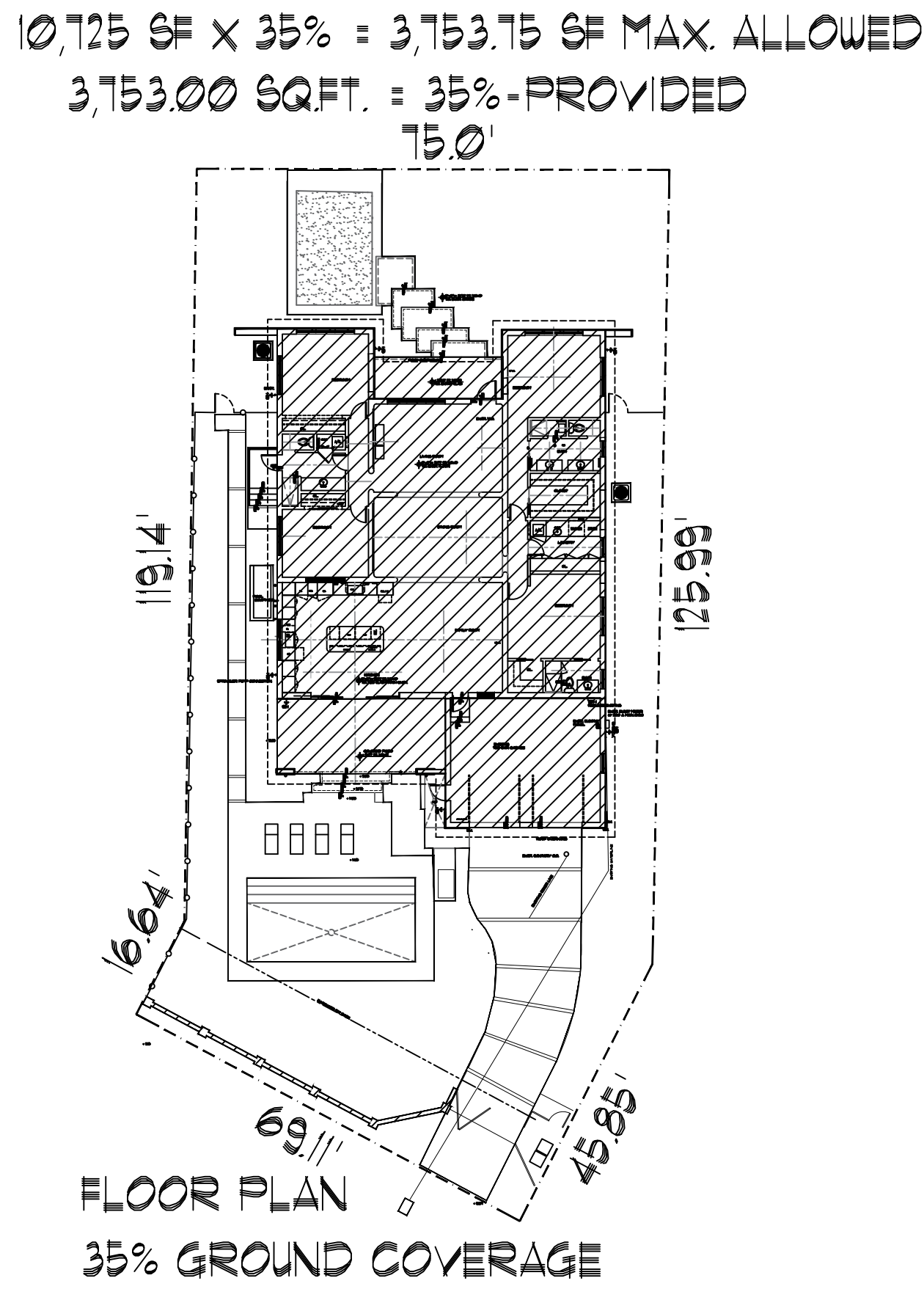


REVISIONS
03-19-25
10-27-25-
ΔARB 12-07-25-REVISION



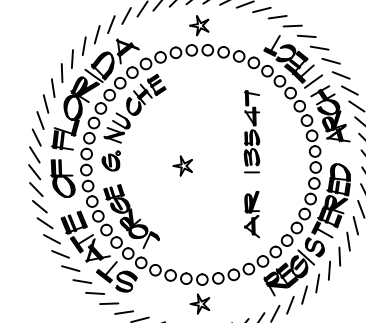
F.A.R.
5,000 X 48%=2,400 SF
5,000 X 35%=1,750 SF
725 X 30%=217 SF

MAX. ALLOWED=4,417 SF
3,429.0 SF PROVIDED



EXISTING PRIVATE RESIDENCE - ADDITION/REMODELING
2830 DE SOTO BLVD. CORAL GABLES FL 33134
03-4118-003-2130

Jorge Nuche Design Group Inc.
AA-C002010
3170 SW 111 AVE MIAMI FLA. 33165
JNUCHEI • MAC • COM
(786)290-8616

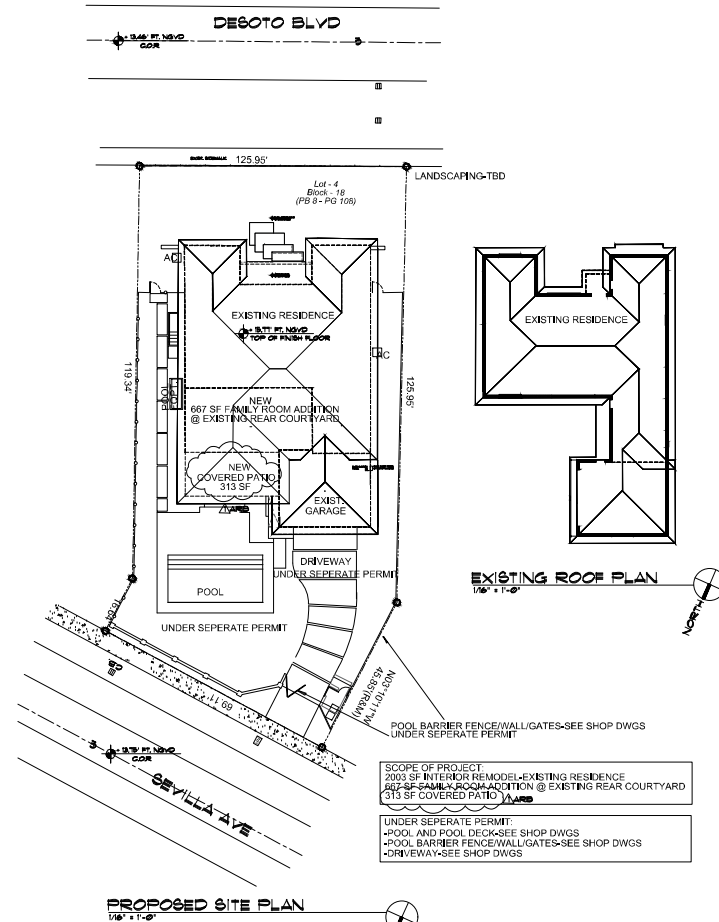


NUCHE
DESIGN

COPYRIGHT 2021 ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF JORGE NUCHE. THE FIRM, THE PROJECT FOR WHICH THEY WERE PREPARED IS EXCEPTED. NOT BEYOND THE PROJECT FOR WHICH THEY WERE PREPARED. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF JORGE NUCHE DESIGN GROUP, INC. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

SHEET

SP-2



PROJECT INFORMATION	
Folio	03-1118-003-2130
SUBMITTAL DESCRIPTION	
CORAL GABLES COUNTRY CLUB SEC 1	
PB 8-108	
LOT 4 & SW25FT LOT 3 BLK 18	
LOT SIZE IRREGULAR	
OR 119439-2592 11/2000 5	
Beds / Baths / Half	4 / 3 / 0
Floors	1
Living Units	1
Actual Area	2,686 Sq. Ft.
Living Area	2,119 Sq. Ft.
Adjusted Area	2,402 Sq. Ft.
Lot Size	10,725 Sq. Ft.
Year Built	1954



REVISIONS	
09-18-25	
10-21-25	
12-01-25	REVISION

Jorge
Gabriel
Nuche
AR13547

Digitally signed
by Jorge Gabriel
Nuche AR13547
Date:
2025.12.16
11:11:03 -05'00'

EXISTING PRIVATE RESIDENCE - ADDITION/REMODELING
2830 DE SOTO BLVD. CORAL GABLES FL 33134
03-4118-003-2130

Jorge Nuche Design Group Inc.
AA-C002010
3170 SW 18 AVE MIAMI FLA 33155
JNUCHEI • MAC • COM
(786) 290-8818



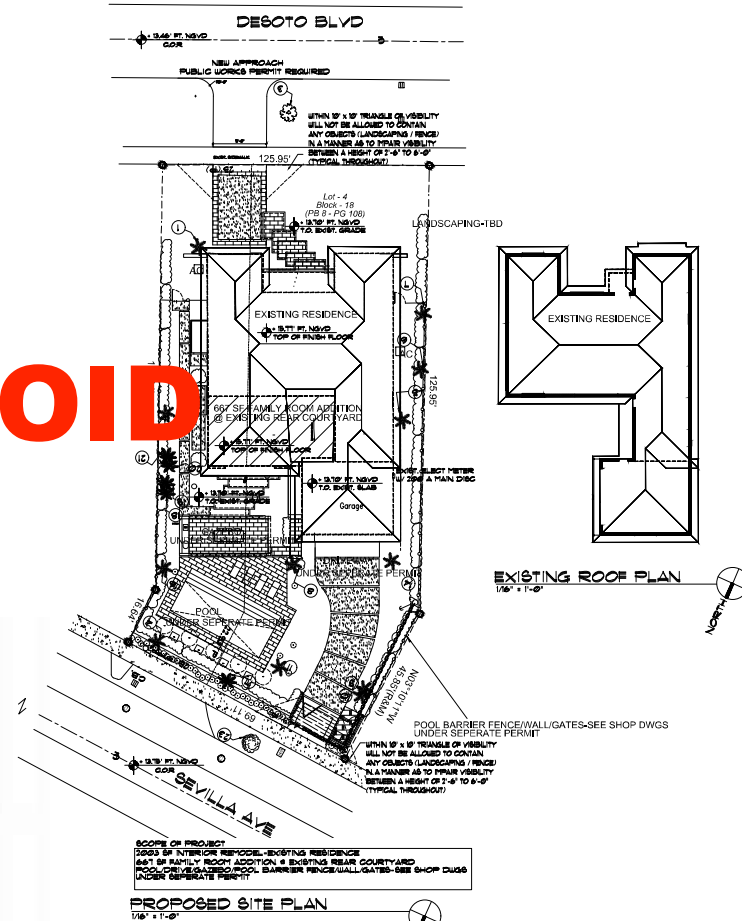
SHEET
SP-1



EXISTING RESIDENCE PHOTOS



VOID



PROJECT INFORMATION	
Folio	03-4118-003-2130
BY OFFICIAL RECORDING	
CORAL GABLES COUNTRY CLUB SEC 1	
PB 8-108	
LOT 4 & SW25FT LOT 3 BLK 18	
LOT SIZE IRREGULAR	
OR 119439-2592 11/2000 5	
Beds / Baths / Half	4 / 3 / 0
Floors	1
Living Units	1
Actual Area	2,686 Sq.Ft.
Living Area	2,119 Sq.Ft.
Adjusted Area	2,402 Sq.Ft.
Lot Size	10,725 Sq.Ft.
Year Built	1954



LOCATION AERIAL VIEW

REVISIONS
03-18-25

Jorge
Gabriel
Nuche
AR13547

Digitally signed
by Jorge Gabriel
Nuche AR13547
Date:
2025.09.19
07:35:29 -04'00'

EXISTING PRIVATE RESIDENCE - ADDITION/REMODELING
2830 DE SOTO BLVD. CORAL GABLES FL 33134
03-4118-003-2130

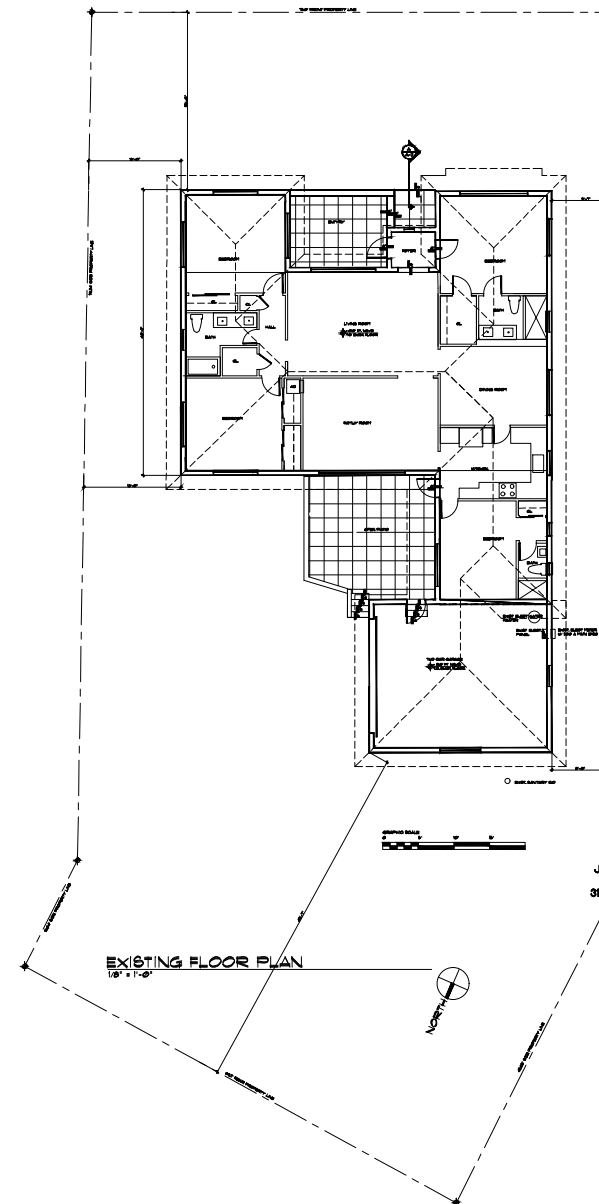
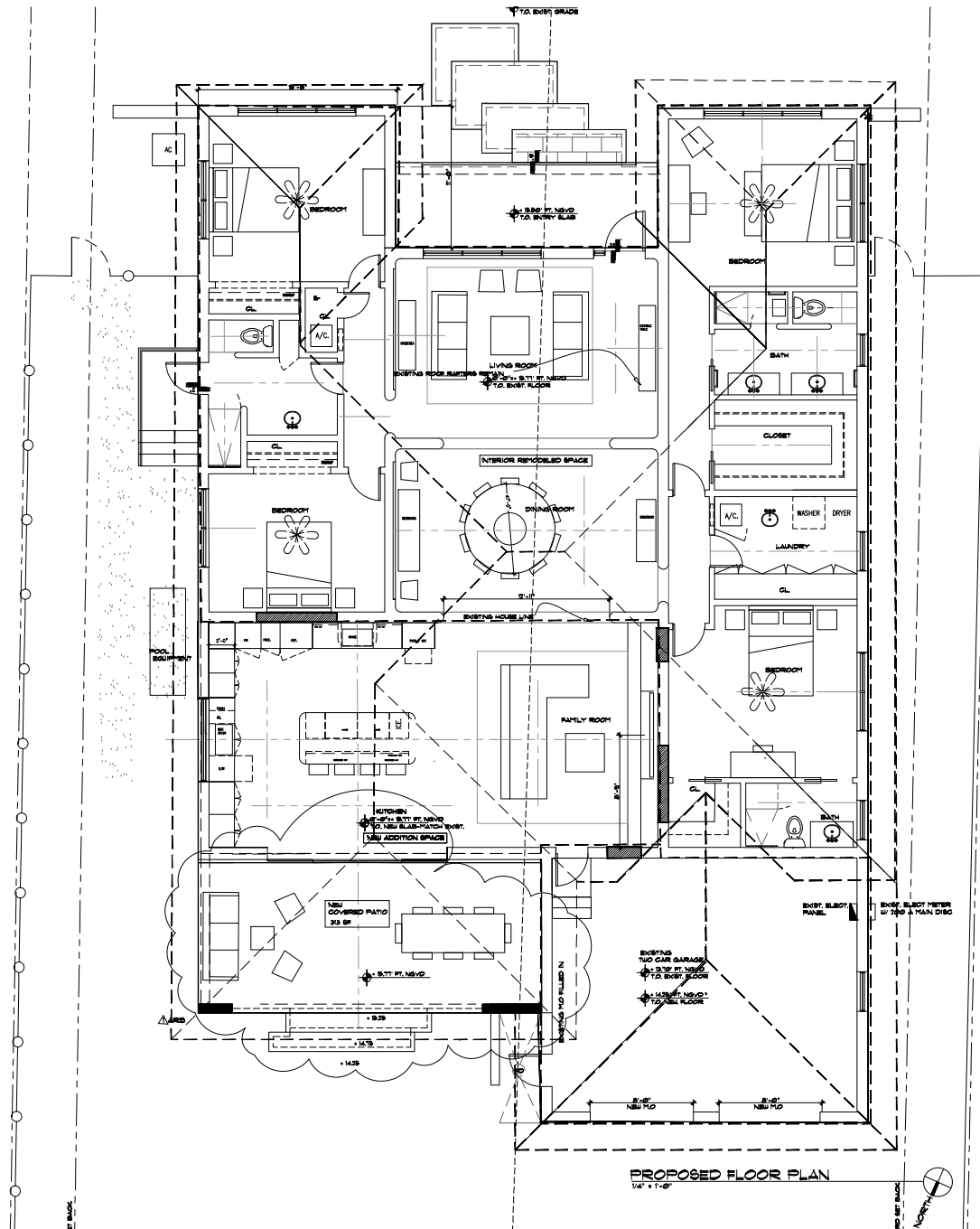
Jorge Nuche Design Group Inc.
AA-C002010
3170 SW 18 AVE MIAMI FLA 33155
(NUCHE) • MAC • COM
(786)290-8818



NUCHE
DESIGN

SHEET

SP-1



REVISIONS
03-18-25
12-07-25
Area 12-07-25-REVISION

Jorge
Gabriel
Nuche
AR13547

Digitally signed
by Jorge Gabriel
Nuche AR13547
Date:
2025.12.16
11:11:32 -05'00'

EXISTING PRIVATE RESIDENCE - ADDITION/REMODELING
2830 DE SOTO BLVD. CORAL GABLES FL 33134
03-4118-003-2130

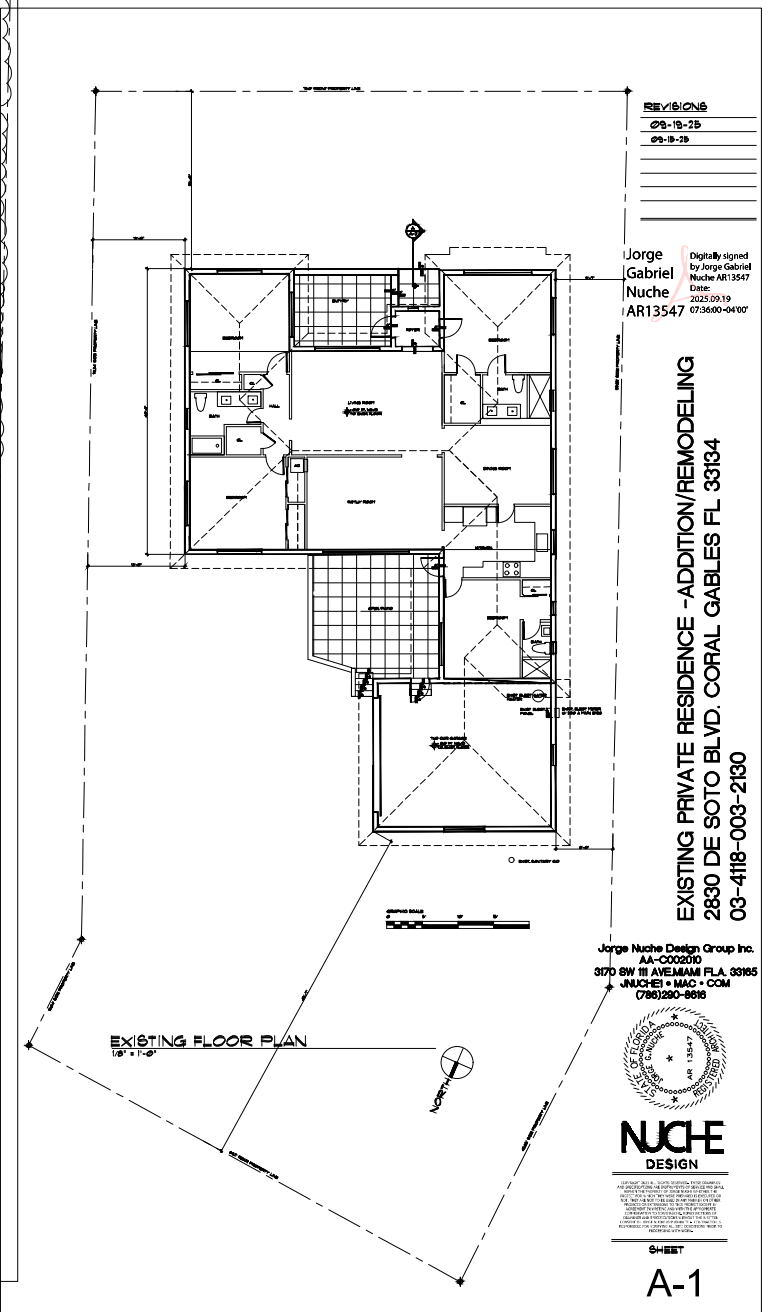
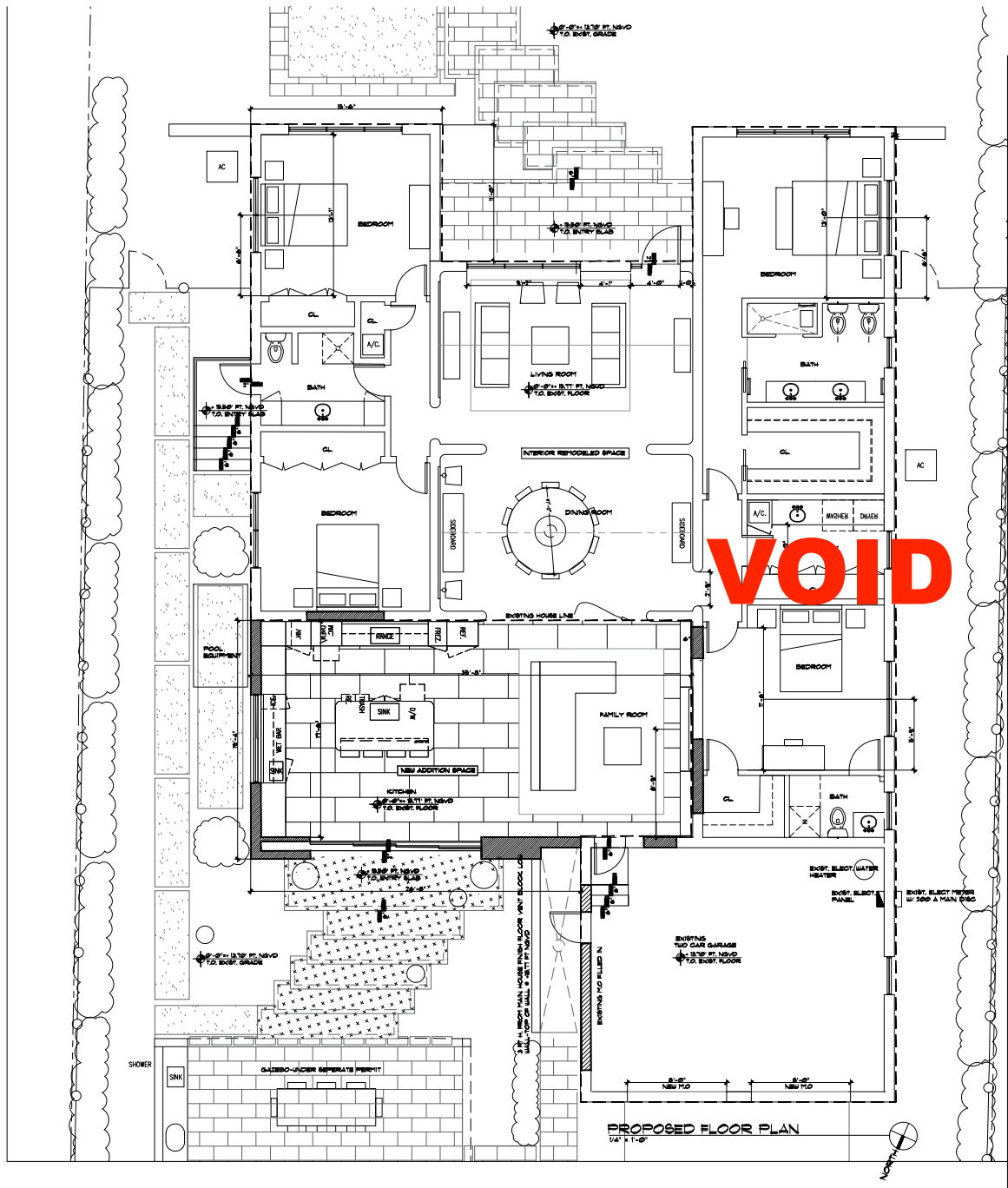
Jorge Nuche Design Group Inc.
AA-C002010
3970 SW 18 AVE MIAMI FLA 33155
JNUCHE@MAC.COM
(786)290-8816



NUCHE
DESIGN

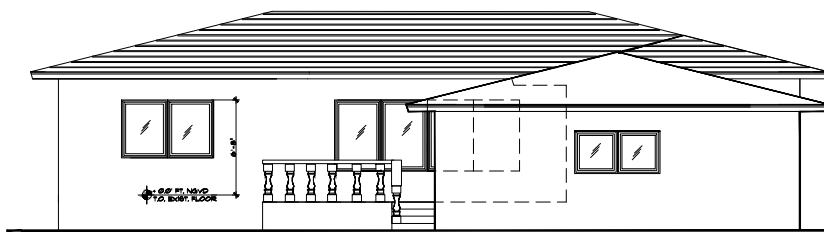
SHEET

A-1

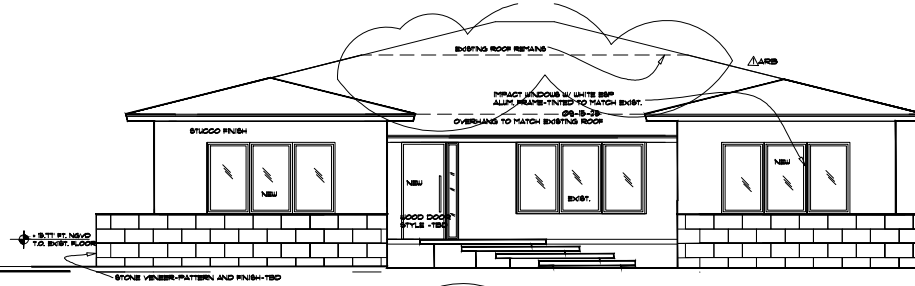




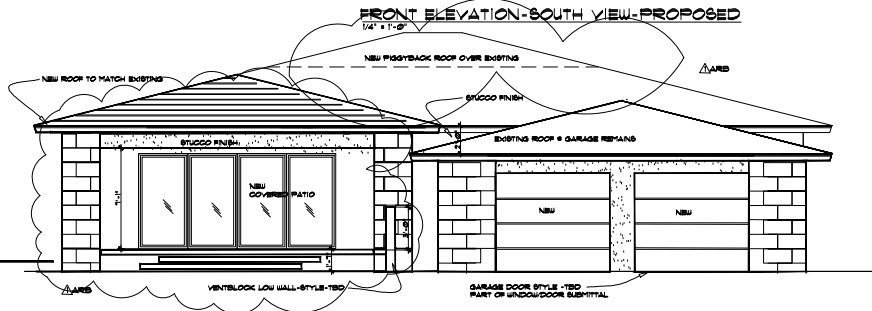
FRONT ELEVATION-SOUTH VIEW-EXISTING
1/4" = 1'-0"



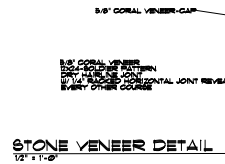
REAR ELEVATION-NORTH VIEW-EXISTING
1/4" = 1'-0"



FRONT ELEVATION-SOUTH VIEW-PROPOSED
1/4" = 1'-0"



REAR ELEVATION-NORTH VIEW-PROPOSED
1/4" = 1'-0"



2016-70 WALL
CANCUN SAND



REVISIONS
08-18-25
10-21-25
12-01-25-REVISION

Jorge
Gabriel
Nuche
AR13547

Digitally signed
by Jorge Gabriel
Nuche AR13547
Date:
2025.12.16
11:11:51 -05'00'

EXISTING PRIVATE RESIDENCE - ADDITION/REMODELING
2830 DE SOTO BLVD. CORAL GABLES FL 33134
03-418-003-2130

Jorge Nuche Design Group Inc.
AA-C002010
3170 SW 111 AVENUE MIAMI FLA. 33185
JNUCHE@MAC.COM
0785220-8518



NUCHE
DESIGN

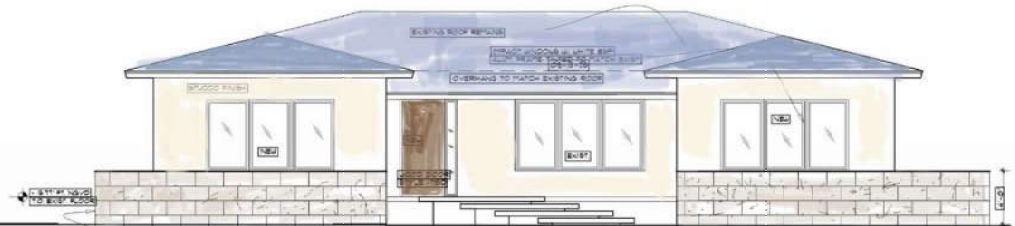
NEW YORK, NY, LOS ANGELES, MIAMI, PHOENIX, PORTLAND, SEATTLE, TAMPA, WASHINGTON, DC
ARCHITECTS, INTERIORS, LANDSCAPE ARCHITECTS, PLANNING, ENGINEERS, ENVIRONMENTAL DESIGNERS
ARCHITECTS, INTERIORS, LANDSCAPE ARCHITECTS, PLANNING, ENGINEERS, ENVIRONMENTAL DESIGNERS
ARCHITECTS, INTERIORS, LANDSCAPE ARCHITECTS, PLANNING, ENGINEERS, ENVIRONMENTAL DESIGNERS
ARCHITECTS, INTERIORS, LANDSCAPE ARCHITECTS, PLANNING, ENGINEERS, ENVIRONMENTAL DESIGNERS

SHEET

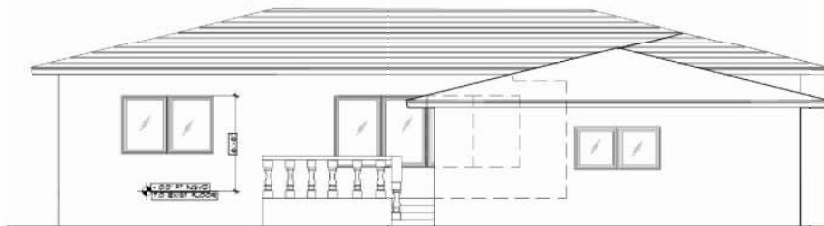
A2



FRONT ELEVATION-SOUTH VIEW-EXISTING
(A-11-2)



FRONT ELEVATION-SOUTH VIEW-PROPOSED
(A-11-3)



REAR ELEVATION-NORTH VIEW-EXISTING
(A-11-4)



REAR ELEVATION-NORTH VIEW-PROPOSED
(A-11-5)

VOID

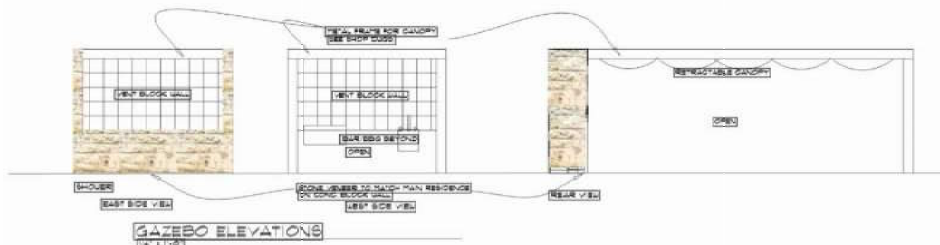
REVISED
DATE: 10-19-25
10-19-25

STONE VENEER DETAIL
(A-11-6)



12X24 CORAL STONE-SOLDIER PATTERN

2016-70 WALL
CANCUN SAND



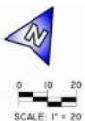
EXISTING PRIVATE RESIDENCE - ADDITION/REMODELING
2830 DE SOTO BLVD. CORAL GABLES FL 33134
03-4118-003-2130

Jorge Nuche Design Group Inc.
AA-000200
3170 SW 11th AVE MIAMI FLA 33135
JNUCHE@GMAIL.COM
786-296-3498



NUCHE
DESIGN

NUCHE DESIGN GROUP, INC.
3170 SW 11th AVE MIAMI FLA 33135
JNUCHE@GMAIL.COM
786-296-3498



1. Legal Description has been obtained from Public Records.

2. References to "Deed," "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in conformity with corresponding recorded distances, directions and angles, unless otherwise shown. These lands are subject to additional restrictions of record that were not furnished to the undersigned registered surveyor. A title search has not been performed by the surveyor.

4. North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being used as the basis for the survey.

5. Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.

6. Beyond perimeter has not been determined. Distances from existing fences to boundary lines are approximate. Fences and walkways with conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.

7. This Survey Map is intended to be displayed at the scale shown herein. Data is expressed in U.S. Survey Feet.

8. This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.

10. **FLORIDA PUBLIC INFORMATION:** As per the Florida Insurance Rate Map (FIRM) of Community No. 120033 (City of Coral Gables), Parcel 0457, Suffolk L, revised on Sept 11th, 2009, this real property falls in Zone D.

11. **HORIZONTAL ACCURACY:** The accuracy obtained thru redundant measurements and calculations resulted from the use of the surveying instrument and control monuments, has been found satisfactory for the expected use of and the type of survey produced herein.

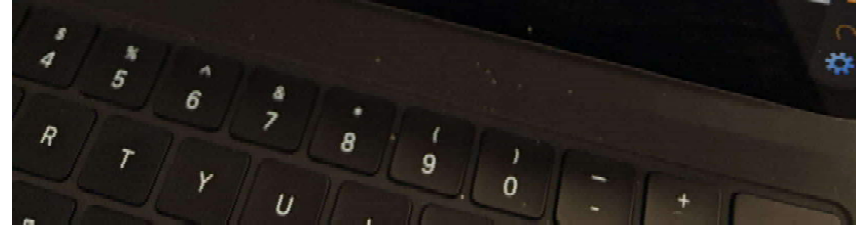
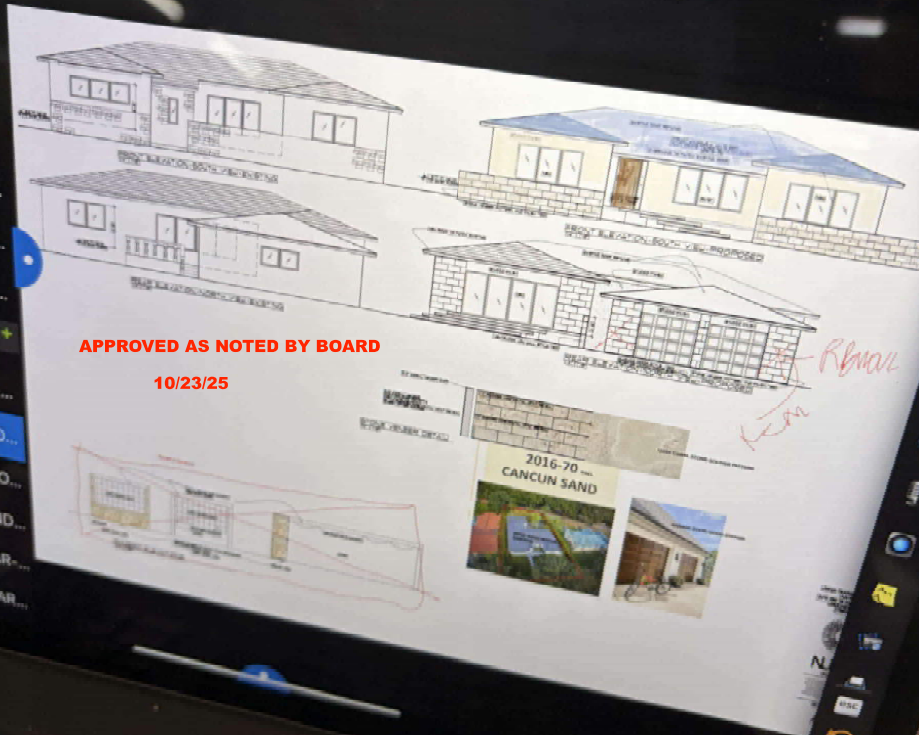
12. **VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet for the horizontal run of the loop distance in miles. Elevation are based on a level loop from and to the following official public Bench Marks:

Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark 47,
Elevation = 13.83 feet

Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark 528,
Elevation = 15.85 feet

HEREBY CERTIFY TO:
 Ivy Salom; Jakob R. Salom,
 That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional
 Surveyors and Mappers in applicable provisions of Chapter 5J-17, Florida Administrative Code pursuant to
 Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.

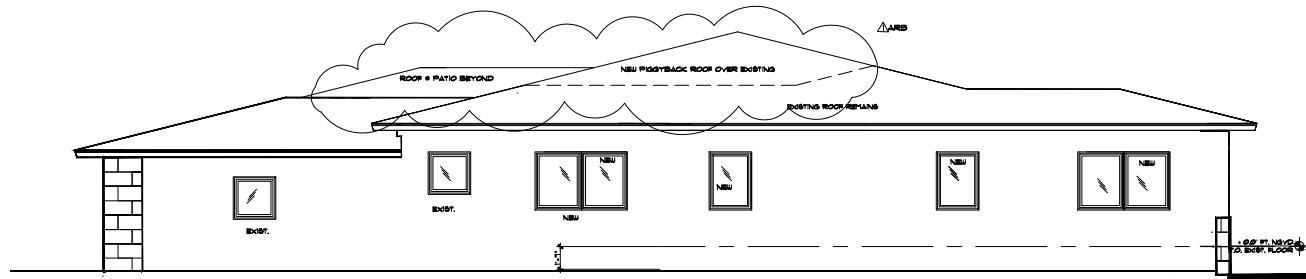
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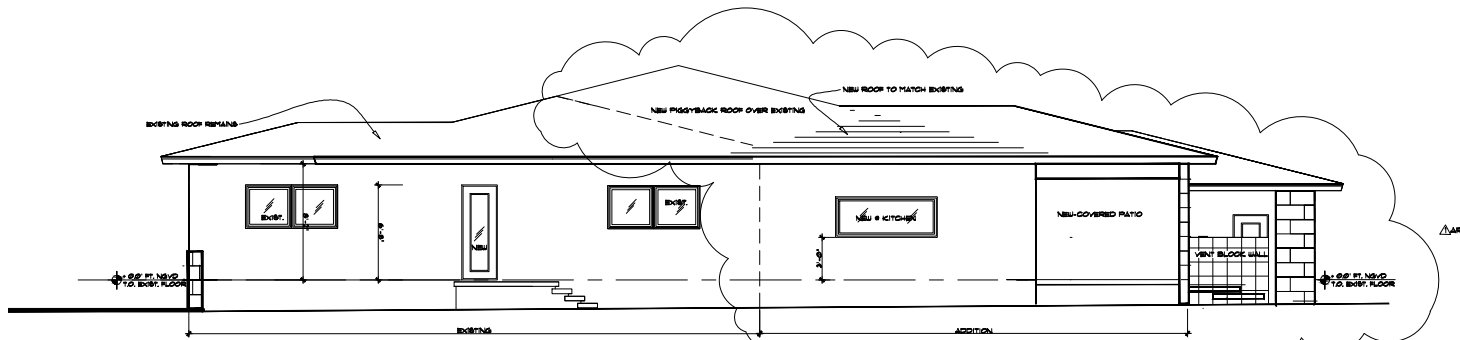
REVISIONS
01-09-25
10-23-25
12-03-25

Jorge
Gabriel
Nuche
AR13547

Digitally signed
by Jorge Gabriel
Nuche AR13547
Date: 2025.12.16
11:12:12 -05'00'



RIGHT SIDE ELEVATION-WEST VIEW-PROPOSED
1/4" = 1'-0"



LEFT SIDE ELEVATION-EAST VIEW-PROPOSED
1/4" = 1'-0"

EXISTING PRIVATE RESIDENCE - ADDITION
1105 MALAGA AVE CORAL GABLES FL 33134
03-4118-003-1800

Jorge Nuche Design Group Inc.
AA-C002510
3170 SW 111 AVENUE MIAMI FLA, 33185
JNACHE@MAC.COM
(786)290-8818

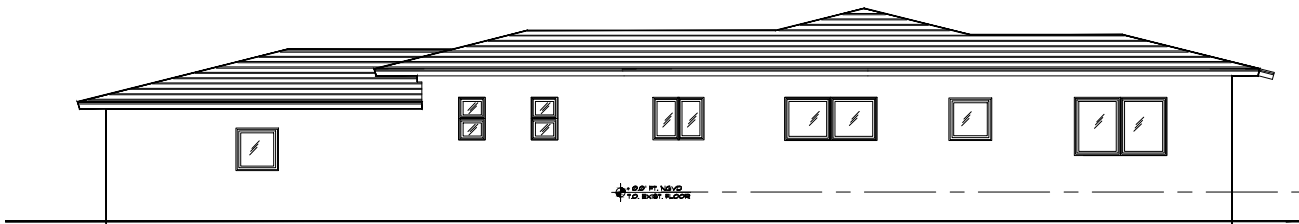


NUCHE
DESIGN

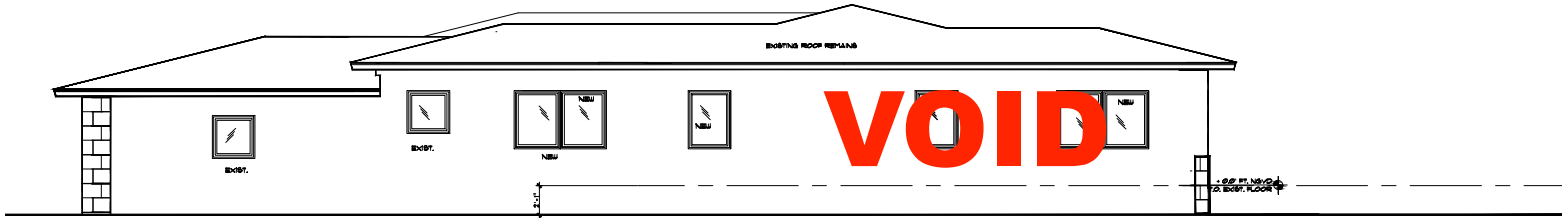
ALL PROJECTS ARE DESIGNED, DRAWN, AND PREPARED BY THE ARCHITECT OR UNDER HIS/HER CLOSE PERSONAL SUPERVISION AND CONTROL. THE ARCHITECT ASSUMES FULL RESPONSIBILITY FOR THE ACCURACY AND COMPLETION OF THE DESIGN. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE PERFORMANCE OF THE WORK OR THE RESULTS THEREOF. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DOCUMENTS. THE ARCHITECT DOES NOT PROVIDE CONTRACT ADMINISTRATION OR CONSTRUCTION MANAGEMENT SERVICES. THE ARCHITECT'S SERVICES ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

SHEET

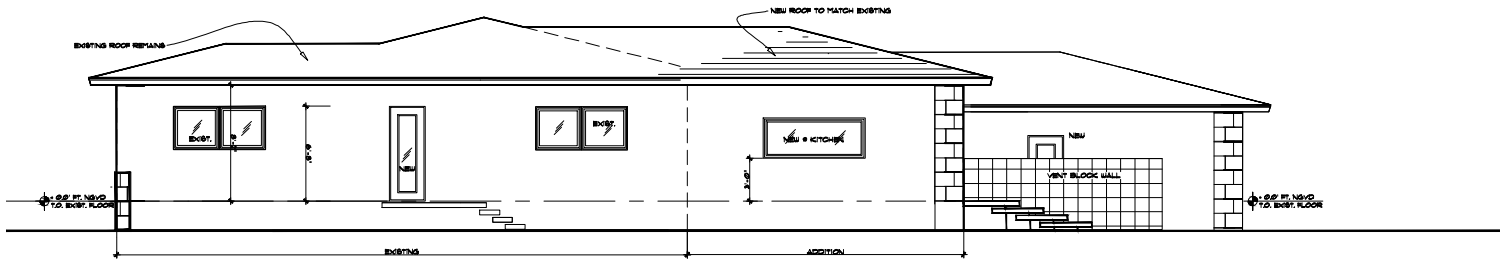
A2



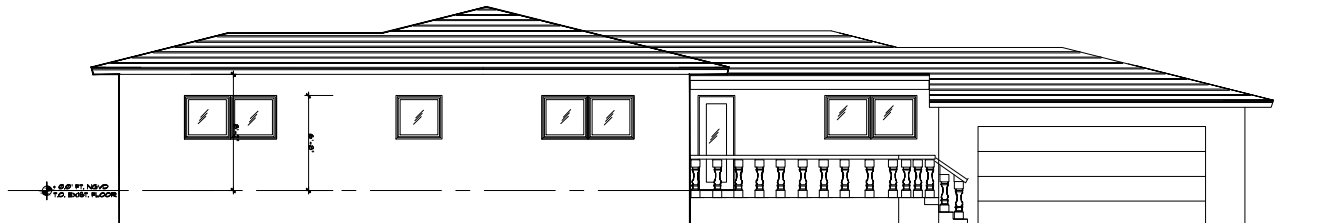
RIGHT SIDE ELEVATION-WEST VIEW-PROPOSED
1/4" = 1'-0"



RIGHT SIDE ELEVATION-WEST VIEW-EXISTING
1/4" = 1'-0"



LEFT SIDE ELEVATION-EAST VIEW-PROPOSED
1/4" = 1'-0"



LEFT SIDE ELEVATION-EAST VIEW-EXISTING
1/4" = 1'-0"

REVISIONS
01-08-25
10-19-25

EXISTING PRIVATE RESIDENCE - ADDITION
1105 MALAGA AVE CORAL GABLES FL 33134
03-4118-003-1800

Jorge Nuche Design Group Inc.
AA-C002570
3170 SW 111 AVENUE MIAMI FLA 33185
JNUCHEI@MAC.COM
(786)290-8818

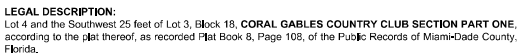
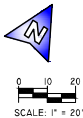


NUCHE
DESIGN

ALL PROJECTS ARE THE PROPERTY OF JORGE NUCHE DESIGN GROUP INC. AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF JORGE NUCHE DESIGN GROUP INC. ANY VIOLATION OF THIS AGREEMENT WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

SHEET

A2



1. Legal Description has been obtained from Public Records.
2. References to "Deed," "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values of records, unless otherwise shown.
3. These lands are subject to additional restrictions of record that were not furnished to the undersigned registered surveyor, a title search has not been performed by the surveyor.
4. North arrow direction is based on an assumed Meridian, Bearings are based on an assumed meridian on a true north-south line, said line is being noted as BR on the Survey Map.
5. Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
6. Feasibility of access has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location, Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.
7. This Survey Map is intended to be displayed at the scale shown herein. Data is expressed in U.S. Survey Feet.
8. This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual entity or assignee.
9. FEDERAL INFORMATION POLICY: This map was prepared under Federal Insurance Rate Map (FIRM) of Community No. 120639 (City of Coral Gables), Plan 0457, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "X"
11. **HORIZONTAL ACCURACY:** The accuracy obtained thru redundant measurements and calculations resulted from field observations of survey points and monuments, has been found satisfactory for the expected use and the type of survey produced herein.
12. **VERTICAL CURVATURE AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 inches times the square root of the loop distance in miles. Elevation are based on a level loop from and to the following official public Bench Marks:
Bench Mark #1: Miami-Dade County Public Works Department Bench Mark 47,
Elevation = 13.83 feet
Bench Mark #2: Miami-Dade County Public Works Department Bench Mark 528,
Elevation = 15.85 feet

I HEREBY CERTIFY TO:
Ivy Solom; Jakob R. Solom.
That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of Chapter 55-17, Florida Administrative Code pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.

Digitally signed by Odalys C BeLo
DN: c=US, o=BeLo and BeLo Land
Surveying Corp.,
dnQualifier=A01410C00001884E
67E800DD40A, cn=Odalys C BeLo

1. CALIFORNIA AIA 1001 2. CALIFORNIA AIA 1002 3. CALIFORNIA AIA 1003 4. CALIFORNIA AIA 1004 5. CALIFORNIA AIA 1005 6. CALIFORNIA AIA 1006 7. CALIFORNIA AIA 1007 8. CALIFORNIA AIA 1008 9. CALIFORNIA AIA 1009 10. CALIFORNIA AIA 1010 11. CALIFORNIA AIA 1011 12. CALIFORNIA AIA 1012 13. CALIFORNIA AIA 1013 14. CALIFORNIA AIA 1014 15. CALIFORNIA AIA 1015 16. CALIFORNIA AIA 1016 17. CALIFORNIA AIA 1017 18. CALIFORNIA AIA 1018 19. CALIFORNIA AIA 1019 20. CALIFORNIA AIA 1020 21. CALIFORNIA AIA 1021 22. CALIFORNIA AIA 1022 23. CALIFORNIA AIA 1023 24. CALIFORNIA AIA 1024 25. CALIFORNIA AIA 1025 26. CALIFORNIA AIA 1026 27. CALIFORNIA AIA 1027 28. CALIFORNIA AIA 1028 29. CALIFORNIA AIA 1029 30. CALIFORNIA AIA 1030 31. CALIFORNIA AIA 1031 32. CALIFORNIA AIA 1032 33. CALIFORNIA AIA 1033 34. CALIFORNIA AIA 1034 35. CALIFORNIA AIA 1035 36. CALIFORNIA AIA 1036 37. CALIFORNIA AIA 1037 38. CALIFORNIA AIA 1038 39. CALIFORNIA AIA 1039 40. CALIFORNIA AIA 1040 41. CALIFORNIA AIA 1041 42. 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COLOR PHOTOGRAPHS

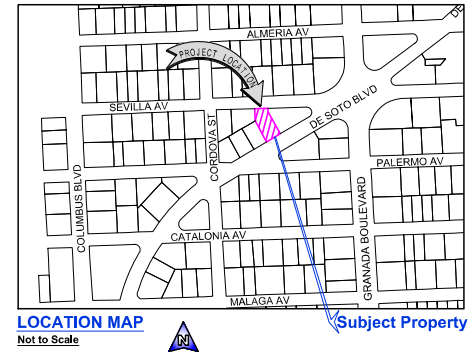
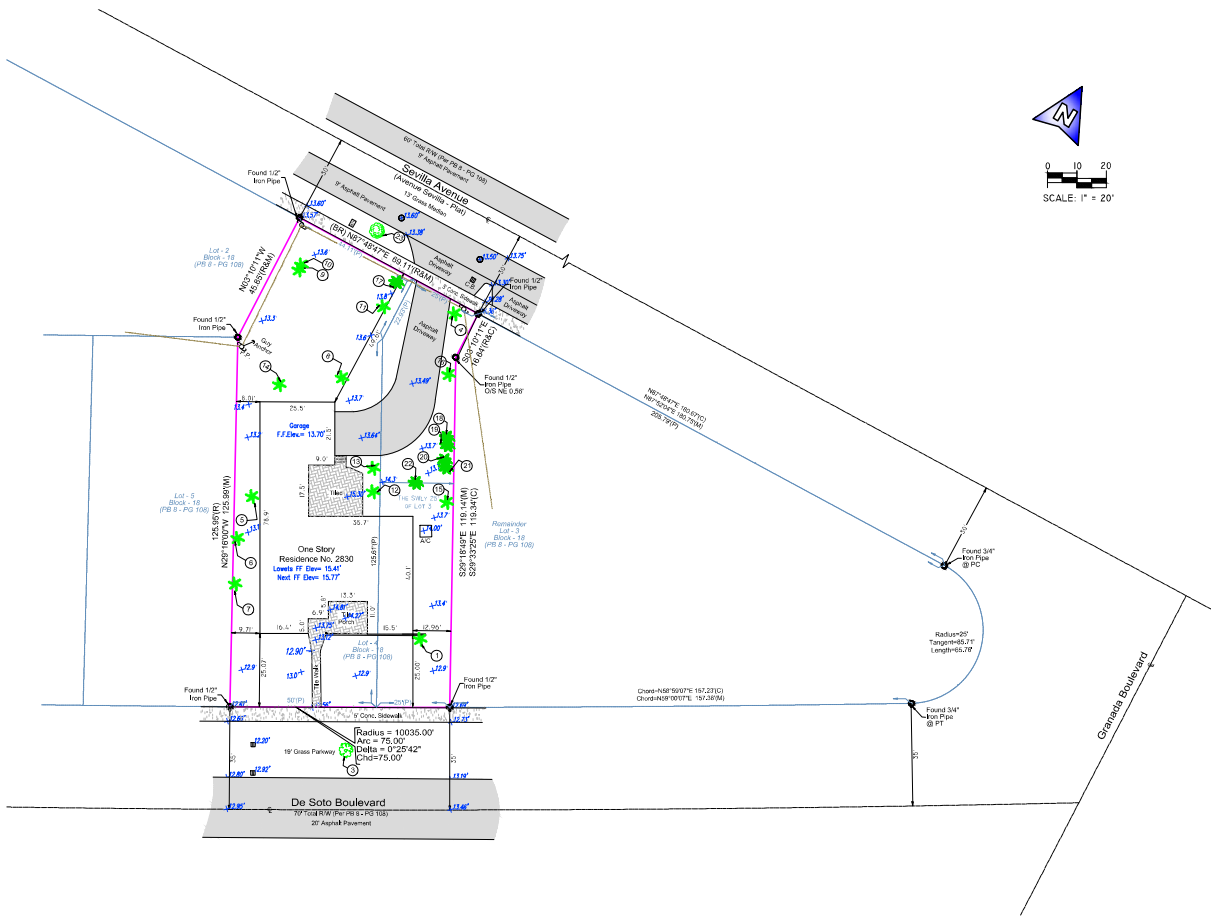
DE SOTO BLVD, PRIMARY FRONTAGE



COLOR PHOTOGRAPHS

SEVILLA AVE, SECONDARY FRONTAGE





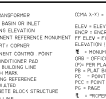
LEGAL DESCRIPTION:
Lot 4 and the Southwest 25 feet of Lot 3, Block 18, CORAL GABLES COUNTRY CLUB SECTION PART ONE, according to the plat thereof, as recorded Plat Book 8, Page 108, of the Public Records of Miami-Dade County, Florida.

- SURVEYOR'S REPORT AND GENERAL NOTES**
(Not valid without the attached Survey Map)
- Legal Description has been obtained from Public Records.
 - References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
 - These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed by the surveyor.
 - North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian in a well-established line, said line is being noted as BR on the Survey Map.
 - Only above ground improvements are shown herein, Foundations, underground features and utilities have not been located.
 - Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fences/walls with and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.
 - This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Feet.
 - This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
 - FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120639 (City of Coral Gables), Panel 0457, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "X".
 - HORIZONTAL ACCURACY:** The accuracy obtained thru redundant measurements and calculations resulted from field occupation of survey points and control monuments, has been found satisfactory for the expected use and of the type of survey produced herein.
 - VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark 47,
Elevation = 13.83 feet
Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark 528,
Elevation = 15.85

TREE CHART					
Note: Tree Location Survey has not been performed based on a Certified Arborist Report. Common names and scientific names were determined to the best of our knowledge.					
Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height (DBH) (in.)	Approximate Height (ft)(+/-)	Approximate Canopy (ft)(+/-)
1	Palm (2)	Areca	20	16	8
2	Palm (2)	Areca	36	15	15
3	Live Oak	Quercus Virginiana	18	35	40
4	Palm	Areca	3	20	5
5	Palm	Areca	3	25	5
6	Palm	Areca	3	25	5
7	Palm	Areca	3	25	5
8	Palm	Areca	4	20	5
9	Palm	Areca	6	15	10
10	Palm	Areca	8	25	10
11	Palm	Areca	12	25	5
12	Palm	Areca	12	25	5
13	Palm	Areca	12	25	10
14	Palm	Areca	12	25	10
15	Palm	Areca	12	25	10
16	Palm	Areca	12	30	15
17	Palm	Areca	12	30	15
18	Palmetto	Sabal Palmetto	3	10	4
19	Palmetto	Sabal Palmetto	3	12	10
20	Palmetto	Sabal Palmetto	3	12	10
21	Palmetto	Sabal Palmetto	3	12	10
22	Palmetto	Sabal Palmetto	3	12	10
23	Palmetto	Sabal Palmetto	12	10	10
24	Unknown	Unknown	30	50	50

I HEREBY CERTIFY TO:
Ivy Salom; Jakob R. Salom.
That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.

Odalys C. Bello-Iznaga
Professional Surveyor and Mapper LS6169 - State of Florida
Field Work Date: 05/02/2025
Field Work Update: 07/24/2025

LEGEND: SYMBOLS & ABBREVIATIONS	PROPERTY ADDRESS: 2830 De Soto Boulevard, Coral Gables, FL 33134
	Field Date: 05/02/2025 Drawn By: IA
	Field Work Update: 07/24/2025 Project No.: 25-27321/25017
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AERIAL

