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: 8800 OLD CUTLER RD

Street address of the subject property: 8800 OLD CUTLER RD, MIAMI, FL, 33156

Property Legal Description: Lot(s): A tract of land lying in the NE 1/4 of the NE 1/4 of Section 6, Township 55 South, Range 41 East, Miami-Dade County, Florida.

Block(s): Irregular Lot - (Metes and Bounds Description attached)

Section(s): Hammock Lakes

Plat Book(s)/Page(s): OR 13562-819 0288 1

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? YES

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? YES

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:

03-5106-000-0110

Board of Adjustment Application

General information

Applicant(s)/Agent(s) Name(s): Javier Salman

Telephone#: 786-493-8691 Fax#: _____ Email: javier @ salmanarchitects.com

Mailing Address: 1235 Coral Wy STE 101, Miami, FL 33145
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Lasse Moe Trs - William Zelaya (Trustee)

Telephone#: 786.210.2404 Fax#: _____ Email: _____ @ _____

Mailing Address: 8800 Old Cutler Rd, Miami, FL, 33156
(City) (State) (ZIP Code)

Property Owner(s) Name(s): _____

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

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

Project Architect(s) Name(s): Javier Salman

Telephone#: 786-493-8691 Fax#: _____ Email: javier @ salmanarchitects.com

Mailing Address: 1235 Coral Wy STE 101, Miami, FL 33145
(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:

Board of Architects - BOAR-25-09-1266 - Approved 10/30/25

Application received by: _____ Date: _____

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

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.

15. Understand that under Florida Law, all the information submitted as part of the application are public records.
16. Submission of the following:
    a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
    b. 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:	Applicant(s)/Agent(s) Print Name: Javier Salman
Address: 2140 South Dixie Hwy, Suite 203 Miami, FL 33133	
Telephone: 786-493-8691	Fax:
Email: javier@salmanarchitects.com	

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 13 day of February by Javier Salman

(Signature of Notary Public - State of Florida)

BRAULIO J. TABOADA
MY COMMISSION # HH 705793
EXPIRES: September 26, 2029

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

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

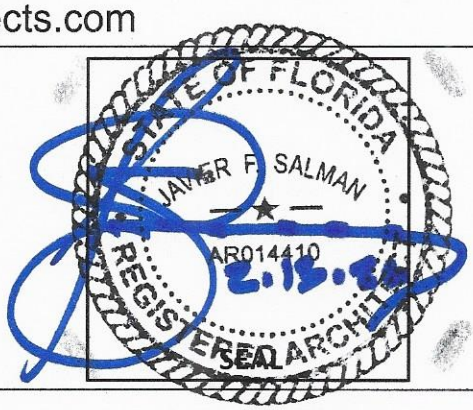
Property Owner(s) Signature:	Property Owner(s) Print Name: William Zelaya
Property Owner(s) Signature:	Property Owner(s) Print Name:
Property Owner(s) Signature:	Property Owner(s) Print Name:
Address:	
Telephone:	Fax:
Email:	

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this ___ day of _____ by _____
(Signature of Notary Public - State of Florida)

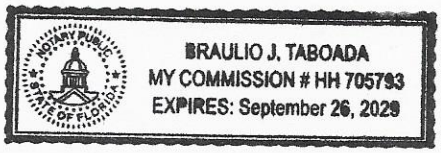
(Print, Type or Stamp Commissioned Name of Notary Public)
☐ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

Architect(s)/Engineer(s) Signature:	Architect(s)/Engineer(s) Print Name: Javier Salman
Address: 2140 S. Dixie Hwy, Suite 203, Miami, FL 33133	
Telephone: 786-493-8691	Fax:
Email: javier@salmanarchitects.com	



NOTARIZATION

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The foregoing instrument was acknowledged before me this 13 day of February by Javier Salman
(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 _____

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.

SALMAN
& ASSOCIATES

March 3, 2026

Ms. Arceli Redila
Zoning Administrator
City of Coral Gables
427 Biltmore Way, Second Floor,
Coral Gables Florida 33134

RE: Board of Adjustment Application/Request for a **Fence Material** variance for the single family home located at 8800 Old Cutler Drive, Coral Gables Florida 33156,

Folio Number 03-5106-000-0110

ARCHITECTS

PLANNERS

CONSULTANTS

Dear Ms. Redila,

On behalf of Mr. Wiliam Zelaya, owner of the above property through the Sebmatella Family Trust, please accept this Letter of Intent in connection with the application requesting approval of a non-use variance for the location, type of an existing 5'-0" black plastic coated chain link fence located along the north and east property lines abutting Old Cutler Road and SW 88th streets.

I) The Property

As reflected in the provided arial image below, is a 1.5 acre corner lot abutted by SW 88th Street, Old Cutler Road to the east and single family residences on similarly sized lots to the south and west. To the north across SW 88th street (South Kendal Drive) the properties are part of unincorporated Miami-Dade County. Across the Old Cutler road, the properties have the same Coral Gables Single Family Residencial zoning designation as this property.



Of note, the property has an existing coral rock wall along both SW 88th Street (North Kendall Drive) and Old Cutler road.

1534 Mantua Avenue
Coral Gables, FL 33146
305 542-0142
SalmanArchitects.com

Although not a specific historic structure, these walls and similar walls along Old Cutler Road together with its tree canopy and 2 lane roadway contribute to the fabric of this unique street of Coral Gables. In recognition of its historic and scenic significance, Old Cutler was designated a State Historic Highway in 1974. This designation encompasses the full right of way and its contents.

The lot itself contains within it an irregularly shaped depressed area of approximately one third the total area of the site located in the center of the site.

This depressed area is at an elevation of approx. 8.5' and is not feasibly buildable at its current elevation. The portion of the site is more than 7' below the elevation of the crown of the surrounding roads and below flood elevation. The lot is surrounded by the remaining buildable portion with an approximate elevation from 16.0' to almost 18.9'. The widest portion of the buildable portion is located to the south and contains the single family residence.

The lot is irregular in that it has within its bounds an area of approximately 60' by 45' protruding from its south west corner outside the plane of its western property line. These unique conditions of the property are noted here because the much reduced amount of buildable area and resulting indirect access to the perimeter of the property for a series of natural hardships to the site. The factual result of this hardship is that approximately ¾ of the site is not buildable within the setback

Finally, this lot marks the northwest corner of the original Hammock Oaks Development. Incorporated into the City of Coral Gables in 1993, this development and this home were constructed to Miami-Dade County zoning limitations and the original Hammock Oaks homeowners development agreement standard.

Taken together, the lot's corner location, size, topography and abutting historic road all make it unique. requiring unique solutions which are not encompassed in either the Coral Gables Zoning Code for this city's single family residences nor in the original development agreement standards for development.

II) Variance Analysis

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.**

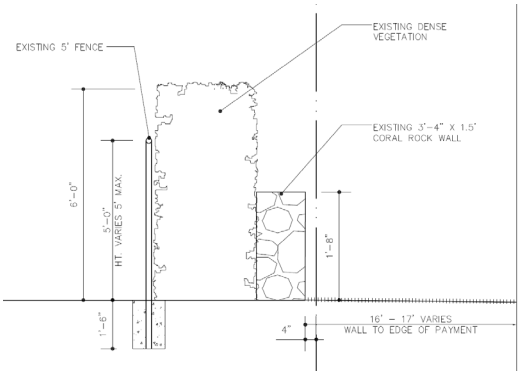
As can be seen in the property description above, the lot in question is a corner lot with many unique features which make this variance request the only solution to its hardship conditions.

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

All the special conditions noted are inherent with the site and not created by the owner.

3) That granting the variance request 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

The requested variance will not confer to the owner any special privilege beyond that already afforded to similar homeowners in the city. This variance request aims to restore security rights to the owner via a fence. Typically, a 6 foot fence around the property would serve this need. However, the property is bounded along its two street frontage by a 4 foot coral rock wall. In order to preserve the original aesthetic nature of the wall (a contributing part of the historic designated Old Cutler Road corridor), we are proposing a 6 foot hedge adjacent and behind the wall with 5 foot chain link fence approximately 3 feet behind both the back of the coral rock and new hedge. Because, the fence will be approx. 1 foot less than the hedge in height and because of the nature of the hedge to grow through the fence, the requested fence will be completely invisible to the public. In addition, the selected material for the fence will be black vinyl finished in order to allow it to blend into the natural shadows of the hedge and will also serve to obscure it even further into the proposed hedge without the regular pattern of pickets and support structures of the allowed fence systems. See section of proposed fence location below



The granting of this variance will afford the same rights to privacy and security currently by all resident of the City of Coral Gables. Therfore, the granting of this variance request will not confer nor create any special priviledge otherwise denied to similarly sized and situated properties in the designated single family residential district.

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

A strict application of the six foot height limit for picket fences is not the

question of this application for variance. Rather, this variance request is for the materiality of the fence used in providing the allowed security barrier.

Current code allows for several options, all of which would be in conflict with the unique nature of the property. Among the allowed fence configurations permitted along street frontage portions of lots are:

A) A Metal Picket Fence of up to 6'-0". The installation of this solution would forever change the aesthetics of the wall and historic Corridor by introducing a regular contrasting material at variance with the irregular nature of the
B) A 4 Foot masonry wall (existing) with a 2 foot picket fence on top. This solution would weaken and forever alter the aesthetic nature of the current Coral rock wall.

All of the above would be in conflict with the contributing nature of the existing 4 foot coral rock wall to this historic corridor.

Below is a photograph taken along SW 88th Street:



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

The requested variance is the minimum variance required to provide equivalent security to the site normally afforded to other sites within the designated zoning district.

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

This request, if granted in the proposed configuration, will not change the existing use and zoning of the property.

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.

The requested variance is for the specific materiality of the fence as part of a secure enclosure to the property that will be in harmony with the surrounding properties, will meet the intent and purpose of the regulations and will not be detrimental to the public's welfare.

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

This condition of approval is not applicable. Neither the property nor it's surrounding coral rock wall is identified as an historic landmark nor is it within a designated historic district. Further, the proposed fence location and landscaping will not impact or modify the historic nature of Old Cutler Road corridor.

III) Conclusions

As presented in the above statements of fact, the requested variance fully satisfies the criteria for approval under section 14-207 of the City of Coral Gables Zoning Code, Standards for variance.

We trust that you agree and look forward to being able to present the above to the Board of Adjustment.

Sincerely,

Javier F. Salman, AIA, LEED AP
Principal
Salman & Associates

Legalization of Existing Fence Material



AERIAL IMAGE
SCALE: N.T.S.

SALMAN & ASSOCIATES

ARCHITECTS
PLANNERS
INTERIORS
DESIGNERS

2140 S. Dixie Hwy,
Suite 203,
Miami, FL 33133
305-542-0142

Proposed: Variance for Fence Material

Owner:
LASSE MOE TRS
C/O VIVIANA ACOSTA ESQ
THE SEBMATELLA FAMILY TRUST A AND B

Address:
8800 OLD CULTER RD
MIAMI, FL 33156

LOCATION MAP

FOLIO : 03-5106-000-0110



TEAM

Architect

Salman & Associates
Javier F. Salman,
AIA, LEED AP

786 493 8691

Javier@salmanarchitects.com

Design Associate
Andres Nieves

631 320 4669
anieves@salmanarchitects.com

MEP Engineers

INDEX

ARCHITECTURE
COVER PAGE
SURVEY
A1.0 HISTORIC RECORDS
A1.1 SITE PLAN AND IMAGES
A1.2 ADDITIONAL IMAGES
A1.3 DETAIL SECTION & IMAGES
A1.4 ADJACENT PROPERTIES

Job # A2530

SCOPE OF WORK

Legalization of existing black vinyl chain link fence along North, South and East property lines

PRINT DATE: 02.11.2026

REVISION LIST

BOA SECOND SUBMITTAL: 10.23.2025

BOARD OF ADJUSTMENTS: 02.11.2026

Section A-56 - Hammock Lakes.

The Hammock Lakes area is that neighborhood which is commonly known as Hammock Lakes and which was annexed into the City on July 31, 1996. (3247, 3495)

A. Architectural type. The primary architectural feature of Hammock Lakes is the landscape, which includes irregular topography, two lakes, stands of gumbo limbos, oaks, and other native vegetation. A predominant part of the landscape is the use of native coral rock in slabs as fence material or as individual landscape boulder type decoration. Homes are built in the classical contemporary style; however, there are homes built in other classical styles. It shall be the duty of the Board of Architects to insure that any addition to an existing structure in the Hammock Lakes area be consistent with the existing architecture of the structure and any new buildings must be compatible with the landscape environs and the architecture of neighboring structures.

B. Awnings & canopies. Carport canopies and shelter canopies shall be permitted to be free standing.

C. Building sites. No new building site shall contain less than one (1) fully platted lot and have an area of less than one (1) acre. The minimum lot width of any new building site shall be one-hundred and twenty-five (125) feet. All existing building sites shall be as existing at the time Hammock Lakes was annexed into the City on July 31, 1996 and shall be deemed in conformity with this Ordinance.

D. Ground coverage. No single-family residence shall occupy more than twenty-five (25%) percent of the ground area of the building site upon which the residence is erected. In addition, up to five (5%) percent of the rear yard may be used for accessory uses and structures.

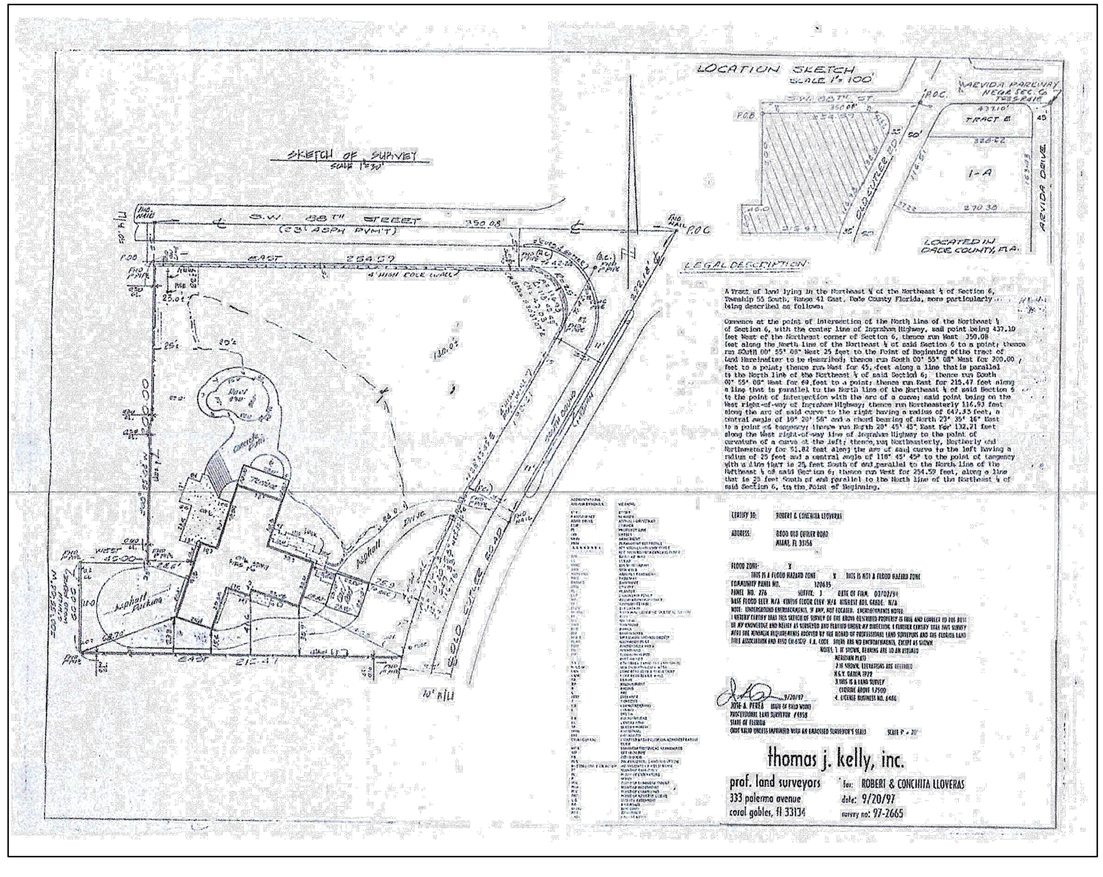
E. Height of walls and fences. Walls and fences may have a maximum height of six (6) feet; provided that in no case shall a wall or fence violate the triangle of visibility requirements of this code.

F. Roof-Materials. Roofs of new and existing structures shall use materials which are consistent with the roof materials which have been used for the existing buildings in the Hammock Lakes area.

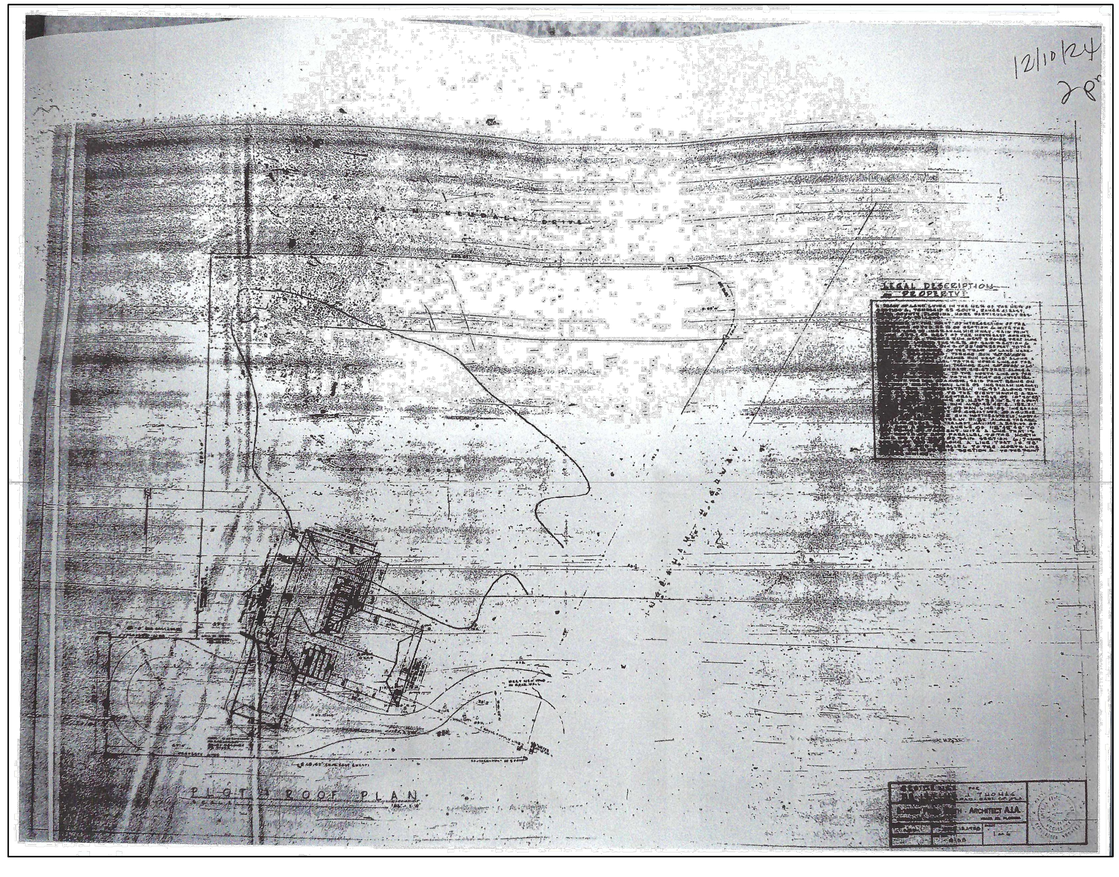
G. Setbacks-Principal building.
1. All lots shall provide a minimum front setback of fifty (50) feet.
2. All lots shall provide a minimum side setback of fifteen (15) feet.
3. All lots which have a side street shall provide a minimum side street setback of twenty-five (25) feet.
4. All lots shall provide a minimum rear setback of twenty-five (25) feet.
5. All lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of thirty-five (35) feet.
6. All lots located on Hammock Lake No. 2 shall provide a minimum waterfront setback which coincides with the building line as shown on the plat.

H. Setbacks-Accessory buildings general.
1. All accessory buildings shall provide a minimum front setback of seventy-five (75) feet.

SECTION A-56 HAMMOCK LAKES 1996 (3)
SCALE: N.T.S.



HISTORIC RECORDS CIRCA 1997 (2)
SCALE: N.T.S.



HISTORIC RECORDS CIRCA 1958 (1)
SCALE: N.T.S.

S&A
SALMAN & ASSOCIATES
ARCHITECTS
PLANNERS
INTERIORS
DESIGNERS
2140 S. Dixie Hwy, Suite 203, Miami, FL 33133
305-542-0142
AA2603307

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Javier Salman
Florida Registration: AR0014410

Variance for Fence Material

Address: 8800 Old Cutler Rd, Miami, FL 33156

BOA SECOND SUBMITTAL: 10.23.2025
BOARD OF ADJUSTMENT 02.11.2026

Job A2530
Start 08.13.25

A1.0



IMAGE FROM S.W. 88TH ST 1



IMAGE FROM S.W. 88TH ST 2



IMAGE FROM OLD CUTLER RD 3



IMAGE FROM OLD CUTLER RD 4



IMAGE FROM OLD CUTLER RD 5



IMAGE FROM INTERIOR 6



IMAGE FROM INTERIOR 7

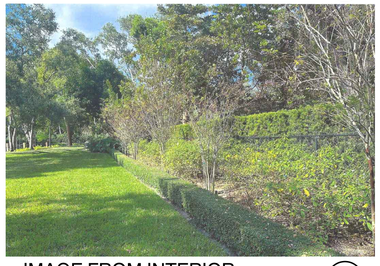


IMAGE FROM INTERIOR 8



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

SALMAN & ASSOCIATES

ARCHITECTS
PLANNERS
INTERIORS
DESIGNERS

2140 S. Dixie Hwy,
Suite 203,
Miami, FL 33133
305-542-0142

AA2603307

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Javier Salman
Florida Registration:
AR0014410

Variance for Fence Material

Address:
8800 Old Cutler Rd,
Miami, FL
33156

BOA SECOND SUBMITTAL:
10.23.2025
BOARD OF ADJUSTMENT
02.11.2026

Job A2530

Start 08.13.25

A1.1



IMAGE FROM INTERSECTION 12



IMAGE FROM INTERIOR 11



IMAGE FROM ENTRANCE TO PROPERTY 10



IMAGE FROM EXTERIOR 9

S&A
SALMAN
& ASSOCIATES

ARCHITECTS
PLANNERS
INTERIORS
DESIGNERS

2140 S. Dixie Hwy,
Suite 203,
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305-542-0142

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Javier Salman
Florida Registration:
AR0014410

Variance
for Fence
Material

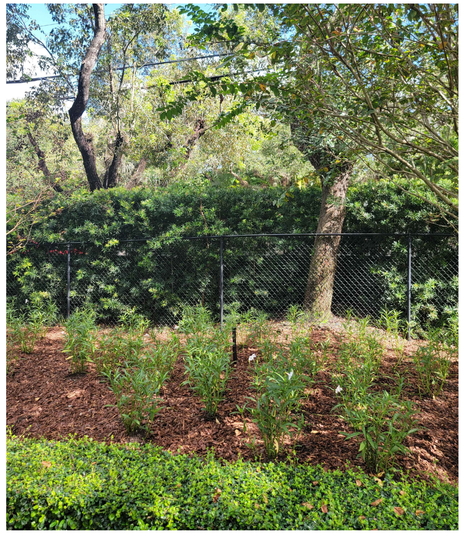
Address:
8800 Old
Cutler Rd,
Miami, FL
33156

BOA SECOND SUBMITTAL:
10.23.2025
BOARD OF ADJUSTMENT
02.11.2026

Job A2530

Start 08.13.25

A1.2



IMAGES FROM INTERIOR OF PROPERTY 6



FENCE MEASUREMENT 5



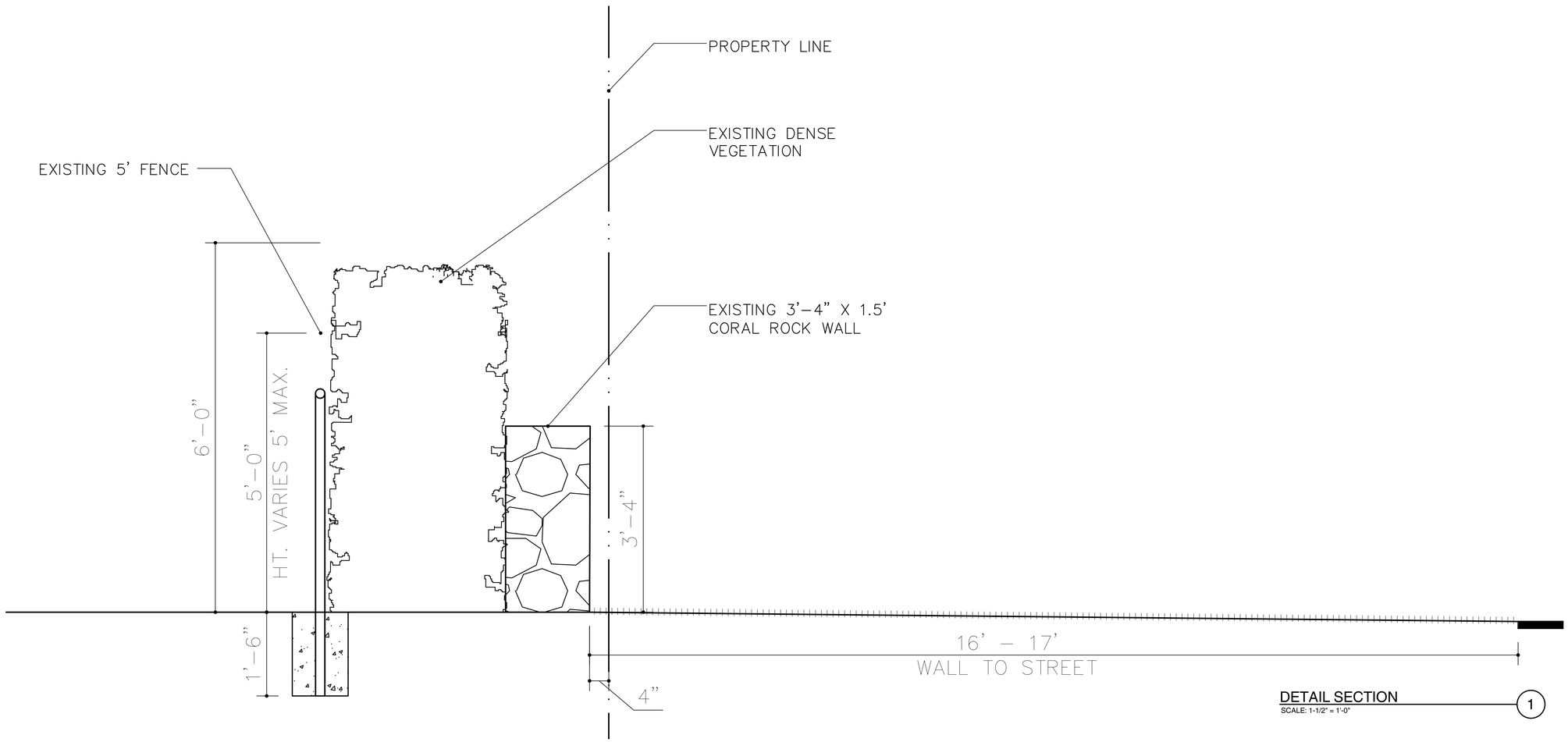
IMAGE FROM EXTERIOR 4



IMAGE FROM EXTERIOR 3



WALL MEASUREMENT 2



DETAIL SECTION 1
SCALE: 1-1/2" = 1'-0"

S&A SALMAN & ASSOCIATES

ARCHITECTS
PLANNERS
INTERIORS
DESIGNERS

2140 S. Dixie Hwy,
Suite 203,
Miami, FL 33133
305-542-0142

AA2603307

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Javier Salman
Florida Registration:
AR0014410

Variance for Fence Material

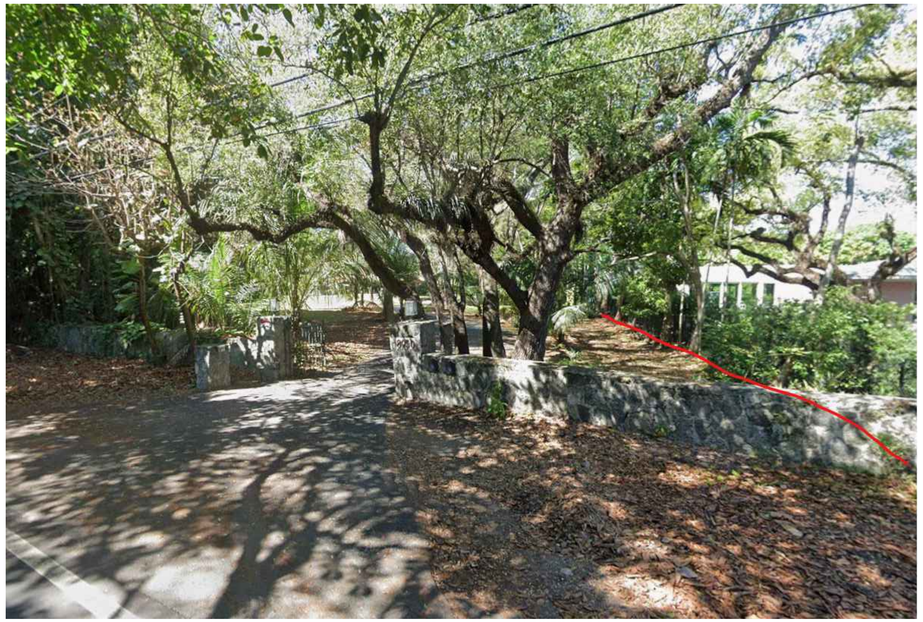
Address:
8800 Old Cutler Rd,
Miami, FL
33156

BOA SECOND SUBMITTAL:
10.23.2025
BOARD OF ADJUSTMENT
02.11.2026

Job A2530

Start 08.13.25

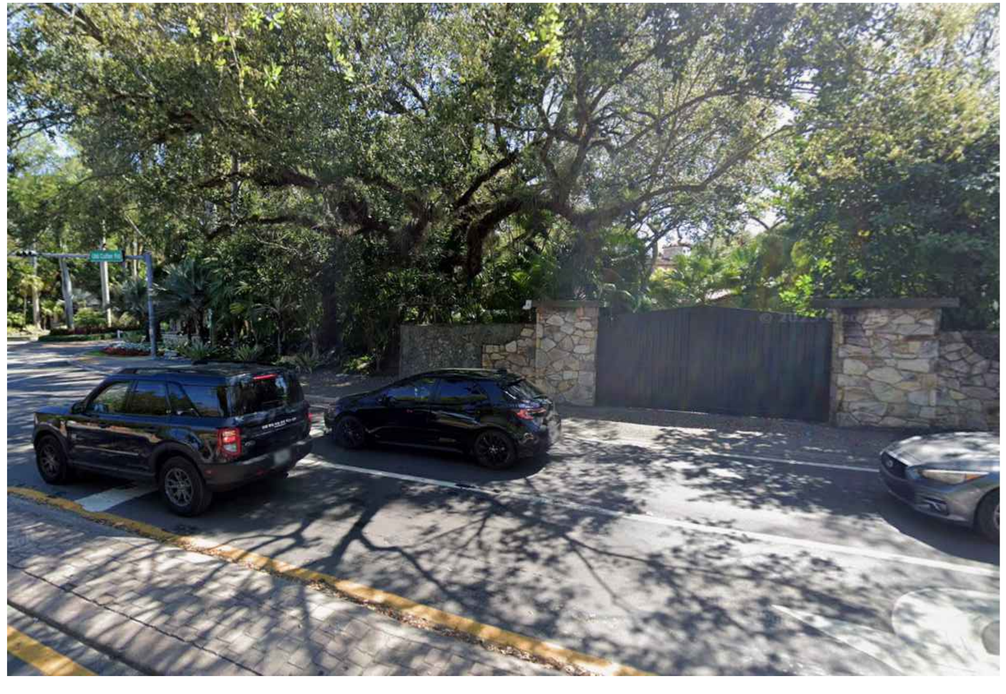
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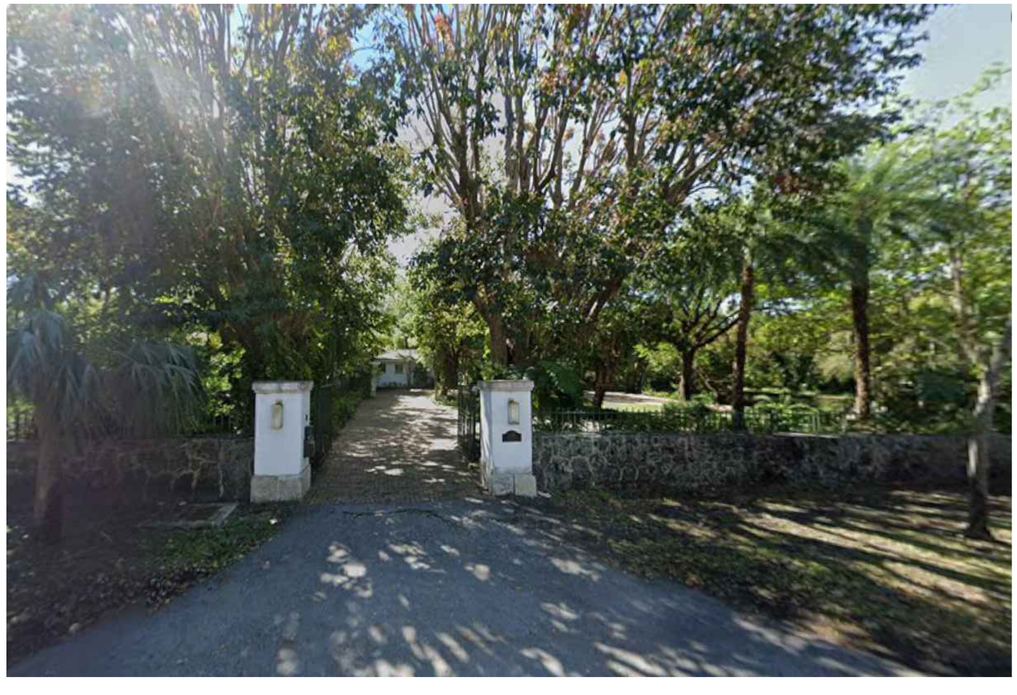
ADJACENT PROPERTY TO SOUTH 4



ADJACENT PROPERTY TO NORTH 2



ADJACENT PROPERTY TO EAST
ENTRANCE TO GABLE ESTATES 3



ADJACENT PROPERTY TO WEST 1

S&A
SALMAN
& ASSOCIATES

ARCHITECTS
PLANNERS
INTERIORS
DESIGNERS

2140 S. Dixie Hwy,
Suite 203,
Miami, FL 33133
305-542-0142

AA2603307

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Javier Salman
Florida Registration:
AR0014410

Variance
for Fence
Material

Address:
8800 Old
Cutler Rd,
Miami, FL
33156

BOA SECOND SUBMITTAL:
10.23.2025
BOARD OF ADJUSTMENT
02.11.2026

Job A2530

Start 08.13.25

A1.4

JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers

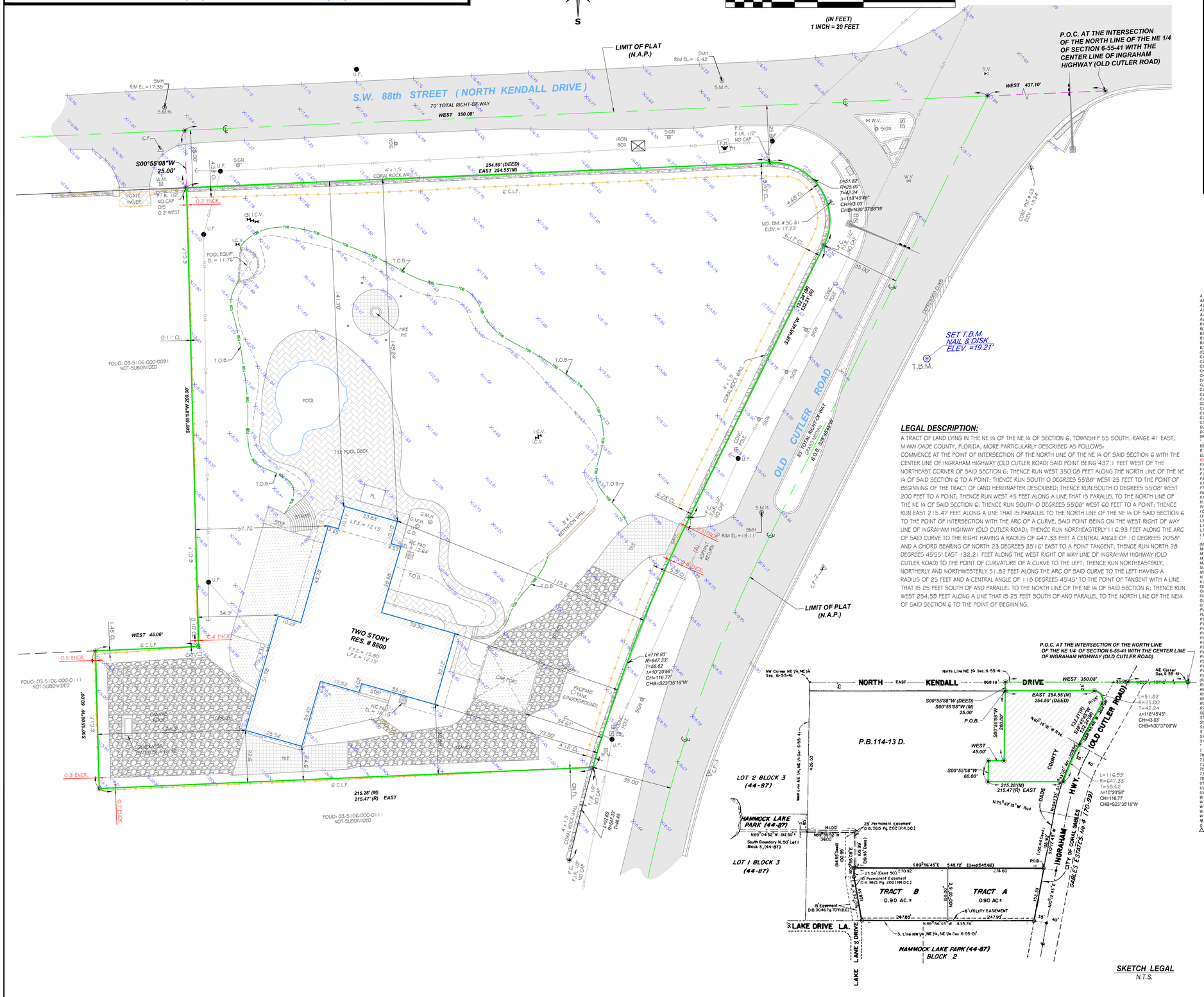
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX : (305) 262-0401

3725 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FEET


S.W. 88th STREET (NORTH KENDALL DRIVE)
70' TOTAL RIGHT-OF-WAY
WEST 350.08'
LIMIT OF PLAT (N.A.P.)
P.O.C. AT THE INTERSECTION OF THE NORTH LINE OF THE NE 1/4 OF SECTION 6-55-41 WITH THE CENTER LINE OF INGRAHAM HIGHWAY (OLD CUTLER ROAD)
WEST 437.10'
S00°55'08"W 25.00'
254.59' (DEED)
EAST 254.55(M)
4' x 1.5' CORAL ROCK WALL
6 C.L.F.
0.2' ENCR.
(3) I.C.V.
POOL EQUIP. EL = 11.76
T.O.B.
141.70'
149.24'
0.11' CL.
FOLIO: 03-5106-000-0091
NOT-SUBDIVIDED
S00°55'08"W 200.00'
POOL
TILE POOL DECK
FIRE PIT
I.C.V.
23.63'
L.F.E.= 12.15'
STEPS
4.63'
57.76'
G.M.H.
C.O.
A/C PAD EL.= 11.64'
9'-1" RETENTION WALL
45.76'
34.9'
10.22'
0.4' ENCR.
WEST 45.00'
0.9' ENCR.
0.3' ENCR.
TWO STORY RES. # 8800
F.F.E.= 19.90
L.F.E.= 12.15
CAR PORT
CONCRETE PATIO EL.= 10.72'
CANAL EDGE
GRAVEL
TILE
24.3'
25.54'
6.32'
33.30'
33.18'
17.53'
38.12'
34.61'
73.90'
4.18' CL.
PROPANE TANK (UNDERGROUND)
AC PAD EL.= 11.19'
SIGN
CONC. POLE
215.28' (M)
215.47' (R) EAST
FOLIO: 03-5106-000-0111
NOT-SUBDIVIDED
S00°55'08"W 60.00'
FOLIO: 03-5106-000-0111
NOT-SUBDIVIDED
LIMIT OF PLAT (N.A.P.)
C.P.-3
L=116.93'
R=647.33'
T=58.62
Δ=10°20'58"
CH=116.77'
CHB=S23°35'16"W
L=51.82'
R=25.00'
T=42.24
Δ=118°45'45"
CH=43.03'
CHB=N30°37'08"W
MD. BM. # SC-31
ELEV. = 17.23'
6.17 CL.
4.68 CL.
5.45 CL.
6.23 CL.
4.39 CL.
55.00
CONC. PAT.# E3
ELEV. = 15.58
DEPRESSED CURB
S28°45'45"W 732.44'(M)
732.21'(R)
85' TOTAL RIGHT-OF-WAY
DEDICATED BY THIS PLAT
B.O.B. S28°45'45"W
OLD CUTLER ROAD
SET T.B.M. NAIL & DISK ELEV. =19.21'
T.B.M.
I.C.V.
I.C.V.
S.M.H.
RIM EL.= 19.11'
5MH
RIM EL.= 17.36'
5MH
RIM EL.= 16.42'
S.M.H.
S.M.H.
U.P.
U.P.
U.P.
U.P.
W.M.
W.M.
W.V.
W.V.
SIGN
IRON BOX
P.C. F.I.R. 1/2" NO CAP
P.T. F.I.R. 1/2" NO CAP
F.H.
GATE
PAVER
C/S
0.2' WEST
F.I.R. 1/2" NO CAP
P.C. F.I.R. 1/2" NO CAP
P.T. F.I.R. 1/2" NO CAP
F.I.R. 1/2" NO CAP
P.C. F.I.R. 1/2" NO CAP
P.T. F.I.R. 1/2" NO CAP
L=23.65'
R=647.33'
T=11.83'
CHB=S28°58'56"W
CHB=N28°58'56"E
CORAL ROCK WALL
4' x 1.5'
CORAL ROCK WALL
4' x 1.5'
CORAL ROCK WALL
C.P.-2
C.P.-1
P.C. F.I.R. 1/2" NO CAP
P.T. F.I.R. 1/2" NO CAP
F.I.R. 1/2" NO CAP
0.5' ENCR.
0.4' ENCR.
0.5' ENCR.
0.4' ENCR.
0.5' ENCR.
0.4' ENCR.
0.2' ENCR.
0.4' ENCR.
0.2' ENCR.
0.4' ENCR.
0.2

SALMAN
& ASSOCIATES

March 3, 2026

Ms. Arceli Redila
Zoning Administrator
City of Coral Gables
427 Biltmore Way, Second Floor,
Coral Gables Florida 33134

RE: Board of Adjustment Application/Request for a **setback variance for a detached carport canopy** for the single family home located at 8800 Old Cutler Drive, Coral Gables Florida 33156,

Folio Number 03-5106-000-0110

ARCHITECTS

PLANNERS

CONSULTANTS

Dear Ms. Redila,

On behalf of Mr. Wiliam Zelaya, owner of the above property through the Sebmatella Family Trust, please accept this Letter of Intent in connection with the application requesting approval of a non-use variance for a detached carport canopy and Hammock Oaks side setback requirement from 20'-0" to 9'-5", within the protruding irregularity of the lot at the southwest corner of the corner property located at Old Cutler Road and SW 88th streets.

I) The Property

As reflected in the provided arial image below, this lot is a 1.5 acre corner lot abutted by SW 88th Street, Old Cutler Road to the east and single family residences on similarly sized lots to the south and west. To the north across SW 88th street (South Kendal Drive) the properties are part of unincorporated Miami-Dade County. Across Old Cutler Road, the properties have the same Coral Gables Single Family Residencial zoning designation as this property.



1534 Mantua Avenue
Coral Gables, FL 33146
305 542-0142
SalmanArchitects.com

Of note, the property has an existing coral rock wall along both SW 88th Street (North Kendall Drive) and Old Cutler road. Although not a specific historic structure, these walls and similar walls along Old Cutler Road together with its tree canopy and 2 lane roadway contribute to the fabric of this unique street of Coral Gables. In recognition of its historic and scenic significance Old Cutler was designated a State Historic Highway in 1974. This designation encompasses the full right of way.

The lot itself contains within it an irregularly shaped depressed area of approximately one third the total area of the site located in the center of the site. This depressed area is at an elevation of approx. 8.5' and is not feasibly buildable at its current elevation as it is below the elevation of the crown of the surrounding roads and below flood elevation. The lot is surrounded by the remaining buildable portion at an approximate elevation which extends from 16.0' to almost 18.9', the widest portion of which contains the single family residence.

The lot is also irregular in that it has within its bounds an area of approximately 60' by 45' protruding from its south west corner outside the plane of its western property line. This unique conditions of the property is noted here because the much reduced amount of buildable area on the rest of the site and resulting indirect access to the perimeter of the property. This request for variance of the Hamock Oaks Setback requirements setbacks is located entirely within the irregular portion. (See attached plans)

This lot marks the northwest corner of the original Hammock Oaks Development. Incorporated into the City of Coral Gables on July 31, 1996. This development and its homes were constructed to Miami-Dade County zoning limitations and in accordance with the Hammock Oaks Homeowners Association Development Agreement standards.

Finally, the home on this lot has no garage. Built in 1958, it has a recent Porte Cochere (facing Old Cutler) through which all vehicle access is maintained to the rear of the property. The requested structure and use is permitted by right under the Homeowners' Argreement. It is not permitted by the Coral Gables Zoning Code.

Take together, the lot's corner location, size, topography, development history, recorded uses of the site and abutting historic road all make it unique, requiring unique solutions.

II) Variance Analysis

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.**

This Variance request seeks to restore development rights partially negated through the hardship conditions described above. As can be seen in the property description above, the lot in question is a corner lot with many unique attributes that make this variance request the only solution to its

hardship conditions. The lot also has certain development rights granted under the original Hammock Lakes Home Owners Development Agreement (HLHODA) that specifically permit a detached CarportCanopy (rule B, Awnings and Canopies). Conversely the City of Coral Gables zoning code for SFR specifically prohibits them, (sec. 5-303.2 A (4 and 6)) Given the limited size of the irregular protrusion of the site upon which the detached carport is to be located, the need for relief from the Hammock Oaks side setback requirements for accessory buildings/structures of 20' and the Coral Gables allowed side setback of 20% of lot width no less than 5' is also required.

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

All the special conditions noted are inherent with the site and not created by the owner.

3) **That granting the variance request 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**

The requested variance will not confer to the owner any special privilege beyond that already afforded homeowners in the city subject to the homeowner's agreement for Hammock Oaks and the City of Coral Gables zoning code. This variance request aims to restore development rights for a carport canopy on the property as limited by the unique attributes of the site as to the setbacks of a detached carport canopy to allow for the productive use of the full site.

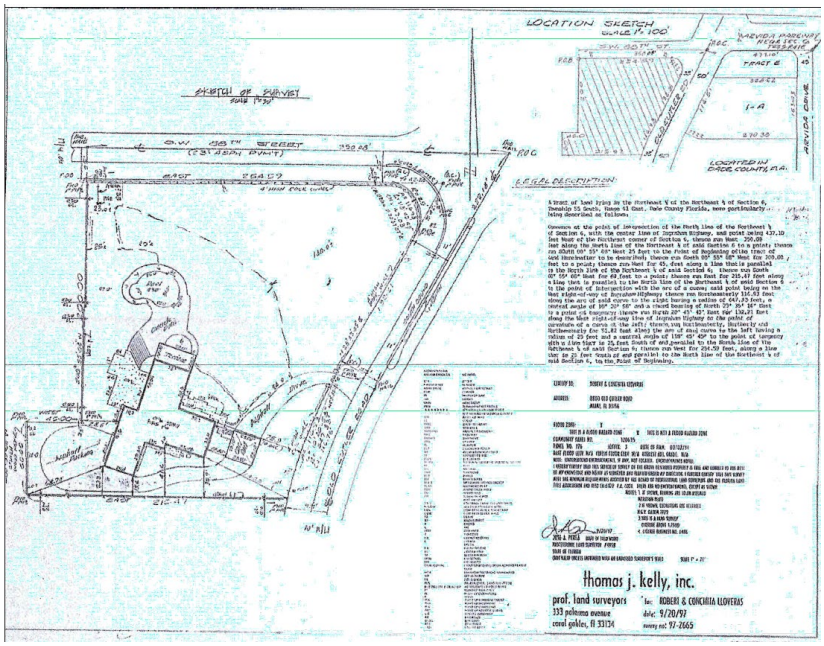
4) **That literal interpretation of the provision of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations and would work unnecessary and undue hardship on the applicant.**

A strict application of the limit for awning or carports is not the question as this is permitted by recorded agreement for Hammock Oaks annexation ordinances (3247,3495) and the Coral Gables setback requirements already apply. This application for variance seeks only the variance from the Hammock Oaks side setback requirements to meet those of the City of Coral Gables. The variance request will correctively grant a detached carport canopy to fulfill both the inherent need for covered parking and the Coral Gables Zoning code mandating all single family homes shall have either a garage or carport (sec.10-102 and 110). In this request, the carport canopy is to be placed on the portion of the site historically recorded for vehicle use. The proposed carport canopy, as proposed, will meet or exceed the minimum required setbacks for accessory and main buildings in the Coral Gables SFR district.

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

The requested variance is the minimum variance required to provide equivalent covered car storage/parking to the site normally afforded. Please note that the existing porte cocher is meant for drive through and drop off/pick up only as it's width makes it impossible to do both.

Further, the area where the carport is located has traditionally been and has been recorded as the place for turn around of the narrow drive. The only way to accommodate the carport within the traditional vehiche area is to change to a three point turn method of turning vehicles around. The need to do this within the limited area between the existing house and proposed carport, some additional maneuvering area is required. To accommodate that need, extra depth and width for the proposed carport is required. Therefore, the proposed size of the carport is the minimum size needed to accommodate the three car carport and its location is the only space available for it which is adjacent to the house and, with the proposed pandscaping, provides the minimum impact to the surrounding neighbors. See historic recorded use of the area in question as a turn around drive:



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

This request, if granted, will not change the existing use and zoning of the property.

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.

The requested variance, when granted, will be in harmony with the surrounding properties, will meet the intent and purpose of the regulations and will not be detrimental to the public welfare. As further shown, our application is proffering as a condition of approval for the furtherance of harmony, the planting of Indian Mast Trees tree (Polyalthea Longifolia Pendula), along the side setback request, sufficient for the screening of the adjacent neighbors. These trees will be placed 4'-0" O.C and be a

minimum of 12' high at time of installation.

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

This condition of approval is not applicable: the property is not identified as an historic landmark nor is it within a designated historic district

Conclusions

As presented in the above statements of fact above, the requested variance fully satisfies the criteria for approval under section 14-207 of the City of Coral Gables Zoning Code, Standards for variance.

We trust that you will be in agreement with this request and look forward to being able to present the above to the Board of Adjustment.

Sincerely,

Javier F. Salman, AIA, LEED AP
Principal
Salman & Associates

Relocation and Legalization of Existing Carport Canopy



AERIAL IMAGE
SCALE: N.T.S.

SALMAN & ASSOCIATES

ARCHITECTS
PLANNERS
INTERIORS
DESIGNERS

2140 S. Dixie Hwy,
Suite 203,
Miami, FL 33133
305-542-0142

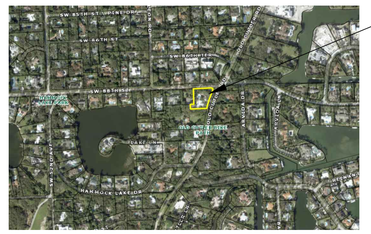
Proposed: Variance for Carport Canopy

Owner:
LASSE MOE TRS
C/O VIVIANA ACOSTA ESQ
THE SEBMATELLA FAMILY TRUST A AND B

Address:
8800 OLD CULTER RD
MIAMI, FL 33156

LOCATION MAP

FOLIO : 03-5106-000-0110



TEAM

Architect

Salman & Associates
Javier F. Salman,
AIA, LEED AP

786 493 8691

Javier@salmanarchitects.com

Design Associate
Andres Nieves

631 320 4669
anieves@salmanarchitects.com

MEP Engineers

INDEX

ARCHITECTURE
COVER PAGE
SURVEY
A1.0 HISTORIC SITE PLANS & RELEVANT CODE
A1.1 SITE PLAN SHOWING EXISTING CONDITIONS
A1.2 SITE PLAN SHOWING THE CITY OF CORAL GABLES SETBACKS
A1.3 SITE PLAN SHOWING HAMMOCK LAKES SETBACKS
A1.4 SITE PLAN SHOWING ALL SETBACKS
A1.5 IMAGES OF MAIN BUILDING
A1.6 IMAGES OF AWNING
A1.7 IMAGES OF DRIVEWAY
A1.8 ADDITIONAL SUPPORT IMAGES
A1.9 ADJACENT PROPERTIES
A2.1 ELEVATIONS

Job # A2530

SCOPE OF WORK

Relocation of existing awning columns for legalization.

PRINT DATE: 02.11.2026

REVISION LIST

BOA SECOND SUBMITTAL: 10.23.2025

BOARD OF ADJUSTMENTS: 02.11.2026

Section A-56 - Hammock Lakes.

The Hammock Lakes area is that neighborhood which is commonly known as Hammock Lakes and which was annexed into the City on July 31, 1996. (3247, 3495)

A. Architectural type. The primary architectural feature of Hammock Lakes is the landscape, which includes irregular topography, two lakes, stands of gumbo limbos, oaks, and other native vegetation. A predominant part of the landscape is the use of native coral rock in slabs as fence material or as individual landscape boulder type decoration. Homes are built in the classical contemporary style; however, there are homes built in other classical styles. It shall be the duty of the Board of Architects to insure that any addition to an existing structure in the Hammock Lakes area be consistent with the existing architecture of the structure and any new buildings must be compatible with the landscape environs and the architecture of neighboring structures.

B. Awnings & canopies. Carport canopies and shelter canopies shall be permitted to be free standing.

C. Building sites. No new building site shall contain less than one (1) fully platted lot and have an area of less than one (1) acre. The minimum lot width of any new building site shall be one-hundred and twenty-five (125) feet. All existing building sites shall be as existing at the time Hammock Lakes was annexed into the City on July 31, 1996 and shall be deemed in conformity with this Ordinance.

D. Ground coverage. No single-family residence shall occupy more than twenty-five (25%) percent of the ground area of the building site upon which the residence is erected. In addition, up to five (5%) percent of the rear yard may be used for accessory uses and structures.

E. Height of walls and fences. Walls and fences may have a maximum height of six (6) feet; provided that in no case shall a wall or fence violate the triangle of visibility requirements of this code.

F. Roof-Materials. Roofs of new and existing structures shall use materials which are consistent with the roof materials which have been used for the existing buildings in the Hammock Lakes area.

G. Setbacks-Principal building.

1. All lots shall provide a minimum front setback of fifty (50) feet.
2. All lots shall provide a minimum side setback of fifteen (15) feet.
3. All lots which have a side street shall provide a minimum side street setback of twenty-five (25) feet.
4. All lots shall provide a minimum rear setback of twenty-five (25) feet.
5. All lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of thirty-five (35) feet.
6. All lots located on Hammock Lake No. 2 shall provide a minimum waterfront setback which coincides with the building line as shown on the plat.

H. Setbacks-Accessory buildings general.

1. All accessory buildings shall provide a minimum front setback of seventy-five (75) feet.

Section 5-509. Roof projections.

Roofs may project into the required minimum setback area not more than the following:

A. On setbacks from five (5) feet to ten (10) feet, roofs may project not more than two-and-one-half (2½) feet into the required minimum setback area.
B. On setbacks from ten and one-tenth (10.1) feet to fifteen (15) feet, roofs may project not more than three (3) feet into the required minimum setback area.
C. On setbacks from fifteen and one-tenth (15.1) feet to twenty (20) feet, roofs may project not more than three-and-one-half (3½) feet into the required minimum setback area.
D. On setbacks from twenty and one-tenth (20.1) feet to twenty-five (25) feet, roofs may project not more than four-and-one-half (4½) feet into the required minimum setback area.
E. On setbacks of twenty-five (25) feet or more, roofs may project not more than five (5) feet into the required minimum setback area.

2. All accessory buildings shall provide a minimum side setback of twenty feet (20) feet.
3. All accessory buildings located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.
4. All accessory buildings shall provide a minimum rear setback of seven (7) feet and six (6) inches.
5. All accessory buildings on lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of seven (7) feet and six (6) inches. No accessory building shall be built closer to the water in Hammock Lake No. 2 than the building line as shown on the plat.

I. Setbacks-Swimming pools.

1. Swimming pools shall provide a minimum front setback of seventy-five (75) feet.
2. Swimming pools shall provide a minimum side setback of twenty (20) feet.
3. Swimming pools located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.
4. Swimming pools not located on a water body shall provide a minimum rear setback of seven (7) feet and six (6) inches.
5. Swimming pools on lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of seven (7) feet and six (6) inches.
6. Decks on lots located on Hammock Lake No. 2 shall provide a minimum rear setback of forty (40) feet and swimming pools a minimum rear setback of forty-five (45) feet.

J. Setbacks-Tennis courts.

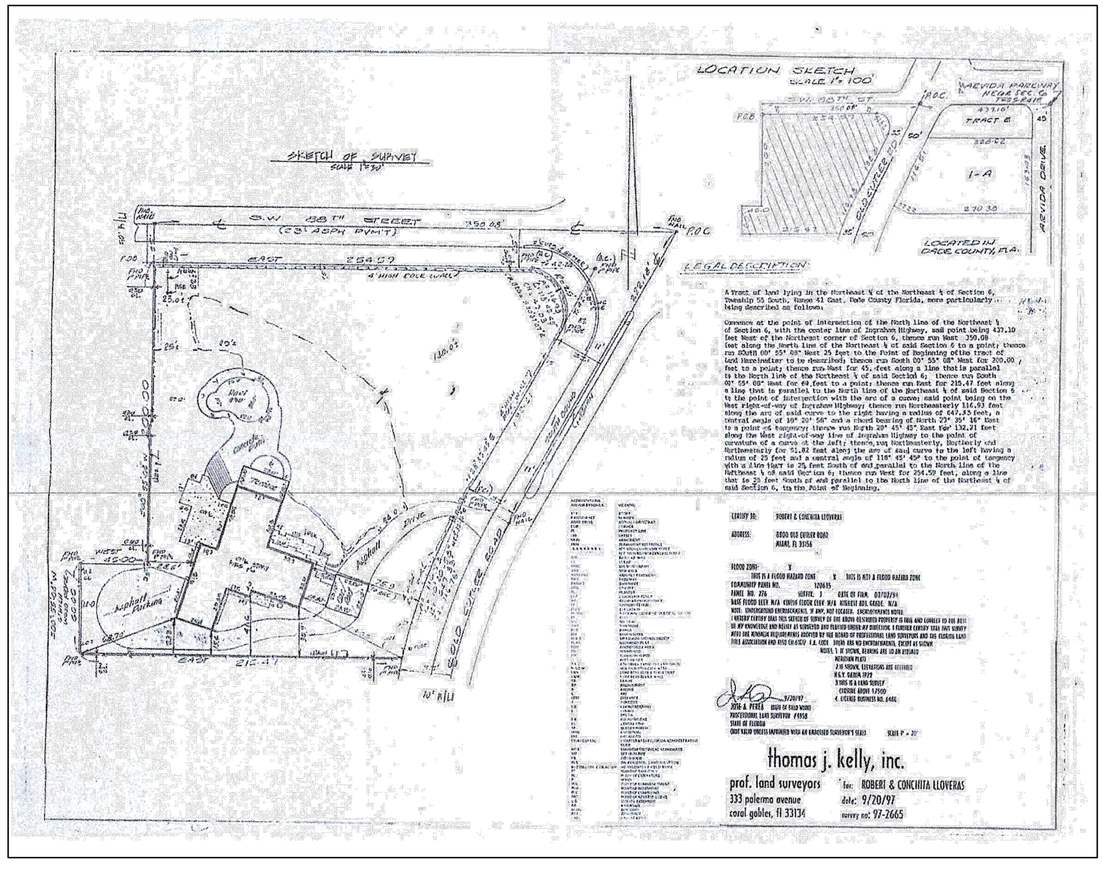
1. Tennis courts shall provide a minimum front setback of seventy-five (75) feet.
2. Tennis courts shall provide a minimum side setback of twenty (20) feet.
3. Tennis courts located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.
4. Tennis courts shall provide a minimum rear setback of seven (7) feet and six (6) inches.
5. Tennis courts on lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of seven (7) feet and six (6) inches.
6. Tennis courts on lots located on Hammock Lake No. 2 shall provide a minimum waterfront setback which coincides with the building line as shown on the plat.

K. Setbacks-Screened enclosures.

1. Screened enclosures shall provide a minimum front setback of seventy-five (75) feet.
2. Screened enclosures shall provide a minimum side setback of fifteen (15) feet.
3. Screened enclosures located on lots which have a side street shall provide a minimum side street setback of twenty-five (25) feet.
4. Screened enclosures shall provide a minimum rear setback of six (6) feet.
5. Screened enclosures on lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision)

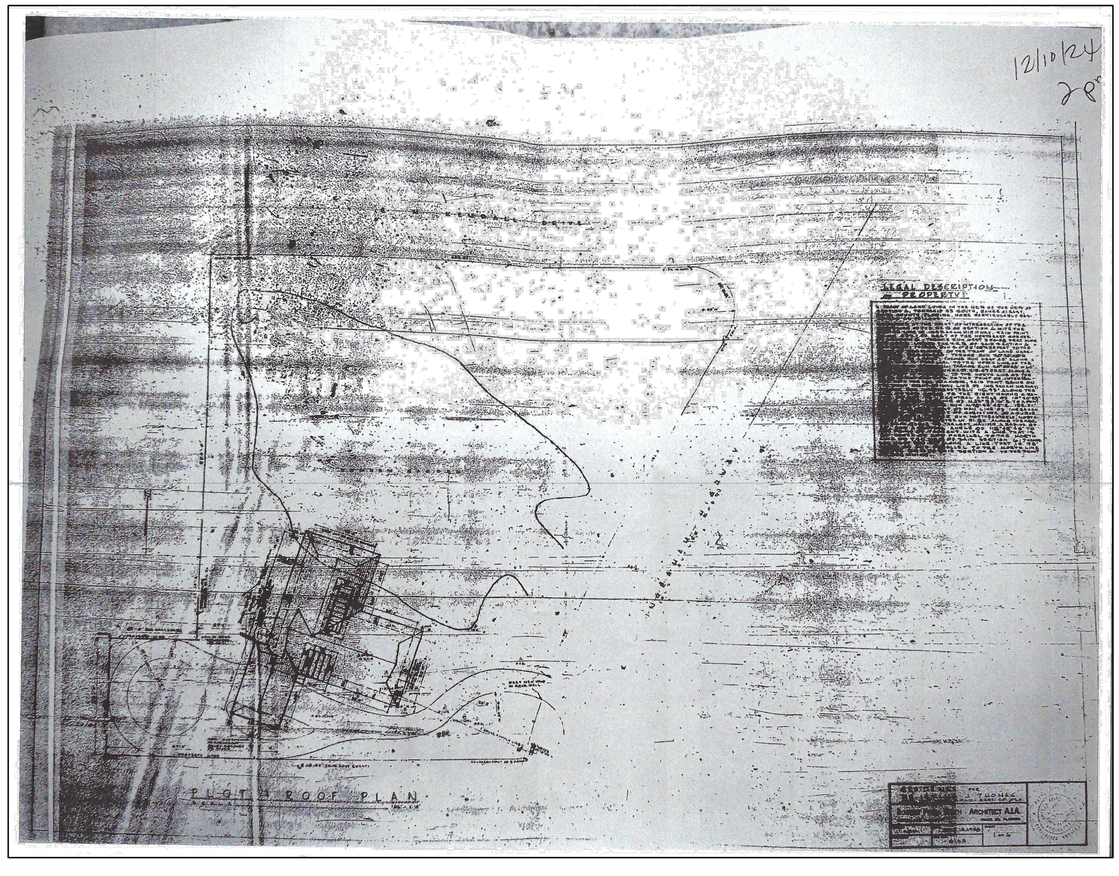
HAMMOCK LAKES HISTORIC CODE 1996
SCALE: N.T.S.

3



HISTORIC RECORDS CIRCA 1997
SCALE: N.T.S.

2



HISTORIC RECORDS CIRCA 1958
SCALE: N.T.S.

1

S&A
SALMAN & ASSOCIATES
ARCHITECTS
PLANNERS
INTERIORS
DESIGNERS
2140 S. Dixie Hwy, Suite 203, Miami, FL 33133
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Javier Salman
Florida Registration:
AR0014410

Variance for Carport Canopy Side Setbacks

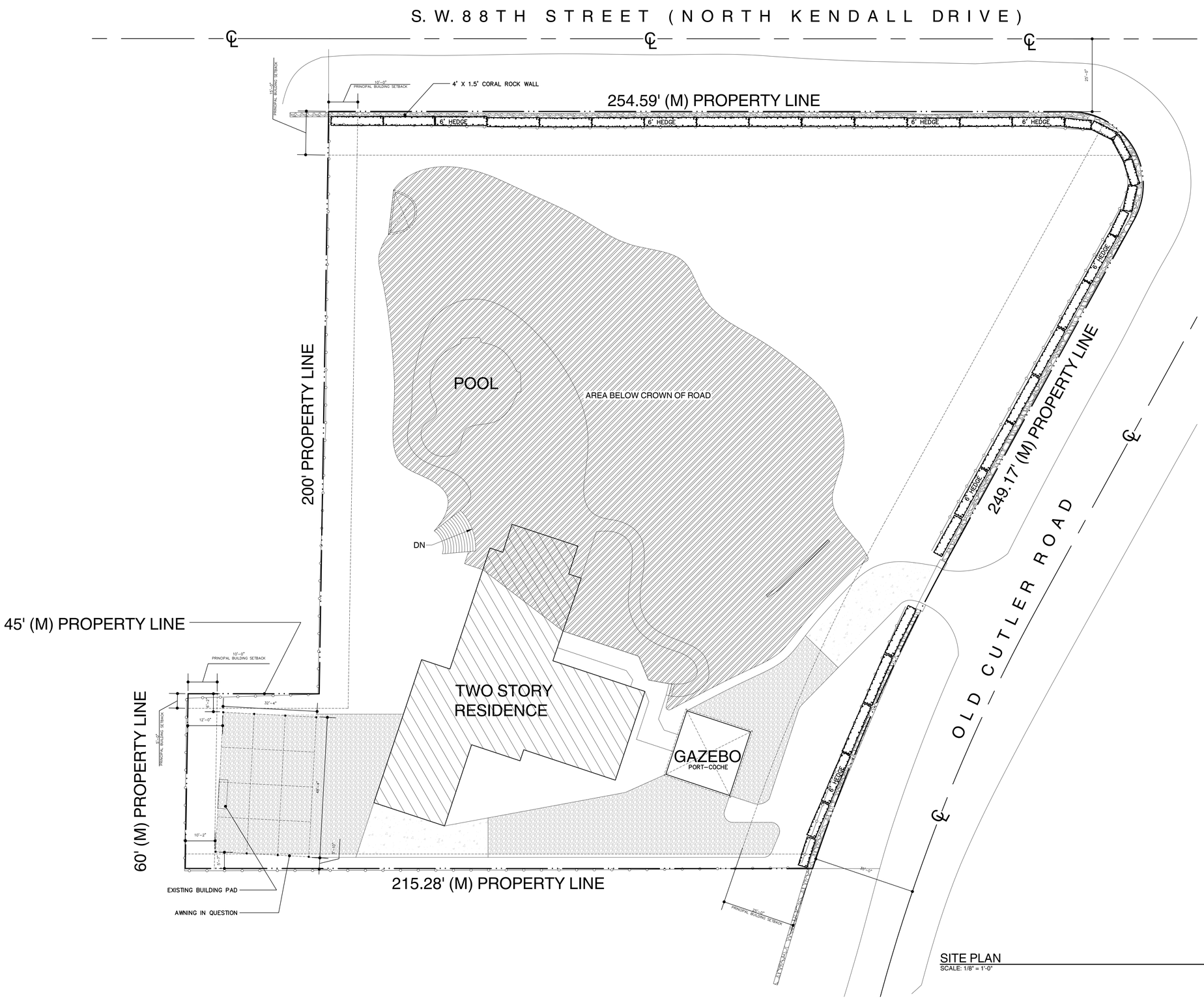
Address:
8800 Old Cutler Rd,
Miami, FL
33156

BOA SECOND SUBMITTAL:
10.23.2025
BOARD OF ADJUSTMENT
02.11.2026

Job A2530

Start 08.13.25

A1.0



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

SALMAN & ASSOCIATES

ARCHITECTS
PLANNERS
INTERIORS
DESIGNERS

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10.23.2025
BOARD OF ADJUSTMENT
02.11.2026

Job A2530

Start 08.13.25

A1.1

S. W. 8 8 T H S T R E E T (N O R T H K E N D A L L D R I V E)

LEGEND	
CORAL GABLES SETBACK LINE	----------

254.59' (M) PROPERTY LINE

4' X 1.5' CORAL ROCK WALL

6' HEDGE

PRINCIPAL BUILDING SETBACK

200' PROPERTY LINE

249.17' (M) PROPERTY LINE

OLD CUTLER ROAD

POOL

AREA BELOW CROWN OF ROAD

DN

TWO STORY RESIDENCE

GAZEBO
PORT–COCHE

45' (M) PROPERTY LINE

60' (M) PROPERTY LINE

REAR SETBACK ACCESSORY BUILDING CORAL GABLES 10'-0"

PROPOSED NEW PLANTING:
12 INDIAN MAST TREES
(POLYALTHIA LONGIFOLIA PENDULA) @4'–0" O.C. MIN.
HEIGHT 8'–0"



INDIAN MAST TREES

SIDE SETBACK MINIMUM PRINCIPAL BUILDING CORAL GABLES 20% / 5'-0"

215.28' (M) PROPERTY LINE

SFR CORAL GABLES ZONING SEC 2-101, PARAGRAPH 4b.

EXISTING BUILDING PAD

AWNING IN QUESTION

PROPOSED NEW PLANTING:
14 INDIAN MAST TREES
(POLYALTHIA LONGIFOLIA PENDULA) @4'–0" O.C. MIN.
HEIGHT 8'–0"

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

SALMAN & ASSOCIATES

ARCHITECTS
PLANNERS
INTERIORS
DESIGNERS

2140 S. Dixie Hwy,
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305-542-0142

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Javier Salman
Florida Registration:
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Variance for Carport Canopy Side Setbacks

Address:
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Miami, FL
33156

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10.23.2025
BOARD OF ADJUSTMENT
02.11.2026

Job A2530

Start 08.13.25

A1.2

S. W. 8 8 T H S T R E E T (N O R T H K E N D A L L D R I V E)

LEGEND	
HAMMOCK LAKES PRINCIPAL BUILDING SETBACK LINE	– – – – – – – –
HAMMOCK LAKES ACCESSORY BUILDING SETBACK LINE	——— · ——— · ———

254.59' (M) PROPERTY LINE

4' X 1.5' CORAL ROCK WALL

25'-0" PRINCIPAL BUILDING SETBACK

6' HEDGE

POOL

AREA BELOW CROWN OF ROAD

DN

200' PROPERTY LINE

45' (M) PROPERTY LINE

REAR SETBACK ACCESSORY BUILDING HAMMOCK OAKS 7'-6"

REAR SETBACK PRINCIPAL BUILDING HAMMOCK OAKS 20'-0"

TWO STORY RESIDENCE

GAZEBO
PORT–COCHE

SIDE SETBACK ACCESSORY BUILDING HAMMOCK OAKS 20'-0"

SIDE SETBACK PRINCIPAL BUILDING HAMMOCK OAKS 15'-0"

249.17' (M) PROPERTY LINE

O L D C U T L E R R O A D

60' (M) PROPERTY LINE

215.28' (M) PROPERTY LINE

PROPOSED NEW PLANTING:
12 INDIAN MAST TREES
(POLYALTHIA LONGIFOLIA PENDULA) @4'–0" O.C. MIN.
HEIGHT 8'–0"



INDIAN MAST TREES

EXISTING BUILDING PAD

AWNING IN QUESTION

PROPOSED NEW PLANTING:
14 INDIAN MAST TREES
(POLYALTHIA LONGIFOLIA PENDULA) @4'–0" O.C. MIN.
HEIGHT 8'–0"

1 A2.1

2 A2.1

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

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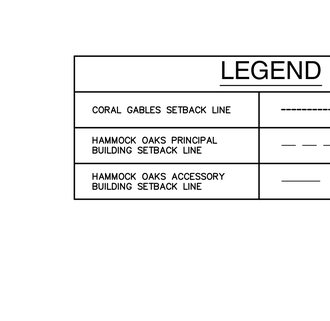
Job A2530

Start 08.13.25

A1.3

S. W. 8 8 T H S T R E E T (N O R T H K E N D A L L D R I V E)

LEGEND	
CORAL GABLES SETBACK LINE	----------
HAMMOCK OAKS PRINCIPAL BUILDING SETBACK LINE	— — — — — —
HAMMOCK OAKS ACCESSORY BUILDING SETBACK LINE	—— · —— · ——



INDIAN MAST TREES

PROPOSED NEW PLANTING:
INDIAN MAST TREES (POLYALTHIA LONGIFOLIA PENDULA) @4'-0" O.C.
MIN. HEIGHT 8'-0" (TYP.)

MODIFIED EXISTING AWNING TO RELOCATE COLUMNS AS SHOWN.

EXISTING GENERATOR PAD

45' (M) PROPERTY LINE

60' (M) PROPERTY LINE

200' PROPERTY LINE

254.59' (M) PROPERTY LINE

249.17' (M) PROPERTY LINE

215.28' (M) PROPERTY LINE

SFR CORAL GABLES ZONING SEC 2-101, PARAGRAPH 4b.

4' X 1.5' CORAL ROCK WALL

6' HEDGE

POOL

AREA BELOW CROWN OF ROAD

DN

TWO STORY RESIDENCE

GAZEBO
PORT-COCHE

REAR SETBACK ACCESSORY BUILDING HAMMOCK OAKS 7'-6"

REAR SETBACK ACCESSORY BUILDING CORAL GABLES 10'-0"

REAR SETBACK PRINCIPAL BUILDING HAMMOCK OAKS 20'-0"

SIDE SETBACK ACCESSORY BUILDING HAMMOCK OAKS 20'-0"

SIDE SETBACK PRINCIPAL BUILDING HAMMOCK OAKS 15'-0"

SIDE SETBACK MINIMUM PRINCIPAL BUILDING CORAL GABLES 20% / 5'-0"

PRINCIPAL BUILDING SETBACK

O L D C U T L E R R O A D

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

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A1.4



WEST ELEVATION
SCALE: 1/8" = 1'-0"
4



NORTH ELEVATION
SCALE: 1/8" = 1'-0"
2



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
3



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

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A1.5



WEST ELEVATION
SCALE: 1/8" = 1'-0"
4



NORTH ELEVATION
SCALE: 1/8" = 1'-0"
2



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
3



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

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A1.6



AWNING 6



DRIVEWAY IMAGE 3 4



DRIVEWAY IMAGE 1 2



DRIVEWAY IMAGE 4 5



DRIVEWAY IMAGE 2 3



ENTRY FROM OLD CUTLER RD. 1
PROGRESSIVE VIEWS 1 - 6

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A1.7



IMAGE OF PORTE-COCHERE 5



ENTRY PILLAR 5'-1" 3



ENTRY FROM OLD CUTLER RD. 2



IMAGE OF AWNING FROM STREET.
NOTE: IMAGE TAKEN FROM ABOUT 8'-0" ABOVE GROUND 4



ENTRY FROM OLD CUTLER RD. 1

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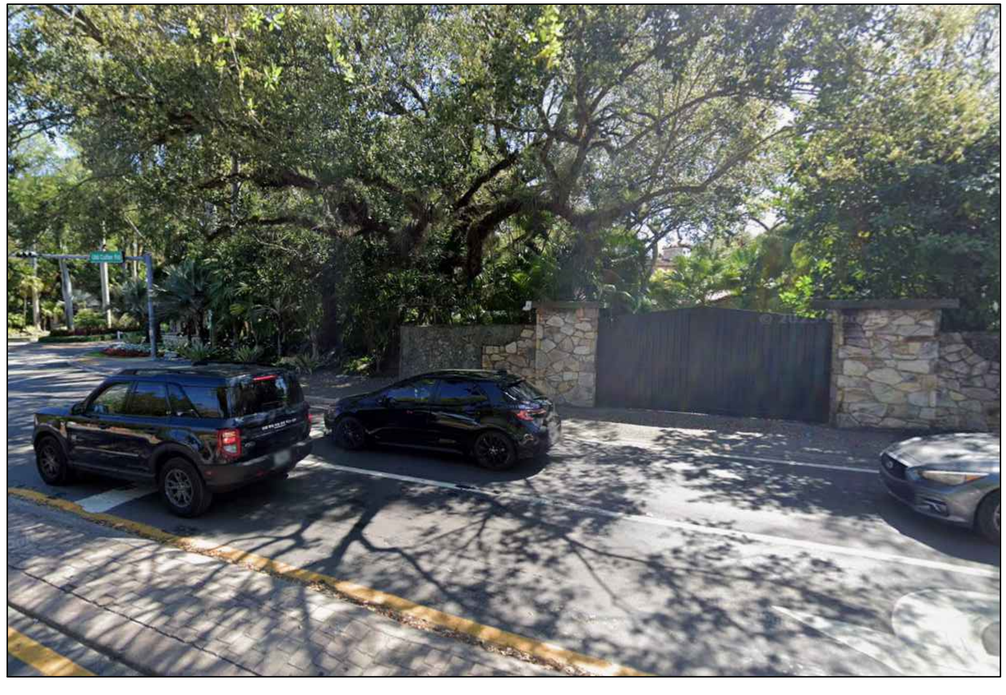
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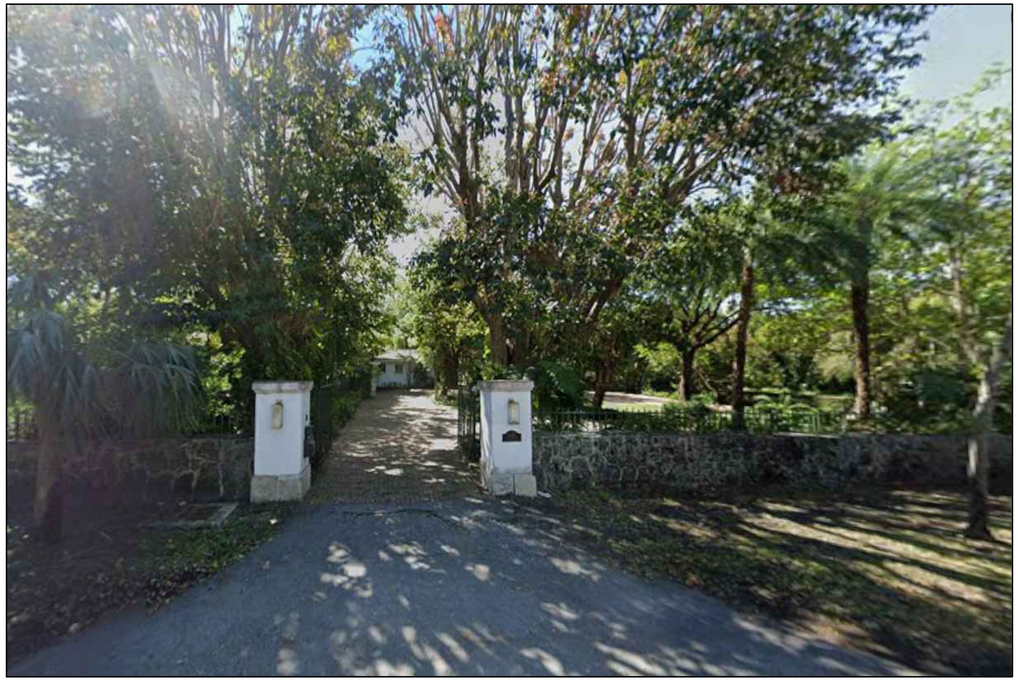
ADJACENT PROPERTY TO SOUTH 4



ADJACENT PROPERTY TO NORTH 2



ADJACENT PROPERTY TO EAST
ENTRANCE TO GABLE ESTATES 3



ADJACENT PROPERTY TO WEST 1

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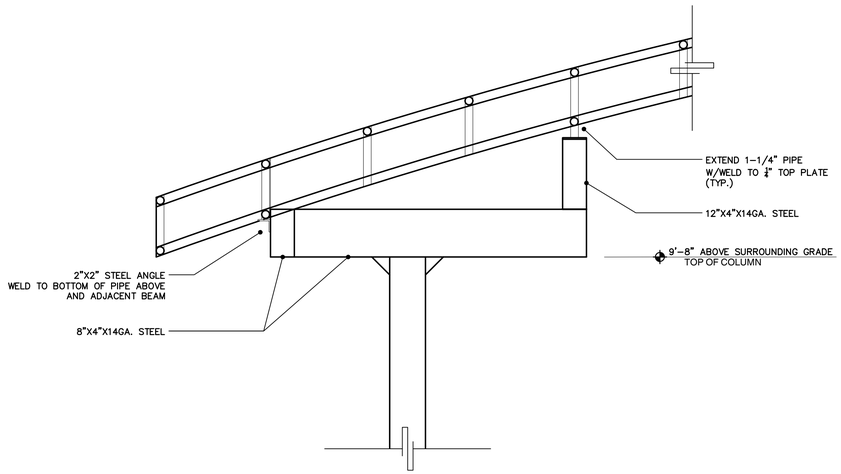
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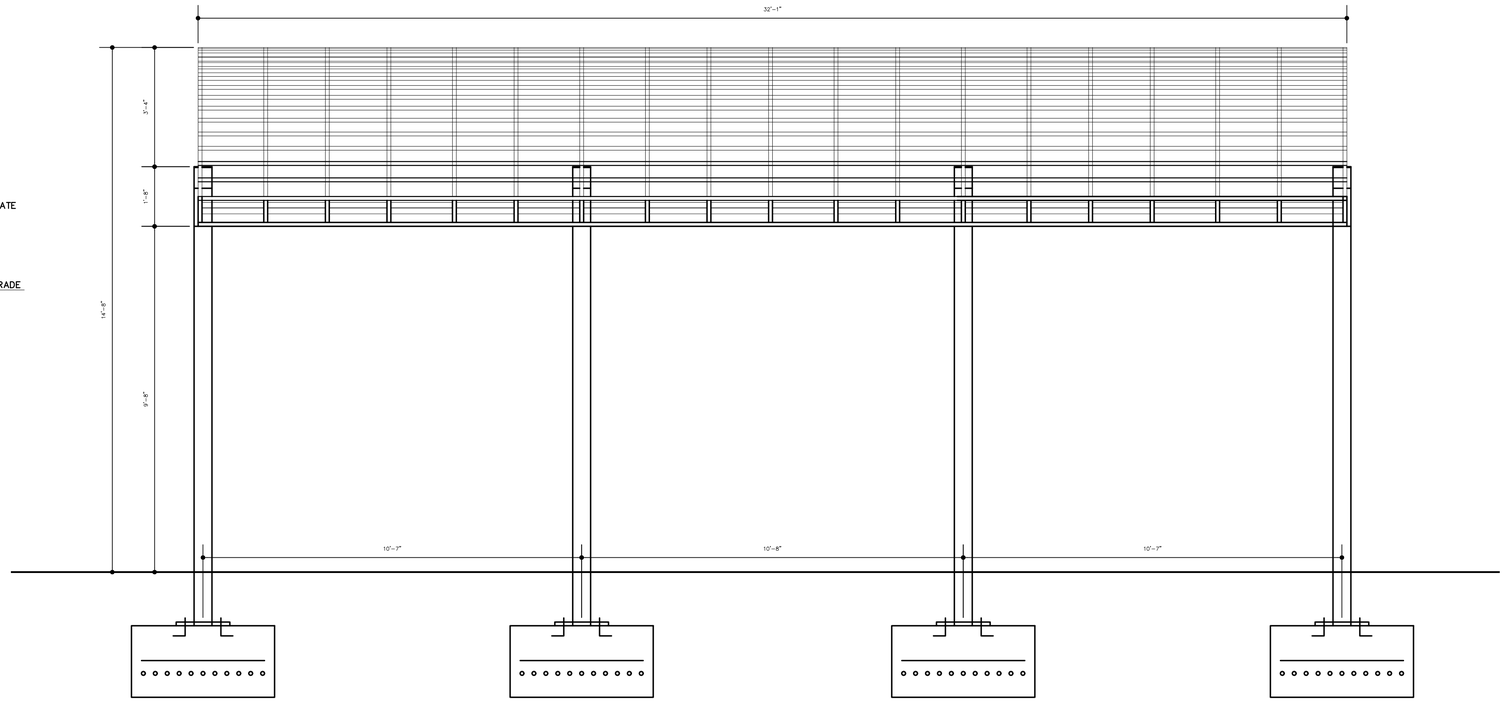
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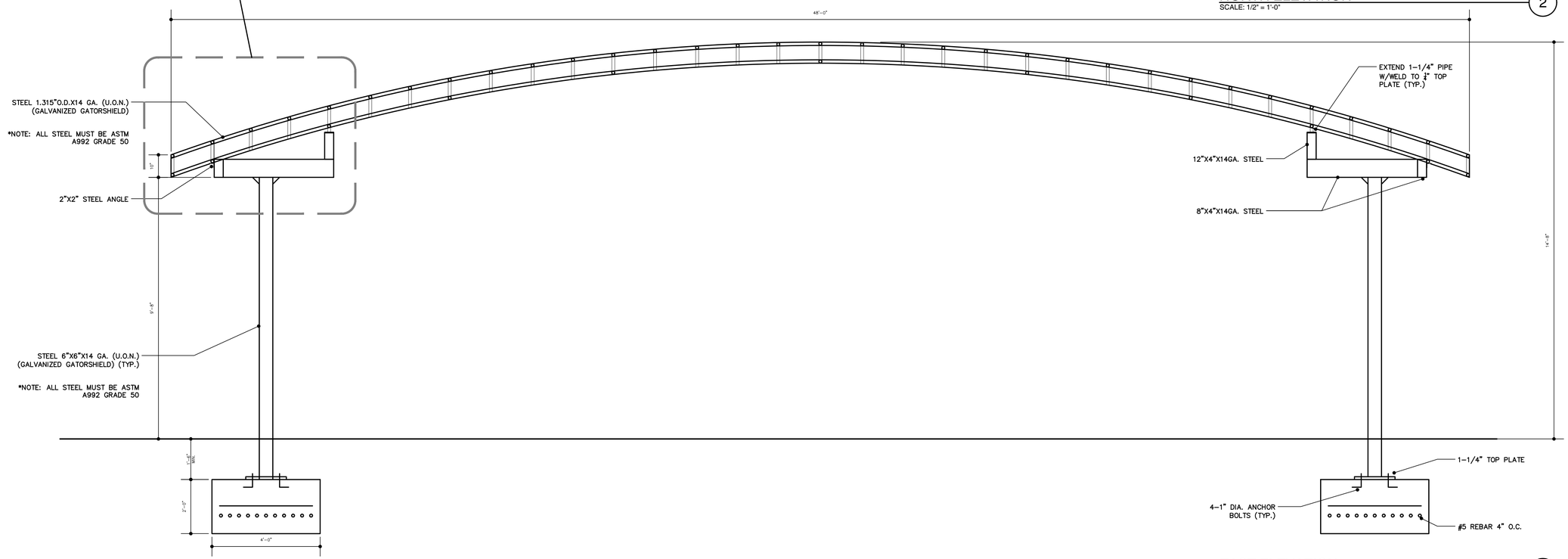
A1.9



COLUMN DETAIL
SCALE: 1/2" = 1'-0"
3



NORTH ELEVATION
SCALE: 1/2" = 1'-0"
2



EAST ELEVATION
SCALE: 1/4" = 1'-0"
1

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A2.1