

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 @ galvarezstudio.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

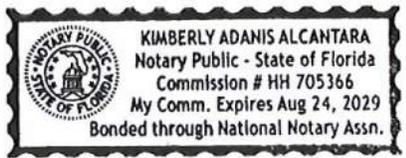
Applicant/agent/property owner/architect affirmation and consent

(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:
 - 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:  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> ²⁰²⁰ by <u>Kalcauf</u>			
(Signature of Notary Public - State of Florida)			
			
(Print, Type or Stamp Commissioned Name of Notary Public)			
<input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> 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

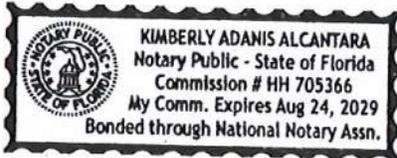
Fax:

Email: jakob.salom@gmail.com

NOTARIZATION

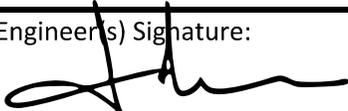
STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 12 day of February by Kafercia
(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 _____

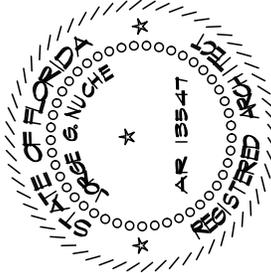
Architect(s)/Engineer(s) Signature: 	Architect(s)/Engineer(s) Print Name: JORGE GABRIEL NUCHE
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Address: 3170 SW 111 AVE MIAMI FL 33165

Telephone: 786-290-8616	Fax:
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Email: jnuche1@mac.com

Jorge C
Nuche
AR1354

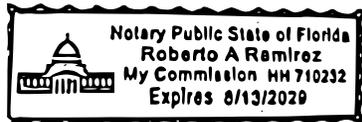


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NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 12 day of February by Jorge Nuche
(Signature of Notary Public - State of Florida) 2026

(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

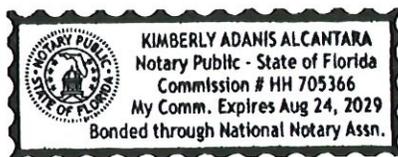
Notary Public Affirmation

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

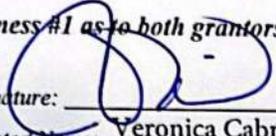
Parcel ID Number: 03-4118-003-2130

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:

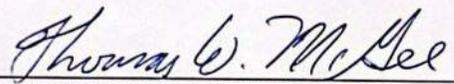
Witness #1 as to both grantors:

Signature:  _____

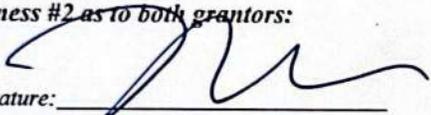
Printed Name: Veronica Cabrera

Address: 9130 S Dadeland Blvd #1800

Miami, FL 33156


THOMAS WILLIAMS MCGEE

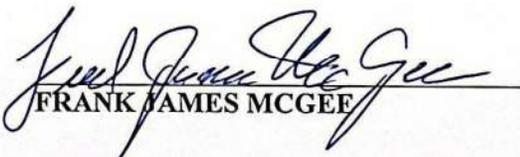
Witness #2 as to both grantors:

Signature:  _____

Printed Name: Thomas Ringel

Address: 9130 S Dadeland Blvd #1800

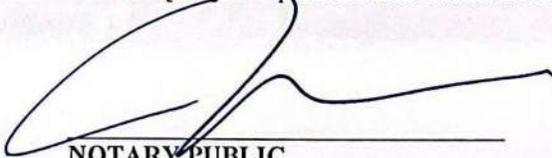
Miami, FL 33156


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.



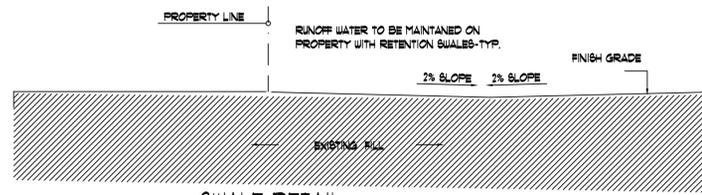
NOTARY PUBLIC

Printed Name: _____

My Commission Expires: _____



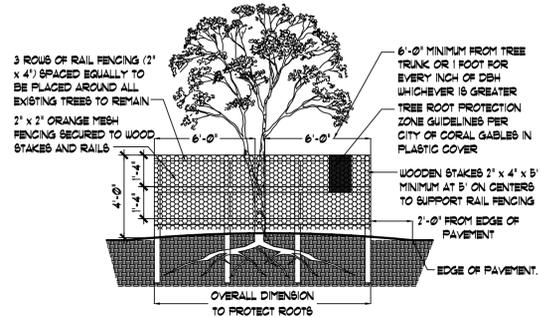
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SWALE DETAIL
SCALE 3/8" = 1'-0"

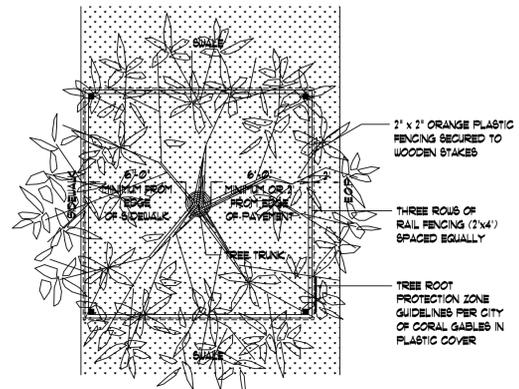
SETBACK REQUIREMENTS		
	ALLOWABLE	PROPOSED
RESIDENCE-FRONT SETBACK	25'-0" MIN	22'-5" @ EXISTING-SOUTH
RESIDENCE-SIDE SETBACK	20% 5 FT-MIN	14'-5" @ ADDITION-EAST
RESIDENCE-SIDE SETBACK	20% 5 FT-MIN	1'-11" @ ADDITION-WEST
RESIDENCE-REAR SETBACK	10 FT-MIN	49'-0" @ REAR GARAGE

LOT COVERAGE CALCULATIONS ZONING DATA WORKSHEET-SEE SP-2		
LOT SIZE-10125 SQFT.		
40% LANDSCAPE MINIMUM	10125 X 40% = 4050 SF REQD. MIN.	4338 SQFT. ± 41% -PROVIDED
20% FRONT YARD LANDSCAPE MINIMUM	4250 SF X 20% = 850 SF REQD. MIN.	1595 0 SQFT.-PROVIDED
F.A.R.	MAX ALLOWED=4.411 SF	3.429 0 SF PROVIDED
35% GROUND COVERAGE	10125 SF X 35% = 3543.75 SF MAX ALLOWED	3753.00 SQFT. ± 35% -PROVIDED
45% GROUND COVERAGE	10125 SF X 45% = 4556.25 SF MAX ALLOWED	4108.5 SF -PROVIDED



TREE PROTECTION ELEVATION
DEPARTMENT OF PUBLIC WORKS / ENGINEERING DIVISION / STANDARD DETAILS

- NOTES**
- WOODEN STAKES (2"x4" MIN) ON 5' CENTERS TO SUPPORT RAIL FENCING
 - BARRIER TO FORM A CONTINUOUS BARRIER AROUND THE TREE OR GROUP OF TREES
 - THREE ROWS OF RAIL FENCING (2"x4") SPACED EQUALLY TO BE PLACED AROUND ALL EXISTING TREES TO REMAIN
 - CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN - AT START OF THE PROJECT - FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT
 - CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERATIONS TO PROTECT ALL EXISTING TREES - AND SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION



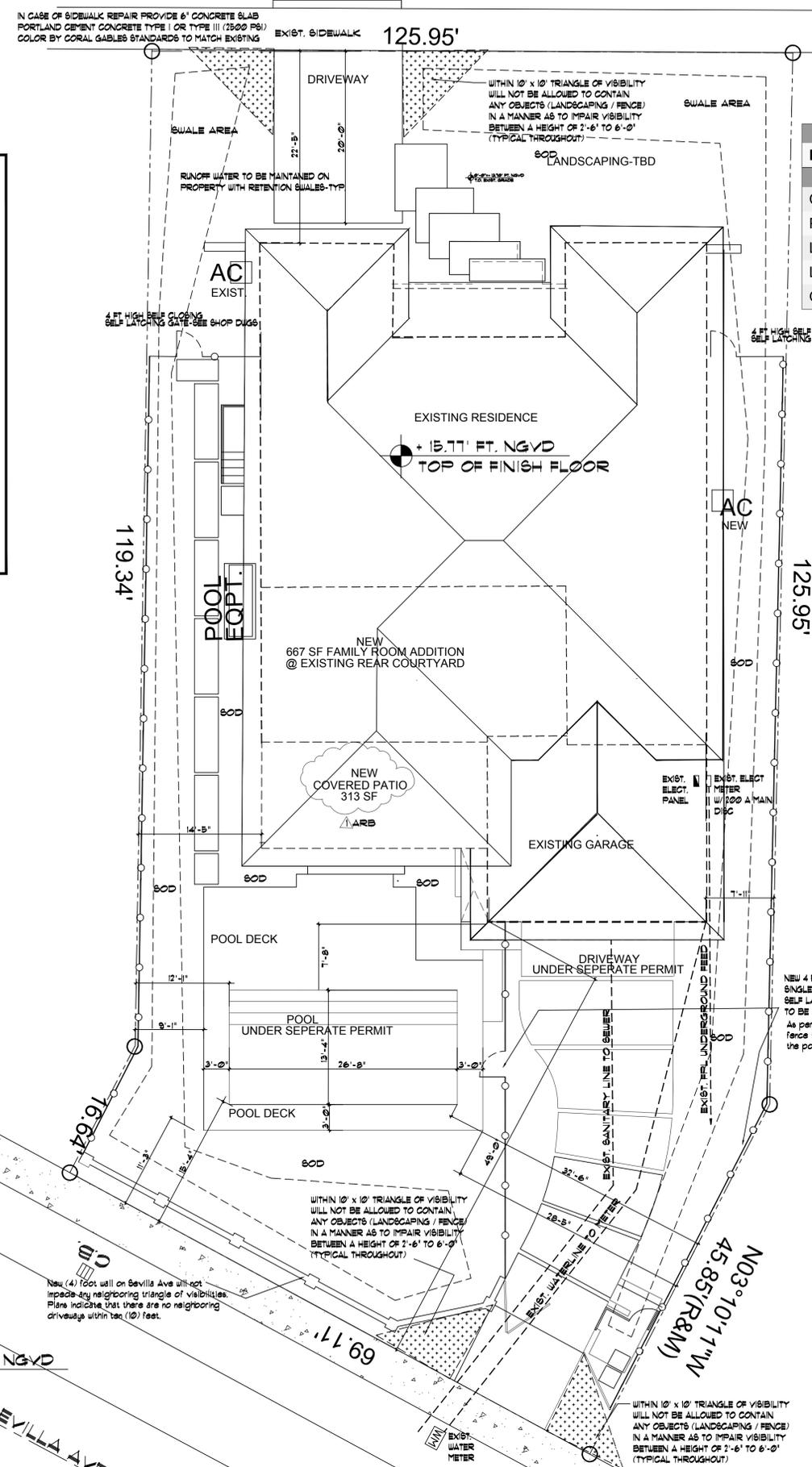
TREE PROTECTION PLAN VIEW
DEPARTMENT OF PUBLIC WORKS / ENGINEERING DIVISION / STANDARD DETAILS

SCOPE OF PROJECT:
2003 SF INTERIOR REMODEL-EXISTING RESIDENCE
667 SF FAMILY ROOM ADDITION @ EXISTING REAR COURTYARD
313 SF COVERED PATIO

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

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SP2-ZONING DATA CALCULATIONS	
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A3-ELEVATION	
A4-DETAILS	
S1-STRUCTURAL NOTES	
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S3-ROOF FRAMING PLAN	
S4-ELEVATIONS W/PRESSURE VALUES	
S5-SCHEDULES AND DETAILS	
S6-DETAILS	
S7-DETAILS	
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PI-PLUMBING PLAN	

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



+13.46' FT. NGVD
C.O.R.

DESOTO BLVD

APPROACH-PUBLIC WORKS PERMIT REQUIRED

IN CASE OF SIDEWALK REPAIR PROVIDE 6" CONCRETE SLAB PORTLAND CEMENT CONCRETE TYPE I OR TYPE II (2500 PSI) COLOR BY CORAL GABLES STANDARDS TO MATCH EXISTING

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

PROPERTY INFORMATION	
Folio	03-4118-003-2130
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	



LOCATION AERIAL VIEW

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



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DESIGN

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SHEET

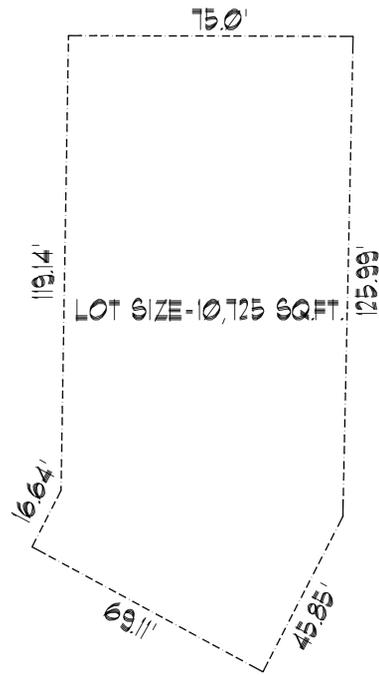
SP-1

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.

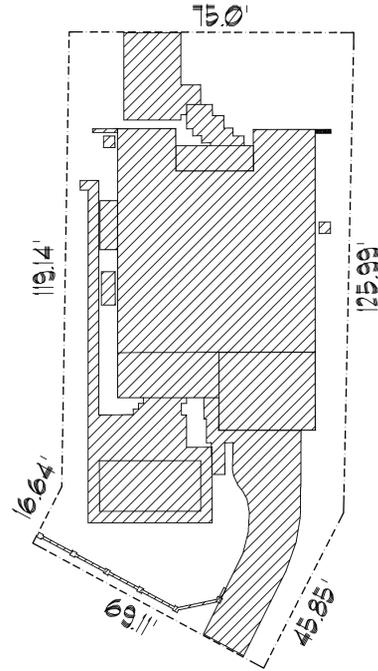
- C.G. ZONING CODE ARTICLE 6,
 SECTION 6-105, LANDSCAPE
 REQUIREMENTS FOR ZONING
 DISTRICTS.



LOT SIZE-10,725 SQ.FT.

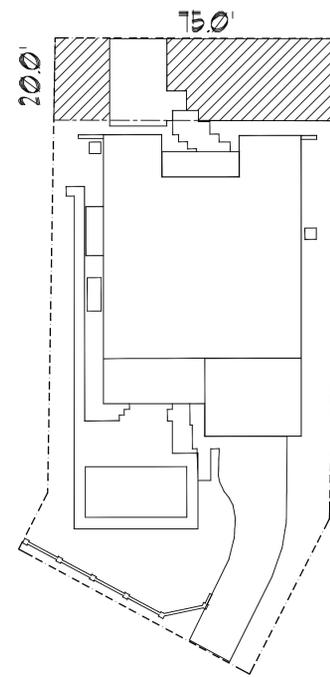
LOT SIZE

10,725 X 40%=4,290 SF REQD. MIN
 4,338 SQ.FT. = 41%-PROVIDED



40% LANDSCAPE MINIMUM

4,290 SF X 20%=858 SF REQD. MIN
 1,237.0 SQ.FT.-PROVIDED



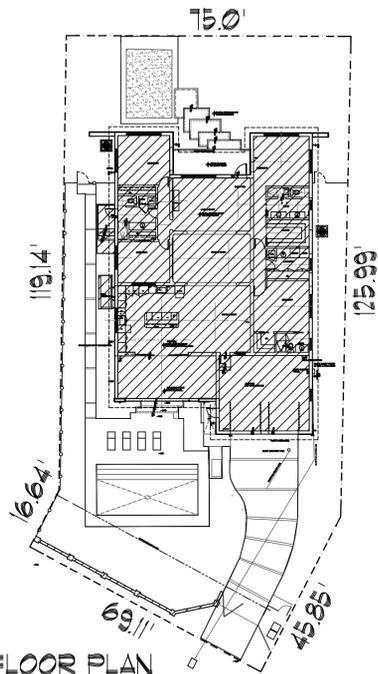
20% FRONT YARD LANDSCAPE MINIMUM

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

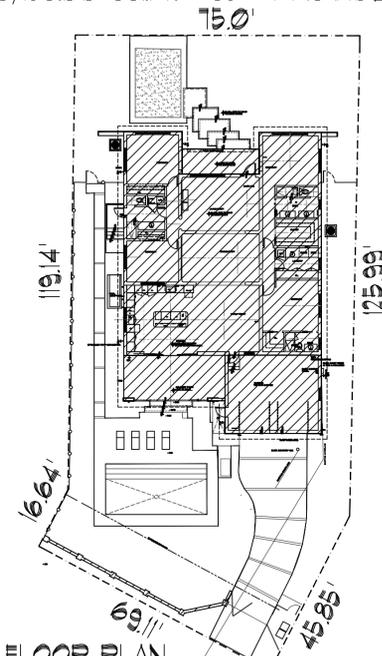
 MAX. ALLOWED=4,417 SF
 3,429.0 SF PROVIDED

10,725 SF X 35% = 3,753.75 SF MAX. ALLOWED
 3,753.00 SQ.FT. = 35%-PROVIDED

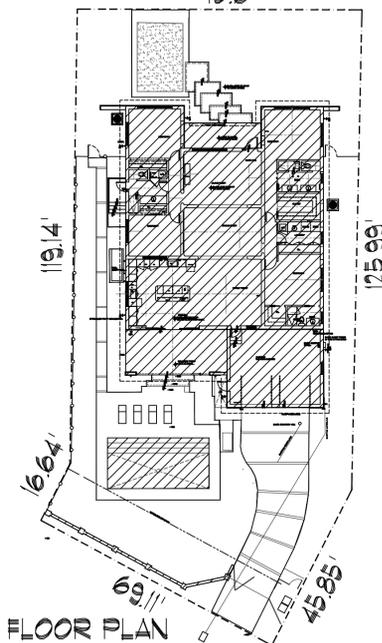
45% TOTAL AUXILIARY AND/OR ACCESSORY
 10,725 SF X 45%=4,826.25 SF MAX. ALLOWED
 4,085 SF-PROVIDED



FLOOR PLAN
 F.A.R.



FLOOR PLAN
 35% GROUND COVERAGE



45% GROUND COVERAGE
 FLOOR PLAN

REVISIONS
09-19-25
10-27-25
ARB 12-07-25-REVISION

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

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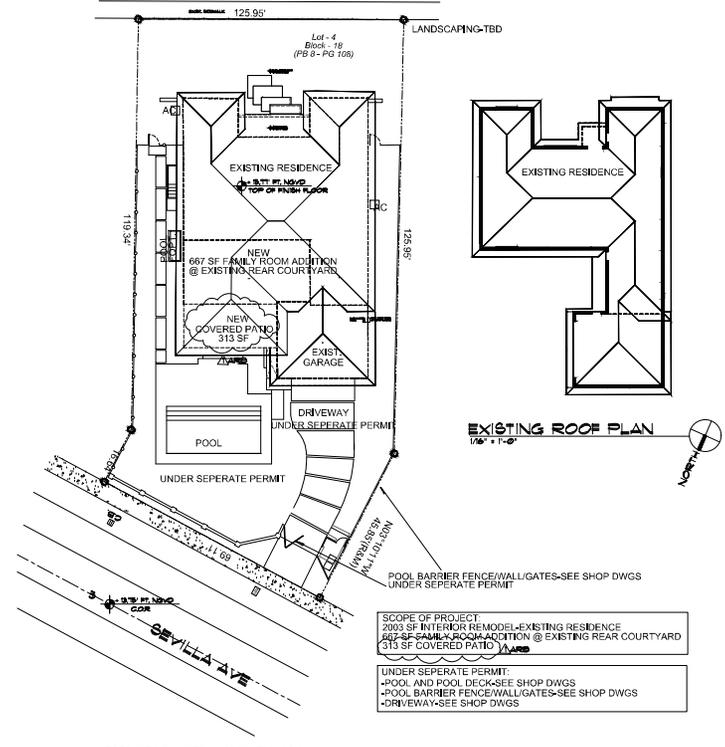
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SHEET

SP-2

DESOTO BLVD



SCOPE OF PROJECT:
2093 SF INTERIOR REMODEL-EXISTING RESIDENCE
667-SF-FAMILY-ROOM-ADDITION @ EXISTING REAR COURTYARD
313 SF COVERED PATIO

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

REVISIONS

03-18-25	
03-21-25	
LAND 12-07-25-REVISION	

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

PROJECT INFORMATION	
Folio	03-1118-003-2130
GENERAL 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



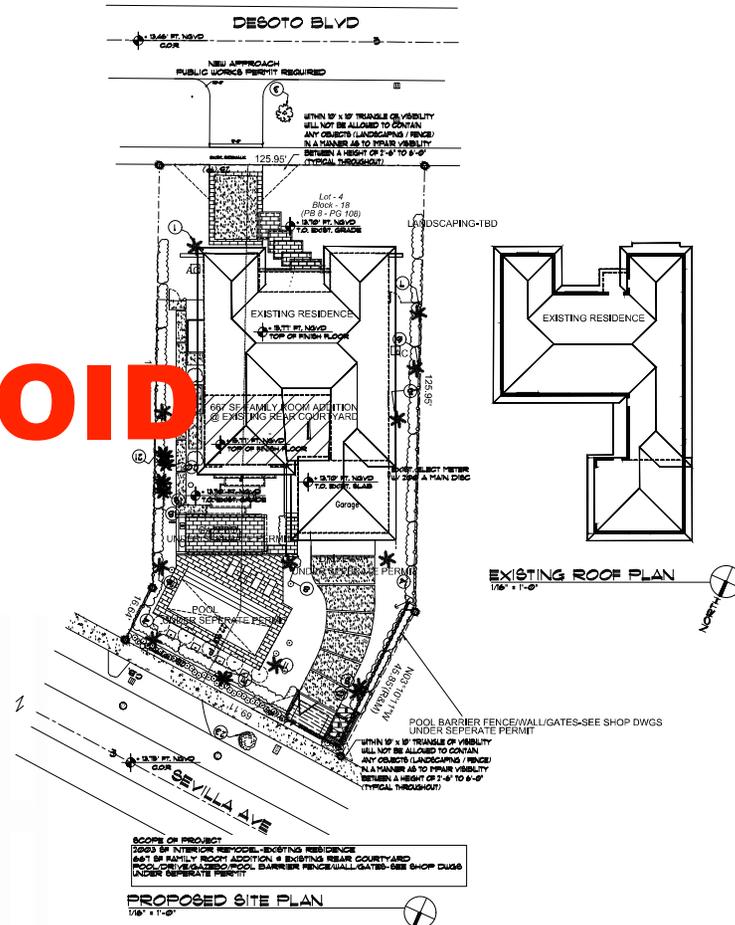
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SHEET
SP-1



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Date: 2025.09.19 07:35:29 -04'00'

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

PROJECT INFORMATION	
Folio	03-4118-003-2130
GENERAL NOTES	
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 / Hall	4 / 3 / 0
Floors	1
Living Units	1
Actual Area	2,686 Sq. Ft.
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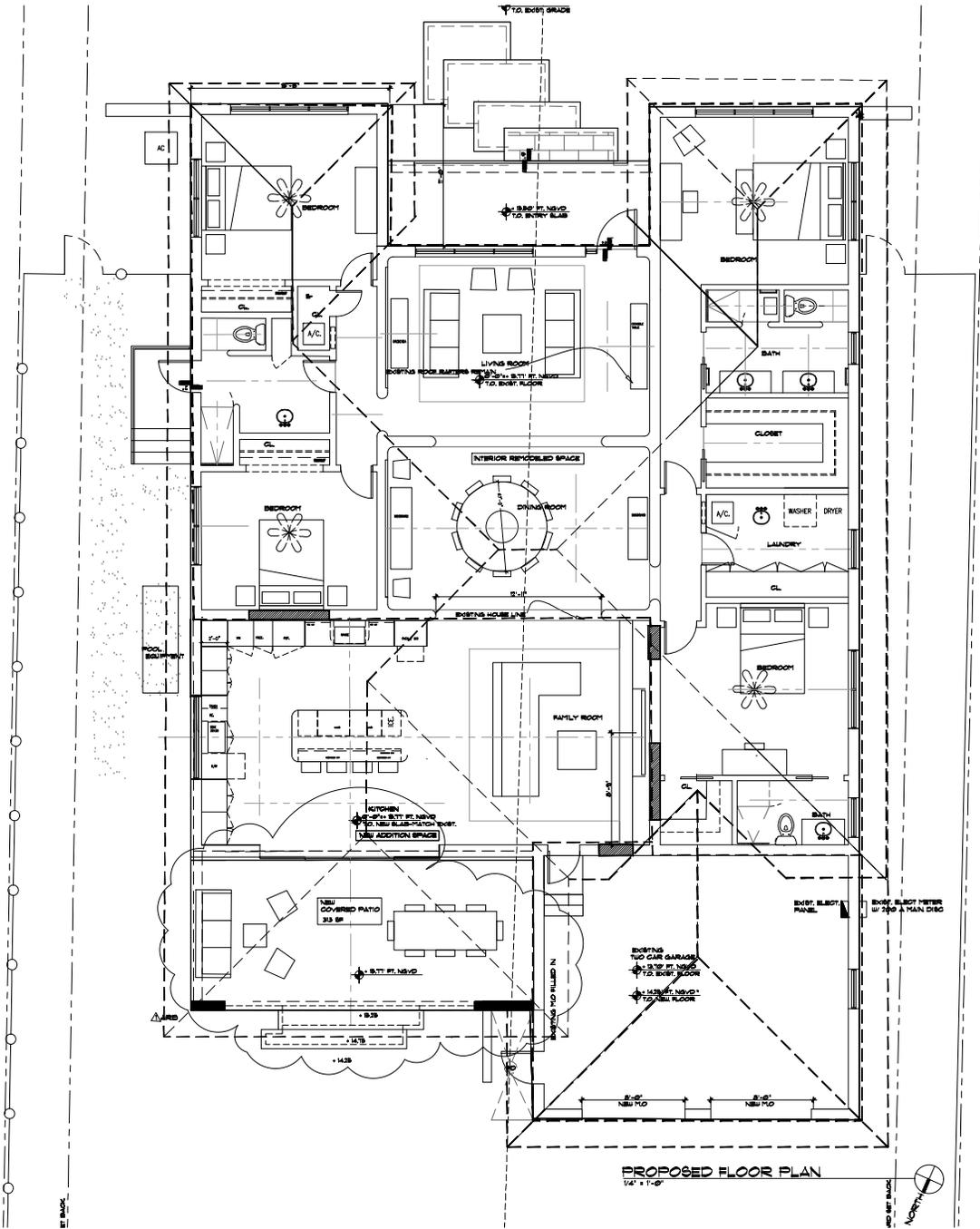


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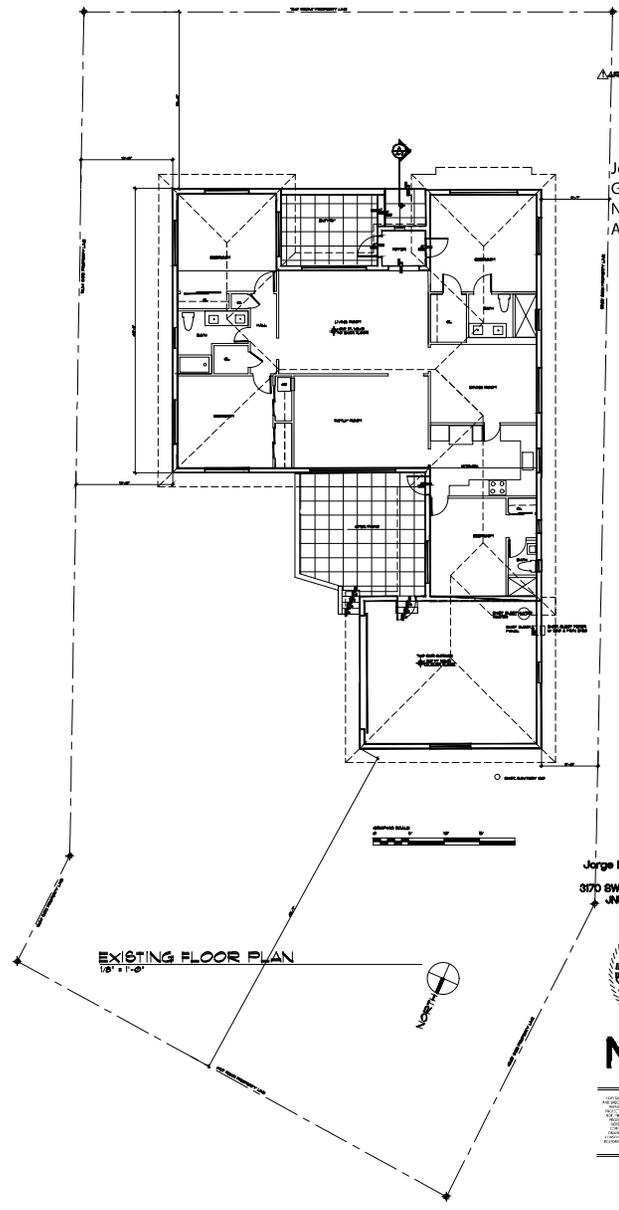


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SP-1



PROPOSED FLOOR PLAN
142' x 114'



EXISTING FLOOR PLAN
118' x 114'

REVISIONS
03-18-25
12-27-25
Area 12-27-25-REVISION

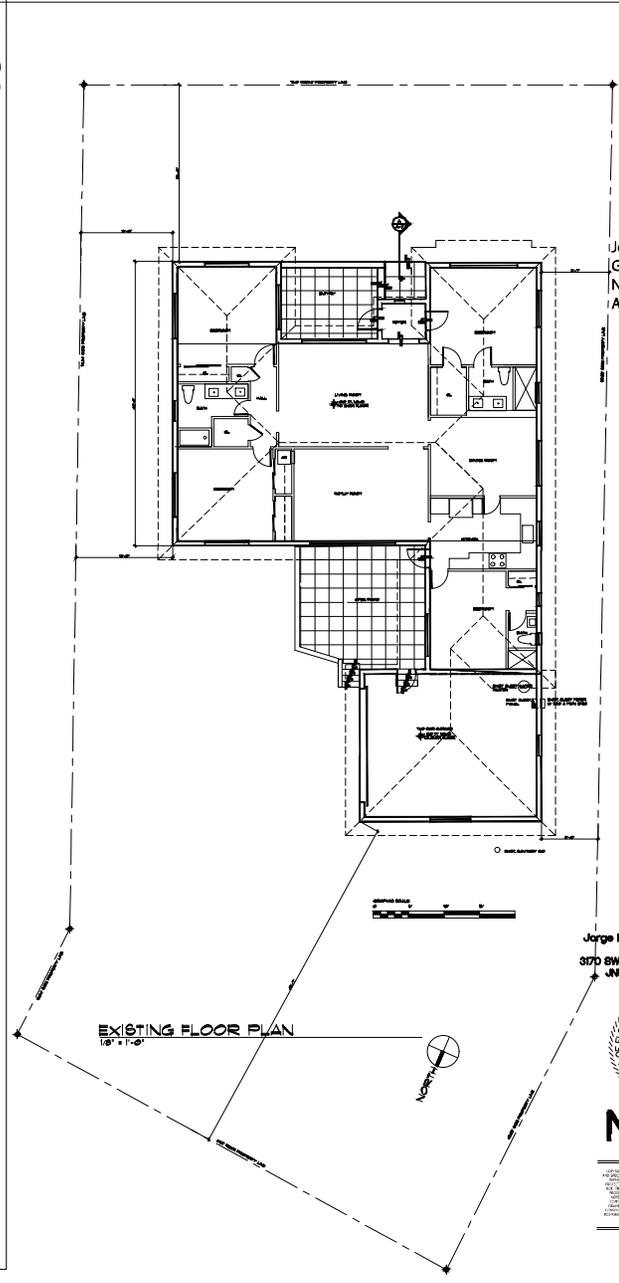
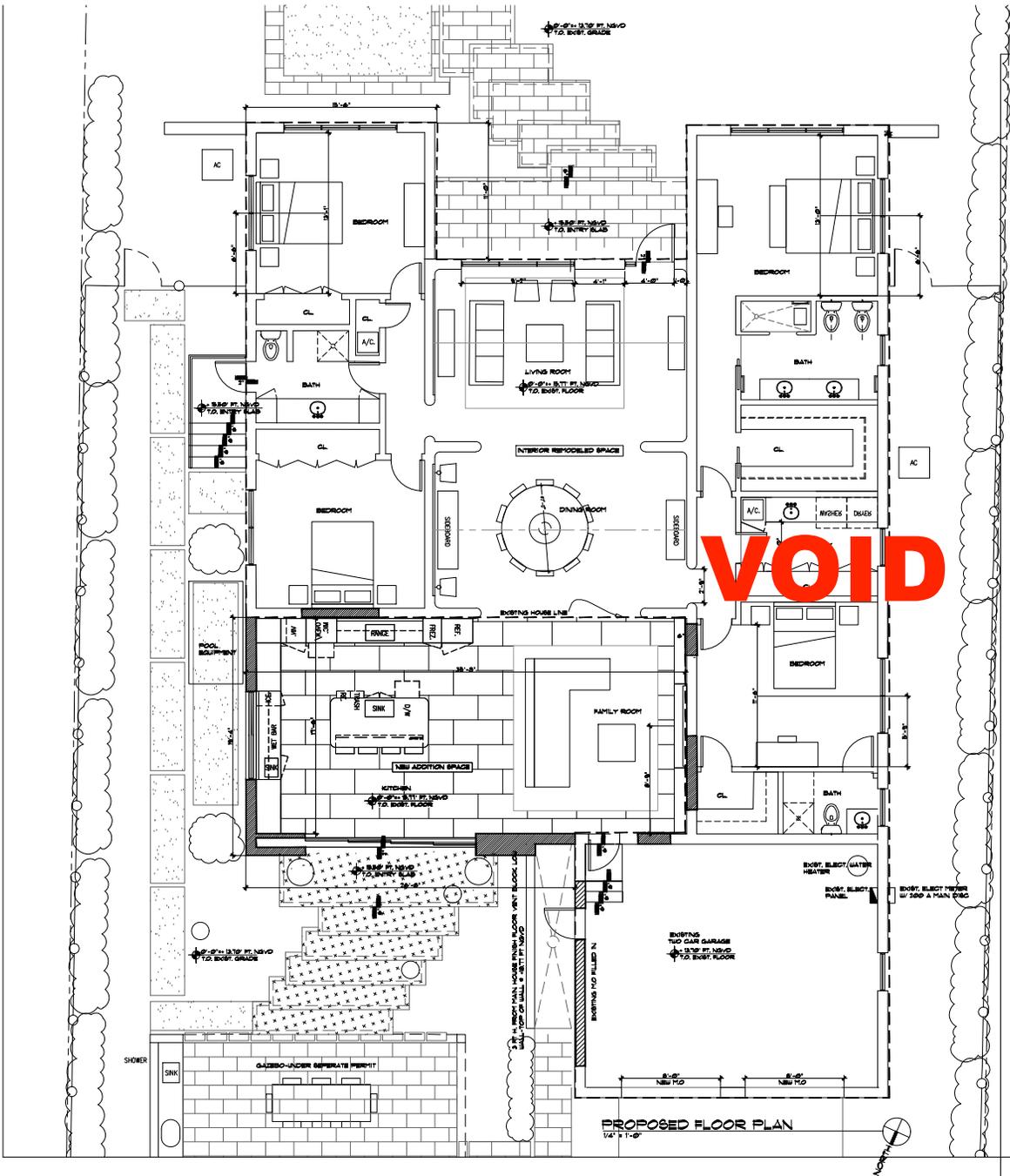
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 Digitally signed by Jorge Gabriel Nucho AR13547
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03-18-25	
03-18-25	

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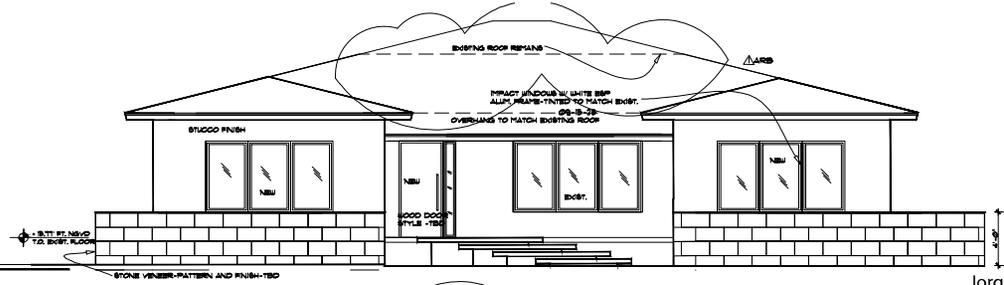
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 2830 DE SOTO BLVD. CORAL GABLES FL 33134
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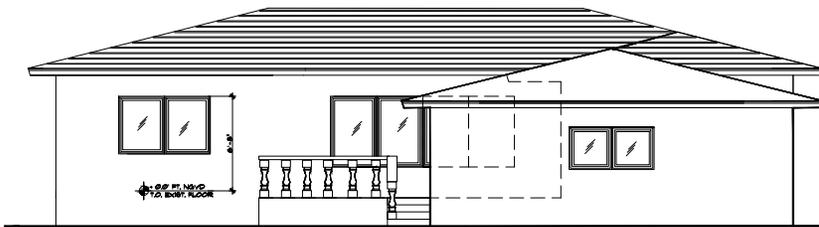




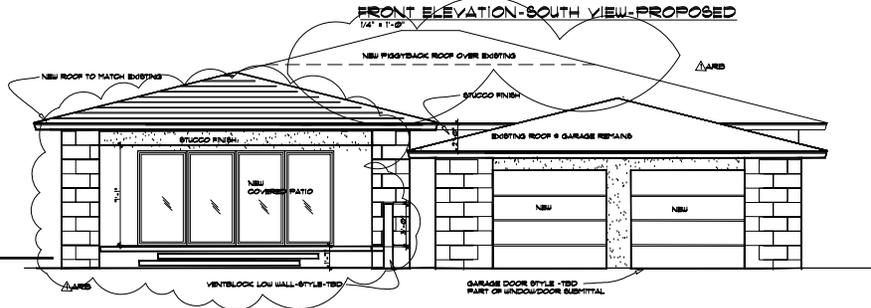
FRONT ELEVATION-SOUTH VIEW-EXISTING
1/4" = 1'-0"



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



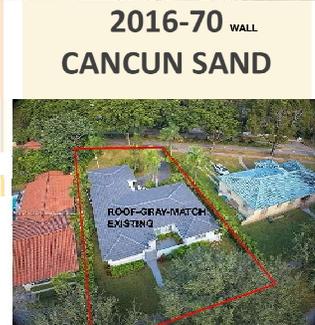
REAR ELEVATION-NORTH VIEW-EXISTING
1/4" = 1'-0"



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



STONE VENEER DETAIL
1/2" = 1'-0"



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

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 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
 03-4118-003-2180

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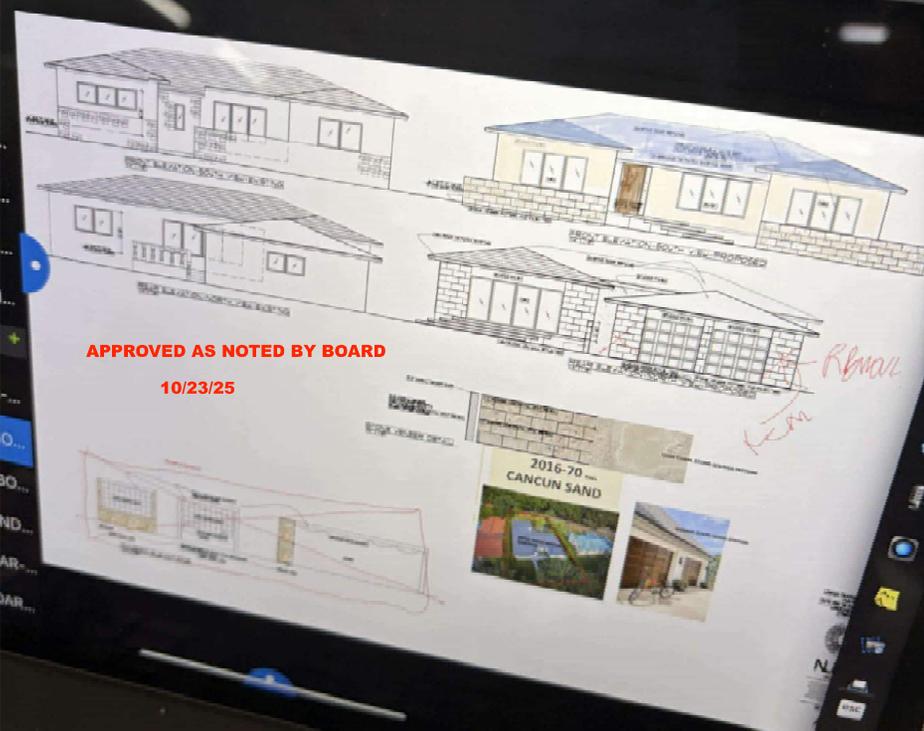
SHEET

A2

c(3) 740...-10-8225

f(6) 1014...-10-1282

k(11) 283



APPROVED AS NOTED BY BOARD

10/23/25

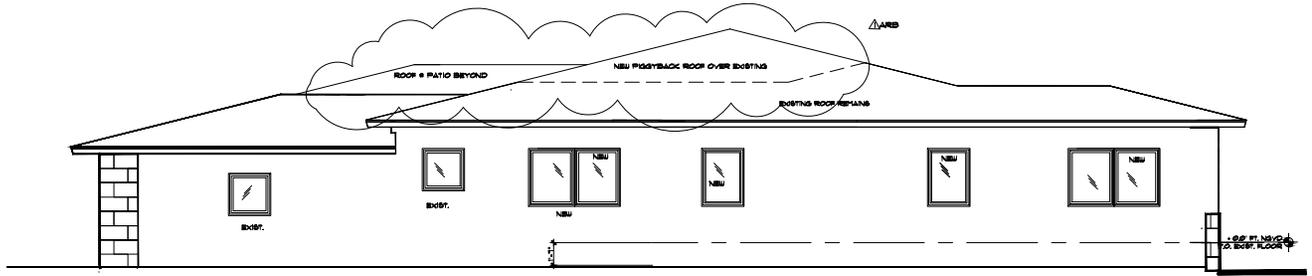
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Kam

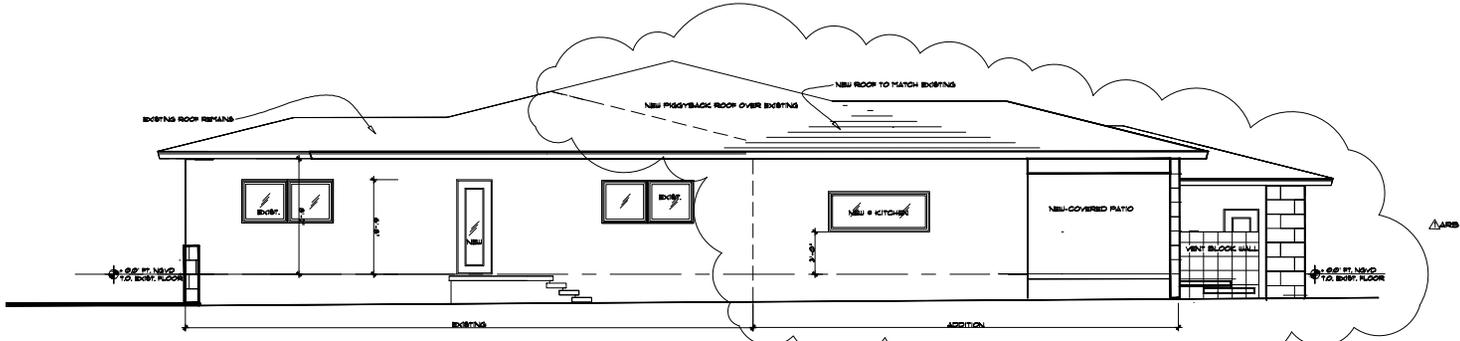


REVISIONS	
01-09-25	
10-23-25	
12-03-25	

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 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

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 AA-C002670
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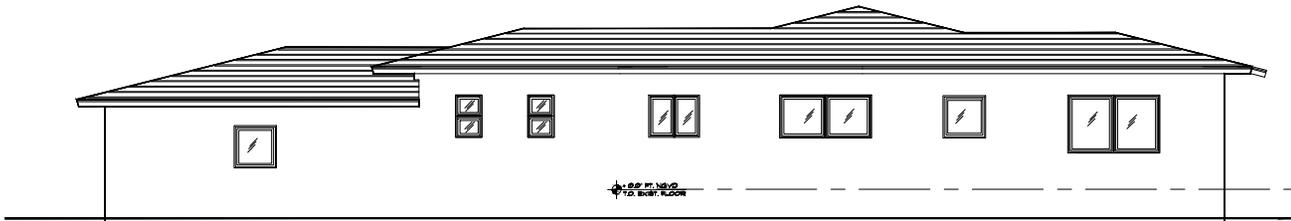


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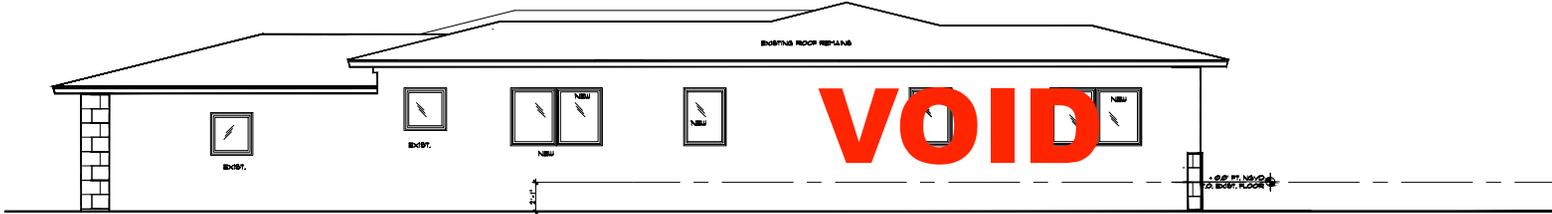
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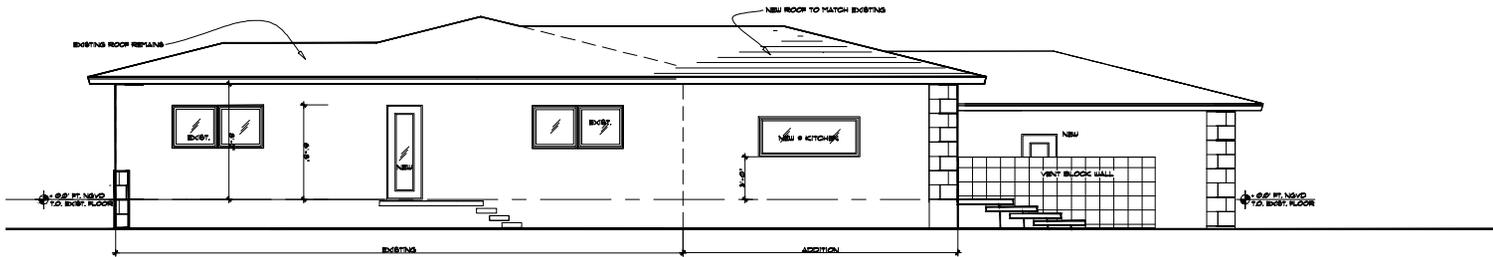
A2



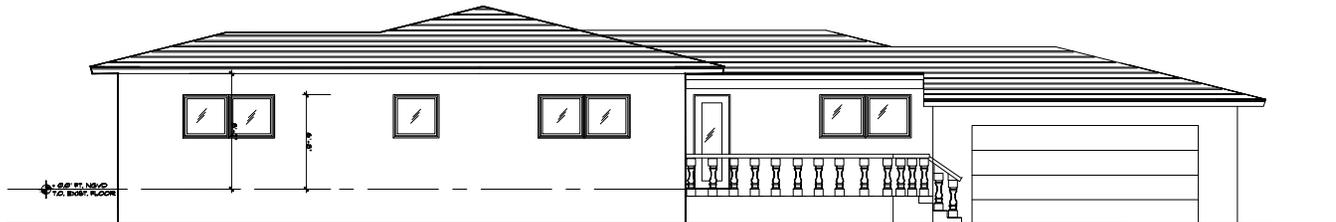
RIGHT SIDE ELEVATION-WEST VIEW-PROPOSED
1/4" = 1'-0"



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
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SHEET

A2

COLOR PHOTOGRAPHS

DE SOTO BLVD, PRIMARY FRONTAGE



COLOR PHOTOGRAPHS

SEVILLA AVE, SECONDARY FRONTAGE



AERIAL

