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July 23, 2025

**City of Coral Gables
405 Biltmore Way
Coral Gables, FL**

Re: **1015 Sevilla - Residential remodeling and addition
Folio Number 03-4118-001-1380
Coral Gables, FL
Letter of intent / Scope of work**

To whom it May Concern:

We are pleased to submit the proposed two-story residence designed for the vacant lot located at 1015 Sevilla Ave

Existing:

The property consists of an existing single family home with an attached rear garage and detached cottage structure in the rear. The house is currently designated as a historic structure and in the category of "coral rock" homes. The rear garage is connected by an existing covered terrace

Scope of work - the main purpose for the proposed renovation and addition is as follows:

1. Extend the kitchen
2. Remodel the master bedroom, closet and bathroom for a more useful use of the
3. Repurpose the existing garage into a habitable space connected to main house by existing covered breezeway.
4. Convert the unused rear cottage into the garage and carport (at the end of the existing driveway)
5. Replace the existing pool / pool deck

Items worth noting:

1. The new construction is all in the rear of the house
2. The guest cottage that is being removed and replaced is not an original feature
3. We did meet with the historic department prior to submitting to BOA

Feel free to contact me at (305) 439-6266 if you have any questions or comments.

Regards,

Patrick Valent, RA
RA 13834
