



PATRICK VALENT
AR 13834

14068 NW 82nd Ave.
Miami Lakes, FL 33016
305.439.6266
Patrick@ValentTDG.com

September 11, 2025

City of Coral Gables
405 Biltmore Way
Coral Gables, FL

Re: **826 Medina Ave - Residential remodeling and addition**
Folio Number 03-4107-018-0600
Coral Gables, FL
Letter of intent / Scope of work
BOAR-25-01-1063

To whom it May Concern:

We are pleased to submit the proposed renovation and addition to the single family home referenced above.

Existing:

The property consists of an existing single family home with a detached rear garage.

Scope of work –

This project was originally submitted to BOA in 2024 as a two story rear addition. The intent was to have minimum impact on the footprint of the house so that we would leave enough open space in the rear for a new septic drainfield. The BOA deferred the approval with recommendations to obtain Historic significance status.

The Historic Department did find the house to be historic and after several meetings we have come up with design to convert a portion of the rear structure to living space and create a connection to the existing house. This will require a variance which we are told would be supported by the historic department so that the main structure of the property would stay “untouched”

Items worth noting:

1. The new construction is all in the rear of the house
2. The garage door will stay where it is
3. This new design does allow for the new septic tank and drainfield
4. All of the existing setbacks are existing (see microfilm)
5. 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