

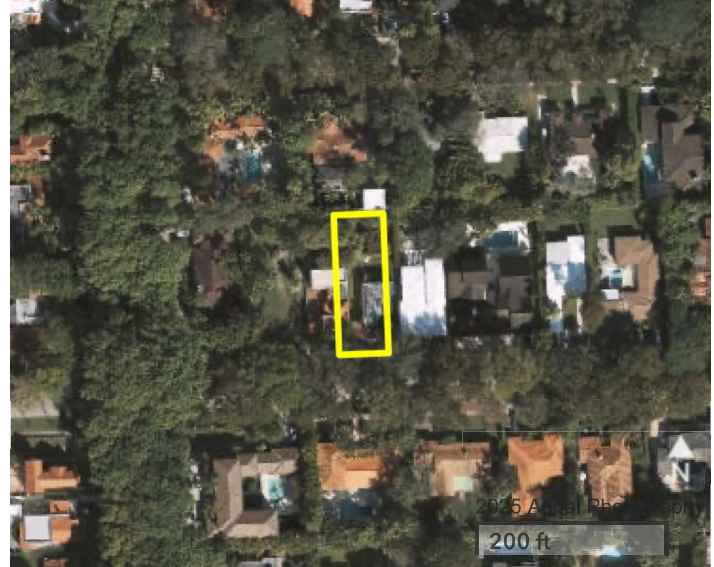


PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 02/25/2026

PROPERTY INFORMATION	
Folio	03-4118-001-1541
Property Address	1129 SEVILLA AVE CORAL GABLES, FL 33134-0000
Owner	DARLING POINT LLC
Mailing Address	1129 SEVILLA AVE CORAL GABLES, FL 33134
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	4 / 3 / 0
Floors	1
Living Units	2
Actual Area	2,586 Sq.Ft
Living Area	1,892 Sq.Ft
Adjusted Area	2,163 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	1925



ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$937,500	\$950,328	\$731,021
Building Value	\$254,562	\$254,562	\$254,562
Extra Feature Value	\$0	\$0	\$0
Market Value	\$1,192,062	\$1,204,890	\$985,583
Assessed Value	\$1,087,274	\$988,431	\$898,574

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,087,274	\$988,431	\$898,574
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,192,062	\$1,204,890	\$985,583
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,087,274	\$988,431	\$898,574
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,087,274	\$988,431	\$898,574

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$104,788	\$216,459	\$87,009

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION
18 54 41
CORAL GABLES SEC A PB 5-102
LOT 19 BLK 15
LOT SIZE 50.000 X 150
OR 15912-0637 0493 5

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
05/26/2021	\$100	32556-4821	Corrective, tax or QCD; min consideration
05/24/2021	\$690,000	32556-4819	Trustees in bankruptcy, executors or guardians
08/01/2006	\$0	24866-2346	Sales which are disqualified as a result of examination of the deed
04/01/1993	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

service list 1129 Sevilla Ave – updated from 7-25-26

<p><u>OWNER (DEED AND PA ADDRESS)</u> DARLING POINT LLC C/O IRENE DUBROVINA REGISTERED AGENT 1129 SEVILLA AVE CORAL GABLES, FL 33134-6330</p>	<p><u>OWNER (PROPERTY APPRAISER NAME SEARCH ADDRESS- OWNER REQUESTED – SEE BELOW)</u> DARLING POINT LLC C/O IRENE DUBROVINA 421 LUENGA AVE CORAL GABLES, FL 33146-2821</p>
<p><u>MORTGAGEE (MORTGAGE ADDRESS)</u> BOAZ PROPERTIES, LLC 36576 INNISBROOK CIR PURCELLVILLE, VA 20132-9011</p>	<p><u>MORTGAGEE (MD SECY OF STATE – PRINCIPAL ADDRESS)</u> BOAZ PROPERTIES, LLC 29350 DOGWOOD VIEW DR CORDOBA, MD 21625-2755</p>
<p><u>MORTGAGEE (MD SECY OF STATE – REGISTERED AGENT ADDRESS)</u> BOAZ PROPERTIES, LLC C/O STEVEN B. PRELLER, ESQ. RESIDENT AGENT 2450 RIVA RD ANNAPOLIS, MD 21401-7645</p>	<p><u>LIENHOLDER ADDRESS</u> MIAMI-DADE WATER AND SEWER DEPT. LOURDES LUIS LIEN UNIT SUPERVISOR P.O. BOX 330316 MIAMI, FL 33233-0316</p>

Owner’s request to use above address.

From: Irene Dubrovina <irene.dubrovina@gmail.com>
Date: Thursday, February 19, 2026 at 12:15 PM
To: "Law Office of Alexander L. Palenzuela, P.A." <alp@alp-law.com>
Cc: Irene Dubrovina <irene.dubrovina@gmail.com>, "john@udbardy.com" <john@udbardy.com>
Subject: RE: 1129 Sevilla Avenue (BLDR-25-05-7494) - 2-11-26 CEB order - NOVI-26-01-12340

Mr. Palenzuela,

It was an oversight on our part not to attend the hearing, we fully intended to but did not record the date in our calendar.

We just met with Paul Guth to review all structural comments and will meet with him again on Mondy to go over all the changes that he requested. At that point, I think we will be ready to resubmit (at least structural). Joh Udbardy has also had a virtual meeting with Kara during which they went over the historic comments.

Is there an appeal process available to me regarding this order to immediately assess \$250 fine per day which started running on Feb 11th? We are doing everything we can to correct the

CITY'S EXHIBIT #2

situation, so these additional fines are not achieving anything other than further financial difficulties.

In addition, as discussed yesterday, my mailing address is 421 Luenga Ave, Coral Gables FL 33146. I will try to update it on the Appraiser's site but I also know that I have received notices at this address in the past regarding the 1129 Sevilla Ave property. If there's anything you can do to facilitate the updating of my mailing address, I would appreciate it.

Regards,
Irene

Permit N... ↗	Permit Type	Permit W...	Permit ...	Application ...	Expiration ...	Final...	Description	Main Address
BLDR-25-05-7494	FBC Residential	Repair Only	Issued	05/30/2025	05/20/2026		STRUCTURAL REPAIR	1129 SEVILLA AVE
ELER-26-01-3743	Electrical Residential	Other	Denied	01/29/2026			TEMPORARY FOR CONSTRUCTION	1129 SEVILLA AVE
PEXT-25-09-2307	Permit Extension/Renewal	Building	Finalized	09/24/2025		10/29/2025	*04/21/2026***Temporary Construction Permit due to unsafe structure	1129 SEVILLA AVE
REVR-26-01-4671	Revision to Permit	Residential	Denied	01/20/2026			REVISION TO: CONSTRUCTION SEQUENCE MODIFICATION DUE TO SITE CONDITION, NEW TIE BEAM	1129 SEVILLA AVE
TMPR-23-11-0289	Temporary Structures Residential	Construction Fence with Visual Display	Cancelled	11/10/2023	04/21/2026	01/23/2026	*** CANCELLED - REPLACED BY TMPR-26-01-0619 ** * Temporary Construction Permit due to unsafe structure	1129 SEVILLA AVE
TMPR-26-01-0619	Temporary Structures Residential	Construction Fence/Dust Barrier	Issued	01/05/2026	07/23/2026		TEMPORARY CONSTRUCTION FENCE TO BE ENLARGED *** REPLACED TMPR-23-11-0289 ***	1129 SEVILLA AVE
UNST-23-07-0027	Unsafe Structure & Emergency Action	Unsafe Structure & Emergency Action	Submitted	07/26/2023			UNSAFE STRUCTURES (SINGLE FAMILY & COTTAGE IN REAR) FAILURE TO MAINTAIN AND PARTIAL ROOF & WALL COLLAPSE	1129 SEVILLA AVE



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

06/26/2024

Case #: NOVI-24-01-4856

Notice of Intent to Lien

9489 0090 0027 6519 1839 19

**DARLING POINT LLC
1129 SEVILLA AVE
CORAL GABLES, FL 33134**

Folio #: 03-4118-001-1541

Property Address: **1129 Sevilla Avenue**

Dear Violator(s):

On April 17, 2024, the City's Code Enforcement Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

The amount currently due is \$15,858.75, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.

You may request an administrative hearing which shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order. You may file a written request for hearing within twenty (20) days of the date of this notice. Failure to timely request an administrative hearing shall constitute a waiver of your right to the administrative hearing and the City shall record a certified copy of the Order, which shall create a lien on all of your non-exempt real and personal property. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing. Your immediate attention to this matter would be appreciated. Please call me at 305-460-5266 to discuss your options regarding fines associated with case number **NOVI-24-01-4856.**

Estimado infractor(es):

El 17 de Abril, 2024, la Junta de Aplicación del Código de la Ciudad sometió una orden en este asunto fijando un plazo para el cumplimiento de esta orden y aceptando la acumulación de multas por cada día en que el incumplimiento continúe y para el pago de los gastos administrativos y costos de investigación, según corresponda ("Orden"). De acuerdo con nuestros registros, usted no cumplió con la fecha límite en la orden ni pagó los costos. Además, se han acumulado multas que tampoco se han pagado. Por lo tanto, la Ciudad tiene la intención de registrar una copia certificada de la Orden en los Registros Públicos del Condado de Miami-Dade, Florida, que constituirá un gravamen.

El monto debido hasta la fecha es **\$15,858.75**, el cual puede estar acumulando multas adicionales sobre una base diaria y puede incluir costos administrativos e investigativos.

CITY'S EXHIBIT #4

Usted puede solicitar una audiencia administrativa que se limitará estrictamente a determinar si y cuando usted corrigió las violaciones del código y pagó las sanciones civiles y los costos, si los hubiera, según lo requiera la Orden. Usted puede presentar una solicitud por escrito para la audiencia dentro de los veinte (20) días de la fecha de este aviso. Al no solicitar una audiencia administrativa esto constituirá una renuncia a su derecho a la audiencia administrativa y la Ciudad registrará una copia certificada de la Orden, la cual creará un gravamen sobre todas sus propiedades reales y personales que no estén exentas. Todas las multas aplicables seguirán acumulando mientras la audiencia esté pendiente y, si no tiene éxito en la audiencia, las multas se acumularán retroactivamente hasta la fecha plazo de la Orden. Si usted no tiene éxito en la audiencia, también será responsable de los costos razonables de la audiencia administrativa. Se necesita su atención inmediata a este asunto. Por favor, llámeme al 305-460-5266 para discutir sus opciones en relación con las multas asociadas por el caso número **NOVI-24-01-4856**.

Sincerely,



Geannie Serrano, Clerk
Code Enforcement

Cc: Code Enforcement Officer Sebastian Ramos, 305-619-1125

**BEFORE THE CODE ENFORCEMENT BOARD
IN AND FOR THE CITY OF CORAL GABLES
MIAMI-DADE COUNTY, FLORIDA
LIEN**

THE CITY OF CORAL GABLES

CASE NO.: NOVI-24-01-4856

vs.

VIOLATION LOCATED AT: 1129 Sevilla Avenue

DARLING POINT LLC
1129 SEVILLA AVE
CORAL GABLES, FL 33134

On 04/17/24, the Code Enforcement Board found you guilty of violating the following sections of the City of Coral Gables Code: Chapter Section 8-108. Demolition by neglect. Demolition by neglect is any failure to comply with the minimum required maintenance standards of this Section, whether deliberate or inadvertent. The Board assessed the \$108.75 administrative costs. You were given until April 24, 2024, to comply or a fine of \$250.00 per day would be imposed for each day the violations continued to exist beyond that date. You did not fully comply by the time specified.

Pursuant to Sections 101-107(c) or 101-140(b) of the City of Coral Gables Code of Ordinances, a certified copy of the order imposing the fine and/or requiring the payment of administrative and investigative costs may be recorded in the Public Records of Miami-Dade County, Florida and thereafter shall constitute a lien against the following described property and against any other real or personal property owned by the violator:

LOT 19 BLK 15, a subdivision of CORAL GABLES SEC A according to the Plat thereof, recorded in Plat Book 5, at Page 102, of the public records of Miami-Dade County, Florida, bearing folio number 03-4118-001-1541

DATED at Coral Gables, Miami-Dade County, Florida on this 25 day of July 2024.

BY: *Geannie Serrano*
GEANNIE SERRANO, CLERK
CODE ENFORCEMENT BOARD
427 BILTMORE WAY, SUITE 100

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME, the undersigned authority, personally appeared GEANNIE SERRANO, who after being duly sworn under oath deposes and states that she is the Clerk of the Code Enforcement Board for the City of Coral Gables and has executed the foregoing Lien with due authority from said Board and the facts contained there are true and correct.

Sworn to or affirmed, and subscribed before me this 25 day of July, in the year 2024, by Geannie Serrano who is personally known to me or has produced _____ as identification.

My commission expires:

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

 ANTOINE LOAR
Commission # HH 142742
Expires June 26, 2025
Bonded Thru Budget Notary Services

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:
[Signature]
CRISTINA M. SUÁREZ,
DEPUTY CITY ATTORNEY AND
CITY PROSECUTOR, OR
GUSTAVO J. CEBALLOS,
ASSISTANT CITY ATTORNEY



CITY OF CORAL GABLES
Code Enforcement Board
Enforcement Order

The City Of Coral Gables

-vs-

DARLING POINT LLC
1129 SEVILLA AVE
CORAL GABLES, FL 33134

Case #: NOV124014856

Property Address:

1129 Sevilla Avenue

Folio: 341180011541

This cause having come before the Code Enforcement Board for Hearing on 4/17/24, and based on the evidence, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

FINDINGS OF FACT

The Respondent is the property owner and is subject to Coral Gables Code. The Respondent is in violation of:

Violations:

Any historically designated building, structure, landscape feature, improvement, site, or portion thereof which requires an application for a COA for demolition shall not have its architectural features removed, destroyed or modified until the COA is granted. Owners of such property shall be required to maintain such properties in accordance with all applicable codes up to the time the structure is demolished.

Apply for, obtain, and pass final inspection on any necessary permits to secure, repair, Remedy:-and preserve the historic Structure

CONCLUSIONS OF LAW

The foregoing findings of fact constitute a violation of the listed sections of Code of the City of Coral Gables.

It is the Order of this Board, based upon the foregoing:

1. The Respondent(s) shall pay administrative costs of \$108.75.
2. The Respondent(s) shall correct the violation(s).
3. If the violation(s) are not corrected by 4/24/24, a fine of \$ 250.00 will be imposed for each day thereafter that any violation continues to exist.

Guilty/7 days install temporary fence/30 days to shore up dwelling and put up some sort of membrane/tarp on roof to make water tight and 6 months pull permits/\$250.00 a day/\$108.75 Administrative Fee

4. If the Respondent(s) does (do) not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Dade County and thereafter **SHALL CONSTITUTE A LIEN** against the property upon which the violation(s) exist or upon any real or personal property of the violator.

Upon complying, the Respondent(s) shall notify the Code Enforcement Officer listed below, who will inspect the property and verify compliance or non-compliance. If you cannot reach the officer listed, please contact: Suramy Cabrera, Development Services Director at (305) 569-1850 or scabrera@coralgables.com or Douglas Ramirez, Development Services Deputy Director at (305) 476-7239 or dramirez@coralgables.com.

Terri Sheppard
Code Enforcement
tsheppard@coralgables.com
(305) 460-5239

Terri Sheppard
Code Enforcement Board Clerk

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I, HEREBY CERTIFY that the foregoing is a true and correct copy of the original on file in this office.

7/25/24
Date

Sheppard
Clerk of the Code Enforcement Board

7020 1290 0000 1065 8032



CITY OF CORAL GABLES
Code Enforcement Division
427 Biltmore Way, Suite 100



SCAN ME
Need to search or
appeal your citation?

Summons to Appear

Before the Code Enforcement Board
in and for the City of Coral Gables
Miami-Dade County, Florida

January 22, 2026

Case #: NOVI-26-01-12340

Folio: 0341180011541

The City of Coral Gables
vs

DARLING POINT LLC
1129 SEVILLA AVE
CORAL GABLES, FL 33134

Our records indicate that you, as the Owner and/or Occupant of the premises at:

1129 SEVILLA AVE

still are in violation of the following sections of the City Code of the City of Coral Gables:

Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes.
The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7.

Florida Building Code 105- [A]105.1. Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

(Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

The following steps need to be taken to correct the violation:

Remedy: Cease and desist all unpermitted work. Must immediately obtain all necessary permits and/or revisions to safe up the structure in its current condition, including addressing the now-inadequate shoring due to excessive demolition performed that was outside of the approved plans and did not comply with the approved construction sequence.

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear before the Code Enforcement Board for a hearing on 2/11/2026 at 08:30 AM in the Commission Chambers, located at:

City Hall
405 Biltmore Way
Coral Gables, FL 33134

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing.

Please be advised that if someone will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing.

If this notice pertains to failure to maintain a historic structure, please be advised that:

- You may be subject to substantial fines that may not be mitigated
- You may also be required to repair or restore the historic structure.
- If the historic structure is allowed to deteriorate to the point where it must be demolished:
 - The City Code requires that you replace the structure with a similar historically appropriate structure; and
 - The property will no longer qualify for an historic preservation tax exemption

Sebastian Ramos

Code Enforcement Officer

305-619-1125

sramos2@coralgables.com

A handwritten signature in black ink, appearing to read 'Sebastian Ramos', written over a horizontal line.

Code Enforcement Board Clerk

9589 0710 5270 0764 9692 99



CITY OF CORAL GABLES

Code Enforcement Board Enforcement Order



Need to search or
appeal your citation?

The City Of Coral Gables

February 12, 2026

-vs-

DARLING POINT LLC
1129 SEVILLA AVE
CORAL GABLES, FL 33134

Case #: NOVI-26-01-12340

Property Address:

1129 SEVILLA AVE

Folio: 0341180011541

This cause having come before the Code Enforcement Board for Hearing on 2/11/2026 8:30:00 AM, and based on the evidence, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

FINDINGS OF FACT

The Respondent is the property owner and is subject to Coral Gables Code. The Respondent is in violation of:

Violations:

- **Work without a Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes.**
The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7.
Florida Building Code 105- [A]105.1. Required.
Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.
(Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

CONCLUSIONS OF LAW

The foregoing findings of fact constitute a violation of the listed sections of Code of the City of Coral Gables.

Board Findings: Immediate \$250 daily running fine. If structure not water-tight by June 1st, 2026 (6/01/2026), fines will begin running at \$500 until full compliance achieved by obtaining and closing all necessary permits / & \$108.75 administrative fee.

It is the Order of this Board, based upon the foregoing:

1. The Respondent(s) shall pay administrative costs of \$108.75.
2. The Respondent(s) shall correct the violation(s).

3. If the violation(s) are not corrected by 6/1/2026, a fine of \$250 will be imposed for each day thereafter that any violation continues to exist.

4. **If the Respondent(s) does (do) not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Dade County and thereafter SHALL CONSTITUTE A LIEN against the property upon which the violation(s) exist or upon any real or personal property of the violator.**

5. Board Order Additional Information: Immediate \$250 daily running fine. If structure not water-tight by June 1st, 2026 (6/01/2026), fines will begin running at \$500 until full compliance achieved by obtaining and closing all necessary permits / & \$108.75 administrative fee.

Upon complying, the Respondent(s) shall notify the Code Enforcement Officer listed below, who will inspect the property and verify compliance. or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Sebastian Ramos

Code Enforcement Officer

305-619-1125

sramos2@coralgables.com

A handwritten signature in black ink, appearing to read "Samuel F. Kirsch", written over a horizontal line.

Code Enforcement Board Clerk

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 26-1239

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
9589 0710 5270 1749 3951 71

Darling Point LLC
c/o Irene Dubrovina
Registered Agent
421 Luenga Ave
Coral Gables, FL 33146-2821

**NOTICE OF UNSAFE STRUCTURE VIOLATION
AND NOTICE OF HEARING**

Date: April 2, 2026

Re: **1129 Sevilla Ave, Coral Gables, FL 33134**, legally described as Lot 19, in Block 15, of CORAL GABLES SECTION A, according to the Plat thereof, as recorded in Plat Book 5, at Page 102, of the Public Records of Miami-Dade County, Florida, and bearing Property Appraiser's folio number 03-4118-001-1541 ("Property"), and the historic single-family one-story residence ("House") and a detached garage and auxiliary structure in the rear ("Rear Structure") on the Property, built in 1925. On October 20, 2021, the House and Rear Structure were together designated as a Local Historic Landmark ("Structure").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89 of the City Code; as follows:

Sec. 105-89. Physical criteria for unsafe structures.

A structure shall be considered unsafe if it meets any of the following criteria:

- (1) The structure or its electrical, gas, mechanical, or plumbing system is unsafe; dangerous; unsanitary; does not provide adequate egress; constitutes a fire or windstorm hazard; is otherwise dangerous to human life; by reason of illegal or improper use, occupancy or maintenance, constitutes a hazard to safety or health or public nuisance; or has been substantially damaged by the elements, fire, explosion, or otherwise.
- (2) The structure constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment.
- (10) A structure shall be presumed to be unsafe if one or more of the following criteria applies:
 - a. There is falling-away, hanging, or loose siding, blocks, bricks, or other building material.
 - b. The structure or its structural parts are deteriorated.
 - c. The structure is partially destroyed.

CITY'S EXHIBIT #5

- d. There is an unusual sagging or leaning out of plumb or square of the structure and such effect is caused by deterioration or over-stressing.
- h. The structure is in violation of the minimum housing code of article V of this chapter. (See below)
- i. The construction of the structure or the construction or installation of systems or components within the structure has been commenced or completed without a permit or all of the required inspections or where the permit has expired prior to the required final inspections and the issuance of a certificate of occupancy or certificate of completion.
- j. The structure is vacant and abandoned and is not covered at the doors or windows or is covered with materials not previously approved by the building official.
- l. The structure or part thereof meets any of the physical criteria of an unsafe structure set forth above and has not been repaired and brought into compliance with the applicable codes following the expiration of a reasonable notice period.

You are in violation of the foregoing and of Sections 226, 227, 248, 250, 255, 275, 278, and 279 of Chapter 105, Minimum Housing Code, of the City Code as follows: As to the Rear Structure: Failure to maintain an accessory structure by allowing: termite infestation; the roof and rear wall to collapse and for the structure to fall into disrepair, creating a hazard; cracks and loose plaster on the walls; As to the single-family home: Failure to maintain the structure by allowing: termite infestation; removal and demolition of components contrary to approved plans, resulting in complete exposure to the elements; remaining building components and surrounding areas to consequently become unsafe due to inadequately installed shoring and failure to follow the approved sequence; cracks and loose plaster to fall from the remaining ceiling and walls; the exterior walls, doors and windows to become either dilapidated or entirely absent; most of the roof and floor structural system are either dilapidated or entirely absent; electrical components to be removed without authorization; historical components that were specified to remain to either disappear or be removed/demolished after you were explicitly forbidden from demolishing or removing them; walkway, pavers, front door, chimney, and concrete ribbons to become dirty or cracked; and the driveway approach to become pitted.

This property was designated a Local Historic Landmark by the Historic Preservation Board on October 20, 2021. It was permitted by the firm of Ursem & Marquard in November 1925. The House and Rear Structure were built during the initial development phase of Coral Gables and are amongst the first homes built in the City. The Property retains its historic integrity and significantly contributes to the historic fabric of the City of Coral Gables. The Property is a valuable, non-renewable resource that embodies the city's collective heritage.

The City has continued to work with you on the renovation and repair of the existing structures, making itself available at your request to assist in the review and permit process and on November 21, 2025, a building permit to repair the single-family home was issued.

You performed demolition work outside the scope of repair permit [BLDR-25-05-7494](#) and without regard to the approved sequence of construction, which is dangerous and is placing a historic structure in danger of collapse as well as endangering the surrounding areas.

On January 16, 2026, you were ordered to immediately stop doing work outside of the approved scope of the issued permit. Nevertheless, the following week you continued to work outside the approved scope of work, specifically by demolishing, among other things, a historic portion of the porch floor.

The City then posted a stop-work order to immediately cease all work on January 30, 2026, except for the shoring work that was already approved in the plans of repair permit [BLDR-25-05-7494](#).

Required Action:

In order to ensure safety of the building and surrounding areas, shoring shall be installed to stabilize the remaining structural components per approved plans and revisions. Once all shoring work has been done pursuant to *approved* plans and revisions, the remaining work on [BLDR-25-05-7494](#) and any associated revisions shall proceed as expeditiously as possible to ensure that the building is watertight and issued a TCO or CO as soon as possible. All work MUST proceed based ONLY on approved plans and revisions.

Because the Structure is historically designated, you shall immediately take steps to effect all necessary remedial and corrective actions to restore the Structure's compliance with the required minimum maintenance standards of the applicable codes. Remedial action in this regard shall include, but not be limited to, the structural shoring, stabilization and/or restoration of any or all exterior walls, including their original architectural details, interior load bearing walls, columns and beams, roof trusses and framing, the blocking of openings and securing of existing windows and door openings, as well as sealing of the entire structure against leaks, including holes, punctures, mechanical systems, doors, windows, and/or roof penetrations as necessary to preserve the Structure in good condition.

Moreover, you shall (a) apply for all development approvals, including, but not limited to, building permits and revisions as applicable, to repair and restore, rather than demolish, the Structure; (b) immediately obtain approval on all permits and/or revisions; (c) pass final inspection on all repair permits so that the building obtains a temporary certificate of occupancy (TCO) or certificate of occupancy (CO) as soon as possible. You shall take into consideration any comments and recommendations by the Historic Preservation Officer and Historic Preservation Board. The permit application shall include plans for the restoration and repair of the Structure, prepared by a structural engineer with experience in historic structures and shall provide the engineer's resume. While the Rear Structure has already begun to collapse and you may have to apply for permits to demolish it, the Historic Preservation Board may require reconstruction or replacement with a historically appropriate structure. Any application for demolition of the Rear Structure must comply with Section 8-107 of the City Zoning Code.

Furthermore, although the City's Code Enforcement Board entered orders requiring you to maintain the Structure, on April 15, 2021, September 15, 2021, and October 26, 2022, you have not done so.

Finally, there is also a Code Enforcement Board order, from February 12, 2026, requiring, among other things, that the House be made water-tight by June 1, 2026 and that permits be closed, with a TCO or CO as soon as possible. (The foregoing section is collectively referred to as "Required Action")

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Biltmore Way, 1st floor, Coral Gables, Florida 33134, on **April 13, 2026, at 2:00 p.m.** This matter has also been referred to the Historic Preservation Board and the Historic Preservation Officer, pursuant to Sections 105-88 and 105-89 of the City Code and Section 8-116 of the City Zoning Code.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Analyn Hernandez, Secretary to the Board, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. Subject to the foregoing, the Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$1000 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.

Analyn Hernandez

Analyn Hernandez
Secretary to the Board

ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@coralgables.com, Telephone: 305- 722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

cc: DARLING POINT LLC, C/O IRENE DUBROVINA, REGISTERED AGENT 1129 SEVILLA AVE, CORAL GABLES, FL 33134-6330; 9589 0710 5270 1749 3951 88

BOAZ PROPERTIES, LLC, 36576 INNISBROOK CIR, PURCELLVILLE, VA 20132-9011
9589 0710 5270 1749 3951 95

BOAZ PROPERTIES LLC, 29350 DOGWOOD VIEW DR, CORDOBA, MD 21625-2755
9589 0710 5270 1749 3952 01

BOAZ PROPERTIES LLC, C/O STEVEN B. PRELLER, ESQ., REGISTERED AGENT, 2450 RIVA RD, ANNAPOLIS, MD 21401-7645
9589 0710 5270 1749 3952 18

MIAMI-DADE WATER AND SEWER DEPT., LOURDES LUIS, LIEN UNIT SUPERVISOR, P.O. BOX 330316, MIAMI, FL 33233-0316 9589 0710 5270 1749 3952 25



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing

I, BRAYAN SELVA CASTILLO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1129 SEVILLA AVE, ON 4/2/20 AT
4:08 PM.

BRAYAN SELVA CASTILLO
Employee's Printed Name

B. SELVA
Employee's Signature

STATE OF FLORIDA)
ss.
COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me by means of physical presence or online
notarization, this 3 day of April, in the year 2020, by
Brayan Selva Castillo who is personally known to me.

My Commission Expires: Aug. 17, 2024



[Signature]
Notary Public

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 26-1239

vs

Certified Mail Return Receipt & Via USPS Regular Mail
9589 0710 5270 1749 3951 71

Darling Point LLC
c/o Irene Dubrovina
Registered Agent
421 Luenga Ave
Coral Gables, FL 33146-2821

NOTICE OF UNSAFE STRUCTURE VIOLATION
AND NOTICE OF HEARING

Date: April 2, 2026

Re: **1129 Sevilla Ave, Coral Gables, FL 33134**, legally described as Lot 19, in Block 15, of CORAL GABLES SECTION A, according to the Plat thereof, as recorded in Plat Book 5, at Page 102, of the Public Records of Miami-Dade County, Florida, and bearing Property Appraiser's folio number 03-4118-001-1541 ("Property"), and the historic single-family one-story residence ("House") and a detached garage and auxiliary structure in the rear ("Rear Structure") on the Property, built in 1925. On October 20, 2021, the House and Rear Structure were together designated as a Local Historic Landmark ("Structure").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89 of the City Code; as follows:

Sec. 105-89. Physical criteria for unsafe structures.

A structure shall be considered unsafe if it meets any of the following criteria:

- (1) The structure or its electrical, gas, mechanical, or plumbing system is unsafe; dangerous; unsanitary; does not provide adequate egress; constitutes a fire or windstorm hazard; is otherwise dangerous to human life; by reason of illegal or improper use, occupancy or maintenance, constitutes a hazard to safety or health or public nuisance; or has been substantially damaged by the elements, fire, explosion, or otherwise.
- (2) The structure constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment.
- (10) A structure shall be presumed to be unsafe if one or more of the following criteria applies:
 - a. There is falling-away, hanging, or loose siding, blocks, bricks, or other building material.
 - b. The structure or its structural parts are deteriorated.
 - c. The structure is partially destroyed.

4/2/26, 4:08 PM

CITY'S EXHIBIT #7





4/2/26, 4:08 PM

Prepared by:

Mark L. Gaeta, P.A.
1000 S. Federal Highway
Suite 103
Ft. Lauderdale, FL 33316

Return to:

Mark L. Rivlin, P.A.
1550 Madruga Ave.
Suite 120
Coral Gables, FL 33146

Parcel Identification No:03-4118-001-1541

WARRANTY DEED

-----SPACE ABOVE THIS LINE FOR PROCESSING DATA-----SPACE ABOVE THIS LINE FOR RECORDING DATA-----

This Indenture Made the 26th day of May A.D., 2021 by Grace Ellen Kaye-Stinebaugh, a married woman, whose post office address is 23 Pin Oak Estates Court, Bellaire, TX 77401-4225, party of the first part (i.e. Grantor) and Darling Point LLC, a Florida Limited Liability Company, whose post office address is c/o 1129 Sevilla Ave., Coral Gables, FL 33134, party of the second part (i.e. Grantee):

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the party of the first part (i.e. Grantor), for and in consideration of the sum of \$10.00 and other good and valuable consideration, to her in hand paid, by the party of the second part (i.e. Grantee), the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part (i.e. Grantee), and her/its heirs and assigns forever, the following described land situate and being in the County of Miami-Dade, State of Florida, to wit:

Lot 19, in Block 15, of CORAL GABLES SECTION A,
according to the Plat thereof, recorded in Plat
Book 5, at Page 102, of the Public Records of
Miami-Dade County, Florida.

Subject to:

1. Zoning and/or restrictions and prohibitions imposed by governmental authority; restrictions, easements and other matters of record; and
2. Taxes for the year 2020 and subsequent years.

The above described real property is not the homestead property of the Grantor nor of any member of her family, nor is it contiguous thereto. The grantor resides at 23 Pin Oak Estates Court, Bellaire, TX 77401-4225.

The Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part (i.e Grantor) has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Witnesses:

Grantor:

Sign [Signature]

Sign Grace Ellen Kaye-Stinebaugh

Print ALEX PANU

Grace Ellen Kaye-Stinebaugh
23 Pin Oak Estates Court
Bellaire, TX 77401-4225

Sign [Signature]

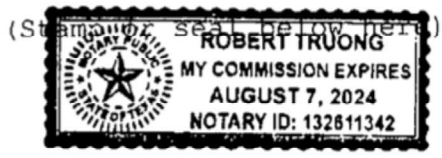
Print Stephanie Pollock

STATE OF TEXAS)
COUNTY OF HARRIS)

The foregoing instrument was acknowledged before me, a Notary Public, by means of X physical presence or _____ online notarization, by Grace Ellen Kaye-Stinebaugh, who is personally known to me or who has produced Tx Drivers license as identification, this 26th day of May, 2021.

NOTARY PUBLIC:

Sign [Signature]
State of Texas
My Commission Expires: Aug 7th 2024



Prepared By:

Name: Mark L. Gaeta, Esq.

Address: 1000 S. Federal Highway, Suite 103
Ft. Lauderdale, FL 33316

Return To:

Name: Mark L. Rivlin, P.A.

Address: 1550 Madruga Ave., Suite 120
Coral Gables, FL 33146

Property Appraisers Parcel Identification

(Folio) Number(s): 03-4118-001-1541

----SPACE ABOVE THIS LINE FOR PROCESSING DATA-----

PERSONAL REPRESENTATIVE' S DEED

BY THIS DEED made this 27th day of May, 2021, between Mark Alan Kaye (a single man), individually and as the duly qualified and acting personal representative of the Estate of Audrey Kaye, a/k/a Audrey Joan Clements Kaye (a single/widowed woman), deceased, whose post office address is c/o 4616 NW 107th Ave., Apt. 2104, Doral, FL 33178, Grantors, and Darling Point LLC, a Florida Limited Liability Company, whose post office address is c/o 1129 Sevilla Ave., Coral Gables, FL 33134, Grantee, Grantors convey to Grantee, pursuant to the Order Authorizing Sale Of Real Property, dated April 28, 2021, in Case No: 2021-001389-CP-02, Section PMH01, Circuit Court of the Eleventh Judicial Circuit In and For Miami-Dade County, Florida, all of the decedent's (i.e. Audrey Kaye, a/k/a Audrey Joan Clements Kaye) and Mark Alan Kaye's), interest in the following real property located in Miami-Dade County, Florida:

Lot 19, in Block 15, of CORAL GABLES SECTION A, according to the Plat thereof, recorded in Plat Book 5, at Page 102, of the Public Records of Miami-Dade County, Florida.

Subject to: (a) Zoning, restrictions, prohibitions and other requirements imposed by governmental authority, none of which is/are hereby reimposed, (b) Restrictions and matters appearing on the Plat or otherwise common to the subdivision, none of which is hereby reimposed, and (c) taxes for year 2020 and subsequent years.

GRANTORS COVENANT with Grantee that Grantors have good right and lawful authority to sell, transfer, and/or convey the property and warrant the title to the property for any acts of Grantors and



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
DARLING POINT LLC

Filing Information

Document Number	L21000240404
FEI/EIN Number	NONE
Date Filed	05/21/2021
Effective Date	05/21/2021
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/23/2022
Event Effective Date	NONE

Principal Address

1129 SEVILLA AVE
CORAL GABLES, FL 33134

Mailing Address

1129 SEVILLA AVE
CORAL GABLES, FL 33134

Registered Agent Name & Address

DUBROVINA, IRENE
1129 SEVILLA AVE
CORAL GABLES, FL 33134

Authorized Person(s) Detail

Name & Address

Title MGR

DUBROVINA, IRENE
1129 SEVILLA AVE
CORAL GABLES, FL 33134

Annual Reports

No Annual Reports Filed

Document Images

[05/21/2021 -- Florida Limited Liability](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations

THIS INSTRUMENT PREPARED BY:
Mark L. Rivlin, Esq.
1550 Madruga Avenue
Suite 120
Coral Gables, Florida 33146

MORTGAGE AND SECURITY AGREEMENT

This Mortgage and Security Agreement (the "Mortgage"), made the 1st day of June, 2021 by **Darling Point LLC**, a Florida limited liability company, whose address is 1129 Sevilla Avenue, Coral Gables, FL 33134, and **Irene Dubrovina**, whose address is 1129 Sevilla Avenue, Coral Gables, FL 33134 (collectively, the "Mortgagor"), **with the consent and joinder of Rafael Maryahin**, spouse of Mortgagor Irene Dubrovina, in favor of Boaz Properties, LLC, a Maryland limited liability company, whose address is 365 Innisbrook Circle, Purcellville, Virginia 20132 (the "Mortgagee").

W I T N E S S E T H :

1. Mortgage of 1129 Sevilla Avenue, Coral Gables, FL 33134

That the Mortgagor **Darling Point LLC** in consideration of the sum of Ten Dollars and other valuable consideration to the Mortgagor paid by the Mortgagee, receipt whereof is hereby acknowledged does, hereby mortgage, grant, bargain, sell, assign, transfer, convey and confirm unto the Mortgagee the property situated in Miami-Dade County, Florida, legally described as follows:

Lot 19 in Block 15, of Coral Gables Section A, according to the plat thereof, recorded in Plat Book 5, Page 102, of the Public Records of Miami-Dade County, Florida.

Together with all and singular the tenements, hereditaments, easements and appurtenances thereunto belonging or any wise appertaining, and the rents, issues, and profits thereof, and also all the estate, right, title, interest and all claims and demands whatsoever, as well in law as in equity, of said Mortgagor in and to the same, and every part and parcel thereof. All replacement and additions shall also be covered by this Mortgage.

AND it is mutually covenanted and agreed by and between the parties hereto that specifically, but not by way of limitation,

all personal property located within the aforesaid property shall be deemed to be fixtures and accessories to the freehold and a part of the realty as between the parties hereto, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this Mortgage.

Such property is hereinafter referred to as "Parcel 1."

2. **Mortgage of 421 Luenga Avenue, Coral Gables, FL 33146**

That the Mortgagor **Irene Dubrovina** in consideration of the sum of Ten Dollars and other valuable consideration to the Mortgagor paid by the Mortgagee, receipt whereof is hereby acknowledged, **with the joinder and consent of her spouse Rafael Maryahin**, does, hereby mortgage, grant, bargain, sell, assign, transfer, convey and confirm unto the Mortgagee the property situated in Miami-Dade County, Florida, legally described as follows:

Lots 19 and 20, Block 113, of SECOND AMENDED PLAT OF CORAL GABLES RIVIERA SECTION PART 10, according to the Plat thereof, as recorded in Plat Book 31, at Page 1, of the Public Records of Miami-Dade County, Florida.

Together with all and singular the tenements, hereditaments, easements and appurtenances thereunto belonging or any wise appertaining, and the rents, issues, and profits thereof, and also all the estate, right, title, interest and all claims and demands whatsoever, as well in law as in equity, of said Mortgagor in and to the same, and every part and parcel thereof. All replacement and additions shall also be covered by this Mortgage.

AND it is mutually covenanted and agreed by and between the parties hereto that specifically, but not by way of limitation, all personal property located within the aforesaid property shall be deemed to be fixtures and accessories to the freehold and a part of the realty as between the parties hereto, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this Mortgage.

Such property is hereinafter referred to as "Parcel 2."

Parcels 1 and 2 are hereinafter referred to in this Mortgage as the "Property".

TO HAVE AND TO HOLD the Property unto the Mortgagee forever.

Mortgagor **Darling Point LLC** hereby covenants with the Mortgagee that the Mortgagor is indefeasibly seized with the absolute and fee simple title to **Parcel 1**, and has full power and lawful authority to sell, convey, transfer and mortgage the same, that it shall be lawful at any time hereafter peaceably and quietly to enter upon, have, hold, and enjoy the Property, and every part thereof; that the Property is free and discharged from all liens, encumbrances, and claims of any kind, including taxes and assessments except for taxes for the year 2021 and subsequent years, zoning and other governmental regulations, and easements, restrictions, conditions and limitations of record, and that the Mortgagor hereby fully warrants unto the Mortgagee the title to the Property and will defend the same against the lawful claims and demands of all persons whomsoever.

Mortgagor **Irene Dubrovina** hereby covenants with the Mortgagee that the Mortgagor is indefeasibly seized with the absolute and fee simple title to **Parcel 2**, and has full power and lawful authority to sell, convey, transfer and mortgage the same, that it shall be lawful at any time hereafter peaceably and quietly to enter upon, have, hold, and enjoy the Property, and every part thereof; that the Property is free and discharged from all liens, encumbrances, and claims of any kind, including taxes and assessments except for taxes for the year 2021 and subsequent years, zoning and other governmental regulations, and easements, restrictions, conditions and limitations of record, and that the Mortgagor hereby fully warrants unto the Mortgagee the title to the Property and will defend the same against the lawful claims and demands of all persons whomsoever.

PROVIDED ALWAYS, and these presents are on these express conditions, that whereasthe Mortgagor is indebted to the Mortgagee by virtue of a certain **Commercial Revolving Line of Credit Promissory Note** (the "Note"), of even date herewith, made by Mortgagor and payable to the order of the Mortgagee in the principal sum of up to **ONE MILLION and 00/100 (\$1,000,000.00)** Dollars, with interest thereon, all payable as provided in said Note, in lawful money of the United States of America, **which revolving credit facility permits future advances of principal and re-advances of principal the repayment of which are secured by this Mortgage.**

NOW, THEREFORE, if the Mortgagor shall fully pay said Note, and all future advances and re-advances of principal made under

such revolving credit facility at any time prior to the Outside Maturity Date (as defined in said Note) or any extensions or renewals thereof and shall fully pay all other indebtedness or liability that may become due and owing hereunder or under the Note and secured hereby, and shall faithfully and promptly comply with and perform each and every covenant and provision herein on the part of the Mortgagor to be complied with and performed, then these presents shall be void and released at the expense of the Mortgagor, otherwise to remain in full force and effect.

AND the Mortgagor does hereby expressly covenant and agree:

1. Mortgagor will punctually make all payments of principal, interest and other sums of money payable by virtue of the Note and this Mortgage, or either, promptly on the days they come due.

2. Mortgagor will pay all taxes, assessments and public charges already levied or assessed or that may hereinafter be levied or assessed upon or against the Property or against any personal property herein conveyed, when due and payable according to law, before they become delinquent, and before any interest or penalty shall attach. Notwithstanding the foregoing, Mortgagor shall on or before March 15th of each year, provide proof of payment in full of all taxes on the Property for the prior calendar year. Mortgagor will deliver to the Mortgagee receipts evidencing the payments of all liens for public improvements within forty-five (45) days after the same shall become due and payable and will pay and discharge within forty-five (45) days after their due date any and all governmental levies that may be made on the Property. Should the Mortgagor fail to make payment of any taxes (before March 31st of the applicable calendar year), assessments or public charges before they become delinquent, or before any interest or penalty shall attach, or of any insurance premiums or other charges payable by the Mortgagor, then the Mortgagee may make payments of the same, and also may redeem the Property from tax sale without any obligation to inquire into the validity of such taxes, assessments and tax sales (the receipts of the proper officers being conclusive evidence of the validity and amount thereof). In case of such payments by the Mortgagee, the Mortgagor agrees to reimburse the Mortgagee on demand, and the amounts so paid by Mortgagee, with interest thereon at the Default Rate, shall be added to and become part of the debt secured by this Mortgage without waiver of any right arising from breach of any of the covenants, and for such payments, with interest as aforesaid, the Property, as well as the Mortgagor shall be bound to the same

extent that they are bound for the payment of the Note herein described.

3. (a) Upon demand, Mortgagor will pay to the Mortgagee, together with each monthly installment of principal and interest, a sum equal to 1/12th of the Mortgagee's estimate of the taxes and insurance next due on the Property. All sums shall be held by the Mortgagee, without interest, to pay such items. If at any time the estimated sum or the sum held by the Mortgagee hereunder is insufficient to pay any such item when due, the Mortgagor shall forthwith upon demand pay the deficiency to the Mortgagee. The monies to be paid by the Mortgagor pursuant to this paragraph are solely for the added protection of the Mortgagee and entail no responsibility on the Mortgagee's part beyond the allowing of due credit, without interest, for sums actually received by the Mortgagee. Upon the occurrence of a default under this Mortgage, the Mortgagee may, in its sole discretion, apply all or any part of the accumulated funds held hereby upon any obligation secured hereunder or in payment of the charges for which such funds have been deposited, but no such application shall be deemed to have been made by operation of law or otherwise until actually made by the Mortgagee as herein provided.

(b) All payments mentioned in subsection (a) and all payments to be made under the Note shall be added together and the aggregate amount thereof shall be paid by the Mortgagor in a single monthly payment to be applied by the Mortgagee to the following items in the order set forth:

- (i) Taxes and insurance;
- (ii) Interest on the principal sum of the Note; and
- (iii) The reduction of the principal sum of the Note.

Any deficiency in the amount of such aggregate monthly payments shall constitute a default hereunder.

4. Mortgagor will not permit, commit, or suffer any waste, impairment or deterioration of the Property or any part thereof, and upon the failure of the Mortgagor to keep the Property in good condition of repair, the Mortgagee may demand the immediate repair of the Property and the failure of the Mortgagor to comply with said demand of the Mortgagee, for a period of fifteen (15) days, shall constitute a breach of this Mortgage, and at the option of the Mortgagee, immediately mature the entire amount of principal

and interest hereby secured, and the Mortgagee immediately and without notice may institute proceedings to foreclose this Mortgage and apply for the appointment of a receiver, as hereinafter provided.

5. Mortgagor will keep the buildings and all equipment and personal property now or hereafter on the Property insured against loss by fire, other casualty, windstorm and flood (if applicable) in a sum or sums sufficient to give full protection to the Mortgagee, but in no event in a sum less than the unpaid principal secured by this Mortgage. Such insurance shall be in amounts sufficient to comply with any co-insurance requirements covering same under the laws of the State of Florida, and provided further that the policy or policies shall be written in a company or companies and through an agency satisfactory to the Mortgagee, and that said policy or policies shall be held by the Mortgagee and shall bear a standard New York Mortgagee Clause without contribution making the loss under said policies payable to the Mortgagee as its interests may appear. It is agreed that in case the buildings on the real estate are destroyed or damaged by fire, windstorm, or by any other casualty against which insurance shall have been required by the Mortgagee, then, the Mortgagee shall have the right to apply the insurance proceeds in payment of the debt secured hereby, either in whole or in part, and whether then due or not, or to require the improvements to be repaired or replaced, either partly or entirely, by the use of said proceeds, the unpaid portion of the loan to remain in force. Any such proceeds held by the Mortgagee for repairs or replacements shall be so held without payment or allowance of interest.

6. Mortgagor will pay (or bond off within thirty (30) days) when due all lawful claims and demands of mechanics, materialmen, laborers and others which, if unpaid, might result in a lien on the Property or any part thereof.

7. Any sums which shall not be paid when due whether principal, interest, or money owing for advancements by the holder pursuant to the terms of this Mortgage, shall bear interest at the Default Rate.

8. In the event the Note is placed in the hands of an attorney for collection, or in case the Mortgagee shall become a party either as plaintiff or as defendant in any suit or legal proceeding in relation to the Property or the lien created herein, or for the recovery or protection of said indebtedness, the Mortgagor will repay on demand all costs and expenses arising therefrom, including reasonable attorney's fees and court costs,

with interest thereon at the Default Rate until paid, all of which sums, if unpaid, shall be added to and become a part of the debt secured by these presents.

9. If default be made in the payment of any installment of the Note and such default shall have continued for a period of fifteen (15) days or more, or if default be made, or in the performance of any of the terms, provisions or covenants contained in this Mortgage and any one or more of such defaults shall have continued for a period of fifteen (15) days or more, or if Mortgagor files, consents to the filing of or there is filed against Mortgagor, any petition in bankruptcy or any proceeding under the United States Bankruptcy Code or any other law relating to the insolvency or reorganization of such Mortgagor, or a receiver, liquidator or trustee of Mortgagor, her properties or assets is appointed, or upon the happening of any other event which according to the terms of this Mortgage or the Note shall entitle the holder to accelerate the due date of the Note, then the whole unpaid principal sum in the Note agreed to be paid, with interest accrued thereon, shall at any time after the expiration of such period, or at any time after the happening of such event referred to, at the option of the holder of the Note, become due and payable without notice or demand, anything herein or in the Note to the contrary notwithstanding, and no omission on the part of the holder to exercise such option when entitled so to do shall be construed as a waiver of such right.

10. If a default shall have occurred hereunder, Mortgagee may declare the aggregate sum set forth in the Note then remaining unpaid, with interest accrued to that time and unpaid, and all other sums then due thereunder or hereunder, to be due and payable immediately, and upon such declaration all such sums shall immediately become and be due and payable without demand or notice. If a default shall have occurred, Mortgagee may proceed by any appropriate action or proceeding: (i) to enforce payment of the Note or the performance of any term hereof or any other right; (ii) to foreclose this Mortgage and sell, as an entirety or in separate lots or parcels, the Property, including either Parcel 1 or Parcel 2 or both; and (iii) to cumulatively pursue any other remedy now or hereafter available to it in equity, at law, by virtue of statute or otherwise. Upon any such foreclosure sale, the Mortgagee may bid for and purchase the Property, and upon compliance with the terms of the sale, may hold, retain, possess and dispose of such property in its own absolute right without further accountability. In case of a foreclosure sale and the application of the proceeds of sale to the payment of the sums secured hereby, the Mortgagee shall be entitled to enforce payment

from the Mortgagor of all amounts then remaining due and unpaid and to recover judgment against the Mortgagor for any portion thereof remaining unpaid, with interest thereon at the highest lawful rate of interest.

11. As additional and collateral security for the payment of the Note, the Mortgagor assigns to the Mortgagee all the leases, subleases, rents, issues, profits, and income of the Property until the debt hereby secured shall be paid in full, with the right to receive the same subsequent to the occurrence of a default hereunder, and apply them to the Note or other indebtedness secured hereby.

12. If, in the opinion of the Mortgagee a receivership may be necessary to protect the Property, or its rents, issues, profits, or income, whether before or after maturity of the indebtedness hereby secured, or at the time of or after the institution of suit to collect such indebtedness or to enforce this Mortgage, the Mortgagee shall, as a matter of strict right and regardless of the value of the mortgage security for the amounts due hereunder or secured hereby, or of the solvency of any party bound for the payment of such indebtedness, have the right to the appointment on ex parte application, and without notice to anyone, by any court having jurisdiction, of a receiver to take charge of, manage, preserve, protect and operate the Property, to collect the rents, issues, profits and income thereof, to make all necessary or needful repairs, and to pay all taxes and assessments against the Property and insurance premiums for insurance thereof, and after the payment of the expenses of the receivership and management of the Property to apply the net proceeds in reduction of the indebtedness hereby secured or in such manner as the court shall direct. Such receivership shall, at the option of Mortgagee, continue until full payment of all sums hereby secured, or until title to the Property shall have passed by sale under this Mortgage.

13. Should the Mortgagee at any time request in writing that the Mortgagor confirm the amount of the indebtedness for principal and interest secured by this Mortgage and the validity of the lien hereof, the Mortgagor covenants and agrees to give such written confirmation within five days after receipt of such written request.

14. In the event the Property, or any part thereof, shall be condemned or taken under the power of eminent domain, the Mortgagee shall have the right to demand that all damages awarded for the taking of or injury to the Property shall be paid to the Mortgagee

up to the amount then unpaid on this Mortgage, and may be applied to any sums last payable hereunder. In such event, no prepayment fee (as set forth in the Note) will be due or payable.

15. It is agreed that nothing herein contained nor any transaction related thereto shall be construed or so operate as to require the Mortgagor to pay interest at a rate greater than it is now lawful in such case to contract for, or to make any payment or to do any act contrary to law; that if any clauses or provisions herein contained operate or would prospectively operate to invalidate this Mortgage or the Note in whole or in part, then, such clauses and provisions only shall be held for naught, as though not herein contained, and the remainder of this Mortgage shall remain operative and in full force and effect.

16. In the event of any default or breach on the part of Mortgagor hereunder or of the Note, the Mortgagee shall have the continuing option to enforce the payment of all sums secured hereby by action at law or by suit in equity to foreclose this Mortgage, either or both, concurrently or otherwise, and one action or suit shall not abate or be a bar to or waiver of the Mortgagee's right to institute or maintain the other, provided the Mortgagee shall have only one payment in satisfaction of the indebtedness secured hereby.

17. In the event of foreclosure of this Mortgage or other transfer of title to the Property, all right, title and interest of the Mortgagor in and to any insurance policies then in force, including all premiums thereon paid in advance, and together with all deposits and advance payments for utility service of any kind or nature, heretofore or hereafter deposited by the Mortgagor for such utility service, in connection with the operation of the Property, shall pass to the purchaser or grantee.

18. The provisions hereof shall be binding upon the Mortgagor and his heirs, successors and assigns of the Mortgagor, as the case may be, and inure to the benefit of the Mortgagee and the successors and assigns of the Mortgagee, as the case may be. This paragraph shall not be construed to modify the provisions of paragraph 19 hereof.

19. If Mortgagor sells, transfers, conveys or assigns (by operation of law or otherwise), the Property, or further encumbers, mortgages, alienates, hypothecates, grants a security interest in, permits any wrap-around financing, or grants any other interest whatsoever in the Property without Mortgagee's prior written consent, Mortgagee may, at its option, require immediate payment

in full of all sums secured by this Mortgage. In the event Mortgagee elects to so accelerate the entire balance hereunder, Mortgagee shall have no obligation to allege or show any impairment of its security and may pursue any legal or equitable remedies for default without such allegation or showing.

20. No remedy herein conferred upon or reserved to the Mortgagee is intended to be exclusive of any other remedy or remedies, and each and every remedy shall be cumulative and shall be in addition to every other remedy given hereunder or nor or hereafter existing at law or in equity or by statute.

21. This Mortgage cannot be altered, amended or modified unless it is in writing and signed by the party against whom enforcement of the modification, alteration or amendment is sought.

22. This Mortgage shall be governed and construed in all respects under the laws of the State of Florida.

23. It is agreed that if any of the property herein mortgaged is of a nature so that a security interest therein can be perfected under the Uniform Commercial Code, this instrument shall constitute a security agreement and Mortgagor agrees to join with Mortgagee in the execution of any financing statements and to execute any other instruments that may be required for the perfection or renewal of such security interest under the Uniform Commercial Code. A satisfaction of this Mortgage, when recorded, shall constitute a satisfaction of any financing statement filed in connection with this instrument, or renewal thereof.

24. It is the intent hereof to secure payment of the Note whether the full amount thereof shall have been advanced to the Mortgagor at the date hereof or at a later date, and the Mortgagee may, at the sole option of the Mortgagee, from time to time make future advances of principal and re-advances of principal to the Mortgagor, which advances shall be secured by this Mortgage; provided, however, that the total principal sum secured hereby and remaining unpaid, including any such advances, shall not at any time exceed \$2,000,000.00. All such future advances shall be made within twenty (20) years from the date hereof. All indebtedness created by virtue of such future advances, together with interest thereon, shall be and are secured hereby. All provisions of this Mortgage shall apply to any future advances made pursuant to the provisions of this paragraph. Nothing herein contained shall limit the amount secured by this Mortgage if such amount is increased by


advances made by the Mortgagee for the protection of the security of the Mortgagee or as otherwise elsewhere provided herein.

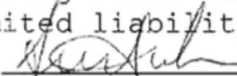
25. MORTGAGOR AND MORTGAGEE HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT EACH MAY HAVE TO A TRIAL BY JURY WITH RESPECT TO ANY LITIGATION BASED UPON THIS MORTGAGE, THE NOTE, OR ARISING OUT OF, UNDER, OR IN CONNECTION WITH, THIS MORTGAGE, THE NOTE, OR ANY OTHER LOAN DOCUMENT EXECUTED BY THE MORTGAGOR IN CONNECTION HERewith, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER ORAL OR WRITTEN) OR ACTIONS OF ANY PARTY HERETO. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE MORTGAGEE TO MAKE AND DISBURSE THE LOAN SECURED HEREBY TO MORTGAGOR.

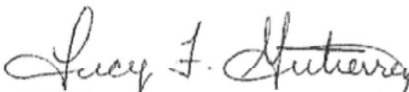
IN WITNESS WHEREOF, the Mortgagor has caused these presents to be properly executed on the date as aforesaid.

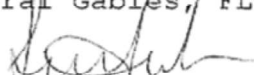
Signed, sealed and delivered in the presence of:

MORTGAGORS:


Printed Name: Mark Rubin

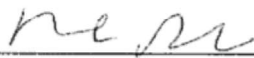
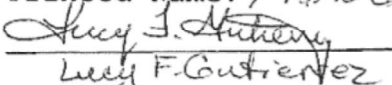
Darling Point LLC, a Florida limited liability company
By: 
Irene Dubrovina, Manager
1129 Sevilla Avenue
Coral Gables, FL 33134


Printed Name: Lucy F. Gutierrez


Irene Dubrovina, Individually
1129 Sevilla Avenue
Coral Gables, FL 33134

JOINDER OF SPOUSE

The undersigned, being the spouse of Mortgagor Irene Dubrovina, does hereby join in the execution of this instrument to evidence his consent to the grant of a mortgage in accordance with the terms of this instrument.


Printed Name: Mark Rubin

Lucy F. Gutierrez

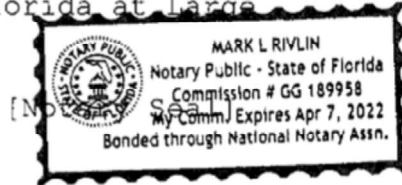

Rafael Maryahin
1129 Sevilla Avenue
Coral Gables, FL 33134

STATE OF FLORIDA)
) ss:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization this 15th day of June, 2021, by Irene Dubrovina, the manager of Darling Point LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or have produced Dover license as identification.

My commission expires:

Mark L Rivlin
Printed Name:
Notary Public, State of
Florida at Large

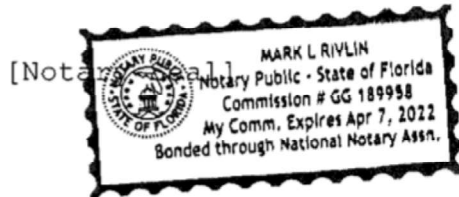


STATE OF FLORIDA)
) ss:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization this 15th day of June, 2021, by Irene Dubrovina, individually, who is personally known to me or have produced Dover license as identification.

My commission expires:

Mark L Rivlin
Printed Name:
Notary Public, State of
Florida at Large



Notice



Payment Update – Effective Nov. 1, 2024

SDAT will no longer accept Electronic Check (ACH) payments for online services. Please use Credit Card, Debit Card, or PayPal.

Beware of Scams


Some businesses are receiving fraudulent payment requests. Confirm with SDAT before sending money. A few common examples:

- **Certificate of Status:** Fake requests for extra payment, claiming to be from SDAT or the Secretary of State.
- **Annual Report:** Letters asking for \$400 to file through a company called “Business Services.” These are not from SDAT.

Department ID Number: W10634798

Business Name: BOAZ PROPERTIES, L.L.C.

Principal Office:  29350 DOGWOOD VIEW DRIVE
CORDOBA MD 21625

Resident Agent:  STEVEN B. PRELLER, ESQ.
2450 RIVA ROAD
ANNAPOLIS MD 21401

Status: ACTIVE

Good Standing: THIS BUSINESS IS IN GOOD STANDING

Business Type: DOMESTIC LLC

Business Code: 20 ENTITIES OTHER THAN CORPORATIONS


Date of Formation/ Registration: 05/17/2005

State of Formation: MD

Stock Status: N/A

Close Status: N/A

Annual Report/Personal Property

Mailing Address:  BOAZ PROPERTIES, L.L.C.
36576 INNISBROOK CIR
PURCELLVILLE VA 20132-9011

Annual Report/Personal Property Tax Filings

Asmt. Year	Date Filed	Extension	Penalty Amount	Date Penalty Paid
2023	03/20/2023	No		
2022	08/16/2022	No		
2021	11/01/2021	No		
2020	11/01/2021	No		
2019	04/15/2019	No		
2018	10/25/2019	No		
2017	03/10/2017	No		
2016	04/12/2016	No		
2015	04/15/2015	Yes		
2014	04/15/2014	No		

Personal Property Assessments Summary (Select year to view details)

Asmt. Year	County Base	Town Base	Date Certified
2023	0	0	
2022	0	0	08/17/2022
2021	0	0	02/10/2022
2020	0	0	12/28/2021
2019	0	0	02/05/2020
2018	0	0	02/05/2020
2017	0	0	03/17/2017
2016	0	0	07/15/2016
2015	0	0	06/22/2015
2014	0	0	10/23/2014

CORPORATE CHARTER APPROVAL SHEET

** EXPEDITED SERVICE ** ** KEEP WITH DOCUMENT **

DOCUMENT CODE 40 BUSINESS CODE _____

Close _____ Stock _____ Nonstock _____

P.A. _____ Religious _____

Merging (Transferor) _____

Surviving (Transferee) _____



ID # W10634798 ACK # 1000361991358197
LIBER: B00803 FOLIO: 0967 PAGES: 0003
BOAZ PROPERTIES, L.L.C.

05/17/2005 AT 03:01 P WO # 0001056850

New Name _____

FEES REMITTED

Base Fee: 100
Org. & Cap. Fee: _____
Expedite Fee: 50
Penalty: _____
State Recordation Tax: _____
State Transfer Tax: _____
Certified Copies _____
Certificates _____
Copy Fee: _____
Certificate of Status Fee: _____
Personal Property Filings: _____
Other: _____
TOTAL FEES: 150

Change of Name _____
Change of Principal Office _____
Change of Resident Agent _____
Change of Resident Agent Address _____
Resignation of Resident Agent _____
Designation of Resident Agent and Resident Agent's Address _____
Change of Business Code _____
Adoption of Assumed Name _____
Other Change(s) _____

Credit Card _____ Check _____ Cash _____

(Documents on 2 Checks

Approved By: 14

Keyed By: _____

COMMENT(S):

Code _____
Attention: Steven B Paeller Esquire

Mail to Address:
2450 Riva Rd
Annapolis MD
21401

CUST ID: 0001613812
WORK ORDER: 0001056850
DATE: 05-17-2005 03:01 PM
AMT. PAID: \$150.00

**ARTICLES OF ORGANIZATION
OF
BOAZ PROPERTIES, L.L.C.**

The undersigned, being authorized to execute and file these Articles, hereby certifies that:

1. Name. The name of the limited liability company (hereinafter referred to as the "Company") is:

BOAZ PROPERTIES, L.L.C.

2. Dissolution. The latest date upon which the Company is to dissolve is December 31, 2050.

3. Purpose. The purposes for which the Company is formed are to engage in any lawful business and to perform any lawful act.

4. Principal Office and Resident Agent. The address of the principal office of the Company is 29350 Dogwood View Drive, Cordoba, Maryland 21625. The name and address of the resident agent of the Company are Steven B. Preller, Esq., 2450 Riva Road, Annapolis, Maryland 21401.


5. Operating Agreement. Pursuant to § 4A-402(b)(1)(ii) of the Maryland Limited Liability Company Act (the "Act"), any operating agreement (as defined in § 4A-101(o) of the Act) must be in writing.

6. Organizers. The organizers of the Company are Thomas Harrison and Steven B. Preller, Esq., each of whom have authorized and directed the undersigned to execute these Articles and to file the same with the State Department of Assessments and Taxation of the State of Maryland.

7. Members. The sole members of the Company shall be Thomas Harrison, unless and until such ownership percentage is changed pursuant to the terms of any operating agreement duly executed by all members.

**CUST ID:0001613812
WORK ORDER:0001056850
DATE:05-17-2005 03:01 PM
AMT. PAID:\$150.00**


IN WITNESS WHEREOF, the undersigned has executed these Articles of
Organization on this 16th day of May, 2005.



Steven B. Preller, Esq.
Troese, Fastow & Preller, LLC
2450 Riva Road
Annapolis, Maryland 21401
(410) 573-1611

Consent of Resident Agent

I hereby consent to serving as Resident Agent of the above-named limited liability
company.



Steven B. Preller, Esq.
Troese, Fastow & Preller, LLC
2450 Riva Road
Annapolis, Maryland 21401
(410) 573-1611

- Profile**
- Values
- Sales / Transfers
- Land
- Land Use Status
- Residential
- Detached Structures
- Commercial
- Map
- WebLogis
- Aerial Photos
- Tax History / Payment
- Parcel Tracking

PARID: 523186713000
HARRISON, THOMAS A & JULIE A 36576 INNISBROOK CIR

Owner

Name	HARRISON, THOMAS A & JULIE A
Care Of	
Mailing Address	36576 INNISBROOK CIR
Instrument Number	PURCELLVILLE VA 20132-9011
Book	1269
Page	1905

Parcel

Primary Address	36576 INNISBROOK CIR
Tax Map #	036/13/01/17
State Use Class	Suburban Single Fam
Total Land Area (Acreage)	5
Total Land Area (SQFT)	
Election District	CATOCTIN
Billing District	Catoctin District
Billing Split Notes 1	
Billing Split Notes 2	
Special Ad Valorem Tax District	None
Special Project District	
Living Units	1
Structure Occupancy	SINGLE FAMILY
Garage/FrkSp Community	NO
Subdivision	FARMINGTON ON THE GREEN
Affordable Dwelling Unit (Y/N)	NO; PROPERTY IS NOT ADU.
Ag District	
Ag District Starting Date	
Ag District End Date	
Deactivation Status	
Solar Exemption?	NO

Legal Description

Legal Description	FARMINGTON ON THE GREEN LOT 17
	1269-1905

General Information

Loudoun County is providing public record information as a public service in accordance with Virginia Code Title 58-1-3122.2 (1996). The Loudoun County Commissioner of the Revenue provides annual valuations and maintenance of fair market values for equitable assessments on all types of real property.

The property information made available on this site includes ownership and deed information, legal description, sales information, assessment values and house characteristics and can be searched by Parcel ID Number, Address and Tax Map Number. The site is updated weekly. Parcels are linked to the Loudoun County GIS, with map overlays displaying boundary and environmental information such as topography, soils, flood plain and major roads.

Condominium garage units or assigned parking spaces associated with condominiums may have separate parcel identification numbers - and may be assessed separately.

Tax History / Payment

Click on the Parcel ID to view its related document
523186713000

1 of 1
Return to Search Result

- Actions**
- Neighborhood Search
 - Neighbor Sales
 - Show all data in a printer friendly version
 - Printable Summary
 - Show this page in a printer friendly version
 - Printable Version

HISTORIC PRESERVATION BOARD
CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. HPR305-LHD2021-004

A RESOLUTION DESIGNATING THEREON AS A LOCAL HISTORIC LANDMARK THE PROPERTY LOCATED AT 1129 SEVILLA AVENUE, CORAL GABLES, FLORIDA, LEGALLY DESCRIBED AS LOT 19, BLOCK 15, CORAL GABLES SECTION A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 102 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND REPEALING ALL RESOLUTIONS INCONSISTENT HEREWITH.

WHEREAS, a public hearing of the Coral Gables Historic Preservation Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard; and

WHEREAS, Article 8, Section 8-104 (C) (3) of the Coral Gables Zoning Code states that "if after a public hearing the Historic Preservation Board finds that the proposed local historic landmark or proposed local historic landmark district meets the criteria set forth in Section 8-103, it shall designate the property as a local historic landmark or local historic landmark district;" and

WHEREAS, 1129 Sevilla Avenue is a single-family residence built during the initial development phase of Coral Gables and is amongst the first homes built in the City; and

WHEREAS, 1129 Sevilla Avenue was permitted by the firm of Ursem & Marquard in November 1925 under City of Coral Gables permit number 1802; and

WHEREAS, 1129 Sevilla Avenue, designed in the Mediterranean Revival style with its hallmark corner tower, is indicative of the type of architecture that was the founding premise of Coral Gables and it exemplifies the Mediterranean ideals espoused by founder George Merrick; and

WHEREAS, 1129 Sevilla Avenue was the home to Dr. E. Sterling Nichol and it is where he lived as he began developing the Department of Cardiology and the Cardiac Clinic at Jackson Memorial Hospital. Dr. Nichol was pioneer in cardiology. His research in anti-coagulant therapy was ground-breaking, and he was a founder of the Miami Heart Institute; and

WHEREAS, 1129 Sevilla Avenue retains its historic integrity and significantly contributes to the historic fabric of the City of Coral Gables and hence, is part of the collection of quality residences that contributes to the story and the City's sense of place over time; and

WHEREAS, 1129 Sevilla Avenue satisfies the "historical, cultural significance criteria" as stated in Article 8, Section 8-103 of the Coral Gables Zoning Code because it exemplifies the historical, cultural, political, economic, or social trends of the community; and

WHEREAS, 1129 Sevilla Avenue satisfies the "architectural significance criteria" as stated in Article 8, Section 8-103 of the Coral Gables Zoning Code because it portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles, and it embodies those distinguishing characteristics of an architectural style, or period, or method of construction; and

WHEREAS, it is the policy of the City of Coral Gables to preserve its architectural heritage by designating certain properties as local historic landmarks; and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the subject property meets the criteria set forth in Article 8, Section 8-103 of the Zoning Code of the City of Coral Gables, and approved that it be designated as a "Local Historic Landmark;" and

WHEREAS, Local Historic Designation supports the Goals, Objectives, and Policies of the City's Comprehensive Plan, specifically to "preserve and promote the recognition of structures, sites, manmade or natural landscape elements, works of art or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the City;" and

WHEREAS, the legal description of the property is as follows: Lot 19, Block 15, Coral Gables Section A, according to the Plat thereof, as recorded in Plat Book 5, at Page 102, of the Public Records of Miami-Dade County, Florida; and

WHEREAS, a Designation Report, Case File LHD 2021-004, prepared by the Historic Landmark Officer containing information on the historical, cultural significance and architectural significance of the property and which incorporates a Review Guide for use as a reference in determining the impact of future building permits, shall by reference be made part of this resolution; and

WHEREAS, a motion to approve the historic designation of the subject property was offered by Alicia Bache-Wiig and seconded by John Fullerton and upon a poll of the members present the vote was as follows:

<u>Board Member</u>	<u>Vote</u>
Alicia Bache-Wiig	Aye
Xavier Durana	Aye
Bruce Ehrenhaft	Aye
John Fullerton	Aye
Cesar Garcia-Pons	Aye
Michael Maxwell	Absent
Albert Menendez	Aye
Peggy Rolando	Absent
Dona Spain	Aye

NOW THEREFORE BE IT RESOLVED, by the Historic Preservation Board of the City of Coral Gables that the Historic Preservation Board on October 20, 2021, has designated 1129 Sevilla Avenue, Coral Gables, Miami-Dade County, Florida as a Local Historic Landmark pursuant to the City of Coral Gables Historic Preservation Ordinance – Article 8 of the Coral Gables Zoning Code and the property is subject to all rights and privileges and requirements of that ordinance.

BE IT FURTHER RESOLVED, that this designation is predicated on all the above recitations, which are incorporated herein, being true and correct, but if any section, part of section, paragraph, clause, phrase or word of this Resolution is declared invalid, the remaining provisions of this Resolution shall not be affected.

Any aggrieved party desiring to appeal a decision of the Historic Preservation Board shall, within ten (10) days from the date of such decision, file a written Notice of Appeal with the City Clerk.

PASSED AND ADOPTED THIS TWENTIETH DAY OF OCTOBER, A.D., 2021.



ALBERT MENENDEZ
CHAIRMAN, HISTORIC PRESERVATION BOARD

ATTEST:



WARREN ADAMS
HISTORIC LANDMARK OFFICER

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

A handwritten signature in black ink, appearing to read 'Gustavo Ceballos', written over a horizontal line.

GUSTAVO CEBALLOS,
ASSISTANT CITY ATTORNEY

**REPORT OF THE CITY OF CORAL GABLES
HISTORICAL RESOURCES & CULTURAL ARTS DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE DESIGNATION OF
THE PROPERTY AT
1129 SEVILLA AVENUE
CORAL GABLES, FLORIDA**



Historic Photo: c.1940s



LHD 2021-004
September 15, 2021

**LOCAL HISTORIC LANDMARK DESIGNATION:
1129 SEVILLA AVENUE
CORAL GABLES, FLORIDA**

Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305.460.5093
✉ hist@coralgables.com

Application: Building Official as a result of code enforcement violations.

*Note: all observations were made from the public-right-of-way.
There was no access to the property.*

Folio Number: 03-4118-001-1541

Legal Description: Lot 19, Block 15, Coral Gables Section A, according to the Plat thereof, as recorded in Plat Book 5, at page 102 of the Public Records of Miami-Dade County, Florida.

Original Permit No. / Date: 1802 / 1925

Original Designer/Builder: Ursem & Marquard

Original Owner: Leonard J. Ursem

First Owner/Occupant: Dr. E. Sterling Nichol

Present Owner: Darling Point, LLC

Building Use, Type, Style: One-story SFR, Mediterranean Revival

Site Characteristics: The property is located on an interior 50' x 150' lot on the north side of Sevilla Avenue between Columbus Boulevard and Cordova Street.

SUMMARY STATEMENT OF SIGNIFICANCE

Located in Section A, the single-family residence at 1129 Sevilla Avenue was built during the initial development phase of Coral Gables and is amongst the first homes built in the City. It was permitted by the firm of Ursem & Marquard in November 1925. Designed in the Mediterranean Revival style, with its hallmark corner tower, the home is indicative of the type of architecture that was the founding premise of Coral Gables and it exemplifies the Mediterranean ideals espoused by founder George Merrick.

Upon its completion Dr. E. Sterling Nichol purchased the home. This was Dr. Nichol's first home in the Miami area, and it is where he lived as he began developing the Department of Cardiology and the Cardiac Clinic at Jackson Memorial Hospital. Dr. Nichol was pioneer in cardiology. His research in anti-coagulant therapy was groundbreaking, and he was a founder of the Miami Heart Institute.

The property at 1129 Sevilla Avenue retains its historic integrity and significantly contributes to the historic fabric of the City of Coral Gables.

CORAL GABLES REGISTER OF HISTORIC PLACES: Preserving the City's Story

The built environment reflects the beliefs, values, creative expressions, and technical capacity at a place in time in history. Historic Preservation preserves those structures and spaces that tell the story of the community's historic past. The buildings that comprise the Coral Gables Register of Historic Places portray the City's story of progress, change and preservation. They are valuable, non-renewable resources that embody our collective heritage. The retention of these tangible touchstones provides a sense of community, a sense of evolution, a sense of identity, a sense of ownership, and a sense of place for the City of Coral Gables. In other words, these historic resources provide continuity and context; they are the foundation of the City's identity.

Coral Gables is a Certified Local Government (CLG) and as such must maintain a Register of Historic Places and abide by associated preservation standards. A local community works through a certification process --jointly administered by the National Park Service (NPS) and the State Historic Preservation Offices (SHPOs)-- to become recognized as a Certified Local Government (CLG). Once certified the community gains access to benefits of the program and agrees to follow required Federal and State requirements.

The City of Coral Gables was certified in 1986 and was amongst the first cities in Florida to become a CLG. Hence, it is the task of Historic Preservation, and an obligation of Certified Local Governments, to identify and protect those resources that contribute to the story of the City over time. Furthermore, the City must abide by the federal regulations as put forth in The Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Buildings.

CRITERIA FOR SIGNIFICANCE

Article 8, Section 8-103 of the Coral Gables Zoning Code--*Criteria for designation of historic landmarks or historic districts*--states that to qualify for designation as a local historic landmark individual properties must have significant character, interest or value as part of the historical, cultural, archaeological, aesthetic, or architectural heritage of the City, state or nation.

The single-family residence at 1129 Sevilla Avenue is eligible as a local historic landmark based on its historical, cultural, and architectural significance. ***For designation, a property must meet one (1) of the criteria outlined in the Code.*** As discussed below, 1129 Sevilla Avenue meets the following **three (3)** criteria.

Historical, Cultural significance

- 4. Exemplifies the historical, cultural, political, economic, or social trends of the Community*

Architectural significance

- 1. Portrays the environment in an era of history characterized by one (1) or more distinctive architectural style*
- 2. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction*

HISTORIC CONTEXT

Coral Gables Initial Planning & Development

Coral Gables' developmental history is divided broadly into three major historical periods:

- Initial Planning and Development/Florida Land Boom (Pre- 1926 Hurricane),
- 1926 Hurricane/Great Depression Aftermath and New Deal/Wartime Activity (1927-1944),
- and Post World War II and Modern periods (1945-1963).

Coral Gables was originally conceived as a suburb of Miami and attracted investors from across the nation during the South Florida real estate boom of the 1920s. City founder George Merrick drew from the Garden City and City Beautiful movements of the 19th and early 20th century to create his vision for a fully-conceived Mediterranean-inspired city which is now considered one of the first modern planned communities in the United States. Advised by landscape architect Frank Button, artist Denman Fink, and architects H. George Fink, Walter De Garmo, H.H. Mundy, and Phineas Paist, Merrick converted 3000 acres of citrus plantation and native hammock into a community with ornate plazas and grand entrances, small parks, scenic areas, and golf courses melded with monumental buildings and tree-shaded picturesque residential streets.

Merrick and his team felt that Mediterranean designs, and specifically Spanish prototypes, best harmonized with south Florida's climate and lifestyle. During the 1920s, careful attention was paid by his development team to ensure that all aspects of the built environment conformed to these ideals and it was a featured selling point in early promotional materials. (Figure 1) The architecture constructed during this initial development period combined elements commonly used in Spanish, Moorish, and Italian architecture, and has come to be known as the Mediterranean Revival style. During the 1920s structures and amenities were built exclusively in accordance with this style. The goal was to create architectural splendor with tropical luxuriance by adapting Mediterranean ideals to suit the south Florida climate and to create a cohesively-designed modern suburb affordable to the middle and upper class.

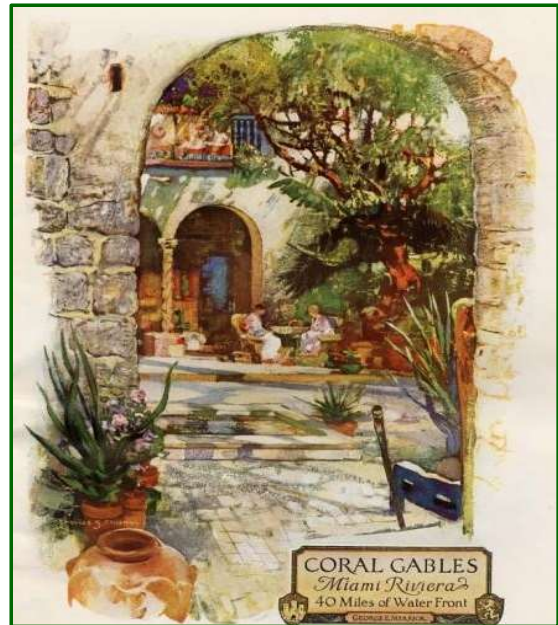


Figure 1: Advertisement, *House Beautiful*, 1925

Nationally-acclaimed landscape architect Frank Button drew the first comprehensive maps of Coral Gables in 1921-2. It was based on an infrastructure of the inherited grid of fruit trees from the Merrick family's citrus plantation, as well as the native pineland. Laid carefully over the resulting grid of orthogonal streets (north-south) and avenues (east-west) are a series of diagonal and curved roadways. George Merrick envisioned a City with Old World style and purposefully set aside vast amounts of valuable land for plazas, boulevards, scenic spots, parkways, and entrances. (Figure 2) Merrick realized that automobile ownership was becoming increasingly commonplace and, as such, wanted Coral Gables to embrace the motorist without sacrificing the beauty of the community or the comfort of the residents. Thus, he implemented an intentional hierarchy of roadways and features.

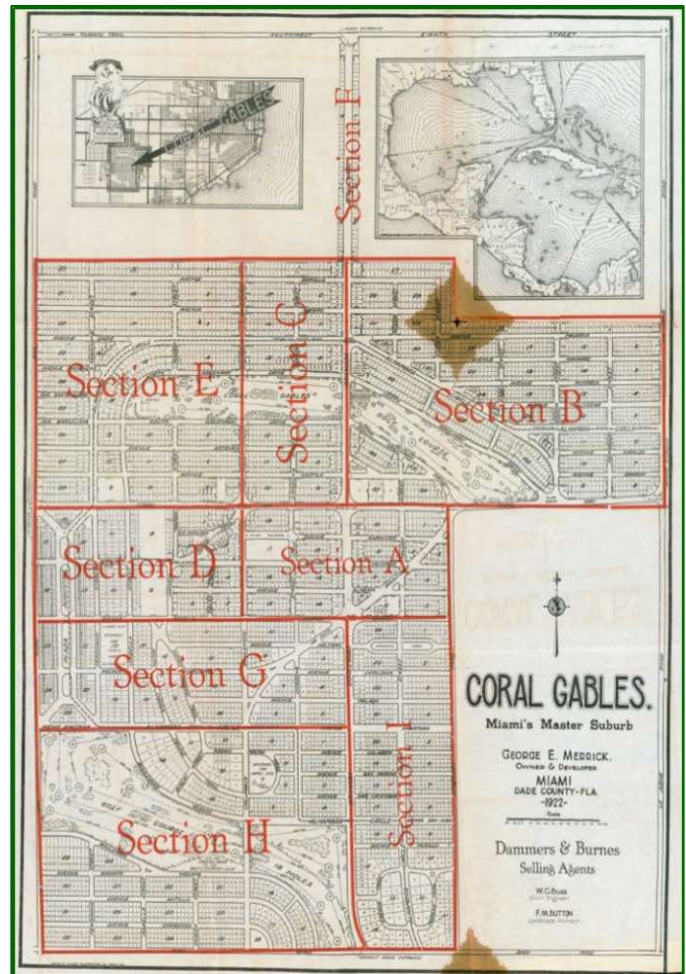


Figure 2: Coral Gables Entrance at Alhambra Circle and Douglas Road, 1924

Button's 1922 map lays out a series of wide parkways with center planting medians that were major thoroughfares across the development as well as wide parkways with substantial swales for tree-planting that provided internal access and scenic routes. The grid was opened at strategic locations to include grand entrances, plazas, and fountains to give focus to major arteries and vistas and provide visual interest for both the pedestrian and the motorist. Broad boulevards were curved around planned features that included vast park land, golf courses, monumental public and community buildings, as well as other amenities. (Figure 3)

Coral Gables' initial development predominantly occurred around the Merrick family's Coral Gables Plantation in the north east portion of Section A. Lots in Sections A, B, and C were offered for sale in 1921-2. Most initial construction was concentrated north of, and in the direct vicinity of, the Granada Golf Course in Sections A-E.

Figure 3: Coral Gables Map: "Miami's Master Suburb," 1922



1129 Sevilla Avenue

Located in Section A, the single-family residence at 1129 Sevilla Avenue was built during the initial development phase and is amongst the first homes built in the City. It was permitted by the firm of Ursem & Marquard in November 1925. Designed in the Mediterranean Revival style, as described below, the home is indicative of the type of architecture that was the founding premise of Coral Gables and it exemplifies the Mediterranean ideals espoused by founder George Merrick.

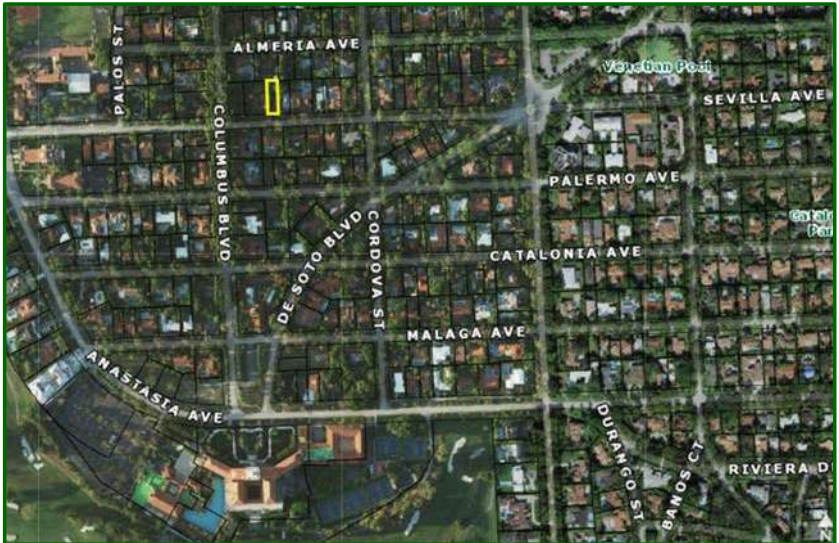
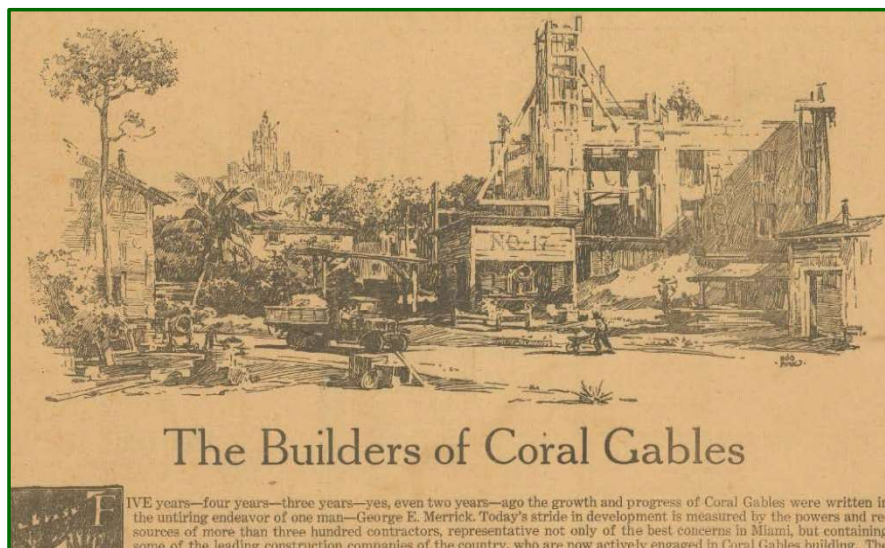


Figure 4: Location and Current Context of 1129 Sevilla Avenue
Aerial Photo courtesy of Miami-Dade Property Appraiser

During the early 1920s lot sales were highly successful and Merrick continued to substantially increase his land holdings. To keep up with the demand and to safeguard design quality, Merrick's team began recruiting leading architects and builders from across the country. In 1926, with the goal of providing "safety and security" of investment as well ensuring Merrick's vision of a Mediterranean-inspired city was upheld, a list of 'successful' Coral Gables builders was published in various newspapers. It included L. J. Ursem. (Figure 5) After building the home at 1129 Sevilla Avenue in early 1926, Ursem purchased the property from Merrick's Coral Gables Corporation in April and sold it to Dr. E. Sterling Nichol in May. This was Dr. Nichol's first home in the Miami area. It is while he lived here that he began developing the Department of Cardiology and the Cardiac Clinic at Jackson Memorial Hospital which culminated with his founding of the Miami Heart Institute in 1951.



Todd, A. L.
Trimble, Geo.
Truitt, W. E.
United Builders Corp.
Ursem, L. J.
Vaught, C. C.
Vonsoosten, D.
Wallace and Berling
Wallace and Warner, Inc.
Warde, P. C.

Figure 5: Builders of Coral Gables list, Miami Herald, February 14, 1926

The home at 1129 Sevilla Avenue was located along the southern border of Sections A and G (Figure 3) In the early years, Merrick concentrated on developing the area to its north. In 1923 Merrick turned his attention to the area south of Section A which was primarily undeveloped. He revamped this area, initially called Section G (Figure 3), and renamed it Country Club Section Part 1. In this area he built a Congregational Church to honor his father and planned for a premier hotel and golf course. The church was completed in 1925 and the large \$10 million Biltmore Hotel golf course complex opened January 1926. Rapid development of the area around the church and hotel complex was anticipated. The home at 1129 Sevilla Avenue was permitted just prior to the opening of the Biltmore-Miami golf course and is located directly to its north. (Figure 4 & 6)

Unfortunately, the devastating Hurricane of 1926 and the subsequent Great Depression curtailed future development plans. In Coral Gables the dire downturn in the economy, coming so closely on the heels of the September hurricane, had a drastic impact on new construction. Few single-family homes were built during the Depression Era. With the implementation of the New Deal and other incentives, the building industry finally experienced a small resurgence in the late 1930s and early 1940s. However, it abruptly ground to a halt during the War years of 1942-1945 as materials, expertise, and manpower were diverted to the war effort. As illustrated by the 1948 aerial photo, unlike its northern counterparts, the area around the church and hotel complex was not developed at this time. (Figure 6) Hence, the home at 1129 Sevilla Avenue which lies on the northern edge of the section remains as one of the few residences built in this area during the early years of the City.

Figure 6: 1948 Aerial Photograph
Red arrow: 1129 Sevilla Avenue
Blue circles: Congregational Church and Biltmore Hotel Complex

The Post-War prosperity that followed these lean years created an optimism which reigned through the 1950s and 1960s and resulted in the unprecedented building boom. During this era single-family homes in Coral Gables followed national trends both in numbers and in style and were a distinct departure from the ornated and picturesque Mediterranean Revival style that had dominated the City's landscape since its inception. By the late 1950s this area was built out with new residences. Hence, the extant home at 1129 Sevilla Avenue remains as one of the few Mediterranean Revival style homes in this area.



SIGNIFICANCE ANALYSIS AND DESCRIPTION



**Figures 7: 1129 Sevilla Avenue, Front (South) Facade
c.1940s [top]; Current, 2021 [bottom]**

The single-family residence at 1129 Sevilla Avenue sits on an interior lot along the southern border of Coral Gables Section A. The home was constructed during the initial development of Coral Gables and is indicative of the Mediterranean-inspired ideals Merrick envisioned for the City. It remains as one of the few residences built in this area during the early years of the City and stands as a testament to his vision for Coral Gables. Hence, the property exemplifies the historical, cultural, political, economic, or social trends of the community.

The property at 1129 Sevilla Avenue contains a one-story residence and a detached garage and auxiliary structure. It is built in the Mediterranean Revival style which was the founding premise of Coral Gables. The home honors Merrick's vision for adapting residential design to the rigors of South Florida's climate while maintaining the integrity of its style. It is built over a crawl space with thick cement masonry block walls which keep the home cool and above the low water table. The light-colored stuccoed exterior walls reflect the sun's heat, and the varied windows provide much needed ventilation and light in this tropical environment.

As described below in more detail, the home exhibits character-defining features of the Mediterranean Revival style. These include but not limited to: projecting and recessed planes; rectilinear massing and floor plan; a projecting entry porch bay; a porte cochere with arched openings and exposed rafters; a combination of roof types clad in two-piece barrel tile; parapets; textured stucco; a one-and-a-half story tower bay; a distinctive chimney; wing walls; arched opening ensembles with wooden spindles; carved rafter tails; decoratively grouped round vents; gable end circle vent; as well as recessed casement windows of various shapes and sizes with projecting sills. Hence, the home portrays the environment in an era of history in Coral Gables characterized by the Mediterranean Revival style, and it embodies those distinguishing characteristics of this architectural style, period, and method of construction.



Figure 8: Front (South) Façade Tower Detail, 2021

Note: arched opening ensemble with spindles and protruding sill, carved rafter tails, two-piece barrel tile; textured stucco; varying roof types and heights

As evidenced in Figures 7, the residence retains its historic integrity and its historic, cultural, and architectural significance. Thus, the property at 1129 Sevilla Avenue meaningfully contributes to the historic fabric of the City of Coral Gables and is part of the collection of quality residences that expresses the story and the City's sense of place over time.

Extant Exterior Description



Figure 9: Front (South) Elevation, 2021



Figures 10: Aerial Photo & Floor Plan of 1129 Sevilla Avenue, 2021
Note: Detached garage and auxiliary structure at rear of property
Courtesy of Realtor.com

The one-story single-family residence at 1129 Sevilla Avenue sits on an interior south-facing 50' x 150' lot. A one-story auxiliary building sits along the rear (north) of the property with a garage at its western end. (Figures 10) The home is approached by a concrete walkway to covered front entry porch. Two cascading steps ascend to the porch's door. A pair of concrete tire strips lead to the porte cochere and to the original garage. The house sits above a crawl space and is built of cement block units covered with textured stucco. A front-facing gable roof clad extends over the projecting covered porch and adjacent porte cochere. A one-and-a-half-story pyramidal roof tower rises at the southeast corner of the living space. These roofs are clad in two-piece barrel tile and have carved rafter tails in the eaves. (Figures 8 & 9) The remainder of the home is under a flat

roof. The windows of the home are deeply recessed with protruding sills and are predominantly casement in type. A tapered chimney stack rises along the west façade just behind the porte cochere. Through-wall air-conditioning units are found at various locations around the house. (Figures 7, 9 & 12)

The south-facing front façade has three distinct bays. The central and western bay project from the living space and its tower eastern bay. These two projecting bays are under a front-facing asymmetrical gable roof. The gable apex is over the central front entry with the longer roof tail extending over the porte cochere western bay. The porte cochere is comprised of a series of segmental arches. The roof rafters are exposed on its interior. A wing wall extends from the southwest corner. (Figures 9)



Figures 11: Porte Cochere, 2021
Looking north through porte cochere to original garage [left]
Looking northwest, note exposed rafters [right]

The center bay is a covered entry porch with a series of semicircular arched openings. On the south façade, the entry door is flanked by matching arched openings with protruding sills. The east façade has a corresponding opening. Decorative floral ironwork appears to “grow” from the bottom of the arched openings. In the gable end is a decorative circular vent.



Figure 12: Front Covered entry Porch, looking northwest, 2021

The eastern bay of the front façade is a one-and-a-half story tower which is a hallmark feature of the home. The tower rises from the southeast corner of the primary flat-roof living space. (Figures 9 & 10) A double-curved, half-story-height wing wall extends from its southeast corner. As seen in Figure 8 its low-pitched pyramidal roof is clad in two-piece barrel tile. Carved rafter tails decorate the full course of the tower's eaves. On the front (south) and side (east) facades of the upper half story of the tower is a tripartite arched opening ensemble. It is comprised of three arches, the center one being taller than the flanking ones, and have original delicately carved wooden spindles. The arches are tied together as an ensemble by a long protruding sill.



Figures 13: Side Facades, 2021
Looking North: West Façade [left]; East Façade [right]

Much of the living space is under a flat roof with simple parapets. At the northeast corner of the home a protruding bay may have originally served as a sleeping porch (labelled as Bed 3 in Figure 10; Figure 14) and is now enclosed. Centered above the variety of recessed casement windows of these facades are decoratively grouped round vents.

At the rear of the property is a one-story, flat-roofed structure. (Figure 10 & 11) Like the main house it has a simple parapet. The west end of the structure is the original garage. Simple wooden doors enclose the vehicular opening. The remainder of the structure is studio space that is entered from the east façade.

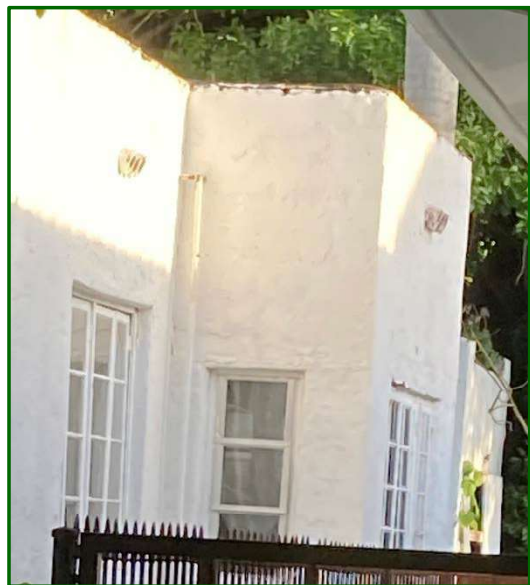


Figure 14: Side East Facade, 2021
Grouped Round Vents

Additions / Alterations



Figures 16: Front (South) Façade: c.1940s [left]; Current [right]

A comparison of historic photographs and the original architectural plans with the extant home as well as an examination of building records indicates that the property at 1129 Sevilla Avenue has retained its historic integrity for nearly one-hundred years. There have been no substantial changes to the form or style of the home. There are very few permits on file for this property; the majority are roof-related. Alterations of note, as observed from the public-right-of-way are noted below.

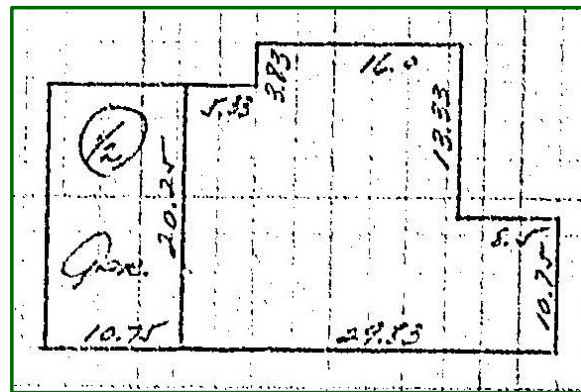
The windows throughout the home appear to be original. As mentioned above, the projecting bay at the northeast corner of the home may have been a sleeping porch and the screened openings have been enclosed with windows. The front entry screened porch openings are currently temporarily boarded up.

Figure 15: Front (South) Façade, sill cut to accommodate air-conditioning unit, 2021



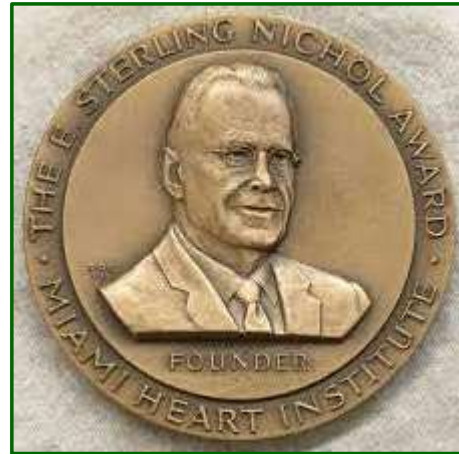
As indicated by a 20th-century tax card the auxiliary structure at the rear of the property is original. The footprint may be unchanged. A 1956 rental ad described the guest cottage as consisting of Florida room, living room, bedroom, kitchen, and bath. (Figures 10 & 17) The garage door was replaced at an unknown date.

Figure 17: Early 20th-Century Tax Card: Auxiliary Building Footprint



Ownership History

Note: Records regarding ownership prior to 1950 have not been located. The ownership history for this period is based on numerous sources including R. L. Polk City Directories (available from 1926-65), building permits, realtor notes, records on file within the Coral Gables Historical Resources Department and the Miami-Dade County Clerk.



**Figure 18: Dr. E. Sterling Nichol
Miami Heart Institute
Miami Herald, June 25, 1970**

Dr. Edward Sterling Nichol (1894-1970) and his wife Dorothy Evans Nichol (1895-1993) moved into the newly completed home at 1129 Sevilla Avenue in May 1926. From this home Dr. E. Sterling Nichol launched his career as an internationally-respected cardiac physician and researcher. He was a pioneer in cardiology, in particular anti-coagulant therapy, and founder of the Miami Heart Institute. He attended Ohio State University and the University of Illinois. His education was interrupted by World War I, in which he served in the Army Ambulance Corps in France and Belgium. He was awarded the Croix de Guerre with Silver and Gold Stars. Dr. Nichol later attended medical school at Northwestern University and graduated in 1923. He moved to Florida and began practicing cardiology. From 1926 to 1950 he developed the Department of Cardiology and the Cardiac Clinic at Jackson Memorial Hospital bringing the first electrocardiogram recorder to Florida in 1933. He founded the Miami Heart Association in 1939 and in 1944 began raising money to build a research and treatment clinic for cardiac patients which resulted in the opening of the Miami Heart Institute in 1951.

While records indicate that the Nichols lived in the home for only a few years it is not clear when they sold the home. City directories indicate that the home was occupied primarily by seasonal occupants from 1930-36. The auxiliary building at the rear of the property was advertised as a guest cottage and was often rented. After a series of owner, see full listing below, the home was purchased in 1956 by Evelyn and Aubrey Clements. The home remained in the Clements family for the next sixty-five years.

List of Owners & Occupants:

November 1925: Permit for residence to Ursem & Marquard
March 1926: L. Ursem & C. Ursem purchase property from Coral Gables Corporation
May 1926: Ursems sell completed home to Dr. E. Sterling Nichol

1926-28+ E. Sterling Nichol, cardiac physician
Dorothy Evans Nichol

Occupants

1930 Bernard L Touroff
1931 Edith Tallinger
1932-3 Milton P. Neher, President, The Model Laundry, Inc.
Lucile P. Neher, Sec-Treasurer, Model Laundry, Inc.
1934 O. H. VanHart
1936 Seasonal occupancy
March: Mr. & Mrs. O. A. Jennison, Lansing, MI
December: Thomas E. McCaffrey, Columbus, OH

1937-47 Ralph E. Temple, WWI Flying Cadets, Mason CG Post, American Legion
Margaret Temple

Occupants

1939: W. Chilton Day
1941: A. G. & Evelyn McKinney
1945: Belden
1947 May: Colonel Benjamin H. & Roberta Kerfoot, New York
Sept: Harriet Robinson

1947-48 Louise Llewellyn

1948-50 Clinton Worsham

1950-56 Margaret B. Heyne

1956-91 Gertrude Evelyn Clements (-1991), Ladies Auxiliary President
Aubrey T. Clements (-1983), industrial machinist, Clements Brothers, hat
manufacturer, Chicago (*founded by father & uncle*)
[daughters: Bonnie Knauf; Audrey Kaye]

1991-06 Bonnie Belle Clements Knauf
Audrey Clements Kaye

2006-20 Audrey J. Clements Kaye (1933-2020), teacher

2020-21 Estate of Audrey Kaye: Grace Ellen Kaye-Stinebaugh & Mark Alan Kaye

2021 Darling Point, LLC

Ursem & Marquard

Leonard J. Ursem and partner William Marquard designed and built the home at 1129 Sevilla Avenue. Ursem started his professional life in Cleveland, Ohio. He and his brother Charles G. formed Ursem Brothers, an art glass company. A 1909 Cleveland city directory records their business location as 226 Superior Avenue. In 1917 both brothers enlisted to serve in World War I. Upon his return Leonard moved to Miami and was known thereafter as L. J.

In Miami, L. J. Ursem worked as a building contractor. After a few years he opened his own company which purchased, designed, and built homes. Initially, he worked primarily in Miami. After building several homes in the Mediterranean Revival style in Miami Ursem applied for permits in Coral Gables. In August 1925 Ursem was granted permits for 443 Aragon Avenue and 632 Minorca Avenue in Coral Gables. Later that year Ursem joined forces with William Marquard, also from Cleveland, forming Ursem-Marquard Company. (Figure 19) In October in addition to the home at 1129 Sevilla Avenue they permitted a home at 2508 Madrid Street. This partnership was short-lived. In June L. J. Ursem filed for a permit for 812 Valencia Avenue. It appears that after the 1926 Hurricane Ursem withdrew from building in Coral Gables and seemed to concentrate on projects in Miami Beach. By the 1930s Ursem began specializing in apartment complexes on the Beach and continued to do so for the next decade.



Figure 19: Ursem-Marquard Advertisement
Miami Herald, November 1925

STAFF RECOMMENDATION

The purpose of historic designation within the City of Coral Gables is defined in Article 8, Section 8-101 of the Coral Gables Zoning Code as,

“to promote the educational, cultural, and economic welfare of the public by preserving and protecting historic structures or sites, portions of structures, groups of structures, manmade or natural landscape elements, works of art, or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the City, region, state or nation.”

It is the intent of the Coral Gables Zoning Code to recognize all buildings which possess “significant character, interest or value as part of the historical, cultural, archaeological, aesthetic, or architectural heritage of the City, state or nation” qualify for designation as a local historic landmark (Coral Gables Zoning Code, Article 8, Section 8-103). To that end, the eligibility for designation as a local historic landmark is defined by the Coral Gables Zoning Code as meeting **one (1)** (or more) of the criteria stipulated in Article 8, Section 8-103.

Constructed in 1925, the property at 1129 Sevilla Avenue (legally described as Lot 19, Block 15, Coral Gables Section A, according to the Plat thereof, as recorded in Plat Book 5, at page 102 of the Public Records of Miami-Dade County, Florida.) is significant to the City of Coral Gables’ history based on the following **three (3)** criteria found in the Coral Gables Zoning Code, Article 8, Section 8-103:

Historical, Cultural significance

4. *Exemplifies the historical, cultural, political, economic, or social trends of the Community*

Architectural significance

1. *Portrays the environment in an era of history characterized by one (1) or more distinctive architectural style*
2. *Embodies those distinguishing characteristics of an architectural style, or period, or method of construction*

Staff finds the following:

The property located at **1129 Sevilla Avenue** is significant to the City of Coral Gables history based on:

HISTORICAL, CULTURAL & ARCHITECTURAL SIGNIFICANCE

Therefore Staff recommends the following:

A motion to **APPROVE** the Local Historic Designation of the property at **1129 Sevilla Avenue** (legally described as Lot 19, Block 15, Coral Gables Section A), based on its historical, cultural, and architectural significance.

Respectfully submitted,



Warren Adams

Historic Preservation Officer

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REVIEW GUIDE

Definition:

The Review Guide comprises of some of the extant and character-defining features, which contribute to the overall significance of the structure and/or district. Hallmark and character-defining features are the *visual and physical features that give a building its identity and distinctive character*.

The Secretary of the Interior's Standards for the Treatment of Historic Properties embody two important goals: 1) the preservation of historic materials and, 2) the preservation of a building's distinguishing character.

Every historic building is unique, with its own identity and its own distinctive character. Character refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining features are the visual and physical features that give a building its identity and distinctive character. They may include the overall building shape, its materials, craftsmanship, decorative details, features, and aspects of its site and environment.

Use:

The Review Guide may be used to address the impact that additions, modifications, alterations and/or renovations may have on the historic structure and site.

The Review guide may also inform appropriate new construction in an historic district, neighborhood, or streetscape.

Property Address:	1129 Sevilla Avenue
Lot Description:	interior lot
Date of Construction:	1925
Use:	single-family residence
Style:	Mediterranean Revival
Construction Material:	concrete block covered clad with textured stucco
Stories:	one-story SFR; one-story garage and auxiliary building

CHARACTER-DEFINING FEATURES

Property: 1129 Sevilla Avenue
Style: Mediterranean Revival



- ✓ projecting and recessed planes
- ✓ rectilinear massing and floor plan
- ✓ projecting entry porch bay
- ✓ porte cochere with arched openings and exposed rafters
- ✓ combination of roof types
- ✓ textured stucco
- ✓ a one-and-a-half story tower bay
- ✓ wing walls
- ✓ a distinctive chimney
- ✓ gable end circle vent
- ✓ recessed casement windows of various shapes and sizes with projecting sills



- ✓ two-piece barrel tile
- ✓ carved rafter tails
- ✓ arched opening ensembles with wooden spindles
- ✓ textured stucco

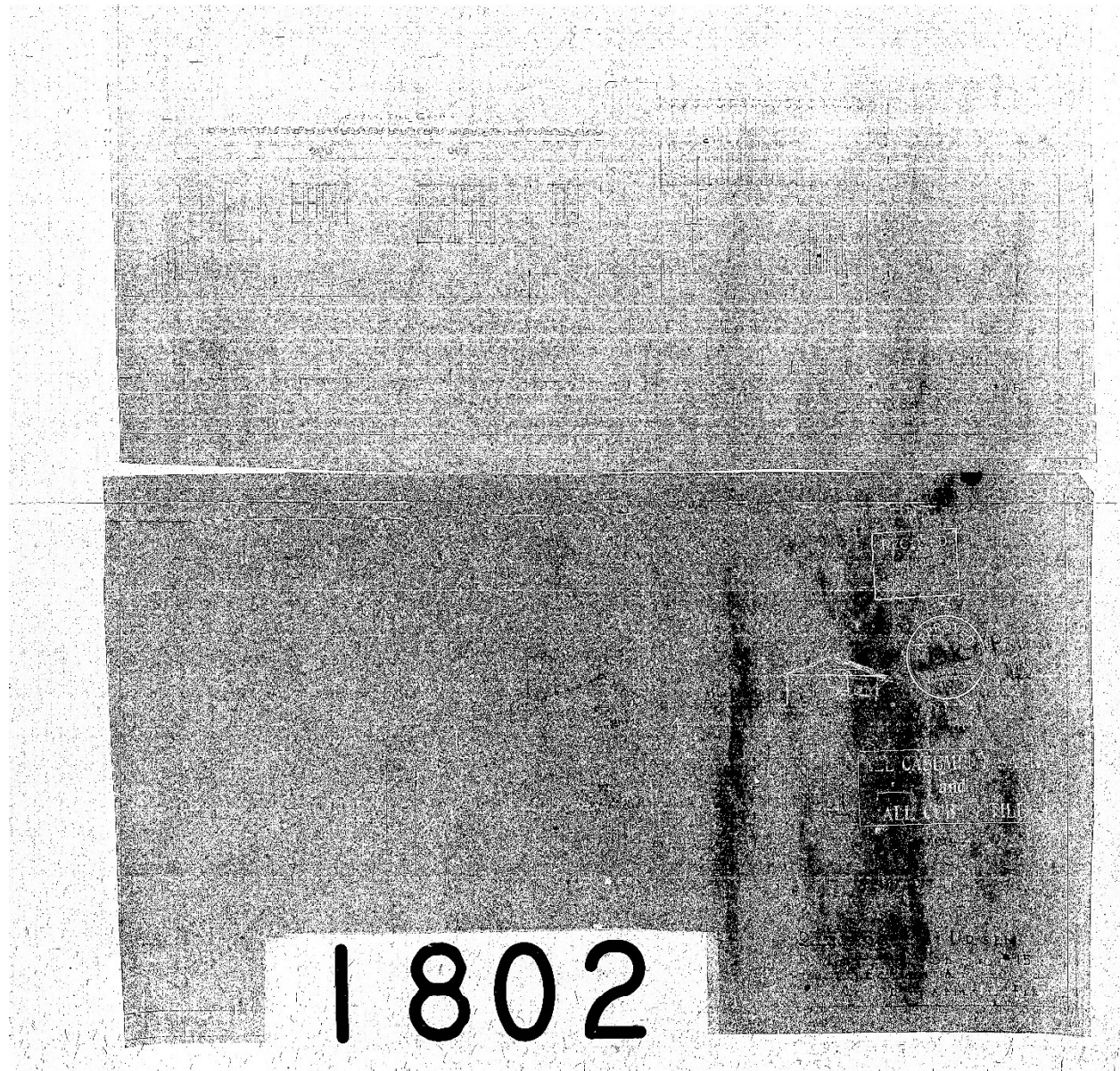


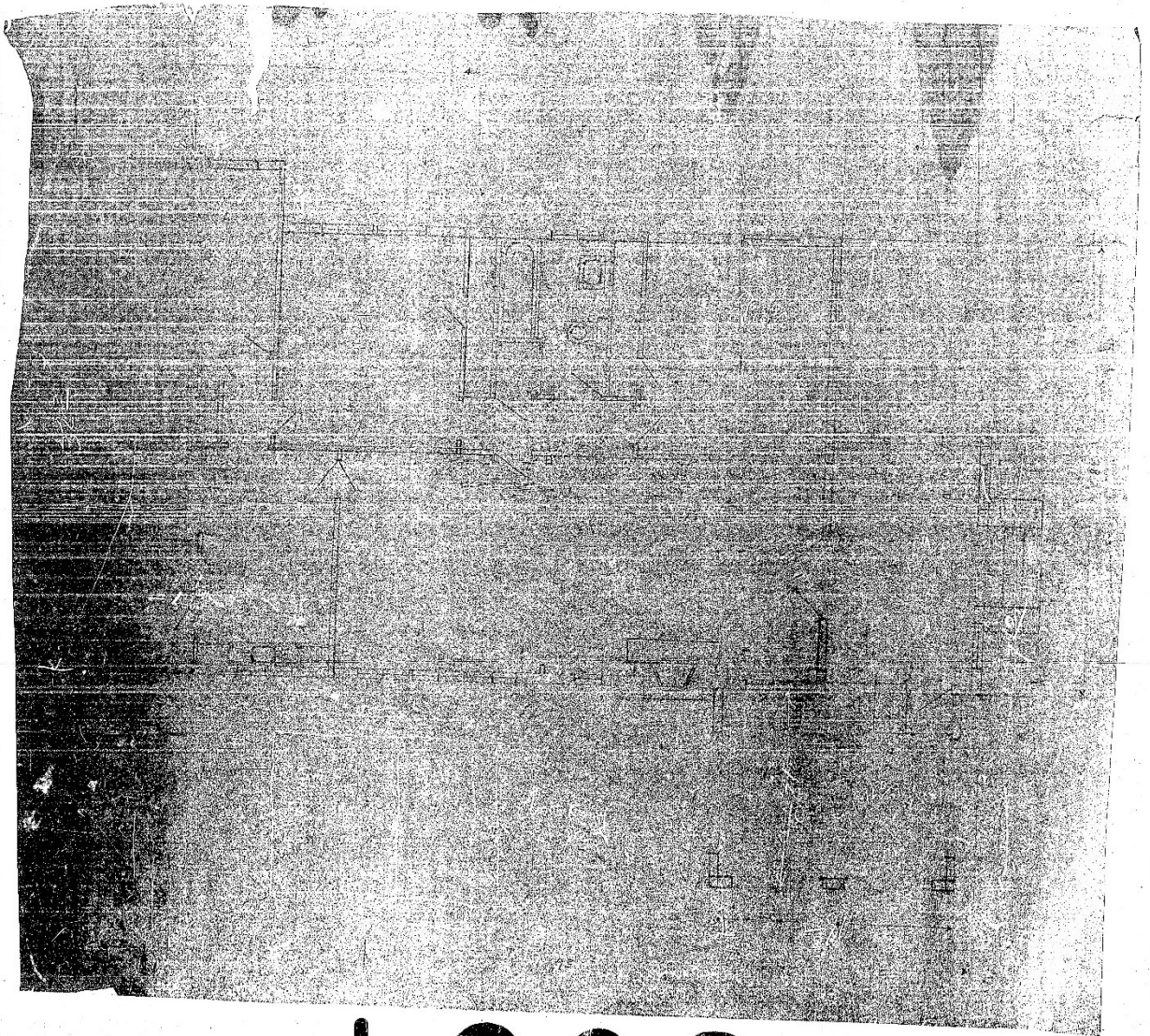
- ✓ decoratively grouped round vents
- ✓ recessed casement windows of various shapes and sizes with projecting sills
- ✓ parapets



- ✓ porte cochere with arched openings and exposed rafters

ATTACHMENT A: Permit #1802, 1925





1802





CITY OF CORAL GABLES

Agreed Code Enforcement Board Enforcement Order

The City of Coral Gables

4/21/2021

-vs-

**DARLING POINT, LLC
C/O IRENE DUBROVINA
3301 NE 183 ST, APT 3004
AVENTURA FL 33160**

Case #: CE303461-061521

91 7108 2133 3932 7044 2100

**Address of Violation(s):
1129 SEVILLA AVE ("Property")**

Folio #: 03-4118-001-1541

This cause having come before the Code Enforcement Board for Hearing on 4/21/2021, and based on the evidence, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

FINDINGS OF FACT

The Respondent, who is the Owner of the Property, has agreed to entry of this Order. The Respondent is subject to Section 101-107. The Respondent is in violation of:

1. Sections 34-202 and 34-203 of the City Code; to wit: Failure to maintain (as set forth herein) and update the registration information for a vacant Property.
2. Sections 226, 227, 248, 250, 255, 275, and 278 of Chapter 105, Minimum Housing Code, of the City Code; to wit: As to the garage: Failure to maintain an accessory structure by allowing: termite infestation; the roof to collapse and for the structure to fall into disrepair, creating a hazard; and cracks and loose plaster on the walls.
3. Sections 250, 255, 278, and 279 of Chapter 105, Minimum Housing Code, of the City Code; to wit: As to the single-family home: Failure to maintain the structure by allowing: roof leaks; and cracks and loose plaster to fall from the ceiling and walls; the exterior walls, walkway, pavers, front door, chimney, and concrete ribbons to become dirty or cracked; driveway approach to become pitted.

CONCLUSIONS OF LAW

The foregoing findings of fact constitute a violation of the listed sections of the Code of the City of Coral Gables. It is the **Order** of this Board, based upon the foregoing and the agreement of the parties:

4. The Respondent shall update the registration information for the vacant Property on www.prochamps.com and shall maintain the Property as set forth herein within 7 days of the date of this Order.
5. The Respondent shall secure and stabilize the single-family home and garage (collectively referred to as "Structures") and correct the remaining violations of the City Code as set forth below.
6. The Respondent shall, within 7 days of the date of this Order, clean or pass final inspection on the color pallet approval to paint the walkway, pavers, and concrete ribbons and the Structures, as appropriate.
7. The Respondent shall also secure the Property by obtaining the required permit and erecting a temporary construction fence within 7 days of the date of this Order.
8. The Respondent shall also, within 7 days of the date of this Order, secure all windows and doors by replacing any missing glass and closing them or placing screens in the windows, if they are opened.
9. The Respondent shall submit a structural report of a licensed engineer within 10 days of the date of this Order and shall shore up the Structures as recommended by the engineer in his report and as required to secure and stabilize the structure within 60 days of the date of this Order.
10. The Respondent shall also fumigate/tent the Structures on the Property as required to remove any insect infestation within 30 days of the date that the owner pass final inspection of the permits to replace the roof on the Structure.
11. The Respondent shall also, within 60 days of the date of this Order, place a white or tan cover or tarp on the Structures or by any other appropriate means keep rain from causing further damage to the Structures, if recommended by the engineer in his report.

12. The Respondent shall apply, within 90 days of the date of this Order, for all required development approvals to correct the violations that require permits ("Permits")(i.e. repair and walls and roof of the Structures and the driveway approach and concrete ribbons).
13. The Respondent shall obtain the Permits no later than 30 days from the date of the application for the Permits and, in any event, no later than 120 days from the date of this Order.
14. The Respondent shall make substantial progress on the Permits, to the satisfaction of the Building Official, every 30 days thereafter.
15. The Respondent shall pass final inspection on the Permits within 120 days of the date that the City notifies the Respondent that the Permits are ready to be picked up and, in any event, no later than 210 days from the date of this Order.
16. The Respondent shall consistently maintain the Property to avoid any new violations of the City Code. The City shall, nevertheless, provide the Respondent with written notice of any new violations that arise.
17. The City agrees to expedite its review of the applications for Permits, the building plans, and its inspections.
18. In the event of non-compliance by the Respondent not cured within a reasonable period of time after Respondent receives notice thereof, a fine of \$150 per day shall per day shall accrue for every day that the non-compliance continues. Once the fines begin to accrue pursuant to this Order, the Respondent must fully comply with this Order for the fines to cease accruing.
19. The City Code Enforcement Division or Code Enforcement Board may extend any of the above deadlines if either finds good cause beyond the control of the Respondent and that the Respondent acted in good faith and exercised due diligence in its efforts to obtain all required Permits, to correct all code violations, and to request an extension of any deadlines, as applicable. Good cause to obtain an extension shall include the time required for the City to review the application for Permits, the plans, and any revisions (collectively referred to as "Plans"), but only for the number of days the Plans have been submitted for review. Any additional time granted due to the City's review shall be computed from the date the Plans are submitted until the date the City notifies the Respondent that the Plans are ready to be picked up for any required revisions or that the Permits are ready to be picked up.
20. The Respondent shall pay the administrative costs for the hearing of \$108.75.
- 21. If the Respondent does not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Dade County and thereafter SHALL CONSTITUTE A LIEN against the property upon which the violation(s) exist or upon any real or personal property of the violators.**

Upon complying, the Respondent must notify Code Enforcement Officer **Lynn Schwartz, 305 460-5273; lschwartz@coralgables.com**, who will inspect the Property and verify either compliance or non-compliance.

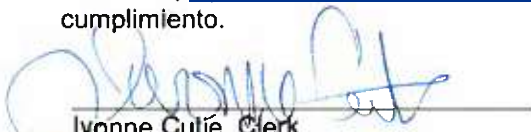
CONCLUSIONES DE LEY

Los resultados de hechos anteriores constituyen una violación de las secciones listadas del Código de la Ciudad de Coral Gables.

Es la **Orden** de esta Junta, basado en lo anterior:

1. El Demandado deberá pagar los gastos administrativos de \$108.75.
2. El Demandado deberá corregir las violaciones. Los párrafos 1-21, escritos en inglés más arriba, se incorporan aquí.
3. Si la violaciones no son corregidas como se describe más arriba, una multa de \$150.00 se impondrá cada día después de que continúe cualquiera violación.
4. **Si el Demandado no cumple dentro del tiempo especificado, una copia certificada de esta Orden será inscrita en los Archivos Públicos del Condado de Miami-Dade y CONSTITUIRA UN GRAVAMEN en contra de la propiedad en donde existe las violaciones o sobre cualquier propiedad personal de los infractores.**

Al corregir la violación, el Demandado deben notificar al Oficial del Cumplimiento del Código **Lynn Schwartz, 305 460-5273; lschwartz@coralgables.com**, quien inspeccionará la propiedad y verificará el cumplimiento o no cumplimiento.


 Ivonne Culié, Clerk
 Code Enforcement Board



CITY OF CORAL GABLES

Corrected Agreed Code Enforcement Board Enforcement Order

The City of Coral Gables

9/15/2021

-vs-

**DARLING POINT, LLC
C/O IRENE DUBROVINA
3301 NE 183 ST, APT 3004
AVENTURA FL 33160**

Case #: CE303461-061521

91 7108 2133 3932 6930 6017

**Address of Violation(s):
1129 SEVILLA AVE ("Property")**

Folio #: 03-4118-001-1541

This cause having come before the Code Enforcement Board for Hearing on 9/15/2021, and based on the evidence, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

FINDINGS OF FACT

The Respondent, who is the Owner of the Property, has agreed to entry of this Order. The Respondent is subject to Section 101-107. The Respondent is in violation of:

1. Sections 34-202 and 34-203 of the City Code; to wit: Failure to maintain (as set forth herein) and update the registration information for a vacant Property.
2. Sections 226, 227, 248, 250, 255, 275, and 278 of Chapter 105, Minimum Housing Code, of the City Code; to wit: As to the garage: Failure to maintain an accessory structure by allowing: termite infestation; the roof to collapse and for the structure to fall into disrepair, creating a hazard; and cracks and loose plaster on the walls.
3. Sections 250, 255, 278, and 279 of Chapter 105, Minimum Housing Code, of the City Code; to wit: As to the single-family home: Failure to maintain the structure by allowing: roof leaks; and cracks and loose plaster to fall from the ceiling and walls; the exterior walls, walkway, pavers, front door, chimney, and concrete ribbons to become dirty or cracked; driveway approach to become pitted.

CONCLUSIONS OF LAW

The foregoing findings of fact constitute a violation of the listed sections of the Code of the City of Coral Gables. It is the **Order** of this Board, based upon the foregoing and the agreement of the parties:

4. The Respondent shall update the registration information for the vacant Property on www.prochamps.com and shall maintain the Property as set forth herein within 7 days of the date of this Order.
5. The Respondent shall secure and stabilize the single-family home and garage (collectively referred to as "Structures") and correct the remaining violations of the City Code as set forth below.
6. The Respondent shall, within 7 days of the date of this Order, clean or pass final inspection on the color pallet approval to paint the walkway, pavers, and concrete ribbons and the Structures, as appropriate.
7. The Respondent shall also secure the Property by obtaining the required permit and erecting a temporary construction fence within 7 days of the date of this Order.
8. The Respondent shall also, within 7 days of the date of this Order, secure all windows and doors by replacing any missing glass and closing them or placing screens in the windows, if they are opened.
9. The Respondent shall submit a structural report of a licensed engineer within 10 days of the date of this Order and shall shore up the Structures as recommended by the engineer in his report and as required to secure and stabilize the structure within 60 days of the date of this Order.
10. The Respondent shall also fumigate/tent the Structures on the Property as required to remove any insect infestation within 30 days of the date that the owner pass final inspection of the permits to replace the roof on the Structure.
11. The Respondent shall also, within 60 days of the date of this Order, place a white or tan cover or tarp on the Structures or by any other appropriate means keep rain from causing further damage to the Structures, if recommended by the engineer in his report.

12. The Respondent shall apply, within 90 days of the date of this Order, for all required development approvals to correct the violations that require permits ("Permits") (i.e. repair and walls and roof of the Structures and the driveway approach and concrete ribbons).
13. The Respondent shall obtain the Permits no later than 30 days from the date of the application for the Permits and, in any event, no later than 120 days from the date of this Order.
14. The Respondent shall make substantial progress on the Permits, to the satisfaction of the Building Official, every 30 days thereafter.
15. The Respondent shall pass final inspection on the Permits within 120 days of the date that the City notifies the Respondent that the Permits are ready to be picked up and, in any event, no later than 210 days from the date of this Order.
16. The Respondent shall consistently maintain the Property to avoid any new violations of the City Code. The City shall, nevertheless, provide the Respondent with written notice of any new violations that arise.
17. The City agrees to expedite its review of the applications for Permits, the building plans, and its inspections.
18. In the event of non-compliance by the Respondent, a fine of \$150 per day shall accrue for every day that the non-compliance continues. Once the fines begin to accrue pursuant to this Order, the Respondent must fully comply with this Order for the fines to cease accruing.
19. The City Code Enforcement Division or Code Enforcement Board may extend any of the above deadlines if either finds good cause beyond the control of the Respondent and that the Respondent acted in good faith and exercised due diligence in its efforts to obtain all required Permits, to correct all code violations, and to request an extension of any deadlines, as applicable. Good cause to obtain an extension shall include the time required for the City to review the application for Permits, the plans, and any revisions (collectively referred to as "Plans"), but only for the number of days the Plans have been submitted for review. Any additional time granted due to the City's review shall be computed from the date the Plans are submitted until the date the City notifies the Respondent that the Plans are ready to be picked up for any required revisions or that the Permits are ready to be picked up.
20. The Respondent shall pay the administrative costs for the hearing of \$108.75.
21. **If the Respondent does not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Dade County and thereafter SHALL CONSTITUTE A LIEN against the property upon which the violation(s) exist or upon any real or personal property of the violators.**

Upon complying, the Respondent must notify Code Enforcement Officer **Lynn Schwartz, 305 460-5273; lschwartz@coralgables.com**, who will inspect the Property and verify either compliance or non-compliance.

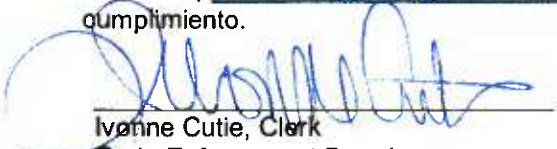
CONCLUSIONES DE LEY

Los resultados de hechos anteriores constituyen una violación de las secciones listadas del Código de la Ciudad de Coral Gables.

Es la **Orden** de esta Junta, basado en lo anterior:

1. El Demandado deberá pagar los gastos administrativos de \$108.75.
2. El Demandado deberá corregir las violaciones. Los párrafos 1-21, escritos en inglés más arriba, se incorporan aquí.
3. Si la violaciones no son corregidas como se describe más arriba, una multa de \$150.00 se impondrá cada día después de que continúe cualquiera violación.
4. **Si el Demandado no cumple dentro del tiempo especificado, una copia certificada de esta Orden será inscrita en los Archivos Públicos del Condado de Miami-Dade y CONSTITUIRA UN GRAVAMEN en contra de la propiedad en donde existe las violaciones o sobre cualquier propiedad personal de los infractores.**

Al corregir la violación, el Demandado deben notificar al Oficial del Cumplimiento del Código **Lynn Schwartz, 305 460-5273; lschwartz@coralgables.com**, quien inspeccionará la propiedad y verificará el cumplimiento o no cumplimiento.


Ivonne Cutie, Clerk
Code Enforcement Board



CITY OF CORAL GABLES
Code Enforcement Board
Order on Notice of Intent to Lien

The City of Coral Gables

10/26/2022

-vs-

DARLING POINT, LLC
C/O IRENE DUBROVINA
3301 NE 183 ST, APT 3004
AVENTURA FL 33160

Case #: CE303461-061521

Address of Violation(s):
1129 SEVILLA AVE ("Property")

Folio #: 03-4118-001-1541

This cause having come before the Code Enforcement Board ("Board") for Hearing on 9-21-22, on a Notice of Intent to Lien ("Notice") and based on the evidence presented, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

FINDINGS OF FACT

1. The City properly served the Notice on the Respondent(s), regarding the property at **1129 SEVILLA AVE**, bearing the above Miami-Dade County Property Appraiser folio number and legally described as:

Lot 19, in Block 15, of CORAL GABLES SECTION A, according to the Plat thereof, recorded in Plat Book 5, at Page 102, of the Public Records of Miami-Dade County, Florida ("Property").
2. On 9-15-21, the Board entered an Enforcement Order ("Prior Order") ordering the Respondent(s) to correct the following violations:
 - a. Sections 34-202 and 34-203 of the City Code; to wit: Failure to maintain (as set forth herein) and update the registration information for a vacant Property.
 - b. Sections 226, 227, 248, 250, 255, 275, and 278 of Chapter 105, Minimum Housing Code, of the City Code; to wit: As to the garage: Failure to maintain an accessory structure by allowing: termite infestation; the roof to collapse and for the structure to fall into disrepair, creating a hazard; and cracks and loose plaster on the walls.
 - c. Sections 250, 255, 278, and 279 of Chapter 105, Minimum Housing Code, of the City Code; to wit: As to the single-family home: Failure to maintain the structure by allowing: roof leaks; and cracks and loose plaster to fall from the ceiling and walls; the exterior walls, walkway, pavers, front door, chimney, and concrete ribbons to become dirty or cracked; driveway approach to become pitted.
3. The Notice alleges non-compliance with the Board's prior Enforcement Order.
4. To date, the Respondent(s) has(have) not taken the required action to correct all of the violation(s) set forth in the Prior Order.

CONCLUSIONS OF LAW

It is the **Order** of this Board, based upon the foregoing:

1. The Respondent(s) shall pay administrative costs of **\$108.75** for the hearing on the Notice.
2. The Respondent(s) shall correct the violation(s) and shall pay a fine of **\$150.00** for each day that the violation(s) continue to exist past **8-1-22**, the deadline in the Prior Order, after extensions that the City granted.
3. **A certified copy of this Order shall be recorded in the Public Records of Miami-Dade County and thereafter SHALL CONSTITUTE A LIEN against the Property upon which the violation(s) exist or upon any real and personal property of the Respondent(s)/violator(s).**

Upon complying, the Respondent(s) must notify Code Enforcement Officer **Lynn Schwartz, 305 460-5273;**
lschwartz@coralgables.com, who will inspect the Property and verify either compliance or non-compliance.



Terri Sheppard, Acting Clerk
Code Enforcement Board

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



CRISTINA M. SUÁREZ,
DEPUTY CITY ATTORNEY AND
CITY PROSECUTOR, OR
GUSTAVO J. CEBALLOS,
ASSISTANT CITY ATTORNEY