



**City of Coral Gables**  
Code Enforcement Division  
427 Biltmore Way, Suite 100



SCAN ME  
Need to search or  
appeal your citation?

**Notice of Violation**

January 21, 2026

Case #:NOVI-26-01-12340

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

Folio #: 0341180011541

7020 1290 0000 7521 5393

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

**1129 SEVILLA AVE, Coral Gables, FL 33134-6330**

The violation(s) found was:

**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)

**Code Enforcement Officer Comments:** Work without a permit including installation of shoring, removal of roof structure and interior demolition. Although a permit was issued, the work performed went far beyond what was approved on the issued permit. Construction sequence was not followed and building is now inadequately braced due to excessive demolition.

**The following steps should be taken to correct the violation:**

**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.**

The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on 1/22/2026 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be presented to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

305-441-5777 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

305-619-1125

sramos2@coralgables.com

01-21-2026 05:24 PM