



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: July 13, 2026

CASE NO.: 26-1239
UNST-26-03-0039

BUILDING ADDRESS: 1129 Sevilla Ave

FOLIO NUMBER: 03-4118-001-1541

OWNER: Darling Point LLC

USE: Single Family Residence

OF LIVING UNITS: 2

PENDING RECERTIFICATION: N/A

LAST RECERTIFICATION: N/A

YEAR BUILT: 1925

DESCRIPTION AND DEFECTS OF BUILDING: Building Official has inspected the Property and 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, pursuant to Section 105-89 of the City Code due 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.

DATES AND ACTIVITIES:

06/26/24	Notice of Intent to Lien (Demolition by neglect)
07/25/24	Before the Code Enforcement Board In and For the City of Coral Gables- Lien, recorded on 07/29/2024 (Demolition by neglect)
01/21/26	Code Enforcement Notice of Violation (Work without a permit) – mailed certified
02/12/26	Code Enforcement Board- Order (Work without a permit)

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 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. **4)** Board Order Additional Information: Immediate \$250 daily running fine. If structure not water-tight by June 1st, 2026 (06/01/2026), fines will begin running at \$500 per day until full compliance is achieved by obtaining and closing all necessary permits/ & \$108.75 administrative fee

02/27/26 Notice of Unsafe Structure Violation and Notice of Hearing mailed certified & regular USPS

02/27/26 Notice of Hearing posted on Structure and at City Hall.

03/09/26 Board Hearing- Cancelled

04/02/26 Notice of Unsafe Structure Violation and Notice of Hearing mailed certified & regular USPS

04/02/26 Notice of Hearing posted on Structure.

04/03/26 Notice of Hearing posted at City Hall.

04/13/26 **Board Hearing**

The Owner shall take the Required Action as follows: **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.** 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 co as soon as possible. All work must proceed based only on approved plans and revisions. **C.** 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, 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. **D.** Pass final inspection on all permits so that the building obtains a 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. **E.** Immediate \$250 daily running fine. If structure not water-tight by June 1st, 2026 (06/01/2026), fines will begin running at \$500 per day until full compliance is achieved by obtaining and closing all necessary permits.

06/30/26 Notice of Intent to Lien and Hearing mailed certified & regular USPS mail

07/01/26 Notice of Hearing posted on Structure

07/02/26 Notice of Hearing posted at City Hall

07/13/26 **Board Hearing**

TO DATE THE OWNER HAS NOT: **1)** Stabilized the historic building after exposing the entire building to the elements & creating unsafe conditions by deviating from approved plans. **2)** Ensured that the historic building has been rendered watertight to prevent additional deterioration. **3)** Diligently worked per approved plans to expeditiously obtain a TCO or CO so that the historic building can be restored and preserved before additional deterioration occurs. **4)** Passed final inspections on repair permits.

BUILDING OFFICIAL'S RECOMMENDATION: **A.** The property owner has failed to comply with the original order; therefore, all provisions of the original order, including fines or deadlines, remain in full force and effect and the fines of \$250 per day shall run from the date of the Board's order, April 13, 2026, until June 1, 2026, the deadline to render the Structure water-tight, and an increased fine of \$500 per day shall run from June 2, 2026, until full compliance is achieved by obtaining and closing all necessary permits.

B. That the Building Official shall thereafter take any measures within his authority, as set forth in City or County Code and Florida law, to ensure the safety of the building, its occupants, and the surrounding areas, including but not limited to disconnecting utilities.

PERMIT ACTIVITY:

[BLDR-25-05-7494](#)- Issued- STRUCTURAL REPAIR

[BLDR-26-05-9289](#)-InReview- NEW FLAT ROOF

[ELER-26-01-3743](#)- Finaled- TEMPORARY FOR CONSTRUCTION

[REVR-26-01-4671](#)- Finaled- REVISION TO: CONSTRUCTION SEQUENCE MODIFICATION DUE TO SITE CONDITION, NEW TIE BEAM

[TMPR-26-01-0619](#)- Issued- TEMPORARY CONSTRUCTION FENCE TO BE ENLARGED *** REPLACED
TMPR-23-11-0289