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4815 Biltmore Dr

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



7020 3290 0000 7522 2074

Notice of Violation

October 20, 2025

KATRINA ALVAREZ RUIZ
4815 BILTMORE DR
CORAL GABLES, FL 33146

Case # FACHV-25-08-11429

Form # 034-20070110

Novi-25-08-11429

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exist(s) on the premises at
4815 BILTMORE DR, Coral Gables, FL 33146-1721

The violation(s) found was:

Expired Building Permit - Sec. 106-25. Adoption of building, plumbing, electrical and related technical codes.
The state building code together with all local amendments thereto is hereby adopted by reference. Permitted for violation of the state building code shall be as established in section 1-2 Florida Building Code 19C-4.1.1-1 if work has commenced and the permit is expired. Sections that and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.
Code 1994, § 9-1; Code 1997, § 9-25; Code 2001, § 105-20; Ord. No. 1992, § 1, (12-17-1997)

Code Enforcement Officer Comments: EXPIRED PERMIT, SLURRY PLASTER - REMOVE CAST WINDOW SILLS (STUCCO SMOOTH) REMOVE STONE CAPS AT FENCE - REMOVE CAST

The following steps should be taken to correct the violation:

Please review and approve the permission order to call for final parking (sewer/traffic) inspections must be approved. In order for the permit(s) and violation to close, if you require further assistance, please contact please contact: Development Services at 305-488-4260
development@coralgables.com

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

The Code Enforcement Division will investigate any appeals or objections whenever a corrective measure has been completed. If the violation(s) has not been corrected at the time of inspection, your case will be referred to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the officials hearing in the Board the reasons why the violation(s) has not been corrected. The Board has the authority to accept a fine amount and for as long as the violation continues.
305-488-4277 or see us in person at 427 Biltmore Way, 4th Fl., Coral Gables, FL, 33134

D. Ruiz
Code Enforcement Officer

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