



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



Need to search or
appeal your citation?

Notice of Violation

June 24, 2025

Case #:NOVI-25-06-11010

**BILTMORE APARTMENTS OWNER LLC or
R/A:
CORPORATION SERVICE COMPANY
40 CUTTER MILL RD STE 405
GREAT NECK, NY 11021**

Folio #: 0341180040901

Dear Property Owner and/or Occupant:

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

931 CATALONIA AVE, Coral Gables, FL 33134---6478

The violation(s) found was:

Weather and watertightness - Sec. 105-250. - Weather and watertightness. Every structure used for human habitation shall be so maintained that it will be weather and watertight. Exterior walls, roofs and all openings around doors, windows, chimneys and all other parts of the structure shall be so maintained as to keep water from entering the structure and to prevent undue heat loss. Damaged materials must be repaired or replaced. All parts of the structure that show evidence of dry rot or other deterioration shall be repaired, replaced and refinished to be in conformity with the rest of the structure. Window panes permitting entrance of water shall be replaced.
(Code 1958, § 16A-26; Code 1991, § 12-168; Code 2006, § 105-279; Ord. No. 1142, § 3.3, 7-14-1959)

Code Enforcement Officer Comments: *EMERGENCY - Safety Hazard***
Windows not accessible / operational for tenant(s).**

The following steps should be taken to correct the violation:

72 hours notice, for all windows to be operational and the ability to open in all twelve (12) units.

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 6/27/2025 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.

Martinez, Rose
305-460-5291

rmartinez@coralgables.com