



**City of Coral Gables  
Development Services Department**

**CONSTRUCTION REGULATION BOARD  
CASE RESUME**

**HEARING DATE:** July 14, 2025

**CASE NO.:** 25-9344  
UNST-25-06-0036

**BUILDING ADDRESS:** 935 CATALONIA AVE

**FOLIO NUMBER:** 03-4118-004-0910

**OWNER:.** BILTMORE APARTMENTS OWNER LLC

**USE:** MULTIFAMILY

**# OF LIVING UNITS:** 12

**PENDING RECERTIFICATION:** N/A

**LAST RECERTIFICATION:** 2016

**YEAR BUILT:** 1926

**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 windows are inoperable, in violation of section 1015.8 of the Florida Building Code. There is mold in the Structure due to water intrusion. There is mold in the Structure due to water intrusion.

**DATES AND ACTIVITIES:**

|          |                                                                                                                                                |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------|
| 06/24/25 | Code Enforcement Notice of violation was sent USPS Certified Mail (Emergency - Safety Hazard Windows not accessible/ operational for tenants.) |
| 07/02/25 | Notice of Hearing posted on Structure and at City Hall.                                                                                        |
| 07/02/25 | Notice of Unsafe Structure Violation and Notice of Hearing mailed with return receipt                                                          |
| 07/14/25 | Board Hearing                                                                                                                                  |

**TO DATE THE OWNER HAS:** NOT repaired all non-operable windows.

**BUILDING OFFICIAL'S RECOMMENDATION:** **A.** You must repair all the non-operational windows within 14 days of the July 14, 2025 CRB meeting **B.** Obtain permits for all remodeling of the apartments and any other permits that are required including electrical, mechanical, and plumbing work within 60 days of the July 14, 2025 CRB meeting **C.** Submit a mold inspection / air quality report for the entire building with follow-up protocol within 10 days and remediate the entire building within 20 days from the July 14, 2025 CRB meeting **D.** A \$250 daily fine will be imposed until the windows are operable. **E.** A \$250 daily fine will be imposed if the deadlines for B & C are not met and will accrue until all the above deadlines are met.

**PERMIT ACTIVITY:**

**BLDB-22-04-0605-** DOUBLE FEE & FINE\*REPAIR HALLWAY LAMINATED FLOOR

**Applied:** 04/13/2022, **Expires:** 09/18/2025

**BLDB-25-03-3316-** REPLACE FRONT AWNING

**Applied:** 03/27/2025, **Expires:** 01/04/2026

**BLDB-25-03-3327-** PLEASE REFER TO REPLACE FRONT ENTRANCE STAIR STEPS TILES

**Applied:** 03/31/2025, **Status:** Denied, pending corrections since 06/28/2025

**ELEC-25-04-3448-** REPLACE (1) FRONT EXTERIOR LIGHT

**Applied:** 04/24/2025, **Expires:** 11/17/2025

**ZONC-25-06-0570-** INSTALL CRUSHED ROCK #57 IN FRONT OF PROPERTY

**Applied:** 06/25/2025, **Status:** In review