

Jun 4, 2025 at 4:13:20 PM
931 Catalonia Ave
Coral Gables FL 33134
United States

6/4/2025

CITY OF CORAL GABLES
Code Enforcement Division
427 Biltmore Way, Suite 100

Summons to Appear

June 2, 2025
Case #: NOV1-25-03-9536
Folio: 0341180040901
7020 1270 0001 5683 5380

Before the Code Enforcement Board
in and for the City of Coral Gables
Miami-Dade County, Florida

The City of Coral Gables
vs
BILTMORE APARTMENTS OWNER LLC or
RJA CORPORATION SERVICE COMPANY
40 CUTTER MILL RD STE 405
GREAT NECK, NY 11021

Our records indicate that you, as the Owner and/or Occupant of the premises at:
931 CATALONIA AVE
still are in violation of the following sections of the City Code of the City of Coral Gables:

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]

The following steps need to be taken to correct the violation:

Remedy: Must obtain all necessary after the fact permit(s), call for inspection and obtain finalized permit (s). Specifically, as it pertains to including but not limited to, roof repair and electrical work.

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear before the Code Enforcement Board for a hearing on 6/18/2025 at 08:30 AM in the Commission Chambers, located at:

City Hall
405 Biltmore Way
Coral Gables, FL 33134

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing.

6/4/2025

CITY OF CORAL GABLES
Code Enforcement Division
427 Biltmore Way, Suite 100

Summons to Appear

June 2, 2025
Case #: NOV1-25-03-9557
Folio: 0341180040901
7020 1270 0001 5683 5377

Before the Code Enforcement Board
in and for the City of Coral Gables
Miami-Dade County, Florida

The City of Coral Gables
vs
BILTMORE APARTMENTS OWNER LLC or
RJA CORPORATION SERVICE COMPANY
40 CUTTER MILL RD STE 405
GREAT NECK, NY 11021

Our records indicate that you, as the Owner and/or Occupant of the premises at:
931 CATALONIA AVE
still are in violation of the following sections of the City Code of the City of Coral Gables:

Section 6-103. Landscape general requirements
v. Ground cover. A combination of vegetative ground cover, lawn grass, mulch or other City approved ground cover shall be provided on all exposed earth. The intent is to provide one-hundred (100%) percent ground coverage. If vegetative ground covers are provided, the vegetation shall provide complete coverage within three (3) months after planting.

The following steps need to be taken to correct the violation:

Remedy: Comply with Section 6-103, Section 6. Plant materials, Sub-section V - Ground cover required on Private property (OR) approved crushed rocks with approved, and finalized permit.

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear before the Code Enforcement Board for a hearing on 6/18/2025 at 08:30 AM in the Commission Chambers, located at:

City Hall
405 Biltmore Way
Coral Gables, FL 33134

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing.

Please be advised that if someone will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing.

TICK-25-06-20007

CITY OF CORAL GABLES, FLORIDA
UNIFORM CIVIL VIOLATION NOTICE

Ticket #: TICK-25-06-20007

DATE/TIME ISSUED: 6/4/2025 15:41 CODE INSPECTOR: Rose Martinez DEPARTMENT: Code Enf.
NAME OF VIOLATOR: BILTMORE APARTMENTS OWNERS LLC FOLIO: 0341180040901
40 CUTTER MILL RD STE 405
GREAT NECK, NY 11021 REPEAT VIOLATOR: Yes No
NAME OF RESISTANCE AGENT (IF APPLICABLE):
CORPORATION SERVICE COMPANY

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE: 6/4/2025 AT: 15:41 VIOLATION OF THE FOLLOWING SECTIONS OF THE CITY OF CORAL GABLES CITY CODE WAS OBSERVED:

Sec. 54-29. - Owner to maintain premises free of litter.
(a) Violations of this section are punishable as provided in section 1-7. (b) The owner or person in control of any private property, whether occupied or vacant, shall at all times maintain the premises free of litter. This section shall not prohibit the storage of litter in authorized private receptacles for collection.
[Code 1958, § 20-75; Code 1991, § 16-106; Code 2006, § 52-29; Ord. No. 1376, § 25, 1-14-1964]

Failure to maintain the premises free of garbage and litter.

Clean and maintain by removing all litter/trash from property. Daily running fine applies, until litter is gathered, and removed from the property.

AT: 931 CATALONIA AVE

YOU SHALL PAY THE CIVIL PENALTY OF: 100.00 PLEASE CORRECT THE VIOLATION ON OR BEFORE: 6/18/2025 YOU MAY REQUEST AN ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE ENFORCEMENT DIVISION BEFORE: 6/25/2025

FAILURE TO PAY CIVIL PENALTY AND CORRECT VIOLATION OR FILE A REQUEST FOR ADMINISTRATIVE HEARING BY THE DATE SHOWN SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF VIOLATION. EACH DAY OF CONTINUED VIOLATION SHALL BE PENALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR ISSUANCE OF ADDITIONAL CIVIL VIOLATION NOTICE.

I ACKNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS VIOLATION NOTICE IS NOT AN ADMISSION OF GUILT.

DATE: 06/04/2025
CODE ENFORCEMENT OFFICER: Rose Martinez
305-460-5291
R.MARTINEZ@CORGABLES.COM

USPS CERTIFIED MAIL

9409-0090-0027-6516-2367-48

06-04-2025 04:13 PM