



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100



Need to search or
appeal your citation?

Notice of Violation

May 18, 2025

Case #:NOVI-25-03-9536

**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:

Work without a Permit - 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)

Code Enforcement Officer Comments: Work without permit(s). Must obtain all necessary after the fact permit(s). 1/ Re-roofing; 2/ Mini-Split A/C installed on exterior walls; 3/ Awning re-cover & color change; 4/ replacement of exterior lighting fixtures; 5/ Walkway exterior step tiles changed.

The following steps should be taken to correct the violation:

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.

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 6/8/2025 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