



## CITY OF CORAL GABLES

Code Enforcement Division  
427 Biltmore Way, Suite 100



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### Summons to Appear

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

June 2, 2025

Case #: NOVI-25-03-9557

Folio: 0341180040901

The City of Coral Gables  
vs

7020 1290 0001 5683 5397

**BILTMORE APARTMENTS OWNER LLC or  
R/A: 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.

If this notice pertains to failure to maintain a historic structure, please be advised that:

- You may be subject to substantial fines that may not be mitigated
- You may also be required to repair or restore the historic structure.
- If the historic structure is allowed to deteriorate to the point where it must be demolished:
  - The City Code requires that you replace the structure with a similar historically appropriate structure; and
  - The property will no longer qualify for an historic preservation tax exemption

Rose Martinez

Code Enforcement Officer

305-460-5291

[rmartinez@coralgables.com](mailto:rmartinez@coralgables.com)



Code Enforcement Board Clerk