City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100

SCAN ME
Need to search or appeal your citation?

Notice of Violation

July 14, 2025

Case #:NOVI-25-07-11127

BILTMORE APARTMENTS OWNER LLC
40 CUTTER MILL RD STE 405
GREAT NECK, NY 11021

Folio #: 0341180040910

Dear Property Owner and/or Occupant:

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

935 CATALONIA AVE, Coral Gables, FL 33134-6416

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 A PERMIT, INTERIOR ALTERATIONS INCLUDNG BUT NOT LIMITED TO, KITCHEN, BATHROOM AND WALL EXTENSIONS, INSTALLATION OF WASHER AND DRYER WITH CONNECTIONS IN SEVERAL UNITS, PLUMBING, ELECTRICAL AND BUILDING. (NOT PART OF MOLD REMIDIATION OR WINDOW REPAIRS FOR NOVI-25-06-11012)

<u>The following steps should be taken to correct the violation:</u>

PLEASE OBTAIN PERMITS FOR ALL INTERIOR WORK, CALL FOR INSPECTION AND CLOSE PERMITS

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 8/14/2025 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.

alugo@coralgables.com