



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100



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Code Enforcement Violation Warning

March 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:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made to the premises at:

931 CATALONIA AVE, Coral Gables, FL 33134---6478

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

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).

Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on 4/19/2025 to determine if corrective measures have been completed. If corrective measures have not been completed by 4/19/2025, a Notice of Violation and/or citation will be issued.

The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call the Code Enforcement Officer below for additional assistance or the Code Enforcement Hot-line at 305-441-5777. or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134


Martinez, Rose

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