



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: August 10, 2026

CASE NO.: 25-9341
UNST-25-06-0035

BUILDING ADDRESS: 931 CATALONIA AVE

FOLIO NUMBER: 03-4118-004-0901

OWNER: BILTMORE APARTMENTS OWNER LLC

USE: MULTIFAMILY

OF LIVING UNITS: 12

PENDING RECERTIFICATION: N/A

LAST RECERTIFICATION: 2016

YEAR BUILT: 1926

DESCRIPTION AND DEFECTS OF BUILDING: Building Official has inspected the Property and the records relating to the Structure, in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures. The Structure is hereby declared unsafe by the Building Official, pursuant to Section 105-89 of the City Code due to the windows are inoperable, in violation of section 1015.8 of the Florida Building Code. The Structure does not comply with the Florida Fire Prevention Code, as set forth in the report of the City of Coral Gables Fire Department, dated May 15, 2026, incorporated herein by this reference, and as follows. A fire alarm control panel is currently showing fault conditions, which may compromise the proper functioning of the fire detection and notification system. In accordance with NFPA 72 (National Fire Alarm and Signaling Code), all faults must be corrected within 4 hours of discovery. Several smoke control doors do not function properly. These doors play a critical role in controlling smoke movement during a fire event and must be repaired or replaced to ensure full functionality.

DATES AND ACTIVITIES:

06/24/25	Code Enforcement Notice of violation was sent USPS Certified Mail (Emergency - Safety Hazard Windows not accessible/ operational for tenants.)
07/02/25	Notice of Hearing posted on Structure and at City Hall.
07/02/25	Notice of Unsafe Structure Violation and Notice of Hearing mailed with return receipt
07/14/25	Board Hearing The Owner shall take the Required Action as follows: A. Repair all the non-operatable windows within 16 days from the July 14, 2025, CRB meeting. B. Obtain permits for all remodeling of the apartments and any other permits that are required including electrical, mechanical, and plumbing work within 60 days of July 14, 2025, CRB meeting. C. A \$250 daily fine will be imposed if any of these deadlines are not met.
09/12/25	<u>BOARD ORDER EXPIRED (B)</u>
07/29/26	Notice of Unsafe Structure Violation and Notice of Second Hearing- mailed certified & regular USPS Mail
07/30/26	Notice of Hearing posted on Structure

07/31/26 Notice of Hearing posted at City Hall
08/10/26 Board Hearing

TO DATE THE OWNER HAS: NOT obtained the required permits for the remodeling of all apartment units.

BUILDING OFFICIAL'S RECOMMENDATION:

A. Previous order stands.

B. That an additional \$500 daily fine be imposed if the required permits including electrical, mechanical, plumbing work are not obtained within 45 days of the board's meeting.

PERMIT ACTIVITY:

[BLDB-22-04-0604](#)- Issued- DOUBLE FEE & FINE***REPAIR HALLWAY LAMINATED FLOOR

[BLDB-22-04-0606](#)- Issued- DOUBLE FEE & FINE***WOOD FLOORING, REPLACE KITCHEN CABINETS, NEW BATHTUB, BATHROOM SINK CABINET

[BLDB-25-03-3326](#)- Issued- REPLACE FRONT ENTRANCE STAIR STEPS TILES

[BLDB-25-10-3731](#)- Denied- ROOF REPAIR

[BLDB-26-02-4013](#)- Denied- Kitchen and bathroom remodeling + drywall repair

[ELEC-25-04-3449](#)- Issued- REPLACE (2) FRONT EXTERIOR LIGHTS, photometric report for parking lot Miami Dade County.

[ZONC-25-06-0571](#)- Denied- INSTALL CRUSHED ROCK #57 INFRONT OF PROPERTY