



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: August 10, 2026

CASE NO.: 25-9344
UNST-25-06-0036

BUILDING ADDRESS: 935 CATALONIA AVE

FOLIO NUMBER: 03-4118-004-0910

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. There is mold in the Structure due to water intrusion. There is mold in the Structure due to water intrusion.

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. You must repair all the non-operatable windows within 16 days of 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 the July 14, 2025 CRB meeting. C. Submit a mold inspection / air quality report for the entire building with follow-up protocol within 20 days and remediate the entire building within 80 days from the July 14, 2025 CRB meeting. D. A \$250 daily fine will be imposed if any of these deadlines are not met.
09/04/25	Limited Mold and Moisture Assessments Report – Vertex Companies LLC dated 8/14/25
09/12/25	<u>BOARD ORDER EXPIRED</u> (B)
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-22-04-0605](#)- Issued- REPAIR HALLWAY LAMINATED FLOOR

[BLDB-25-03-3327](#)- Denied- PLEASE REFER TO REPLACE FRONT ENTRANCE STAIR STEPS TILES

[BLDB-26-02-4014](#)- Denied- kitchen and bathroom remodeling + drywall repairs

[ELEC-25-04-3448](#)- Issued- REPLACE (1) FRONT EXTERIOR LIGHT

[MECB-25-07-1341](#)- Denied- INSTALL MINI SPLIT UNITS : APTS - 1, 2 , 3, 4, 5, 6, 7, 8, 10, 11, 12 (7,085 SF)

[ZONC-25-06-0570](#)- Denied- INSTALL CRUSHED ROCK #57 IN FRONT OF PROPERTY