

Jan 23, 2026 at 11:24:58 AM
4815 Biltmore Dr
Coral Gables FL 33146
United States

4815 Biltmore Dr
Coral Gables, FL 33146
NOV 23 2025



01-23-2026 11:24 AM

Jan 23, 2026 at 11:24:53 AM
4815 Biltmore Dr
Coral Gables FL 33146
United States

4815 Biltmore Dr

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CITY OF CORAL GABLES
Code Enforcement Division
427 Biltmore Way, Suite 100



SCAN ME
Need to search or
appeal your citation?

Summons to Appear

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

January 21, 2026

Case #: NOVI-25-08-11429

Folio: 0341200210110

The City of Coral Gables
vs

KATRINA ALVAREZ RUIZ
4815 BILTMORE DR
CORAL GABLES, FL 33146

NOVI-25-08-11429

Our records indicate that you, as the Owner and/or Occupant of the premises at:
4815 BILTMORE DR

still are in violation of the following sections of the City Code of the City of Coral Gables:

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 105.4.1.1- If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work
(Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

The following steps need to be taken to correct the violation:

Remedy: Please renew/ re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. If you require further assistance, please contact please contact: Development Services at 305-460-5245/ developmentsservices@coralgables.com

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 2/11/2026 at 8:30 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.

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