

# CITY OF CORAL GABLES, FLORIDA UNIFORM CIVIL VIOLATION NOTICE

Ticket #: TICK-25-09-21127

DATE/TIME ISSUED      CODE INSPECTOR      DEPARTMENT  
9/18/2025 13:58      Rose Martinez      Code Enf.

NAME OF VIOLATOR      FOLIO  
**BILTMORE REGENT  
CONDOMINIUM ASSOCIATION  
C/O S FL CONDOMINIUM  
MANAGEMENT, INC.**      **0341170350001**  
**721 BILTMORE WAY  
CORAL GABLES, FL 33134**

REPEAT VIOLATOR  
**Yes**      **No**

NAME OF REGISTERED AGENT (IF APPLICABLE):

**Becker & Poliakoff**

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE  
**9/18/2025** AT **13:58** VIOLATION OF THE FOLLOWING SECTION(S) OF  
CORAL GABLES CITY CODE WAS OBSERVED

Sec. 54-22. - Waste liquid or refuse upon public ways.  
It shall be unlawful to permit wastewater, oil, grease or other waste liquids to drain from any premises upon and across, or to permit or cause waste matter or refuse of any nature whatsoever to rest or accumulate upon the sidewalks, streets or other public ways of the city, except in receptacles approved by the city manager. Receptacles shall be approved by the manager that comply with all laws and ordinances, and that effectively contain the liquid, and for which an agreement has been entered into by the city and the person placing the materials in the receptacles to indemnify for any damages resulting from such actions.

(Code 1958, § 28-7; Code 1991, § 16-98; Code 2006, § 52-21; Ord. No. 398, § 1, 4-22-1941)

TO WIT:

**Water discharge onto right of way (back alley)**

**REMEDY: Comply with City Code section 54-22. - Must immediately cease and desist the discharge of water onto public right of way (back alley).**

AT **721 BILTMORE WAY**

YOU SHALL PAY THE CIVIL PENALTY OF \$ **500.00** PLEASE CORRECT THE VIOLATION  
ON OR BEFORE **9/19/2025**. YOU MAY REQUEST AN ADMINISTRATIVE HEARING  
BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE OFFICER ON OR  
BEFORE **10/9/2025**

FAILURE TO PAY CIVIL PENALTY AND CORRECT VIOLATION OR FILE A REQUEST FOR ADMINISTRATIVE HEARING BY THE DATE SHOWN SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF VIOLATION. EACH DAY OF CONTINUED VIOLATION SHALL BE DEEMED A CONTINUING VIOLATION SUBJECT TO ADDITIONAL PENALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR ISSUANCE OF ADDITIONAL CIVIL VIOLATION NOTICE.

I ACKNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE. I  
UNDERSTAND THAT ACCEPTANCE OF THIS VIOLATION NOTICE IS  
NOT AN ADMISSION OF GUILT.

## INSTRUCTIONS

### PAYMENTS AND REQUEST FOR HEARING SHOULD BE MADE TO:

CITY OF CORAL GABLES  
CLERK OF THE CODE ENFORCEMENT BOARD  
DEVELOPMENT SERVICES DEPARTMENT  
P.O. BOX 341549  
CORAL GABLES, FLORIDA 33114  
(305) 441-5777

**HEARING WILL BE SET NO SOONER THAN TWENTY (20) DAYS FROM THE DATE OF THE CIVIL VIOLATION NOTICE. ALL PARTIES WILL BE NOTIFIED AT THE MAILING ADDRESS SHOWN ON THIS NOTICE.**

**YOU MAY APPEAR WITH OR WITHOUT COUNSEL AND PRODUCE WITNESSES ON YOUR OWN BEHALF.**

**YOU WILL BE LIABLE FOR REASONABLE COSTS OF THE ADMINISTRATIVE HEARING UPON A FINDING OF GUILT.**

**LIENS IN THE AMOUNT OF UNPAID PENALTIES WILL BE FILED AGAINST YOUR REAL OR PERSONAL PROPERTY AND WILL BE FORECLOSED UPON.**

**FAILURE TO PAY CIVIL PENALTY AND CORRECT VIOLATION OR FILE A REQUEST FOR ADMINISTRATIVE HEARING BY THE DATE SHOWN SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF VIOLATION. EACH DAY OF CONTINUED VIOLATION SHALL BE DEEMED A CONTINUING VIOLATION SUBJECT TO ADDITIONAL PENALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR ISSUANCE OF ADDITIONAL CIVIL VIOLATION NOTICE.**

**THE FILING OF A REQUEST FOR AN ADMINISTRATIVE HEARING WILL NOT HALT THE ACCRUAL OF CONTINUING VIOLATION.**



SCAN ME

**VIOULATOR**

**DATE**

**CODE ENFORCEMENT OFFICER**

**DATE**

Rose Martinez  
305-460-5291  
rmartinez@coralgables.com

Need to search or  
appeal your citation?

## Frequently Called Numbers

Development Svcs Reception .....305-460-5245  
Code Enforcement Division .....305-441-5777  
Code Enforcement Board .....305-441-5777  
Ticket Appeal .....305-441-5777  
Building Director .....305-476-7239  
Building Official .....305-460-5242  
Electrical Official .....305-460-5256  
Plumbing Official .....305-460-5259  
Mechanical Official .....305-460-5243  
Zoning Information .....305-460-5212  
Fire Marshall .....305-460-5581  
Board of Architects.....305-476-7215  
Construction Regulation Board.....305-460-5250  
Records .....305-460-5262  
Cert.of Use .....305-460-5269  
Planning & Zoning .....305-460-5211  
Public Works Department .....305-460-5000  
Historic Preservation Dept..... 305-722-8715

## General Instructions:

The City of Coral Gables is authorized to enforce codes and ordinances under the provision of Florida Statute Chapter 162 part II and establishing procedures for implementations of such provisions.

## Please read this option information carefully:

If you disagree with the charge and wish to have an administrative hearing before a hearing officer, this request must be postmarked prior to the time indicated on the citation. Please fully complete and mail the authorized form on the other side and you will be notified by mail of the date and time in which you must appear at the hearing.

If you are found guilty by the hearing officer, there is a \$108.75 administrative cost that will be assessed in addition to the fine. (Ordinance No. 2015-17)



Martinez, Rose