



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: July 14, 2025

CASE NO.: 25-9344
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

TO DATE THE OWNER HAS: NOT repaired all non-operable windows.

BUILDING OFFICIAL’S RECOMMENDATION: **A.** You must repair all the non-operational windows. **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.** A \$250 daily fine will be imposed until the windows are operable. **D.** A \$250 daily fine will be imposed if any of these deadlines are not met.

PERMIT ACTIVITY:

BLDB-22-04-0604- DOUBLE FEE & FINE**REPAIR HALLWAY LAMINATED FLOOR

Applied: 04/13/2022, **Status:** Issued, **Expires:** 09/18/2025

BLDB-22-04-0606 (UNIT 9)- DOUBLE FEE & FINE**WOOD FLOORING, REPLACE KITCHEN CABINETS, NEW BATHTUB, BATHROOM SINK CABINET

Applied: 04/13/2022, **Status:** Issued, **Expires:** 09/18/2025

BLDB-25-03-3315- REPLACE FRONT AWNING

Applied: 03/27/2025, **Status:** Issued, **Expires:** 01/04/2026

BLDB-25-03-3326- REPLACE FRONT ENTRANCE STAIR STEPS TILES

Applied: 03/31/2025, **Status:** Denied, pending corrections since 06/28/2025

ELEC-25-04-3449- REPLACE (2) FRONT EXTERIOR LIGHTS, photometric report for parking lot Miami Dade County. **Applied:** 04/24/2025, **Status:** Issued, **Expires:** 11/17/2025

ZONC-25-06-0571- INSTALL CRUSHED ROCK #57 INFRONT OF PROPERTY

Applied: 06/25/2025, **Status:** In review