



# City of Coral Gables

Code Enforcement Division  
427 Biltmore Way, Suite 100



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## Code Enforcement Violation Warning

January 31, 2024

Case #:NOVI-24-01-4874

**J2 PROPERTIES LLC or  
R/A: M.L. Rivero & Associates LLC  
1313 PONCE DE LEON BLVD 201  
CORAL GABLES, FL 33134**

Folio #: 0341080093420

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made to the premises at:

222 SALAMANCA AVE, Coral Gables, FL 33134---3964

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

**Work without a Permit - 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- [A]105.1. Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

**Code Enforcement Officer Comments:** Installation of parking lot lights, light fixtures on east side of property and light timer installed without approval and permit. Interior renovation to kitchen area in apartment "A" without approval and permit.

**The following steps should be taken to correct the violation:**

**Must obtain approval in permits, call in for all inspections and finalize permit.**

Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on 3/4/2024 to determine if corrective measures have been completed. If corrective measures have not been completed by 3/4/2024, a Notice of Violation and/or citation will be issued.

The Division is available for consultation on this matter from 7:30 AM to 4:00 PM. Please do not hesitate to call the Code Enforcement Officer below for additional assistance or the Code Enforcement Hot-line at 305-441-5777. or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

Delgado, Martha  
305-460-5325

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