



03-13-2024 01:32 PM

City of Coral Gables
Code Enforcement Division
427 Biltmore Way, Suite 100



Notice of Violation

Case # NCN-24-01-4874
Folio # 034100000426

March 13, 2024

J2 PROPERTIES LLC d/b/a
R.A. M.L. Rivera & Associates LLC
1313 PONCE DE LEON BLVD 201
CORAL GABLES, FL 33134

NOVI-24-01-4874

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

222 SALAMANCA AVE, Coral Gables, FL 33134-3994

The violation(s) found was:

Work without a Permit - Sec. 105-25 - 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 required by the code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.
Code 1938, § 8-1; Code 1991, § 6-06; Code 2006, § 105-25; Ord. No. 1938, § 1, 12-17-1970

Code Enforcement Official 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 to permits, call in for all inspections and finalize permit.

The regulations enforced by the City have been adopted in order to protect the public and ensure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on 6/15/2024 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be forwarded to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

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 Office for additional assistance or the Code Enforcement Hotline at 305-461-6774. You may also contact the Code Enforcement Office at 427 Biltmore Way, 2nd Floor, Coral Gables FL 33134.

Walter D. Lippert

305-460-5325

mdelgado@coralgables.com

222 Salamanca

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