





Jan 30, 2024 11:28 AM



Jan 30, 2024 11:16 AM



Jan 30, 2024 1:34 AM



Jan 30, 2024 at 11:37 AM
01-30-2024 11:37 AM



Jan 30, 2024 at 11:31 AM



Jan 30, 2024 11:27 AM



Jan 30, 2024 at 11:36 AM



Jan 30, 2024 at 11:36 AM



Jan 30, 2024 11:27 AM



Jan 30, 2024 11:35 AM



Jan 30, 2024 11:31 AM



Jan 30, 2024 at 11:27 AM
01-30-2024 11:27 AM

City of Coral Gables
Code Enforcement Division
401 Broward Blvd., Suite 100
Coral Gables, FL 33134
Phone: 305.443.1100
Fax: 305.443.1101
www.coralgables.com

Code Enforcement Violation Warning

NOVI-24-01-4874

222 Salamanca AVE



Jan 31, 2024 at 10:51 AM

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 1908, § 8-1; Code 1991, § 6-06; Code 2006, § 105-20; Ord. No. 1955, § 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.

At 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134

Walter D. Lippert

305-460-5325
mdl@cityofcoralgables.com

222 Salamanca

03-13-2024 01:32 PM

222 Sabana

03-13-2024 01:32 PM



Aug 9, 2024 at 10:17 AM



U.S. MAIL
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**CITY OF CORAL GABLES**
Code Enforcement Division
400 Broward Blvd. Suite 100
Coral Gables, FL 33134

Summons to Appear

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



August 7, 2024
Case #: NOV-24-01-4874
Folio: 034188003420
7461 0000 0027 6516 2382 30

The City of Coral Gables
vs
22 PROPERTY LLC or
SAL, S.L., Owners & Salsbury LLC
1015 PONCE DE LEON BLVD 211
CORAL GABLES, FL 33134

NOV-24-01-4874

You, as the Owner and/or Occupant of the premises at:
222 SALAMANCA AVE
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 105-14105.1. 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 mechanical, 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
permits.
Code 105-1, § 4-1; Code 105-1, § 4-2; Code 2006, § 105-23; Ord. No. 1992, § 1, 12-17-1997
The following items shall be taken to correct the violation:
Remedy: Must obtain approval in permits, call in for all inspections and finalize permit.
As a result of the above violation(s), a complaint has been filed against you and you are hereby
summoned to appear before the Code Enforcement Board for a hearing on 08/09/2024 at 10:30 AM in
the Commission Chambers located on the second floor of:
City Hall
400 Broward Blvd.
Coral Gables, FL 33134
You are hereby notified to appear at said time and place. Failure to do so will result in the matter being heard
in absentia. An administrative fee of \$100.00 will be assessed at the time of your hearing.

222 Salamanca

08-09-2024 10:16 AM



Jan 30, 2024 1:31 AM

to - 61	20	09	09/11/0	RANGE
	20	09	09/11/0	
outlet and lights	20	15	09/11/0	lights
outlet	20	15	09/11/0	outlet
Living Room, Bed	15	20	09/11/0	Bed Room (refrigerator)
lights (passillo)	15	20	09/11/0	REFRI microwave



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