

June 5, 2023



CITY OF CORAL GABLES
Code Enforcement Division
427 Biltmore Way, 2nd floor

NOVI 2212 1657

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

9489 0090 0027 6516 2200 37

Summons to Appear
Summons CEB

The City of Coral Gables
vs

Case #: **NOVI-22-12-1657**

DUNVEGAN1 LLC
75 VALENCIA AVENUE SUITE 400
CORAL GABLES, FL 33134

1586 S. Dixie - Hwy

Folio: 0341300100070

You, as the Owner and/or Occupant of the premises at:

1586 S. Dixie Hwy.

are in violation of the following sections of the City Code of the City of Coral Gables:

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: WORK WITHOUT A PERMIT- Installed signs (Johnny Pappagallo Italian Tavern), new lighting, commercial cameras, recover awning, artificial grass, wooden planters (enclosed entrance of building), outside seating, installed wooden platform/deck, re-arranged parking lot /spaces (S. Dixie Hwy side). -Added (Installation of decal signs on windows and doors without approval or permit)

The following steps should be taken to correct the violation:

Remedy:

Cease and desist all unpermitted work. Must obtain all necessary permits.

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear before the Code Enforcement Board for a hearing on **6/21/2023** at **8:30AM** in the Commission Chambers, located on the second floor of:

City Hall
405 Biltmore Way
Coral Gables, FL 33134

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing.

Please be advised that if someone will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing

Jun 5, 2023 at 10:25 AM



June 6, 2023

NOVI 2212 1657

CITY OF CORAL GABLES
Code Enforcement Division
427 Biltmore Way, 3rd floor
9484 0090 0027 6536 2200 37

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

The City of Coral Gables

Summons to Appear
Summons CEB

Case #: **NOVI-22-12-1657**

DUNVEGANI LLC
75 VALENCIA AVENUE SUITE 400
CORAL GABLES, FL 33134

1586 S. Dixie - Hwy

Folio: 0341300100070

You, as the Owner and/or Occupant of the premises at:
1586 S. Dixie Hwy.

are in violation of the following sections of the City Code of the City of Coral Gables:
work without a permit - Sec. 105.04 - Addition of building, plumbing, electrical and related mechanical 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 517, 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, extend, enlarge, alter, repair, remove, convert or replace any fire-resistance coverings, electrical, gas, mechanical or plumbing systems, the installation of which is regulated 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 105.04, § 1-1; Code 195.1, § 6.01; Code 2006, § 105.23, Ord. No. 1052, § 1, 12/11/1997)

Code Enforcement Officer Comments: WITHOUT A PERMIT: installed signs (Johnny Pappagallo Italian Tavern), new lighting, commercial cameras, neoner awning, artificial grass, wooden (bamboo) fence and entrance of building; outside seating, weather-wooden deck/patio; re-arranged parking lot spaces (S. Dixie Hwy 1666)

Added: Installation of decal signs on windows and doors without approval or permit!

The following steps should be taken to correct the violation:

Remedy:
Cease and desist all unpermitted work. Must obtain all necessary permits.

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear before the Code Enforcement Board for a hearing on **6/21/2023** at **8:30AM** in the Commission Chambers, located on the second floor of:
City Hall
405 Biltmore Way
Coral Gables, FL 33134

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing.

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Jun 5, 2023 at 10:26 AM