



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100

2/28/2023 3:45:55 PM

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

Notice of Violation

DUNVEGAN1 LLC

Valencia Registered Services, LLC Valencia Registered Services, LLC or

DUNVEGAN1 LLC

1260 MENDAVIA AVENUE

CORAL GABLES, FL 33146

7019	1640	0001	2642	7015
7019	1640	0001	2642	7022
7019	1640	0001	2642	7039

Folio #: 0341300100070

Dear Property Owner and/or Occupant:

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

1586 DIXIE HWY, Coral Gables, FL 33146-3001

The violation(s) found was:

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).

- Finalize permit BLDB-23-02-1416 (SIGNS)**
- Address the issue regarding the awnings that were re-covered (permit required)**
- Address zoning issues regarding parking bumpers that are advertising the business, and plastic materials being used (permit required)**
- Landscaping in need of updating. (towards sidewalk on Madruga Ave side)**
- Graffiti on utilities boxes must be removed and be maintained at all times.**
- Parking lots needs to be patched and re-stripped**

The following steps should be taken to correct the violation:

305-569-1821



groman@coralgables.com

GERARD ROMAN

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

-Finalize permit BLDB-23-02-1416 (SIGNS)

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-Graffiti on utilities boxes must be removed and be maintained at all times.

-Parking lots needs to be patched and re-stripped

The regulations enforced by the City have been adopted in order to protect the public and assure 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 **3/31/2023** 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 presented to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on 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 Officer below for additional assistance. If you cannot reach the officer listed, please contact: Suramy Cabrera, Development Services Director at (305) 569-1850 or scabrera@coralgables.com or Douglas Ramirez, Development Services Deputy Director at (305) 476-7239 or dramirez@coralgables.com.

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