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2/28/2023 3:45:55 PM



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100
Coral Gables, FL 33146

Case #NOVI-22-12-1657

NOV Notice of Violation

DUNVEGAN1 LLC

Valencia Registered Services, LLC Valencia Registered Services, LLC or

DUNVEGAN1 LLC

7019 1640 0001 2642 7015

1260 MENDAVIA AVENUE

7019 1640 0001 2642 7022

CORAL GABLES, FL 33146

7019 1640 0001 2642 7039

Folio #: 0341300100070

1586 DIXIE HWY

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

Mar 1, 2023 at 9:48 AM



2023.12.13

Nov 22 12:16:57
2/28/2023 3:45:55 PM



City of Coral Gables
Code Enforcement Division
427 S. Biscayne Way, Suite 100

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www.coralgables.com

Mar 1, 2023 at 9:49 AM