



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

#15333



SCAN ME

Need to search or
appeal your citation?

1549 SUNSET DR

Notice of Violation

April 26, 2024

Case #:NOVI-24-04-7179

BEVERLY HILLS CAFE VIII INC
5829 SW 73 ST #1
MIAMI, FL 33143

Folio #: 0341300091470

9489 0090 0027 6519 2003 71

9489 0090 0027 6519 2003 88

Dear Property Owner and/or Occupant:

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

1549 SUNSET DR, Coral Gables, FL 33143-5878

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: INTERIOR WORK WITHOUT A PERMIT, DRYWALL, FLOORING, ELECTRICAL, INSTALLATION OF RECESSED LIGHT FIXTURES, ILLUMINATED WALL SIGN ON SOUTH FACING EXTERIOR OF MAIN BUILDING, "OD VISION UNLIMITED"

The following steps should be taken to correct the violation:

Cease and desist all unpermitted work. Must obtain all necessary permits. call for inspections and close permit.

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 **5/26/2024** 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 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 or the Code Enforcement Hot-line at 305-441-5777. or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

NOVI-24-04-7179

ANGELICA LUGO
alugo@coralgables.com

305-460-5387

AL

SCALE = 1" = 20'

272



SUNSET

100' TOTAL (R/W)

200.00' (R)

200.25' (M)

SAN IGNACIO AVENUE

60' TOTAL (R/W)


PROPERTY ADDRESS: 1549-1561 Sunset Drive, Coral Gables, Florida 33134

Florida 33163

CERTIFY TO: MARK RICHMAN.

LEGAL DESCRIPTION:

Lots 5 and 6, and Lot 7, less the East 2.06 feet, the West 18.15 feet of the South 69.29 feet of Lot 33, Lot 34, less the East 2.06 feet of the North 30.71 feet, and all of Lots 35 & 36, Block 205, "CORAL GABLES RIVERA SECTION, PART 14, SECOND REVISION PLAT," according to the plat thereof, as recorded in Plat Book 2029, at Page 32, of the Public Records of Dade County, Florida.

 **GUNTER GROUP, INC.** LB-4507
LAND SURVEYING • LAND PLANNING
2000 W. 13th Street

PH (305) 220-0073 FAX (305) 220-3770

Miami FL 33165

PH (305) 220-0073 FAX (305) 220-3770

SURVEYOR'S NOTES:

* This is a Boundary Survey.
* Legal Description was furnished by client.
* Title search performed by HILLKROD LIFE INSURANCE COMPANY and provided to us by agent.
* Record Examination shown on record plat. There may be a restriction's limitation's on this survey.
* Dedication's of easement's not shown on this survey.
* *date: 10-11-1997* *by: J. A. JONES* *12-3-1977*
NOT VALID INTERESTS SPLIT WITH AN EXCESS SURVEYOR'S SEAL

BY: ROLANDO ORTIZ,
PROFESSIONAL LAND SURVEYOR
NO. 4312 STATE OF FLORIDA.
4/20/2006 4:15 PM

NOT VALID UNLESS SEALED WITH AN EMBOSSED SIGNATURE.

DATE:	NOV 24 1960	5/6	E.O.	11	UP. DATE 30 OCT
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9-2-93	46	100
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100



The City of Coral Gables
Certificate of Use

DATE ISSUED: 06/15/18

** See Attached **

CERTIFICATE NO: CU-0000019429

INVOICE NO: 00202085

When approved, this "Certificate of Use" shall serve as a formal verification that the proposed use specified on this certificate is a permitted use at the property specified on this certificate and has been found to meet all of the parking requirements of The City of Coral Gables "Zoning Code", and has also been determined to meet "Concurrency". This "Approval" is based upon the permitted plans on file with The City of Coral Gables and the information provided by the applicant. If the information provided in connection with the application for this "Certificate of Use" is incorrect, or if any work has commenced at the property without the proper approvals and permits, this "Certificate of Use" shall be NULL and VOID.

This "Certificate of Use" is being issued for the following described property:

Street Address: 1549 SUNSET DR
Suite #:
City: CORAL GABLES
State: FL
ZIP Code: 33143-5878

Legal Desc: 30 54 41 PB 28-32 COR GABLES RIVIERA SEC 14 2ND REV LOTS 5 & 6
& LOT 7 LESS E2.06FT & W18.15FT OF S69.29FT OF LOT 33 & LOT 34
LESS E2.06FT OF N30.71FT & ALL OF LOTS 35 & 36 BLK 205 LOT SIZE

Folio Number: 03-4130-009-1470

Square Footage: 3132

Proposed Use: RESTAURANT WITH (91) SEATS INSIDE. 4-COP ALCOHOLIC
BEVERAGE LICENSE (TRANSFER) PER DABT

Use District: COMMERCIAL DISTRICT
Land Use Designation: RESTAURANTS
Complies with Use: Y
Complies with Concurrency: Y
Complies with Parking: Y

Action: APPROVED

Comments: DERM: MUST COMPLY WITH GDO #4977 PERMIT CONDITIONS -
CONCURRENCY: OUTDOOR DINING REQUIRES A SEPARATE PERMIT.

This "Certificate of Use" applies only to the above specified proposed use and the above specified property within 180 days from the issuance of this "Certificate of Use". This "Certificate of Use" is valid for a period of one year from the date of issuance and must be renewed on a yearly basis. A Business Tax Application and any permits for any construction, renovation or remodeling work must be obtained prior to the commencement of the use specified in this "Certificate of Use".

CORAL GABLES OYSTER COMPANY LLC
GRINGOS OYSTER BAR
8002 SW 81 DR

MIAMI, FL 33143

Expiration Date: 06/14/19

Sebrina Brown
Sebrina Brown

Concurrency Administrator



Board of Architects Review Application

Phone: 305.460.5238

Email: boardofarchitects@coralgables.com

Application Request

AB19055008

The undersigned Agent/Owner request(s) Board of Architects review of the following application(s):
(Choose one (1) from Section #1 and choose all applicable from Section #2)

1. ☐ New Building OR ☒ Alterations / Additions
2. ☐ Preliminary Approval
☐ Coral Gables Mediterranean Style Design Standards Bonus Approval
☒ Final Approval

Property Information

Street Address of the Subject Property: 1549 Sunset Drive

Property/Project Name: Gringo's Oyster HOUSE

Legal description: Lot(s)

Block(s) Section(s)

Folio No. 03-4130-009-1470

Owner(s): Beverly Hills Cafe VIII

Mailing Address: 5879 SW 73rd Street #1 Miami, FL 33143

Telephone: 305-661-2525

Fax

Other

Email

@

Architect(s)/Engineer(s): Christian Langley

Architect(s)/Engineer(s) Mailing Address: 1200 N. Federal Highway Boca Raton, FL 33432

Telephone: Business 888-371-3113

Fax

Other

Email

@

Project Information

Project Description(s): Installing (1) set of LED Reverse Channel Letters to read: Gringo's Oyster HOUSE

Estimated project cost*: \$2,400.00

(*Estimated cost shall be +/- 10% of actual cost)

Date(s) of Previous Submittal(s) and Action(s):

Development Services Department
405 Biltmore Way, Third Floor
Coral Gables, Florida 33134
Tel: 305-460-5235
Fax: 305-460-5261
www.coralgables.com



**CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT**

Permit Application

EL19055344

ALL OF THE FOLLOWING MUST BE COMPLETED BY APPLICANT ACCORDING TO FS 713.35

Date:	Permit Type:	Master Permit #:
Permit Change: <input checked="" type="checkbox"/>	Building <input checked="" type="checkbox"/>	Sub Permit #:
Change of Contractor <input type="checkbox"/>	Electrical <input checked="" type="checkbox"/>	Project Information: <input checked="" type="checkbox"/>
Permit Extension <input type="checkbox"/>	Mechanical <input type="checkbox"/>	Commercial: <input checked="" type="checkbox"/> Residential: <input type="checkbox"/>
Permit Renewal <input type="checkbox"/>	Plumbing <input type="checkbox"/>	Linear Feet: 600 18' <input checked="" type="checkbox"/>
Permit Revision <input type="checkbox"/>	Misc. <input type="checkbox"/>	Square Feet: 800 18' <input checked="" type="checkbox"/>
Permit Supplement <input type="checkbox"/>	App. Date:	Cost of Work: \$2400.00 <input checked="" type="checkbox"/>

DESCRIPTION OF WORK (PRINT):
INSTALLING (1) SET OF 12" REVERSE
CHANNEL LETTERS THAT READ 'GRINGO'S'
OYSTER HOUSE

Job Address: 1549 SUNSET DRIVE
Folio #: 03-4130-009-1470
Lot: **Block:**
Subdivision:
Plat book: **Page:**

PROPERTY OWNER: BEVERLY HILLS CAFE VILL INC.
Name:
Address: 5829 SW 73 St. #1
City/State/Zip: MIAMI, FL 33143
Telephone No.: 305-213-6857

CONTRACTOR COMPANY NAME: Pyke Signs, Inc.
Qualifier Name: Miquel Conde
Address: 409 East 9th Street
City/State/Zip: Hialeah, FL 33010
License No.: EC13008361 **Telephone No.:** 305-885-1580

ARCHITECT:
Name:
Address:

ENGINEER:
Name:
Address:

BONDING:
Name:
Address:

MORTGAGE LENDER:
Name:
Address:

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES BOILERS, HEATERS TANKS, AND AIR CONDITIONERS, etc.
OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.
WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

The Historical Resources Department's approval is required prior to the issuance of a demolition permit.

Signature of Owner: [Signature]
Print Name: Spencer Young

Signature of Qualifier: [Signature]
Print Name: Miquel Conde

STATE OF FLORIDA)
ss)
COUNTY OF MIAMI-DADE)

STATE OF FLORIDA)
ss)
COUNTY OF MIAMI-DADE)

Sworn to or affirmed and subscribed before me this 3rd day of April in the year 2019
by Spencer Young who has taken an oath and is
personally known to me or has produced Plan
as identification. 7520-782-00-2590
Exp 7/10/19

Sworn to or affirmed and subscribed before me this 7 day of May in the year 2019
by Miquel Conde who has taken an oath and is
personally known to me or has produced [Signature]
as identification.

My Commission Expires: 01/17/22
[Signature]
Notary Public

My Commission Expires: 4/6/20
[Signature]
Notary Public

