

OK 12.27.22

NOVI 22121657

12/27/2022 11:51:15 AM



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

Case #NOVI-22-12-1657

VIO

Code Enforcement Violation Warning

DUNVEGAN1 LLC

Valencia Registered Services, LLC Valencia Registered Services, LLC or

DUNVEGAN1 LLC

91 7108 2133 3932 6930 5331

Folio #: 0341300100070

1260 MENDAVIA AVENUE

91 7108 2133 3932 6930 5348

CORAL GABLES, FL 33146

1586 S. DIXIE HWY

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made to the premises at:

1586 DIXIE HWY, Coral Gables, FL 33146-3001

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

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).

The following steps should be taken to correct the violation:

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

Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on 1/27/2023 to determine if corrective measures have been completed. If corrective measures have not been completed by 1/27/2023, a Notice of Violation and/or citation will be issued.

305-569-1821

groman@coralgables.com

GERARDO ROMAN

Dec 27, 2022 at 12:49 PM



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

TICK 22 12 8859

12/27/2022 11:03:38 AM

Case #: TICK-22-12-8859

Code Enforcement Violation Warning

JOHNNY PAPPAGALLO

or

DUNVEGAN1 LLC

1260 MENDAVIA AVENUE

CORAL GABLES, FL 33146

91 7108 2133 3932 6930 5355

91 7108 2133 3932 6930 5362

Folio #: 0341300100070

1586 S. DIXIE HWY

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made to the premises at:

1586 DIXIE HWY, Coral Gables, FL 33146-3001

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

Certificate of Use - Section 14-202.9. Certificate of use.
Except for single family and multi-family uses, no person shall commence any use of any property, nor shall an occupational license or building permit be issued until an application for a Certificate of Use therefore has been filed with and approved by the Development Services Department on a form provided by the Department. Any use of a property under and pursuant to any Certificate of Use shall conform to the Certificate of Use. Any use for which a Certificate of Use has been issued must commence within one-hundred and eighty (180) days of the issuance of the Certificate of Use, and is valid for a period not to exceed one (1) year from the date of the issuance. All Certificates of Use shall be renewed by the applicant each year.

Code Enforcement Officer Comments: Operating business without Certificate of Use / for Johnny Pappagallo - Italian Tavern

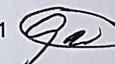
The following steps should be taken to correct the violation:

Obtain "After the Fact" Certificate of Use. Please contact Kathy Arguinzoni at 305-569-1802 or karguinzoni@coralgables.com

Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on 1/10/2023 to determine if corrective measures have been completed. If corrective measures have not been completed by 1/10/2023, a Notice of Violation and/or citation will be issued.

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.

305-569-1821 
groman@coralgables.com

Dec 27, 2022 at 12:49 PM

City of Coral Gables
DEVELOPMENT SERVICES DEPARTMENT
CALL: (305) 460-5235

-VIOLATION-

DO NOT REMOVE THIS TAG UNDER PENALTY OF THE LAW



STOP ALL WORK IMMEDIATELY.

Stop the work as described below and correct all violations before proceeding.

Zoning Structural Electrical Plumbing A/C Mech

Job Address: 1586 S. DIXIE Hwy

Permit Number: (JOHNNY PAPPAGAUO ITALIAN TAVOLNI)

NO ACTIVE PERMITS) NOVI 22121657

NO CERTIFICATE OF USE FOR JOHNNY PAPPAGAUO TICK 22128859

12/27/22

Date: _____ Inspector/ID # G. ROMAN
3/569-1821