



# City of Coral Gables

Code Enforcement Division  
427 Biltmore Way, Suite 100

12/27/2022 11:51:15 AM

Case #:NOVI-22-12-1657

## 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**

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

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](mailto:scabrera@coralgables.com) or Douglas Ramirez, Development Services Deputy Director at (305) 476-7239 or [dramirez@coralgables.com](mailto:dramirez@coralgables.com).

305-569-1821

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