

Affidavit of Posting

Complaint/Case #: NOVI-24-05-7604

Title of Document Posted: NOTICE OF VIOLATION

I, THOMAS VAZQUEZ, DO HEREBY SWEAR/AFFIRM THAT THE
AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE ADDRESS
OF 241 ROMANO AVE., ON 5/9/24 AT 1:17 PM.


SIGNATURE OF OFFICER

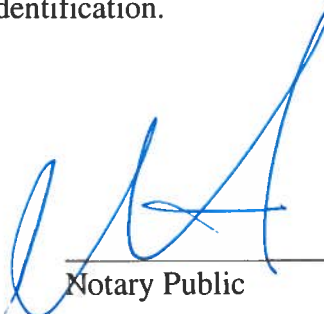
STATE OF FLORIDA)
ss.
COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me this 10 day of May, in the year
2024, by Thomas Vazquez who is personally known to me or has produced
_____ as identification.

My Commission Expires:



ANTOINE LOAR
Commission # HH 142742
Expires June 26, 2025
Bonded Thru Budget Notary Services


Notary Public



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100



Need to search or
appeal your citation?

Notice of Violation

May 9, 2024

Case #:NOVI-24-05-7604

RICARDO A SUAREZ
241 ROMANO AVE
CORAL GABLES, FL 33134

Folio #: 0341170070070

Dear Property Owner and/or Occupant:

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

241 ROMANO AVE, Coral Gables, FL 33134---7243

9489 0090 0027 6517 5292 07

The violation(s) found was:

Exterior Alterations without Permit - Section 14-202.8. Zoning permit.

No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

Code Enforcement Officer Comments: Stucco applied to property without first obtaining a permit.

The following steps should be taken to correct the violation:

Comply with Section 14-202.8 - apply for and obtain an after-the-fact permit for stucco application on the property. The Historical Department needs to be contacted for specific guidelines and standards set forth for restoring this historically designated property.

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 6/9/2024 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.

Vazquez, Thomas

tvazquez@coralgables.com