

July 5, 2024



## CITY OF CORAL GABLES

Code Enforcement Division  
427 Biltmore Way, Suite 100

Before the Code Enforcement Board  
in and for the City of Coral Gables  
Dade County, Florida

### Summons to Appear

The City of Coral Gables  
vs

Case #: NOVI-24-05-7701

RICARDO A SUAREZ  
RICARDO E SUAREZ -  
241 ROMANO AVE CORAL  
GABLES, FL 33134

Folio: 03-4117-007-0070

You, as the Owner and/or Occupant of the  
premises at:

241 Romano Avenue

are in violation of the following sections of the City Code of the City of Coral Gables:

Section 8-108. Demolition by neglect.

Demolition by neglect is any failure to comply with the minimum required maintenance standards of this Section, whether deliberate or inadvertent.

The owner of any building, structure, landscape feature, improvement, site or portion thereof which has been historically designated pursuant to the Historic Preservation provisions of this Article shall be required to properly maintain and preserve such building or structure in accordance with the standards set forth in the applicable sections of the Florida Building Code, and this Article.

#### **The following steps should be taken to correct the violation:**

Remedy:

Comply with section 8-108: Apply for, obtain, and pass final inspection on all development approvals, including, but not limited to, building permits to remove any unpermitted work or otherwise and restore the structure to its original appearance.

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear before the Code Enforcement Board for a hearing on **7/17/2024** at **8:30AM** in the Commission Chambers, located on the second floor of:

**City Hall  
405 Biltmore Way  
Coral Gables, FL 33134**

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing.

Please be advised that if someone will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing

**If this notice pertains to failure to maintain a historic structure, please be advised that:**

- **You may be subject to substantial fines that may not be mitigated.**
- **You may also be required to repair or restore the historic structure.**
- **If the historic structure is allowed to deteriorate to the point where it must be demolished:**
  - **the City Code requires that you replace the structure with a similar historically-appropriate structure; and**
  - **the property will no longer qualify for an historic preservation tax exemption.**

**Antoine Loar**

Code Enforcement Officer

**aloar@coralgables.com**

**(305) 733-0274**

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Code Enforcement Clerk

**Antoine Loar**

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**(305) 733-0274**