

NOVI-24-05-7701

CITY OF CORAL GABLES  
CODE ENFORCEMENT DIVISION  
427 Biltmore Way, Suite 100



241 ROMANO AVE. Case #: NOVI-24-05-7701

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

Notice of Violation  
5/13/24

Folio #: 03-4117-007-0070

5/13/24

Dear Property Owner and/or Occupant: RICARDO A SUAREZ & RICARDO E SUAREZ

This letter constitutes a notice that a violation(s) exists on the premises at 241 Romano Ave  
Coral Gables, FL.

The violation(s) found was:

**Violation(s):**

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.

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 5/13/24 to determine if corrective measures have been completed. If the violation(s) has not been corrected at the time of inspection, your case will be scheduled for a hearing before 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.

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



CITY OF CORAL GABLES

THOMAS VAZQUEZ  
Code Enforcement Officer

DEVELOPMENT SERVICES  
DEPARTMENT  
427 BILTMORE WAY  
CORAL GABLES, FL 33134

① 305-460-5266  
② 305-849-5506  
③ rvazquez@coralgables.com

May 13, 2024 at 5:52 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.  
☒ ☒ ☐ ☐ ☐  
Roofing Structural Electrical Plumbing A.C. Mech

Job Address: 241 Romano Ave

Permit Number:  
Stuccoing without  
approval & permit

5/8/24 Terri Sheppard  
Date Inspector/ID 305 460 5239  
7414

May 13, 2024 at 6:03 PM





May 13, 2024 at 5:52 PM