



CITY OF CORAL GABLES

Code Enforcement Board Enforcement Order

The City of Coral Gables

05/18/2018

-vs-

Case #: CE275935-022218

RUBEN NASIO
245 VISCAYA AVE
CORAL GABLES FL 33134

7015 3010 0000 6775 4778

Address of Violation(s):
318 VISCAYA AVE

Folio #: 0341170073670

This cause having come before the Code Enforcement Board for Hearing on 5/16/2018, and based on the evidence, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

FINDINGS OF FACT

The Respondent is the property owner ("Owner") and is subject to Section 101-107. The Respondent is in violation of:

- Section 34-211 of the City Code, To wit, failure to register and maintain the Property, which is vacant property
- Sections 105-219, 248, 250, 252, 255, 275, and 278 of the City Code. To wit, portions of the Structure's walls and roof are collapsing or have been demolished
- Sections 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code. To wit, structure's exterior walls, awnings, and driveway are dirty and in need of cleaning or painting
- Sections 250, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code. To wit, window panes are missing at the Southeast corner of the Structure, rotted wood above windows on Northwest corner of Structure, and cracks in walls
- Sec. 3-1108 of the CITY Zoning Code. To wit, demolition by neglect of an historic structure; including, but not limited to: a) Deteriorated walls or other vertical structural supports, or members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration; b) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors; c) Defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or weathering due to lack of paint or other protective covering; d) Failure to properly secure the Structure, which is accessible to the general public; and e) Faults and defects in the Structure that render it structurally unsafe and not properly watertight

CONCLUSIONS OF LAW

The foregoing findings of fact constitute a violation of the listed sections of the Code of the City of Coral Gables.

It is the Order of this Board, based upon the foregoing:

1. The Respondent(s) shall, within 14 days of the date of this Order, submit to the City a complete structural evaluation report of the historic single-family home on the property ("Structure"), prepared by a professional structural engineer, registered in the State of Florida, who has comprehensive experience with historically designated-properties ("Engineer's Report").
2. The Respondent(s) shall, within 30 days of the deadline to submit the Engineer's Report, shore up and protect the Structure to the satisfaction of the Building Official or the City will do so and assess costs to the Respondent.
3. The Respondent(s) shall, within 180 days of the deadline to shore up the Structure apply for, obtain, and pass final inspection on all necessary development approvals to complete and restore the Structure.
4. The City and Respondent shall present a status report to the Board within 90 days of the date of this Order.

5. If the violation(s) are not corrected as set forth above, a fine of \$150.00 will be imposed for each day thereafter that any violation continues to exist.
6. The Respondent(s) shall pay administrative costs of \$108.75.
7. If the Respondent(s) does (do) not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Dade County and thereafter SHALL CONSTITUTE A LIEN against the property upon which the violation(s) exist or upon any real or personal property of the violator.

Upon complying, the Respondent(s) must notify Code Enforcement Officer Carlos Correa, 305 569-1823/ ccorrea@coralgables.com, who will inspect the property and verify either compliance or non-compliance.

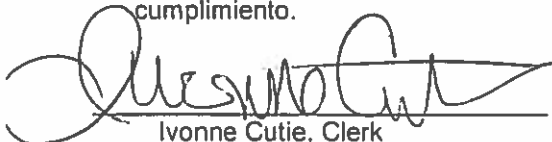
CONCLUSIONES DE LEY

Los resultados de hechos anteriores constituyen una violación de las secciones listadas del Código de la Ciudad de Coral Gables.

Es el Orden de esta Junta, basado en lo anterior:

1. El Demandado(s) deberá corregir la violación. Los párrafos 1-7, escritos en inglés más arriba, se incorporan aquí.
2. Si la violación(es) no son corregidas como se describe más arriba, una multa de \$150.00 se impondrá cada día después de que continúe cualquiera violación.
3. Si el Demandado(s) no cumple dentro del tiempo especificado, una copia certificada de esta Orden será inscrita en los Archivos Públicos de Dade County y CONSTITUIRA UN GRAVAMEN en contra de la propiedad en donde existe la violación(es) o sobre cualquier propiedad personal del infractor.

Al corregir la violación, el Demandado(s) debe notificar al Oficial del Cumplimiento del Código Carlos Correa, 305 569-1823/ ccorrea@coralgables.com, quien inspeccionará la propiedad y verificará el cumplimiento o no cumplimiento.



Ivonne Cutie, Clerk
Code Enforcement Board