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April 10, 2018

***Posted at the Property and  
Sent via First Class and Certified Mail,  
Return Receipt Requested  
(Receipt No. 7016 3560 0001 1023 3594  
and 7016 3560 0001 1023 3600), and  
via Email ([rndocvet@bellsouth.net](mailto:rndocvet@bellsouth.net) and  
[valeria@luxurylivingrealty.com](mailto:valeria@luxurylivingrealty.com)***

Ruben Nasio  
318 Viscaya Ave  
Coral Gables, FL 33134-7332

and

Ruben Nasio  
245 Viscaya Ave.  
Coral Gables, FL 33134-7329

**Re: Notice of violations and further enforcement action regarding real property  
located at 318 Viscaya Avenue, Coral Gables, FL 33146-7332 (“Property”)**

Dear Mr. Nasio:

This office represents the City of Coral Gables, Florida (“City”). You are listed as the owner of the Property in the records of Miami-Dade County Property Appraiser and in the public records of Miami-Dade County.

As such, the City has brought or is bringing code enforcement actions against you for failure to maintain the Property. In spite of the City’s efforts, the Property remains in violation of the City Code and constitutes a public nuisance. Specifically, the Property is in violation of the City Code for reasons including, but not limited to, those set forth in the list of violations attached to the attached cease and desist letter.

You are hereby notified that the City will file a lawsuit or otherwise pursue further enforcement action, which may include any or all of the following: 1) an injunction requiring that the responsible parties maintain the Property in compliance with the City Code; 2) the appointment of a receiver at the expense of the responsible parties; 3) foreclosure on the City’s code enforcement and special assessments liens, if any; 4) forfeiture pursuant to applicable law; 5) the issuance of citation, as stated in the attached cease and desist letter, pursuant to § 2-203 of the City Code, which may result in the issuance of an additional code enforcement citation,

Mr. Ruben Nasio

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punishable by a fine of \$500 per day; or 6) an unsafe structures proceeding, as applicable. Please be advised that the City's code enforcement liens attach to all non-exempt real and personal property of the violator(s) named in the code enforcement order and that the City will seek its attorneys' fees and costs.

Should you wish to bring this property into compliance voluntarily and possibly avoid further enforcement action, you must contact me within seven days of the date of this letter. Please provide a plan of action and a timeline, including how you intend to obtain any necessary development approvals and commence and complete the work.

Please govern yourself accordingly.

Very truly yours,



Alexander L. Palenzuela

cc: Miriam Soler Ramos  
City Attorney  
City of Coral Gables

# THE CITY OF CORAL GABLES



*The City Beautiful*

OFFICE OF  
THE CITY ATTORNEY

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

April 10, 18

***Posted at the Property and  
Sent via First Class and Certified Mail,  
Return Receipt Requested, and via Email***

Ruben Nasio  
318 Viscaya Ave  
Coral Gables, FL 33134-7332

and

Ruben Nasio  
245 Viscaya Ave.  
Coral Gables, FL 33134-7329

**Re: Cease and desist demand regarding violations of the City Code at the premises  
located at 318 Viscaya Avenue, Coral Gables, FL 33134-7332 ("Property")**

Dear Mr. Nasio:

This office represents the City of Coral Gables ("City"). You are hereby notified, as set forth below, that you, as the owner of the Property, are in violation of the City Code and other applicable law for failure to maintain the historic single-family home ("Structure") on the Property.

## **Violations of the City Code**

An inspection of the premises and review of City records, conducted on or about March 1, 2018, revealed that you committed the violations of the City Code set forth in the attached List of Violations ("Violations").

In order to correct these Violations, you must take the corrective action described in the attached List of Violations, within seven days of the date of this letter.

## **Cease and Desist Order**

In light of the Violations, we hereby demand, pursuant to § 2-203 of the City Code, that you correct all of the above-described violations within seven days of the date of this letter. Failure to comply with this cease and desist letter shall result in the issuance of an additional code enforcement citation punishable by a fine of \$500 per day.

Mr. Ruben Nasio  
April 10, 18  
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Please note that, if you do not correct the violations, the City will have no choice but to pursue further enforcement action, which may also include, but is not limited to, corrective action, including an action for a court injunction, the appointment of a receiver, or forfeiture; additional code enforcement actions, fines, and liens, including assessment liens; and foreclosure on any City liens; including any applicable attorneys' fees and costs. Please contact me no later than seven days of the date of this letter, to confirm that you will cease violating the City Code.

Nothing herein is intended to be a waiver of any of the City's rights and remedies which are expressly reserved, including, but not limited to, the right to issue citations for violations of additional provisions of the City Code.

Sincerely,



Miriam Soler Ramos  
City Attorney

cc: Cristina M. Suárez, Deputy City Attorney and City Prosecutor  
William Ortiz, Code Enforcement Division Manager  
Suramy Cabrera, Development Services Director  
Charles Wu, Assistant Development Services Director  
Peter J. Iglesias, Assistant City Manager

**List of Violations for 318 Viscaya Ave**

	Code Section	Description of Violation	Corrective Action Required
1.	Section 34-211 of the City Code	Failure to register and maintain the Property, which is vacant property	Register or occupy the Property and apply for, obtain, and pass final inspection on all required permits to repair the Structure and otherwise maintain the Property
2.	Sections 105-219, 248, 250, 252, 255, 275, and 278 of the City Code	Portions of the Structure's walls and roof are collapsing or have been demolished	Apply for, obtain, and pass final inspection on all required permits to repair the Structure
3.	Sections 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code	Structure's exterior walls, awnings, and driveway are dirty and in need of cleaning or painting	Clean exterior walls, awnings, and driveway porch, and apply for, obtain, and pass final inspection on color pallet approval to paint Structure
4.	Sections 250, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code	Window panes are missing at the Southeast corner of the Structure, rotted wood above windows on Northwest corner of Structure, and cracks in walls	Apply for, obtain, and pass final inspection on any necessary permits, to repair or replace the window panes and rotted wood and to repair cracks in the walls
5.	Sec. 3-1108 of the CITY Zoning Code	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	Apply for, obtain, and pass final inspection on any necessary permits to secure, repair, and preserve the historic Structure

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		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	
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