



CITY OF CORAL GABLES

CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

04/13/2018

Case #: CE275935-022218

Notice of Violation

**RUBEN NASIO
245 VISCAYA AVE
CORAL GABLES FL 33134**

Folio #: 0341170073670

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **318 VISCAYA AVE**, Coral Gables, FL. The violation(s) found was:

Violations:

- **City Code - Chapter 105. Minimum Housing; Failure to register and maintain vacant/abandoned property; and Demolition by neglect of an historic structure.**

Code Enforcement Officer Comments: See attached Cease & Desist Letter along with list of violations.

The following steps should be taken to correct the violations:

Remedy: Correct all violations as indicated on list of violations in attached Cease & Desist Letter..

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 **4/25/2018** to determine if the corrective measures have been completed. If the violation(s) has not been corrected 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.

Las regulaciones impuestas por la Ciudad han sido adoptadas para proteger al público y asegurar la continuidad de los valores altos de la propiedad. Se pide la atención inmediata para corregir la(s) violación(es) indicadas arriba.

La División del Cumplimiento del Código re-inspeccionará la propiedad el **4/25/2018** para determinar si se han tomado medidas correctivas. Si la(s) violación(es) no han sido corregidas en el momento de inspección, su caso será presentado a la Junta del Cumplimiento del Código para su revisión y posible acción. Ahí tendrá la oportunidad de explicar a los ciudadanos que sirven en esta junta las razones por la cual esta(s) violación(es) no han sido corregidas. La Junta tiene la autoridad de imponer una multa en contra suya por el tiempo en que continúe la violación.

La División está disponible para consulta sobre este caso de 7:30 a.m. a 4:00 p.m. Por favor comuníquese con el Oficial del Cumplimiento del Código nombrado abajo para cualquiera asistencia adicional.

Carlos Correa
Code Enforcement Officer
305 569-1823
ccorrea@coralgables.com