

Thursday, March 4, 2021 at 3:14:01 PM



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

P

03/04/2021

Case #: CE289203-103119

Notice of Violation

FERNANDO HUGO PINHEIRO IRANY EUSTAQUIO PINHEIRO
1045 ANASTASIA AVE
CORAL GABLES FL 33134

Folio #: 0341180032640

Dear Property Owner and/or Occupant:

CE 289203

This letter constitutes a notice that a violation(s) exists on the premises at **1045 ANASTASIA AVE,** Coral Gables, FL.

The violation(s) found was:

1045 Anastasia

Violations:

- City Code - Chapter 105. Minimum Housing.

Code Enforcement Officer Comments: PROPERTY HAS ROOF IN DISREPAIR. WHITE FORM FITTING COVER/TARP COVERING ROOF.

The following steps should be taken to correct the violation:

Remedy: MUST REPAIR OR REPLACE ROOF WITH REQUIRED PERMIT

3/4/21

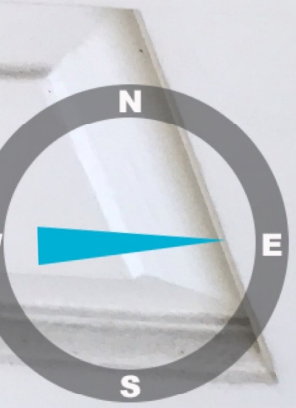
The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on **4/4/21** 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
 - the property will no longer qualify for an historic preservation tax exemption.





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

10/31/2019

Case #: CE289203-193119

CE 289203 Code Enforcement Violation Warning

10/31/19

FERNANDO HUGO PINHEIRO IRANY EUSTAGUIO PINHEIRO

1045 ANASTASIA AVE

CORAL GABLES FL 33134

File #: 0941180012640

1045 Anastasia

Dear Property Owner and/or Occupant:

As part of an ongoing effort to enhance the health, safety, and welfare of the citizens of Coral Gables, a recent inspection was made of the premises at **1045 ANASTASIA AVE**, Coral Gables, FL.

At that time, a Code Enforcement Officer found the following violation(s) evident on the property:

Violation(s):

- City Code - Chapter 105, Minimum Housing.

Code Enforcement Officer Comments: PROPERTY HAS ROOF IN DISREPAIR. WHITE FORM FITTING COVER/TARP COVERING ROOF.

The following steps should be taken to correct the violation:

Remedy: MUST REPAIR OR REPLACE ROOF WITH REQUIRED PERMIT

Coral Gables has earned the title of "The City Beautiful" with the help of the residents. Your immediate cooperation in correcting the violation(s) listed above would be gratefully appreciated.

The Code Enforcement Division will re-inspect the property on **12/5/2019** to determine if corrective measures have been completed. If corrective measures have not been completed by **12/5/2019**, a Notice of Violation will be issued.

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.

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Coral Gables ha merecido el título de "La Ciudad Bella" gracias a la ayuda de los residentes. Si



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

01/24/2020

Case #: CE289203-103119

Notice of Violation

FERNANDO HUGO PINHEIRO IRANY EUSTAQUIO PINHEIRO
 1045 ANASTASIA AVE
 CORAL GABLES FL 33134

File #: 041180032640

CE 289203

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **1045 ANASTASIA AVE**, Coral Gables, FL.

The violation(s) found was:

1045 Anastasia
1/24/20

Violations:

- City Code - Chapter 155, Minimum Housing.

Code Enforcement Officer Comments: PROPERTY HAS ROOF IN DISREPAIR, WHITE FORM FITTING COVER/TARP COVERING ROOF.

The following steps should be taken to correct the violation:

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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 **2/26/2020** 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.

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CODE ENFORCEMENT DIVISION
427 Biltmore Way, Suite 100

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03/04/2021

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Notice of Violation

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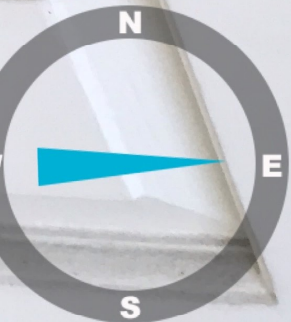
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Thursday, March 4, 2021 at 3:14:01 PM



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Oct 31, 2019 at 4:56:52 PM



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

10/31/2019

Case #: CE289203-193119

CE 289203 Code Enforcement Violation Warning

10/31/19

FERNANDO HUGO PINHEIRO IRANY EUSTAGUIO PINHEIRO

1045 ANASTASIA AVE

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File #: 0941180012640

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Oct 31, 2019 at 5:28:40 PM