



# CITY OF CORAL GABLES

## CODE ENFORCEMENT DIVISION

427 Biltmore Way, Suite 100

Case #: CE277860-052318

11/8/2018

## Notice of Violation

JUAN M DELGADO TRS JUAN M REVOCABLE TRUST  
1021 HARDEE RD  
CORAL GABLES, FL 33146

7018 0360 0001 7669 2112

Folio #: 03-4129-026-2050

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at **1021 HARDEE RD**, Coral Gables, FL.

The violation(s) found was:

1. Sections 34-202 and 34-203 of the City Code, to wit: failure to maintain (as set forth herein) and register vacant Property
2. Section 62-151 of the City Code, to wit: failure to maintain the sidewalk and driveway approach in a clean condition
3. Sections 250, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code; as to the residential structure: The Structure's walls and roof are dirty in places, the paint is chipping and there are cracks on the walls; iron bars are damaged and rusted and the paint is chipped and peeling;
4. Section 255 of Chapter 105, Minimum Housing Code, of the City Code and Section 5-1803 of the City Zoning Code, to wit: outdoor storage of plywood sheets, wooden beams, and other construction materials
5. Sections 3-207 (D) of the City Zoning Code, to wit: failure to fully complete building in substantial compliance with plans and specifications upon which a building permit was within one (1) year after the commencement of erection of any building, addition, or renovation; including, but not limited to, by failing to make active progress on permit BL-14-06-1441 and all subpermits for the Structure, which was issued on 7-10-17, had its last approved inspections (for structural and public works) on June 28, 2018, and expires on 12-26-18

### The following steps should be taken to correct the violation:

1. Register the Property and apply for, obtain, and pass final inspection on all required permits to maintain the Property or occupy the Property
2. Clean the sidewalk and driveway approach
3. Clean or paint walls, and roof, and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required
4. Remove all outdoor storage of plywood sheets, wooden beams, and other construction materials or place them in an approved outdoor storage area
5. Pass final inspection on all required permits to complete the Structure on the Property

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 **12/8/2018** 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 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.

**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.**

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 **12/8/2018** 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.



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**William Ortiz**  
Code Enforcement Division Manager  
**305 460-5271**  
**wortiz@coralgables.com**