

Tuesday, June 17, 2025
1021 Hardee Rd
Coral Gables FL 33146
United States

6/17/2025



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY
CORAL GABLES, FL 33134

June 17, 2025

Sent via email to
michael@pbmlegal.net and
michael@petersonbaldor.com
and via first class and
certified mail,
return receipt numbers:

7021 1970 0000 4016 1791

7021 1970 0000 4016 1784

Juan M. Delgado, Trustee, of the Juan
M. Delgado Revocable Trust, u/a/d
09/04/07
Attn.: Evangeline Delgado
1021 Hardee Rd
Coral Gables, FL 33146-3329

Juan M. Delgado, Trustee, of the Juan
M. Delgado Revocable Trust, u/a/d
09/04/07
c/o Michael P. Peterson, Esq.
Peterson & Baldor, PLLC
8000 S.W. 117 Ave, Ste. 206
Miami, FL 33183

**Re: Notice of Emergency Action regarding the two-story single-family home
("Structure") located at 1021 Hardee Road, Coral Gables, Florida 33146-3329
("Property")**

Dear Ms. Delgado:

Various inspections that the City conducted of the above Structure between April 14, 2025,
and June 17, 2025 revealed the following conditions:

1. You have partially demolished the Structure by removing the roof of the ground
story and portions of the second story roof and floor without adequately shoring up
the Structure.
2. The jobsite has been abandoned and progress is not being made.

In order to protect the health and welfare of the residents, the Building Official hereby
declares unsafe the portions of the Structure located on the Property. The Building Official
is also posting this letter in a conspicuous location(s) on the Property for the information
and inspection of all owners, occupants, tenants, and visitors.



June 17, 2025

Juan M. Delgado,
1021 Hardee RD
Coral Gables, FL 33146

Dear Property Owner:

This letter constitutes

1021 HARDEE RD, C

The violation(s) found

Section 8-108
Improvement,
Historic Preservation
be required to p
standards set fo
1. It is the intent
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building and stru
preserved agains
through prompt a
historic, architect
the following:
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collapse entirely o
b. Deteriorated or
c. Defective or dete
size or strength to
d. Deteriorated wall
vertical supports th
e. Structural membe
which sag, split or b
f. Deteriorated or ine
broken or missing w
g. Defective or insuff
walls, roofs or found
protective covering;
h. Any structure whic
i. Any fault or defect i
and
j. The spalling of the c
2. A City Code enforce
warning to the violator

OFFICE DEBOL

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