

Timeline for 1021 Hardee Rd as of 6-17-25

Date	Event
1-12-04	Historic designation recorded
5-24-17	Deed to current Owner recorded
7-10-17	Residential interior demolition permit - issued
9-28-18	City receives anonymous complaint regarding construction delays
11-8-18	Notice of Violation issued in CE277860/NOVI-22-05-0501
11-14-18	City sends cease and desist and demand letters
11-21-18	Residential interior demolition permit - final inspection
3-20-19	Agreed CEB order entered – first deadline 4-19-19
12-1-19	Extension granted based mainly on meeting with HPB on 10-9-19
12-16-19	Extension granted based on working on architectural plans, removed pavers for septic work
12-31-19	City decides to issue NOI based on lack of response from owner
1-7-20	Owner responds and City grants extension until 1-10-20 for owner to file plans
4-15-20	Extension granted based on submittal of plans to HPB and extension of septic permit and all cases extended due to COVID-19 pandemic
3-10-21	Neighbor complaint regarding scupper and electrical conduit on her side of wall
4-7-21	Neighbor complaint about delays
4-30-21	Extension conditioned on owner providing construction schedule and showing substantial progress – Warren Adams met owner at the property regarding steel structural reinforcements and building inspector determined abandoned scupper and conduit would be removed as part of renovations (must obtain permit for electrical demo)
5-11-21	City asks owner to address appearance while seek development approvals – owner install landscaping and green mesh along front of property
6-1-21	Extension granted subject to substantial progress on permits and work
7-1-21	Extension granted based on pending roof permit BL-21-05-7478 in review
8-10-21	City determines that shoring up of structure can be done as part of permit inspections
11-30-21	Extensions granted based on attempts to address comments on carport and submittal of revised plans to HPB, which issued COA with 28 conditions on 11-17-21
1-31-22	Extension granted based on revising plans to meet 28 HPB conditions – City requested construction schedule (submitted 6-30-23) and timeline for revised plans and permit applications for roof and structure or engineer's letter (dated 1-21-22) as to why the work cannot proceed – must have approved architectural plans before can submit structural plans to reinforce structure before can work on roof
3-31-22	Extension granted based on meeting with Simone Chin of the City and time needed to submit revised structural plans
4-29-22	Extension granted based on structural engineer losing two employee and requesting additional time to revise plans
11-1-22	Owner pressure cleans sidewalk at Code Enforcement Officer's request

12-30-22	Extensions granted based on plans in review – BLDR-22-04-1349 – final approval on 5-18-23
1-23-23	Complaint received from neighbors regarding construction delays, City requests meeting with owner to discuss reviewer's comments and delays as a condition of future extensions
2-24-23	City reviewers meet with owner's design professionals
6-8-23	City renews request for construction schedule as a condition of future extensions, submitted on 6-30-23
7-13-23	Owner trims hedge at Code Enforcement Officer's request
8-31-23	Extensions granted based on plans in review and roof permit application of 731-23(BLDR-23-07-3996)
9-24-23	City receives complaint from neighbor
10-10-23	City conditions future extensions on commencing construction on roof and submitting conservator's report for railings and a detailed timeline for installation of Hambro system, Owner commences structural work
11-27-23	Owner complains that work being delayed by neighbor's lack of access to FPL easement
11-30-23	Owner obtains roof permit BLDR-23-07-3996
3-19-24	City received complaint regarding crack in sidewalk, Owner said would place cone on crack
3-29-24	Extensions granted based on working on FPL easement access and meetings with City regarding review; any further extensions conditioned on submitting an updated construction schedule, a detailed update on the status of structural work, and a meeting between Owner and Anna Pernas (meeting took place on 3-1-23)
3-30-24	Owner reports that Hambro system was delivered and reports illness
4-18-24	Complaint received regarding construction debris and orange mesh, which owner removed
4-23-24	Complaint received that construction has not progressed for two months, Owner says work ceased on 3-13-24 because awaiting Hambro delivery and illness
5-2-24	City requested meeting with owner for a code enforcement inspection of the site, Owner did not respond
5-7-24	Inspection by Code Enforcement Officer reveals no work being done
5-21-24	Complaint received regarding debris and plant growing from chimney
5-24-24	Inspection by zone Code Enforcement Officer reveals worker present and delivery taking place for work to commence on following Tuesday; Owner, who was ill, invited her in, and Officer asked Owner to remove debris
5-31-24	Complaint received that work has not progressed for months
6-13-24	Complainant meets with City Attorney
6-26-24	Complaint received that workers were only present a few days since 5-21-24 and regarding debris during hurricane season; City requests access for a code enforcement inspection and a building inspection
7-9-24	City building inspector did not find excessive debris (dumpster full of debris was being removed during inspection) and saw three workers present and inspections in the private provider logbook

11-29-24	Extensions granted, future extensions conditioned on reopening permits that had expired [on 5-3-24 (ELER-23-10-1610) and 5-28-24 (BLDR-23-07-3996)][but were later tied to master permit]; Owner says work progressing as weather permits; roofer contact hospitalized; structural work progressing; future extensions conditioned on providing updated construction schedule and inspection reports from private provider
1-21-25	Owner submits abandoned property registration form
3-12-25	City denied extension request pending since 11-29-25 because permits still expired (reopened on 2-12-25) and updated construction schedule, requested on 12-6-24, not provided and decided to issue notice of intent to lien ("NOI"); building inspector noted little progress since last inspection; City notified owner of decision on 3-13-25
3-13-25	Owner submits request for reconsideration of decision to issue NOI
3-25-25	City denies request for reconsideration
4-3-25	City serves NOI
4-9-25	Owner requested hearing on NOI
4-14-25	Code Enforcement Officer talks to neighbors during monthly inspection, who complain of rodents and termites, nesting peacocks, live electrical outlet plugged into shared connection, one neighbor with a shared wall has had water damage; debris coming onto their property in bad weather, rear wall beginning to crack, concerns about fire and wind hazards
5-5-25	Owner's attorney requests continuance because will be in trial on 5-21-25 CEB hearing date; City grants continuance to 6-18-25 CEB hearing
6-17-25	City is issuing an NOV for demolition by neglect