



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: August 10, 2026

CASE NO.: 25-9340

UNST-25-06-0034

BUILDING ADDRESS: 1021 Hardee Rd

FOLIO NUMBER: 03-4129-026-2050

OWNER: Juan M. Delgado TRS/ Juan M Revocable Trust

USE: Single Family Residence

OF LIVING UNITS: 1

PENDING RECERTIFICATION: N/A

LAST RECERTIFICATION: N/A

YEAR BUILT: 1925

DESCRIPTION AND DEFECTS OF BUILDING: Building Official has inspected the Property and the records relating to the Structure, in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures. The Structure is hereby declared unsafe by the Building Official, pursuant to Section 105-89 of the City Code because 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. You have abandoned the jobsite, and progress is not being made. The structure is not watertight and is exposed to the elements. You have not poured the new foundations or installed the Hambro floor joist system. You have removed or left the windows open and have removed the exterior doors. There are cracks in the walls and spalling of the concrete. Furthermore, you are allowing (a) peafowl to nest among the debris and rodent and termite infestations on the abandoned jobsite, (b) cracks in the shared walls that were caused by the partial demolition and allow water intrusion and damage to adjoining property, (c) debris that is blown onto adjoining properties during rainstorms; and (d) debris and abandoned construction materials that may damage adjoining properties in a hurricane.

DATES AND ACTIVITIES:

06/17/25 First Notice of Emergency Action from Building Official due to partially demolishing 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. Jobsite abandoned. (Posted on property)

06/17/25 Code Enforcement Notice of Violation was posted on the property.

07/16/25 **Code Enforcement Board Hearing**

A. Obtain approval for SHOP-25-07-1716, install, and pass final inspection on required shoring by Monday, July 21, 2025. **B.** Immediately waterproof the property to prevent water intrusion to the adjacent structures. **C.** Immediately perform a structural evaluation of the existing components in their current state; meet with the Building Official to discuss findings of evaluation; & revise previously approved plans to correct any deterioration that has occurred due to exposure to the elements. **D.** When A, B, & C are completed, immediately renew all expired permits to repair and restore the Structure ("Permits"). **E.** Make substantial progress on the work pursuant to the permits and provide updates to the Building Official showing substantial progress every 30 days. **F.** Pass final inspection on all Permits by January 14, 2026.

G. An immediate \$1,000 daily fine shall accrue until all permits to restore the structure have been closed. **H.** The Code Enforcement Board finds that pursuant to 101-110 of the City Code that there is a present threat to public health, safety, and welfare and therefore authorizes the city to correct said violation by taking the actions in paragraphs 2(A) & 2(8), above. The property owner or other violator shall reimburse the city for the expenses incurred in correcting the violation. If the property owner or other violator does not reimburse the city for the cost of correction within 30 days of the date the city sends an invoice, then the city may lien the property with such costs, along with an administrative fee established in section 1-8 to recover administrative personnel service costs. The city shall have a special assessment lien that it may record in the public records of Miami-Dade County. The lien shall accrue interest at the maximum legal rate from the date of the city's invoice until the costs and administrative fee are paid. The city commission may authorize the city attorney to foreclose on the lien. Such lien shall have equal dignity with a tax lien.

07/02/25 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing mailed with return receipt

07/02/25 Notice of Hearing posted on Structure and at City Hall.

07/14/25 **Board Hearing**

The Owner shall take the Required Action as follows: **A.** Obtain approval for SHOP-25-07-1716, install, and pass final inspection on required shoring within 7 days from the July 14, 2025 CRB meeting. **B.** Renew all expired permits to repair and restore the Structure (“Permits”) within 24 hours of the July 14, 2025 CRB meeting. **C.** Pass final inspection on all Permits within 180 days of the July 14, 2025 CRB meeting.

D. Make substantial progress on the work pursuant to the permits and provide updates to the Building Official showing substantial progress every 30 days from the July 14, 2025 CRB meeting. **E.** A \$1,000 daily immediate fine shall accrue until the shoring is installed. **F.** A \$1,000 daily fine shall accrue if B, C, or D deadlines are not met and the fines will continue to accrue until all the above deadlines are met.

07/22/25 **BOARD ORDER EXPIRED (A)**

04/10/26 Letter from Attorney Kyle B Teal, Buchanan Ingersoll & Rooney PC requesting for hearing- Objecting to Assessment Billing Invoice and Affidavit of Costs.

06/12/26 Notice of Hearing on Affidavit of Costs and Claim of Lien- mailed certified and USPS Regular mail

06/12/26 Notice of Hearing posted on Structure

07/02/26 Notice of Hearing posted at City Hall

07/13/26 Board Hearing- Deferred

07/28/26 Notice of Hearing on Affidavit of Costs and Claim of Lien- mailed certified and USPS Regular mail

07/30/26 Notice of Hearing posted on Structure

07/31/26 Notice of Hearing posted at City Hall

08/10/26 Board Hearing

OWNER COMPLIANCE: The owner did not comply with Item A of the Construction Regulation Board Order. The City obtained the required shoring permit, completed the shoring work, and passed the final inspection. The City incurred costs associated with the emergency work.

BUILDING OFFICIAL’S RECOMMENDATION:

A. The Building Official recommends that the Board find that the emergency action should have been taken because the partially demolished Structure was in actual or immediate danger of failure or collapse and constituted a safety and windstorm hazard that presented a serious threat to public safety and welfare and that the City should have a lien for the full costs of \$268,752.40.

PERMIT ACTIVITY:

BLDR-25-07-7799- Structural Shoring-City Project Emergency

Applied: 7/21/25, **Status:** Finaled 9/17/2025

BLDR-22-04-1349- Expired- Interior/ Exterior Renovations & Carport (200sqft)

Applied: 04/20/2022, **Status:** Issued On 06/21/2023

PEXT-25-01-1530- Permit Renewal (BLDR-22-04-1349)

PEXT-25-12-2623- Permit Renewal (BLDR-22-04-1349)

BLDR-23-07-3996- Expired- Re-Roof Existing Tile Roof To New Tile Flat Tile

Applied: 07/31/2023, **Status:** Issued On 11/30/2023

SHOP-25-07-1716- Lateral Bracing & Re-Shoring

Applied: 07/01/25, **Status:** Cancelled On 07/21/2025

ELER-23-10-1610- Electrical Sub Permit For BLDR-22-04-1349

Applied: 10/22/2023, **Status:** Issued On 10/27/2023