



**City of Coral Gables
Development Services Department**

**CONSTRUCTION REGULATION BOARD
CASE RESUME**

HEARING DATE: July 14, 2025

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 summons to appear posted on the property due to non-compliance.
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

TO DATE THE OWNER HAS: NOT submitted a **revised** document or plan for City approval of the shoring or resumed work on the Structure.

BUILDING OFFICIAL'S RECOMMENDATION:

- A.** Immediately obtain approval for SHOP-25-07-1716, install, and pass final inspection on required shoring
- 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 \$250 daily immediate fine shall accrue until the shoring is installed
- F.** A \$250 daily fine shall accrue if B, C, or D deadlines are not met and the fines will continue to accrue until all of the above deadlines are met.

PERMIT ACTIVITY:

SHOP-25-07-1716- LATERAL BRACING & RE-SHORING

Applied: 07/01/25, **Status:** Denied, pending corrections as of 07/03/25.

BLDR-22-04-1349- INTERIOR/ EXTERIOR RENOVATIONS & CARPORT (200SQFT)

Applied: 04/20/2022, **Status:** Expired on 04/07/2025

BLDR-23-07-3996- RE-ROOF EXISTING TILE ROOF TO NEW TILE FLAT TILE

Applied: 07/31/2023, **Status:** Expired on 04/07/2025

ELER-23-10-1610- Electrical sub permit for BLDR-22-04-1349

Applied: 10/22/2023, **Status:** Expired on 07/07/2025