

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

2025  
NOVI-25-06-10793



City of Coral Gables  
Code Enforcement Division  
427 Biltmore Way, Suite 100



SCAN ME

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## Notice of Violation

June 17, 2025

Case #:NOVI-25-06-10793

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

Folio #: 0341290262050

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 33146---3329

The violation(s) found was:

**Section 8-108 Demolition by neglect** - The owner of any building, structure, landscape feature, improvement, site or portion thereof which has been historically designated pursuant to the Historic Preservation provisions of this Article shall

be required to properly maintain and preserve such building or structure in accordance with the standards set forth in the applicable sections of the Florida Building Code, and this Article.

1. It is the intent of this Section to preserve from deliberate or inadvertent neglect, the interior, exterior, structural stability and historic and architectural integrity of any historically designated building, structure, landscape feature, improvement, site or portion thereof. All such properties, building and structures shall be maintained in accordance to minimum maintenance standards, preserved against decay, deterioration and demolition and shall be free from structural defects through prompt and corrective action to any physical defect which jeopardizes the building's historic, architectural and structural integrity; such defects shall include, but not be limited to, the following:

- a. Deteriorated and decayed facades or façade elements, facades which may structurally fail and collapse entirely or partially;
  - b. Deteriorated or inadequate foundations;
  - c. Defective or deteriorated flooring or floor supports or any structural members of insufficient size or strength to carry imposed loads with safety;
  - d. Deteriorated walls or other vertical structural supports, or members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration;
  - e. Structural members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration;
  - f. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors;
  - g. Defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or weathering due to lack of paint or other protective covering;
  - h. Any structure which is not properly secured and is accessible to the general public;
  - i. Any fault or defect in the property that renders it structurally unsafe or not properly watertight; and
  - j. The spalling of the concrete of any portion of the interior or exterior of the building.
2. A City code enforcement official who finds a violation of this Section shall issue a written warning to the violator to immediately correct the violation. If any building, structure, landscape

561-980-5082

iluzarraga@coralgables.com

Ignacio Luzarraga

6/17/25