



## CITY OF CORAL GABLES

Code Enforcement Division  
427 Biltmore Way, Suite 100



SCAN ME

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### Summons to Appear

Before the Code Enforcement Board  
in and for the City of Coral Gables  
Miami-Dade County, Florida

May 6, 2025

Case #: NOVI-22-05-0501

Folio: 0341290262050

The City of Coral Gables  
vs

91 7108 2133 3932 6261 1637

**JUAN M DELGADO TRS**  
**1021 HARDEE RD**  
**CORAL GABLES, FL 33146**

Our records indicate that you, as the Owner and/or Occupant of the premises at:  
**1021 HARDEE RD**

still are in violation of the following sections of the City Code of the City of Coral Gables:

**Sec. 105-278. - Floors, walls, ceilings and roofs.**  
**Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises.**  
**(Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013)**

**The following steps need to be taken to correct the violation:**

- Remedy: 1. Register the Property and apply for, obtain, and pass final inspection on all required permits to maintain the Property or occupy the Property.  
2. Clean the sidewalk and driveway approach.  
3. Clean or paint walls, and roof, and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required.  
4. Remove all outdoor storage of plywood sheets, wooden beams, and other construction materials or place them in an approved outdoor storage area.  
5. Pass final inspection on all required permits to complete the Structure on the Property.

As a result of the above violation(s), a complaint has been filed against you and you are hereby commanded to appear before the Code Enforcement Board for a hearing on 5/21/2025 at 08:30 AM in the Commission Chambers, located at:

**Community Meeting Room**  
**2151 Salzedo Street**  
**Coral Gables, FL 33134**

This is your notice to appear at said time and place. Failure to do so will result in the matter being heard in absentia. An administrative fee of \$108.75 will be assessed at the time of your hearing.

Please be advised that if someone will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing.

If this notice pertains to failure to maintain a historic structure, please be advised that:

- You may be subject to substantial fines that may not be mitigated
- You may also be required to repair or restore the historic structure.
- If the historic structure is allowed to deteriorate to the point where it must be demolished:
  - The City Code requires that you replace the structure with a similar historically appropriate structure; and
  - The property will no longer qualify for an historic preservation tax exemption

Terri Sheppard

Code Enforcement Officer

305-460-5239

tsheppard@coralgables.com

  
Code Enforcement Board Clerk