

City of Coral Gables

405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com



Meeting Minutes

Monday, July 11, 2016

2:00 PM

City Hall, Commission Chambers

Construction Regulation Board

Chairperson Rolando Diaz
Vice Chair Eugenio Lage
Board Member Luis Arevalo
Board Member Anthony Bello
Board Member Jill Daley

CALL TO ORDER

Meeting was called to order at 2:05 pm by Chairperson, Rolando Diaz.

ROLL CALL

Present: 5 - Chairperson Diaz, Vice Chair Lage, Board Member Daley, Board Member Bello and Board Member Arevalo

APPROVAL OF THE MINUTES

[16-5189](#) Construction Regulation Board meeting of June 13, 2016

Attachments: [JUNE 13, 2016](#)

A motion was made by Vice Chair Lage, seconded by Board Member Daley, that this matter be approved. The motion passed by the following vote.

Yeas: 5 - Chairperson Diaz, Vice Chair Lage, Board Member Daley, Board Member Bello and Board Member Arevalo

PUBLIC HEARING

[16-5119](#) 540 Biltmore Way

Attachments: [EXHIBITS - 540 BILTMORE WAY](#)

Respondents were present.

The owner shall recertify the property within 90 days of the date of the Order, July 13, 2016; to include permits and inspections, if applicable, and submittal of Recertification Report. If all requirements are not completed within the 90 days the owner shall pay a daily fine of \$250 for each day the violation continues.

A motion was made by Board Member Daley, seconded by Vice Chair Lage, that this matter be Continued. The motion passed by the following vote.

Yeas: 5 - Chairperson Diaz, Vice Chair Lage, Board Member Daley, Board Member Bello and Board Member Arevalo

[16-5180](#) 4101 Salzedo Street

Attachments: [EXHIBITS - 4101 SALZEDO ST](#)

Respondents were present.

The owner shall recertify the property within 90 days of the date of the Order, July 13, 2016; to include permits and inspections, if applicable, and submittal of Recertification Report. If all requirements are not completed within the 90 days the owner shall pay a daily fine of \$250 for each day the

violation continues.

A motion was made by Board Member Bello, seconded by Board Member Daley, that this matter be Continued. The motion passed by the following vote.

Yeas: 5 - Vice Chair Lage, Board Member Daley, Board Member Bello, Chairperson Diaz and Board Member Arevalo

16-5120

235 Santillane Avenue

Attachments: [EXHIBITS - 235 SANTILLANE AVE](#)

Respondents were present.

The owner shall recertify the property within 90 days of the date of the Order, July 13, 2016; to include permits and inspections, if applicable, and submittal of Recertification Report. If all requirements are not completed within the 90 days the owner shall pay a daily fine of \$250 for each day the violation continues.

A motion was made by Vice Chair Lage, seconded by Board Member Bello, that this matter be Continued. The motion passed by the following vote.

Yeas: 5 - Vice Chair Lage, Board Member Daley, Board Member Bello, Chairperson Diaz and Board Member Arevalo

16-5181

3980 S.W. 8th Street

Attachments: [EXHIBITS - 3980 SW 8 ST](#)

Respondents were present.

The owner shall recertify the property within 90 days of the date of the Order, July 13, 2016; to include permits and inspections, if applicable, and submittal of Recertification Report. If all requirements are not completed within the 90 days the owner shall pay a daily fine of \$250 for each day the violation continues.

A motion was made by Board Member Bello, seconded by Board Member Daley, that this matter be Continued. The motion passed by the following vote.

Yeas: 5 - Board Member Daley, Board Member Bello, Board Member Arevalo, Chairperson Diaz and Vice Chair Lage

16-5182

737 Valencia Avenue

Attachments: [EXHIBITS - 737 VALENCIA AVE](#)

Respondents were present.

The owner shall recertify the property within 30 days of the date of the Order, July 13, 2016; to include permits and inspections, if applicable, and submittal of Recertification Report. If all requirements are not completed within the 30 days the owner shall pay a daily fine of \$250 for each day the violation continues. If all requirements are not completed within the 30 days

the Building Official is to revoke the Certificate of Occupancy and all tenants are to evacuate the premises. Development Services Department staff is to send notice to tenants.

A motion was made by Board Member Bello, seconded by Vice Chair Lage, that this matter be Continued. The motion passed by the following vote.

Yeas: 5 - Board Member Daley, Board Member Bello, Board Member Arevalo, Chairperson Diaz and Vice Chair Lage

15-4458

1801 Ponce de Leon Boulevard

Attachments: [CITY EXHIBITS](#)
[CITY EXHIBITS \(DEC\)](#)
[1801 PONCE DE LEON BLVD EXHIBITS - MARCH](#)
[EXHIBITS APRIL1 - 1801 PONCE DE LEON BLVD](#)
[EXHIBITS APRIL2 - 1801 PONCE DE LEON BLVD](#)
[EXHIBITS JULY1 - 1801 PONCE DE LEON BLVD](#)
[EXHIBITS JULY2 - 1801 PONCE DE LEON BLVD](#)

The property owner informed City staff prior to meeting that he will be out of town on business and unable to attend the meeting. Case continued.

This Agenda Item was Continued

15-4414

2728 Ponce de Leon Boulevard

Attachments: [CITY EXHIBITS](#)
[2728 PONCE DE LEON BLVD EXHIBITS - JAN](#)
[EXHIBITS JULY1 - 2728 PONCE DE LEON BLVD](#)
[EXHIBITS JULY2 - 2728 PONCE DE LEON BLVD](#)

Respondents were present.

The owner shall be present at the September 12, 2016 Board meeting with a copy of the issued Building Permit and provide update on the progress of the job. No Certificate of Occupancy is to be issued by the Building Official until the property is recertified.

A motion was made by Vice Chair Lage, seconded by Board Member Bello, that this matter be Continued. The motion passed by the following vote.

Yeas: 5 - Chairperson Diaz, Vice Chair Lage, Board Member Daley, Board Member Bello and Board Member Arevalo

15-4256

1515 San Remo Avenue

Attachments: [CITY EXHIBITS](#)
[EXHIBITS JULY1 - 1515 SAN REMO AVE](#)
[EXHIBITS JULY2 - 1515 SAN REMO AVE](#)

Respondents were present.

The owner shall recertify the property within 90 days of the date of the Order, July 13, 2016; to include permits and inspections, if applicable, and

submittal of Recertification Report. If all requirements are not completed within the 90 days the owner shall pay a daily fine of \$250 for each day the violation continues. If all requirements are not completed within the 90 days the Building Official is to revoke the Certificate of Occupancy and all tenants are to evacuate the premises. Development Services Department staff is to send notice to tenants.

A motion was made by Vice Chair Lage, seconded by Board Member Arevalo, that this matter be Continued. The motion passed by the following vote.

Yeas: 5 - Vice Chair Lage, Board Member Daley, Board Member Bello, Chairperson Diaz and Board Member Arevalo

OLD BUSINESS

None

NEW BUSINESS

None

DISCUSSION ITEMS

Hearing Procedures by Alexander Palenzuela, Esq.

Alexander Palenzuela, Esq., explained items #1 - 14 of the Rules for Proceedings to the Members. Members were given copies of the Rules. Appeals will go through the Miami-Dade County Circuit Court. The Secretary of the Board can email subpoenas to the Chairman. The original signed subpoenas are to be returned to the Secretary. All Members voted yea to approve the Rules.

Subpoenas

Subpoenas will be sent to the Chairman for signature.

ADJOURNMENT

The meeting was adjourned at 3:20 pm by Chairperson, Rolando Diaz. A verbatim record of this meeting is available upon request. The next regular meeting of the Construction Regulation Board has been scheduled for Monday, August 8, 2016.