

# **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.