

# **City of Coral Gables**

*405 Biltmore Way  
Coral Gables, FL 33134  
[www.coralgables.com](http://www.coralgables.com)*



## **Agenda - Final**

**Monday, September 8, 2025**

**2:00 PM**

**427 Biltmore Way, First Floor Conference Room**

### **Construction Regulation Board**

The Construction Regulation Board Meeting will be holding a regular board meeting on Monday, September 8, 2025 commencing at 2:00pm.

Members of the public may join the meeting via Zoom at [https://us06web.zoom.us/j/833 5373 4595](https://us06web.zoom.us/j/83353734595). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: 305-461-6769 Meeting ID: 833 5373 4595. To speak to the Construction Regulation Board on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone, you can "Raise your hand" by pressing \*9.

**CALL TO ORDER****ROLL CALL****APPROVAL OF THE MINUTES**

[25-9688](#) Construction Regulation Board Meeting of August 11, 2025.

Attachments: [MINUTES 8-11-25](#)  
[ATTENDANCE 8-11-25](#)

**CHANGES TO THE AGENDA****DISCUSSION ITEMS**

Nomination of Chair and Vice- Chair

**PUBLIC HEARING***SWEARING IN OF INTERESTED PARTIES*

*SIGN-IN SHEET: Those who wish to address the Board during the public hearing portion must legibly record their name and address on the sign-in sheet with the item(s) they wish to address at the recording secretary's table. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.*

*PROCEDURE: The following format shall be used; however, the Chairperson in special circumstances may impose variations.*

- *Identification of item by Chairperson*
- *Disclosure statement by Board members*
- *Presentation by Staff*
- *Applicant or Agent presentation*
- *Public comment-support/opposition*
- *Public comment closes - Board discussion*
- *Motion, discussion and second of motion*
- *Board's final comments*
- *Vote*

**OLD BUSINESS**

[25-9468](#) 66 VALENCIA AVE  
*Attachments:* [CASE RESUME](#)  
[EXHIBIT](#)

**NEW BUSINESS**

[25-9620](#) 1114 S DIXIE HWY  
*Attachments:* [CASE RESUME](#)  
[EXHIBITS](#)

[25-9621](#) 1401 MONZA AVE- Complied

[25-9622](#) 38 OVIEDO AVE- Deferred

[25-9623](#) 430 MALAGA AVE- Complied

[25-9624](#) 438 MALAGA AVE- Complied

[25-9625](#) 449 ANASTASIA AVE  
*Attachments:* [CASE RESUME](#)  
[EXHIBITS](#)

[25-9626](#) 4700 SW 8 ST  
*Attachments:* [CASE RESUME](#)  
[EXHIBITS](#)

[25-9627](#) 540 BILTMORE WAY- Deferred

## ADJOURNMENT

### NOTE

*Any person making impertinent or slanderous remarks or who become boisterous while addressing the Board, shall be barred from further audience before the Board by the Chair, unless permission to continue or again address the Board is granted by the majority vote of the Board Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.*

*Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided.*

*Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.*