

City of Coral Gables

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



CORAL GABLES
THE CITY BEAUTIFUL

Meeting Minutes

Monday, December 14, 2015

2:00 PM

City Hall, Commission Chambers

Construction Regulation Board

*Chairperson Rolando Diaz
Vice Chair Eugenio Lage
Board Member Anthony Bello
Board Member Jill Daley
Board Member Walter Lista*

CALL TO ORDER

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

ROLL CALL

Present: 4 - Board Member Lista, Chairperson Diaz, Vice Chair Lage and Board Member Bello

Absent: 1 - Board Member Daley

APPROVAL OF THE MINUTES

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

Yeas: 4 - Board Member Lista, Vice Chair Lage, Chairperson Diaz and Board Member Bello

Absent: 1 - Board Member Daley

PUBLIC HEARING

UNSAFE STRUCTURES CASES

[15-4458](#) 1801 Ponce de Leon Boulevard

Attachments: [CITY EXHIBITS](#)
[CITY EXHIBITS \(DEC\)](#)

Respondents were present.

The owner shall submit the Report within 30 days of the date of the Order, December 16, 2015. The owner shall apply for all required permits to meet the minimum requirements as noted in the Report within 30 days of the date the Report is submitted, and, in any event, no later than 60 days of the Order date. The owner shall obtain all permits within 30 days from the date the application is complete and, in any event, no later than 90 days from the Order date. The owner shall pass final inspection on all permits and shall submit a Report within 30 days from the date the permits are issued and, in any event, no later than 120 days from the Order date.

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

Yeas: 4 - Chairperson Diaz, Vice Chair Lage, Board Member Lista and Board Member Bello

Absent: 1 - Board Member Daley

[15-4523](#) 101 Grand Avenue

Attachments: [CITY EXHIBITS](#)

Respondents were present.

The owner shall submit the Report within 30 days of the date of the Order, December 16, 2015. The owner shall apply for all required permits to meet the minimum requirements as noted in the Report within 30 days of the date the Report is submitted, and, in any event, no later than 60 days of the Order date. The owner shall obtain all permits within 30 days from the date the application is complete and, in any event, no later than 90 days from the Order date. The owner shall pass final inspection on all permits and shall submit a Report within 30 days from the date the permits are issued and, in any event, no later than 120 days from the Order date.

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

Yeas: 4 - Chairperson Diaz, Vice Chair Lage, Board Member Lista and Board Member Bello

Absent: 1 - Board Member Daley

15-4524

1000 Ponce de Leon Boulevard

Attachments: [CITY EXHIBITS](#)

Respondents were present.

The owner shall submit the Report within 30 days of the date of the Order, December 16, 2015. The owner shall apply for all required permits to meet the minimum requirements as noted in the Report within 30 days of the date the Report is submitted, and, in any event, no later than 60 days of the Order date. The owner shall obtain all permits within 30 days from the date the application is complete and, in any event, no later than 90 days from the Order date. The owner shall pass final inspection on all permits and shall submit a Report within 30 days from the date the permits are issued and, in any event, no later than 120 days from the Order date.

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

Yeas: 4 - Vice Chair Lage, Board Member Bello, Board Member Lista and Chairperson Diaz

Absent: 1 - Board Member Daley

15-4525

111 Salamanca Avenue

Attachments: [CITY EXHIBITS](#)
[111 SALAMANCA AVE EXHIBITS](#)

Respondents were not present and requested a continuance prior to Board meeting.

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

Yeas: 4 - Board Member Bello, Board Member Lista, Chairperson Diaz and Vice Chair Lage

Absent: 1 - Board Member Daley

15-4526

1100 Salzedo Street

Attachments: [CITY EXHIBITS](#)

The respondents were present.

The owner shall submit, by 4:00 pm on Thursday, December 17, 2015, to the Development Services Department a signed and sealed preliminary letter from a licensed architect or engineer stating whether the structure may safely be occupied. The owner shall submit a contract signed by the owner and a licensed architect or engineer in which the architect or engineer agrees to provide the owner with a Report that can be filed prior to January 11, 2016 Board meeting. If the owner does not timely take the foregoing action, the City shall serve a 10-day notice by the Building Official terminating electrical service. The Building Official may suspend the termination process if he determines the owner has taken sufficient action to establish the structure may safely be occupied. The owner shall submit the Report prior to the January 11, 2016 Board meeting. The owner shall apply for all required permits to meet the minimum requirements as noted in the Report within 30 days of the date the Report is submitted, and, in any event, no later than 60 days of the Order date, December 16, 2015. The owner shall obtain all permits within 30 days from the date the application is complete and, in any event, no later than 90 days from the Order date. The owner shall pass final inspection on all permits and shall submit a Report within 30 days from the date the permits are issued and, in any event, no later than 120 days from the Order date.

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

Yeas: 4 - Board Member Bello, Board Member Lista, Vice Chair Lage and Chairperson Diaz

Absent: 1 - Board Member Daley

15-4527

521 Santander Avenue

Attachments: [CITY EXHIBITS](#)

Respondents were present.

The owner shall submit the Report within 30 days of the date of the Order, December 16, 2015. The owner shall apply for all required permits to meet the minimum requirements as noted in the Report within 30 days of the date the Report is submitted, and, in any event, no later than 60 days of the Order date. The owner shall obtain all permits within 30 days from the date the

application is complete and, in any event, no later than 90 days from the Order date. The owner shall pass final inspection on all permits and shall submit a Report within 30 days from the date the permits are issued and, in any event, no later than 120 days from the Order date.

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

Yeas: 4 - Board Member Lista, Vice Chair Lage, Chairperson Diaz and Board Member Bello

Absent: 1 - Board Member Daley

[15-4528](#)

525 Santander Avenue

Attachments: [CITY EXHIBITS](#)

Respondents were present.

The owner shall submit the Report within 30 days of the date of the Order, December 16, 2015. The owner shall apply for all required permits to meet the minimum requirements as noted in the Report within 30 days of the date the Report is submitted, and, in any event, no later than 60 days of the Order date. The owner shall obtain all permits within 30 days from the date the application is complete and, in any event, no later than 90 days from the Order date. The owner shall pass final inspection on all permits and shall submit a Report within 30 days from the date the permits are issued and, in any event, no later than 120 days from the Order date.

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

Yeas: 4 - Vice Chair Lage, Chairperson Diaz, Board Member Bello and Board Member Lista

Absent: 1 - Board Member Daley

[15-4529](#)

110 Sidonia Avenue

Attachments: [CITY EXHIBITS](#)

The respondents were present.

The owner shall submit, by 4:00 pm on Friday, November 13, 2015, to the Development Services Department a Report in a format that is acceptable to the City. The owner shall correct all pending violations of the City's Fire Code by 4:00 pm on Friday, November 15, 2015. If the owner does not timely take the foregoing action, the City shall serve a 10-day notice by the Building Official terminating electrical service. The Building Official may suspend the termination process if he determines the owner has taken sufficient action to establish the structure may safely be occupied. The owner shall submit the Report prior to the January 11, 2016 Board meeting. The owner shall apply for all required permits to meet the minimum

requirements as noted in the Report within 30 days of the date the Report is submitted, and, in any event, no later than 60 days of the Order date, December 16, 2015. The owner shall obtain all permits within 30 days from the date the application is complete and, in any event, no later than 90 days from the Order date. The owner shall pass final inspection on all permits and shall submit a Report within 30 days from the date the permits are issued and, in any event, no later than 120 days from the Order date.

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

Yeas: 4 - Chairperson Diaz, Board Member Bello, Board Member Lista and Vice Chair Lage

Absent: 1 - Board Member Daley

CONTRACTOR DISCIPLINE CASES

None

CASE UPDATES

[15-4410](#) 1515 San Remo Avenue

Attachments: [CITY EXHIBITS](#)

Respondents were present.

October 19, 2015 Order extended to January 28, 2016.

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

Yeas: 4 - Board Member Bello, Board Member Lista, Vice Chair Lage and Chairperson Diaz

Absent: 1 - Board Member Daley

[15-4540](#) Unsafe Structures Case Update List

Attachments: [UNSAFE STRUCTURES CASES - UPDATES](#)

Board Members were given a list with the updated Case information.

REPORT OF COMPLIANCE

None

OLD BUSINESS

None

NEW BUSINESS

None

DISCUSSION ITEMS

Distribute schedule for 2016 Board meetings

Board Members were given the 2016 meeting schedule.

ADJOURNMENT

The meeting was adjourned at 4:35 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, January 11, 2016.