

City of Coral Gables

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



Meeting Minutes

Monday, May 16, 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 2:04 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

[16-5015](#) Construction Regulation Board meeting of April 11, 2016

Attachments: [APRIL 11, 2016](#)

A motion was made by Board Member Bello, 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

[16-4742](#) 222 Phoenetia Avenue

Attachments: [EXHIBITS - 222 PHOENETIA AVE](#)

Respondents were present.

The owner shall recertify the property within 90 days of the date of the Order, May 17, 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 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

[16-4744](#) 1563 Sunset Road a.k.a. 1563 Sunset Drive

Attachments: [EXHIBITS - 1563 SUNSET RD DR](#)

Respondents were present.

The owner shall recertify the property within 90 days of the date of the Order, May 17, 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 Board Member Bello, that this matter be Continued. The motion passed by the following vote.

Yeas: 4 - Vice Chair Lage, Board Member Daley, Board Member Bello and Board Member Arevalo

Abstentions: 1 - Chairperson Diaz

16-4745

1500 Venera Avenue

Attachments: [EXHIBITS - 1500 VENERA AVE](#)

Respondents were present.

The owner shall recertify the property within 90 days of the date of the Order, May 17, 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 - Vice Chair Lage, Board Member Daley, Board Member Bello, Chairperson Diaz and Board Member Arevalo

15-4252

101 Almeria Avenue

Attachments: [CITY EXHIBITS](#)
[EXHIBITS MAY1 - 101 ALMERIA AVE](#)
[EXHIBITS MAY2 - 101 ALMERIA AVE](#)

Respondents were present.

The owner shall recertify the property within 30 days of the date of the Order, May 17, 2016; to include permits and inspections, if applicable, and submittal of Recertification Report. Start \$250 daily fine. If all requirements are completed within the 30 days the owner is to contact the City Attorney's office to mitigate the fine fees.

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

16-4688

241 Almeria Avenue

Attachments: [EXHIBITS - 241 ALMERIA AVE](#)
[EXHIBITS MAY - 241 ALMERIA AVE](#)

Respondents were present.

The owner shall recertify the property within 30 days of the date of the Order, May 17, 2016; to include permits and inspections, if applicable, and

submittal of Recertification Report. Start \$250 daily fine. If all requirements are completed within the 30 days the owner is to contact the City Attorney's office to mitigate the fine fees.

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

15-4460

514 Santander Avenue

Attachments: [CITY EXHIBITS](#)
[EXHIBITS FEB - 514 SANTANDER AVE](#)
[EXHIBITS MAY - 514 SANTANDER AVE](#)

Respondents were present.

The owner shall recertify the property within 45 days of the date of the Order, May 17, 2016; to include permits and inspections, if applicable, and submittal of Recertification Report. \$500 daily fine to continue. If all requirements are not completed within the 45 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 the 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 - Board Member Bello, Board Member Arevalo, Chairperson Diaz, Vice Chair Lage and Board Member Daley

15-4614

600 Biltmore Way

Attachments: [600 BILTMORE WAY EXHIBITS](#)
[EXHIBITS FEB1 - 600 BILTMORE WAY](#)
[EXHIBITS FEB2 - 600 BILTMORE WAY](#)
[600 BILTMORE WAY EXHIBITS - MARCH1](#)
[600 BILTMORE WAY EXHIBITS - MARCH2](#)
[EXHIBITS MAY1 - 600 BILTMORE WAY](#)
[EXHIBITS MAY2 - 600 BILTMORE WAY](#)

Respondents were present.

The owner shall provide within 90 days of the date of the Order, May 17, 2016, a signed and sealed letter from an electrical engineer certifying the common areas. The owner shall submit a monthly schedule identifying the number of units pending with an attached status report listing the units compliant with the required electrical permits to the City's Chief Electrical Official. The owner is to appear before the Board in 90 days to provide recertification status.

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

Attachments: [600 BILTMORE WAY EXHIBITS](#)
[EXHIBITS FEB1 - 600 BILTMORE WAY](#)
[EXHIBITS FEB2 - 600 BILTMORE WAY](#)
[600 BILTMORE WAY EXHIBITS - MARCH1](#)
[600 BILTMORE WAY EXHIBITS - MARCH2](#)
[EXHIBITS MAY1 - 600 BILTMORE WAY](#)
[EXHIBITS MAY2 - 600 BILTMORE WAY](#)

A separate motion was made by Mr. Bello requesting for the City to subpoena the electrical engineer from Pistorino & Alam Consulting Engineers, Inc. to attend a future Board meeting to discuss the Recertification Report.

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: 3 - Board Member Daley, Board Member Bello and Board Member Arevalo

Nays: 2 - Chairperson Diaz and Vice Chair Lage

OLD BUSINESS

None

NEW BUSINESS

None

DISCUSSION ITEMS

Discussion of Miami-Dade County's Inspection Interpretation by Peter J. Iglesias, P.E., Assistant City Manager/Building Official

Mr. Iglesias explained that Miami-Dade County's Board of Rules and Appeals September 2015's interpretation outlining the engineer's responsibilities in regards to the 40-year building recertification inspection was accurate and did not violate State Statutes. Engineers can make the determination on whether to inspect a percentage of a structure or request for all units to be inspected prior to approving the Recertification Report. It is the responsibility of the engineer to determine if the structure is functioning correctly as per the Code of the year it was built.

Mr. Iglesias asked the Members if they still wanted to send the proposed Resolution to the Commission for approval. The Members unanimously agreed to not pursue the Resolution requesting for Miami-Dade County to reconsider the interpretation.

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, June 13, 2016.