

# City of Coral Gables

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



## Meeting Minutes

Monday, January 9, 2017

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 Vice-chairperson, Eugenio Lage.

**ROLL CALL**

**Present:** 4 - Vice Chair Lage, Board Member Daley, Board Member Bello and Board Member Arevalo  
**Excused:** 1 - Chairperson Diaz

**APPROVAL OF THE MINUTES**

[16-5637](#) Construction Regulation Board meeting of December 12, 2016

**Attachments:** [DECEMBER 12, 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:** 4 - Vice Chair Lage, Board Member Daley, Board Member Bello and Board Member Arevalo  
**Excused:** 1 - Chairperson Diaz

**PUBLIC HEARING**

[16-5594](#) 931 Catalonia Avenue

**Attachments:** [EXHIBITS](#)

Respondents were present.

The owner shall recertify the structure within 90 days of the Board's Order, January 11, 2017. If the requirement is 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 approved. The motion passed by the following vote.**

**Yeas:** 4 - Vice Chair Lage, Board Member Daley, Board Member Bello and Board Member Arevalo  
**Excused:** 1 - Chairperson Diaz

[16-5595](#) 935 Catalonia Avenue

**Attachments:** [EXHIBITS](#)

Respondents were present.

The owner shall recertify the structure within 90 days of the Board's Order, January 11, 2017. If the requirement is 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 approved. The motion passed by the following vote.**

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

**Excused:** 1 - Chairperson Diaz

**16-5596**

214 Giralda Avenue

**Attachments:** [EXHIBITS](#)

Respondents were not present.

The owner shall recertify the structure upon receipt of the Board's Order. The owner shall pay a daily fine of \$250 which commences on the date of the Order, January 11, 2017, for each day the violation continues.

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

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

**Excused:** 1 - Chairperson Diaz

**16-5597**

155 Miracle Mile

**Attachments:** [EXHIBITS](#)

Respondents were present.

The owner shall recertify the structure within 90 days of the Board's Order, January 11, 2017. If the requirement is 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 Arevalo, that this matter be approved. The motion passed by the following vote.**

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

**Excused:** 1 - Chairperson Diaz

**16-5598**

1424 Ponce de Leon Boulevard

**Attachments:** [EXHIBITS](#)

Respondents were present.

The owner shall recertify the structure within 90 days of the Board's Order, January 11, 2017. If the requirement is 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 approved. The motion passed by the following vote.**

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

**Excused:** 1 - Chairperson Diaz

**16-5599** 4208 Ponce de Leon Boulevard

**Attachments:** [EXHIBITS](#)

Respondents were present.

The owner shall recertify the structure within 90 days of the Board's Order, January 11, 2017. If the requirement is 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 Arevalo, seconded by Board Member Bello, that this matter be approved. The motion passed by the following vote.**

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

**Excused:** 1 - Chairperson Diaz

**16-5600** 1586 S. Dixie Highway

**Attachments:** [EXHIBITS](#)

Owner requested an administrative continuance. The Building Official granted the continuance until the February 6, 2017 Board hearing.

**16-5601** 275 University Drive

**Attachments:** [EXHIBITS](#)

Respondents were present.

The owner shall recertify the structure within 90 days of the Board's Order, January 11, 2017. If the requirement is 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:** 4 - Vice Chair Lage, Board Member Arevalo, Board Member Bello and Board Member Daley

**Excused:** 1 - Chairperson Diaz

## **OLD BUSINESS**

**16-5180** 4101 Salzedo Street

**Attachments:** [EXHIBITS - 4101 SALZEDO ST](#)  
[EXHIBITS OCT - 4101 SALZEDO ST](#)  
[EXHIBITS JAN 2017](#)

Respondents were present.

The owner shall recertify the property within 30 days of the expiration date (January 18, 2017) of the previous Order dated October 20, 2016; to include permits and inspections, if applicable, and submittal of the

Recertification Report. The \$250 daily fine to continue. If all requirements are not completed within the 30 days the Building Official is to revoke the Certificate of Occupancy and the tenant is to evacuate the premises.

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

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

**Excused:** 1 - Chairperson Diaz

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](#)  
[EXHIBITS AUGUST1 - 600 BILTMORE WAY](#)  
[EXHIBITS AUGUST2 - 600 BILTMORE WAY](#)  
[EXHIBITS JAN 2017\(1\)](#)  
[EXHIBITS JAN 2017\(2\)](#)

Respondents were present.

The owner shall appear at the March 13, 2017 Board hearing with a proposed solution to recertify the structure. If the proposal is not agreed upon by the Board members the owner shall pay a daily fine of \$250 for each day the violation continues commencing March 14, 2017.

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

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

**Nays:** 1 - Vice Chair Lage

**Excused:** 1 - Chairperson Diaz

**NEW BUSINESS**

None

**DISCUSSION ITEMS**

None

**ADJOURNMENT**

Meeting was adjourned at 3:40 pm by Vice-chairperson, Eugenio Lage.

The next hearing is scheduled for February 6, 2017.