

# City of Coral Gables

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

## Meeting Minutes

### Construction Regulation Board

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

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Monday, November 9, 2015

2:00 PM

City Hall, Commission Chambers

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#### CALL TO ORDER

Meeting was called to order at 2:04 pm by Chairperson, Rolando Diaz

#### ROLL CALL

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

**Absent:** 1 - Board Member Lista

#### APPROVAL OF THE MINUTES

[15-4514](#) Construction Regulation Board Meeting of October 19, 2015

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

**This Agenda Item was approved**

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

**Absent:** 1 - Board Member Lista

#### UNSAFE STRUCTURES CASES

[15-4414](#) 2728 Ponce de Leon Boulevard

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

Respondents were present.

The Temporary Certificate of Occupancy and/or Certificate of Occupancy shall not be issued until the Recertification Report is submitted and approved.

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

**Absent:** 1 - Board Member Lista

[15-4455](#) 1700 Galiano Street

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

Respondents were not present.

The owner shall submit the Report within 30 days of the date of the Order, November 10, 2015. The owner shall apply for all required permits to meet minimum requirements as noted in the Report within 30 days of the Report. The owner shall obtain all permits within 30 days from the date the application is complete and, in no event, no later than 90 days from the date of the Order. The owner shall pass final inspections on all permits and shall submit a Compliance Report within 30 days of the date the permits are issued and, in any event, no later than 120 days of the date of the Order. Refer to Code Enforcement for violations.

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

**Absent:** 1 - Board Member Lista

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

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

Respondents were present.

The owner shall submit by 4:00 pm on Thursday, November 12, 2015, to the Development Services Department a signed and sealed preliminary letter from a licensed architect or engineer stating whether the structure may be safely occupied. The owner shall also submit a report regarding the structure for the purposes of litigation relating to damage to the structure. The Building Official shall serve a 10-day Notice stating the electric service utility be terminated unless the letter establishes the structure may be safely occupied. The Building Official may suspend the termination process if he determines the owner has taken sufficient action to establish the structure may be safely occupied.

**A motion was made by Board Member Bello, seconded by Board Member Daley, that this matter be Discussed and Deferred. The motion passed by the following vote.**

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

**Absent:** 1 - Board Member Lista

[15-4459](#) 1150 Madruga Avenue

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

Respondents were present.

The owner shall submit the Report within 30 days of the date of the Order, November 10, 2015. The owner shall apply for all required permits to meet minimum requirements as noted in the Report within 30 days of the Report. The owner shall obtain all permits within 30 days from the date the application is complete and, in no event, no later than 90 days from the date of the Order. The owner shall pass final inspections on all permits and shall submit a Compliance Report within 30 days of the date the permits are issued and, in any event, no later than 120 days of the date of the Order. Recertification Report submitted. Structure has fire violations.

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

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

**Absent:** 1 - Board Member Lista

**15-4460**

514 Santander Avenue

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

Respondents were present.

The Owner shall submit the Recertification Report within 30 days of the date of the Order, November 10, 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 date of the Order. 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 date of the Order. The Owner shall pass final inspection on all permits and shall submit a Compliance Report within 30 days from the date the permits are issued and, in any event, no later than 120 days from the date of the Order. Report submitted.

**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 Bello, Vice Chair Lage, Chairperson Diaz and Board Member Daley

**Absent:** 1 - Board Member Lista

**15-4461**

100 Giralda Avenue

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

Respondents complied prior to Board meeting. Case closed.

This Agenda Item was Dismissed

### CONTRACTOR DISCIPLINE CASES

None

### CASE UPDATES

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

Attachments: [CITY EXHIBITS](#)

Respondents were not present.  
Deadline for this Case is December 14, 2015. Case deferred to the December 14, 2015 meeting.

This Agenda Item was Deferred

### REPORT OF COMPLIANCE

None

[15-4515](#) Unsafe Structures Case Update List

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

### NEW BUSINESS

None

### DISCUSSION ITEMS

December 14, 2015 Meeting.

Board members were advised the next meeting was scheduled for Monday, December 14th, and asked if they would be available to attend. Members will be able to attend the meeting.

### ADJOURNMENT

The meeting was adjourned at 3:49 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, December 14, 2015 beginning at 2:00 p.m.