

# City of Coral Gables

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



**CORAL GABLES**  
THE CITY BEAUTIFUL

## **Meeting Minutes**

**Monday, February 8, 2016**

**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 2:06 pm by Chairperson, Rolando Diaz.

## ROLL CALL

**Present:** 5 - Board Member Lista, Chairperson Diaz, Vice Chair Lage, Board Member Daley and Board Member Bello

## APPROVAL OF THE MINUTES

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

**Yeas:** 5 - Board Member Lista, Chairperson Diaz, Vice Chair Lage, Board Member Daley and Board Member Bello

## PUBLIC HEARING

[15-4406](#) 301 Alhambra Circle

**Attachments:** [CITY EXHIBITS](#)  
[EXHIBITS FEB1 - 301 ALHAMBRA CIR](#)  
[EXHIBITS FEB2 - 301 ALHAMBRA CIR](#)  
[EXHIBITS FEB2 ADDL- 301 ALHAMBRA CIR](#)

Respondents were present.

The owner shall correct all fire violations. The owner shall obtain all required permits to meet the minimum requirements as noted in the Report within 15 days from the date of the Order, February 16, 2016. The owner shall provide a status report to the Board within 60 days from the date of the Order. The owner shall pass final inspection on all permits and shall submit a Compliance Report within 90 days from the date the permits were issued and, in any event, no later than 120 days from the date of the Order. The owner shall not allow any new occupancy of the structure.

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

**Yeas:** 5 - Chairperson Diaz, Vice Chair Lage, Board Member Daley, Board Member Lista and Board Member Bello

[16-4688](#) 241 Almeria Avenue

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

Respondents were present.

The owner shall apply for and obtain all required permits to meet the minimum requirements as noted in the Report within 30 days of the date of the Order, February 16, 2016. 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 60 days from the date of the Order.

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

**Yeas:** 5 - Vice Chair Lage, Board Member Daley, Board Member Bello, Board Member Lista and 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](#)

Respondents were present.

The owner shall pass final inspection on all required permits to meet the minimum requirements as noted in the Report and shall submit a Compliance Report within 30 days from the date of the Order, February 16, 2016. If that deadline is not met, the owner shall provide a status report at the March 14, 2016 Board meeting, including a written agreement from a licensed architect or engineer to provide a Compliance Report by a specific deadline.

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

**Yeas:** 5 - Chairperson Diaz, Vice Chair Lage, Board Member Daley, Board Member Lista and Board Member Bello

**16-4689**

700 Biltmore Way

**Attachments:** [EXHIBITS - 700 BILTMORE WAY](#)

Respondents were present.

The owner shall pass final inspection on all required permits to meet the minimum requirements as noted in the Report and shall submit a Compliance Report within 150 days from the date of the Order, February 16, 2016.

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

**Yeas:** 5 - Vice Chair Lage, Board Member Daley, Board Member Bello, Board Member Lista and Chairperson Diaz

**15-4409**

217 Madeira Avenue

**Attachments:** [CITY EXHIBITS](#)  
[EXHIBITS FEB - 217 MADEIRA AVE](#)

Respondents were present.

The owner shall apply for and obtain all required permits to meet the minimum requirements as noted in the Report within 30 days from the date of the Order, February 16, 2016. The owner shall pass final inspection on all permits and shall submit a Compliance Report within 150 days from the date the permits were issued and, in any event, no later than 180 days from the date of the Order. The owner shall not allow any new occupancy of the structure.

**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, Chairperson Diaz and Vice Chair Lage

**Nays:** 1 - Board Member Lista

**Attachments:** [CITY EXHIBITS](#)  
[EXHIBITS FEB - 217 MADEIRA AVE](#)

Respondents were present.

The owner shall correct any fire code violations within 15 days from the date of the Order, February 16, 2016.

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

**16-4690**

1401 Monza Avenue

**Attachments:** [EXHIBITS - 1401 MONZA AVE](#)  
[EXHIBITS ADDL - 1401 MONZA AVE](#)

Respondents were present.

The owner shall pass final inspection on all required permits to meet the minimum requirements as noted in the Report and shall submit a Compliance Report within 60 days from the date of the Order, February 17, 2016.

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

**15-4615**

2530 Ponce de Leon Boulevard

**Attachments:** [2530 PONCE DE LEON BLVD EXHIBITS](#)  
[EXHIBITS FEB - 2530 PONCE DE LEON BLVD](#)  
[2530 PONCE DE LEON BLVD EXHIBITS - MARCH](#)

Respondents were present.

The Case was discussed and the Board Members decided the existing Order is to remain. No vote was taken. Case will be heard at the March 14, 2016 Board meeting.

**This Agenda Item was Continued**

[15-4460](#)

514 Santander Avenue

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

Respondents were present.

The owner shall pass final inspection on all required permits to meet the minimum requirements as noted in the Report and shall submit a Compliance Report within 60 days from the date of the Order, February 17, 2016.

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

## **CASE STATUS REPORT**

[15-4414](#)

2728 Ponce de Leon Boulevard

**Attachments:** [CITY EXHIBITS](#)  
[2728 PONCE DE LEON BLVD EXHIBITS - JAN](#)

Respondents were present.

The owner shall submit an application for and shall obtain all permits required to brace the structure within 30 days of the Order, February 17, 2016. The owner shall pass final inspection on the bracing permits within 30 days of the date the permit was issued and, in any event, within 60 days of the Order. The owner shall apply for all required permits to meet the minimum requirements as noted in the Report within 120 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 150 days from the date of the Order. The owner shall appear at the next hearing after the last deadline to provide a status report to the Board and a date by which the owner shall pass final inspection on the permits and submit a Compliance Report.

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

## **OLD BUSINESS**

None

**NEW BUSINESS**

None

**DISCUSSION ITEMS**

None

**ADJOURNMENT**

The meeting was adjourned at 6:00 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, March 14, 2016.