

City of Coral Gables

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



Meeting Minutes

Monday, April 13, 2026

2:00 PM

427 Biltmore Way, First Floor Conference Room

Construction Regulation Board

Chairperson Tony Bello
Vice Chairperson Monique Selman
Board Member Carlos Bolivar
Board Member Carmen Olazabal
Board Member Ignacio Permuy

CALL TO ORDER

Meeting was called to order at 2:03pm by Chairperson, Anthony Bello.

ROLL CALL

Present: 5- Chairperson Anthony Bello, Vice Chairperson Monique Selman, Board Member Ignacio Permuy, Board Member Carmen Olazabal, Board Member Carlos Bolivar

Absent: 0

APPROVAL OF THE MINUTES

26-1302

Construction Regulation Board Meeting of February 9, 2026.

A motion was made by Board Member Ignacio Permuy, seconded by Board Member Carlos Bolivar, that this matter be approved. The motion passed by the following vote.

Yeas: 5- Chairperson A. Bello, Vice Chairperson M. Selman, Board Member I. Permuy, Board Member C. Olazabal, Board Member C. Bolivar

CHANGES TO THE AGENDA

PUBLIC HEARING

NOTICE OF INTENT TO LIEN

25-1232

6915 RED RD

This Agenda Item was Complied prior to hearing

[21-2758](#)

6901 EDGEWATER DR

Respondent were present,

The owner shall take the required action as follows,

A. The property owner has failed to comply with the original order; therefore, all provisions of the original order, including fines or deadlines, remain in full force and effect and the fines of \$250 per day shall run retroactive to the deadline given in the original hearing of August 9, 2021, and until the original order is fully complied with. B. That the property owner submit current structural and electrical recertification reports and cover letters, as applicable, appropriately signed and sealed by a Florida-licensed professional engineer or architect, within thirty (30) days of the board's meeting. C. That the property owner submit appropriately signed and sealed safe-to-occupy letters for both the structural and electrical recertification, as applicable, within thirty(30) days of the board's meeting attesting that the building's structural and electrical systems are safe for occupancy while repairs are undertaken, and that updated safe-to-occupy letters be submitted every six (6) months thereafter while recertification is pending. D. Immediately obtain and close all necessary permits as applicable to perform repairs needed to recertify the structure. E. That the building official shall thereafter take any measures within his authority, as set forth in city or county code and Florida law, to ensure the safety of the building, its occupants, and the surrounding areas, including but not limited to evacuating the structure, disconnecting utilities, and demolition of the structure. F. That a \$500 daily fine be imposed if a) any of the above deadlines are not met, or b) if the building is not recertified within 90 days of the board's meeting, in addition to fines previously imposed, until the building is fully recertified.

A motion was made by Vice Chairperson M. Selman, seconded by Board Member C. Olazabal, that this matter be approved. The motion passed by the following vote.

Yeas: 5- Chairperson A. Bello, Vice Chairperson M. Selman, Board Member I. Permuy, Board Member C. Olazabal, Board Member C. Bolivar

[25-1231](#)

411 SANTANDER AVE

This Agenda Item was Complied prior to hearing

[25-1227](#)

1514 SALZEDO ST

This Agenda Item was Deferred

NEW CASES[26-1239](#)

1129 SEVILLA AVE

Respondent were not present,

The owner shall take the required action as follows,

A. Apply for all development approvals, including, but not limited to, building permits and revisions as applicable, to repair and restore, rather than demolish, the structure. B. The remaining work on BLDR-25-05-7494 and any associated revisions shall proceed as expeditiously as possible to ensure that the building is watertight and issued a co as soon as possible. All work must proceed based only on approved plans and revisions. C. Because the structure is historically designated, you shall immediately take steps to effect all necessary remedial and corrective actions to restore the structure's compliance with the required minimum maintenance standards of the applicable codes. Remedial action in this regard shall include, but not be limited to, stabilization and/or restoration of any or all exterior walls, including their original architectural details, interior load bearing walls, columns and beams, roof trusses and framing, the blocking of openings and securing of existing windows and door openings, as well as sealing of the entire structure against leaks, including holes, punctures, mechanical systems, doors, windows, and/or roof penetrations as necessary to preserve the structure in good condition. D. Pass final inspection on all permits so that the building obtains a certificate of occupancy (co) as soon as possible. You shall take into consideration any comments and recommendations by the historic preservation officer and historic preservation board. The permit application shall include plans for the restoration and repair of the structure, prepared by a structural engineer with experience in historic structures and shall provide the engineer's resume. While the rear structure has already begun to collapse and you may have to apply for permits to demolish it, the historic preservation board may require reconstruction or replacement with a historically appropriate structure. Any application for demolition of the rear structure must comply with section 8-107 of the city zoning code. E. Immediate \$250 daily running fine. If structure not water-tight by June 1st, 2026 (06/01/2026), fines will begin running at \$500 per day until full compliance is achieved by obtaining and closing all necessary permits.

A motion was made by Vice Chairperson M. Selman, seconded by Board Member C. Bolivar, that this matter be approved. The motion passed by the following vote.

Yeas: 5- Chairperson A. Bello, Vice Chairperson M. Selman, Board Member I. Permuy, Board Member C. Olazabal, Board Member C. Bolivar

[26-1336](#)

624 ESCOBAR AVE

Respondent were present,

The owner shall take the required action as follows,

A. Remove the vermin infestation, clean the structure, remove the loose tiles from the roof, and apply for and obtain any required development approvals, including but not limited to, building permits to repair the structure (“permits”) (i.e. The front porch overhang and the roof repair), within 60 days of the date of the notice of unsafe structure violation and notice of hearing dated 3-16-2026. B. Pass final inspection on all permits within 60 days of the date that the city notifies you that the permits are ready to be picked up and, in any event, no later than 60 days from the date of this order. (the foregoing section is collectively referred to as “required action”). C. That any administrative fees be paid and a \$250 daily fine be imposed if any of the above deadlines are not met.

A motion was made by Vice Chairperson M. Selman, seconded by Board Member C. Olazabal, that this matter be approved. The motion passed by the following vote.

Yeas: 5- Chairperson A. Bello, Vice Chairperson M. Selman, Board Member I. Permuy, Board Member C. Olazabal, Board Member C. Bolivar

[26-1067](#)

4800 LE JEUNE RD

Respondent were present,

The owner shall take the required action as follows,

A. That the property owner submit appropriately signed and sealed safe-to-occupy letters for both the structural and electrical recertification, within 30 days of the board’s meeting attesting that the structure’s structural and electrical systems are safe for occupancy while repairs are undertaken, and that updated safe-to-occupy letters be submitted every six (6) months thereafter while recertification is pending. B. Submit reports free of deficiency recertify the structure within ninety (90) days of the board’s meeting. C. That the building official shall thereafter take any measures within his authority, as set forth in city or county code and Florida law, to ensure the safety of the building, its occupants, and the surrounding areas, including but not limited to evacuating the structure, disconnecting utilities, and demolition of the structure. D. That any administrative fees be paid and a \$250 daily fine be imposed if any of the above deadlines are not met.

A motion was made by Vice Chairperson M. Selman, seconded by Board Member C. Olazabal, that this matter be approved. The motion passed by the following vote.

Yeas: 5- Chairperson A. Bello, Vice Chairperson M. Selman, Board Member I. Permuy, Board Member C. Olazabal, Board Member C. Bolivar

[26-1057](#)

101 ALMERIA AVE

This Agenda Item was Complied prior to hearing

26-1226

222 PHOENETIA AVE

Respondent were not present,

The owner shall take the required action as follows,

A. That the Property Owner submit current structural and electrical recertification reports and cover letters, appropriately signed and sealed by a Florida-licensed professional architect or engineer, within 30 days of the Board's meeting. B. That the Property Owner submit appropriately signed and sealed safe-to-occupy letters for both the Structural and Electrical Recertification, within 30 days of the Board's meeting attesting that the structure's structural and electrical systems are safe for occupancy while repairs are undertaken, and that updated safe-to-occupy letters be submitted every six (6) months thereafter while recertification is pending. C. Submit reports free of deficiency, recertify the structure within sixty (60) days of the Board's meeting. D. That the Building Official shall thereafter take any measures within his authority, as set forth in City or County Code and Florida law, to ensure the safety of the building, its occupants, and the surrounding areas, including but not limited to evacuating the structure, disconnecting utilities, and demolition of the structure. E. That any administrative fees be paid and a \$250 daily fine be imposed if any of the above deadlines are not met.

A motion was made by Vice Chairperson M. Selman, seconded by Board Member C. Bolivar, that this matter be approved. The motion passed by the following vote.

Yeas: 5- Chairperson A. Bello, Vice Chairperson M. Selman, Board Member I. Permuy, Board Member C. Olazabal, Board Member C. Bolivar

26-1231

280 ALHAMBRA CIR

Respondent were present,

The owner shall take the required action as follows,

A. That the Property Owner submit current structural recertification report and cover letter, appropriately signed and sealed by a Florida-licensed professional architect or engineer, within 30 days of the Board's meeting. B. That the Property Owner submit appropriately signed and sealed safe-to-occupy letter for the Structural Recertification, within 30 days of the Board's meeting attesting that the structure's structural system is safe for occupancy while repairs are undertaken, and that updated safe-to-occupy letters be submitted every six (6) months thereafter while recertification is pending. C. Submit report free of deficiency, recertify the structure within sixty (60) days of the Board's meeting. D. That the Building Official shall thereafter take any measures within his authority, as set forth in City or County Code and Florida law, to ensure the safety of the building, its occupants, and the surrounding areas, including but not limited to evacuating the structure, disconnecting utilities, and demolition of the structure. E. That any administrative fees be paid and a \$250 daily fine be imposed if any of the above deadlines are not met.

A motion was made by Vice Chairperson M. Selman, seconded by Board Member C. Olazabal, that this matter be approved. The motion passed by the following vote.

Yeas: 5- Chairperson A. Bello, Vice Chairperson M. Selman, Board Member I. Permuy, Board Member C. Olazabal, Board Member C. Bolivar

[26-1236](#) 375 S DIXIE HWY
This Agenda Item was Deferred

STATUS

[25-1003](#) 550 BILTMORE WAY
Respondent were present,
The owner shall take the required action as follows,
The previous order stands, with the recertification deadline extended by an additional sixty (60) days from the original May 2026 deadline.

A motion was made by Vice Chairperson M. Selman, seconded by Board Member C. Olazabal, that this matter be approved. The motion passed by the following vote.

Yeas: 5- Chairperson A. Bello, Vice Chairperson M. Selman, Board Member I. Permuy, Board Member C. Olazabal, Board Member C. Bolivar

[25-9925](#) 800 DOUGLAS RD
Respondent were present,
The previous order stands. April 2026 update was provided. No motion was made and no vote was taken.

DISCUSSION ITEMS

ADJOURNMENT

Meeting was adjourned at 2:47pm by Chairperson, Anthony Bello.