

City of Coral Gables

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



Meeting Minutes

Monday, January 13, 2025

2:00 PM

427 Biltmore Way, First Floor Conference Room

Construction Regulation Board

Chairperson Anthony Bello
Vice Chairperson Monique Selman
Board Member Mike Menendez
Board Member Carmen Olazabal
Board Member Ignacio Permuy

CALL TO ORDER

Meeting was called to order at 2:04 pm by Chairperson, Anthony Bello.

ROLL CALL

Present: 4 - Vice Chairperson Permuy, Chairperson Bello, Board Member Olazabal and Board Member Selman

Absent: 1 - Board Member Menendez

APPROVAL OF THE MINUTES

[24-8435](#) Construction Regulation Board Meeting of November 18, 2024.

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

Yeas: 4 - Vice Chairperson Permuy, Chairperson Bello, Board Member Olazabal and Board Member Selman

Absent: 1 - Board Member Menendez

PUBLIC HEARING

[24-8446](#) 301 Alhambra Cir.

This Agenda Item was Deferred

[24-8447](#) 308 Alhambra Cir.

This Agenda Item was Deferred

[24-8448](#) 152 Almeria Ave

This Agenda Item was Deferred

[24-8449](#) 4944 Le Jeune Rd.

Respondents were present,

The Owner shall take the Required Action as follows: A. Submit a Recertification Report prepared by a licensed Architect or Engineer within sixty (60) days of the Board’s Order Recertifying the property. B. Pay of all applicable administrative fees. C. A \$250 daily fine be imposed if any of these deadlines are not met.

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

Yeas: 4 - Chairperson Bello, Board Member Olazabal, Vice Chairperson Permuy and Board Member Selman

Absent: 1 - Board Member Menendez

23-6005

915 Palermo Ave

Respondents were present,

The Owner shall take the Required Action as follows: A. The July 12, 2023 & December 9, 2024, orders stand. B. Submit a revised Recertification Report prepared by a licensed Architect or Engineer by April 30, 2025 C. Property be vacated by April 30, 2025, if not recertified. D. A \$250 daily fine be imposed, if any of these deadlines are not met.

This Agenda Item was approved

24-8450

2701 Ponce De Leon Blvd.

Respondents were present,

The Owner shall take the Required Action as follows: A. Submit a letter from a structural Engineer within seven (7) days of the Board’s meeting attesting the structure is safe for occupancy. B. Submit a Recertification Report prepared by a licensed Architect or Engineer within sixty (60) days of the Board’s Order Recertifying the property. C. Pay of all applicable administrative fees. D. A \$250 daily fine be imposed if any of these deadlines are not met

This Agenda Item was approved

Yeas: 4 - Board Member Olazabal, Vice Chairperson Permuy, Chairperson Bello and Board Member Selman

Absent: 1 - Board Member Menendez

24-8451

350 Sevilla Ave

Respondents were present,

The Owner shall take the Required Action as follows: A. Submit a letter from a structural Engineer within fourteen (14) days of the Board’s meeting attesting the structure is safe for occupancy. B. Submit a Recertification Report prepared by a licensed Architect or Engineer within sixty (60) days of the Board’s Order Recertifying the property. C. Pay of all applicable administrative fees. D. A \$250 daily fine be imposed if any of these deadlines are not met.

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

Yeas: 4 - Board Member Olazabal, Vice Chairperson Permuy, Chairperson Bello and Board Member Selman

Absent: 1 - Board Member Menendez

24-7102

5000 University Dr.

This Agenda Item was Complied prior to hearing

OLD BUSINESS

Discussion Regarding the Building Recertification process

A discussion regarding the Building Recertification Process was initiated by Chairperson Bello. City staff including Douglas Ramirez, Acting Development Services Director, Manny Lopez, Building Official, Virginia Goizueta, CRB Board Secretary, and Clifford Friedman, Assistant City Attorney, responded to questions about the Building Recertification process including notifications, compliance, non-compliance, Construction Regulation Board, Unsafe Structures and other related topics. The Board members and City Staff agreed to have a Sunshine meeting on Monday, February 24, 2025, to further discuss The Building Recertification process and the CRB's board's responsibilities.

NEW BUSINESS

None

DISCUSSION ITEMS

None

ADJOURNMENT

Meeting was adjourned at 3:02 pm by Chairperson, Anthony Bello. A verbatim record of this meeting is available upon request.