

City of Coral Gables



Meeting Minutes

Monday, June 15, 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 2:02pm by Chairperson, Anthony Bello.

ROLL CALL

Present: 4- Chairperson Anthony Bello, Vice Chairperson Monique Selman, Board Member Carmen Olazabal, and Board Member Carlos Bolivar

Absent: 1- Board Member Ignacio Permuy

APPROVAL OF THE MINUTES

[26-1721](#)

Construction Regulation Board Meeting of May 11, 2026.

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: 4- Chairperson A. Bello, Vice Chairperson M. Selman, Board Member C. Olazabal, and Board Member C. Bolivar

CHANGES TO THE AGENDA

The Board Secretary stated the deferred and complied cases.

PUBLIC HEARING

NOTICE OF INTENT TO LIEN[24-7096](#)

600 BILTMORE WAY

Respondent were present,

The owner shall take the required action as follows, A. The Board approved extending the original recertification deadline ninety (90) days from June 15, 2026 B. Immediately obtain and close all necessary permits as applicable to perform repairs needed to recertify the structure. 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 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 Board Member C. Olazabal, seconded by Board Member C. Bolivar, that this matter be approved. The motion passed by the following vote.

Yeas: 3- Chairperson A. Bello, Board Member C. Olazabal, and Board Member C. Bolivar

Recused: 1- Vice Chairperson Monique Selman

[25-1230](#)

290 ARAGON AVE

This Agenda Item was Complied prior to hearing

NEW CASES[26-1639](#)

1545 CANTORIA AVE

Respondent were not present,

The owner shall take the required action as follows, A. To Prevent Windstorm Debris, Remove Construction Materials From Property Outdoor Areas And Loose Roof Tiles From The Roof, Relocating All Materials And Tiles To Building Interior Within 7 Days Of The Board Meeting. B. Renew The expired Roof Permit No. Bldr-22-11-2507 Within 7 Days Of The Board Meeting. C. Properly Install The Roof Tiles And Pass Final Inspections Within 30 Days Of The Board Meeting. D. A \$250 Daily Fine Will Be Imposed If Any Of These 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: 4- Chairperson A. Bello, Vice Chairperson M. Selman, Board Member C. Olazabal, and Board Member C. Bolivar

25-1014

3301 PONCE DE LEON BLVD

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 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. B. Submit report free of deficiency, recertifying the structure within sixty (60) 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: 4- Chairperson A. Bello, Vice Chairperson M. Selman, Board Member C. Olazabal, and Board Member C. Bolivar

26-1235

500 BILTMORE WAY

This Agenda Item was Deferred

26-1228

235 SANTILLANE AVE

Respondent were 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. Submit reports free of deficiency, recertifying the structure within sixty (60) 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. Bolivar, that this matter be approved. The motion passed by the following vote.

Yeas: 4- Chairperson A. Bello, Vice Chairperson M. Selman, Board Member C. Olazabal, and Board Member C. Bolivar

[26-1668](#)

382 S DIXIE HWY

Respondent were not present,

The owner shall take the required action as follows,

A. That the Property Owner submit the Thermography Report and color photos, within 30 days of the Board's meeting. B. Recertify the structure within sixty (60) 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: 4- Chairperson A. Bello, Vice Chairperson M. Selman, Board Member C. Olazabal, and Board Member C. Bolivar

[26-1229](#)

2603 PONCE DE LEON BLVD

This Agenda Item was Deferred

[25-1020](#)

13610 DEERING BAY DR

This Agenda Item was Deferred

STATUS

DISCUSSION ITEMS

Chairperson Anthony Bello recognized Assistant City Attorney Gus Ceballos, who introduced the newly hired Assistant City Attorney Yesenia Alfonso to the Board.

ADJOURNMENT

Meeting was adjourned at 2:28pm by Chairperson, Anthony Bello.