

City of Coral Gables

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



Meeting Minutes

Monday, August 11, 2025

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*

The Construction Regulation Board Meeting will be holding a regular board meeting on Monday, August 11, 2025 commencing at 2:00pm.

Members of the public may join the meeting via Zoom at [https://us06web.zoom.us/j/833 5373 4595](https://us06web.zoom.us/j/83353734595). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: 305-461-6769 Meeting ID: 833 5373 4595. To speak to the Construction Regulation Board on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone, you can "Raise your hand" by pressing *9.

CALL TO ORDER

Meeting was called to order at 2:10 pm by Chairperson, Anthony Bello.

ROLL CALL

Present: 3- Chairperson A. Bello, Vice Chairperson M. Selman, and
Board Member C. Bolivar

Absent: 2- Board Member I. Permuy and Board Member C. Olazabal

APPROVAL OF THE MINUTES

[25-9499](#)

Construction Regulation Board Meeting of July 14, 2025.

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

Yeas: 3- Chairperson A. Bello, Vice Chairperson M. Selman, and
Board Member C. Bolivar

Absent: 2- Board Member I. Permuy and Board Member C. Olazabal

CHANGES TO THE AGENDA

DISCUSSION ITEMS

- Nomination of Chair and Vice-Chair

Deferred

PUBLIC HEARING

OLD BUSINESS[21-2758](#)

6901 Edgewater Dr.

Respondent were present,

The owner shall take the required action as follows: A. Submit recertification report prepared by licensed qualified engineer within one hundred and eighty (180) days of the second amended notice of unsafe structure violation and notice of hearing dated 08/01/2025 recertifying the property, or the city may take emergency action, pursuant to section 105-96 of the city code, to order that the structure be vacated ("emergency action"). Additionally, the city may request that Florida Power & Light, without any further notice, disconnect the power to the structure. B. A \$250 daily fine will continue to be imposed if these 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: 3- Chairperson A. Bello, Vice Chairperson M. Selman, and
Board Member C. Bolivar

Absent: 2- Board Member I. Permuy and Board Member C. Olazabal

NEW BUSINESS[25-9470](#)

396 Alhambra Cir.- Deferred

[25-9468](#)

66 VALENCIA AVE- Deferred

[25-9471](#)

364 Sevilla Ave

Respondent 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.

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

Absent: 2- Board Member I. Permuy and Board Member C. Olazabal

[25-9481](#)

3807 Durango St.

Respondent were not present,

The Owner shall take the Required Action as follows: A. You must secure the structure. All doors and windows closed and locked within 30 days of the date of the notice of unsafe structure violation & notice of hearing ("notice") dated July 29, 2025. B. Apply for the permits to repair or demolish the structure within 30 days of the August 11, 2025 CRB hearing. C. Obtain the permits within 60 days of August 11, 2025 CRB hearing. D. Pass final inspections on the permits within 90 days of the date that the city informs you that the permits are ready. E. 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. Bolivar, that this matter be approved. The motion passed by the following vote.

Yeas: 3- Chairperson A. Bello, Vice Chairperson M. Selman, and
Board Member C. Bolivar

Absent: 2- Board Member I. Permuy and Board Member C. Olazabal

ADJOURNMENT

Meeting was adjourned at 2:40 pm by Chairperson, Anthony Bello.

NOTE