

City of Coral Gables

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



Meeting Minutes

Monday, October 20, 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, October 20, 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 2:05pm by Chairperson, Anthony Bello.

ROLL CALL

Present: 5 - Board Member Olazabal, Vice Chairperson Selman, Chairperson Bello, Board Member Permuy and Board Member Bolivar

APPROVAL OF THE MINUTES

[25-9942](#)

Construction Regulation Board Meeting of September 8, 2025.

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

Yeas: 5 - Board Member Olazabal, Vice Chairperson Selman, Chairperson Bello, Board Member Permuy and Board Member Bolivar

CHANGES TO THE AGENDA**PUBLIC HEARING****NEW CASES**

[23-5374](#)

2600 DOUGLAS RD

Respondent were present,

The owner shall take the required action as follows, A. That the Property Owner submit current electrical recertification report and cover letter, appropriately signed and sealed by a Florida-licensed professional engineer or architect, 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, as applicable, 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. Recertify the structure within six (6) months 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. A \$250 daily fine be imposed if any of the above deadlines are not met.

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

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

Recused: 1- Board Member Ignacio Permuy

[25-9896](#)**1500 DOUGLAS RD**

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 for the entire property, appropriately signed and sealed by a Florida-licensed professional 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. Recertify the entire structure within ninety (90) 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

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

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

[25-9898](#)

721 BILTMORE WAY

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. Provide the CRB board with an update on the building's repairs at the January 2026 Board's meeting C. Recertify the structure within six (6) months 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. A \$250 daily fine be imposed if any of the above deadlines are not met.

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

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

[25-9897](#)

5750 TURIN ST - Deferred

[25-9507](#)

13647 DEERING BAY DR.- Deferred

25-9899

700 CORAL WAY

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 engineer, within 30 days of the board's meeting. B. That the property owner submit appropriately signed and sealed safe-to-occupy letters for 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 for electrical and structural while recertification is pending. C. 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 Board Member Carmen Olazabal, seconded by Vice Chairperson Monique Selman, that this matter be approved. The motion passed by the following vote.

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

25-9900

1 ALHAMBRA PLZ

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 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. 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 Board Member Carmen Olazabal, seconded by Board Member Carlos Bolivar, that this matter be approved. The motion passed by the following vote.

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

25-9901

441 VALENCIA AVE

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. Recertify the structure within one hundred and twenty (120) 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 Monique Selman, seconded by Board Member Carmen Olazabal, that this matter be approved. The motion passed by the following vote.

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

25-9925

800 DOUGLAS RD

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, as applicable, appropriately signed and sealed by a Florida-licensed professional engineer, within 60 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. Provide the CRB board with an update on the building's repairs at the April 2026 Board's meeting D. Recertify the structure within one (1) year of the board's meeting. 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 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 Board Member Carmen Olazabal, seconded by Board Member Ignacio Permuy, that this matter be approved. The motion passed by the following vote.

Yeas: 4- Chairperson Anthony Bello, Board Member Carmen Olazabal, Board Member Ignacio Permuy, and Board Member Carlos Bolivar

Nays: 1- Vice Chairperson Monique Selman

NOTICE OF INTENT TO LIEN21-2946

800 DOUGLAS RD

A motion was made by Board Member Carmen Olazabal, seconded by Board Member Carlos Bolivar, to move for reconsideration. The motion passed by the following vote.

Yeas: 4- Chairperson Anthony Bello, Board Member Carmen Olazabal, Board Member Ignacio Permuy, and Board Member Carlos Bolivar

Nays: 1- Vice Chairperson Monique Selman

Respondent were present,

The owner shall take the required action as follows, A. That all provisions of the original order, including fines or deadlines, remain in full force and effect. 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 Board Member Carmen Olazabal, seconded by Board Member Ignacio Permuy, finding that there has not been compliance with the previous order and that this matter be approved. The motion passed by the following vote.

Yeas: 4- Chairperson Anthony Bello, Board Member Carmen Olazabal, Board Member Ignacio Permuy, and Board Member Carlos Bolivar

Nays: 1- Vice Chairperson Monique Selman

20-1937

4075 PONCE DE LEON BLVD

Respondent were present,

The owner shall take the required action as follows, A. That all provisions of the original order, including fines or deadlines, remain in full force and effect. 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 45 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 Vice Chairperson M. Selman, finding that there has not been compliance with the previous order and that this matter be approved. The motion passed by the following vote.

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

[22-3612](#)**250 CATALONIA AVE**

Respondent were present,

The owner shall take the required action as follows, A. That all provisions of the original order, including fines or deadlines, remain in full force and effect. 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 8 months 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 I. Permuy, finding that there has not been compliance with the previous order and that this matter be approved. The motion passed by the following vote.

Yeas: 4- Chairperson Anthony Bello, Board Member Carmen Olazabal, Board Member Ignacio Permuy, and Board Member Carlos Bolivar

Nays: 1- Vice Chairperson Monique Selman

22-3613

426 SANTANDER AVE

Respondent were present,

The owner shall take the required action as follows, A. That all provisions of the original order, including fines or deadlines, remain in full force and effect. 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 45 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 Vice Chairperson M. Selman, finding that there has not been compliance with the previous order, to cease the accrual of fines imposed under the previous order as of today's date, and that this matter be approved. The motion passed by the following vote.

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

23-5521

371 CORAL WAY- Deferred

[23-5377](#)**3700 PONCE DE LEON BLVD**

Respondent were present,

The owner shall take the required action as follows, A. That all provisions of the original order, including fines or deadlines, remain in full force and effect. 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 120 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, finding that there has not been compliance with the previous order, and that this matter be approved. The motion passed by the following vote.

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

22-5121

747 PONCE DE LEON BLVD

Respondent were present,

The owner shall take the required action as follows, A. That all provisions of the original order, including fines or deadlines, remain in full force and effect. 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 6 months 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 Vice Chairperson M. Selman, finding that there has not been compliance with the previous order, and that this matter be approved. The motion passed by the following vote.

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

23-6006

1721 PONCE DE LEON BLVD- Complied

[23-6907](#)

201 ALHAMBRA CIR.

Respondent were present,

The owner shall take the required action as follows, A. That all provisions of the original order, including fines or deadlines, remain in full force and effect. 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 60 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, finding that there has not been compliance with the previous order, and that this matter be approved. The motion passed by the following vote.

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

STATUS

DISCUSSION ITEMS

ADJOURNMENT

Meeting was adjourned at 4:43pm by Chariperson, Anthony Bello.