

City of Coral Gables

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



Meeting Minutes

Monday, July 14, 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, July 14, 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 2:11 pm by Chairperson, Anthony Bello.

Meeting was called to order at 2:11pm by Chair Person A. Bello.

ROLL CALL

Present: Chairperson Bello, Vice Chairperson Selman, Board Member Olazabal, and Board Member Bolivar.

Excused: I. Permuy.

APPROVAL OF THE MINUTES

[25-9400](#) Construction Regulation Board Meeting of March 10, 2025.

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

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

Nays: None

Excused: Board Member Ignacio Permuy

CHANGES TO THE AGENDA

DISCUSSION ITEMS

- Nomination of Chair and Vice-Chair

Deferred.

PUBLIC HEARING

NEW BUSINESS[25-9340](#)

1021 Hardee Rd

Chairperson Bello passed the gavel to Vice Chairperson Selman

Respondent was not present,

The owner shall take the required action as follows, A. Obtain approval for shop-25-07-1716, install, and pass final inspection on required shoring within 7 days from the July 14, 2025 CRB meeting. B. Renew all expired permits to repair and restore the structure within 24 hours of the July 14, 2025 CRB meeting.

C. Pass final inspection on all permits within 180 days of the July 14, 2025 CRB meeting. D. Make substantial progress on the work pursuant to the permits and provide updates to the building official showing substantial progress every 30 days from the July 14, 2025 CRB meeting. E. A \$1,000 daily immediate fine shall accrue until the shoring is installed. F. A \$1,000 daily fine shall accrue if b, c, or d deadlines are not met and the fines will continue to accrue until all the above deadlines are met.

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

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

Nays: None

Excused: Board Member Ignacio Permuy

[25-9341](#)

931 Catalonia Ave

Respondent were present,

The owner shall take the required action as follows, A. You must repair all the non-operatable windows within 16 days from the July 14, 2025 CRB meeting. B. Obtain permits for all remodeling of the apartments and any other permits that are required including electrical, mechanical, and plumbing work within 60 days of the July 14, 2025 CRB meeting. C. A \$250 daily fine will be imposed if any of these deadlines are not met.

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

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

Nays: None

Excused: Board Member Ignacio Permuy

[25-9344](#)

935 Catalonia Ave

Respondent were present,

The owner shall take the required action as follows, A. You must repair all the non-operatable windows within 16 days of the July 14, 2025 CRB meeting. B. Obtain permits for all remodeling of the apartments and any other permits that are required including electrical, mechanical, and plumbing work within 60 days of the July 14, 2025 CRB meeting. C. Submit a mold inspection / air quality report for the entire building with follow-up protocol within 20 days and remediate the entire building within 80 days from the July 14, 2025 CRB meeting. D. A \$250 daily fine will be imposed if any of these deadlines are not met.

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

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

Nays: None

Excused: Board Member Ignacio Permuy

[25-9345](#)

631 San Lorenzo Ave

Respondent were present,

The owner shall take the required action as follows, A. You must apply for, obtain, and pass final inspections to repair the structure or demolish it within 90 days of the July 14, 2025 CRB meeting. B. A \$250 daily fine be imposed if any of these deadlines are not met.

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

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

Nays: None

Excused: Board Member Ignacio Permuy

[25-9336](#)

1801 Ponce de Leon - Complied

[25-9337](#)

1414 Galiano St

Respondent were present,

The owner shall take the required action as follows, A. Submit a new 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 one hundred and eighty (180) 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 Olazabal, seconded by Vice Chairperson Selman, that this matter be approved. The motion passed by the following vote.

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

Nays: None

Excused: Board Member Ignacio Permuy

[25-9338](#)

217 Madeira 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 revised Recertification Report prepared by a licensed Architect or Engineer within sixty (60) days of the Board's Order Recertifying the property. C. Payment 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 Selman, seconded by Board Member Olazabal, that this matter be approved. The motion passed by the following vote.

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

Nays: None

Excused: Board Member Ignacio Permuy

OLD BUSINESS

[24-7096](#)

600 Biltmore Way

Respondent were present,

The owner shall take the required action as follows, previous order stands.

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

Yeas: Chairperson Bello, Board Member Olazabal, and Board Member Bolivar

Nays: None

Excused: Board Member Ignacio Permuy

Recused: Vice Chairperson Selman

[23-6903](#)

110 Sidonia Ave - Deferred

[24-8448](#) 152 Almeria Ave - Deferred

Deferred

[25-8720](#) 4001 Salzedo St.

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 revised Recertification Report prepared by a licensed Architect or Engineer within sixty (30) days of the Board's Order Recertifying the property. C. Pay 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 Olazabal, seconded by Board Member Bolivar, that this matter be approved. The motion passed by the following vote.

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

Nays: None

Excused: Board Member Ignacio Permuy

ADJOURNMENT

Meeting was adjourned at 4:34pm by Chariperson, Anthony Bello.

NOTE