

City of Coral Gables

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



Meeting Minutes

Monday, January 12, 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 2:03pm 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

26-1007

Construction Regulation Board Meeting of November 10, 2025.

A motion was made by Board Member Ignacio Permuy, 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 Ignacio Permuy, Board Member Carmen Olazabal, and Board Member Carlos Bolivar

CHANGES TO THE AGENDA

PUBLIC HEARING

NEW CASES

25-1234

11 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 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, 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 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 Ignacio Permuy, Board Member Carmen Olazabal, and Board Member Carlos Bolivar

[25-1233](#)

100 GIRALDA AVE

This Agenda Item was Complied prior to hearing

[25-1235](#)

110 SIDONIA 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 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, 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 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 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 Ignacio Permuy, Board Member Carmen Olazabal, and Board Member Carlos Bolivar

[25-1236](#)

114 ANTIQUERA AVE

This Agenda Item was Complied prior to hearing

[25-1237](#)

118 ANTIQUERA AVE

This Agenda Item was Complied prior to hearing

25-1230**290 ARAGON 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 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, 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 one hundred and twenty (120) 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 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 Ignacio Permuy, Board Member Carmen Olazabal, and Board Member Carlos Bolivar

25-1225**310 SEVILLA AVE**

This Agenda Item was Deferred

25-1231

411 SANTANDER 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 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, 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 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 Ignacio Permuy, Board Member Carmen Olazabal, and Board Member Carlos Bolivar

25-1227

1514 SALZEDO ST

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 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, 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 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 Ignacio Permuy, Board Member Carmen Olazabal, and Board Member Carlos Bolivar

[25-1228](#)

1960 DOUGLAS RD

This Agenda Item was Deferred

[25-1229](#)

2501 GALIANO ST

Respondent were not 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 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, 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 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 Ignacio Permuy, Board Member Carmen Olazabal, and Board Member Carlos Bolivar

[25-1226](#)

5450 SW 8 ST

This Agenda Item was Deferred

[25-1232](#)

6915 RED 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, 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, 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 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 Ignacio Permuy, Board Member Carmen Olazabal, and Board Member Carlos Bolivar

NOTICE OF INTENT TO LIEN24-8221

20 SANTILLANE AVE

Respondent were present,

The owner shall take the required action as follows,

A) The property owner has failed to comply with the original order; therefore, all provisions of the original order, including fines or deadlines, remain in full force and effect and the fines of \$250 per day shall run retroactive to the deadline in the original order of December 4, 2024, and until the original order is fully complied with. B) Provide the CRB with an update in 180 days at the July 13, 2026 Board's meeting. C) That the property owner submit a signed and notarized letter certifying that the building is unoccupied and will remain unoccupied until recertification is completed, within thirty (30) days of the Board's meeting. 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 the building is not recertified within 180 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 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 Ignacio Permuy, Board Member Carmen Olazabal, and Board Member Carlos Bolivar

[24-8220](#)**129 ALMERIA AVE**

Respondent were present,

The owner shall take the required action as follows,

A) The property owner has failed to comply with the original order; therefore, all provisions of the original order, including fines or deadlines, remain in full force and effect and the fines of \$250 per day shall run retroactive to the deadline in the original order of December 4, 2024, and until the original order is fully complied with. 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) Provide the CRB with an update in 180 days at the July 13, 2026 Board's meeting. G) 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 180 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 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 Ignacio Permuy, Board Member Carmen Olazabal, and Board Member Carlos Bolivar

[25-9338](#)**217 MADEIRA AVE**

Respondent were present,

The owner shall take the required action as follows,

A) The property owner has failed to comply with the original order; therefore, all provisions of the original order, including fines or deadlines, remain in full force and effect and the fines of \$250 per day shall run retroactive to the deadline in the original order of July 14, 2025, and until the original order is fully complied with. 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 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 Ignacio Permuy, Board Member Carmen Olazabal, and Board Member Carlos Bolivar

[24-7808](#)**218 PHOENETIA AVE**

Respondent were not present,

The owner shall take the required action as follows,

A) The property owner has failed to comply with the original order; therefore, all provisions of the original order, including fines or deadlines, remain in full force and effect and the fines of \$250 per day shall run retroactive to the deadline in the original order of August 19, 2024, and until the original order is fully complied with. 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 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 Ignacio Permuy, Board Member Carmen Olazabal, and Board Member Carlos Bolivar

[24-7810](#)

350 MADEIRA AVE

This Agenda Item was Complied prior to hearing

[24-8224](#)

760 PONCE DE LEON BLVD

This Agenda Item was Deferred

[24-8219](#)

1120 E PONCE DE LEON BLVD

Respondent were present,

The owner shall take the required action as follows,

A) The property owner has failed to comply with the original order; therefore, all provisions of the original order, including fines or deadlines, remain in full force and effect and the fines of \$250 per day shall run retroactive to the deadline in the original order of December 4, 2024, and until the original order is fully complied with. 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 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 Ignacio Permuy, Board Member Carmen Olazabal, and Board Member Carlos Bolivar

[24-8449](#)

4944 LE JEUNE RD

Respondent were present,

The owner shall take the required action as follows,

A) The property owner has failed to comply with the original order; therefore, all provisions of the original order, including fines or deadlines, remain in full force and effect and the fines of \$250 per day shall run retroactive to the deadline in the original order of January 29, 2025, and until the original order is fully complied with. 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 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 Ignacio Permuy, Board Member Carmen Olazabal, and Board Member Carlos Bolivar

STATUS

DISCUSSION ITEMS

Chairperson Anthony Bello initiated a discussion regarding the Mitigation of Fine meetings. Assistant City Attorney Clifford Friedman advised the matter to be reviewed and response will be provided.

ADJOURNMENT

Meeting was adjourned at 4:03pm by Chairperson, Anthony Bello.