

City of Coral Gables

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



Meeting Minutes

Monday, November 10, 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*

CALL TO ORDER

Meeting was called to order at 2:05pm by Chairperson, Anthony Bello.

ROLL CALL

Present: 3 - Vice Chairperson Selman, Chairperson Bello and Board Member Permuy

Excused: 2 - Board Member Olazabal and Board Member Bolivar

APPROVAL OF THE MINUTES

25-1035

Construction Regulation Board Meeting of October 20, 2025.

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

Yeas: 3- Chairperson Anthony Bello, Vice Chairperson Monique Selman, and Board Member Ignacio Permuy

CHANGES TO THE AGENDA

PUBLIC HEARING

NEW CASES

25-1008

1 ALHAMBRA CIR

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 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. 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 Ignacio Permuy, that this matter be approved. The motion passed by the following vote.

Yeas: 3- Chairperson Anthony Bello, Vice Chairperson Monique Selman, and Board Member Ignacio Permuy

25-1003

550 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. Recertify the structure within six (6) months 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 Board member Ignacio Permuy, seconded by Vice Chairperson Monique Selman, that this matter be approved. The motion passed by the following vote.

Yeas: 3- Chairperson Anthony Bello, Vice Chairperson Monique Selman, and Board Member Ignacio Permuy

25-1005

901 PONCE DE LEON BLVD

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 Vice Chairperson Monique Selman, seconded by Board member Ignacio Permuy, that this matter be approved. The motion passed by the following vote.

Yeas: 3- Chairperson Anthony Bello, Vice Chairperson Monique Selman, and Board Member Ignacio Permuy

25-1014

3301 PONCE DE LEON BLVD- Deferred

25-1004 241 SEVILLA 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 six (6) months 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 Board member Ignacio Permuy, seconded by Vice Chairperson Monique Selman, that this matter be approved. The motion passed by the following vote.

Yeas: 3- Chairperson Anthony Bello, Vice Chairperson Monique Selman, and Board Member Ignacio Permuy

25-1006 2555 PONCE DE LEON BLVD

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. Provide the CRB board with an update on the building's repairs in 6 months at the May 2026 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 Ignacio Permuy, seconded by Vice Chairperson Monique Selman, that this matter be approved. The motion passed by the following vote.

Yeas: 3- Chairperson Anthony Bello, Vice Chairperson Monique Selman, and Board Member Ignacio Permuy

NOTICE OF INTENT TO LIEN

[24-8222](#)

230 CALABRIA 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 shall run retroactive to the deadline in the original order, 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 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: 3- Chairperson Anthony Bello, Vice Chairperson Monique Selman, and Board Member Ignacio Permuy

STATUS

DISCUSSION ITEMS

[25-1043](#)

Construction Regulation Board 2024-2025 Annual report

Annual Report unanimously approved by Board member.

25-1044**Construction Regulation Board 2026 Meeting Dates**

Construction Regulation Board members were advised of the 2026 meeting dates.

Discussion regarding the Building Recertification process

Acting Director, Douglas Ramirez discussed changes to the Building Recertification process. The Board members and City staff agreed to have a Member Workshop meeting in December 2025, to further discuss the Building Recertification process and the CRB's responsibility.

ADJOURNMENT

Meeting was adjourned at 3:07pm by Chairperson, Anthony Bello.