

City of Coral Gables



Meeting Minutes

Monday, May 11, 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 2:05pm by Chairperson, Anthony Bello.

ROLL CALL

Present: 4- Chairperson Anthony Bello, Vice Chairperson Monique Selman, Board Member Ignacio Permuy, and Board Member Carlos Bolivar

Excused: 1- Board Member Carmen Olazabal

APPROVAL OF THE MINUTES

[26-1542](#) Construction Regulation Board Meeting of April 13, 2026.

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

Present: 4- Chairperson Anthony Bello, Vice Chairperson Monique Selman, Board Member Ignacio Permuy, and Board Member Carlos Bolivar

CHANGES TO THE AGENDA

PUBLIC HEARING

NOTICE OF INTENT TO LIEN

[25-1235](#) 110 SIDONIA 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 given in the original hearing of January 12, 2026, and until the original order is fully complied with. B. Immediately obtain and close all necessary permits as applicable to perform repairs needed to recertify the structure. 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 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 M. Selman, seconded by Board Member I. Permuy, that this matter be approved. The motion passed by the following vote.

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

25-8721

2 CORAL WAY

Respondent were present,

The owner shall take the required action as follows,

A. The Board approved extending the original recertification deadline to May 18, 2026. B. That the property owner submit an electrical Thermography report, performed by a level-II or higher certified infrared Thermographer, within 30 days of the board's meeting. C. Immediately obtain and close all necessary permits as applicable to perform repairs needed to recertify the structure. 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 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 M. Selman, seconded by Board Member I. Permuy, that this matter be approved. The motion passed by the following vote.

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

26-1061

122 MENORES AVE

This Agenda Item was Deferred

[26-1059](#)

1200 MARIPOSA 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 given in the original hearing of February 9, 2026, 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 M. Selman, seconded by Board Member C. Bolivar, that this matter be approved. The motion passed by the following vote.

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

[26-1058](#)

1150 MADRUGA 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 given in the original hearing of February 9, 2026, 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 I. Permuy, seconded by Vice Chairperson M. Selman, that this matter be approved. The motion passed by the following vote.

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

[25-1229](#)

2501 GALIANO ST

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 given in the original hearing of January 12, 2026, 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 M. Selman, seconded by Board Member I. Permuy, that this matter be approved. The motion passed by the following vote.

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

NEW CASES

[26-1508](#)

514 PALERMO AVE

This Agenda Item was Deferred

26-1509

910 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 architect or 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. Submit reports free of deficiency 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 I. Permuy, seconded by Vice Chairperson M. Selman, that this matter be approved. The motion passed by the following vote.

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

STATUS25-1006

2555 PONCE DE LEON BLVD

Respondent were present,

The previous order stands. No motion was made and no vote was taken.

Recused: Board Member I. Permuy

25-1004

241 SEVILLA AVE

Respondent were present,

The previous order stands, with the recertification deadline extended to August 31, 2026.

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

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

DISCUSSION ITEMS

ADJOURNMENT

Meeting was adjourned at 2:42pm by Chairperson, Anthony Bello.