

City of Coral Gables

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



Meeting Minutes

Monday, September 8, 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, September 8, 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 2:05 pm 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

[25-9688](#)

Construction Regulation Board Meeting of August 11, 2025.

A motion was made by Vice Chairperson Selman, seconded by Board member Permuy, 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

DISCUSSION ITEMS

Nomination of Chair and Vice- Chair

Chairperson

Board Member I. Permuy nominated Anthony Bello as Chairperson

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

Yeas: 5- Chairperson A. Bello, Vice Chairperson M. Selman, Board Member I. Permuy, Board Member C. Olazabal, and Board Member C. Bolivar

Absent: 0- None

Vice Chairperson

Board Member I. Permuy nominated Monique Selman as Vice Chairperson

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

Yeas: 5- Chairperson A. Bello, Vice Chairperson M. Selman, Board Member I. Permuy, Board Member C. Olazabal, and Board Member C. Bolivar

Absent: 0- None

PUBLIC HEARING

OLD BUSINESS[25-9468](#)

66 VALENCIA AVE

Respondent were present,

The owner shall take the required action as follows, A. Submit a revised Recertification Report prepared by a licensed Engineer within ninety (90) days of the Board's Order Recertifying the property. B. Pay of all applicable administrative fees. C. A \$250 daily fine be imposed if any of these deadlines are not met.

A motion was made by Vice Chairperson M. Selman, seconded by Board Member C. Olazabal, 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

NEW BUSINESS[25-9620](#)

1114 S DIXIE HWY

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 Recertification Report prepared by a licensed Architect or Engineer within sixty (60) 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 C. Olazabal, seconded by Vice Chairperson M. 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

[25-9621](#)

1401 MONZA AVE- Complied

[25-9622](#)

38 OVIEDO AVE- Deferred

[25-9623](#)

430 MALAGA AVE- Complied

[25-9624](#)

438 MALAGA AVE- Complied

[25-9625](#)

449 ANASTASIA 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 Recertification Report prepared by a licensed Architect or Engineer within ninety (90) 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 Vice Chairperson M. Selman, seconded by Board Member C. Olazabal, 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

[25-9626](#)

4700 SW 8 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 Recertification Report prepared by a licensed Architect or Engineer within sixty (60) 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 Vice Chairperson M. Selman, seconded by Board Member C. Olazabal, 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

[25-9627](#)

540 BILTMORE WAY- Deferred

ADJOURNMENT

Meeting was adjourned at 2:33 pm by Chairperson, Anthony Bello.

NOTE