

City of Coral Gables

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



Meeting Minutes

Monday, November 18, 2024

2:00 PM

427 Biltmore Way, First Floor Conference Room

Construction Regulation Board

*Chairperson Anthony Bello
Vice Chairperson Ignacio Permuy
Board Member Mike Menendez
Board Member Carmen Olazabal
Board Member Monique Selman*

CALL TO ORDER

Meeting was called to order at 2:04 pm by Chairperson, Anthony Bello.

ROLL CALL

Present: 5 - Vice Chairperson Permuy, Chairperson Bello, Board Member Menendez, Board Member Olazabal and Board Member Selman

APPROVAL OF THE MINUTES

[24-8218](#) Construction Regulation Board Meeting of August 12, 2024.

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

Yeas: 5 - Vice Chairperson Permuy, Chairperson Bello, Board Member Menendez, Board Member Olazabal and Board Member Selman

CHANGES TO THE AGENDA

PUBLIC HEARING

[24-8219](#) 1120 E. Ponce De Leon Ave

Respondents 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. A \$250 daily fine be imposed if any of these deadlines are not met.

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

Yeas: 5 - Chairperson Bello, Board Member Menendez, Board Member Olazabal, Vice Chairperson Permuy and Board Member Selman

[24-8269](#) 118 Sarto Avenue

Respondents were present,

The owner shall take the required action as follows, A. The structure be vacated and all utilities disconnected within 30 days of the date of the November 5, 2024 CRB hearing notice B. apply for the Permits to legalize or demolish the Structure within 30 days of the November 5, 2024 CRB hearing notice C. Obtain the Permits within 60 days of the November 5, 2024 CRB hearing notice D. pass final inspection on the Permits within 90 days of the date that the City informs you that the Permits are ready to be picked up. E. A \$250 daily fine be imposed if any of these deadlines are not met

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

Yeas: 5 - Board Member Menendez, Board Member Olazabal, Vice Chairperson Permuy, Chairperson Bello and Board Member Selman

24-8220

129 Almeria Ave

Respondents 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. A \$250 daily fine be imposed if any of these deadlines are not met.

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

Yeas: 5 - Board Member Menendez, Board Member Olazabal, Vice Chairperson Permuy, Chairperson Bello and Board Member Selman

24-8221

20 Santillane Ave

Respondents 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. 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 Menendez, that this matter be approved. The motion passed by the following vote.

Yeas: 5 - Board Member Olazabal, Vice Chairperson Permuy, Chairperson Bello, Board Member Selman and Board Member Menendez

24-8222

230 Calabria Ave

Respondents 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. A \$250 daily fine be imposed, if any of these deadlines are not met.

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

Yeas: 5 - Vice Chairperson Permuy, Chairperson Bello, Board Member Menendez, Board Member Olazabal and Board Member Selman

23-6909

2331 Ponce De Leon Blvd.

Respondents 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 revised Recertification Report prepared by a licensed Architect or Engineer within thirty (30) days of the November 18, 2024, CRB Board's meeting Recertifying the property. C. Incurred daily fines be waived from 8/18/24 until 11/18/24 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 Menendez, to Adopt the Consent Agenda. The motion carried by the following vote:

Yeas: 5 - Board Member Olazabal, Vice Chairperson Permuy, Chairperson Bello, Board Member Selman and Board Member Menendez

24-8223

300 Mendoza Ave

Respondents 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. A \$250 daily fine be imposed if any of these deadlines are not met.

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

Yeas: 5 - Chairperson Bello, Board Member Menendez, Board Member Olazabal, Vice Chairperson Permuy and Board Member Selman

24-7810

350 Madeira Ave

Respondents 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. A \$250 daily fine be imposed, if any of these deadlines are not met.

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

Yeas: 5 - Board Member Menendez, Board Member Olazabal, Vice Chairperson Permuy, Chairperson Bello and Board Member Selman

24-8224

760 Ponce De Leon Blvd.

Respondents 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. A \$250 daily fine be imposed, if any of these deadlines are not met.

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

Yeas: 5 - Board Member Olazabal, Vice Chairperson Permuy, Chairperson Bello, Board Member Selman and Board Member Menendez

23-6005

915 Palermo Ave

Respondents were present,

The owner shall take the required action as follows, A. The July 1, 2023, order stands B. Submit a new letter from a structural Engineer within seven (7) days of the Board's meeting, attesting the structure is safe for occupancy. C. Submit a revised Recertification Report prepared by a licensed Architect or Engineer within thirty (30) days of November 18, 2024, CRB Board's meeting Recertifying the property. D. Incurred daily fines be waived between 11/18/24 and 12/18/24 E. Provide the CRB board with an update at the January 13, 2025 Board's meeting. E. A \$250 daily fine be imposed, if any of these deadlines are not met.

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

Yeas: 5 - Board Member Menendez, Board Member Olazabal, Vice Chairperson Permuy, Chairperson Bello and Board Member Selman

OLD BUSINESS

Mr. Bello requested a report from the City Attorney's office regarding the timing of the 40 year Building Certification.

NEW BUSINESS

24-8321

Construction Regulation Board 2023-2024 Annual report

Annual Report unanimously approved by Board members.

Election of Chairperson and Vice Chairperson

Mr. Bello was unanimously voted as the Chairperson

Ms.Selman was unanimously voted as the Vice-Chairperson

DISCUSSION ITEMS

Construction Regulation Board 2025 Meeting Dates

Construction Regulation Board members were advised of the 2025 meeting dates.

None

ADJOURNMENT

Meeting was adjourned at 4:11 pm by Chairperson, Anthony Bello. A verbatim record of this meeting is available upon request.