

City of Coral Gables

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



Meeting Minutes

Monday, February 9, 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 2:04pm by Chairperson, Anthony Bello.

ROLL CALL

Present: 3- Chairperson Anthony Bello, Board Member Ignacio Permuy, and Board Member Carlos Bolivar

Excused: 2- Vice Chairperson Monique Selman and Board Member Carmen Olazabal

APPROVAL OF THE MINUTES

[26-1167](#) Construction Regulation Board Meeting of January 12, 2026

A motion was made by Board Member Ignacio Permuy, seconded by Board Member Carlos Bolivar, that this matter be approved. The motion passed by the following vote.

Yeas: 3- Chairperson Anthony Bello, Board Member Ignacio Permuy, and Board Member Carlos Bolivar

CHANGES TO THE AGENDA

PUBLIC HEARING

NEW CASES

[26-1103](#) 2120 SALZEDO ST

Respondent were present,

The owner shall take the required action as follows,

A. Immediately cease and desist all commercial operations and occupancy within business unit #301 speakeasy ("Romeo") and unit #303 restaurant ("Babette"). B. Apply for the permits to legalize the structure within 30 days of the date of the CRB hearing notice. C. Obtain the permits within 60 days of the date of the 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. E. Obtain all required approvals, including a valid certificate of use, before any re occupancy or operation of the affected spaces indicated above ("required action"). You may not re-occupy the structure until you have taken all of the required action. F. 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 Ignacia Permuy, seconded by Board Member Carlos Bolivar, that this matter be approved. The motion passed by the following vote.

Yeas: 3- Chairperson Anthony Bello, Board Member Ignacio Permuy, and Board Member Carlos Bolivar

26-1058

1150 MADRUGA AVE

The owner shall take the required action as follows,

A. That the property owner submit current electrical recertification report and cover letter, 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. Submit report 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 Ignacia Permuy, seconded by Board Member Carlos Bolivar, that this matter be approved. The motion passed by the following vote.

Yeas: 3- Chairperson Anthony Bello, Board Member Ignacio Permuy, and Board Member Carlos Bolivar

26-1059

1200 MARIPOSA 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, 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 Ignacia Permuy, seconded by Board Member Carlos Bolivar, that this matter be approved. The motion passed by the following vote.

Yeas: 3- Chairperson Anthony Bello, Board Member Ignacio Permuy, and Board Member Carlos Bolivar

[26-1067](#)

4800 LE JEUNE RD

This Agenda Item was Deferred

[26-1061](#)

122 MENORES AVE

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 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 Carlos Bolivar, seconded by Board Member Ignacia Permuy, that this matter be approved. The motion passed by the following vote.

Yeas: 3- Chairperson Anthony Bello, Board Member Ignacio Permuy, and Board Member Carlos Bolivar

[26-1062](#)

131 ZAMORA AVE

This Agenda Item was Deferred

26-1056

15 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 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 Ignacia Permuy, seconded by Board Member Carlos Bolivar, that this matter be approved. The motion passed by the following vote.

Yeas: 3- Chairperson Anthony Bello, Board Member Ignacio Permuy, and Board Member Carlos Bolivar

26-1063

19 SIDONIA AVE

This Agenda Item was Complied prior to hearing

[26-1064](#)**2 CORAL WAY**

Respondent were present,

The owner shall take the required action as follows,

A. That the property owner submit current electrical recertification report and cover letter, appropriately signed and sealed by a Florida-licensed professional architect or engineer, within 45 days of the board's meeting. B. That the property owner submit appropriately signed and sealed safe-to-occupy letter for the electrical recertification, within 45 days of the board's meeting attesting that the structure's 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 report 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 Ignacia Permuy, seconded by Board Member Carlos Bolivar, that this matter be approved. The motion passed by the following vote.

Yeas: 3- Chairperson Anthony Bello, Board Member Ignacio Permuy, and Board Member Carlos Bolivar

[26-1065](#)**396 ALHAMBRA CIR**

This Agenda Item was Deferred

[25-1226](#)**5450 SW 8 ST**

This Agenda Item was Deferred

NOTICE OF INTENT TO LIEN25-9900

1 ALHAMBRA PLZ

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 given in the original hearing of October 20, 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 any of the above deadlines are not met within 180 days of the board's meeting.

A motion was made by Board Member Ignacia Permuy, seconded by Board Member Carlos Bolivar, that this matter be approved. The motion passed by the following vote.

Yeas: 3- Chairperson Anthony Bello, Board Member Ignacio Permuy, and Board Member Carlos Bolivar

[25-9620](#)

1114 S DIXIE HWY

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 given in the original hearing of September 8, 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 sixty (60) 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 90 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 Ignacia Permuy, seconded by Board Member Carlos Bolivar, that this matter be approved. The motion passed by the following vote.

Yeas: 3- Chairperson Anthony Bello, Board Member Ignacio Permuy, and Board Member Carlos Bolivar

[25-9625](#)**449 ANASTASIA 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 given in the original hearing of September 08, 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 120 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 Ignacia Permuy, seconded by Board Member Carlos Bolivar, that this matter be approved. The motion passed by the following vote.

Yeas: 3- Chairperson Anthony Bello, Board Member Ignacio Permuy, and Board Member Carlos Bolivar

[25-9626](#)**4700 SW 8 ST**

This Agenda Item was Deferred

[24-8224](#)**760 PONCE DE LEON BLVD**

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 November 18, 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 Carlos Bolivar, seconded by Board Member Ignacia Permuy, that this matter be approved. The motion passed by the following vote.

Yeas: 3- Chairperson Anthony Bello, Board Member Ignacio Permuy, and Board Member Carlos Bolivar

STATUS[25-9901](#)**441 VALENCIA AVE**

Respondent were present,

The owner shall take the required action as follows,

A. The previous order stands, with the recertification deadline amended to two hundred and forty (240) days from the date of the board's meeting on October 20, 2025.

A motion was made by Board Member Ignacia Permuy, seconded by Board Member Carlos Bolivar, that this matter be approved. The motion passed by the following vote.

Yeas: 3- Chairperson Anthony Bello, Board Member Ignacio Permuy, and Board Member Carlos Bolivar

[25-9898](#)

721 BILTMORE WAY

Respondent were present,

The Owner shall take the Required Action as follows:

A. The previous order stands, with the structure to be recertified by December 31, 2026.

A motion was made by Board Member Ignacia Permuy, seconded by Board Member Carlos Bolivar, that this matter be approved. The motion passed by the following vote.

Yeas: 3- Chairperson Anthony Bello, Board Member Ignacio Permuy, and Board Member Carlos Bolivar

DISCUSSION ITEMS

Chairperson Anthony Bello recognized the City Attorney Clifford Friedman, who announced this was his final meeting.

ADJOURNMENT

Meeting was adjourned at 3:51pm by Chairperson, Anthony Bello.