



**City of Coral Gables  
Development Services Department**

**CONSTRUCTION REGULATION BOARD  
CASE RESUME**

**HEARING DATE:** November 14, 2022

**CASE NO.:** 22-4912

**BUILDING ADDRESS:** 720 Coral Way

**FOLIO NUMBER:** 03-4117-028-0001

**OWNER:** Granada Park Condominium Association Inc.

**USE:** Multifamily

**# OF LIVING UNITS:** 32

**PENDING RECERTIFICATION:** 2022

**LAST RECERTIFICATION DATE:** First  
Recertification

**YEAR BUILT:** 1982

**DESCRIPTION AND DEFECTS OF BUILDING:** The Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code.

**DATES AND ACTIVITIES:**

01/03/22	First Notice from the City advising Recertification is required mailed with the return receipt, delivered.
03/31/22	Recertification Report rejected; repairs required (Building and Electrical).
04/06/22	180 days extension granted to do repairs mailed with the return receipt, delivered.
10/03/22	<b><u>EXTENSION EXPIRED</u></b>
10/31/22	Notice of Unsafe Structure Violation for Failure to recertify and Notice of Hearing mailed with return receipt.
10/31/22	Notice of Hearing posted on Structure and at City Hall.
11/14/22	Board Hearing

**TO DATE THE OWNER HAS:** NOT submitted a revised Recertification Report for the City's review.

**BUILDING OFFICIAL'S RECOMMENDATION:** **A.** Submit an updated 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 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.

**PERMIT ACTIVITY:**

BLDB-22-01-0280 Roof maintenance waterproofing concrete deck w/ tremco vulkem ews @ penthouse common areas-Finaled

BLDB-22-04-0590 CONCRETE REPAIRS (SPECIAL INSPECTOR FORM FOR CONCRETE REPAIRS FROM TOMAS  
E. HERNANDEZ P.E EOR)-issued  
ELEC-22-03-0334 ELECTRICAL REPAIRS @BUILDING RECERTIFICATION (YEAR BUILT 1982) rejected 6/30/22