



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/4/2022

Property Information	
Folio:	03-4117-028-0001
Property Address:	
Owner	REFERENCE ONLY
Mailing Address	
PA Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

Benefits Information				
Benefit	Type	2022	2021	2020
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
GRANADA PARK CONDO CORAL GABLES BILTMORE SEC PB 20-28 LOTS 6 THRU 9 BLK 1

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

City's Exhibit #1



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

GRANADA PARK CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number 763117
FEI/EIN Number 59-2215885
Date Filed 05/04/1982
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 12/08/2017
Event Effective Date NONE

Principal Address

720 CORAL WAY
 1 G
 CORAL GABLES, FL 33134

Changed: 03/18/2020

Mailing Address

720 CORAL WAY
 1 G
 CORAL GABLES, FL 33134

Changed: 03/18/2020

Registered Agent Name & Address

Bay Property Management
 9100 S, Dadeland Blvd
 Suite 1500
 Miami, FL 33156

Name Changed: 03/18/2020

Address Changed: 01/25/2022

Officer/Director Detail

Name & Address

City's Exhibit #2

Title VP

Emerson, George
720 CORAL WAY
1 G
CORAL GABLES, FL 33134

Title President

Garcia, Julieta
720 CORAL WAY
1 G
CORAL GABLES, FL 33134

Title Treasurer, Director

Machado, Ingrid
720 Coral Way
1 G
Coral Gables, FL 33134

Annual Reports

Report Year	Filed Date
2021	02/15/2021
2022	01/25/2022
2022	08/24/2022

Document Images

08/24/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
01/25/2022 -- ANNUAL REPORT	View image in PDF format
02/15/2021 -- ANNUAL REPORT	View image in PDF format
03/18/2020 -- ANNUAL REPORT	View image in PDF format
09/23/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/10/2019 -- ANNUAL REPORT	View image in PDF format
02/22/2018 -- ANNUAL REPORT	View image in PDF format
12/08/2017 -- Amendment	View image in PDF format
01/06/2017 -- ANNUAL REPORT	View image in PDF format
02/11/2016 -- ANNUAL REPORT	View image in PDF format
02/19/2015 -- ANNUAL REPORT	View image in PDF format
02/10/2014 -- ANNUAL REPORT	View image in PDF format
03/14/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
01/23/2013 -- ANNUAL REPORT	View image in PDF format
05/16/2012 -- ANNUAL REPORT	View image in PDF format
03/24/2011 -- ANNUAL REPORT	View image in PDF format
03/07/2011 -- ANNUAL REPORT	View image in PDF format

[06/14/2010 -- ANNUAL REPORT](#)
[02/17/2010 -- REINSTATEMENT](#)
[03/31/2008 -- ANNUAL REPORT](#)
[04/10/2007 -- ANNUAL REPORT](#)
[04/17/2006 -- ANNUAL REPORT](#)
[05/09/2005 -- ANNUAL REPORT](#)
[03/24/2004 -- ANNUAL REPORT](#)
[02/03/2003 -- ANNUAL REPORT](#)
[03/14/2002 -- ANNUAL REPORT](#)
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[03/20/2000 -- ANNUAL REPORT](#)
[07/09/1999 -- ANNUAL REPORT](#)
[04/02/1998 -- ANNUAL REPORT](#)
[08/19/1997 -- ANNUAL REPORT](#)
[04/08/1996 -- ANNUAL REPORT](#)
[07/26/1995 -- ANNUAL REPORT](#)
[02/06/1995 -- ANNUAL REPORT](#)

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/25/2022

	Folio	Sub-Division	Owner	Address
1	03-4117-028-0010	GRANADA PARK CONDO	MATTHEW W DIETZ DEBORAH E DIETZ	720 CORAL WAY UNIT: 1F Coral Gables
2	03-4117-028-0020	GRANADA PARK CONDO	YUEN CHEONG SWING	720 CORAL WAY UNIT: 2A Coral Gables
3	03-4117-028-0030	GRANADA PARK CONDO	JOSEPH ALFANO	720 CORAL WAY UNIT: 2B Coral Gables
4	03-4117-028-0040	GRANADA PARK CONDO	MALAENKA LTD % COUTTS (USA) INTERNATIONAL	720 CORAL WAY UNIT: 3C Coral Gables
5	03-4117-028-0050	GRANADA PARK CONDO	DOROTHEA LOU BRANDT	720 CORAL WAY UNIT: 3D Coral Gables
6	03-4117-028-0060	GRANADA PARK CONDO	LOUIS A GUITERAS	720 CORAL WAY UNIT: 3E Coral Gables
7	03-4117-028-0070	GRANADA PARK CONDO	FILOMENA MONACO	720 CORAL WAY UNIT: 4A Coral Gables
8	03-4117-028-0080	GRANADA PARK CONDO	ANAMARI H GARCES	720 CORAL WAY UNIT: 4B Coral Gables
9	03-4117-028-0090	GRANADA PARK CONDO	VIVIAN ANA SANCHEZ TRS VIVIAN ANA SANCHEZ REV TRUST	720 CORAL WAY UNIT: 5C Coral Gables
10	03-4117-028-0100	GRANADA PARK CONDO	DANIEL X BRENNAN AMANDA M BRENNAN	720 CORAL WAY UNIT: 5D Coral Gables
11	03-4117-028-0110	GRANADA PARK CONDO	MARCIA TEICHNER	720 CORAL WAY UNIT: 5E Coral Gables
12	03-4117-028-0120	GRANADA PARK CONDO	JULIETA Q GARCIA TRS JULIETA Q GARCIA REV TR	720 CORAL WAY UNIT: 6A Coral Gables
13	03-4117-028-0130	GRANADA PARK CONDO	JOSEPH JOHNSTON PARKER JR TRS PARKER FAMILY TR	720 CORAL WAY UNIT: 6B Coral Gables
14	03-4117-028-0140	GRANADA PARK CONDO	INGRID MACHADO RICHARD R MACHADO	720 CORAL WAY UNIT: 7C Coral Gables
15	03-4117-028-0150	GRANADA PARK CONDO	HECTOR H PINO NORMA HERNANDEZ (JTRS)	720 CORAL WAY UNIT: 7D Coral Gables
16	03-4117-028-0160	GRANADA PARK CONDO	AURORA ABRANTE TRS AURORA ABRANTE FAMILY TRUST	720 CORAL WAY UNIT: 7E Coral Gables
17	03-4117-028-0170	GRANADA PARK CONDO	MARGOT WOLF TRS MARGOT WOLF REV TR	720 CORAL WAY UNIT: 8A Coral Gables
18	03-4117-028-0180	GRANADA PARK CONDO	FAYAZ PROPERTIES LLC	720 CORAL WAY UNIT: 8B Coral Gables

19	03-4117-028-0190	GRANADA PARK CONDO	ESPERANZA PACHECO	720 CORAL WAY UNIT: 9C Coral Gables
20	03-4117-028-0200	GRANADA PARK CONDO	LIONHEARTED LLC	720 CORAL WAY UNIT: 9D Coral Gables
21	03-4117-028-0210	GRANADA PARK CONDO	LUIS QUESADA &W MARIA MERCY	720 CORAL WAY UNIT: 9E Coral Gables
22	03-4117-028-0220	GRANADA PARK CONDO	ELVIRA F PUPO TRS ELVIRA F PUPO REVOCABLE TRUST	720 CORAL WAY UNIT: 10A Coral Gables
23	03-4117-028-0230	GRANADA PARK CONDO	DENISE STUBBS GALLARDO	720 CORAL WAY UNIT: 10B Coral Gables
24	03-4117-028-0240	GRANADA PARK CONDO	ANNONA LLC	720 CORAL WAY UNIT: 11C Coral Gables
25	03-4117-028-0250	GRANADA PARK CONDO	JULIE WHITESIDE	720 CORAL WAY UNIT: 11D Coral Gables
26	03-4117-028-0260	GRANADA PARK CONDO	CARLOTA D VALDES	720 CORAL WAY UNIT: 11E Coral Gables
27	03-4117-028-0270	GRANADA PARK CONDO	JEAN PATTERSON HOLLEY TR JEAN P HOLLEY (BEN)	720 CORAL WAY UNIT: 12A Coral Gables
28	03-4117-028-0280	GRANADA PARK CONDO	ALVARO & ELIZABETH CORTES	720 CORAL WAY UNIT: 12B Coral Gables
29	03-4117-028-0290	GRANADA PARK CONDO	GEORGE EMERSON JANIE EMERSON	720 CORAL WAY UNIT: 13C Coral Gables
30	03-4117-028-0300	GRANADA PARK CONDO	ERNESTO IGLESIAS LE REM MARIVI IGLESIAS	720 CORAL WAY UNIT: 13D Coral Gables
31	03-4117-028-0310	GRANADA PARK CONDO	RAUL R RODRIGUEZ TR RAUL R RODRIGUEZ LIVING TRUST	720 CORAL WAY UNIT: 13E Coral Gables
32	03-4117-028-0320	GRANADA PARK CONDO	BRIGGS EDWARD SOLOMON	720 CORAL WAY UNIT: 14P Coral Gables

City of Coral Gables

ONLINE SERVICES

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Permits and Inspections: Search Results

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New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
EL-20-08-7155	08/28/2020	720 CORAL WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	PANEL REPLACEMENT AT OFFICE	final	08/28/2020	09/01/2020	0.00
PS-19-07-5758	07/30/2019	720 CORAL WAY	TREE REMOVAL/RELOCATION - PUBLIC SERVICE	Tree Removal - Dead Live oak	final	07/30/2019	07/30/2019	0.00
RV-18-07-3422	07/18/2018	720 CORAL WAY	REVISION TO PERMIT	REVISION TO (REMOVE SMOKE DETECTORS AND SHOW CORRECT LAYOUT)	final	10/04/2018	10/04/2018	0.00
EL-18-04-4060	04/26/2018	720 CORAL WAY	ELEC LOW VOLTAGE SYSTEM	REPLACE EXISTING FIRE ALARM CONTROL LOW VOLT FOR FIRE ALARM	final	05/09/2018	10/26/2018	0.00
FD-18-04-3989	04/25/2018	720 CORAL WAY	FIRE ALARM SYSTEM	REPLACE EXISTING FIRE ALARM CONTROL \$8,500	final	05/09/2018	11/13/2018	0.00
PU-18-04-2894	04/05/2018	720 CORAL WAY	PUBLIC RECORDS SEARCH	REQUEUST FOR CERTIFIED COPY OF PLANS MECHANICAL WORK FOR ELEVATOR MACHINE ROOM \$9,237	final	04/05/2018	04/05/2018	0.00
ME-17-08-2604	08/30/2017	720 CORAL WAY	MECH COMMERCIAL / RESIDENTIAL WORK	MECHANICAL WORK FOR ELEVATOR MACHINE ROOM \$9,237	final	10/09/2017	12/26/2018	0.00
EL-17-08-2594	08/30/2017	720 CORAL WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL WORK AT ELEVATOR MACHINE ROOM \$ 32,037 19 LIGHTS; 12 OUTLETS AND 400 AMP SUBFEEDS AND GEAR	final	10/11/2017	06/19/2018	0.00
UP-17-08-2559	08/29/2017	720 CORAL WAY	UPFRONT FEE - THIS IS NOT A PERMIT	MECHANICAL & ELECTRICAL WORK TO MACHINE ROOM FOR ELEVATOR \$ 40,000	final	08/29/2017	08/29/2017	0.00
BL-17-04-2550	04/28/2017	720 CORAL WAY	MISCELLANEOUS WORK	REMOVE TILES ON TWO GROUND FLOOR PATIOS AND LEAVE SURFACE AS ORIGINALLY INTENDED- OUTSIDE APT 1F- \$1000	final	05/04/2017	06/28/2017	0.00
AB-17-04-1869	04/17/2017	720 CORAL WAY	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL* APT 1F- REMOVE TILES ON TWO GROUND FLOOR PATIOS AND LEAVE SURFACE AS ORIGINALLY INTENDED \$1000	final	04/17/2017	06/28/2017	0.00
PU-17-04-1478	04/10/2017	720 CORAL WAY	PUBLIC RECORDS SEARCH	REQUEST FOR SITE PLAN AND SURVEY OF BUILDING AND CD BY ASSOCIATION MEMBER GEORGE EMMERSON	final	04/10/2017	04/10/2017	0.00
EL-17-03-2024	03/17/2017	720 CORAL WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	DOMESTIC WATER PUMP AND CONTROLS (2 EACH) REPLACEMENT ELECTRICAL PERMIT TO DISCONNECT AND RE CONNECT WATER PRESSURE PUMP	final	04/06/2017	04/17/2017	0.00
UP-17-03-1940	03/15/2017	720 CORAL WAY	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE PL-17-03-1939 DOMESTIC WATER PUMP AND CONTROLS (2 EACH) REPLACEMENT \$18,000	final	03/15/2017	03/15/2017	0.00
PL-17-03-1939	03/15/2017	720	PLUMB COMMERCIAL /	PLUMBING WORK FOR	final	03/15/2017	04/10/2017	0.00

City's Exhibit #3

		CORAL WAY	RESIDENTIAL WORK	DOMESTIC WATER PUMP AND CONTROLS (2 EACH) REPLACEMENT \$18,000				
BL-16-06-6419	06/03/2016	720 CORAL WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	REPLACEMENT (3) DOORS - IMPACT BRONZE TINT FULL VIEW BRONZE FRAME \$13,100	final	06/14/2016	07/28/2016	0.00
AB-16-05-7524	05/27/2016	720 CORAL WAY	BOA COMPLETE (LESS THAN \$75,000)	**RES** WINDOWS AND DOORS REPLACEMENT IMPACT BRONZE TINT FULL VIEW BRONZE FRAME \$13100	final	05/27/2016	07/28/2016	0.00
UP-16-03-6195	03/14/2016	720 CORAL WAY	UPFRONT FEE - THIS IS NOT A PERMIT	*UPFRONT FEE* REPAIR TO CBS BLOCK WALL. (\$8,975.00)	final	03/15/2016	03/15/2016	0.00
BL-16-03-6194	03/14/2016	720 CORAL WAY	GENERAL REPAIRS	REPAIR TO CBS BLOCK WALL. (\$8,975.00)	final	04/06/2016	05/13/2016	0.00
EL-15-10-4559	10/06/2015	720 CORAL WAY	ELEC LOW VOLTAGE SYSTEM	DIRECT TV ANTENNA CABLING INSTALLATION TO ALL UNITS \$2500	final	10/07/2015	10/08/2015	0.00
ZN-15-03-4071	03/09/2015	720 CORAL WAY	DUMPSTER / CONTAINER	INTERIOR TILING IN COMMON AREAS, INTERIOR PAINTING IN COMMON AREAS \$65,000	final	03/10/2015	03/10/2015	0.00
BL-15-03-3800	03/04/2015	720 CORAL WAY	COMMERCIAL FLOORING (INTERIOR ONLY)	INTERIOR TILING IN COMMON AREAS, INTERIOR PAINTING IN COMMON AREAS \$65,000	final	03/20/2015	06/03/2015	0.00
PL-14-08-2305	08/06/2014	720 CORAL WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPLACE 6" SEWER LINE \$2,450	final	08/07/2014	08/15/2014	0.00
BL-13-10-0570	10/09/2013	720 CORAL WAY	INTERIOR ALTERATION ONLY	INSTALL NEW INTERIOR METAL FIRE DOOR IN EGRESS STAIRWAY \$800	final	11/15/2013	03/06/2014	0.00
BL-13-05-0630	05/10/2013	720 CORAL WAY	WATERPROOFING	WATERPROOF TERRACE \$3,100 14TH FLOOR	final	05/17/2013	08/19/2013	0.00
ME-13-04-0724	04/11/2013	720 CORAL WAY	MECH COMMERCIAL / RESIDENTIAL WORK	REMOVE ALL EXISTING WOODEN BASES AND INSTALL NEW METAL BASES ON ROOF \$9,500	final	04/15/2013	05/21/2013	0.00
EL-13-04-0431	04/08/2013	720 CORAL WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	REPAIR 33 AIR COMPRESSORS \$2,400 RE-ROOF JOB TO RAISE UNITS ABOVE ROOF DECK	final	04/08/2013	05/24/2013	0.00
CE-12-06-8767	06/12/2012	720 CORAL WAY	CODE ENF TICKET PROCESS - NO RUNNING FINE	T45358 32-8.2 MDCC (WMR) USE OF SPRINKLER SYSTEM ON UNAUTHORIZED DAY (TUESDAY) CERT MAIL 91 7108 2133 3932 5927 7822	final	06/12/2012	06/25/2012	0.00
PL-12-04-7744	04/06/2012	720 CORAL WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	PORTABLE TOILET	final	04/06/2012	05/08/2012	0.00
ZN-12-03-7964	03/12/2012	720 CORAL WAY	PAINT / RESURFACE FL / CLEAN	PAINT EXT - WHITE \$39,000	final	03/12/2012	01/07/2013	0.00
PL-11-10-6129	10/05/2011	720 CORAL WAY	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALL 2 BACKFLOWS \$4300	final	10/06/2011	11/04/2011	0.00
CE-10-12-4833	12/28/2010	720 CORAL WAY	CODE ENF WARNING PROCESS	WT5549 32-8.2 MDCC (WMR) USE OF SPRINKLER SYSTEM ON UNAUTHORIZED DAY (TUESDAY)	final	12/28/2010	12/28/2010	0.00
BL-10-05-4521	05/20/2010	720 CORAL WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	REPLACE (16) WINDOWS W/IMPACT W/BRONZE FRAME & GRAY GLASS EAST SIDE OF THE BLDG \$6,368	final	06/01/2010	05/05/2011	0.00
AB-10-05-4038	05/13/2010	720 CORAL WAY	BOA COMPLETE (LESS THAN \$75,000)	REPLACE (16) WINDOWS W/IMPACT W/BRONZE FRAME & GRAY GLASS EAST SIDE OF THE BLDG \$6368	final	05/13/2010	05/05/2011	0.00
ME-09-09-3001	09/25/2009	720 CORAL WAY	MECH COMMERCIAL / RESIDENTIAL WORK	THIS IS A SUPPLEMENT TO ADD AIR CONDITIONER,CONDENSATE DRAIN & A/C DUCT WORK	final	09/28/2009	09/30/2009	0.00
ME-09-09-2705	09/22/2009	720	MECH COMMERCIAL /	INSTALL AIR CONDITIONER,	final	09/22/2009	10/23/2009	0.00

EXT



The City of Coral Gables

Development Services Department
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

1/3/2022

VIA CERTIFIED MAIL

GRANADA PARK CONDOMINIUM ASSOCIATION, INC.
C/O BAY PROPERTY MANAGEMENT
5375 NW 159 St., 4244
MIAMI LAKES, FL 33014

7020 3160 0001 1022 3523

RE: 720 CORAL WAY
FOLIO # 03-4117-028-0001

Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1982. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be **approved** by this Department and the Letter of Recertification must be issued.


Once a completed Report is submitted to this Department and repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a *revised* Report is submitted and approved, and all required permits are closed.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: http://www.miamidade.gov/pa/property_recertification.asp. The Recertification Report fee of \$500.00 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays submit in person in order to calculate the fees accordingly.

Failure to submit the required Report within the allowed time will result in **declaring the structure unsafe** and referring the matter to the City's Construction Regulation Board ("Board") without further notice; a \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Thank you for your prompt attention to this matter.


Manuel Z. Lopez, P.E.
Building Official

City's Exhibit #5

USPS Tracking®

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Tracking Number:

[Remove X](#)**70203160000110223523**

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(<https://informedelivery.usps.com/>)

Latest Update

Your item was picked up at the post office at 1:26 pm on January 7, 2022 in HIALEAH, FL 33014.

Delivered

Delivered, Individual Picked Up at Post Office

HIALEAH, FL 33014

January 7, 2022, 1:26 pm

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[Feedback](#)

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USPS Tracking Plus®



Product Information



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11/4/22, 10:21 AM

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Need More Help?

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March 31, 2022

City of Coral Gables Building Department
Development Services
City Hall 405 Biltmore Way
Coral Gables, Florida 33134

Re: 40-year recertification (STRUCTURAL ONLY)

Building Address: 720 Coral Way, Coral Gables, Florida 33154

Folio # 03-4117-028-0001

Dear City of Coral Gables Building Official,

In response to the City's request for clarification of the letter/report dated 1-19-2022 prepared by me; the undersigned; Tomas E. Hernandez P.E.; S.I., for the building with address **720 Coral Way, Coral Gables, Florida 33154**; I state that although not suitable for recertification, it does not pose an immediate threat to life and may continue occupancy until repairs are completed.

Repairs should not exceed 180 days. We already prepared signed and sealed plans for the repairs and the Association hired a general contractor to perform the repairs and apply for a construction permit.

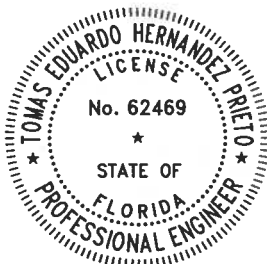
If more time is needed, a determination on the acceptance of continued occupancy will again be evaluated.

Sincerely,

Tomas E. Hernandez Prieto PE, SI

Professional Engineer #62469

TOMTECH ENGINEERING SOLUTIONS INC.



03-31-2022
Tomas E. Hernandez P.E.
P.E. 62469

Goizueta, Virginia

From: Goizueta, Virginia
Sent: Thursday, March 31, 2022 2:30 PM
To: 'Leo Leon'
Subject: RE: Letter from structural engineer
Attachments: ENGINEER LETTER-.docx

Good morning,

The Building Recertification Report submitted has been rejected by both Building and Electrical. Please provide a letter from a Structural Engineer, see sample attached, within 7 days of this e-mail notification.

Thank you

Virginia Goizueta
Building Service Coordinator
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: 305-460-5250

-----Original Message-----

From: Goizueta, Virginia
Sent: Thursday, March 31, 2022 2:28 PM
To: Leo Leon <bay2949@gmail.com>
Subject: RE: Letter from structural engineer

Good afternoon,

Please see the attached template.

Thank you

Virginia Goizueta
Building Service Coordinator
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: 305-460-5250

-----Original Message-----

From: Leo Leon <bay2949@gmail.com>
Sent: Thursday, March 31, 2022 2:21 PM
To: Goizueta, Virginia <vgoizueta@coralgables.com>
Subject: Letter from structural engineer

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon

There was a mention of the need for a letter from the structural engineer indicating that the building does not require to evacuate until repairs are done. Can you please confirm and or send me the parameters of the required form. You mentioned that we only have 7 days to get you the letter.

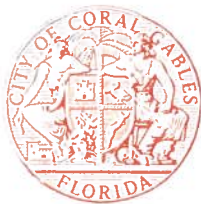
Appreciate your response

Yours truly

L Leon, PA LCAM
Bay Property Management
305-542-9540

Sent from my iPhone

10/3/22



The City of Coral Gables

Development Services Department
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

April 6, 2022

*Sent via first class and
certified mail,
return receipt number:*

7021 2720 0001 4959 2438

GRANADA PARK CONDOMINIUM ASSOCIATION, INC.
C/O BAY PROPERTY MANAGEMENT
5375 NW 159 St., 4244
MIAMI LAKES, FL. 33014

ADDRESS: 720 Coral Way

PROPERTY FOLIO: 03-4117-028-0001

Dear Property Owner:

This Department has received the Building Recertification Report ("Report"), prepared by the Professionals listed below, that you submitted for the above property address. Please note the Report indicates remedial repairs must be done to the structure in order for it to meet minimum requirements stipulated for continued occupancy as prescribed in the Miami-Dade County code, Section 8-11.

The Professional that completed the Structural Report is:

Tomas E. Hernandez Prieto P.E., SI

PE # 624

1865 Brickell Ave # A1614

Miami, Fl. 33129

(754) 235-6217

The professional that completed the Electrical Report is:

Hector M. Blanco, P.E.

PE # 56115

15374 S.W. 14th Ln.

Miami, Fl. 33194

(786) 586-6284

If you have any questions regarding this Report, please contact the original architect/engineer which prepared the Report.

A letter from Tomas E. Hernandez Prieto P.E., SI from Tomtech Engineering Solutions Inc. dated March 31st, 2022 has been submitted indicating “the building, although not suitable for recertification, it does not pose an immediate threat to life and may continue occupancy until repairs are completed”.

In addition, if repairs are not completed within 180 days of the date of this letter, the City may declare the structure unsafe and take emergency action, pursuant to Section 105-96 of the City Code, to order that the Structure be vacated and to secure the Structure by installing a fence around the perimeter of the Property (“Emergency Action”). Additionally, The City may request that Florida Power and Light, without any further notice, disconnect the power to the Structure. The City may impose a special assessment lien on the property for the cost of the corrective Emergency Action, pursuant to Section 105-98 of the City Code.

Please note that it shall be unlawful for any person, firm, or corporation or their agents to remove this notice without written permission from the Building Official.

Once the repairs have been completed the original architect/engineer shall provide a follow-up Report and cover letter (s) indicating the structure is now recommended for recertification.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Manuel Z. Lopez', with a stylized flourish at the end.

Manuel Z. Lopez P.E.
Deputy Building Official

cc: Peter J Iglesias, P.E., City Manager
Chief Troy Easley, Fire Marshall
Miriam Soler Ramos, Esq., B.C.S., City Attorney
Cristina M. Suarez, Deputy City Attorney and City Prosecutor
Suramy Cabrera, P.E., Building Official
Warren Adams, Historical Resources and Cultural Arts Director
Martha Pantin, Communications & Public Affairs Division Director
Terri Sheppard, Code Enforcement Field Supervisor
Adolfo Garcia, Code Enforcement Field Supervisor
Construction Regulation Board File

Tracking Number:

Remove X

70212720000149592438

Copy Add to Informed Delivery
(<https://informedelivery.usps.com/>)

Latest Update

Your item was picked up at the post office at 10:41 am on April 13, 2022 in HIALEAH, FL 33014.

Delivered
Delivered, Individual Picked Up at Post Office
HIALEAH, FL 33014
April 13, 2022, 10:41 am

[See All Tracking History](#)

Feedback

Text & Email Updates	▼
USPS Tracking Plus®	▼
Product Information	▼
See Less ^	

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Feedback

Goizueta, Virginia

From: Goizueta, Virginia
Sent: Wednesday, April 6, 2022 3:13 PM
To: 'bay2949@gmail.com'
Subject: RECT-22-03-0023 (720 Coral Way Coral Gables, FL 33134-0000)
Attachments: 1 ST EXTENSION.pdf

Good afternoon,

Attached please find the letter of Building Recertification extension.

The original will be mailed and a copy will be posted on the structure. Please don't remove until the structure has been recertified.

Thank you

Virginia Goizueta

Building Service Coordinator

City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: 305-460-5250

Goizueta, Virginia

From: Goizueta, Virginia
Sent: Thursday, April 7, 2022 8:03 AM
To: Adams, Warren; Cabrera, Suramy; Easley, Troy; Iglesias, Peter; Lopez, Manuel; Menendez, Jill; Pantin, Martha; Ramos, Miriam; Sheppard, Terri; Suarez, Cristina
Subject: Building Recertification Extension for 720 Coral Way
Attachments: Scanned from a Xerox Multifunction Printer.pdf

Good morning:

The attached correspondence(s) regarding the Building Recertification extension for the above referenced property was sent via USPS certified mail and return receipt and emailed to your attention for your records.

Virginia Goizueta
Building Service Coordinator
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: 305-460-5250

October 05, 2022

City of Coral Gables Building Department
Development Services
City Hall 405 Biltmore Way
Coral Gables, Florida 33134

Re: 40-year recertification (STRUCTURAL ONLY)

Progress of Repairs Update

Building Address: 720 Coral Way, Coral Gables, Florida 33154

Folio # 03-4117-028-0001

Dear City of Coral Gables Building Official,

Accept tis letter as a notification that the repairs to comply with the structural recertification are in progress. The General Contractor Core Restoration is performing the repairs under permit number BLDB-22-04-0590.

I; the undersigned; Tomas E. Hernandez P.E.; S.I., have been monitoring the repairs in the capacity of Special/Threshold Inspector.

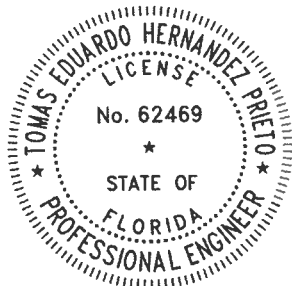
I state that although the building is not suitable for structural recertification yet, it does not pose an immediate threat to life and may continue occupancy until repairs are completed.

Sincerely,

Tomas E. Hernandez Prieto PE, SI

Professional Engineer #62469

TOMTECH ENGINEERING SOLUTIONS INC.



Tomas E
Hernandez Prieto

Digitally signed by Tomas
E Hernandez Prieto
Date: 2022.10.05 23:35:26
-04'00'

Tomas Hernandez P.E.

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 22-4912

vs.

Return receipt number:

Granada Park Condominium Association Inc.
720 Coral Way, # 1 G
Coral Gables, FL 33134-4878
Respondent.

7021 1970 0000 4015 5233

**NOTICE OF UNSAFE STRUCTURE VIOLATION FOR FAILURE TO RECERTIFY
AND NOTICE OF HEARING**

Date: October 31, 2022

Re: 720 CORAL WAY, CORAL GABLES, FL. 33134, GRANADA PARK CONDO, LOTS 6 THRU 9
BLOCK 1, CORAL GABLES BILTMORE SEC. PL PB 20-28, FOLIO NO.: 03-4117-028-0001
("Property")

The City of Coral Gables ("City") 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 and is presumed unsafe pursuant to Section 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Board Room, 427 Biltmore Way, Coral Gables, Florida 33134, on, November 14, 2022, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to, Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the

City's Exhibit #6

costs incurred against the Property and the Owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$250 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.



Virginia Goizueta
Secretary to the Board

ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

c: Granada Park Condominium Association, Inc., c/o Bay Property Management, Registered Agent,
9100 S, Dadeland Blvd, Ste 1500, Miami, FL 33156-7816



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 22-4912

Title of Document Posted: Construction Regulation Board, Notice of Unsafe Structure Violation For Failure To Recertify and Notice of Hearing

I, Eugenio Lage, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 720 Coral Way, ON October 31, 2022 AT 11:08 AND WAS
ALSO POSTED AT CITY HALL.

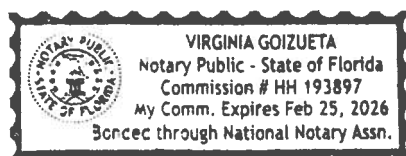
Eugenio Lage
Employee's Printed Name

[Signature]
Employee's Signature

STATE OF FLORIDA)
ss.
COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online
notarization, this 31 day of October, in the year 2022, by
Eugenio Lage who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

City's Exhibit #7



\



February 16, 2022



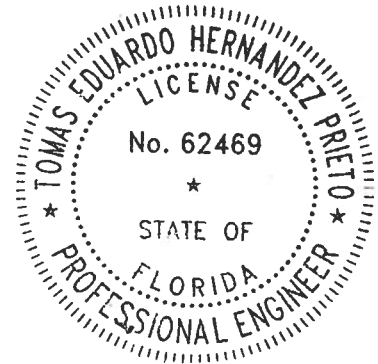
City of Coral Gables
Development Services

The City of Coral Gables Building Department
Development Services
City Hall 405 Biltmore Way
Coral Gables, Florida 33134

Re: 40-year recertification (STRUCTURAL ONLY)

Building Address: 720 Coral Way, Coral Gables, Florida 33154

Folio # 03-4117-028-0001



Dear Building Official,

This letter shall serve to transmit the attached "**MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S STRUCTURAL RECERTIFICATION**" for the above referenced address; which will provide an itemized description of the condition of the various components in the attached document.

Tomtech Engineering Solutions Inc. has been formally engaged as engineer of record for the phased restoration/painting project; which will address the identified deficiencies on the exterior of the building. Tomtech anticipates for all necessary structural repairs to be completed within the next 180 days. We have been informed by the Board of Directors that the Association has assessed the residents to obtain funds and perform the necessary repairs that we indicate in the 'Minimum Inspection Procedural Guidelines for Building's Structural Recertification'.

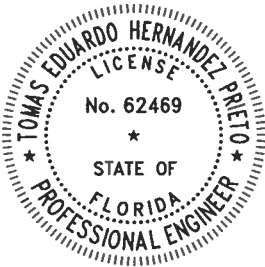
I hereby certify this building as being structurally safe for its use and present occupancy contingent to a phased restoration program being put into place to address the identified structural deficiencies identified in the provided reports and photos attached.

To avoid any possible misuse and misunderstanding, nothing in this report shall be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate assessment of the present condition of the building based upon careful evaluation of visible conditions, to the extent reasonably possible. No warranty is either expressed or implied.

Tomas Hernandez P.E.
P.E. 62469
02-16-2022

Because of the physical properties of the materials used in constructing exterior walls, the age of the building, the harsh weather environment in which the building is located, and the limitations on detecting internal wall and/or component and cladding distress, complete elimination of risk is impossible. Therefore, this report is not to be construed as an absolute assurance against pieces of the building, cladding, glass, or other components experiencing compromise. The Engineer is not responsible for latent or hidden defects that may exist, and it shall not be inferred from this report that all defects will have been either observed or recorded.

If you should have any questions, please contact me at (754) 235-6217.



Tomas E. Hernandez Prieto PE, SI

Professional Engineer #62469

Tomas Hernandez P.E.
P.E. 62469
02-16-2022

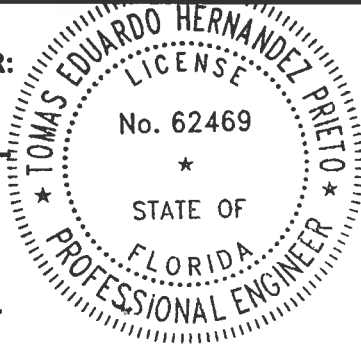


MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING STRUCTURAL RECERTIFICATION

CASE REFERENCE NUMBER:

JURISDICTION NAME:

Coral Gables



LICENSEE NAME: Tomas E. Hernandez P.E. S.I.

TITLE: Professional Engineer P.E. License 62469 & S.I.

ADDRESS: 1865 Brickell Avenue. Unit A1614
Miami, Florida 33129

SIGNATURE:

Tomas Hernandez P.E.
02-16-2022
P.E. 62469

*Use separate sheets for additional responses by referencing the report number.

1. DESCRIPTION OF BUILDING

a. Name on Title: Granada Park Condominium

b. Building Street Address: 720 Coral Way, Coral Gables, Florida 33134

Bldg. #:

c. Legal Description: GRANADA PARK CONDO CORAL GABLES BILTMORE SEC
PB 20-28 LOTS 6 THRU 9 BLK 1

Attached: ☒

d. Owner's Name: Granada Park Condominium Association Inc. C/O Bay Property Management

e. Owner's Mailing Address: 5375 NW 159 St. 4244. Miami Lakes, Florida 33014

f. Folio Number of Property on which Building is Located: 03-4117-028-0001

g. Building Code Occupancy Classification: 0407 Residential - Condominium Residential Residential Group R-2

h. Present Use: 0407 Residential - Condominium Residential

i. General Description of building (overall description, structural systems, special features):

Reinforced concrete building with reinforced post-tensioned slabs and reinforced masonry walls

j. Number of Stories: 14

k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): Yes

l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: ☒

m. Additional Comments: 35 - MULTI-FAMILY, HIGH DENSITY (OVER 25 DU/GROSS ACRE).

The following are the folio numbers of the apartments in the building: 03-4117-028-0220

03-4117-028-0230; 03-4117-028-0240, 03-4117-028-0250, 03-4117-028-0260, 03-4117-028-0270, 03-4117-028-0280, 03-4117-028-0290
03-4117-028-0300; 03-4117-028-0310; 03-4117-028-0020, 03-4117-028-0030, 03-4117-028-0040, 03-4117-028-0050, 03-4117-028-0060

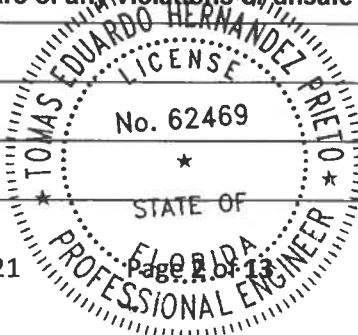
03-4117-028-0070, 03-4117-028-0080, 03-4117-028-0090, 03-4117-028-0100, 03-4117-028-0110, 03-4117-028-0120, 03-4117-028-0130
03-4117-028-0140, 03-4117-028-0150, 03-4117-028-0160, 03-4117-028-0170, 03-4117-028-0180, 03-4117-028-0190, 03-4117-028-0200,

03-4117-028-0210, 03-4117-028-0320 and 03-4117-028-0010

n. Additions to original structure:	No		
o. Total Actual Building Area of all floors:	53,602	S.F.	(Approximately)

2. INSPECTIONS

a. Date of Notice of Required Inspection:	January 3, 2022		
b. Date(s) of actual inspection:	November 29th 2021 Thru January 19th, 2022		
c. Name, license number, discipline of practice, and qualifications of licensee submitting report:	Tomas Eduardo Hernandez Prieto P.E. S.I. Professional Engineer #62469 Special Inspector #62469		
	Structural designs and structural rehabilitation. Concrete restoration specialist		
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:	None		
e. Are Any Structural Repairs Required? (YES/NO):	YES		
1. If required, describe, and indicate acceptance:	Concrete spalling repairs at PH Level Slab edges		
	Crack Repair at garage ceiling and walls		
f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO):	Yes		
1. Explanation/Conditions:	The building is safe for its intended use and occupancy while recertification and repairs are ongoing.		
	The Association engaged a qualified general contractor to perform the repairs and will obtain construction permits with plans prepared by our office which will be submitted to the City of Coral Gables Building Department.		
g. Is it recommended that the building be vacated? (YES/NO):	No		
h. Has the property record been researched for violations or unsafe cases? (YES/NO):	No		
1. Explanation/Comments:	Not aware of any violations or unsafe cases		



02-16-2022
Tomas Hernandez P.E.
P.E. 62469

3. SUPPORTING DATA

- a. _____ Additional sheets of written data
- b. X Photographs provided (where required plus each building elevation)
- c. _____ Drawings or sketches (aerial, site, footprint, etc.)
- d. _____ Test reports

4. FOUNDATION

a. Describe the building foundation: **Mat Foundation at Basement and reinforced concrete footings**

b. Is wood in contact or near soil? (Yes/No): **Not applicable**

c. Signs of differential settlement? (Yes/No): **No**

d. Describe any cracks or separation in the walls, columns, or beams that signal differential settlement:

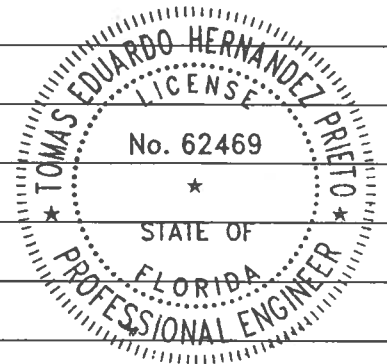
PROVIDE PHOTO

None observed

e. Is water drained away from the foundation? (Yes/No): **Yes**

f. Is there additional sub-soil investigation required? (Yes/No): **No**

1. Describe:



5. PRESENT CONDITION OF OVERALL STRUCTURE

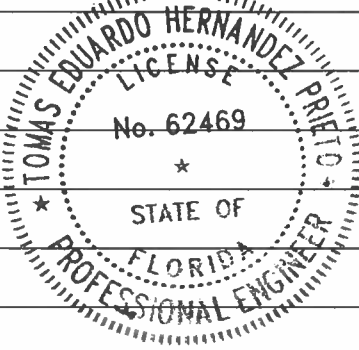
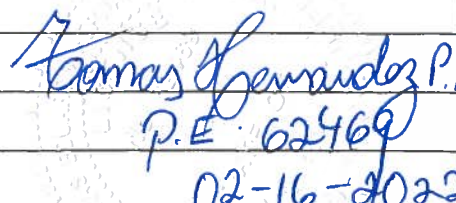
a. General alignment: (Note: good, fair, poor, explain if significant)

Good

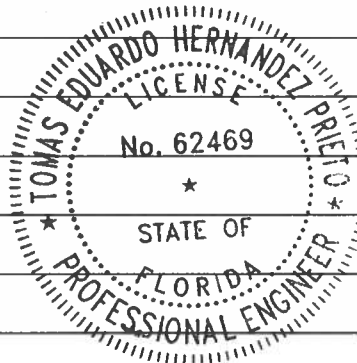
PROVIDE PHOTO

1. Bulging: **None observed**
2. Settlement: **None observed**
3. Deflections: **None Observed**
4. Expansion: **None Observed**
5. Contraction: **None Observed**

Tomas Hernandez P.E.
P.E. 62469
02-16-2022

b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO
None Observed	
	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO
Slab crack observed at garage ceiling (plaza deck slab)	
Concrete Spalling observed at garage walls	
Slab crack observed at the Penthouse level slab which is an indication of concrete spalling (at the West and South side of the building)	
d. Cracks: Note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1- and 2-mm width; WIDE if over 2 mm.	PROVIDE PHOTO
Slab crack at garage ceiling and Slab crack observed at the Penthouse level slab	
Non-structural cracks at topping slab at upper garage (Note: These are non structural slabs since the topping slab is a topping to provide slope to the floor drains).	
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO
Slab crack at garage ceiling (plaza deck slab)	
Concrete Spalling observed at garage walls	
Slab crack observed at the Penthouse level slab which is an indication of concrete spalling (at the West and South side of the building)	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO
None Observed	
g. Nature of present loading: (Indicate residential, commercial, storage, other - estimate magnitude for each level)	
Commercial - Residential	
h. Signs of overloading? (Yes/No): No	
1. Describe:	The building structure is in overall good condition
	

6. MASONRY BEARING WALL: (Indicate good, fair, poor on appropriate lines)		PROVIDE PHOTO
a. Concrete masonry units: Good		
b. Clay tile or terra cotta units: Not applicable		
c. Reinforced concrete tie columns: Good		
d. Reinforced concrete tie beams: Good		
e. Lintel: Good		
f. Other type bond beams: Not Applicable		PROVIDE PHOTO
g. Exterior masonry finishes (choose those that apply):		
1. Stucco: Good condition		
2. Veneer: Not applicable		
3. Paint only: Fair condition		
4. Other (describe):		
h. Interior masonry finishes (choose those that apply):		PROVIDE PHOTO
1. Vapor barrier: Not applicable		
2. Furring and plaster: Good		
3. Paneling: Not applicable		
4. Paint only: Good		
5. Other (describe): Interior partitions in good condition		
i. Cracks:		PROVIDE PHOTO
1. Location (note beams, columns, other):		
2. Description: Slab crack at garage ceiling and Slab crack observed at the Penthouse level slab		
j. Spalling		PROVIDE PHOTO
None observed		
1. Location (note beams, columns, other): None applicable		
2. Description: None applicable		



Tomas Hernandez P.E.
P.E. 62469
02-16-2022

k. Rebar corrosion (indicate on lines 1-4):

PROVIDE PHOTO

1. None visible: ☐

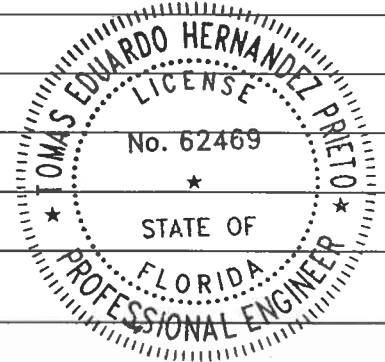
2. Minor (patching will suffice):

3. Significant (but patching will suffice): X

4. Significant (structural repairs required)

l. Samples chipped out for examination in spalled areas (Yes/No): No

1. Yes – describe color, texture, aggregate, general quality: Not applicable



7. FLOOR AND ROOF SYSTEM

a. Roof (Must provide)

1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):

PROVIDE PHOTO

Flat roof comprised of structural reinforced post-tensioned cable slab

Built-up roofing system in good condition

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:

PROVIDE PHOTO

There are AC units properly supported with proper stands and properly waterproofed around the stands

3. Describe roof drainage system, main and overflow, and indicate condition:

PROVIDE PHOTO

Roof drains and overflow scuppers in good condition

4. Describe parapet build and current conditions:

PROVIDE PHOTO

Reinforced concrete in good condition

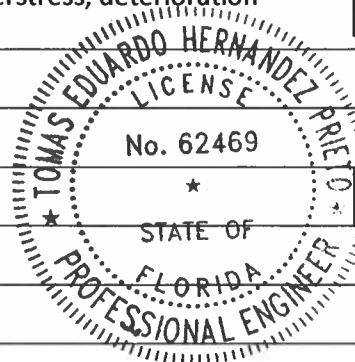
5. Describe mansard build and current conditions:

PROVIDE PHOTO

None applicable

Tomas Hernandez P.E.
P.E. 62469
02-16-2022

6. Describe roofing membrane/covering and current conditions:	PROVIDE PHOTO
Built up roofing system in good condition	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	PROVIDE PHOTO
None observed	
8. Note any expansion joints and condition:	PROVIDE PHOTO
1" expansion joint at Plaza level between building and plaza	
b. Floor system(s):	
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	PROVIDE PHOTO
Reinforced concrete slabs and reinforced post-tensioned slabs from plaza deck level up to roof level	
At basement, there is a 4" concrete slab on compacted fill with reinforced mesh	
2. Balconies: Indicate location, framing system, material, and condition:	PROVIDE PHOTO
Reinforced concrete balconies in overall good condition with the exception of the balcony slab edge at Penthouse level (West and South Side) showing concrete spalling at slab edge that needs repair	
3. Stairs and escalators: indicate location, framing system, material, and condition:	PROVIDE PHOTO
Reinforced concrete emergency stairs in good condition	
4. Ramps: indicate location, framing type, material, and condition:	PROVIDE PHOTO
Reinforced concrete ramps communicating basement and street level	
Reinforced concrete ramp and driveway communicating main vehicular driveway with elevated plaza garage	
5. Guardrails: describe type, material, and condition:	PROVIDE PHOTO
Aluminum wall mounted guardrails at balcony walls to provide proper fall protection at a minimum height of 42 inches from the floor	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
None	



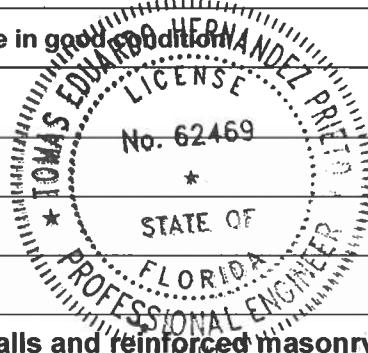
Tomas Hernandez P.E.
P.E. 62469
02-16-2022

3. STEEL FRAMING SYSTEM

a. Description of system at each level:	PROVIDE PHOTO
Reinforced concrete mat foundation at basement	
Reinforced concrete slabs and post-tensioned slabs from plaza level to roof level	
b. Steel members: describe condition of paint and degree of corrosion:	PROVIDE PHOTO
Elevator track system in good condition and properly connected to the reinforced concrete elevator shaft	
c. Steel connections: describe type and condition:	PROVIDE PHOTO
Connections in good condition	
d. Concrete or other fireproofing: note any cracking or spalling of encased member and note where any covering was removed for inspection:	PROVIDE PHOTO
None applicable and observed	
e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):	PROVIDE PHOTO
None observed	
f. Elevator sheave beams and connections, and machine floor beams: note condition:	PROVIDE PHOTO
Elevator track system in good condition and properly connected to the reinforced concrete elevator shaft	
The connections are in good condition and connection bolts are in good condition	

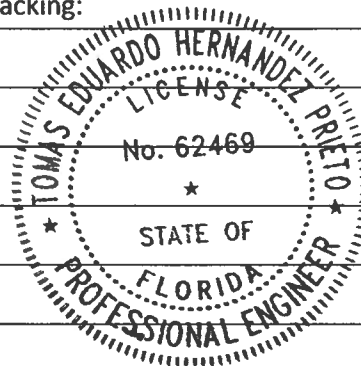
9. CONCRETE FRAMING SYSTEM

a. Full description of concrete structural framing system:	PROVIDE PHOTO
Reinforced concrete slabs and post-tensioned slabs	
Reinforced concrete walls, columns, beams, shear walls and reinforced masonry walls	
Reinforced mat foundation and footings at basement	
b. Cracking	
1. Significant or Not significant:	Significant
2. Location and description of members affected and type cracking:	
Concrete spalling observed at penthouse level slab edge (West and South side)	
Concrete spalling observed at garage walls	
Slab crack observed at garage ceiling (plaza deck slab)	



Tomas Eduardo Hernandez Prieto
P.E. 62469
02-16-2022

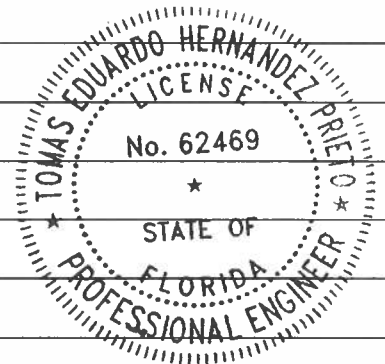
c. General condition	Good condition	
d. Rebar corrosion – check appropriate line		
1. None visible:	<input type="checkbox"/>	
2. Location and description of members affected and type cracking:	None	PROVIDE PHOTO
3. Significant but patching will suffice:	Yes	PROVIDE PHOTO
4. Significant: structural repairs required (describe):		PROVIDE PHOTO
Concrete spalling observed at penthouse level slab edge (West and South side)		
Concrete spalling observed at garage walls Slab crack observed at garage ceiling (plaza deck slab)		
e. Samples chipped out in spall areas:		
1. No:	<input checked="" type="checkbox"/>	PROVIDE PHOTO
2. Yes, describe color, texture, aggregate, general quality:		
Not applicable		
f. Identify any concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection:		
None observed		



10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS		
a. Windows/Storefronts/Curtainwalls	Storefront	PROVIDE PHOTO
1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):		
Aluminum windows Single Hung		
2. Anchorage: type and condition of fasteners and latches:		
Screws in good condition		

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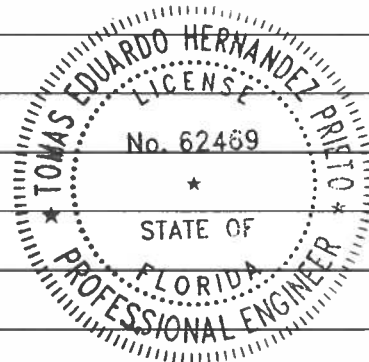
3. Sealant: type and condition of perimeter sealant and at mullions:	
Caulking sealant at stucco to metal and metal to metal in good condition	
4. Interiors seals: type and condition at operable vents:	
Not applicable	
5. General condition: Sealants in fair condition	
6. Describe any repairs needed: None	
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): No	
1. Previous Inspection Date: Not applicable	
2. Description of Curtain Wall Structural Glazing and adhesive sealant:	
Not applicable	
3. Describe Condition of System: Not applicable	
c. Exterior Doors	PROVIDE PHOTO
1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other):	
Aluminum Sliding Glass Doors at balconies and French doors at ground	
2. Anchorage: type and condition of fasteners and latches:	
Screws in good condition	
3. Sealant: type and condition of sealant:	
Caulking Sealant in fair condition	



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4. General condition:	Good
5. Describe any repairs needed:	None

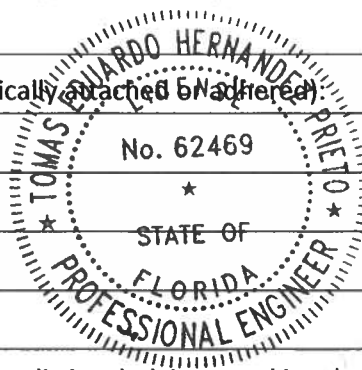
11. WOOD FRAMING	
a. Fully describe wood framing system:	None applicable PROVIDE PHOTO
b. Indicate the condition of the following:	PROVIDE PHOTO
1. Walls:	Not applicable
2. Floors:	Not applicable
3. Roof member, roof trusses:	Not applicable
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO
Not applicable	
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO
Not applicable	



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e. Drainage: note accumulations of moisture	PROVIDE PHOTO
Not applicable	
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO
Not applicable	
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO
Not applicable	
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):	PROVIDE PHOTO
Not applicable	

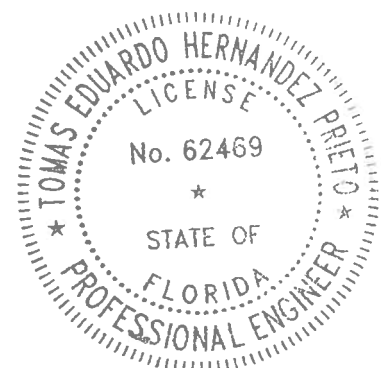
12. BUILDING FAÇADE INSPECTION (Threshold Buildings)	PROVIDE PHOTO
a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)	
None observed	
The facade has stucco finish and paint	
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered).	
None observed	
c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles, or other defects):	
Not applicable	



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 Tomas Hernandez P.E.
 P.E. 62469





13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING	PROVIDE PHOTO
a. Identify and describe any special or unusual feature (i.e. cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, etc.)	
Porte Corchere	
b. Indicate condition of the special feature, its supports, and connections:	
Good condition	

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02-16-2022



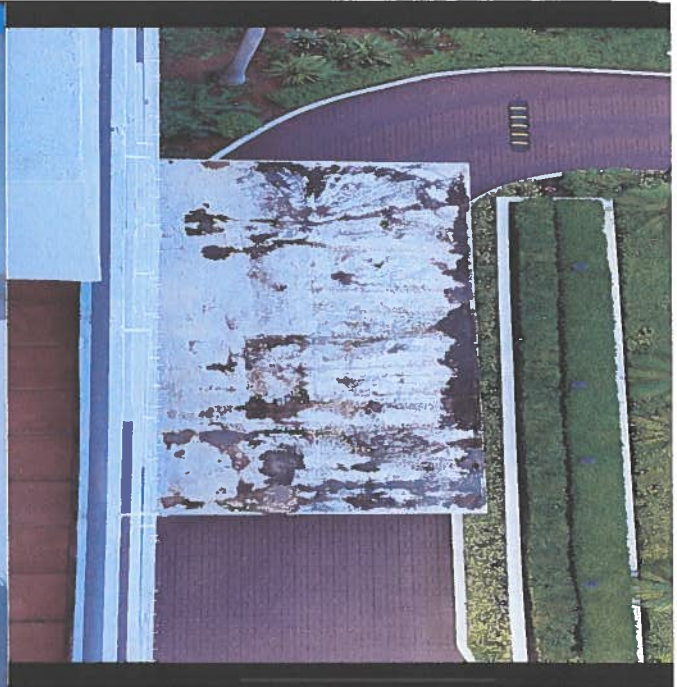
Reset Form

Representative Photographs:

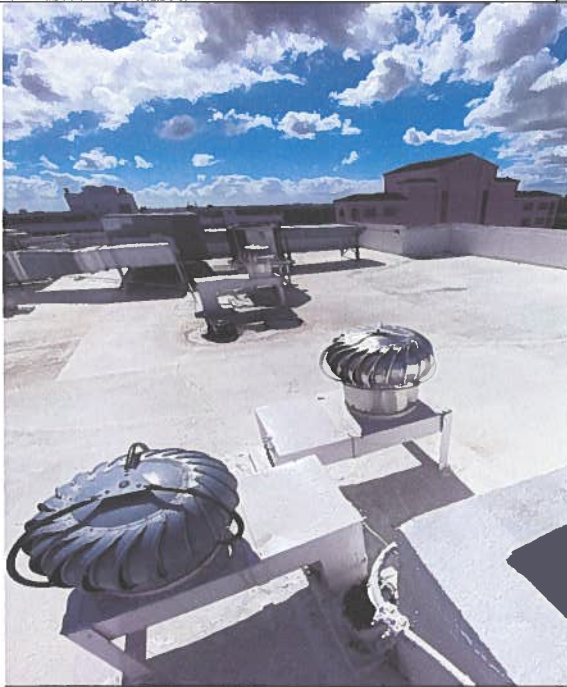
	
1. Crack at ceiling in lower garage needs repair	2. Crack at ceiling in lower garage needs repair.
	
3. Concrete spalling observed at slab edge and PH Level that needs repair	4. Concrete spalling observed at Slab edge PH Level that needs concrete repair



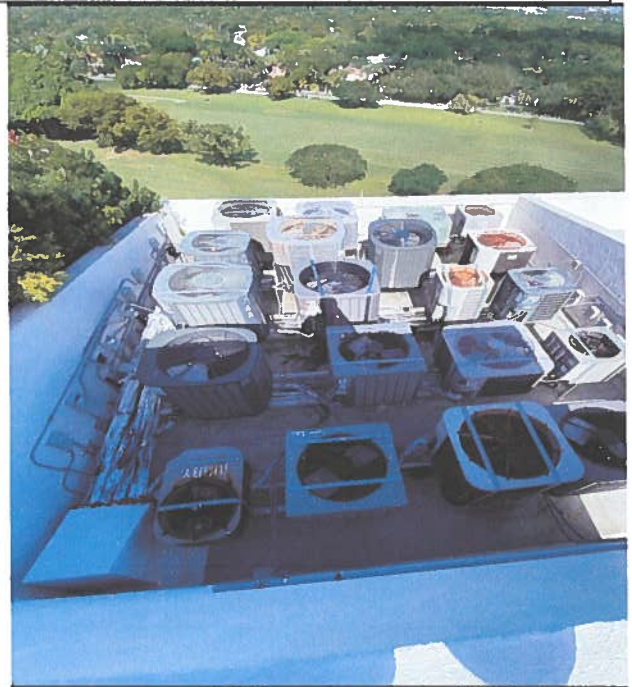
5. View of Roof in fair condition.



6. View of the roof at the main entrance canopy.



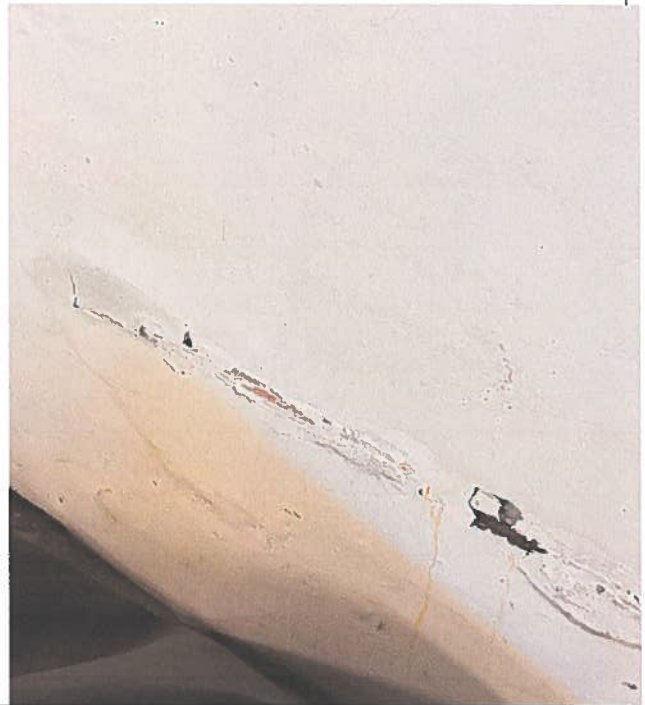
7. View of Roof and AC units in fair/good condition



8. View of roof and AC Units in fair/good condition



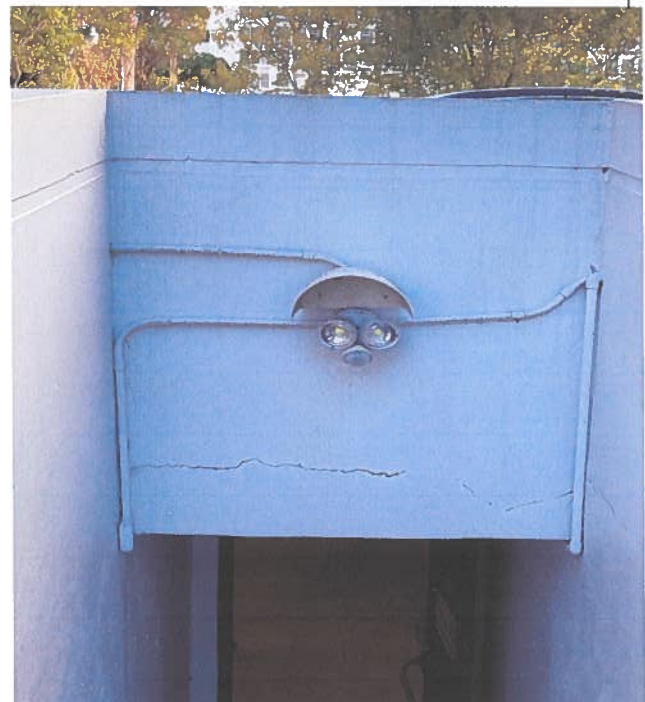
9. Concrete spalling at garage wall needs repair



10. Concrete spalling at garage wall needs repair



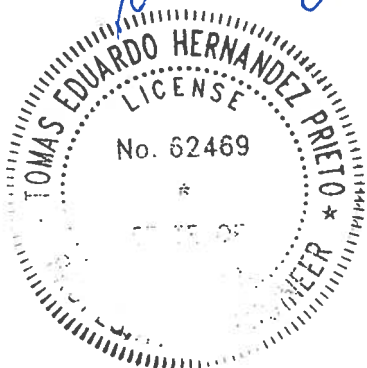
11. Concrete spalling at garage ceiling needs repair



12. Stucco crack at garage parapet wall



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720 Coral Way.

Balconies and Facade
North Elevation

Good
Condition

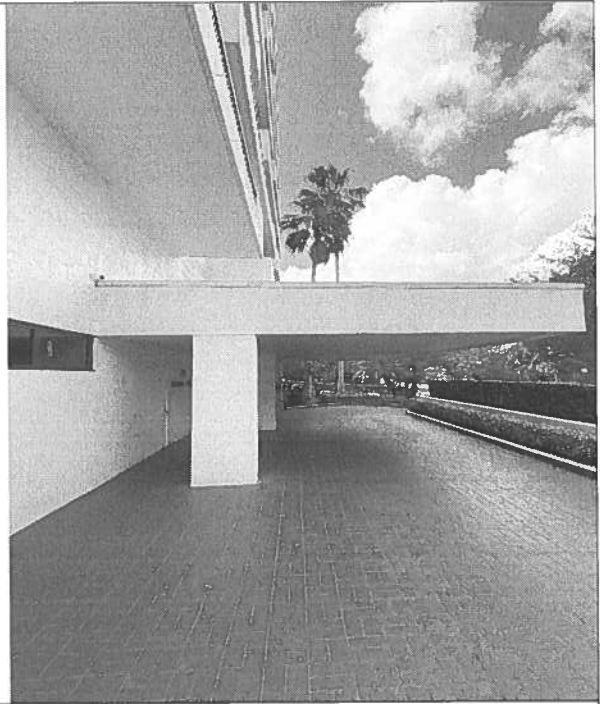


720 Coral Way
Single Hung Windows

Granada Park Condominium
40-Year Recertification Report
Photos for Structural Report



13. Non-structural cracks at topping upper garage



14. Porte Corchere

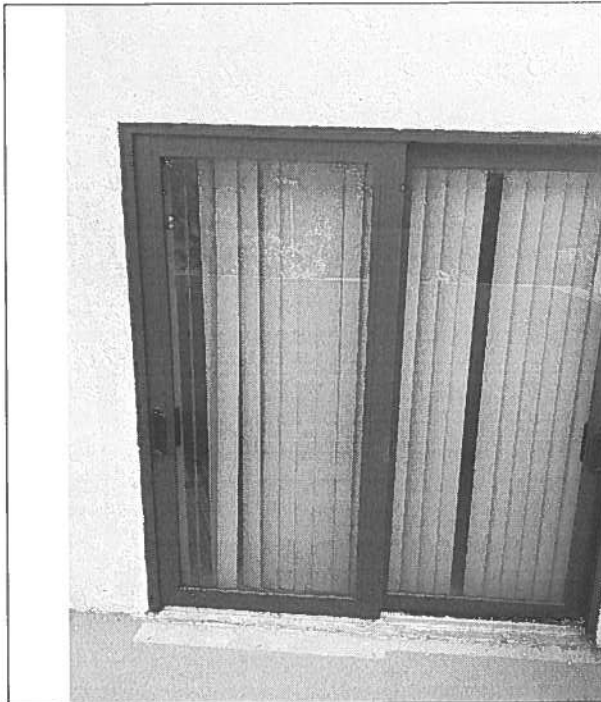


15. Main entrance doors



16. Expansion joint at garage

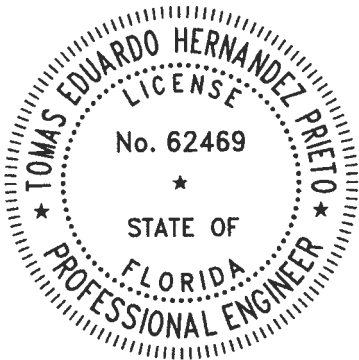
Granada Park Condominium
40-Year Recertification Report
Photos for Structural Report



17. Sliding glass doors



18. French doors



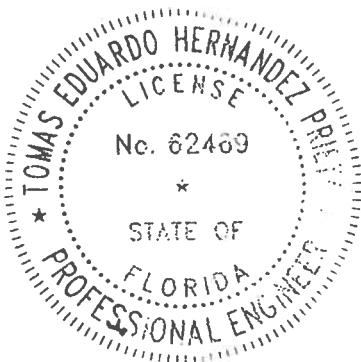
Mr. Tomas E. Hernandez P.E.
Professional Engineer #62469
Special Inspector #62469

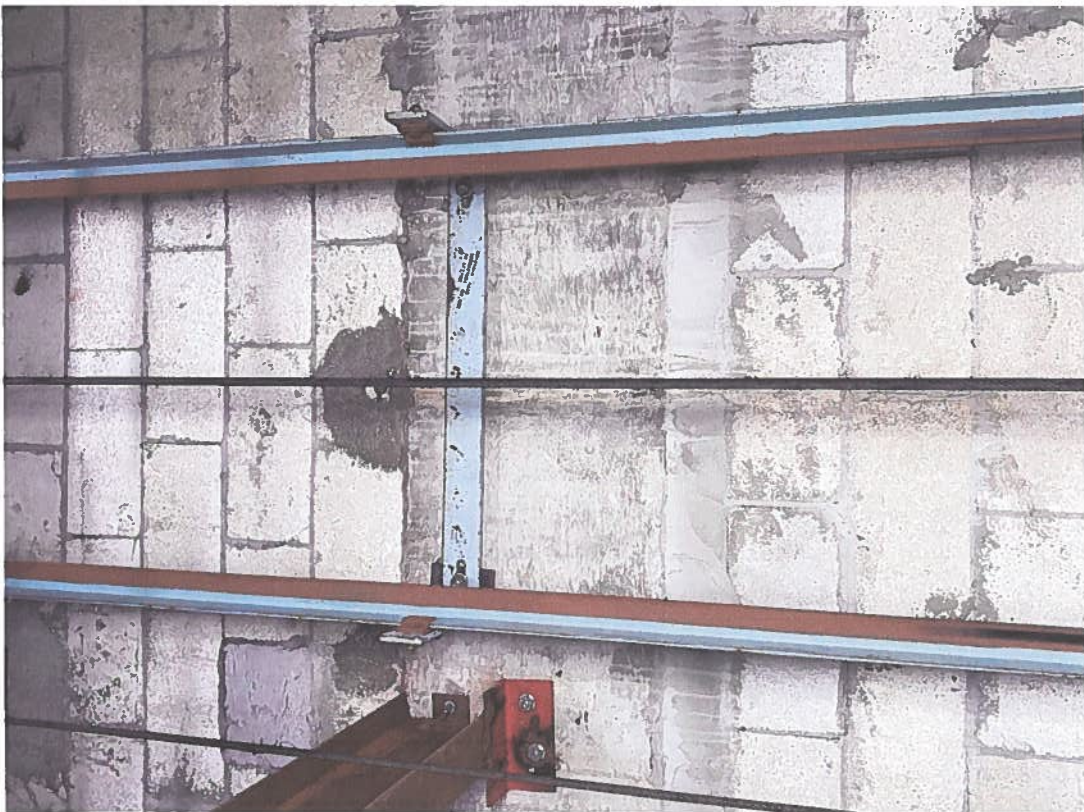
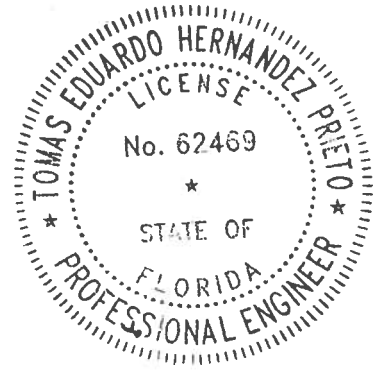


Elevator in good condition

720 Coral Way.

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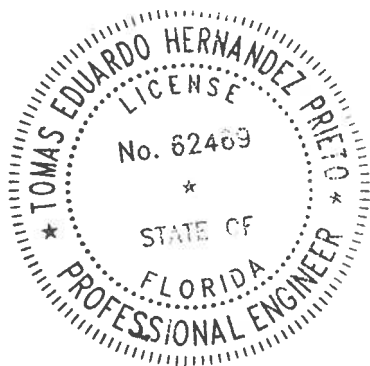




720 Coral Way

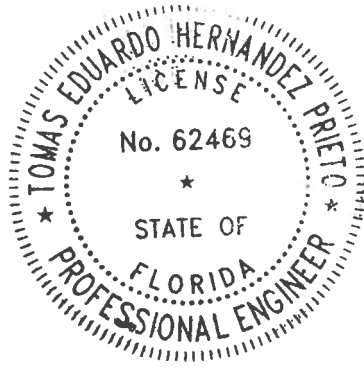
Elevator frame in good
condition

Tomas Hernandez P.E.



Elevator frame in good
condition

Tomas Hernandez P.E.
P.E. - 62469



Tomas Hernandez P.E.



Balconies and facade

West -
Elevation

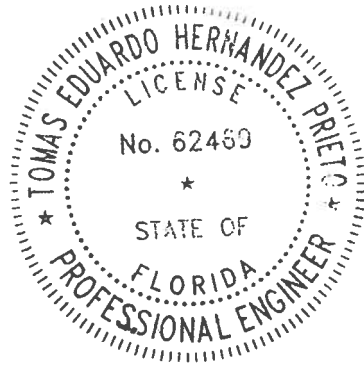
Good Condition

720 Coral Way

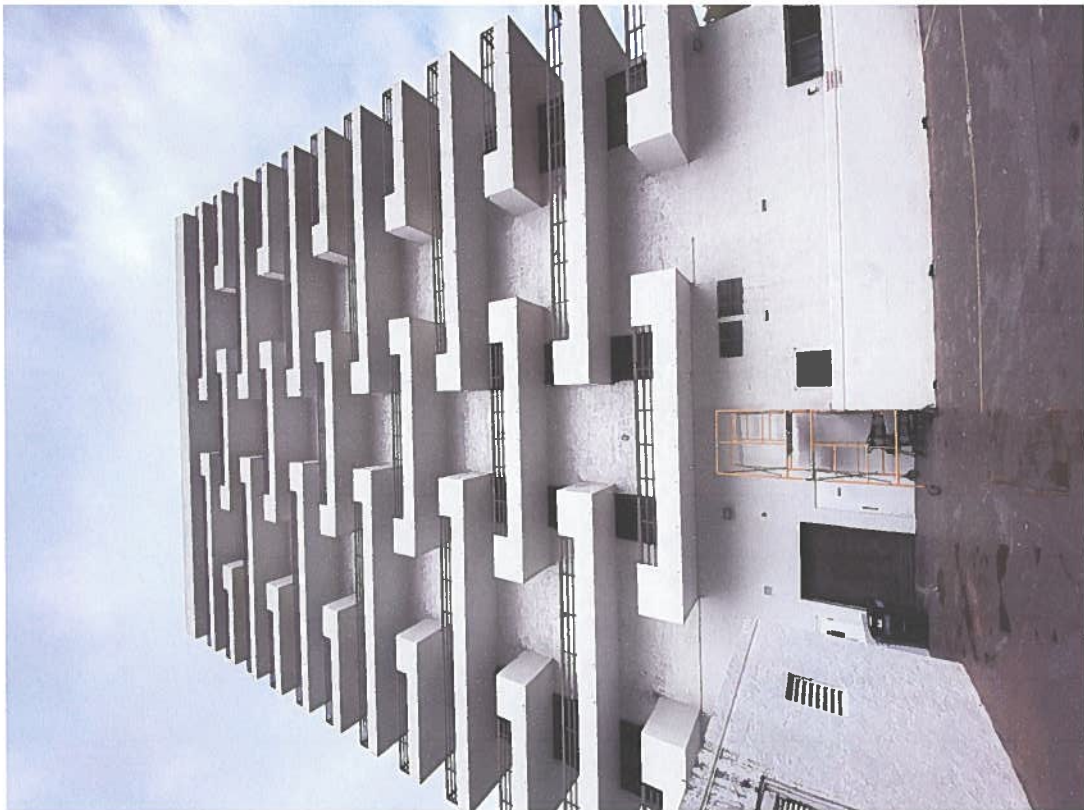


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East Elevation
720 Coral Way



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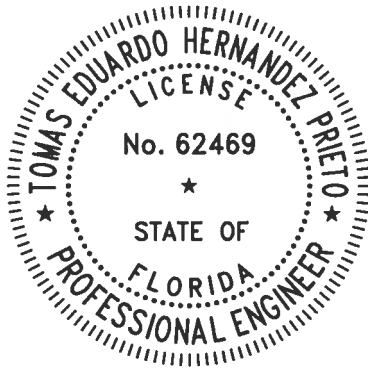


South Elevation

720 Coral Way

Windows, Balconies, Doors and Facade in Good Condition

Granada Park Condominium
40-Year Recertification Report
Photos for Structural Report



Mr. Tomas E. Hernandez P.E.
Professional Engineer #62469
Special Inspector #62469



Regulatory and Economic Resources
11805 SW 26th Street
Miami, Florida 33175-2474
786-315-2000

miamidade.gov/building

CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS

Folio Number : 03-4117-028-0001

Re: Case No. _____ FYear 1982
Property Address: 720 Coral Way, Coral Gables, Bldg. No.: _____, Sq. Ft.: 53,602
Florida 33134
Building Description: Condominium Building of 14 stories

I am a Florida registered professional ☒ engineer ☐ architect with an active license.

On March 29 20 22, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

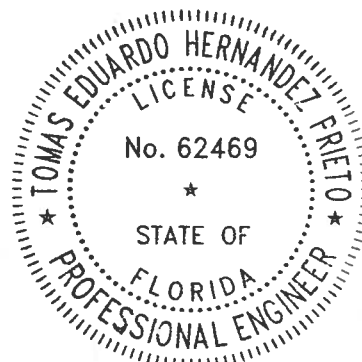
- ☒ The parking lot(s) is not adjacent to or abutting a canal, lake, or other body of water.
- ☐ The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami- Dade County Code.
- ☐ The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are **not** protected by a guardrail that complies with Section 8C-6 of Miami-Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain all required inspection approvals to avoid enforcement action.

Tomas Hernandez P.E.
Signature and Seal of Architect or Engineer

P.E. 62469
Tomas E. Hernandez P.E. S.I.

Print Name

03-24-2022
Date





**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION
STANDARDS IN CHAPTER 8C-3 OF THE CODE OF MIAMI-DADE COUNTY**

Date: 3-13-2022

Case No. 40 year FYear 2022

Property Address: 720 Coral Way, Bldg. No.: -, Sq. Ft.: 49,500

Folio Number: 03-4117-028-0001

Building Description: Multi-Family

1. I am a Florida registered professional ☒ engineer ☐ architect with an active license.
2. On, 20 22 at 9:00 ☐ AM ☒ PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum 3 foot candle
Minimum 0.1 foot candle
Maximum to Minimum Ratio 30 : 1, foot candle
4. The level of illumination provided in the parking lot ☐ meets ☒ does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of Miami-Dade County Code.

MAR 15 2022



Signature and Seal of Professional

HELTON M. BLASCO P.E.

Print Name Engineer or Architect



HMB

HMB Engineering Services P.A.

CA# 28443

15374 SW 14th Lane
Miami Florida, 33194
Phone (786) 586-6284

March 14, 2022

Building Department
City of Coral Gables
Coral Gables, Florida

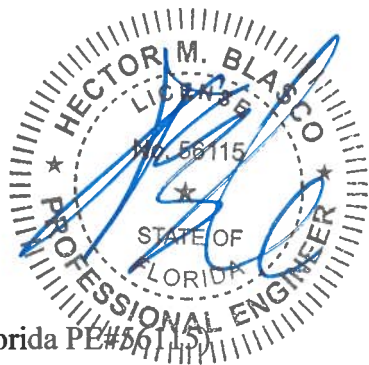
ATTN: Building official

Reference: 40 Year Certification (Electrical)
Folio number: 03-4117-028-0001
Address: 720 Coral Way

This letter serves as the 40-year Electrical Certification Report for the above mention property. I consider the building to be electrically safe for its use and present occupancy, as per Florida Building Code & Miami Dade County Chapter 8C-3. Based on visual inspections performed on February 15-2022.

To the best of my knowledge and ability, this report represents and accurate appraisal of the present visible condition of the building electrical system.

Respectfully yours,



Hector M. Blasco, P.E
Electrical Engineer (Florida PE#56115)

MAR 15 2022



MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING ELECTRICAL RECERTIFICATION

CASE REFERENCE NUMBER:

40 year Certification

JURISDICTION NAME:

Coral Gables

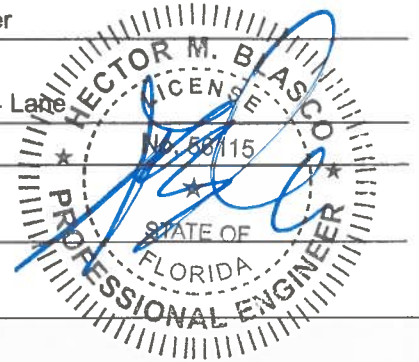
LICENSEE NAME: Hector M. Blasco PE

TITLE: Electrical Engineer

ADDRESS: 15374 SW 14 Lane

Miami Florida 33194

SIGNATURE:



*Use separate sheets for additional responses by referencing the report number.

1. DESCRIPTION OF BUILDING

a. Name on Title: Granada Park Condo

MAR 15 2022

b. Building Street Address: 720 Coral Way Coral Gables Florida

Bldg. #:

c. Legal Description: GRANADA PARK CONDO CORAL GABLES BILTMORE SEC PB 20 Attached: ☐

d. Owner's Name: Granada Park Condo

e. Owner's Mailing Address: 720 Coral Way Coral Gables Florida

f. Folio Number of Property on which Building is Located: 03-4117-028-0001

g. Building Code Occupancy Classification: 5000 HOTELS & MOTELS - GENERAL

h. Present Use: Apartment Building

i. General Description of building (overall description, structural systems, special features):

33 units, CBS and reinforced concrete construction, with an emergency generator,

with fire alarm, with covered parking and exterior open parking.

j. Number of Stories: 13

k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): Yes

l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: ☒

m. Additional Comments:

2. INSPECTIONS

a. Date of Notice of Required Inspection: **1-3-2022**

b. Date(s) of actual inspection: **February 15- 2022**

c. Name and qualifications of licensee submitting report:

Hector M. Blasco PE

d. Are Any Electrical Repairs Required? (YES/NO): **Yes**

1. If required, describe, and indicate acceptance:

generator and transfer switch equipment to be replaced with new. Fix open parking illumination

e. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): **Yes**

1. Explanation/Conditions:

Building has a temporary generator until permanent generator work is completed.

3. ELECTRICAL SERVICE

PROVIDE PHOTO

a. Size: Voltage (**208**) Amperage (**2925**) Type: Fuses (☒) Breakers (☒)

b. Phase: Three-Phase (☒) Single Phase (☐)

c. Condition: Good (☒) Fair (☐) Needs Repair (☐)

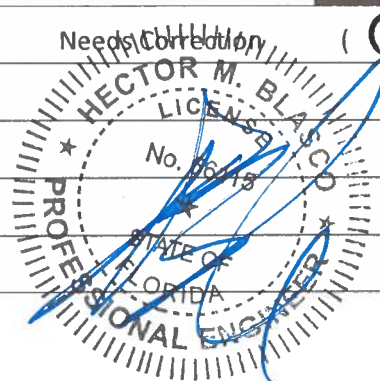
Comments:

4. METERING EQUIPMENT

PROVIDE PHOTO

1. Clearances: Good (☒) Fair (☐) Needs Correction (☐)

Comments:

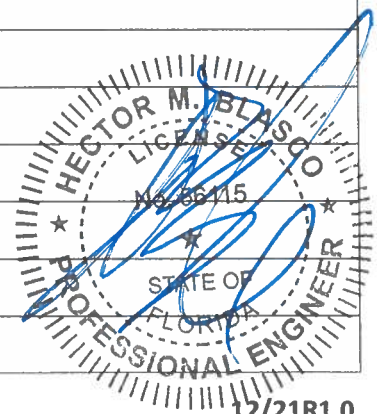


MAR 15 2022

5. ELECTRIC ROOMS				PROVIDE PHOTO		
1. Clearances:	Good	(<input checked="" type="radio"/>)	Fair	(<input type="radio"/>)	Needs Correction	(<input type="radio"/>)
Comments:						

6. GUTTERS				PROVIDE PHOTO
1. Location:	Good	(<input checked="" type="radio"/>)	Needs Repair	(<input type="radio"/>)
2. Taps and Fill:	Good	(<input checked="" type="radio"/>)	Needs Repair	(<input type="radio"/>)
Comments:				

7. ELECTRICAL PANELS				PROVIDE PHOTO
1. Panel # (H1)	Location:	Good	(<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
2. Panel # (H2)	Location:	Good	(<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
3. Panel # (EM)	Location:	Good	(<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
4. Panel # (EDP)	Location:	Good	(<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
5. Panel # ()	Location:	Good	(<input type="radio"/>)	Needs Repair (<input type="radio"/>)



MAR 15 2022

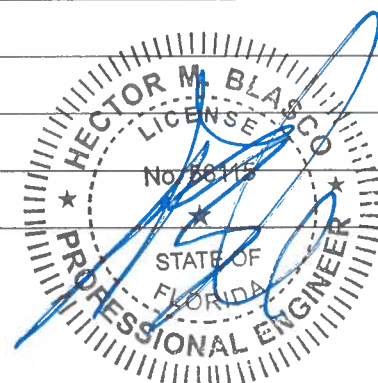
Comments:

8. BRANCH CIRCUITS				PROVIDE PHOTO
1. Identified:	Yes	(<input type="radio"/>)	Must be Identified	(<input checked="" type="radio"/>)
2. Conductors:	Good	(<input checked="" type="radio"/>)	Deteriorated	(<input type="radio"/>)
			Must be Replaced	(<input type="radio"/>)
Comments:				

9. GROUNDING OF SERVICE		PROVIDE PHOTO
	Good	(<input checked="" type="radio"/>)
	Needs Repair	(<input type="radio"/>)
Comments:		

10. GROUNDING OF EQUIPMENT		PROVIDE PHOTO
	Good	(<input checked="" type="radio"/>)
	Needs Repair	(<input type="radio"/>)
Comments:		

MAR 15 2022



11.SERVICE CONDUIT/RACEWAYS

PROVIDE PHOTO

Good (☒)Needs Repair (☐)

Comments:

12.GENERAL CONDUIT/RACEWAYS

PROVIDE PHOTO

Good (☒)Needs Repair (☐)

Comments:

13.WIRE AND CABLES

PROVIDE PHOTO

Good (☒)Needs Repair (☐)

Comments:

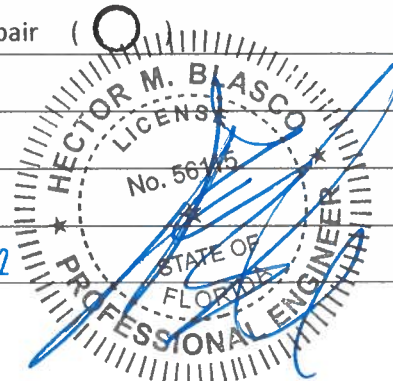
14.BUSWAYS

PROVIDE PHOTO

Good (☐)Needs Repair (☐)

Comments:

Busways not used in this building

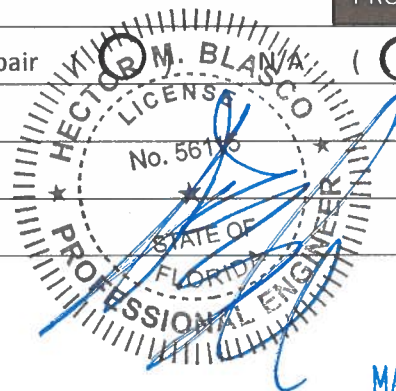


15.THERMOGRAPHY INSPECTION RESULTS	PROVIDE PHOTO
(ADD SHEETS AS REQUIRED)	
Comments:	
Thermography inspection is pending.	

16.OTHER CONDUCTORS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:	

17.TYPES OF WIRING METHODS	PROVIDE PHOTO
1. Conduit Raceways Rigid: Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
2. Conduit PVC: Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
3. NM Cable: Good (<input type="radio"/>)	Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
4. Other: Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
a. Other Wiring (Specify): EMT	
Comments:	

18.EMERGENCY LIGHTING	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:	



MAR 15 2022

19. BUILDING EGRESS ILLUMINATION

PROVIDE PHOTO

Good (☐)Needs Repair (☒)N/A (☐)

Comments:

illumination in the exit stairs is deficient.

20. FIRE ALARM SYSTEM

PROVIDE PHOTO

Good (☒)Needs Repair (☐)N/A (☐)

Comments:

21. SMOKE DETECTORS

PROVIDE PHOTO

Good (☐)Needs Repair (☒)N/A (☐)

Comments:

All units shall be equipped with smoke detectors inside and outside the bedrooms

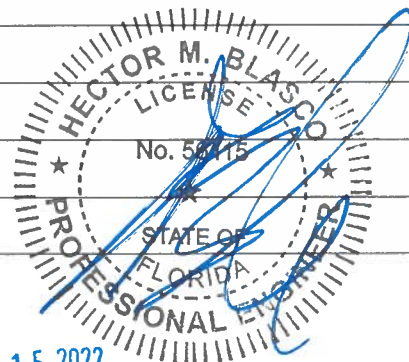
22. EXIT LIGHTS

PROVIDE PHOTO

Good (☐)Needs Repair (☒)N/A (☐)

Comments:

Fix all broken exit lights



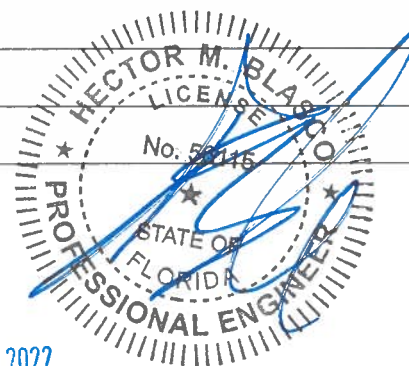
MAR 15 2022

23.EMERGENCY GENERATOR			PROVIDE PHOTO		
Good	(<input type="radio"/>)	Needs Repair	(<input checked="" type="radio"/>)	N/A	(<input type="radio"/>)
Comments:					
Permanent emergency generator and transfer switch are in process of being replaced,					

24.WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS			PROVIDE PHOTO		
Good	(<input checked="" type="radio"/>)	Requires Additional Illumination	(<input type="radio"/>)	N/A	(<input type="radio"/>)
Comments:					

25.OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION			PROVIDE PHOTO		
Good	(<input type="radio"/>)	Requires Additional Illumination	(<input checked="" type="radio"/>)	N/A	(<input type="radio"/>)
Comments:					
illumination at open parking is deficient					

26.SWIMMING POOL WIRING			PROVIDE PHOTO		
Good	(<input checked="" type="radio"/>)	Needs Repair	(<input type="radio"/>)	N/A	(<input type="radio"/>)
Comments:					

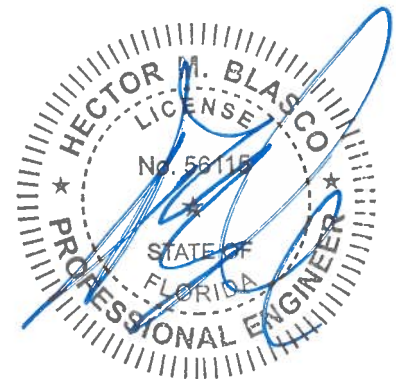


27.WIRING TO MECHANICAL EQUIPMENT

PROVIDE PHOTO

Good (☒)Needs Repair (☐)N/A (☐)

Comments:

28.ADDITIONAL COMMENTS**Reset Form**

MAR 15 2022

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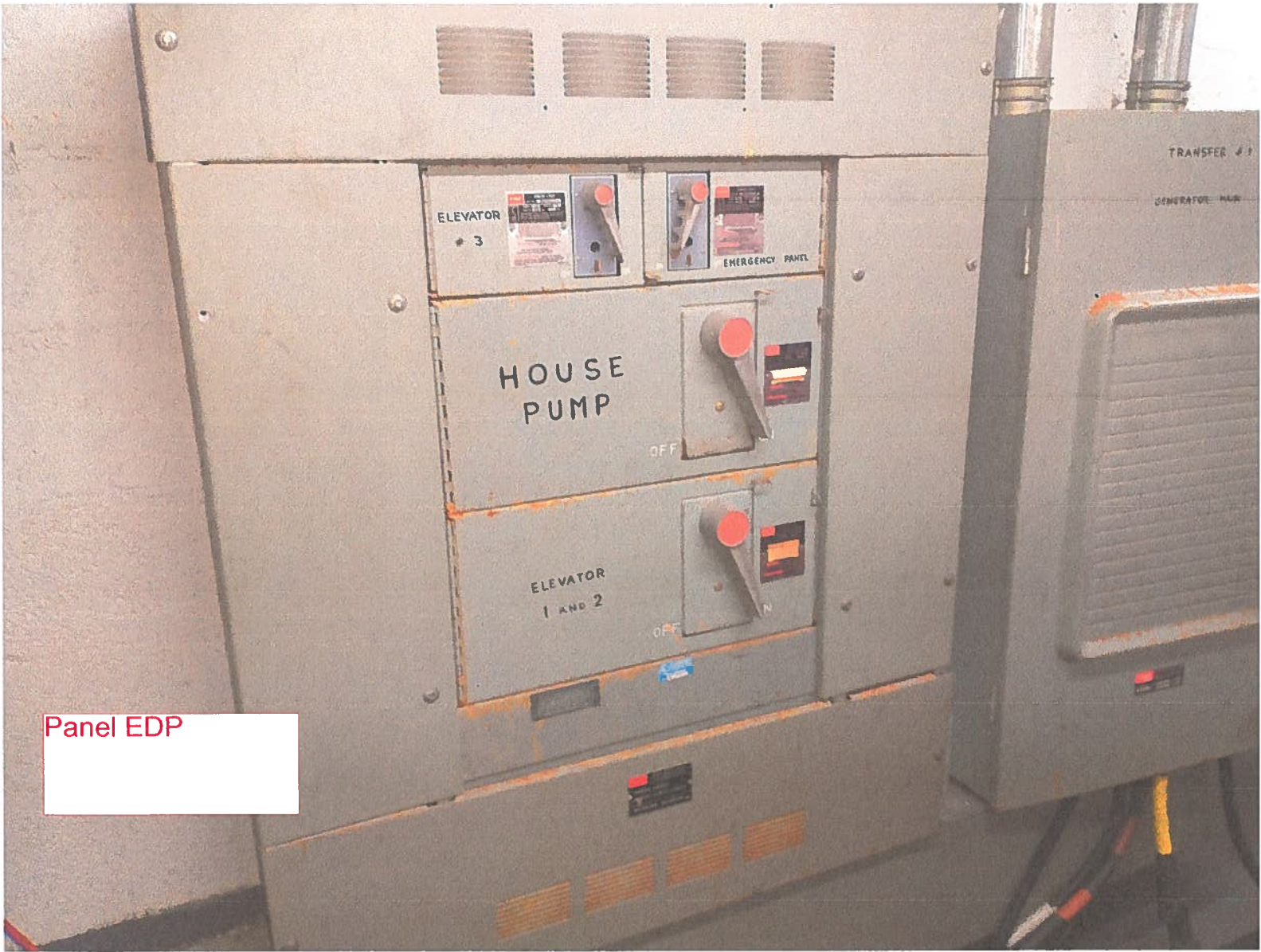
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panel H1

Panel H2



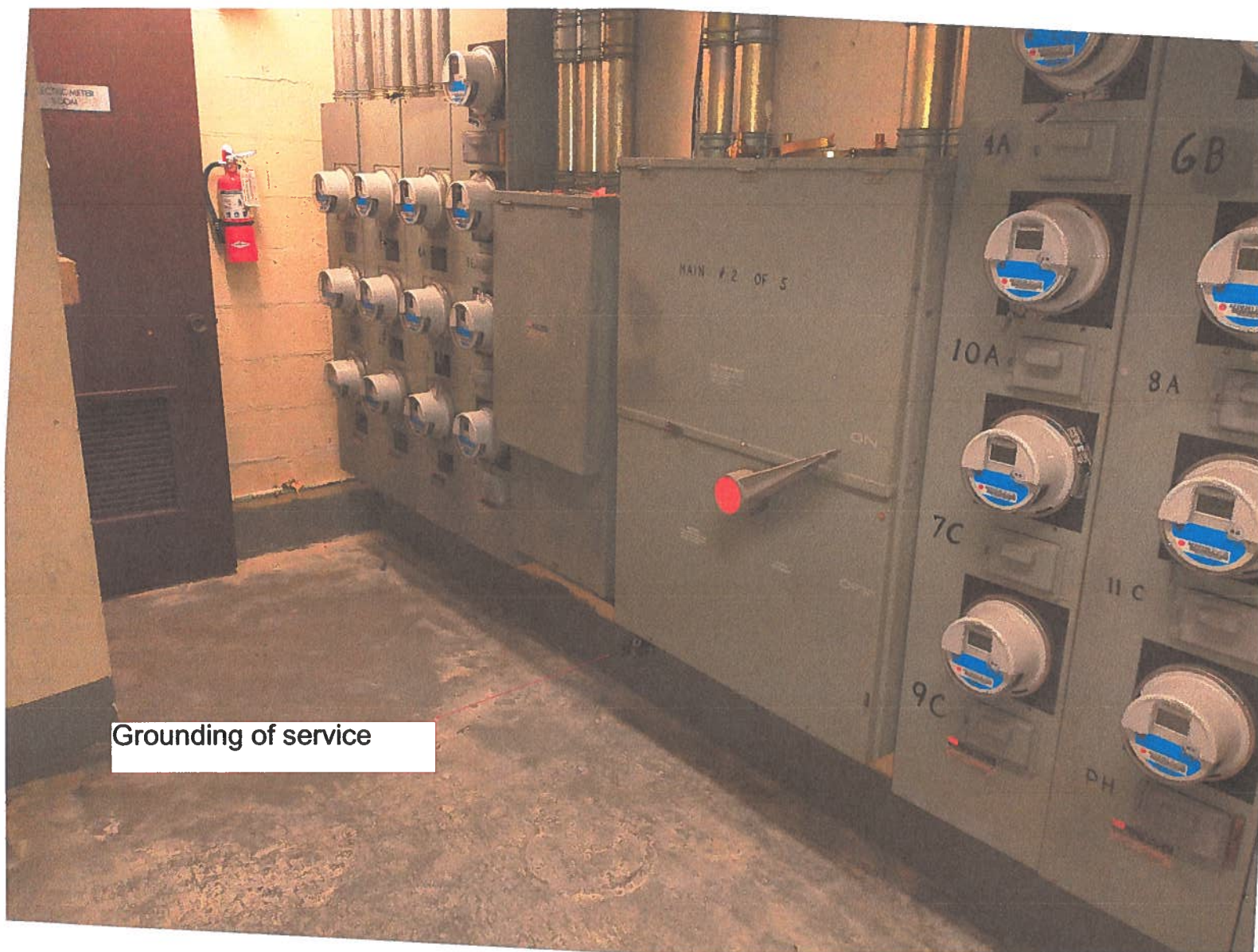
Panel EDP



Grounding of
equipment

Wire gutter







City of Coral Gables
Development Services

Office Set

RECT-22-03-0023

720 Coral Way

Folio #: 0341170280001

Description: BUILDING
RECERTIFICATION (YEAR BUILT
1982)

EL EC 2203 0334
ME _____
PL _____

USE AND OCCUPANCY _____
OCCUPANT LOAD _____
BUILDING CODE _____ VERSION _____
CONSTRUCTION TYPE _____

RESIDENTIAL _____ NON-RESIDENTIAL _____

INDICATE THE TYPE OF FLOOD ZONE AND
PROPOSED LOWEST FLOOR ELEVATION OR
FLOOD PROOFING ELEVATION IN RELATION TO
MEAN SEA LAND LEVEL (M.S.L.)

	DISTRICT	REQUIRED	PROPOSED
CHH	_____	_____	_____
SFH	_____	_____	_____
OTHER	_____	_____	_____

NEW CONSTRUCTION	SUBSTANTIAL IMPROVEMENT
YES _____	YES _____
NO _____	NO _____

Special Inspector required
for the following:

- ☐ Special Inspector for PILING
- ☐ Special Inspector for REINFORCED MASONRY
- ☐ Special Inspector for _____

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING		
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> LANDSCAPE		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/> CITY ARCHITECT		
<input type="checkbox"/> OWNER BUILDER		

Subject to compliance with all Federal, State, County
and City rules and regulations. City assumes no
responsibility for accuracy of or results from these plans.
THIS COPY OF PLANS MUST BE AVAILABLE ON
BUILDING SITE OR AN INSPECTION WILL NOT BE
MADE.

APPROVAL OF THIS SET OF PLANS DOES NOT
CONSTITUTE APPROVAL OF ANY STRUCTURE OR
CONDITION NOT IN COMPLIANCE WITH ANY
APPLICABLE CODES

R
R