



**Special Inspector's Final Certification**

October 17, 2025

City of Oakland Park – Building Division  
5399 N. Dixie Highway  
Suite #3  
Oakland Park, FL 33334.

**Project Description: Final Certification – Concrete Repairs at Coral Lake Tower.**

**Building Address: 1831 NE 38<sup>th</sup> Street.  
Oakland Park, FL 33308.**

**Permit #: 2025-3-2633-MP**

Dear Building Official:

I, Greg Batista, PE, to the best of my knowledge and belief, regarding the special inspections performed at the above-mentioned property do certify that all the concrete repairs detailed in the approved plans and documents comply with the Florida Building Code 2023, Eighth Edition, and the permitted construction documents.

As of October 13, 2025, John “The Greek” Painting has completed all the necessary structural concrete repairs in the exterior of the building including balconies. The contractor has chipped out the unsound concrete from damaged structural components until clean steel was reached from the areas indicated on the approved plans by the Engineer of Record (EOR), removed all the visible scale and corrosion from the exposed rebars restoring them to their original "white metal" condition, treated using the approved rust inhibitor, and applied the approved concrete repair mix. All the repairs have been made as per the provided ICRI guidelines and specifications for concrete repairs. Refer to Field Reports #1-#10 for additional details, comments and observations made during the duration of the concrete repair project.

Keep this document in your files and please contact me should you have any questions.

Sincerely,

Greg Batista, PE  
President

