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February 21, 2023

To: SUNSTATE ASSOCIATION MANAGEMENT GROUP

Condominium/Cooperative Association: GOLDEN STRAND APARTMENTS, INC.

Florida Statute 553.899 requires condominium and cooperative associations to have a milestone inspection. The inspection report is required to be provided within 180 days of receipt of this letter. Please complete the included Milestone Inspection Report form, include the required licensed engineer or architect's inspection report, and submit to the Planning and Development Services Department per the enclosed instructions.

Thank you.

Steve Bell, CBO
Building Official

PLANNING AND DEVELOPMENT SERVICES

1001 Sarasota Center Blvd., Sarasota, FL 34240
4000 S. Tamiami Trail, Rm. 122, Venice, FL 34293

MILESTONE INSPECTION REPORT

BUILDING INFORMATION

Building/Structure Address _____ Bldg # _____

Parcel ID _____ Association Name _____

Association Mailing Address _____

Building Code Occupancy Classification _____

Type of Construction _____ Size (Square Footage) _____

Number of Stories _____ Is this a Threshold Building as per 553.71(12) F.S.? Yes No

If multiple buildings on parcel ID, provide an aerial of the property and identify the building being certified. Attached (8 1/2 by 11 photo)

INSPECTION

Architect/Engineer _____

Address _____

Phone _____ Email _____

Inspection Commencement Date ___/___/___ Inspection Completion Date ___/___/___

Type of inspection performed: Visual Destructive Nondestructive

PHASE 1

No repairs are required. (Architect/Engineer Inspection Report attached)

Structural repairs are required. (Architect/Engineer Inspection Report attached)

Can the building be safely occupied while repairs are ongoing? Yes No

Is it recommended that the building be vacated? Yes No

PHASE 2

Phase 2 Report (Architect/Engineer Inspection Report attached)

Licensed Professional _____

License # _____

Signature _____

Date ___/___/___



SEAL

PLANNING AND DEVELOPMENT SERVICES

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GUIDELINES AND INSTRUCTIONS

1. Florida State Statute 553.899 Guidelines

Milestone inspections consists of two phases:

- Phase one of the milestone inspection, a licensed architect or engineer authorized to practice in Florida, shall perform a visual examination of habitable and non-habitable areas of a building, including the major structural components of a building, and provide a qualitative assessment of the structural conditions of the building. If the architect or engineer finds no signs of substantial structural deterioration to any building components under visual examination, phase two of the inspection, is not required.
- Phase two of the milestone inspection must be performed if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing at the inspector's direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure.

Upon completion of a phase one or phase two milestone inspection, the architect or engineer who performed the inspection must submit a sealed copy of the inspection report with a separate summary of, at minimum, the material findings and recommendations in the inspection report to the Condominium association or Cooperative association, and to the building official of the local government which has jurisdiction. The inspection report must, at a minimum, meet all the following criteria:

- a) Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection.
- b) Indicate the manner and type of inspection forming the basis for the inspection report.
- c) Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.
- d) State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
- e) Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
- f) Identify and describe any items requiring further inspection.

2. Instructions

After completing a phase one or phase two report, the licensed architect or engineer must submit copies to the association and to the building official. Submission to the building official may be submitted electronically, by email or in person with the Milestone Inspection Report form as follows:

- By email: milestoneinspection@scgov.net.
- In Person: Planning and Development Services Department located at:
 - 1001 Sarasota Center Blvd., Sarasota, FL 34240 – (941) 861-6678
 - 4000 S. Tamiami Trail, Rm. 122, Venice, FL 34293 – (941) 861-3029