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## **ISLAND DUNES I OCEANSIDE**

### **PHASE I & II MILESTONE INSPECTION REINFORCE CONCRETE STRUCTURE REPORT**

1/4/2024

Located At: 8880 South Ocean Dr, Jensen Beach FL 34957

Prepared For: St. Lucie County 2300 Virginia Ave Fort Pierce, FL 34982

Parcel Number: 3535-322-0001-000-8

Permit Number: SLC- 1704-0540

#### **Re: Phase I & II Report by the Engineer of Record**

Dear Building Official,

This report is to certify that CSM Engineering has satisfactorily completed Milestone Phase I & II inspection work at the above-referenced location per the requirements of Section 553.899 (8), Florida Statutes, as created by Florida SB-4D on May 26, 2022.

As per Section 553.899 (8), a Milestone Phase I or Phase II inspection must be performed by a Florida-licensed architect or engineer. The purpose of the inspection is to verify the safety and adequacy of the major structural primary and secondary components of the building. Phase I is a visual examination and qualitative assessment of habitable and non-habitable areas of a building as discussed in this report. Phase II is a complete assessment and restoration of the components identified to have substantial deterioration from Phase I. A Phase II inspection must also certify that the building is structurally sound and safe for the operation of its intended use. If no damage is found by visual inspection in Phase I, then Phase II is not required.

Upon completion of a Phase I or II Milestone inspection, the architect or engineer who performed the inspection must submit a sealed copy of the inspection report with a separate summary, including but not limited to, the material findings, future maintenance, recommendations & inspection procedures to the condominium association or cooperative association and to the building official of the local government which has jurisdiction.

Association Responsibility – Once a sealed copy of the report has been received, the association must distribute a copy of the report to each unit owner, via U.S. Mail, personal delivery, and/or by electronic transmission to unit owners who previously consented to receive notice by electronic transmission; the association must also post a copy of the summary in a conspicuous place on the condominium property and must publish the full report and on the association’s website, if the association is required to have a website.

#### **Phase I Milestone Inspection:**

CSM performed a Phase I visual structural inspection on **March 2017**, and at which time, all primary and secondary structural members (below) were inspected as part of Phase I:

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Structural Beams</li> <li>• Structural Floor Slabs</li> <li>• Structural Columns</li> <li>• Structural Shear walls</li> <li>• Foundation System</li> </ul> | <ul style="list-style-type: none"> <li>• Structural Roof Systems</li> <li>• Miscellaneous Exterior Load-bearing Walls</li> <li>• Waterproofing &amp; Painting Building Protection</li> <li>• Concrete Stairs</li> </ul> |
|---|---|

Based on the visual inspection and non-destructive tapping, it was discovered that substantial structural deterioration was present. CSM was hired by Island Dunes I Oceanside to perform engineering project management as part of Milestone Phase II inspections.

### **MILESTONE PHASE II INSPECTION**

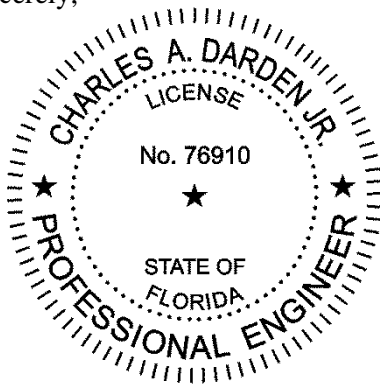
The Phase II inspection was conducted during the structural restoration project conducted on July 2017, by the means of both invasive and non-invasive testing on the structural members listed in this report.

During the Milestone Phase II inspection, CSM observed and approved the restoration to the above structural members. This involved restoring structural members per CSM permit drawings dated **April 2018**, and the following codes/guidelines: 7<sup>th</sup> edition 2020, FBC Existing 2020 ICRI. The structural restoration for the **Island Dunes I Oceanside has been** completed on **December 2023**.

Based on the survey of the property, CSM Engineering finds that unsafe conditions do not exist. If the unsafe conditions are present, the concrete structural repairs must commend within 365 days of receipt of the milestone report.

A detailed inspection report with findings and recommendations is available upon request.

Sincerely,



Charles A. Darden Jr., PE  
Florida Registered Professional Engineer #76910

# Phase II Milestone Inspection Report

Certifying Entity: **CSM Engineering, Charles A. Darden Jr., PE, License #76910**

**Project Name/Address:** Island Dunes I Oceanside 8880 S. Ocean Dr, Jensen beach FL, 34957

**County:** Saint Lucie County

**Parcel #:** 3535-322-0001-000-8

**Permit #:** SLC- 1704-0540

**General Description of Building/# of Stories:** 14-story with 134 unit

**Type of Construction:** Reinforced Concrete high rise

## Inspections

**Date of Inspection(s):** 3/2017 & 7/2017

**Type of Inspection:** PHASE I PHASE II

**Structural Repairs Required:** Have been completed.

**Building Safe for Occupancy During Repairs:**  Y  N

**General Description of Repairs Needed:** Standard concrete restoration of structural members including but not limited to beams, floors, columns, shear wall, foundation, roof system, load bearing wall, waterproofing, & concrete stairs.

## Primary/Secondary Components Inspected

### Structural Roof System

**Description of Type, Condition:** Tar & gravel structural roof system is in good condition.

**General Description of Equipment & Supports:** Appears to be in good condition.

**Description of Drainage System:** Roof drainage system appears to be in good condition, The primary roof drain & secondary scuppers also appear to be in good condition.

**Condition of Parapet/Mansard:** Also appears to be in good condition.

**Remarks & Recommendation of Remedial or Preventative Repairs:** Overall the structural roof system appears to be in fair condition.

### Load Bearing and/or Shear Wall

**Indicate Type & Description:** Concrete shear wall appears to be in good condition.

**Type & Condition of Masonry Finish:** Masonry walls appear to be in good condition & are finished with stucco.

**Describe Any Condition in Structural Members Which Indicate Safety Concerns:** None

**Remarks & Recommendation of Remedial or Preventative Repairs:** Repairs should be made on a twenty year cycle.

**Estimated Remaining Life of Component:** Remaining life has been estimated to be twenty years with recommended Maintenance.

**Required Routine Inspection/Maintenance:** Provide routine maintenance as described in the inspection report. Recommended to provide an inspection every ten year minimum.

## Floor Slabs

**Indicate Type & Description:** Concrete CIP reinforced concrete slabs appear in good condition.

**Stairs – Indicate Number/Location & Description:** Two stair wells located at the north and south ends of the building & appear in good condition.

**Balconies Per Floor/Total Number in Building:** Four balconies on the first floor, ten balconies per floor, one hundred and thirty four in total.

**Condition of Balconies:** Balconies appear to be in good condition.

**Condition of Concrete Stairs:** Appear to be in good condition.

**Remarks & Recommendation of Remedial or Preventative Repairs:** Recommend repairs occur on a ten-year cycle.

**Required Routine:** Ten years.

**Estimated Remaining Life of Component:** Twenty years.

## Concrete Foundation System

**Indicate Type & Description:** Reinforced concrete slab over underground concrete piles.

**Describe Any Foundation Condition Which Indicates Safety Concerns:** None.

**Inspection of Foundation Column:** Completed and appears in good condition.

**Remarks & Recommendation of Remedial or Preventative Repairs:** Recommend repairs occur on a ten-year cycle.

**Required Routine:** Ten years.

**Estimated Remaining Life of Component:** Twenty years.

## Waterproofing & Painting

**Indicate Present Condition of Overall Waterproofing & Protection System:** Appear to be in good condition.

**Describe Any Waterproofing Issue(s) Requiring Immediate Attention:** None.

**Estimated Remaining Life of Component:** Ten years.

**Remarks & Recommendation of Remedial or Preventative Repairs:** Recommend repairs occur on a ten-year cycle minimum.

**Required Routine:** Ten years.

## Miscellany

**Identify & Describe Any Special or Unusual Building Feature:** None.

## Certification

**Present Condition of Overall Structure and Recommendations:** Appears to be in good condition & provide routine preventative maintenance as described in report.

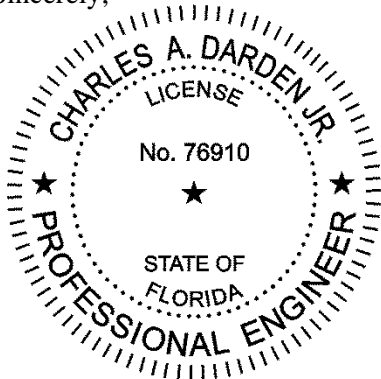
I hereby certify that I have, to the best of my abilities, performed the Phase I & II milestone inspections on **December 2023**.

During the Phase I inspection, substantial structural restoration was identified. Based on these findings, a Phase II milestone inspection was required. The Phase II inspection was performed on **July 2017** & completed on **December 2023**. Findings and recommendations have been provided in this report. I certify that the structure is currently safe for occupancy. I recommend the remaining useful life to be extended 20 years. It is required by state law that the structure be inspected and restored every 10 years from the date of this structural report.

Certify means to state or declare a professional opinion based upon visual and selective destructive inspections performed by Charles A. Darden, Jr. PE #76910 as per I.C.R.I (International Concrete Repair Institute) standards and ACI (American Concrete Institute) code.

Certify does not mean or imply a guarantee by the engineer nor does an engineer's certification relieve any other party from meeting requirements imposed by codes, permit drawings, and construction industry standards.

Sincerely,



Charles A. Darden Jr., PE  
Florida Registered Professional Engineer #76910