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HOWARD J. MILLER, P.E., INC.
CONSULTING ENGINEERS
3850 N.W. Boca Raton Boulevard • Suite #1
Boca Raton, Florida 33431-5848
(561) 392-2326 • FAX (561) 392-2912
E-mail: steve.millerengineer@gmail.com
C.A.: 3358

LICENSED SPECIAL
INSPECTOR OF
THRESHOLD BUILDINGS

Steven D. Young, P.E.
President

March 28, 2024

City of Aventura Building Department
Government Center
19200 West County Club Drive
Aventura, Florida 33180

RE: **BUILDING STRUCTURAL RECERTIFICATION**
THE LANDMARK CONDOMINIUM
20185 EAST COUNTRY CLUB DRIVE
AVENTURA, FLORIDA 33180
FOLIO#: 28-1235-057-0001

SUMMARY/COVER LETTER

NO REPAIRS REQUIRED FOR BUILDING TOWER AND GARAGE
REPAIRS REQUIRED FOR SEAWALL

Gentlemen:

Please find enclosed the “minimum inspection procedural guidelines for the building’s structural recertification” (13 pages), photographs (53 on 15 pages), and Engineer’s Self-Qualification letter for the referenced building. **Based upon my evaluation, this building requires no repair work to either the building tower or garage at this time for a safe continued use and occupancy. However, seawall repairs are required as listed below.**

PROJECT: THE LANDMARK CLUB CONDOMINIUM ASSOCIATION, INC.

- Building address and property control number:
 - Address: 20185 E. Country Club Drive, Aventura, Florida 33180
 - Folio: 28-1235-057-0001
- Name, license number and business address of the Special Inspector:
 - Name & Licenses: Steve Young, PE: 45437; SI: 0991
 - Address: 3850 N.W. Boca Raton Blvd., Suite 1, Boca Raton, Florida 33431

1. Reporting Procedures

2. The inspection report shall at a minimum meet all of the following criteria:

- a. The report has been signed and sealed below.
- b. The Minimum Inspection Procedural Guidelines for Structural Recertification Form is attached.
- c. Photos conveying typical conditions observed are attached.

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Page 2 of 4

d. The manner and type of inspection follows:

- i. During the recent repair project performed under Building Permit #BCOM2205-0002 from April 7, 2022 through the March 28, 2024 date, all exposed deterioration (cracked and spalled concrete, stucco and masonry) was repaired. The deterioration was determined to be caused by typical oceanfront deterioration due to rusting reinforcement steel throughout the vast majority of balconies and exterior walls and exposed garage reinforced concrete framing.
 1. Upon partial removal of all pre-existing balcony floor coverings all exposed concrete spalls were repaired as necessary. Subsequently all balcony floor surfaces were waterproofed and finished with a decorative cementitious coating.
 2. Upon removal of deteriorated stucco from all balcony ceilings, edges and columns, all exposed concrete spalls were repaired as necessary. Subsequently all exterior stucco surfaces were sealed and painted.
 3. In addition to repairing all exposed garage concrete floor deterioration, upon removal of deteriorated stucco from all garage area ceilings, beams and columns, all exposed concrete spalls were repaired as necessary.
 4. Upon removal of all deteriorated stucco from all exterior walls, all exposed concrete and masonry were repaired as necessary. Subsequently all exterior stucco surfaces were sealed and painted.

e. Substantial structural deterioration:

- i. Completion of the above-mentioned repairs eliminated any significant compromise, if any, to the overall structural integrity of the building. No further repairs are required at this time.

f. Unsafe or dangerous conditions:

- i. No exposed unsafe or dangerous conditions are currently observable.

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Page 3 of 4

g. Remedial or preventative repair:

- i. Based upon the current conditions, the expected timeframe to repair major/critical structural elements at the building tower and garage is typically determined upon future inspections. Currently it is recommended that the inspection be performed prior to the next painting and concrete repair project, which is recommended within the next 7 to 8 years.
- ii. **Repairs required in the not-to-distant future:** During a visual inspection conducted from ground level, the seawall was found with a horizontal crack located above water level on the water side of the seawall. The seawall cap was found in good alignment and without indications of structural distress. The Association has been directed to hire a Marine Engineer/Contractor for further investigation and to recommend repairs as necessary.

h. Items requiring further inspection:

- i. No further structural inspections of the building tower and/or garage are required at this time.
- ii. The seawall cap was found in good alignment and without indications of structural distress. The Association has been directed to hire a Marine Contractor/Engineer for further investigation of the seawall and to recommend repairs as necessary.

i. Conclusion:

- i. **Based upon my evaluation, this building is structurally safe and currently requires no repairs for a safe continued use and occupancy.**
 - 1. **The seawall, although not considered structural compromised, requires additional inspection by a Marine Engineer/Contractor and repairs as necessary within the next year.**

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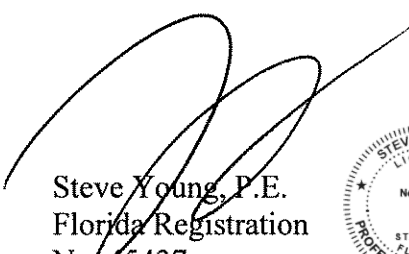
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Page 4 of 4

j. Notes:

- i. As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee or warranty for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the applicable and present condition of the building based upon visual inspections of the easily accessible portions of the structure. It is understood by all parties to include the property owner that my recommendation for **re-certification** does not release or indemnify the property owner in any way or form from properly maintaining the property for safe continued use and occupancy at all times.
- ii. Furthermore, this report is not a zoning or Code compliance report. Life-safety inspections were not performed and to the best of our knowledge not required to be performed. Furthermore, Howard J. Miller, P.E., Inc. (HJM), including myself, have made no attempt to excavate, demolish, or otherwise remove existing construction and therefore can make no judgments as to elements not readily visible or otherwise not exposed to view. HJM and I offer no opinion as to the accuracy of line and grade, adequacy of structural design, conformance to Building Codes, nor propriety of materials constructed or manufactured off-site. HJM and I do not imply that we have observed or noted all structural defects. The content of this report is based solely on inspection of areas made accessible at the time of the inspection and no testing is part of this report.


Steve Young, P.E.
Florida Registration
No. 45437
March 28, 2024

