



City of Daytona Beach Shores
Building Division
Community Services Department
2990 S. Atlantic Avenue
Daytona Beach Shores, FL 32118
Telephone: (386) 763-5377

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BY:

Notice of Required Milestone Inspection

To: Tropic Shores Condominium Association of Volusia County, Inc.
Property Address: 3111 S. Atlantic Ave., Daytona Beach Shores, FL 32118
Building Name: Tropic Shores
Date: June 27, 2024

To Whom It May Concern:

On May 26, 2022, Governor Ron DeSantis signed into law Senate Bill 4-D related to building safety. This law requires that specific condominium and cooperative buildings have detailed inspections conducted at specified times to ensure the structural integrity of buildings during their service life. These requirements are reflected in Section 553.899, Florida Statutes.

Pursuant to the recently enacted law, **Condominium Associations**, and **Cooperative Associations**, must perform Phase One Milestone Inspections on their three-or-more story buildings located within three miles of a coastline. An Inspection Report must be submitted to the City by December 31st of the calendar year the building reaches 25 years of age. Re-inspections are required every 10 years thereafter. For all buildings older than 25 years, Phase One Milestone Inspections must be conducted, and Reports must be submitted by December 31, 2024. Each building's Certificate of Occupancy date determines the start of its 25-year time-period.

Notice is hereby provided that a Phase One Milestone Inspection is required for the above-referenced building. The resultant Inspection Report must be submitted to the City's Building Official as prescribed below by December 31, 2024.

Milestone Reports must contain at least the following:

- A. The seal and signature or electronic signature of the Registered Design Professional in responsible charge of the inspection according to Sec. 553.899 (2)(a), Fla. Stat.
- B. Indication of the manner and type of inspection forming the basis for the Inspection Report
- C. Identification of any substantial structural deterioration, descriptions of the extent of the deterioration, and identification of all recommended repairs

- D. A statement of whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed
- E. Recommendations for all remedial or preventative repairs for any items which are damaged but do not constitute substantial structural deterioration
- F. Identification and description of all items requiring further inspection

If structural defects are identified in the Phase One Report, a Phase Two Inspection and Report or Progress Report submission is required within 180 days of the Phase One Report, identifying needed work to rectify the defects commencing within 365 days of the Phase Two Report submission.

The Condominium or Cooperative Association must, within 14 days of receipt of this notice, notify all owners of having received this notice and must provide the date by which the Milestone Inspection Report is due in a manner required by Sect. 553.899 (5), Fla. Stat.

Reports must be submitted by in-person delivery, US Mail or commercial delivery to The City of Daytona Beach Shores, Attention Building Official, 2990 S. Atlantic Avenue, Daytona Beach Shores, FL 32118, or by email to both sedmunds@cityofdbs.org AND permits@cityofdbs.org. Submissions are incomplete until the required submission fee of \$250.00 is paid. This fee may be mailed with a submission or paid by credit/debit card over the phone by calling 386-763-5377. A 3.25% vendor fee is automatically added to all payments made by credit/debit card; payments made by check do not incur this fee.

Copies of Milestone Inspection Report(s) must also be distributed to each condominium or cooperative unit owner.

THIS LETTER IS NOT INTENDED TO BE LEGAL ADVICE. IT IS NOT INTENDED TO BE A COMPLETE ANALYSIS OF THE STATUTORY REQUIREMENTS OR TO CONVEY ALL CONDOMINIUM AND COOPERATIVE ASSOCIATION OBLIGATIONS UNDER SECTION 553.899, FLORIDA STATUTES. QUESTIONS SHOULD BE DIRECTED TO THE BUILDING CAM (COMMUNITY ASSOCIATION MANAGER) OR A QUALIFIED ATTORNEY, LICENSED IN THE STATE OF FLORIDA.

Sincerely,



Steven Edmunds
Daytona Beach Shores Building Official

Cc: Kurt Swartzlander, City Manager
Becky Vose of the Vose Law Firm, City Attorney
Cheri Schwab, City Clerk
Stewart Cruz, Community Services Director