

April 2, 2024

Re: 121 Golden Condo Association
121 Golden Isles Dr.
Hallandale Beach, Fl. 33009
Re: PL-BSIP-24-01703

To Whom It May Concern:

This letter is to certify to the Owner of the subject property and the City of Hallandale Beach, that the subject buildings have been inspected as part of the building re-certification effort by a certified building inspector of Florida Engineering, and that the building may continue to be safely occupied while undergoing the required repairs in accordance with the BORA Policy #05-05-111(G)(2).

“As a routine matter, in order to avoid possible misunderstanding, nothing in this letter should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this letter represents an accurate appraisal of the present condition of the existing building upon visual inspection and evaluation of observed conditions, to the extent reasonably possible.”

Please let me know if you have any questions or concerns.

Thank you.

Antoine Boumitri, PE, SI
Florida PE # 40578
Florida SI # 0763

STRUCTURAL SAFETY INSPECTION REPORT FORMInspection Firm or Individual Name: Florida Engineering LLCAddress: 4161 Tamiami Trail. Port Charlotte, FL 33952Telephone Number: (941) 391-5980Inspection Commenced Date: 04-28-2025Inspection Completed Date: 04-28-2025
☒ No Repairs Required
 ☐ Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:



Engineer



Architect

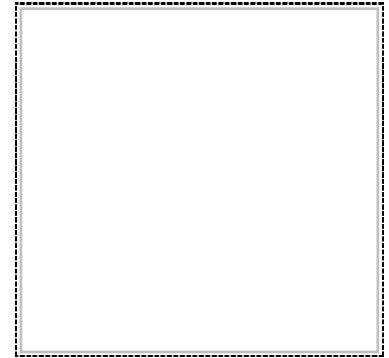
Name: Antoine BoumitriLicense Number: PE # 40578, SI # 0763

Threshold Building – Certified Special Inspector



Yes

No



Seal

I am qualified to practice in the discipline in which I am hereby signing,

Signature:

A. Boumitri

Date:

05/05/2025

This report has been based upon the minimum inspection guidelines for building safety inspection as listed in the Broward County Board of Rules and Appeals Policy #05-05. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure based upon careful evaluation of observed conditions to the extent reasonably possible.

1. DESCRIPTION OF STRUCTUREa. Name on Title: 121 GOLDEN ISLES DRIVE Condominium Association.b. Street Address: 121 GOLDEN ISLES DRIVE, HALLANDALE BEACH FL 33009-5806c. Legal Description: DORSEY ARMS CONDO UNIT ##### AKA 121 GOLDEN CONDO PER AMCDO CIN 112222083d. Owner's Name: 121 GOLDEN ISLES DRIVE Condominium Association.e. Owner's Mailing Address: 121 GOLDEN ISLES DRIVE, HALLANDALE BEACH FL 33009-5806f. Email Address: goldencondo@outlook.comContact Number: Luis Caamano 239-330-0289g. Folio Number of Property on which building is located: 5142-26-BD-####h. Building Code Occupancy Classification: R2-RESIDENTIALi. Present Use: 04-CONDOMINIUMj. General Description: High rise condo building 15 stories Type of Construction: Concrete structure. V-Ak. Square Footage: 94000 sf aprox.Number of Stories: 15-94 units

l. Is this a Threshold Building (per F.S. 553.71):

Yes ☒No ☐

m. Special Features:

High rise building adjacent to the water.

n. Describe any Additions to the Original Structure:

None

o. Additional Comments:

The building is well maintained and all repairs are completed.

2. PRESENT CONDITION OF STRUCTURE

a. General Alignment (Note: Good, Fair, Poor, Explain if Significant):

1. Bulging:

☒

Good

☐

Fair

☐

Poor

☐

Significant (Explain):

2. Settlement:

☒

Good

☐

Fair

☐

Poor

☐

Significant (Explain):

3. Deflections:

☒

Good

☐

Fair

☐

Poor

☐

Significant (Explain):

4. Expansion:

☒

Good

☐

Fair

☐

Poor

☐

Significant (Explain):

5. Contraction:

☒

Good

☐

Fair

☐

Poor

☐

Significant (Explain):

b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):

High rise: None visible.
Parking structure in good condition.

c. Surface Conditions – Describe General Conditions of Finishes, (Noting Cracking, Spalling, Peeling, Signs of Moisture Penetration, and Strains):

Building high rise structure: In good condition.
Roof has been replaced.
Parking structure: In good condition.

d. Cracks – Note the Location of Significant Members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1mm in width; MEDIUM if between 1mm and 2mm in width; WIDE if over 2mm:

Building high rise: in good condition.

e. General Extent of Deterioration – Cracking or Spalling Concrete or Masonry, Oxidation of Metals; Rot or Borer Attack in Wood:

None visible.

f. Note Previous Patching or Repairs:

Previous repairs are visible under the catwalks and in good condition.

g. Nature of Present Loading Indicate Residential, Commercial, and Other Estimated Magnitude:

Residential loads. 40 psf

3. INSPECTIONS

a. Date of Notice of Required Inspection: Unknown

b. Date(s) of Actual Inspection: 04-28-2025

c. Name and Qualifications of the Individual Preparing Report:

The structural inspection was performed by Arthur Cantero. Arthur Cantero is an experienced general contractor and professional engineer in the state of Florida with more than 30 years of experience in the construction, engineering and development industry. The report was reviewed by Antoine Boumitri, PE, SI with over 30 years of experience in providing structural inspections for large-scale structures, such as condominiums, commercial and industrial buildings.

d. Description of Laboratory or Other Formal Testing, if required, rather than Manual or Visual Procedures:

None required.

e. Structural Repairs:

High rise:

1- None required.

f. Has the Property Record been Researched for any Current Code Violations or Unsafe Structure Cases?

☐

Yes

☒

No

Explanation/Comments: No violations exist in accordance with the Building management or unsafe structure cases observed during this inspection.

4. SUPPORTING DATA ATTACHED

a. Sheets of Written Data:

b. Photographs:



c. Drawings or Sketches:

d. Test Reports:

5. FOUNDATION

a. Describe Building Foundation:

Direct concrete foundation in good condition.

b. Describe any Cracks or Separation in the Walls, Columns or Beams that Signal Differential Settlement:

No cracks visible in foundation. In good condition.
Pump room area has been repaired.

c. Is there Additional Sub-Soil Investigation Required?

☐

Yes

☒

No

1. If yes, explain:

6. MASONRY BEARING WALL – Indicate Good, Fair or Poor on Appropriate Lines

a. Concrete Masonry Units:

☒

Good

☐

Fair

☐

Poor

b. Clay Tile or Cotta Units:

☐

Good

☐

Fair

☐

Poor

c. Reinforced Concrete Tie Columns:

☒

Good

☐

Fair

☐

Poor

d. Reinforced Concrete Tie Beams:

☒

Good

☐

Fair

☐

Poor

e. Lintel:

☒

Good

☐

Fair

☐

Poor

f. Other Type Bond Beams:

☐

Good

☐

Fair

☐

Poor

g. Masonry Finishes – Exterior:

1. Stucco:

☒

Good

☐

Fair

☐

Poor

2. Veneer:

☐

Good

☐

Fair

☐

Poor

3. Paint Only:

Building repainted.

☒

Good

☐

Fair

☐

Poor

4. Other:

☐

Good

☐

Fair

☐

Poor

4a. Explain:

h. Cracks – Describe Beams, Columns, or Others, Including Locations:

None visible.

i. Spalling – Describe Beams, Columns, or Others, Including Locations:

N/A

j. Rebar Corrosion – Check Appropriate Line:

- | | | |
|----|-------------------------------------|---|
| 1. | <input checked="" type="checkbox"/> | None Visible |
| 2. | <input type="checkbox"/> | Minor – Patching Will Suffice |
| 3. | <input type="checkbox"/> | Significant – Patching Will Suffice |
| 4. | <input type="checkbox"/> | Significant – Structural Repairs Required |

4a. Describe:

k. Were Samples Chipped Out for Examination in Spalled Areas?

- | | | |
|----|-------------------------------------|--|
| 1. | <input checked="" type="checkbox"/> | No |
| 2. | <input type="checkbox"/> | Yes – Describe Color, Texture, Aggregate, and General Quality: |

7. FLOOR AND ROOF SYSTEM**a. Roof:**

1. Describe the Type and Condition of the Current Roof:

Roof is completely new. 2 ply modified roof system with tapered insulation.

2. Note Water Tanks, Cooling Towers, Air Conditioning Equipment, Signs, Other Heavy Equipment and Condition of Support:

Four cooling AC units are located on the roof, corresponding to the units immediately below. Straps in good condition.

3. Note Types of Drains, Scuppers, and Condition:

3 scuppers newly installed.. No parapet.
Roof edge is a drip edge or metal flashing.
Drains are in good condition new slopes. Roof drains without any help. Pumps were removed.

4. Describe Parapet Construction and Current Condition:

No parapet.

5. Describe Mansard Construction and Current Condition:

N/A

6. Describe any Roofing Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:

None visible.

7. Note any Expansion Joint and Condition:

None visible.

b. Floor System(s):

1. Describe Type of System Framing, Material, Spans, and Condition:

Main building tower: Continuous concrete slabs. In good condition.
Garage: Concrete framing in good condition.

2. Balconies – Indicate Location, Framing System, Material, and Condition:

Balconies facing the water are in good condition
Eyebrow on the street elevation in good condition.
Concrete Catwalks in good condition.

3. Stairs and Escalators – Indicate Location, Framing System, Material, and Condition:

There is a concrete stair on each side of the building. In good condition.

4. Ramps – Indicate Location, Framing System, Material, and Condition:

Structural concrete ramp for vehicles in the parking area.

5. Guardrails – Indicate Type, Location, Material and Condition:

Catwalks: Aluminum. In good condition
 Balconies: Aluminum in good condition.

c. Inspection:

Note: Exposed areas available for inspection and where it was found necessary to open ceilings, etc. for inspection of typical framing members.

N/A

8. STEEL FRAMING SYSTEM

a. Full Description of the System:

N/A

b. Exposed Steel – Describe the Condition of the Paint and Degree of Corrosion:

N/A

c. Steel Connections – Describe Type and Condition:

N/A

d. Concrete or Other Fireproofing – Describe any Cracking or Spalling and Note Where any Covering was Removed for Inspection:

N/A

- e. Identify any Steel Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection. Provide Location(s):

N/A

- f. Elevator Sheave Beams, Connections, and Machine Floor Beams – Note Column:

Elevator room, sheave beams, connections system in good condition.

9. CONCRETE FRAMING SYSTEM

- a. Full Description of the Structural System:

Direct concrete foundation. No visible settlement cracks. Slab on grade. Concrete beams and columns. Continuous reinforced concrete slabs.

- b. Cracking:

1. ☐ Significant ☒ Not Significant

2. Description of Members Affected, Location, and Type of Cracking:

N/A

- c. General Condition:

In good condition.

d. Rebar Corrosion – Check Appropriate Line:

- | | | |
|----|-------------------------------------|--|
| 1. | <input type="checkbox"/> | None Visible |
| 2. | <input checked="" type="checkbox"/> | Location and Description of Members Affected and Type Cracking |
| 3. | <input type="checkbox"/> | Significant – Patching Will Suffice |
| 4. | <input type="checkbox"/> | Significant – Structural Repairs Required (Describe): |

Roof elevator-mechanical room minor craking already repaired. .

e. Were Samples Chipped Out for Examination in Spalled Areas?

- | | | |
|----|-------------------------------------|--|
| 1. | <input checked="" type="checkbox"/> | No |
| 2. | <input type="checkbox"/> | Yes – Describe Color, Texture, Aggregate, General Quality: |

f. Identify any Concrete Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection. Provide Location(s):

None visible.

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS

a. Windows, Storefronts, and Curtainwalls:

All windows a aluminum impact windows. In good condition.

b. Structural Glazing on the Exterior Envelope of the Threshold Building:

☐

Yes

☒

No

1. Previous Inspection Date: N/A

2. Description of Curtainwall Structural Glazing and Adhesive Sealant:

N/A

3. Describe the Condition of System:

N/A

c. Exterior Doors:

1. Type (Wood, Steel, Aluminum, Sliding Glass Door, Other):

Exterior doors in good condition.
Impact rated doors from individual units to catwalks.

2. Anchorage Type and Condition of Fasteners and Latches:

Not visible, considered screws type in good condition.

3. Sealant Type and Condition of Sealant:

Not visible, silicant type or similar in good condition.

4. General Condition:

In good condition.

5. Describe Repairs Needed:

None

11. WOOD FRAMING

- a. Type – Fully Describe Mill Construction, Light Construction, Major Spans, and Trusses:

N/A

- b. Indicate the Condition of the Following:

1. Walls:

N/A

2. Floors:

N/A

3. Roof Member, Roof Trusses:

N/A

- c. Note Metal Fitting (i.e., Angles, Plates, Bolts, Splint Pintles, Other and Note Condition):

N/A

- d. Joints – Note if Well Fitted and Still Closed:

N/A

e. Drainage – Note Accumulations of Moisture:

N/A

f. Ventilation – Note any Concealed Spaces not Ventilated:

N/A

g. Note any Concealed Spaces Opened for Inspection:

N/A

h. Identify any Wood Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:

N/A

12. BUILDING FAÇADE INSPECTION (Threshold Building)

a. Identify and Describe the Exterior Walls and Appurtenances on All Sides of the Building (Cladding Type, Corbels, Precast Appliques, etc.):

N/A

b. Identify the Attachment Type of each Appurtenance Type (Mechanically Attached or Adhered):

N/A

- c. Indicate the Condition of each Appurtenance (Distress, Settlement, Splitting, Bulging, Cracking, Loosening of Metal Anchors and Supports, Water Entry, Movement of Lintel or Shelf Angles, or Other Defects):

N/A

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

- a. Identify and Describe any Special or Unusual Features (i.e., Cable Suspended Structure, Tensile Fabric Roof, Large Sculpture, Chimney, Porte-Cochere, Retaining Wall, Seawall, etc.):

None

- b. Indicate the Condition of Special Feature, its Supports, and Connections:

N/A

121 GOLDEN ISLES DRIVE, HALLANDALE BEACH FL 33009-GOLDEN ISLES CONDOMINIUM ASSOCIATION, INC.

STRUCTURAL REPORT:

Reinspection report April 28, 2025



Image 1: Building

121 GOLDEN ISLES DRIVE, HALLANDALE BEACH FL 33009-GOLDEN ISLES CONDOMINIUM ASSOCIATION, INC.



Image 2: Parking Building repairs completed.

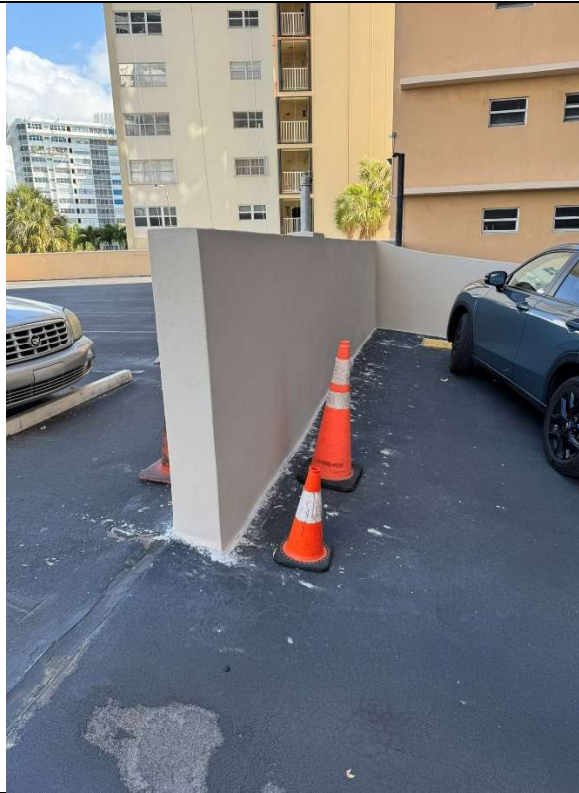


Image 3: Parking Building repairs completed.



Image 4: Building elevation. South side. Repainted.

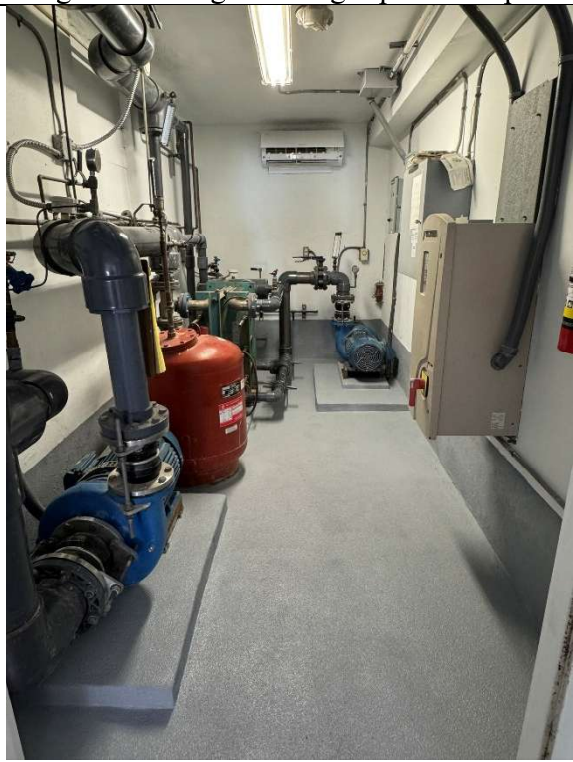


Image 5: Pump room completely redone.

121 GOLDEN ISLES DRIVE, HALLANDALE BEACH FL 33009-GOLDEN ISLES CONDOMINIUM ASSOCIATION, INC.



Image 6: Pump room completely redone.



Image 7: Roof completely redone. Removal of old roof



Image 8: New roof completed.



Image 9: New roof completed.