



MAY 12 2023

Growth Management
Community Development Department
Notice of Required Milestone Inspection

Reference Number: PL20230004721

Date: May 05, 2023

Mailing Contact: Calais at Pelican Bay Condominium Association
C/O Seacrest Southwest
1044 Castello Dr. Suite 206 Naples, FL 34103

Association Name: Calais at Pelican Bay Condo Building C

Building Address: 7048 Pelican Bay BLVD C, (BLDG) , Naples

A new state law, F.S. 553.899, which went into effect on May 26, 2022, created new requirements for Milestone Inspections of condominium and cooperative association buildings that are 3 stories and taller. The integration of the new law, together with Collier County ordinance 2022-42 and *Florida Building Code 110.9*, has the following impacts to existing buildings in Collier County:

Applicable buildings must have a Milestone Inspection once the building reaches a certain age, then every 10 years thereafter.

- Within three (3) miles of the coastline: 25 years of age
- More than three (3) miles from the coastline: 30 years of age
- Buildings past their milestone year: by December 31, 2024

Exemptions: These requirements do not apply to a single-family, two-family, or three-family dwelling with three or fewer habitable stories above ground.

Date of Building Certificate of Occupancy: 03/23/1992

Phase 1 inspection report due: December 31, 2024

Additional inspections, permits, and repairs may be required based on the results of the phase one report. Failure to provide the necessary information may result in a code enforcement action.

NOTE: The required inspection reports must be submitted on the portal before undergoing any repairs.

The condominium association or cooperative association must arrange for the milestone inspection to be performed and is responsible for ensuring and for all costs associated with the inspection. The inspection must be performed by a licensed architect or engineer authorized to practice in this state.



What is a Milestone Inspection?

A "Milestone inspection" means a structural inspection of a building, including an inspection of load-bearing walls and the primary structural members and primary structural systems as those terms are defined in F.S. s. [627.706](#), by a licensed architect or engineer authorized to practice in this state for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. The purpose of such inspection is not to determine if the condition of an existing building is in compliance with the Florida Building Code or the fire safety code.

A milestone inspection consists of two phases:

1. For phase one of the milestone inspection, a licensed architect or engineer authorized to practice in this state 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, as provided in paragraph (b), is not required. An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report.
2. A 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 in order 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. An inspector who completes a phase two milestone inspection shall prepare and submit an inspection report.

More information on Milestone inspections, including fees, report requirements, and submittal information can be found at: <https://www.colliercountyfl.gov/milestoneinspections>

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MAY 12 2023

Growth Management
Community Development Department
Notice of Required Milestone Inspection

Reference Number: PL20230004718

Date: May 05, 2023

Mailing Contact: Calais at Pelican Bay Condominium Association
C/O Seacrest Southwest
1044 Castello Dr. Suite 206 Naples, FL 34103

Association Name: Calais at Pelican Bay Condo Building D

Building Address: 7040 Pelican Bay BLVD D, (BLDG) , Naples

A new state law, F.S. 553.899, which went into effect on May 26, 2022, created new requirements for Milestone Inspections of condominium and cooperative association buildings that are 3 stories and taller. The integration of the new law, together with Collier County ordinance 2022-42 and *Florida Building Code* 110.9, has the following impacts to existing buildings in Collier County:

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Exemptions: These requirements do not apply to a single-family, two-family, or three-family dwelling with three or fewer habitable stories above ground.

Date of Building Certificate of Occupancy: 06/03/1991

Phase 1 inspection report due: December 31, 2024

Additional inspections, permits, and repairs may be required based on the results of the phase one report. Failure to provide the necessary information may result in a code enforcement action.

NOTE: The required inspection reports must be submitted on the portal before undergoing any repairs.

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MAY 12 2023

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Community Development Department
Notice of Required Milestone Inspection

Reference Number: PL20230004720

Date: May 05, 2023

Mailing Contact: Calais at Pelican Bay Condominium Association
C/O Seacrest Southwest
1044 Castello Dr. Suite 206 Naples, FL 34103

Association Name: Calais at Pelican Bay Condo Building E

Building Address: 7032 Pelican Bay BLVD E, (BLDG) , Naples

A new state law, F.S. 553.899, which went into effect on May 26, 2022, created new requirements for Milestone Inspections of condominium and cooperative association buildings that are 3 stories and taller. The integration of the new law, together with Collier County ordinance 2022-42 and *Florida Building Code* 110.9, has the following impacts to existing buildings in Collier County:

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- Buildings past their milestone year: by December 31, 2024

Exemptions: These requirements do not apply to a single-family, two-family, or three-family dwelling with three or fewer habitable stories above ground.

Date of Building Certificate of Occupancy: 02/12/1992

Phase 1 inspection report due: December 31, 2024

Additional inspections, permits, and repairs may be required based on the results of the phase one report. Failure to provide the necessary information may result in a code enforcement action.

NOTE: The required inspection reports must be submitted on the portal before undergoing any repairs.

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MAY 12 2023

Growth Management
Community Development Department
Notice of Required Milestone Inspection

Reference Number: PL20230004717

Date: May 05, 2023

Mailing Contact: Calais at Pelican Bay Condominium Association
C/O Seacrest Southwest
1044 Castello Dr. Suite 206 Naples, FL 34103

Association Name: Calais at Pelican Bay Condo Building F

Building Address: 7024 Pelican Bay BLVD F, (BLDG), Naples

A new state law, F.S. 553.899, which went into effect on May 26, 2022, created new requirements for Milestone Inspections of condominium and cooperative association buildings that are 3 stories and taller. The integration of the new law, together with Collier County ordinance 2022-42 and *Florida Building Code* 110.9, has the following impacts to existing buildings in Collier County:

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Exemptions: These requirements do not apply to a single-family, two-family, or three-family dwelling with three or fewer habitable stories above ground.

Date of Building Certificate of Occupancy: 04/08/1991

Phase 1 inspection report due: December 31, 2024

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MAY 12 2023

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Community Development Department
Notice of Required Milestone Inspection

Reference Number: PL20230004714

Date: May 05, 2023

Mailing Contact: Calais at Pelican Bay Condominium Association
C/O Seacrest Southwest
1044 Castello Dr. Suite 206 Naples, FL 34103

Association Name: Calais at Pelican Bay Condo Building H

Building Address: 7008 Pelican Bay BLVD H, (BLDG) , Naples

A new state law, F.S. 553.899, which went into effect on May 26, 2022, created new requirements for Milestone Inspections of condominium and cooperative association buildings that are 3 stories and taller. The integration of the new law, together with Collier County ordinance 2022-42 and *Florida Building Code* 110.9, has the following impacts to existing buildings in Collier County:

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Date of Building Certificate of Occupancy: 02/22/1991

Phase 1 inspection report due: December 31, 2024

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