

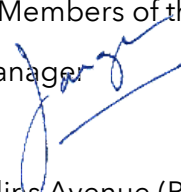
BAL HARBOUR

- V I L L A G E -

OFFICE OF THE VILLAGE MANAGER

LETTER TO COUNCIL

NO. 118-2021

To: Mayor Gabriel Groisman and Members of the Village Council
From: Jorge M. Gonzalez, Village Manager 
Date: August 13, 2021
Subject: Update Regarding 10185 Collins Avenue (Plaza of Bal Harbour Condominium)

The purpose of this Letter to Council is to provide an update on the status of the Plaza of Bal Harbour Condominium (Plaza).

As was shared in LTC No: 115-202, sent on August 10, 2021, a Notice of Violation was issued to the Plaza on August 10, 2021 for an Unsafe Structure as the building was in violation of Miami-Dade County Code. The Notice of Violation specifically cited the following violations: (1) Failure to meet 50-year Recertification and (2) Failure to Maintain Structure in a Safe Condition.

Our Building Official has been working with the Plaza and its representatives in order to ensure the safety and welfare of the residents and requested that the Plaza provide an engineering report to the Village on the status of the building. This letter from the engineer was received on August 11, 2021 and indicates that the building and structure are safe for continuous use and occupancy while the current repairs are being performed. This letter from the engineer is attached.

In addition, the permit application for emergency structural repairs was reviewed by the Building Department, within two days of receipt. The building's engineer has been authorized by the Building Official to shore up any areas needing emergency repairs while permit is being reviewed. Notwithstanding, the Notice of Violation remains in place until all conditions have been met.

Should you have any questions or require additional information please do not hesitate to contact me.



7171 S.W. 62nd Ave., Fourth Floor • Miami, Florida 33143
(305) 669-2700 • Fax: (305) 669-2165

August 11, 2021

Mr. Eliezer Palacio
Building Official
City of Bal Harbour
Building Department
655 96th Street
Bal Harbour, FL-33154

Re: The Plaza of Bal Harbour Condominium Building- Structural Conditions
10185 Collins Avenue, Bal Harbour, FL-33154
P&A Project No: 19-148

Dear Mr. Palacio:

In reference to our letter dated July 19, 2021 (copy attached), please consider this correspondence as a status report regarding the inspections, for preliminary structural evaluation, being conducted at The Plaza of Bal Harbour Condominium building, located at 10185 Collins Avenue, Bal Harbour, FL 33154. We have completed visual inspections of 100% of concrete columns at the ground floor of the parking garage that are exposed as well as exposed structural members at interior and balconies of one hundred (100) residential units out of total of 301 residential units. At the areas inspected, we have identified some structural members that require remediation, however, the extent of damage to these structural members is such that it does not pose imminent danger to life safety. Inspections are ongoing and we will keep you informed about the condition of the building structure as we continue inspecting additional areas.

Please be advised, at one of the columns at the ground floor of parking garage, specified on the attached drawings (SR-2) with identification mark-20, substantial structural damage was observed. The concrete column is damaged at the bottom portion and we intend to repair the column by providing a concrete jacket around the column and transferring the load from the column to the new concrete jacket by placing bolts at the upper portion of the column. However, this column does not represent an imminent danger to the building structure. We have recommended to the Association (our client) to perform immediate

Mr. Eleizer Palacio

August 11, 2021

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repairs and we have been authorized by the client to perform said repairs on an emergency basis. We are moving forward to perform this emergency repair.

During our structural evaluation so far we have not found any structural component that may pose imminent danger to life safety. It is our opinion that The Plaza can continue to be occupied as is unless we discover any structural member that is excessively damaged or any condition that would change our opinion.

It is important to understand that this opinion is based upon the inspections performed and present conditions observed and known to P&A at this time. This opinion does not consider hidden and or any new conditions that may develop in time or are observed during the course of the ongoing structural evaluation.

Should you have any questions please feel free to contact us.

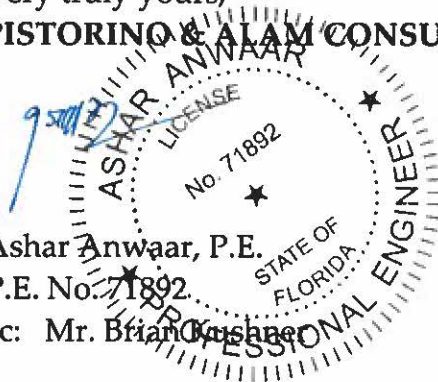
Very truly yours,

PISTORINO & ALAM CONSULTING ENGINEERS, INC.

Ashar Anwaar, P.E.

P.E. No. 71892

cc: Mr. Brian O'Connell



 **PISTORINO & ALAM**
CONSULTING ENGINEERS, INC

7171 S.W. 62nd Ave., Fourth Floor • Miami, Florida 33143
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July 19, 2021

Mr. Eliezer Palacio
Building Official
City of Bal Harbour
Building Department
655 96th Street
Bal Harbour, FL-33154

Re: Structural Evaluation – The Plaza of Bal Harbour
10185 Collins Avenue, Bal Harbour, FL-33154
Project No: 19-148

Dear Mr. Palacio:

In reference to your letter dated July 2nd, 2021 issued to The Plaza of Bal Harbour Condominiums (The Plaza) located at 10185 Collins Avenue, Bal Harbour, FL-33154 (copy attached), our firm has been retained by The Plaza of Bal Harbour Condominium Association to perform the required structural and electrical evaluation of the building. The scope of work includes visits at all common areas, parking garage and interior of all residential units and issuance of report of our findings. We are in the process of performing the required inspections.

Considering that The Plaza is a large building and the required inspections will take some time to be completed, we are requesting that an extension of ten weeks be granted, from the time period (thirty days) noted in your letter for submission of the required report of findings. We will submit the required report on or prior to October 15, 2021.

Your co-operation in this matter will be greatly appreciated.

Should you have any questions please feel free to contact us.

Very truly yours,
PISTORINO & ALAM CONSULTING ENGINEERS, INC.

Ashar Anwaar, P.E.
P.E. No. 71892
cc: Mr. Brian Kushner

