TO: Heron Pond Condominium Association

SUBJ: 30-Day Notification

DATE: September 21, 2023

Unsafe Structure Notifications have been issued to the Heron Ponds Condominiums at 8400 S.W. 1st Street, Pembroke Pines, Florida, for Buildings 2, 3, 5, 10, 14, & 16.

A Technical Analysis of all buildings in the community was requested on May 18, 2023, and to this date, a detailed comprehensive report, plans, or a permit application has not been submitted to the City of Pembroke Pines for repairs, rehabilitation, demolition, or corrective action.

This notice shall once serve as a notification that the Heron Ponds Condominiums, located at 8400 S.W. 1st Street, Pembroke Pines, Florida, is not maintaining General Safety Requirements as outlined in the Florida Fire Prevention Code and the Florida Building Code.

You are hereby notified that as of the date of this letter, you have 30 days to provide Engineering Reports on the Structural Integrity of the remaining occupied buildings. As stated by a 3rd Party Engineer on June 28, 2023, retained by the City, "It is our recommendation that any building believed to be unsafe should be evacuated until it is proven that they are safe enough to occupy or until such time that they have been repaired to a condition which would provide complete structural stability."

If, within the allotted time, reports are not obtained, the City will have no choice but to protect the health and safety of the residents that reside in the Heron Pond Condominiums and issue a 10-day notice of eviction for all remaining buildings.

During the time that the required information is prepared, buildings may be deemed Unsafe to Occupy by the Building Official and or the Fire Marshal based on further information obtained.

Respectfully,

Daniel Almaguer, FCO
Division Chief | Fire Marshal

Stephen Pizzillo, CBO
Building Official