



ISO Class One

CITY OF PEMBROKE PINES FIRE- RESCUE  
OFFICE OF FIRE PREVENTION  
DIVISION CHIEF/FIRE MARSHAL  
DANIEL ALMAGUER

A handwritten signature in black ink, appearing to read "D. Almaguer".



TO: Heron Pond Condominium Association

SUBJ: Unsafe Structure Notification

DATE: May 18, 2023

REF: Technical Analysis Request

This notice shall serve as a notification that the Heron Ponds Condominiums, located at 8400 S.W. 1<sup>st</sup> Street, Pembroke Pines, Florida, is not maintaining General Safety Requirements as outlined in the Florida Fire Prevention Code (FFPC) contained in National Fire Protection Association (NFPA) Chapter 1, Section 10.

Pursuant to NFPA 1, Section 10.1.4.1 - Where structural elements have visible damage, the Authority Having Jurisdiction (AHJ) shall be permitted to require a technical analysis prepared in accordance with Section 1.15 to determine if repairs are necessary to restore structural integrity.

You are hereby notified that the owner, operator, or occupant of a building that is deemed unsafe by the AHJ shall abate, through corrective action approved by the AHJ, the condition causing the building to be unsafe either by repair, rehabilitation, demolition, or other corrective action approved by the AHJ (NFPA 1:10.2.4).

As you are aware, the units listed below have been deemed Unsafe to Occupy by the City of Pembroke Pines Building Official and shall remain uninhabitable until all necessary reports are received, permits are submitted to the building department, and all required inspections are passed by all disciplines.

- Building 5 – 292 SW 83<sup>rd</sup> Way, Unit # 208
- Building 10 – 8375 SW 5<sup>th</sup> Street, Unit # 101
- Building 10 – 8375 SW 5<sup>th</sup> Street, Unit # 201

Please note that during the time that the required technical analysis is prepared, additional units may be deemed Unsafe to Occupy by the Building Official and or AHJ. The owner, operator, or occupant shall provide tests or test reports without expense to the AHJ or the City of Pembroke Pines as proof of compliance with the intent of the Code as outlined in NFPA 1:10.2.3.

Respectfully,

A handwritten signature in black ink, appearing to read "D. Almaguer".

Daniel Almaguer  
Division Chief | Fire Marshal