



ISO Class One

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

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TO: Heron Pond Condominium Association

SUBJ: Unsafe Structure Notification

DATE: June 29, 2023

REF: Technical Analysis Request

This letter shall serve as a notice of an urgent matter pertaining to the Technical Analysis Report requested by my office on May 18, 2023.

The Heron Pond Condominiums, located at 8400 S.W. 1st Street, Pembroke Pines, Florida, continue to exhibit significant signs of deterioration and structural uncertainty. These findings raise serious concerns for public safety, requiring swift action from your association and its representatives.

As a reminder, 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.

After meeting on-site with an Independent Structural Engineer on June 28, 2023, it has been determined through their findings that immediate action must be taken for the health and safety of the residents at the Heron Pond Condominiums.

You are hereby reminded 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 disciplines pass all required inspections.

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

During this time, and until the required technical analysis is received, additional units may be deemed Unsafe to Occupy by the Building Official or the Authority Having Jurisdiction.

Respectfully,

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

Daniel Almaguer
Division Chief | Fire Marshal