

Council

Anne Gerwig, Mayor
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Tanya Siskind, Councilwoman

Manager

Paul Schofield

Village Attorney

Laurie Cohen

February 13, 2019

*Via Certified Mail
& U.S. Mail*

Deutsche Bank National Trust Company
c/o Robertson, Anschutz & Schneid
6409 Congress Avenue, Suite 100
Boca Raton, FL 33487

RE: NOTICE OF UNSAFE STRUCTURE – 12538 Pineacre Lane, Wellington, FL; Lot 5, Block 2, Pinewood East of Wellington according to the Plat thereof recorded in Plat Book 32, Page 96 of the Public Records of Palm Beach County, Florida; PCN # 73414334010020050

Dear Sir/Madam:

The Building Division has inspected the single family residential structure located at 12538 Pineacre Lane, as more fully described above. The condition of the structure remains the same as during the last inspection on February 7, 2019.

Specifically, the roof is deteriorated to the point that the interior of the structure has been exposed to the elements for an extended period of time. There has been no access granted to the interior, but this extended exposure may have caused significant damage to the interior of the structure. The extent of the repairs required are as follows:

- A structural evaluation and repair plan completed by an engineer licensed by the State of Florida;
- A complete mold assessment by a certified mold assessor including a remediation plan, if necessary;
- Complete reroof including any damaged structural members;
- Replacement of damaged electrical wiring, mechanical duct work, insulation and drywall.

The extent of the required repairs may meet the threshold for the structure and systems to be brought up to current Building Code. The Building Official opinion of repair will be based on engineer evaluation and recommendations.


At the time of the inspection, the structure has been determined to be unsafe, as described in section 116:1 of the 2014 Florida Building Code, which provides:

All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures or service systems are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with this code. The extent of repairs shall be determined by the building official.

Further, the disconnection of electric service was ordered on October 29, 2018 in accordance with section 101.4 of the Florida Building Code, which authorizes disconnection of utility service to the building, structure or system regulated by the code, and the standards set forth in Section 101.4, which permit disconnection where necessary to eliminate an immediate hazard to life, property, or unsafe condition, or when such utility connection has been made without the approval required by Section 112.1 or 112.2.

Based upon these observations, and in accordance with Chapter 1, Section 116 "Unsafe Structures and Equipment," of the 2014 Florida Building Code, as amended by Wellington, I, the undersigned Building Official, have determined the structure to be unsafe and a danger to the health, safety and welfare of the public, responding emergency personnel and surrounding properties. The building is hereby ordered to be vacated immediately and repaired or demolished within 90 days from the date of this letter. Within 10 days from the date of this letter, the owner, agent or person in control of the building may appeal the decision of the Building Official to the Construction Board of Adjustments and Appeals.

Respectfully,



Jacek Tomasik
Building Official

Cc: Paul Schofield, Village Manager
Laurie Cohen, Village Attorney

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Deutsche Bank National Trust Co.
c/o Robertson, Anschutz + Schmidt
6409 Congress Avenue
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Boca Raton, FL 33487

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