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Victor Garcia
Rossana Sherman
12111 Stratford Street
Wellington, F

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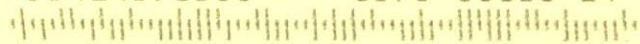
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VAC

BC: 33414578500

*0575-00620-14-44

33414578500



Council

Anne Gerwig, Mayor
Michael Drahos, Vice Mayor
John T. McGovern, Councilman
Michael J. Napoleone, Councilman
Tanya Siskind, Councilwoman

Manager

Paul Schofield

Village Attorney

Laurie Cohen

February 13, 2019

*Via Certified Mail
& U.S. Mail*

Victor Garcia
Rossana Sherman
12111 Stratford Street
Wellington, FL 33414

Victor Garcia
Rossana Sherman
2245 Sunderland Avenue
Wellington, FL 33414

Bank of America, N.A.
c/o Ward Damon Posner Pheterson & Bleau
4420 Beacon Circle
West Palm Beach, FL 33409
Foreclosureservice@warddamon.com

RE: NOTICE OF UNSAFE STRUCTURE – 12111 Stratford Street, Wellington, FL; Lot 12, Block 4, South Shore No. 4, Wellington according to the Plat thereof recorded in Plat Book 34, Page 63 of the of the Public Records of Palm Beach County, Florida; PCN # 73414402030040120

Dear Sir/Madam:

The Building Division has inspected the single family residential structure located at 12111 Stratford Street, 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. This exposure has caused significant damage to the drywall ceilings to the point of failure. The attic insulation, electrical fixtures and electrical wiring are hanging from the roof truss system. There is staining and discoloration of ceilings and walls from water intrusion throughout the structure and the presence of what may be mold. The extent of 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;
- A complete reroof including any damaged structural members;
- Replacement of all 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 the 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 January 11, 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

7015 3430 0000 9060 1681

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4420 Beacon Circle
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PS Form 3800, April 2015 PSN 7530-02-000-9047

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Street and Apt. No., or PO Box No.
2245 Sunderland Avenue
City, State, ZIP+4®
Wellington FL 33414

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Victor Garcia/Rossana Sherman
Street and Apt. No., or PO Box No.
12111 Statford Street
City, State, ZIP+4®
Wellington FL 33414

PS Form 3800, August 2006

See Reverse for Instructions

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Bank of America, N.A. to Ward Damon
Ward. Damon
+ Claire
4420 Beacon Circle
West Palm Beach, FL 33409

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
[Signature] ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service tag)

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PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540



12300 Forest Hill Boulevard
Wellington, Florida 33414

LD
2/15/19

Victor Garcia
Rossana Sherman
2245 Sunderland Avenue
Wellington

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33414>5785

CERTIFIED MAIL



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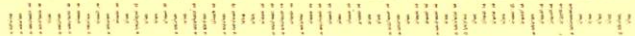
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1. Article Addressed to:

Victor Garcia
Rossana Sherman
2245 Sunderland Ave.
Wellington, Fl. 33414

2. Article Number

(Transfer from service label)

7015 3430 0000 9060 1674

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes