

**Dennis McDonald**

PO Box 1232, Flagler Beach, FL 32136

Mr. Mark Boyce  
Flagler County Building Official  
1769 E. Moody Blvd., Building 2  
Bunnell, Florida 32110

March 5, 2019

RE: REVOCATION OF CERTIFICATE OF OCCUPANCY  
901 East Moody Boulevard, Bunnell, Florida

Mr. Mark Boyce, Flagler County Building Official

Dear Mr. Boyce:

On February 28, 2019, Terracon Consultants released to Flagler County the results of their on site review of the new Sheriffs HQ at the above referenced location. This work was authorized by the Flagler County Engineer per PF9186371 on January 2, 2019. Since you were the Flagler County Building Official who inspected this building in its entirety during 2015 construction, I am sure that you read this report with great interest.

I call your attention to section 3.1 of the Terracon report which states and corroborates my statement that follows:

**3.0 OBSERVATIONS AND FINDINGS**

**3.1 Documentation Reviewed**

Renovation drawings were made available for our review. Those drawings were prepared by TTV Architects, Inc. of Jacksonville, FL, and are dated 12/22/15. Drawings indicate that most of the existing structure was salvaged and the scope of the renovation work included new roofing, EIFS cladding, and interior finishes. The exterior wall assembly consists of existing CMU walls with 6" metal studs and R-19 batt insulation at the inside. The drywall finish and metal studs extend up to the existing metal roof deck throughout. The design also indicates that existing wood blocking and batt insulation were salvaged at the top of the exterior walls.

Throughout this report Terracon uses the term "old wood" to describe wood components at the top of the concrete block exterior walls, more commonly known as sill plates. Additionally, photos 8,10,and 24 provided in the report verify that the sill plates used in this building for the roof tie down walls are "old wood." Section 3.1 of this

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same report confirms again that these components are remaining from the original building that is known to date to the 1970's. During construction, I provided photos to the county Engineer, the Board of County Commissioners, and the assistant county manager, who stated that she was your direct supervisor and met with you each morning. These photos confirmed the deteriorated and noncompliant condition of these plates and walls. In fact, these sill plates were not in compliance with the Florida Building Code 2813.1.4.1. when these 2015 pictures were captured.

An additional area of concern is that the Terracon Report references building plans used by TTV Architects dated 12/22/2015 which is almost three month after the Certificate of Occupancy date of 10/2/2015! Why would Flagler County be in possession of and have provided post-dated plans to Terracon? I am aware that the Certificate of Completion by TTV was issued more than two months after the Certificate of Occupancy was issued and this compounds my great concern related to this construction project.

Based on the findings of this Terracon report provided to Flagler County, dated 2/28/2019, John Ruffalo and Dennis McDonald, two residents and taxpaying citizens of Flagler County, require you to revoke the Flagler County Certificate of Occupancy #9715 issued on October 2, 2015 for the Sheriff's HQ at the above referenced address. For the record this building is now known to the public to fail FS.2813.1.4.1. as described and shown in the Terracon Report. Under the provisions of Florida State Law as the Flagler County Building Official, you are required to take action as provided by the Florida Building Code, Chapter 110.5 Revocation.

Mr. Ruffalo and I request that this matter be duly acted on in 48 hour from this public notice. This action is being taken for the public interest and we hope for a proper outcome based in Florida Law, as provided here in.

Sincerely,

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John Ruffalo

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Dennis M<sup>c</sup>Donald