

# HERNANDO COUNTY BUILDING DIVISION HERNANDO COUNTY BUILDING DIVISION



## NOTICE OF UNSAFE BUILDING

Case #	344258
Location:	3273 MANGROVE DR
Unsafe:	STORM DAMAGED 1962 FRAME HOME



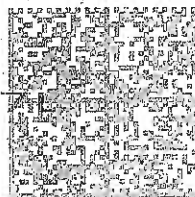
**HERNANDO COUNTY  
BOARD OF COUNTY COMMISSIONERS**

BUILDING DIVISION

789 PROVIDENCE BOULEVARD ♦ BROOKSVILLE, FLORIDA 34601

TAMPA FL 335

7 MAY 2025 PM



QUANTITY

FIRST-CLASS MAIL  
PERMIT - FL

\$000.63

05/07/2025 ZIP 34601  
043M32206716

FERRIS S WALLER SR TTEE  
1031 MCGEE RD  
PLANT CITY, FL 33565

MIXIE 339 7E 1 0285/25/25

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

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34601>3043

EC: 34601304389 \*2001-00711-07-40



**CERTIFIED MAIL**



**HERNANDO COUNTY  
BOARD OF COUNTY COMMISSIONERS**

BUILDING DIVISION

789 PROVIDENCE BOULEVARD ♦ BROOKSVILLE, FLORID



4589 0710 5270 0219 6074 55

05/07/2025 ZIP 34601  
043M32206716

FERRIS S WALLER SR TTEE

-R-T-S- 335654469-1N \*95 05/22/25

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD  
RETURN TO SENDER

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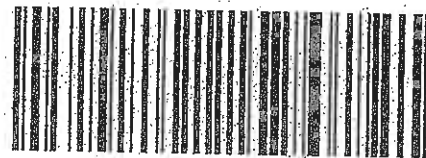




**HERNANDO COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**  
BUILDING DIVISION  
789 PROVIDENCE BOULEVARD ♦ BROOKSVILLE, FLORIDA

*9-14 RECEIVED*  
*Refused*  
*OCT 23 10 02*  
HERNANDO COUNTY  
BUILDING DIVISION

**CERTIFIED MAIL**



7020 0640 0000 4927 9608

neopost  
09/09/2022

US POSTAGE

FIRST-CLASS MAIL  
PRSRT

\$007.77<sup>6</sup>



ZIP 34601  
041L12205223

Waller Ferris S Sr. TTEE  
1031 McGee Rd.  
Plant City, FL 33565-5123

NEXT 551 CE 1270 2210/03/22

RETURN TO SENDER  
REFUSED  
UNABLE TO FORWARD

9327810650214595  
93070902102205228

HJFWMP 33565  
33565-5123

BC 34601304389 \*2574-01306-13-07



## HERNANDO COUNTY BUILDING DIVISION

PERMITTING • CONTRACTOR LICENSING

789 PROVIDENCE BOULEVARD ♦ BROOKSVILLE, FLORIDA 34601 ♦ [www.HernandoCounty.us](http://www.HernandoCounty.us)

PHONE 352.754.4050 ♦ FAX PERMITTING 352.754.4416 ♦ FAX CONTRACTOR LICENSING 352.754.4159

### PRELIMINARY NOTICE OF UNSAFE BUILDING

September 8, 2022

**Owner:**

**Waller Ferris S Sr. TTEE**  
**1031 McGee Rd.**  
**Plant City, FL 33565-5123**

**Location Address: 3273 Mangrove Dr.**

**Unsafe Residence & Seawall/ Case # 344258**

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Mr. Waller,

After receiving a report of an unsafe seawall and abandoned residence at the aforementioned property, an inspection was performed at the location and confirmed the seawall and rear portion of the residence is unsafe. Be advised that the unsafe structure poses a threat to the public.

This office is charged with ensuring that the unsafe structures are repaired or removed and as the owner of this property we are notifying you of the unsafe conditions that exist. This letter shall serve as a 30 day *Preliminary Notice*. If the structure is not permitted and repaired or permitted and removed, the structure may be condemned as an unsafe structure. Per Hernando County Ordinance Chapter 8, Article 2, Division 6, Section 8-136(1)(7), unsafe may be defined as follows: **"The building, structure or portion thereof, as a result of decay, deterioration or dilapidation is likely to fully or partially collapse.** Section 301.3 states: "The Building Official or his/her designee is authorized to order the vacation, demolition, or removal of any unsafe building..."

If the condition of the structure remains unchanged and you take no action within 30 days, this office may officially notify you regarding the immediate abatement of the unsafe conditions that could include a tax assessment lien on the property to collect costs associated with the abatement.

If you have any questions regarding this notice, please feel free to contact me at your earliest opportunity. My phone number is 352-540-6923.

Sincerely,

Jane Brown  
Hernando County Building Division  
Field Investigator  
[jabrown@hernandocounty.us](mailto:jabrown@hernandocounty.us)  
cert mail 7020 0640 0000 4927 9608



## HERNANDO COUNTY BUILDING DIVISION

PERMITTING ♦ CONTRACTOR LICENSING

789 PROVIDENCE BOULEVARD ♦ BROOKSVILLE, FLORIDA 34601 ♦ [www.HernandoCounty.us](http://www.HernandoCounty.us)

PHONE 352.754.4050 ♦ FAX PERMITTING 352.754.4416 ♦ FAX CONTRACTOR LICENSING 352.754.4159

### **NOTICE OF UNSAFE BUILDING THIS BUILDING IS UNSAFE AND ITS USE OR OCCUPANCY HAS BEEN PROHIBITED BY THE BUILDING OFFICIAL**

**May 7, 2025**

**Owner:**

**Ferris S Waller Sr TTEE  
1031 McGee Rd.  
Plant City, 33565-5123**

INSTR #2025031817 BK: 4556 PG: 1431 Page 1 of 3  
FILED & RECORDED 5/7/2025 10:29 AM CVF Deputy Clk  
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court  
Rec Fees: \$27.00

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#### **DESCRIPTION OF PROPERTY:**

**Key Number: 154594**

**Parcel: R12 223 16 1890 0190 0130**

**Legal Description: Gulf Coast Retreats Unit 1 Blk 19 Lot 13**

**Location Address: 3273 Mangrove Dr.**

The result of an inspection of the above aforementioned property, as indicated on the site map and located at 3273 Mangrove Dr, has caused the Hernando County Building Official or his designee to declare the single-family residence as unsafe. The following is a report of the conditions which yielded the determination that the residence is unsafe as per the provisions of the Standard Unsafe Building Abatement Code, 1985 Edition: Chapter 2, Sec; 4, 5, 9 & 10.

- **#4-**The building and or structure or portion thereof has been damaged by flood/ wind or other causes to the extent that the structural integrity of the building is less than it was prior to the damage and is less than the minimum requirement required by the Florida Building Code.

**An inspection performed and due to the extent of the storm damage, the structural integrity of the residence has been compromised.**

- **#5-**Any exterior appendage or portion of the building or structure is not securely fastened, attached or anchored such that it is capable of resisting wind, seismic or similar loads as required by Florida Building Code.

**The inspection found that the structure is unsecured and open to allow for weather and wind conditions creating further damage to the home.**

- **#9-**Any building or structure or portion thereof, that is in such a condition as to constitute a public nuisance.

**The inspection identified that the building/structure is unsecured and open to the public.**

- **#10-Any building, structure, or portion thereof, that is unsafe, unsanitary, or not provided with adequate egress, or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment.**

**The residence is unsafe, and is dangerous to human life due to the structural integrity of the home being compromised by storm damage. The structure is also a hazard due to inadequate maintenance, obsolescence and abandonment.**

In accordance with the Standard Unsafe Building Abatement Code, as incorporated into Hernando County Code of Ordinances, Chapter 8, Article II, Division 6, Section 8-136, the unsafe condition as described herein must be abated by either demolition and/ or removal of the structure. You have 30 days from the date of this notice to appeal this determination.

If you choose to demolish the building, a demolition permit is required and must be obtained from the Hernando County Building Division within 60 days of this Notice. Remediation of the unsafe condition must proceed without delay and include the necessary inspections. Demolition work with final inspection of the permit must be performed within 30 days of issuance of the permit. If you choose to repair the structure. A licensed contractor must secure all necessary permits from the Hernando County Building Division within 60 days of this Notice. Permitted work must comply with all codes applicable to new construction and the construction work must commence within (14) days of issuance of a permit for construction, proceed without delay and be completed in a time frame as determined by the Building Official.

If demolition or construction activities are abandoned and/or not completed within the time frame prescribed, Hernando County is authorized to either initiate demolition and file a tax assessment lien against the property for those costs and other costs relating to abating the unsafe condition or filing an action for an injunction compelling you to do so.

Any person having any legal interest in the property may appeal this Notice of Unsafe Building with the Hernando County Board of Construction Regulation. A written appeal must be submitted to the Hernando County Building Official within thirty (30) days from the date of this notice. The written appeal must include the following:

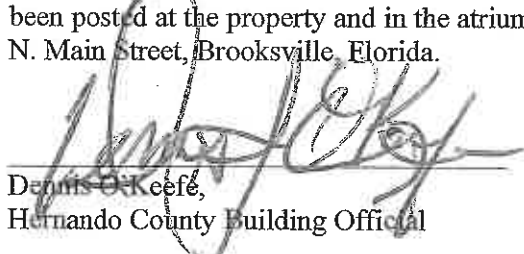
1. Identification of the subject building/structure by street address or legal description.
2. A statement identifying the legal interest of each appellant.
3. A statement identifying the specific order or section being appealed.
4. A detailed statement of the issues in which the appellant desires to be heard.
5. The legal signatures of all appellants, together with their official mailing addresses.
6. \$500 appeal fee.

*Forms for written appeals can be obtained by contacting this office at 352-540-6923.*

Failure to appeal this notice by any person(s) having a legal interest in the property within thirty (30) days from the date of this notice will constitute a waiver of all rights to an administrative hearing.

If an appeal is not filed within the specified time and the corrective action is not commenced or completed within the time specified, the building/ and or structure will be ordered vacated and posted to prevent further occupancy and the Hernando County Building Official will order demolition of the unsafe building/and or structure. All costs incurred by Hernando County for the abatement of unsafe structures are filed in the form of a special assessment tax lien against the property of record.

Alternative means of legal service of this notice are contemporaneously being pursued as permitted by Chapter 8, Article II, Section 8-136, Hernando County Code of Ordinances. A copy of this notice has been posted at the property and in the atrium of the Hernando County Government Building located at 20 N. Main Street, Brooksville, Florida.

  
Dennis O'Keefe,  
Hernando County Building Official

**State of Florida, County of Hernando**

The foregoing instrument was acknowledged before me on this 7th day of May 2025, by Dennis O'Keefe who is personally known to me, signed, and acknowledged by means of physical presence.

  
Notary Public



Print/Type/Stamp Name of Notary