

OFFICER NUMBER: 1107 JANE A BROWN  
REFERENCE NUMBER: 344258 LOCATION: 03273 MANGROVE DR  
ALTERNATE KEY: 00154594 PARCEL: R12 223 16 1890 0190 0130  
REPORTED DATE: 09/08/2022 STATUS: OPEN  
FROM: 1107 DEPT: BLD DIST: 2  
VIOLATION: 9000 UNSAFE STRUCTURE RELATED 02 DILAPIDATED STRUCTUR  
REPORTED AS: UNSAFE  
F. V. LOCATION:

DIR: SHOAL LINE TO CALIENTA ST NO TO EAGLE NEST LEFT ON MANGROVE DR

LEGAL: GULF COAST RETREATS UNIT 1 BLK 19 LOT 13

**ZONING: R1B**

VIOLATOR NAME AND ADDRESS  
WALLER FERRIS S SR TTEE

R E Q U E S T O R NAME AND ADDRESS  
BRIAN KELLY

1031 MCGEE RD  
PLANT CITY, FL 33565-5123

3365 MANGROVE DR

(352) 346-4451

P R E V I O U S   V I S I T S   A N D / O R   R E S U L T S

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09-08-2022 SCANNED IN UNSAFE SERVICE REQUEST AND PHOTOS.  
SENT PRELIMINARY NOTICE OF UNSAFE BUILDING, STRAIGHT MAIL AND  
CERT 7020 0640 0000 4927 9608.

09-12-2022 ADDITIONAL PHOTOS FROM REQUESTOR SCANNED INTO CASE.

09-19-2022 WENT ON INGERITY SEAWALLS LLC WEBSITE AND DID NOT SEE LICENSE  
NUMBER. CALLED AND LEFT MESSAGE TO LIST THE LICENSE NUMBER ON  
THE SITE (813) 535-1634.  
RECEIVED CALL FROM GRANDSON JARED WALLER 813-478-2097, NOTICE  
RECEIVED. I REVIEWED THE CONDITIONS OF THE SEAWALL AND BACK  
PORTION OF THE HOME. HE STATED THE PROPERTY IS IN HIS 84 YEAR  
OLD GRANDFATHERS NAME AND JARED IS TRYING TO TAKE POSSESSION OF  
THE HOME AND WANTS TO MAKE THE REPAIRS. HE HAS A FRIEND HENRY  
THAT HAS INTEGRITY SEAWALLS. JARED WILL MAKE SOME CALLS AND LOOK  
INTO THE REPAIRS.  
INTEGRITY SEAWALLS LLC NOT BEING LICENSED. WEBSITE TAKEN DOWN.

10-19-2022 REINSPECTED, NO ACTIVITY ON THE PROPERTY. WILL CONTINUE TO  
MONITOR.

12-02-2022 PROPERTY GATED

03-09-2023 REINSPECTED, NO ACCESS.

04-19-2023 CALL FROM STEPHANIE ALLRED 813-335-1478 STATING A PERMIT APP FOR  
SEAWALL 1459855. WILL FILL IN THE INTERIOR BOAT SLIP AND MAYBE  
THE POOL AREA. MONITOR

04-27-2023 SEAWALL APP 1456855 SUBMITTED.

06-09-2023 SEAWALL REVIEW PLANS APPROVED. ZONING PENDING WATER-WAYS  
APPROVAL.

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## P R E V I O U S V I S I T S A N D / O R R E S U L T S

06-19-2024 SEAWALL PERMIT 1459855 ISSUED.

09-30-2024 REINSPECTED, DAMAGE ASSESSMENT FROM HURRICANE HELENE ENTERED.

10-23-2024 STIE VISIT WITH INSPECTOR JOSE GRANDE. TOOK PHOTOS OF FURTHER  
DAMAGE FROM HURRICANE MILTON.03-10-2025 CALLED STPHANIE ALLRED 813-335-1478 ASKED HER WHT THE FAMILY IS  
INTENDING TO DO WITH THE HOME? SHE WAS THINKING ABOUT DEMOING  
THE HOME. I ASKED HER IF SHE HAD BEEN OUT TO THE HOME SINCE THE  
STORMS. SHE HAS NOT. I TOLD HER THE HOME HAD 4FT OF WATER AND  
THE REAR PORCH IS BEING SUPPORTED BY A JACK AND METAL BEAM.  
708 W SAM ALLEN  
PLANT CITY, FL 33565

OR EMAIL stephspurchases@gmail.com

03-11-2025 From: Stephanie Allred <stephspurchases@gmail.com>  
Sent: Tuesday, March 11, 2025 12:15 PM  
To: Jane A Brown <JABrown@co.hernando.fl.us>;  
atfabcutting@hotmail.com  
Subject: Re: 3273 Mangrove Dr.  
Hi Jane,I've been told my brother, Steve, is planning on doing the  
repairs himself and plans on starting in a month or so.I've copied him on this email in case you have any other  
questions. He will be your contact moving forward regarding this  
property.Thank you,  
Stephanie

I EMAILED THE FLOOD DAMAGE PERMITTING PACKET.

05-01-2025 SENT O &amp; E REQUEST TO HOMELAND TITLE.

05-05-2025 O & E RECEIVED. DRAFTED NOTICE OF UNSAFE BUILDING FOR BUILDING  
OFFICIAL TO SIGN.

05-07-2025 NOTICE SIGNED BY BUILDING OFFICIAL.

NOTICE MAILED STRAIGHT MAIL AND CERTIFIED TO OWNER 9589 0710  
5270 0219 6074 55.NOTICE OF UNSAFE BUILDING WAS RECORDED AT THE CLERK OF THE COURT  
AND ALSO POSTED IN THE ATRIUM OF THE COURT HOUSE.

NOTICE WAS ALSO POSTED AT THE PROPERTY, PHOTOS TAKEN.

05-25-2025 NOTICES SENT TO WALLER STRAIGHT AND CERTIFIED, RETURNED  
UNCLAIMED, UNABLE TO FORWARD.

06-05-2025 I SIGNED FOR AND RECEIVED A NOTICE TO APPEAL UNSAFE BUILDING

OFFICER NUMBER:

REFERENCE NUMBER: 000000

LOCATION: 00000

ALTERNATE KEY: 00000000

PARCEL:

## P R E V I O U S V I S I T S A N D / O R R E S U L T S

06-05-2025 FROM ATTORNEY BRUCE SNOW. I DID NOT ACCEPT THE CHECK TO START  
PROCESS UNTIL A HEARING DATE CAN BE SCHEDULED.

RECEIVED EMAIL REQUEST FOR RECORDS FROM BRUCE SNOWS OFFICE.

Karen Seltzer <k.seltzer@rbsnowlaw.com>

Good afternoon Jane:

Our clerk just left your office delivering the Notice of Appeal  
on behalf of the above referenced and the property on Hernando  
Beach. She advises that you did not want to keep the check for  
the fee associated with the filing of the appeal as you prefer  
to have the court date and provide information to Mr. Snow on  
behalf of his client. Further, she advised that at such time  
as you have the court date, you will contact this office for the  
fee associated with the filing.

If you would please be so kind as to provide the information  
relative to this to this violation to the firm via my email, it  
would be very much appreciated.

Appreciate your assistance in this regard.

Karen

06-06-2025 REINSPECTED AND TOOK ADDITIONAL PHOTOS OF THE HOME. POWER IS ON  
AND THERE IS NOW A LADDER GOING UP TO THE 2ND STORY.

06-10-2025 LR REVIEWED BY BUILDING OFFICIAL TO SENT UP CAO

Hi Jane,

For tracking purposes, this legal request has been assigned to  
Mel under LR 25-298.

Kind regards,

Lisa Morgan

Paralegal

Hernando County Attorney's Office

20 North Main Street, Suite 462

Brooksville, FL 34601-2850 P 352-754-4122 Ext. 20132 F

352-754-4001

Email: lmorgan@co.hernando.fl.us

06-17-2025 SUBSTANTIAL DAMAGE DETERMINATION LETTER MAILED TO OWNER AS  
DETERMINED BY FLOODPLAIN MANAGER.