

COMPLIANCE AGREEMENT

THIS COMPLIANCE AGREEMENT ("this Agreement") between Hernando County, a political subdivision of the State of Florida ("the County") and Ferris S. Waller, Sr., TTEE, of 112 N. Orange Ave., Brooksville, FL 34601 ("Owner"), together referred to as "the Parties"):

WHEREAS, the County issued to the Owner a Notice of Unsafe Building ("the Notice") regarding the structure on the property at 3273 Mangrove Dr., Hernando Beach, FL 34607, Key #154594 ("the Structure"), on May 7, 2025; and

WHEREAS, the Owner filed a Notice of Appeal of the Notice, which was scheduled to be heard by the Hernando County Board of County Commissioners ("the BOCC") on August 26, 2025; and

WHEREAS, the Parties desire to enter into a compliance agreement for the purpose of the Owner coming into compliance with the Hernando County Building Code and the Florida Building Code ("the Codes"); and

WHEREAS, it is understood that the Notice shall remain in effect until the Property is brought into compliance with the Codes.

WHEREFORE, the Parties hereby agree:

1. The Notice shall remain in effect until the Structure is brought into compliance with the Codes.
2. The Owner (or his designated Contractor) shall meet with the Building Official (or his designee) on Thursday, August 28, 2025, for the purpose of determining whether the Structure is subject to a finding of substantial damage.
3. Within thirty (30) days of the August 28, 2025, meeting, if the Owner (or his designated Contractor) demonstrates that the damage is less than 50% of the pre-damage market value of the Structure, the Building Official (or his designee) shall make a written determination that the value of the repair cost will not exceed the "50% Rule" that permits the Owner to move forward with remediation of the Property ("the Determination").
4. Within ten (10) days of the date of the Certificate, the Owner shall apply for the necessary building permit(s) to bring the Property into Compliance ("the Application").

5. Within twenty (20) days of the date of the Application, assuming the application is complete, the Building Official shall issue the permit(s) applied for.

6. The Owner shall ensure that construction commences within seven (7) days of the issuance of the permit(s).

7. The Owner shall comply with the inspection schedule(s) indicated on the permit(s), by either having the building department inspect, or by video inspection. If the Owner requests that the building department inspect, the inspection shall occur within twenty-four business hours (excluding weekends and holidays).

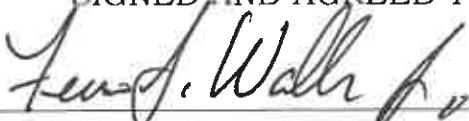
8. Within thirty (30) days of the August 28, 2025, meeting, if the Building Official determines that the damage to the Structure exceeds 50% of the pre-damage market value of the Property, the Building Official shall issue such determination ("Substantial Damage Notice").


9. If the Building Official issues a Substantial Damage Notice, the Owner shall provide a third-party appraisal to the Building Department within thirty (30) days of the date of the Substantial Damage Notice.

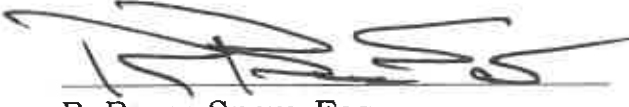
10. The Owner's son, Ferris Stephen Waller Jr., represents that he has the authority to sign this Agreement on behalf of the Owner.

11. Both Parties are represented by their own legal counsel.

SIGNED AND AGREED TO THIS 25th DAY OF AUGUST 2025.


Ferris Stephen Waller, Jr.
for Ferris S. Waller Sr. TTEE


Dennis O'Keefe, Building Official
of Hernando County, Florida


R. Bruce Snow, Esq.
Attorney for the Owner


Melissa A. Tartaglia, Esq.
Asst. County Attorney