

HAND DELIVERY

NOTICE OF APPEAL

TO

HERNANDO COUNTY BOARD OF CONSTRUCTION AND REGULATION

**TO: Hernando County Building Official
789 Providence Blvd.
Brooksville, Florida 34601**

This **Notice of Appeal** is filed pursuant to the provisions of Hernando County Code of Ordinances, Chapter 8, Article II, Division 6, Section 8-136; Section 8.6 thereof; and pursuant to the requirements of the Notice of Unsafe Building issued to Ferris S. Waller Sr. TTEE, dated May 7, 2025.

- I. Property Subject to Appeal: Gulf Coast Retreats Unit 1, Blk 19, Lot 13. Parcel # R12 223 16 1890 0190 0130; Key Number: 154594; Street Address: 3273 Mangrove Dr.
- II. Name of Applicant and Appellant: Ferris S. Waller Sr. TTEE, owner.
- III. Order Being Appealed: Notice of Unsafe Building alleging unsafe conditions as per provisions of Standard Unsafe Building Abatement Code, 1985 Edition: Chapter 2, Sec; 4, 5, 9 & 10.
- IV. A Statement of Issues to be Heard:
 1. Deny # 4 that 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.

2. Deny # 5 that 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.
3. Deny # 9 that any building or structure or portion thereof, that is in such condition as to constitute a public nuisance.
4. Deny # 10 that 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, obsolesce, or abandonment.
5. Appellant denies all of the allegations in the Notice of Unsafe Building.
6. Appellant denies that the structures or buildings on the subject property are unsafe; and, applicant further denies that the structures or buildings are in violation of any provision of the Standard Unsafe Building Abatement Code.

7. Appellant denies that the structures or buildings are in violation of the Florida Building Code.
8. The Notice of Unsafe Building is defective inasmuch as it alleges violations of the Standard Unsafe Building Abatement Code, yet sites to violations to the Florida Building Code without citing to provisions of the Florida Building Code wherein there are alleged violations. The Notice fails to provide Appellant with adequate notice as to the alleged violations thus deprives Appellant of due process of law.
9. Applicant reserves the right to amend this Notice of Appeal to include additional defenses.

V. Signature of Applicant: See Below

A handwritten signature in dark ink, appearing to read 'RBS', is written over a horizontal line.

Robert Bruce Snow
Attorney at Law
Attorney for Appellant
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Attorney for Applicant
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CERTIFICATION

I hereby certify that the foregoing Notice of Appeal was filed with the
Hernando County Building Official on the 5h day of June, 2025.



Robert Bruce Snow
Attorney at Law
Attorney for Appellant

ACKNOWLEDGMENT OF RECEIPT

I HEREBY Acknowledge Receipt of the foregoing Notice of Appeal on this
_____ day of _____, 2025.

*Signed & received Notice of
Appeal
6-5-2025*

Name: