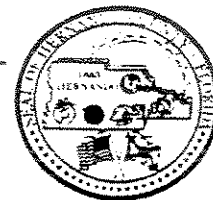


# Board of County Commissioners

## Hernando County Development Services

789 Providence Boulevard  
Brooksville, Florida 34601

Visit Us on the Internet:  
[www.co.hernando.fl.us](http://www.co.hernando.fl.us)



Permitting 352-754-4050  Contractor Licensing 352-754-4109  
 Commercial Dev. 352-754-4096 Fax: 352-754-4416

### NOTICE OF UNSAFE BUILDING

**DATE:** June 30, 2003

**TO:** Margery Spinoza  
6099 Patricia Place  
Spring Hill, FL 34607-2035

**CERTIFIED MAIL #7002 0460 0001 7770 2870**

RECEIVED  
HERNANDO COUNTY  
03 JUN 30 PM 2:44

#### DESCRIPTION OF PROPERTY

**Parcel:** R26 222 18 3200 00E0 0060

**Legal:** Potterfield Garden Acres Sec M 1<sup>st</sup> Add Blk E Lot 6

**Street Address:** 8023 Winter Street

The result of an inspection of the building/structure at the aforementioned property has caused the Hernando County Building Official to declare that said building/structure is unsafe. The following is a report of the conditions which yielded the determination that the buildings or structures are unsafe as per the provisions of the Standard Unsafe Building Abatement Code, 1985 Edition:

1. The rear means of egress is in disrepair and could render unsafe path of travel in case of fire or panic, to wit: the steps are uneven and in disrepair; the decking (porch) is severely deteriorated and rotted.
2. The stress in any material, member or portion thereof, due to all imposed loads including dead load exceeds the stresses allowed in the Standard Building Code for new buildings, to wit: the roof over rafter spans are not built to code, i.e. they are over twenty-four inches; the upright supports of the roof are not properly attached, nor are they properly anchored. The rear porch rafters are rotted.
3. The structure has not been maintained in violation of Standard Codes, to wit: the roof leaks into the structure; the electrical system is unsafe, i.e. the exterior electrical box and wiring at the rear steps are not installed according to Standard Building Codes; the front portion of the roof shingles are severely deteriorated and

EXHIBIT

19

tabbles

badly curled; the rear patio sliding doors cannot be secured; there are missing windows and screens.

4. The building, structure or portion thereof has been constructed or maintained in violation of a specific requirement of the Standard Codes or ordinances of Hernando County, Florida, to wit: no building permits exist for the roof over nor the electrical box and wiring.
5. The structure is in such condition as to constitute a public nuisance, to wit: the structure's appearance is not conducive to good neighborhood values.
6. The structure or portion thereof is in such condition as to constitute a public nuisance, to wit: both egresses are not code compliant in that handrails aren't provided and are severely deteriorated. The septic system appears to be inappropriately maintained.

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

Be advised the building/structure must be either repaired or demolished. You have a maximum of 60 days to obtain a permit and begin either demolition or repair. You have 30 days from the date of this notice to appeal.

If you choose to repair the building you must first obtain the necessary permits. Repair work must be commenced within 14 days of the issuance of a permit for repair. Repair work must proceed without delay and include necessary inspections.

If you choose to demolish the building/structure, a demolition permit is required. Demolition of the building/structure must proceed without delay and include necessary inspections. Pursuant to state law, a demolition permit is valid for a maximum of 30 days. Demolition work and final inspection of the permit must be performed within 30 days of issuance of the permit.

If repair or demolition activities are abandoned and/or not completed within the time frame prescribed, Hernando County is authorized to initiate demolition and lien the property for those costs and other costs relating to abating the unsafe condition.

Any person having any legal interest in the property may appeal this Notice of Unsafe Building with the Hernando County Board of Adjustments and Appeals. 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 352/754-4109.*

Failure to appeal this notice by any person(s) having a legal interest in the aforementioned 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 aforementioned corrective action is not commenced or completed within the time specified the building/structure will be ordered vacated and posted to prevent further occupancy and the Hernando County Building Official will order demolition of the unsafe building/structure. All costs incurred by Hernando County for the abatement of unsafe structures are filed in the form of a lien against the property of record.

Alternative means of legal service of this notice is contemporaneously being pursued as permitted by County Ordinance 98-23. 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.

  
\_\_\_\_\_  
Ralph Zanello Deputy Building Official  
Hernando County Development Department

NOTICE OF UNSAFE BUILDING.DOC