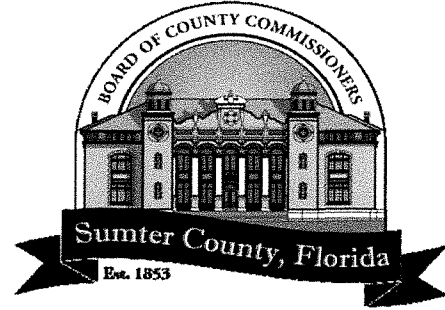


**Board of County Commissioners  
Sumter County, Florida**

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401  
Website: <http://sumtercountyfl.gov>



**SUMTER COUNTY  
CODE ENFORCEMENT SPECIAL MASTER**

**SUMTER COUNTY**

Political subdivision of the State of Florida, Petitioner,

VS.

CARLOS ALBERTO TORRES, Respondent(s)

6392 BULA ALEX CAY TR

LAKE WORTH, FL 33462

**CASE#: CE2022-0095**

**ORDER**

THIS CASE came to be heard by the Sumter County Special Master (SM) on June 30, 2022. Pursuant to Chapter 162, Florida Statutes and Sumter County Ordinance 2008-02, and after hearing sworn testimony, reviewing the evidence, hearing arguments and being otherwise fully informed, it is ORDERED as follows:

**FINDINGS OF FACT**

1. The real property which is the subject of this case ("Property") is located at Address: 2284 LOWERY ST, Bushnell, FL 33513. The Property is described as: Folio No.: N18F001, Legal Description: S-T-R: 182122

LOT 1 SOUTH SIDE 75 PB 4 PG 33

2. That CARLOS ALBERTO TORRES is/are the current owner(s) of record of the Property.
3. On April 19, 2022, Sumter County Code Compliance Department served written Notice of Violation to CARLOS ALBERTO TORRES.
4. Pursuant to the Notice of Violation, all violations were to be corrected and the Property brought into compliance with Sumter County Codes on or before the date included in the notice.

2009 I.P.M.C.

108.1.1 Unsafe structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

2009 I.P.M.C.

301.3 Vacant structures and land.

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

5. That a Notice of Hearing dated May 17, 2022, concerning the above-stated violations was served on CARLOS ALBERTO TORRES.

6. That the following were in attendance and provided testimony and/or evidence at the public hearing:

The Respondent was present

**CONCLUSION OF LAW**

7. Based upon the above Findings of Fact, on the gravity of the violation(s), the actions taken by the Respondent, the Respondent's history, and after hearing sworn testimony, reviewing the evidence, hearing arguments and being otherwise fully informed, it is found that the Property continues to be in violation as follows:

2009 I.P.M.C. 108.1.1 UNSAFE STRUCTURES  
2009 I.P.M.C. 301.3 VACANT STRUCTURES AND LAND

8. Respondent(s) is/are to correct the above violation(s) on or before October 28, 2022, and pay staff costs. Upon Development Services receipt of an Affidavit of Non-Compliance from a Sumter County Inspector stating that the violations have not been corrected by the date set forth, staff costs will be payable and a fine of 0.00 per day shall commence for each and every day any violation described herein continues past October 28, 2022. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

**IT IS THE RESPONSIBILITY OF THE RESPONDENT(S) TO NOTIFY CODE ENFORCEMENT STAFF AT(352) 689-4460, ON OR BEFORE THE COMPLIANCE DATE TO DEMONSTRATE TO SUMTER COUNTY'S SATISFACTION THAT THE VIOLATION(S) HAVE BEEN CORRECTED.**

9. Section 162.11, Florida Statutes, provides as follows:  
162.11 Appeals. - An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed within 30 days of the execution of the order to be appealed.
10. Failure to comply with this Order within the specific times set forth above will result in the recordation of this Order in the Public Records, which constitutes a lien against the Property on which the violation(s) exist and upon any other real or personal property owned by the Respondent. Such lien may be foreclosed and the Property sold to enforce such lien. If such lien is filed, you will be assessed all cost incurred in recording and
11. After three (3) months from the recordation date of such lien, if the fines and fees remain unpaid, the Attorney is authorized to foreclose, collect or settle such lien using any legal or equitable remedies available under the law.

DONE AND ORDERED THIS 1 DAY OF July,  
20 22

COUNTY OF SUMTER  
CODE ENFORCEMENT SPECIAL MASTER

BY: R. H. H. H.  
SPECIAL MASTER

ATTEST:  
R. H. H. H.  
Development Services Division - Development Technician