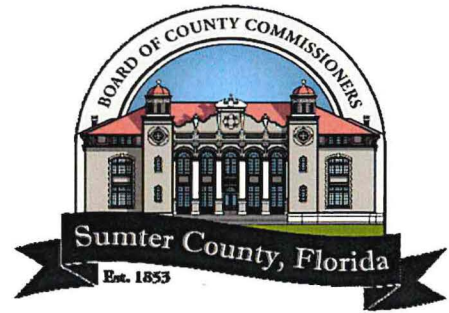


**Board of County Commissioners
Sumter County, Florida**

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.
RODRIGUEZ, ROBERTO & DIAZ, YADIGNA, Respondent(s)
3596 NW 97TH ST
MIAMI, FL 33147

CASE #: CE-23-01802

ORDER

THIS CASE came to be heard by the Sumter County Special Master (SM) on April 27, 2023. 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: 4543 CR 707, WEBSTER, FL 33597. The Property is described as: Folio No.: T08B007, S-T-R: 8/22/23, Legal Description:

Tract 7 Evar Estates Subdivision, Plat Book 4, Page 66, all being in Section 8, Township 22 South, Range 23, East, Sumter County, Florida.
2. That RODRIGUEZ, ROBERTO & DIAZ, YADIGNA is/are the current owner(s) of record of the Property.
3. On February 23, 2023, Sumter County Code Compliance Department served written Notice of Violation to RODRIGUEZ, ROBERTO & DIAZ, YADIGNA.
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. 108.1.3 Structure unfit for human occupancy.
A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.
5. That a Notice of Hearing dated March 15, 2023, concerning the above-stated violations was served on RODRIGUEZ, ROBERTO & DIAZ, YADIGNA.
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

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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. 108.1.3 Structure Unfit for Human Occupancy

8. Respondent(s) is/are to correct the above violation(s) on or before July 26, 2023, and pay staff costs immediately (see attached). Upon Administrative 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, any additional staff costs will be payable and a fine of \$25.00 per day shall commence for each and every day any violation described herein continues past July 26, 2023. 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 May, 2023

COUNTY OF SUMTER
CODE ENFORCEMENT SPECIAL MASTER

BY: ROY HAWKINS Digitally signed by ROY HAWKINS
Date: 2023.05.01 11:00:34 -04'00'
SPECIAL MASTER

ATTEST:
Emily Estep Digitally signed by Emily Estep
DN: cn=Emily Estep, o=Sumter County BOCC,
ou=Administrative Services,
email=emily.estep@sumtercountyfl.gov, c=US
Date: 2023.05.01 11:25:14 -04'00'
SUMTER COUNTY ADMINISTRATION

STATEMENT OF CODE CASE COSTS

Date: April 14, 2023

Case: CE-23-01802

Name: RODRIGUEZ, ROBERTO & DIAZ, YADIGNA

Item	Amount
STAFF COSTS*	
Initial Inspection 02/03/2023 KV	70.00
CNV Inspection 02/22/2023 KV	70.00
NOV Inspection 03/14/2023 KV	70.00
RFH Inspection 04/13/2023 KV	70.00
Hearing Inspection TBD KV	70.00
POSTAGE COST	
CNV LETTER	0.60
NOV LETTER	6.85
RFH LETTER	6.85
FOF LETTER	6.85
Compliance/Non-Compliance LETTER	6.85
ADMINISTRATIVE COSTS	100.00
Total Costs	478.00

*STAFF COSTS: These actual costs represent the amount owed to Sumter County during the course of this code case. Please remit within the time frame ordered by the Special Master. Make checks payable to: Sumter County Board of County Commissioners. Failure to remit funds in the allotted time frame may result in a lien being filed on any real or personal property and/or foreclosure on any real or personal property owned by the respondent(s).