

BEFORE THE SPECIAL MASTER
IN AND FOR HERNANDO COUNTY, FLORIDA

HERNANDO COUNTY
DEVELOPMENT DEPARTMENT,
Plaintiff,

vs.

Case No. 344734

DUSTIN BASSETT,
Defendant.

SPECIAL MASTER'S ORDER

THIS MATTER came before the Special Master for hearing on October 25, 2023, after notice to the Defendant, on Citation #BD-6841 issued by the Plaintiff, HERNANDO COUNTY DEVELOPMENT DEPARTMENT, CONTRACTOR CERTIFICATION DIVISION, 789 Providence Blvd., Brooksville, Florida 34601, to the Defendant, DUSTIN BASSETT, 7154 Algonquin St., Weeki Wachee, FL 34607. The citation, with the date and time of the hearing inscribed thereon, was mailed to the Defendant by certified mail, return receipt requested, and was subsequently posted on the property, together with an Amended Notice of Hearing, at the location of the violations, to wit: 7154 Algonquin St., Weeki Wachee, FL 34607 and at the Hernando County Courthouse. The Defendant, being duly informed and advised, failed to appear for the hearing. The Plaintiff was represented by KYLE J. BENDA, ESQ., Assistant County Attorney. Proceedings were had in the absence of the Defendant.

The Special Master heard the testimony of Hernando County Field Investigator, JANE BROWN.

Upon **CONSIDERATION**, the Special Master finds as follows:

A. Upon testimony and evidence presented by the testimony of Hernando County Building Department Field Investigator, Jane Brown, the Building Department received a complaint from the Hernando County Property Appraiser's Office. The homeowner had requested a homestead exemption and the Property Appraiser's Office noted a lot of work done at the residence, located at 7154 Algonquin St., Weeki Wachee, Hernando County, Florida. Investigator Brown inspected the property on April 18, 2023 and observed the back half of the house interior had been completely demolished. Photographs of the interior of the home from the Property Appraiser were identified, placed in evidence, and were viewed by the Special Master. Investigator Brown testified that no permits were issued for work on the property. Investigator Brown testified that an interior demolition permit was required for the interior demolition and a slab permit was needed for leveling the slab at the rear of the house. Investigator Brown testified that on April 18, 2023 she personally observed the inside interior demolition work that had been completed. Photographs taken by

Investigator Brown were identified, placed in evidence, and were viewed by the Special Master. Investigator Brown returned to the property on April 19, 2023 and posted a Notice of Violation. On April 24, 2023 there was no difference in the work. As of the date of hearing no permits have been applied for or issued for the work. Investigator Brown testified that none of the owners have contacted her.

UPON THESE FINDINGS is therefore ORDERED:

1. Regarding Citation #BD-6841 and the charge of performing interior demolition with slab work (poured) without the required permit being in effect at 7154 Algonquin St., Weeki Wachee, Hernando County, Florida, the Defendant, DUSTIN BASSETT, is found GUILTY of the cited violation, in violation of Chapter 8, Article II, Section 8-46(5)(i), Hernando County Code of Ordinances.

a) The Defendant shall pay a civil penalty in the amount of \$1,000.00 plus \$113.90 administrative fee payable to the Hernando County Development Department, 789 Providence Blvd., Brooksville, Florida 34601, pursuant to Chapter 8, Article 2, Section 8-48(15) of the Hernando County Code of Ordinances.

2. That pursuant to authority granted by Chapter 2, Article III, Section 2-54(k) of the Hernando County Code of Ordinances and Section 162.09(2)(d), Florida Statutes, the Defendant is hereby ordered to pay additional administrative and investigative costs on behalf of the Building Department in the amount of \$455.60, on behalf of the County Attorney in the amount of \$100.00, and certified mail in the amount of \$35.04 payable to the Hernando County Code Enforcement Department.

3. **The total of penalties and costs due at this time and payable to the Plaintiff, Hernando County Development Department, 789 Providence Blvd., Brooksville, Florida 34601 is \$1,704.54. This order shall bear interest at the legal rate established pursuant to Section 55.01, Florida Statutes, beginning 30 days after the clerk signs this order, FOR WHICH LET EXECUTION NOW ISSUE. In the event that this Special Master's Order is recorded in the public records pursuant to paragraph 6, herein, Hernando County shall be entitled to collect for their actual costs of recording this Order and a Satisfaction, which additional costs shall be added to the total of penalties and costs stated herein.**

4. If the Defendant fails to comply with this Order within 30 days, pursuant to Chapter 8, Article 2, Section 8-49(1)(a) of the Hernando County Code of Ordinances, this Order shall be recorded in the public records of Hernando County, Florida, and wherever else the Defendant may live or own property and thereafter shall constitute a lien against real and personal property owned by the Defendant.

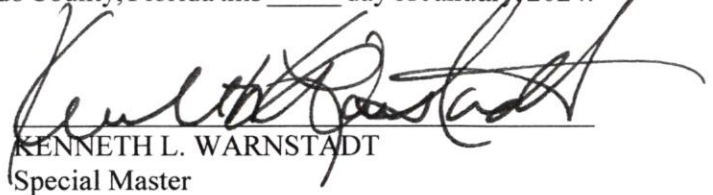
REQUESTS FOR FURTHER REVIEW shall be addressed as follows:

An aggrieved party, including the local governing body, may appeal a decision of the Special Master to the Circuit Court. Such appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created before the Special Master. An appeal shall be filed within thirty (30) days of the execution

of the Order to be appealed.

YOU ARE FURTHER advised that if you decide to seek further review of any decision made by the Special Master with respect to any matter considered at such hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the further review is to be based. Production of verbatim transcripts shall be the responsibility and at the personal expense of the party seeking review of the Special Master's Order.

DONE AND ORDERED at Brooksville, Hernando County, Florida this 2^d day of January, 2024.


KENNETH L. WARNSTADT
Special Master

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Special Master's Order has been sent by Regular U.S. Mail and certified mail, return receipt requested to DUSTIN BASSETT, 7154 Algonquin St., Weeki Wachee, FL 34607 and by Courthouse Mail to Hernando County Development Dept., Contractor Certification Division, 789 Providence Blvd., Brooksville, Florida 34601 on ~~January~~ 29, 2024.

February

Pursuant to Section 119.07, Florida Statutes as amended from time to time, as Record Custodian for this document, I hereby certify that this is a true and correct copy of the original document on file.

Record Custodian: 

Print Name: Cheryl Carr

Date: 8/30/2024

Hernando County Government, Brooksville, FL
Department/Office: County Attorney's Office


Clerk to Special Master