

BEFORE THE SPECIAL MASTER
IN AND FOR HERNANDO COUNTY, FLORIDA

HERNANDO COUNTY, a political
subdivision of the State of Florida,
Plaintiff,

vs.

Case No. 428755

JESUS M. ARIZA, JR.,
Defendant.

SPECIAL MASTER'S ORDER

THIS MATTER came before the Special Master for hearing on August 20, 2025, after notice to the Defendant, on Citation #43445 issued by the Plaintiff, HERNANDO COUNTY CODE ENFORCEMENT, 789 Providence Blvd., Brooksville, Florida 34601, to the Defendant, JESUS M. ARIZA, JR., 4572 Secretariat Run, Spring Hill, FL 34609. 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 delivered at the Defendant's address per USPS tracking. The Defendant being duly informed and advised, failed to appear for the hearing. The Plaintiff was represented by MELISSA A. TARTAGLIA, ESQ., Assistant Hernando County Attorney. Proceedings were had in the absence of the Defendant.

The Special Master heard the testimony of Hernando County Code Enforcement Officer JONATHAN LEACH.

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

A. Upon testimony and evidence presented, the Plaintiff established that on Friday, May 9, 2025 at 7:55 a.m. Officer Leach inspected property owned the Defendant and located at 4572 Secretariat Run, Spring Hill, Hernando County, Florida, and observed watering on the right side zone of the property. This was the wrong day but the correct time to water. The correct day and time for the Defendant to water are Tuesday before 8:00 a.m. or after 6:00 p.m. Three photographs taken by Officer Leach were identified, entered into evidence, and were viewed by the Special Master. Officer Leach testified that there was a sign in the yard with a date of April 29, 2025. This was ten days prior to the violation. 24 hours are allowed to water when there is an application applied to a yard.

UPON THESE FINDINGS, it is therefore **ORDERED**:

1. Regarding citation #43445 the Defendant, JESUS M. ARIZA, JR., is found **GUILTY** of watering on the wrong day at 4572 Secretariat Run, Spring Hill, Hernando County, Florida in violation of Hernando County Code of Ordinances Chapter 28, Article IV, Section 28-503.

a) The Defendant shall pay a civil penalty in the amount of \$250.00, payable to the Hernando County Code Enforcement Department, 789 Providence Blvd., Brooksville, Florida 34601, pursuant to Hernando County Code of Ordinances 2004-09, Section 4(a)(1).

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 investigative and administrative costs on behalf of the Department in the amount of \$100.00, on behalf of the County Attorney in the amount of \$100.00, and certified mail costs in the amount of \$21.74 payable to the Hernando County Code Enforcement Department.

3. The total of penalties and costs due and payable to the Plaintiff, Hernando County Code Enforcement Department, 789 Providence Blvd., Brooksville, Florida 34601 is \$471.74. 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 4, 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.

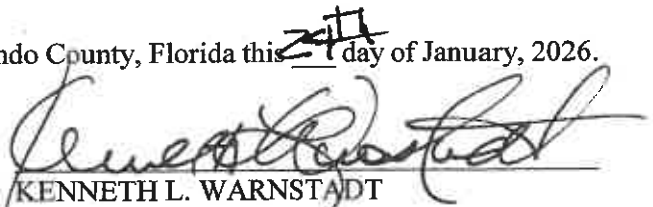
4. If the Defendant fails to comply with this Order within 30 days, pursuant to Hernando County Code of Ordinances 2004-09, Section 10(b), a certified copy of this Order shall be recorded in the public records of Hernando County, Florida and wherever else the Defendant may live or own property and thereafter 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 21st day of January, 2026.

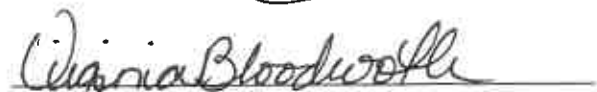

KENNETH L. WARNSTADT
Special Master

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 JESUS M. ARIZA, JR., 4572 Secretariat Run, Spring Hill, FL 34609, and by Courthouse Mail to Hernando County Code Enforcement Dept., 789 Providence Blvd., Brooksville, FL 34601 on January/February 16, 2026.

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: Virginia Bloodworth
Print Name: Virginia Bloodworth
Date: 5/14/26
Hernando County Government, Brooksville, FL
Department/Office: County Attorney's Office


Clerk to Special Master