

BEFORE THE SPECIAL MASTER
IN AND FOR HERNANDO COUNTY, FLORIDA

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

vs.

Case No.: 421944
421950

FISHER LINK DEVELOPMENT LLC,
Defendant.

SPECIAL MASTER'S POST-JUDGMENT ORDER

THIS MATTER came before the Special Master for a status hearing on June 18, 2025, after notice to the Defendant, on Citations #42290 (case #421944) and #42291 (case #421950) issued by the Plaintiff, HERNANDO COUNTY CODE ENFORCEMENT, 789 Providence Blvd., Brooksville, Florida 34601, to the Defendant, FISHER LINK DEVELOPMENT LLC, 13139 Montour St., Brooksville, FL 34613. The Defendant appeared at the hearing.

A final Special Master's Order was entered in this matter on July 31, 2024 ("final order"). The clerk's certificate of service shows the final order was sent by regular U.S. mail and by certified mail, return receipt request on August 28, 2024. No appeal was filed on the final order.

In the final order, the total penalties and costs against the Defendant as of July 31, 2024, was \$678.25. The final order also ordered the Defendant to pay a civil penalty in the amount of \$250.00 per day for citation #42290 to begin the day after the clerk's certificate of service and continuing daily until the Defendant brings the violation into compliance. Additionally, the final order ordered the Defendant to pay a civil penalty in the amount of \$250.00 per day for citation #42291 to begin the day after the clerk's certificate of service and continuing daily until the Defendant brings the violation into compliance.

A status hearing on compliance and accumulating daily fines was heard by the Special Master on February 19, 2025. As of that date, the Defendant had not brought the property into compliance on either citation. The Special Master found that the daily fines that had accrued as

of February 19, 2025, was \$35,686.00¹ for citation #42290, and \$35,000.00 for citation #42291, for a total of \$70,686.00.

This June 18, 2025, status hearing was scheduled before the Special Master to determine whether the Defendant has brought the violations into compliance since the February 19, 2025, hearing and, if so, the daily fines accruing since then. According to Tammy Johnson, Code Enforcement Officer, the Defendant had brought the property into compliance on both violations as of March 20, 2025.² No evidence to the contrary was presented by the Defendant.

Upon CONSIDERATION, the Special Master find that:

1. As of February 19, 2025 (140 days), the daily fines are \$35,686.00³ for citation #42290, and \$35,000.00 for citation #42291, for a total of \$70,686.00.

2. The Defendant brought the property into compliance as to both violations as of March 20, 2025.

3. From February 20, 2025 through March 20, 2025 (twenty-nine days), the aggregate daily fines are \$7,250.00 for citation #42290, and \$7,250.00 for citation #42291, for a total of \$10,500.00.

4. No additional administrative fees, county attorney costs, and mailing costs are assessed for the period from February 20, 2025 through March 20, 2025.

5. **The grand total of daily fines and administrative fees accrued since July 31, 2024, is: \$85,186.00.⁴**

6. **The Defendant shall pay the grand total stated in paragraph 5 above to Hernando County Code Enforcement Department, 789 Providence Blvd., Brooksville, FL 34601. This order shall bear interest at the legal rate established pursuant to Section 55.01,**

¹ The \$35,686.00 includes \$686.00 in additional administrative costs, county attorney cost, and mail costs.

² At the June 18, 2025, hearing, Officer Johnson testified that she may have previously testified that the compliance date was March 31, 2025, but later corrected her testimony, saying the compliance date was actually March 20, 2025. Therefore, this post-judgment order will calculate the aggregate fines on the compliance date of March 20, 2025.

³ The \$35,686.00 includes \$686.00 in additional administrative costs, county attorney cost, and mail costs.

⁴ This grand total is in addition to the penalties and costs of \$678.25 already adjudicated on July 31, 2024, which began accruing interest on September 27, 2024.

Florida Statutes, beginning 30 days after the clerk signs this order. FOR WHICH LET EXECUTION ISSUE. In the event that this Special Master's Post-Judgment Order is recorded in the public records in accordance with paragraph 7 below, 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.

7. If the Defendant fails to comply with this post-judgment order within 30 days, pursuant to Hernando County Code of Ordinances 2004-09, Section 10(b), a certified copy of this post-judgment 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.

REQUEST 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 issuance by the Special Master 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 the 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 1st day of August, 2025.

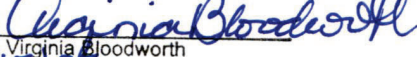

KENNETH L. WARNSTADT
SPECIAL MASTER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Special Master's Post-Judgment Order has been sent by Regular U.S. Mail and certified mail, return receipt requested, to FISHER LINK DEVELOPMENT LLC, 13139 Montour St., Brooksville, FL 34613 and by Courthouse Mail to Hernando County Code Enforcement Dept., 789 Providence Blvd., Brooksville, FL 34601 on this 11th day of August, 2025.


Clerk to Special Master

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: Virginia Bloodworth
Date: 9/15/25
Hernando County Government, Brooksville, FL
Department/Office: County Attorney's Office