



**CITY OF BROOKSVILLE CODE ENFORCEMENT  
201 HOWELL AVENUE  
BROOKSVILLE, FL 34601  
SPECIAL MAGISTRATE HEARING MINUTES  
Kenneth Warnstadt, Esquire, Special Magistrate**

**Date: 04/26/2022**

**Time: 10:00 AM**

**A. CALL TO ORDER**

**B. CODE ENFORCEMENT CASES**

1. Case# 2022-00032 – 20126 Cortez Boulevard – South Square Center, LLC  
LDC Art. X sec. 10-4.1 Property Maintenance Code: Ch. 7 Fire Safety Violations
2. Case # 2021-00299 – 817 Peach Street – Jocelyn Renea, Inc.  
Sec.10-1.4(d)(1)a: Work without permit. (Interior remodel, windows, doors, electrical, plumbing, and mechanical.)

The hearing was called to order by the Special Magistrate at 10:07 am.

The cases were called in the following order:

**Case # 1** – Case# 2022-00032 20126 Cortez Boulevard was called. Officer Smith stated the property violates Fire Codes. Upon submitting a Notice of Violation on February 22, the Property Manager Sue Weiman contacted Officer Smith to address the violations. Per City of Brooksville Fire Inspector Nicole Troche, the monitoring service was in arrears, and as a result, the service was disconnected. In addition, the fire alarm system was not serviced for its annual inspection.

Per Officer Smith, after reinspection on April 26, 2022, all violations have been addressed and/or restored.

Magistrate Ruling: Guilty of cited Fire violations. No fines were imposed. However, any future violation will result in an immediate shut down of the business until full compliance has been met.

**Case # 2** – Case #2021-00299 817 Peach Street was called. Officer Smith stated that he noticed people working inside the property during a routine patrol. After further investigation, it was identified no permits were pulled for the work. The City of Brooksville Building Official imposed a Stop Work Order. A Notice of Violation was delivered to the property owner Jocelyn Renea, Inc., via USPS and posted on the property by Officer Smith. Upon re-inspecting the property, the work had ceased; however, no permits were pulled. As of April 25, 2022, no permits have been pulled, and no further work has been done on the property.

Magistrate Ruling: Guilty of cited code violation in the Land Development Code Sec. 10-1.4(d)(1)a Work Without Permit. An Order will be implemented to impose a fine of \$250 plus administrative costs of \$117.65.

**C. ADJOURNMENT**

With no further cases to be adjudicated, the Magistrate adjourned the hearing at 10:45 am.