



CITY OF BROOKSVILLE CODE ENFORCEMENT

**201 HOWELL AVENUE
BROOKSVILLE, FL 34601**

SPECIAL MAGISTRATE HEARING MINUTES

7/26/2022 - Minutes

1. Call To Order

The hearing was called to order by Special Magistrate, Kenneth Warnstadt at 10:05 am.

2. Cases

Case# 2022-00031 – 20200 Cortez Boulevard was called. Officer Smith stated while on patrol on February 18, 2022, Officer Smith observed an accessory structure on the property that had not been authorized or permitted. A Notice of Violation was delivered to the owner on record, William Toledo, in violation of the Land Development Code (LDC) Article X, Sec. 10-1.4, obtain a permit for an accessory structure. Mr. Toledo explained he uses the 20'x20' structure for storage. He also stated he will obtain a building permit as soon as possible.

Magistrate Ruling: Guilty of cited code violation. An Order will be implemented to impose a fine of \$100 plus administrative costs of \$116.55.

Case #2022-00065 – 433 W Jefferson Street was called. Officer Smith stated while conducting a joint inspection with Fire Inspector Troche on April 22, 2022, they observed several dogs/animals in cages in what is supposed to be a vacant unit at this strip plaza. Additionally, they observed several life safety violations to include absence of an active sprinkler system, no fire alarm, broken missing ceiling tiles, exposed wiring, chipped, peeling, or missing paint on the walls, and an overall unsanitary look of the room. A Notice of Violation was delivered to the owner on record Maria A. Male-Basile, in violation of the Land Development Code (LDC) Article VIII, Sec. 8-2.5, Certificate of Use and Fire Code Violation 604.3, Electrical System Hazards. The tenant's wife, Mandy Figarola, explained the purpose of using the space to quarantine the puppies from the other animals due to having Parvo Virus. Upon re-inspection on June 7, 2022, the property was in compliance as the dogs were removed, the space has been cleaned and only used for record storage.

Magistrate Ruling: Guilty of cited code violation. An Order will be implemented for administrative costs of \$116.55.

Case #2022-00061 – 715 Daniel Avenue was called. Officer Smith stated while on patrol on April 14, 2022, Officer Smith and CBO Huard observed a commercial building in disrepair with the following violations: Rotted/missing fascia, rotted wood around the door frames and window frames, chipped or peeling paint, unprotected porch (no paint) and an unsafe handicapped ramp leading to the front porch. After further investigation, it was identified no permits were pulled for the work. A Notice

of Violation was delivered to the owner on record Fred Fletcher, in violation of LDC Article X, Sec. 10-4.1, Property Maintenance Code. Per Officer Smith, the property owner obtained a roof permit on July 25, 2022.

Magistrate Ruling: Guilty of cited code. Continuance for 90 days to return on October 25, 2022, to complete the work and comply with the violations.

3. Adjournment

With no further cases to be adjudicated, the Magistrate adjourned the hearing at 11:07 am.