

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

Date: 7/30/2019

Time: 1:00 PM

A. CALL TO ORDER

B. CODE ENFORCEMENT CASES

	CASE NO.	NAME	TICKET #	OFFICER	VIOLATION	UA	NG	G	C
1.	201900039	Dergan Properties, LLC	1621	David Peters	Site Plan Variance VR2004-04				X
2.	201900063	Beshai Properties, LLC	1626	David Peters	Trash/Junk				X
3.	201900063	Beshai Properties, LLC	1627	David Peters	Fence Maintenance				X

UA= Under Advisement

NG= Not Guilty

G= Guilty

C=Continued

1. Case No. 201900039. The property owner was not present. City Attorney, Nancy Stuparich presented a letter dated July 27, 2019 from Scott E. Rudacille, who is an attorney representing Dergan Properties, LLC, that requested a continuance of the hearing until August 27, 2019. The Special Master asked the City Attorney and Officer David Peters if they had any objections to continuing the case. With no objections, the Special Master continued the case until August 27, 2019.

2. Case No. 201900063 (Ticket # 1626). Ms. Beth Beshai, representing Beshai Properties LLC, was present. Ms. Beshai and Officer David Peters were sworn in by the Clerk. City Attorney, Nancy Stuparich called Officer Peters to provide testimony. Officer Peters testified that he observed a violation on the property for trash and junk as stated in the Notice of Violation and Notice to Appear on July 11, 2019, and as of the date of July 30, 2019, the property remains in violation of the City of Brooksville Code of Ordinances. Officer Peters further testified regarding his actions to provide notice to the property owner of the violation. The Special Master accepted the following documents into the record without objection from the property owner: 1) Notice of Violation dated May 16, 2019; 2) Notice of Public Code Violations 10 Day Posting dated June 4, 2019; 3) 9 Photos of the Property/Violations each dated July 15, 2019; 4) Affidavit of Regular & Certified Mail dated July 11, 2019; and 5) Notice to Appear #1626. After hearing all testimony by Officer Peters and Ms. Beshai, the Special Master continued the above case until August 27, 2019 to allow Ms. Beshai additional time to bring the property into compliance.

3. Case No. 201900063 (Ticket # 1627). Ms. Beth Beshai, representing Beshai Properties LLC, was present. Ms. Beshai and Officer David Peters were sworn in by the Clerk. City Attorney, Nancy Stuparich called Officer Peters to provide testimony. Officer Peters testified that he observed a violation on the property for failure to maintain the fence around the mobile home park as stated in the Notice of Violation and Notice to Appear on July 11, 2019, and as of July 30, 2019, the property remains in violation of the City of Brooksville Code of Ordinances. Officer Peters further testified regarding his actions to provide notice to the property owner of the violation. The Special Master accepted the following documents into the record without objection from the property owner: 1) Notice of Violation dated May 16, 2019; 2) Notice of Public Code Violations 10 Day Posting dated June 4, 2019; 3) 9 Photos of the Property/Violations each dated July 15, 2019; 4) Affidavit of Regular & Certified Mail dated July 11, 2019; and 5) Notice to Appear #1627. After hearing all testimony by Officer Peters and Ms. Beshai, the Special Master continued the above case until August 27, 2019 to allow Ms. Beshai additional time to bring the property into compliance.

C. ADJOURNMENT

With no further cases to be adjudicated, the Special Master Hearings adjourned the hearing at 1:42 PM.