



**NOTICE OF PUBLIC HEARING**  
**City of Newberry, Florida**  
**Code Enforcement - Special Magistrate**  
**Newberry City Hall**  
**25440 West Newberry Road**  
**1:00 p.m.**  
**Wednesday, March 22, 2023**

**A G E N D A**

**PLEDGE OF ALLEGIANCE**

**REMARKS OF THE SPECIAL MAGISTRATE**

**REMARKS OF STAFF AND ATTORNEYS**

**NEW BUSINESS:**

**1. Case No. SM#2023-001**

**Violation No. 2023-01-003**

(Notice of Hearing mailed via USPS Certified Mail (70202450000090283572) to MRS. TSEDE KAZI & POSTED AT THE PROPERTY listed at the location below on March 09, 2023)

CITY OF NEWBERRY, FLORIDA

Petitioner,

vs.

MRS. TSEDE KAZI  
9 KENNETH RD  
MONTCLAIR, NJ 07043

Respondent.

**Location of Violation:**

3709 SW State RD 45, Newberry, FL 32669  
Section 15, Township 10 South, Range 17, Parcel # 02567-002-000

**Zoning:** Commercial, Intensive (CI)

**Brief Legal:** COM AT A PT ON SR 45 BEING 2265.10 FT NWLY INTERSECTION N R/W & E SEC LINE  
CONTINUE NWLY ALONG RD 58.00 FT POB CONTINUE N 14 DEG W 722.55 FT N 52 DEG E  
276.00 FT S 41 DEG E 667.74 FT S 41 DEG W 302.58 FT POB OR 4166/0843

**Violation(s):**

Chapter 14 – Building and Building Regulations, Article VI - Sec. 14-334. - Creating, keeping, maintaining, allowing the existence of dangerous buildings or hazardous lands unlawful.

Chapter 14 – Building and Building Regulations, Article II – Building Code, Division 3 – Building Permits, Section 14-101 – Required.

Chapter 14 – Building and Building Regulations, Article II – Building Code, Division 1. – Generally, Sec. 14-36. – Amendments / 104.5 Unsafe buildings or systems. / 104.5.1 Abatement. / 104.5.2 Public nuisances / 104.5.3 Vacant buildings. / 104.6 Requirements not covered by code.

DIVISION 4. - UNSAFE BUILDINGS / Sec. 14-131. - Removal or repair. / Sec. 14-133. - Court action to compel compliance. / Sec. 14-134. - Authority to order vacation of buildings and closing of places adjacent thereto.

**2. Case No. SM#2023-002 Violation No. 2023-01-005**

(Notice of Hearing mailed via USPS Certified Mail (7020245000090283589) to JETSUN KAZI & POSTED AT THE PROPERTY listed at the location below on March 09, 2023)

CITY OF NEWBERRY, FLORIDA

Petitioner,

vs.

JETSUN KAZI

9 KENNETH RD

UPPER MONTCLAIR, NJ 07043-2541

Respondent.

**Location of Violation:**

3805 SW State RD 45, Newberry, FL 32669

Section 15, Township 10 South, Range 17, Parcel # 02567-000-000

**Zoning:** Agricultural (A)

**Brief Legal:** COM SE COR SEC N TO NELY R/W HWY 41 N 48 DEG W 2174.01 FT POB N 48 DEG W 85.60 FT N NWLY ALG CURVE 90.22 FT N 41 DEG 48 MIN 00 SEC E 318.26 FT S 41 DEG 39 MIN 30 SEC E 176.95 FT S 41 DEG 48 MIN 30 SEC W 300 FT POB OR 3381/0781

**Violation(s):**

Chapter 14 – Building and Building Regulations, Article VI - Sec. 14-334. - Creating, keeping, maintaining, allowing the existence of dangerous buildings or hazardous lands unlawful.

Chapter 14 – Building and Building Regulations, Article II – Building Code, Division 3 – Building Permits, Section 14-101 – Required.

Chapter 14 – Building and Building Regulations, Article II – Building Code, Division 1. – Generally, Sec. 14-36. – Amendments / 104.5 Unsafe buildings or systems. / 104.5.1 Abatement. / 104.5.2 Public nuisances / 104.5.3 Vacant buildings. / 104.6 Requirements not covered by code.

DIVISION 4. - UNSAFE BUILDINGS / Sec. 14-131. - Removal or repair. / Sec. 14-133. - Court action to compel compliance. / Sec. 14-134. - Authority to order vacation of buildings and closing of places adjacent thereto.

3.

**Case No. CE#2023-003**

**Violation No. 2022-10-005**

(Notice of Hearing mailed via USPS Certified Mail (70202450000090283596) to Virgil L. Jackson & POSTED AT THE PROPERTY listed at the location below & CITY OF NEWBERRY CITY HALL on March 10, 2023)

CITY OF NEWBERRY, FLORIDA

Petitioner,

vs.

VIRGIL L JACKSON  
6919 SW 234<sup>th</sup> ST  
NEWBERRY, FL 32669

Respondent.

**Location of Violation:**

25142 NW 2<sup>nd</sup> AVE, Newberry, FL 32669  
Section 04, Township 10 South, Range 17, Parcel # 02114-001-001

**Zoning:** Residential, Single Family (RSF-2)

**Brief Legal:** ORIGINAL NEWBERRY PB A-129A LOT 7 BK 13 OR 4839/0960

**Violation(s):**

Chapter 14 – Building and Building Regulations, Article VI - Sec. 14-334. - Creating, keeping, maintaining, allowing the existence of dangerous buildings or hazardous lands unlawful.

Appendix B – Land Development Regulations, Article 4. – Zoning Regulations / Section 4.2  
Supplementary district requirements / 4.2.17. Parking and storage of certain vehicles.

Appendix B – Land Development Regulations, Article 9. – Minimum Housing Regulations / Section 9.24. -  
Sanitation requirements. / 9.24.4. Care of premises.

Chapter 94 – Traffic and Vehicles, Article V. – Abandoned Vehicles / Sec. 94-63. - Observance  
required; exceptions. / Sec. 94-122. – Prohibited / Sec. 94-124. - Wrecked or nonoperating vehicles on  
private property.

**4. Case No. SM#2023-004 Violation No. 2022-04-002**

(Notice of Hearing & Amended Notice of Violation POSTED AT THE PROPERTY listed at the location below to Brett D. Walton on March 10, 2023)

CITY OF NEWBERRY, FLORIDA

Petitioner,

vs.

BRETT D. WALTON

52 NW 266<sup>th</sup> ST

NEWBERRY, FL 32669

Respondent.

**Location of Violation:**

52 NW 266th ST, Newberry, FL 32669

Section 05, Township 10 South, Range 17, Parcel # 02510-001-001

**Zoning:** Residential, Single Family (RSF-2)

**Brief Legal:** COM SE COR OF NE1/4 S 87 DEG W 25.01 FT TO W R/W NW 266TH ST POB N 168 FT W 277 FT S 173.99 FT TO N R/W ACL RR E ALG RR R/W 189.03 FT N 87 DEG E 87.88 FT POB OR 4446/1045

**Violation(s):**

Chapter 14 – Building and Building Regulations, Article VI - Sec. 14-334. - Creating, keeping, maintaining, allowing the existence of dangerous buildings or hazardous lands unlawful.

Chapter 14 – Building and Building Regulations, Article II – Building Code, Division 3 – Building Permits, Section 14-101 – Required.

Chapter 14 – Building and Building Regulations, Article II – Building Code, Division 1. – Generally, Sec. 14-36. – Amendments / 104.5 Unsafe buildings or systems. / 104.5.1 Abatement. / 104.5.2 Public nuisances / 104.5.3 Vacant buildings. / 104.6 Requirements not covered by code.

DIVISION 4. - UNSAFE BUILDINGS / Sec. 14-131. - Removal or repair. / Sec. 14-133. - Court action to compel compliance. / Sec. 14-134. - Authority to order vacation of buildings and closing of places adjacent thereto.

Appendix B – Land Development Regulations, Article 9. – Minimum Housing Regulations / Section 9.5. - Maintenance. / Section 9.26. - Designation of unfit dwellings and legal procedure of condemnation. - 9.26.1. Dangerous structures. / 9.26.4. Occupancy of building.

**NON-COMPLIANCE:**

**OLD BUSINESS – CASES READ FOR CLOSURE:**

**COMMENTS FROM SPECIAL MAGISTRATE:**

**COMMENTS FROM STAFF:**

**Next hearing is tentatively scheduled for Wednesday, April 19, 2023, at 1:00 PM**

**ADJOURNMENT**