



# NOTICE OF PUBLIC HEARING Code Enforcement - Special Magistrate

July 09, 2026  
9:00 AM

25440 West Newberry Road, Newberry, Florida 32669

PLEDGE OF ALLEGIANCE

REMARKS OF THE SPECIAL MAGISTRATE

REMARKS OF THE STAFF AND ATTORNEYS

NON-COMPLIANCE HEARINGS

OLD BUSINESS

NEW BUSINESS

**1. CITY OF NEWBERRY, FLORIDA vs BRADLEY WAYNE DAVIS & FRANCES KAY JONES DAVIS**

**Case No. SM#2026-003, Violation No. 2026-0026**

**Location of Violation:**

26059 W Newberry Road, Newberry, FL 32669

Section 04, Township 10, Range 17

Parcel # 01979-002-000

**Zoning:** Residential Single Family/Mobile Home 2 (RSF-MH2)

**Brief Legal:** COM NW COR LOT 2 BK 4 CARTERS ADDN RUN W ALONG S R/W SR 26 175 FT S 5 DEG E 110 FT TO POB S 5 DEG E 110 FT W 127.43 FT N 5 DEG W 110 FT E 127.42 FT TO POB OR 5065-0059

**Violation(s):** *CHAPTER 14 – BUILDINGS AND BUILDING REGULATIONS, ARTICLE VI – DANGEROUS BUILDINGS AND HAZARDOUS LANDS, SECTION 14-334. CREATING, KEEPING, MAINTAINING, ALLOWING THE EXISTENCE OF DANGEROUS BUILDINGS OR HAZARDOUS LANDS UNLAWFUL. It shall be unlawful for any owner of real property within the city to create, keep, maintain, or allow the existence of any dangerous buildings or hazardous land, as defined in this article, in or on such real property.*

**2. CITY OF NEWBERRY, FLORIDA vs. PAT POST PROPERTIES LLC**

**Case No. SM#2026-004, Violation No. 2026-0029**

**Location of Violation:**

25608 NW 5<sup>th</sup> Avenue, Newberry, FL 32669

Section 04, Township 10, Range 17

Parcel # 02356-007-000

**Zoning:** Residential Single Family/Mobile Home-2 (RSF/MH-2)

**Brief Legal:** HOLTS ADDN PB A-85 LOT 8 BK 2 OR 4627/1574

**Violation(s):**

COMMENTS FROM SPECIAL MAGISTRATE

COMMENTS FROM STAFF

3. Next hearing Thursday, September 10, 2026, at 9:00 am

MEETING ADJOURNMENT

If A Person, Firm, or Corporation Desires to Take an Appeal From any Action Taken At the Above Meeting or Hearing, It May Be Necessary to Have A Verbatim Record of the Proceedings and It Is the Person, Firm, or Corporation's Duty to See that Such A Record Is Made. The City of Newberry City Commission Policy Is to End the Public Meeting At 10:30 P.M. the Evening of the Regularly Scheduled Meeting Unless Extended by the City Commission. Any Matter on the Agenda Not Acted upon Shall Be Continued to the Next Regularly Scheduled City Commission Meeting, or a Special Meeting, at the Commission's Discretion. In accordance with the Americans with Disabilities Act (ADA) and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodations to participate in this meeting should contact Tracie O'Steen at 352-472-2161 or [ADRequests@newberryfl.gov](mailto:ADRequests@newberryfl.gov) at least 72 business hours prior to the meeting. Such accommodations may include, but are not limited to, assistive listening devices, alternative formats of meeting materials, sign language interpretation, or physical access arrangements. If you are hearing or speech impaired, please contact the Florida Relay System at 800-955-8770. If you need special accommodations for attendance at this meeting, please contact MV Transportation, Inc. at 352-375-2784, not later than 72 business hours prior to the proceedings. .