

City of Newberry

Code Enforcement Department

MINUTES

CODE ENFORCEMENT - SPECIAL MAGISTRATE PUBLIC HEARING
BLAKE FUGATE, MAGISTRATE
THURSDAY, NOVEMBER 13, 2025 – 9:00AM
NEWBERRY CITY HALL
25440 WEST NEWBERRY ROAD
NEWBERRY, FLORIDA 32669

CALL TO ORDER

Special Magistrate, Blake Fugate, called the meeting to order at 9:00 AM.

STAFF PRESENT

Code Enforcement Officer, Greta Moreau
City Attorney, Kiersten Ballou, Esq
Director of Community Development, Stacey Hectus
Permit Tech, Ashley Monk
Clerk, Missy West-Claude

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Magistrate Fugate.

Magistrate Fugate reviewed the purpose and procedure of the hearing.

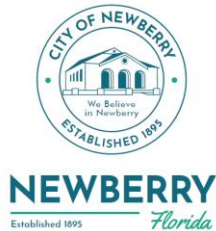
Magistrate Fugate swore in Code Enforcement Officer, Greta Moreau, Director of Community Development, Stacey Hectus, and Ericka Solano

NEW BUSINESS

- 1. Case No. SM #2025-008 Violation No. 2025-0103**
(Notice of Hearing mailed via Certified Mail (9589 0710 5270 0554 3721 24 & 9589 0710 5270 0554 3719 29) to Tyrone L & Licia R Watson (property owners). All hearing documentation was posted at the property listed on the location below and City of Newberry City Hall on October 30, 2025).

CITY OF NEWBERRY, FLORIDA

Petitioner,



City of Newberry

Code Enforcement Department

VS.

TYRONE L & LICIA R WATSON

Respondent,

Location of Violation:

25335 NW 6TH Avenue, Newberry, FL 32669
Section 04, Township 10, Range 17
Parcel # 02343-001-000

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

Brief Legal: WALTONS ADDN PB A-82 LOT 3 BK 5 ALSO N1/2 OF ALLEY ADJ ON S
DEED APPEARS IN ERROR PER OR 2307/0306 OR 4393/0892

Violations:

a. 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.

Code Enforcement Officer, Greta Moreau announced the violation was cured and a Dismissal was filed.

2. Case No. SM #2025-009 Violation No. 2024-0004

(Notice of Hearing mailed via Certified Mail (9589 0710 5270 0554 3721 48) to Dexter Robinson (property owner). All hearing documentation was posted at the property listed on the location below and City of Newberry City Hall on October 20, 2025).

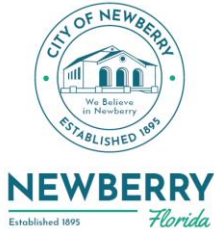
CITY OF NEWBERRY, FLORIDA

Petitioner,

VS.

DEXTER ROBINSON

Respondent,



City of Newberry

Code Enforcement Department

Location of Violation:

751 NW 254th Street, Newberry, FL 32669
Section 04, Township 10, Range 17
Parcel # 02319-000-000

Zoning: Residential Single Family Mobile Home (RSF/MH2)
Brief Legal: WALTONS ADDN PB A-82 LOT 5 BK 1 OR 4016/1333

Violations:

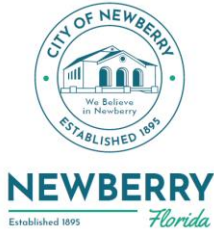
- a. **Chapter 14 – Buildings and Building Regulations, Article VI – Dangerous Buildings and Hazardous Lands, Section 14-334 – Creating, keeping, maintaining, allowing the existence of dangerous buildings or hazardous lands, unlawful.**
- b. **Chapter 94 – Traffic and Vehicles, Article V – Abandoned Vehicles, Section 94-124 – Wrecked or non-operating vehicles on private property – No person in charge or control of any property within the city, whether as owner, tenant, occupant, lessee, or otherwise, shall allow any partially dismantled, nonoperating, unregistered, wrecked, junked or discarded vehicle to remain on such property longer than 72 hours, and no person shall leave any such vehicle on any property within the city for longer time than 72 hours, except that this article shall not apply with regard to a vehicle in an enclosed building, a vehicle on the premises of a business enterprise operated in a lawful place and manner when necessary to the operation of such business enterprise, or a vehicle in an appropriate storage place or depository maintained in a lawful place and manner by the city.**

Code Enforcement Officer, Greta Moreau presented a PowerPoint presentation with an overview of the violation.

The Respondents were not present at the meeting, nor was there anyone present on their behalf.

The Special Magistrate orders as follows:

1. The Respondent is in violation. Magistrate Fugate ordered that the Respondent pay a fine of \$50.00 per day from the compliance date of December 17, 2025, (30 days from Special Magistrate's issuance of order). The fine will be imposed until violation is cured.
2. The Respondent will be responsible for the \$150.00 administrative cost of prosecution.



City of Newberry

Code Enforcement Department

3. In accordance with Fla. Stat. 162.09(3), the fines and costs imposed above shall become a lien upon the subject real property and upon any other real or personal property owned by the Respondent upon the recording of a certified copy of this order in the Official Records of Alachua County, Florida.

NON-COMPLIANCE:

1. Case No. SM #2025-007

Violation No. 2025-0080

(Notice of Hearing mailed via USPS Certified Mail (9589 0710 5270 0554 3721 31) to Antonio Brown & Kim Brown (property owners). All hearing documentation was posted on the property listed at the location below and City of Newberry City Hall on October 16, 2025.

CITY OF NEWBERRY, FLORIDA

Petitioner,

vs.

ANTONIO BROWN

Respondents,

Location of Violation:

717 NW 253rd Street, Newberry, FL 32669
Section 04, Township 10, Range 17
Parcel # 02403-006-000

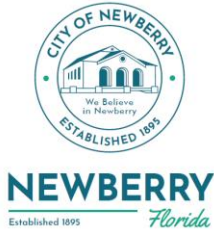
Zoning: Residential Single Family Mobile Home (RSF/MH2)

Brief Legal: CHAPMAN & WHITES ADDN PB A-95 LOT 6 BK 4 OR 4623-0260

Violation(s):

- a. 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.
- b. Chapter 94 – Traffic and Vehicles, Article V – Abandoned Vehicles, Section 94-122 – Prohibited.

Date of Special Magistrate Hearing: August 14, 2025



City of Newberry

Code Enforcement Department

Date set for Compliance: By October 10, 2025 (45 days from Special Magistrate's issuance of order), the respondents were to cure the violation by removing the abandoned vehicles and placing a fence around the inground pool on the property, or a fine of \$50.00 per day will accrue until the violations are cured. The respondent is assessed \$150.00 to cover the cost of administering this code violation, and the full cost of prosecution will be assessed if the violation is not cured.

Code Enforcement Officer, Greta Moreau requested a continuance on the case to review recent information regarding a change in ownership of the property. Special Magistrate Fugate granted the continuance.

OLD BUSINESS – CASES READ FOR CLOSURE:

1. Case No. SM #2025-006

Violation No. 2024-0017

CITY OF NEWBERRY, FLORIDA

Petitioner,

vs.

HANA PRUDILOVA MCNEAL

Respondent,

(The violation has been cured. No fines were assessed)

2. Case No. SM #2025-005

Violation No. 2024-0009

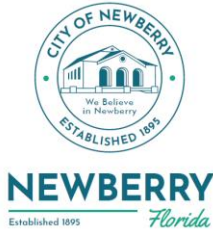
CITY OF NEWBERRY, FLORIDA

Petitioner,

vs.

ERICKA SOLANO & LIZABETH SCALA THODDE

Respondents,



City of Newberry

Code Enforcement Department

Code Enforcement Officer, Greta Moreau informed Special Magistrate Fugate that the violation has been cured, however the fines totaling \$8,250.00 remain in effect. The lien shall remain on the property until the fine has been paid.

REQUEST FOR REDUCTION IN FINES:

1. Case No. SM #2025-005

Violation No. 2024-0009

CITY OF NEWBERRY, FLORIDA

Petitioner,

vs.

ERICKA SOLANO

LIZABETH SCALA THODDE

Respondent,

Respondent Ericka Solano (present) spoke on behalf of herself and her sister, Lizabeth Scala Thodde (not present). Ms. Solano spoke about her difficulty with obtaining an engineer for such a small job. She requested a reduction or rescission of fines. Code Enforcement Officer, Greta Moreau informed Special Magistrate Fugate that the city agrees to a reduction of fines from \$8,250.00 to \$3,000.00 and \$150.00 in administrative cost. Special Magistrate Fugate recommended a reduction of fines to \$2,500.00 and \$150.00 in administrative cost, within 60 days of city commissioners final to for full payment and ordered his recommendation to go before the city commission for final ruling.

COMMENTS FROM STAFF:

Next hearing is scheduled for Thursday, January 8, 2026, at 9:00 am, in the new City Hall building.

ADJOURNMENT:

The meeting was adjourned at 9:39 am.