

CITY OF NEWBERRY

Codes Enforcement Department

25440 W Newberry Road, Newberry, FL 32669

MINUTES
CODES ENFORCEMENT – SPECIAL MAGISTRATE PUBLIC HEARING
BLAKE FUGATE, MAGISTRATE
THURSDAY, MARCH 13, 2025, AT 9:00 AM
NEWBERRY CITY HALL
25440 WEST NEWBERRY ROAD
NEWBERRY, FLORIDA 32669

After confirming that all parties were present, Special Magistrate, Blake Fugate, called the Hearing to order at 8:56 AM.

Staff Present:

Greta Moreau, Code Enforcement Officer
Dallas Lee, Interim City Manager
Jean-Paul Perez, Principal Planner
David Meyer, Building Official
Missy West-Claude, Clerk
Kiersten Ballou, City Attorney
Jennifer Cotton, Court Reporter for Naegeli USA

Following the Pledge of Allegiance, Magistrate Fugate reviewed the purpose and procedures of the hearing.

Magistrate Fugate stated that he would not be hearing any old testimony, that previously stated, he would only hear new testimony regarding the case.

Magistrate Fugate swore in Greta Moreau, Jean-Paul Perez, David Meyer, Dallas Lee, Kiersten Ballou, Gregory Pyle, and Raychel Thomas.

NEW CASES

1. Case No. SM#2023-005 Violation No. 2023-04-012

City of Newberry, Florida

Petitioner,

vs.

SOUTHEAST PERIMETER SOLUTIONS, INC.

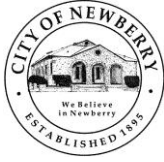
&

RUSTIC OAKS RANCH, LLC

Respondents,

Location of Violation:

27317 NW 78th Avenue, High Springs, FL 32643



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Section 08, Township 09, Range 17
Parcel # 01780-000-000

Zoning: Agriculture (A)
Brief Legal: NW ¼ OF SE ¼ OR 5030/2225

Violation(s):

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

Code Enforcement Office Greta Moreau addressed Magistrate Fugate stating that Mr. Pyle, owner of Southeast Perimeter Solutions, Inc./Rustic Oaks Ranch, LLC has come into compliance regarding building and fire codes, however, they had still not obtained permits for work done on the property. Ms. Moreau had no new testimony.

David Meyer, Building Official for the City of Newberry confirmed that the building code requirements are up to date.

Newly appointed Attorney for Southeast Perimeter Solutions, Inc./Rustic Oaks Ranch, LLC., Raychel Thomas, presented Magistrate Fugate with new testimony regarding permits.

City Attorney Kiersten Ballou addressed Magistrate Fugate.

Much discussion ensued.

Special Magistrate Fugate asked for any further comment from the city. There was none.

Special Magistrate Fugate asked for any further comment from the Respondents. There was none.

Magistrate Fugate stated that he will not hear, nor accept any new evidence.

Magistrate Fugate stated that he will issue an order within eight days of this hearing, with that date being Friday, March 21, 2025.

There being no further business to come before the Special Magistrate, this meeting was adjourned at 10:06 AM.