

Code Enforcement - Special Magistrate Minutes

July 09, 2026
9:00 AM

25493 North West 1st Avenue, 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.*

Code Officer Moreau presented the case.

Conditions of the property shown are in violation. Ordered cost of prosecution of \$150.00, with 30 days to comply, or \$50.00 a day until compliance is achieved. Special Magistrate Fugate Authorized the City of Newberry to abate the property and impose a lien for all costs incurred.

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

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

Location of Violation:

25608 NW 5th 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): Chapter 14 Buildings and Building Regulations, Article II Building Code, Division 4 Unsafe Buildings, Section 14-131. - Removal or repair. (a) A building or structure that may be or shall at any time hereafter become dangerous or unsafe shall, unless made safe and secure, be taken down and removed.

Chapter 14 Buildings and Building Regulations, Article II Building Code, Division 4 Unsafe Buildings, Section 14-132. - Notice. (a) Upon receipt of information that a building or structure is unsafe, the building inspector shall make or cause to be made an inspection, and if it is found that an unsafe condition exists, he or she shall serve or cause to be served on the owner, or someone of the owners, executors, administrators, agents, lessees, or other persons who may have a vested or contingent interest in the same, a written notice containing a description of the building or structure deemed unsafe, a statement of the particulars in which the building or structure is unsafe, and an order requiring the same to be made safe and secure or removed, as may be deemed necessary by him or her.

Chapter 14 Buildings and Building Regulations, Article II Building Code, Division 4 Unsafe Buildings, Section 14-134. - Authority to order vacation of buildings and closing of places adjacent thereto. When a building or structure is in an unsafe condition, so that life is endangered thereby, the building inspector may order and require the inmates and occupants to vacate the same forthwith. He or she may, when necessary for public safety, temporarily close sidewalks, streets, buildings, structures and places adjacent to such building or structures and prohibit the same from being used.

Code Officer Moreau requested a continuance of this case to September 10, 2026 Special Magistrate Hearing.

Mr. Post, property owner, agreed to demo the structure on the property. Continuation was presented and signed by Special Magistrate Fugate.

COMMENTS FROM SPECIAL MAGISTRATE

COMMENTS FROM STAFF

3. Next hearing Thursday, September 10, 2026, at 9:00 am
New Staff Clerk introduced- Bailey Fritz

MEETING ADJOURNMENT

Special Magistrate Fugate adjourned 9:12am.