

City of Newberry

Code Enforcement Department

MINUTES

CODE ENFORCEMENT - SPECIAL MAGISTRATE PUBLIC HEARING
BLAKE FUGATE, MAGISTRATE
THURSDAY, JANUARY 8, 2026 – 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 8:58 AM.

STAFF PRESENT

Code Enforcement Officer, Greta Moreau
Director of Community Development, Stacey Hectus
Assistant Director of Community Development, Lauren Yeatter
Permit Tech, Ashley Monk
Clerk, Jane Inouye

PLEDGE OF ALLEGIANCE

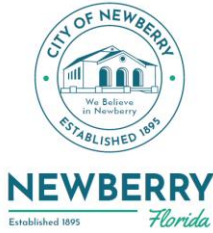
The Pledge of Allegiance was led by Magistrate Fugate.

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, Assistant Director of Community Development, Lauren Yeatter, Matthew McAlhany, Kimberly McAlhany, Dexter Robinson and Redene Brook

NEW BUSINESS

- 1. Case No. SM #2026-001 Violation No. 2025-0122**
(Notice of Hearing mailed via Certified Mail (9589 0710 5270 0554 3721 19) to Matthew & Kimberly McAlhany (property owners). All hearing documentation was posted at the property listed on the location below and City of Newberry City Hall on December 8, 2025).



City of Newberry

Code Enforcement Department

CITY OF NEWBERRY, FLORIDA

Petitioner,

vs.

MATTHEW & KIMBERLY McALHANY

Respondent,

Location of Violation:

427 NW 233rd Terrace, Newberry, FL 32669
Section 35, Township 09, Range 17
Parcel # 01901-060-033

Zoning: Residential Single Family 2 (RSF2)

Brief Legal: Newberry Oaks Phase 6 PB 26 PG 30 LOT 33 OR 3902/1006

Violations:

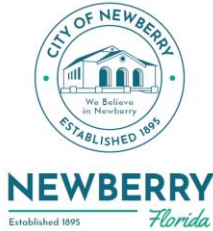
- a. **Appendix B, Land Development Regulations, Article 4 Zoning Requirements, Section 4.2.16-Parking, storage, or use of major recreational equipment.**

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

The respondents were present and spoke on their behalf.

The Special Magistrate orders as follows:

1. The respondents shall cure the violation by parking or storing their boat in either the side or back yard of their property.
2. Pursuant to Fla. §162.09, a fine of \$50.00 per day may be assessed immediately if this order is not complied with, until compliance is achieved. It is further ordered that the Respondent is assessed \$250.00 to cover the cost of prosecution.



City of Newberry

Code Enforcement Department

(Notice of Hearing mailed via Certified Mail (9589 0710 5270 0554 3712 33) to Super America 1 LLC (property owner). All hearing documentation was posted at the property listed on the location below and City of Newberry City Hall on December 8, 2025).

CITY OF NEWBERRY, FLORIDA

Petitioner,

vs.

SUPER AMERICA 1 LLC

Respondent,

Location of Violation:

90 SW 250th Street, Newberry, FL 32669
Section 04, Township 10, Range 17
Parcel # 02200-001-000

Zoning: Commercial General (CG)

Brief Legal: ORIGINAL NEWBERRY PB A-129A LOTS 1 2 3 12 13 \$ 14 LESS
R/W BLK 29 AS PER OR 451/10 & 671/313 LESS COM NW COR
LOT 3 BLK 29 RUN E 52.94 FT TO POB CONT E 62.32 FT S 42
DEG E 20.37 FT S 4 DEG W 62.73 FT N 88 DEG W 72.66 FT M
76.14 FT TO POB PER OR 1574/228

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.**

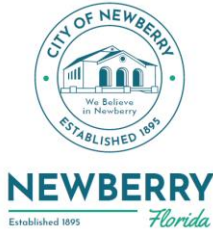
Code Enforcement Officer, Greta Moreau announced the violation was cured and presented an Order to Dismiss Code Enforcement Special Magistrate Hearing.

NON-COMPLIANCE:

1. Case No. SM #2025-0079

Violation No. 2024-0004

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



City of Newberry

Code Enforcement Department

CITY OF NEWBERRY, FLORIDA

Petitioner,

vs.

DEXTER ROBINSON

Respondents,

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

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: November 13, 2025

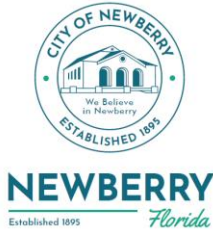
Date set for Compliance: By December 17, 2025 (30 days from Special Magistrate's issuance of order), the respondents were to cure the violation, or a fine of \$50.00 per day will accrue until the violations are cured. The respondent is assessed \$150.00 to cover the cost of administering this code violation, and the full cost of prosecution will be assessed if the violation is not cured.

Code Enforcement Officer, Greta Moreau announced the violations were cured and presented an Affidavit of Compliance-After Hearing.

OLD BUSINESS – CASES READ FOR CLOSURE:

COMMENTS FROM SPECIAL MAGISTRATE:

COMMENTS FROM STAFF:



City of Newberry

Code Enforcement Department

Next hearing is scheduled for Thursday, March 12, 2026, at 9:00 am, in the new City Hall building.

ADJOURNMENT:

The meeting was adjourned at 9:31 am.