

CASE #: 20260041

LEVY COUNTY, FLORIDA

VS

Lisa Reid

Penny Hilligoss

From: Casey Duquette
Sent: Thursday, May 7, 2026 5:10 PM
To: Bradley Frazer
Cc: Don Clifton; Lincoln Cannon; Sharon Knowles; Road Admin Assistant
Subject: 13190 NW 85 AVE Parcel 0945500000 Semi Truck, Tires and Tires in R/W
Attachments: IMG_0453.jpeg; IMG_0454.jpeg; IMG_0455.jpeg; IMG_0456.jpeg

Bradley,

Please see the attachments.

At the location of 13190 NW 85 AVE (Parcel# 0945500000.

There is a Semi-truck with the tires flat on it and Semi-trailers that look like they have been parked in the R/W for a long period of time, along with tires that have been thrown in the R/W.

Please would you check into this.

Thank you,
Casey

Casey Duquette
Administrative Field Manager
620 N. Hathaway Ave
Bronson, FL. 32621
Office: (352) 486-5124 Cell: (352) 221-5319
Email: duquette-casey@levycounty.org



Under Florida law, emails and email addresses are public records and subject to disclosure upon request. If you do not want your email or email address released in response to a public records request, do not send email to this office. Instead, contact this office by phone.

NOTICE: This message is intended only for the use of the individual(s) or entity to which it is addressed. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this email in error, please immediately reply to the sender and then delete the email. Thank you.



2026/05/08
11:35



ALEXANDER
TRUCKING

WILMINGTON, FL

FLA REG NO 1M166

2026/05/08
11:36

OBJECTS IN MIRROR ARE CLOSER
THEY APPEAR



2026/05/08
11:37



20/8/05/00
11:37





LEVY COUNTY, FLORIDA SPECIAL MAGISTRATE

LEVY COUNTY, FLORIDA

Violation/Case No. 2026-0041

Petitioner,

Vs.

**Reid Lisa
PO BOX 358822
Gainesville, FL 32635**

RE: Parcel ID: 09455-000-00

Respondent.

_____ /

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Sections 162.06 and 162.12, Florida Statutes, and Levy County Code of Ordinances, Ordinance No. 01-03, the undersigned Code Enforcement Officer hereby gives notice of an uncorrected or repeat violation of the Levy County Code of Ordinances, as particularly described herein, and hereby requests a public hearing before the Levy County Special Magistrate, for the following reasons:

1. Location/address of violation in Levy County, Florida:
**13190 NW 85 AVE
Chiefland, FL
Parcel ID: 09455-000-00**

2. Name and address of owner/person/responsible party in charge of violation:
**Reid Lisa
PO BOX 358822
Gainesville, FL 32635**

3. Date of violation: **May 8, 2026**

4. Code Section(s) violated: **34-41, 50-708 and 50-709**

Sec. 34-41. - Keeping unserviceable vehicles prohibited.

(a) It shall be unlawful for any person to keep on any residential, commercial, industrial or agricultural property any unserviceable vehicle, unless such unserviceable vehicle is shielded from view, except for a vehicle temporarily stored on private real property for the purpose of repair, if the vehicle has a currently valid registration and currently valid license plate affixed thereon, and the motor vehicle is titled in the name of the owner of the property upon which the vehicle is situated or is titled in the name of the person currently residing on the premises. The term "temporarily stored" shall mean that the vehicle shall be openly stored for no more than 60 calendar days.

(b) It shall be unlawful for the owner of any land in the county to cause or permit to be stored thereon, at any location, more than two unserviceable vehicles.

(c) Further, it shall be unlawful to store such two vehicles within the front and side yard setbacks established for the zoning district, except for the following:

(1) Unserviceable vehicles stored on the premises of a lawfully established and maintained junkyard, vehicle repair business, garbage or waste disposal site, sanitary landfill or on the lands of a bona fide agricultural operation.

(2) Vehicles stored within a completely enclosed building.

Sec. 50-708. - Home-based business.

As recognized in F.S. § 559.955, a home-based business that meets the following criteria may operate as an accessory use to an occupied dwelling:

The employees of the business who work at the dwelling must also reside in the dwelling, except that up to a total of two employees or independent contractors who do not reside at the dwelling may work at the business. The business may have additional remote employees that do not work at the dwelling.

(1) Parking related to the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. Vehicles and trailers used in connection with the business must be parked in legal parking spaces that are not located within the public right-of-way, on or over a public sidewalk, or on any unimproved

surfaces at the residence. The parking or storage of heavy equipment (which means commercial, industrial, or agricultural vehicles, equipment, or machinery) at the business must be shielded by a fence or buffer so it is not visible from the public right-of-way or neighboring property.

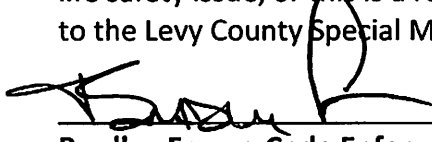
- (2) As viewed from the street, the use of the residential property must be consistent with the uses of the residential areas that surround the property. External modifications made to a dwelling to accommodate a home-based business must conform to the residential character and architectural aesthetics of the neighborhood. The home-based business may not conduct retail transactions at a structure other than the dwelling; however, incidental business uses and activities may be conducted at the residential property.
- (3) The business must not create any nuisance conditions, such as noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors.
- (4) The business must comply with any relevant local, state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids.

Sec. 50-709. - Storage of recreational vehicles or other vehicles and other outdoor storage.

- (a) In all agricultural and residential zoning districts and on property that is used for residential use within a non-residential zoning district:
 - (1) Outdoor storage areas may not front on public right-of-way and may not be located in the front yard.
 - (2) The storage of up to two vehicles that are inoperable and/or lack a current tag or registration is permitted in the side yard and/or rear yard, but not within any required setback areas.
 - (3) This section applies only to storage areas and not to the parking of any vehicles that have a current tag/registration in the name of and are regularly driven by the owner or occupant of the dwelling.
- (b) In commercial zoning districts and industrial zoning districts, outdoor storage areas may not be located within 100 feet from the property line of any residentially zoned property.

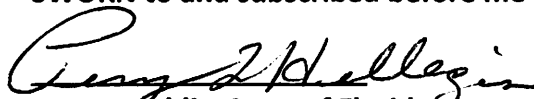
- (c) All outdoor storage areas must be located behind an opaque fence that obscures the view from all adjoining properties and public right-of-way. All items stored outdoors must be maintained in a safe and secure manner, including, but not limited to, being supported or tied; tie downs and tarpaulins must be secured from rattling and flopping in windy weather; and storage shall not become a public nuisance by virtue of excessive accumulation, pest or vermin infestations, odor or other conditions that threaten the public health, safety and welfare.
- (d) Recreational vehicles that are being stored may not be occupied or connected to water or septic.
5. Date violation first observed: **May 8, 2026**
6. Date Owner/Person in charge received Notice of Violation: **A certified letter mailed May 18, 2026 owner signed for July 30, 2026. Posted NOV May 24th 2026 to the front gate of the property.**
7. Date which violations are to be corrected: **July 13, 2026**
8. Date of re-inspections if applicable: **July 16, 2025**
9. Result of inspection or re-inspection: **Tires removed from right of way. One flatbed trailer was removed. Two trailers and one Unserviceable vehicle remain in right of way.**
10. Description of Violation: **Commercial unserviceable vehicles parked in right of way.**

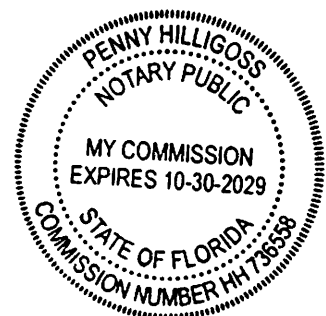
Based upon the foregoing, the undersigned Code Enforcement Officer hereby certifies that The above described violation continues to exist in the jurisdiction within the boundaries of Levy County as specified in the Levy County Code of Ordinances' Sec 34-41, 50-708 and 50-709. Attempts to secure compliance with the Levy County Code of Ordinances has failed, or this is a life safety issue, or this is a repeat violation, as aforesaid, and the violation should be referred to the Levy County Special Magistrate for a public hearing.


Bradley Frazer, Code Enforcement Officer

8-5-2026
Date

SWORN to and subscribed before me on this 5th day of August, 2026.


Notary Public, State of Florida







2026/06/02
13:34



2026/06/24
11:40

LEVY COUNTY CODE ENFORCEMENT DIVISION



NOTICE OF CODE VIOLATION

DATE: May 13, 2026

**Lisa Reid
PO Box 358822
Gainesville, FL 32635**

Re: Parcel ID 0945500000

An inspection of your property located at **Parcel ID 0945500000**. This inspection revealed the following violation of **Levy County Code: Sections 34-30 and 50-708**, which provides that certain conditions are not allowed on any residential property in the county, if the conditions are visible from a public street or of other public or private property, including:

Sec 34-40, - Prohibited Generally

- (a) It shall be unlawful for the owner of any land in the county to permit or to cause thereon the open storage and accumulation of junk, trash and abandoned property prohibited on residential, commercial and agricultural property, except for the following:
 - (1) Junk stored in enclosed litter receptacles or completely enclosed buildings;
 - (2) Junk which will not fit into standard-sized litter receptacles and which is set out for no more than seven days for pickup and removal;
 - (3) Junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site, or sanitary landfill; and
 - (4) Accumulations of vegetative wastes in agricultural districts and forestry.

Sec. 50-708 - Home-based business.

As recognized in F.S. § 559.955, a home-based business that meets the following criteria may operate as an accessory use to an occupied dwelling:

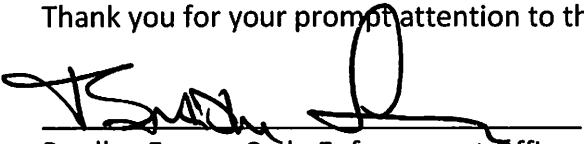
- (1) The employees of the business who work at the dwelling must also reside in the dwelling, except that up to a total of two employees or independent

contractors who do not reside at the dwelling may work at the business. The business may have additional remote employees that do not work at the dwelling.

- (2) Parking related to the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. Vehicles and trailers used in connection with the business must be parked in legal parking spaces that are not located within the public right-of-way, on or over a public sidewalk, or on any unimproved surfaces at the residence. The parking or storage of heavy equipment (which means commercial, industrial, or agricultural vehicles, equipment, or machinery) at the business must be shielded by a fence or buffer so it is not visible from the public right-of-way or neighboring property.
- (3) As viewed from the street, the use of the residential property must be consistent with the uses of the residential areas that surround the property. External modifications made to a dwelling to accommodate a home-based business must conform to the residential character and architectural aesthetics of the neighborhood. The home-based business may not conduct retail transactions at a structure other than the dwelling; however, incidental business uses and activities may be conducted at the residential property.
- (4) The business must not create any nuisance conditions, such as noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors.
- (5) The business must comply with any relevant local, state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids.

It is **mandatory** that you contact the Code Enforcement Officer at (352) 486-5541 within five (5) days of receiving this notice to discuss the required actions needed so that the violations can be resolved. Failure to remove the tires, vehicles and trailers used in connection with the business or park them in a manner that meets the requirements as stated in para (2) listed above by **June 30, 2026** will result in a Special Magistrate Hearing where daily fines can be ordered as long as the property stays in noncompliance.

Thank you for your prompt attention to this matter.



Bradley Frazer, Code Enforcement Officer
Levy County Code Enforcement

7022 1670 0001 5900 2833

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Gainesville, FL 32635

OFFICIAL USE

Certified Mail Fee \$5.75
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$0.10
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$10.75

Total \$20.48

Sent To

Street

City, St

0910
05

Postmark
Here

Lisa Reid

PO Box 358822

Gainesville, FL 32635

ALERT: WILDFIRES IN THE PACIFIC NORTHWEST REGION OF THE U.S. MAY DELAY FINAL ...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

70221670000159002833

Copy Add to Informed Delivery

Latest Update

Your item was picked up at the post office at 1:11 pm on July 30, 2026 in GAINESVILLE, FL 32605.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Individual Picked Up at Post Office
GAINESVILLE, FL 32605
July 30, 2026 1:11 PM

Reminder to Schedule Redelivery of your item
May 26, 2026

Available for Pickup
NORTHWEST
4111 NW 16TH BLVD
GAINESVILLE FL 32605-9998
Mon-Fri 9:00 AM-6:00 PM
Sat 10:00 AM-4:00 PM
May 21, 2026 10:09 AM

Feedback

Arrived at USPS Facility

JACKSONVILLE FL DISTRIBUTION CENTER

May 20, 2026 1:09 PM

Arrived at USPS Facility

JACKSONVILLE FL DISTRIBUTION CENTER

May 19, 2026 3:57 PM

Departed Post Office

BRONSON, FL 32621

May 18, 2026 1:58 PM

USPS in possession of item

BRONSON, FL 32621

May 18, 2026 11:37 AM

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates	▼
USPS Tracking Plus®	▼
Product Information	▼

Feedback

See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.



AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)

COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA

VS.

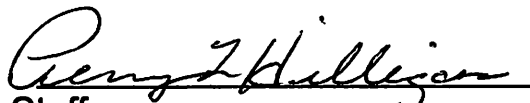
Lisa Reid

Special Magistrate CASE NO.: CASE #20260041

I, **Penny Hilligoss**, being duly sworn, depose and says:

1. That I am employed by the **Code Enforcement Department of Levy County.**
2. That pursuant to Florida Statute 162.12, on the day of **May 13, 2026**, I received a copy of the attached **Notice of Violation** dated **May 13, 2026**
3. That on the day **18th of May, 2026**, I mailed said papers to **Lisa Reid PO Box 358822 Gainesville, FL 32635** by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.


Staff

PERSONALLY APPEARED before me, the undersigned authority, who is personally known to me, and acknowledged that he/she did execute the foregoing Affidavit and did not take an oath.

SWORN AND SUBSCRIBED before me this day 6 of August, 2026.


Notary Signature

Notary Public, State of Florida County of Levy
My Commission Expires:





Levy County Code Enforcement AFFIDAVIT OF POSTING

PARCEL NUMBER: **09455-000-00**

I hereby certify the following:

- 1. On this Wednesday the 24th day of June, 2026, the property owned by Lisa Reid located at 13190 NW 85th AVE Chiefland FL, was posted with a Notice of Violation for the following violation(s) of Levy County Code of Ordinances:**

Sec. 34-40 Prohibited Generally

(a) It shall be unlawful for the owner of any land in the county to permit or to cause thereon the open storage and accumulation of junk, trash and abandoned property prohibited on residential, commercial and agricultural property, except for the following:

- (1) Junk stored in enclosed litter receptacles or completely enclosed buildings;
- (2) Junk which will not fit into standard-sized litter receptacles and which is set out for no more than seven days for pickup and removal;
- (3) Junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site, or sanitary landfill; and
- (4) Accumulations of vegetative wastes in agricultural districts and forestry.

(b) It shall be unlawful for any owner, agency, contractor or other person in charge of a construction, demolition or development site to cause or permit the open storage and accumulation of junk or litter thereon, except:

- (1) In enclosed litter receptacles.
- (2) Unused construction materials on the site for less than seven working days after the completion of the development, demolition or construction or the expiration of the permit therefore.

Sec. 50-708. - Home-based business.

As recognized in F.S. § 559.955, a home-based business that meets the following criteria may operate as an accessory use to an occupied dwelling:

The employees of the business who work at the dwelling must also reside in the dwelling, except that up to a total of two employees or independent contractors who do not reside at the dwelling may work at the business. The business may have additional remote employees that do not work at the dwelling.

- (1) Parking related to the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. Vehicles and trailers used in connection with the

business must be parked in legal parking spaces that are not located within the public right-of-way, on or over a public sidewalk, or on any unimproved surfaces at the residence. The parking or storage of heavy equipment (which means commercial, industrial, or agricultural vehicles, equipment, or machinery) at the business must be shielded by a fence or buffer so it is not visible from the public right-of-way or neighboring property.

- (2) As viewed from the street, the use of the residential property must be consistent with the uses of the residential areas that surround the property. External modifications made to a dwelling to accommodate a home-based business must conform to the residential character and architectural aesthetics of the neighborhood. The home-based business may not conduct retail transactions at a structure other than the dwelling; however, incidental business uses and activities may be conducted at the residential property.
- (3) The business must not create any nuisance conditions, such as noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors.
- (4) The business must comply with any relevant local, state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids.

Sec. 50-709. - Storage of recreational vehicles or other vehicles and other outdoor storage.

(a) In all agricultural and residential zoning districts and on property that is used for residential use within a non-residential zoning district:

- (1) Outdoor storage areas may not front on public right-of-way and may not be located in the front yard.
- (2) The storage of up to two vehicles that are inoperable and/or lack a current tag or registration is permitted in the side yard and/or rear yard, but not within any required setback areas.
- (3) This section applies only to storage areas and not to the parking of any vehicles that have a current tag/registration in the name of and are regularly driven by the owner or occupant of the dwelling.

(b) In commercial zoning districts and industrial zoning districts, outdoor storage areas may not be located within 100 feet from the property line of any residentially zoned property.

(c) All outdoor storage areas must be located behind an opaque fence that obscures the view from all adjoining properties and public right-of-way. All items stored outdoors must be maintained in a safe and secure manner, including, but not limited to, being supported or tied; tie downs and tarpaulins must be secured from rattling and flopping in windy weather; and storage shall not become a public nuisance by virtue of excessive accumulation, pest or vermin infestations, odor or other conditions that threaten the public health, safety and welfare.

(d) Recreational vehicles that are being stored may not be occupied or connected to water or septic.

Sec. 50-708 - Home-based business.

As recognized in F.S. § 559.955, a home-based business that meets the following criteria may operate as an accessory use to an occupied dwelling:

- (1) The employees of the business who work at the dwelling must also reside in the dwelling, except that up to a total of two employees or independent contractors who do not reside at the dwelling may work at the business. The business may have additional remote employees that do not work at the dwelling.
- (2) Parking related to the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. Vehicles and trailers used in connection with the business must be parked in legal parking spaces that are not located within the public right-of-way, on or over a public sidewalk, or on any unimproved surfaces at the residence. The parking or storage of heavy equipment (which means commercial, industrial, or agricultural vehicles, equipment, or machinery) at the business must be shielded by a fence or buffer so it is not visible from the public right-of-way or neighboring property.
- (3) As viewed from the street, the use of the residential property must be consistent with the uses of the residential areas that surround the property. External modifications made to a dwelling to accommodate a home-based business must conform to the residential character and architectural aesthetics of the neighborhood. The home-based business may not conduct retail transactions at a structure other than the dwelling; however, incidental business uses and activities may be conducted at the residential property.
- (4) The business must not create any nuisance conditions, such as noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors.
- (5) The business must comply with any relevant local, state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids.

FURTHER AFFIDAVIT SAYETH NAUGHT.



Bradley Frazer, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF FLEVY

I Penny Hilligoss acknowledged the foregoing instrument before me by means of
☒ physical presence or online notarization, this __24th__ day of __June__, 2026

Penny Hilligoss
(Signature of Notary Public - State of Florida)

Penny Hilligoss
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced _____





2026/07/16
11:54

LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA

Code Case No.: 2026-0041

Petitioner,

VS.

Reid Lisa
PO BOX 358822
Gainesville, FL 32635

Parcel ID 09455-000-00

Respondent,

NOTICE OF HEARING

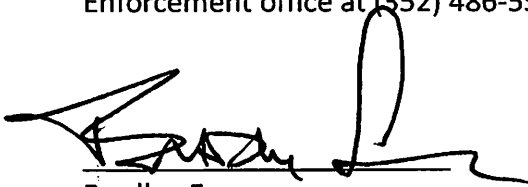
Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Ordinance No. **34-41, 50-708 and 50-709** you will please take notice that a public hearing will be conducted in the above-styled cause, on **Wednesday the 19th of August, 2026 at 9:30 a.m.**, at the County Government Center Auditorium, **310 School Street, Bronson, Florida**. The Special Magistrate will hear testimony, receive evidence, and make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the attached Statement of Violation and Request for Hearings. **Your failure to appear may result in a fine being imposed against you and a lien being placed on your property.** The case may be presented even if the violation has been corrected prior to the Special Magistrate hearing.

PLEASE GOVERN YOURSELF ACCORDINGLY

If a person wishes to appeal a decision with respect to any matter considered at this meeting, a record of the proceeding will be needed and, for this reason, such person may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based. You will need to supply a copy of all evidence you present during the hearing to the Special Magistrate secretary to be included in the record.

LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE

In accordance with the Americans with Disabilities act, person with disabilities needing special accommodations for attendance at this public hearing should contact the Levy County Code Enforcement office at (352) 486-5541, no later than 72 hours prior to the proceedings.

A handwritten signature in black ink, appearing to read 'Bradley Frazer', written over a horizontal line.

Bradley Frazer
Levy County Code Enforcement



AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)

COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA

VS.

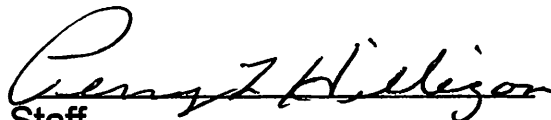
Lisa Reid

Special Magistrate CASE NO.: CASE #20260041

I, **Penny Hilligoss**, being duly sworn, deposed and says:

1. That I am employed by the **Code Enforcement Department of Levy County.**
2. That pursuant to Florida Statute 162.12, on the day of **July 14, 2026**, I received a copy of the attached **Notice of Hearing** for the hearing dated **August 19, 2026**
3. That on the day **14th of July, 2026**, I mailed said papers to **Lisa Reid PO Box 358822 Gainesville, FL 32635** by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.


Staff

PERSONALLY APPEARED before me, the undersigned authority, who is personally known to me, and acknowledged that he/she did execute the foregoing Affidavit and did not take an oath.

SWORN AND SUBSCRIBED before me this day 15 of July, 2026.


Notary Signature

Notary Public, State of Florida County of Levy
My Commission Expires:



7022 1670 0001 5900 361A

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Gainesville, FL 32635

OFFICIAL USE

Certified Mail Fee	\$5.55
\$	\$4.65
Extra Services & Fees, (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

0810
3

Postmark
Here

Postage \$0.82

\$
Total Post
\$11.02

Lisa Reid 07/14/2026

PO Box 358822

Gainesville, FL 32635

Sent To

Street and

City, State,

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



Levy County Code Enforcement AFFIDAVIT OF POSTING

VIOLATION NUMBER: 2026-0041

PARCEL NUMBER: 09455-000-00

I hereby certify the following:

- 1. On this Monday the 27th day of July, 2026, the property owned by Lisa Reid located at 13190 NW 85th AVE Chiefland FL, was posted with a Notice of Hearing being held on August 19, 2026 for the following violation(s) of Levy County Code of Ordinances:**

Sec. 34-40 Prohibited Generally

(a) It shall be unlawful for the owner of any land in the county to permit or to cause thereon the open storage and accumulation of junk, trash and abandoned property prohibited on residential, commercial and agricultural property, except for the following:

- (1) Junk stored in enclosed litter receptacles or completely enclosed buildings;
- (2) Junk which will not fit into standard-sized litter receptacles and which is set out for no more than seven days for pickup and removal;
- (3) Junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site, or sanitary landfill; and
- (4) Accumulations of vegetative wastes in agricultural districts and forestry.

(b) It shall be unlawful for any owner, agency, contractor or other person in charge of a construction, demolition or development site to cause or permit the open storage and accumulation of junk or litter thereon, except:

- (1) In enclosed litter receptacles.
- (2) Unused construction materials on the site for less than seven working days after the completion of the development, demolition or construction or the expiration of the permit therefore.

Sec. 50-708. - Home-based business.

As recognized in F.S. § 559.955, a home-based business that meets the following criteria may operate as an accessory use to an occupied dwelling:

The employees of the business who work at the dwelling must also reside in the dwelling, except that up to a total of two employees or independent contractors who do not reside at the dwelling may work at the business. The business may have additional remote employees that do not work at the dwelling.

- (1) Parking related to the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. Vehicles and trailers used in connection with the

business must be parked in legal parking spaces that are not located within the public right-of-way, on or over a public sidewalk, or on any unimproved surfaces at the residence. The parking or storage of heavy equipment (which means commercial, industrial, or agricultural vehicles, equipment, or machinery) at the business must be shielded by a fence or buffer so it is not visible from the public right-of-way or neighboring property.

- (2) As viewed from the street, the use of the residential property must be consistent with the uses of the residential areas that surround the property. External modifications made to a dwelling to accommodate a home-based business must conform to the residential character and architectural aesthetics of the neighborhood. The home-based business may not conduct retail transactions at a structure other than the dwelling; however, incidental business uses and activities may be conducted at the residential property.
- (3) The business must not create any nuisance conditions, such as noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors.
- (4) The business must comply with any relevant local, state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids.

Sec. 50-709. - Storage of recreational vehicles or other vehicles and other outdoor storage.

(a) In all agricultural and residential zoning districts and on property that is used for residential use within a non-residential zoning district:

- (1) Outdoor storage areas may not front on public right-of-way and may not be located in the front yard.
- (2) The storage of up to two vehicles that are inoperable and/or lack a current tag or registration is permitted in the side yard and/or rear yard, but not within any required setback areas.
- (3) This section applies only to storage areas and not to the parking of any vehicles that have a current tag/registration in the name of and are regularly driven by the owner or occupant of the dwelling.

(b) In commercial zoning districts and industrial zoning districts, outdoor storage areas may not be located within 100 feet from the property line of any residentially zoned property.

(c) All outdoor storage areas must be located behind an opaque fence that obscures the view from all adjoining properties and public right-of-way. All items stored outdoors must be maintained in a safe and secure manner, including, but not limited to, being supported or tied; tie downs and tarpaulins must be secured from rattling and flopping in windy weather; and storage shall not become a public nuisance by virtue of excessive accumulation, pest or vermin infestations, odor or other conditions that threaten the public health, safety and welfare.

(d) Recreational vehicles that are being stored may not be occupied or connected to water or septic.

Sec. 50-708 - Home-based business.

As recognized in F.S. § 559.955, a home-based business that meets the following criteria may operate as an accessory use to an occupied dwelling:

- (1) The employees of the business who work at the dwelling must also reside in the dwelling, except that up to a total of two employees or independent contractors who do not reside at the dwelling may work at the business. The business may have additional remote employees that do not work at the dwelling.
- (2) Parking related to the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. Vehicles and trailers used in connection with the business must be parked in legal parking spaces that are not located within the public right-of-way, on or over a public sidewalk, or on any unimproved surfaces at the residence. The parking or storage of heavy equipment (which means commercial, industrial, or agricultural vehicles, equipment, or machinery) at the business must be shielded by a fence or buffer so it is not visible from the public right-of-way or neighboring property.
- (3) As viewed from the street, the use of the residential property must be consistent with the uses of the residential areas that surround the property. External modifications made to a dwelling to accommodate a home-based business must conform to the residential character and architectural aesthetics of the neighborhood. The home-based business may not conduct retail transactions at a structure other than the dwelling; however, incidental business uses and activities may be conducted at the residential property.
- (4) The business must not create any nuisance conditions, such as noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors.
- (5) The business must comply with any relevant local, state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids.

FURTHER AFFIDAVIT SAYETH NAUGHT.


Bradley Frazer, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF FLEVY

I Penny Hilligoss acknowledged the foregoing instrument before me by means of

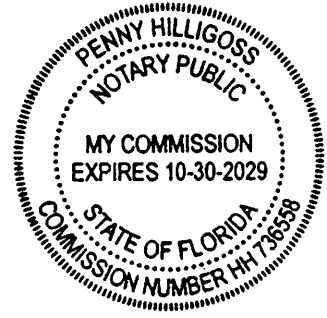
☒ Physical presence or online notarization, this __27th__ day of __July__, 2026

Penny L Hilligoss
(Signature of Notary Public - State of Florida)

Penny L Hilligoss
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced _____





2026/07/27
10:22

Levy County, FL

Summary

ParcelID	0945500000
Location	13190 NW 85 AVE
Address(es)	
Neighborhood	CHIEFLAND
Legal Description*	MANATEE FARMS AREA 1-2 (401.01) 16-11-14 MANATEE FARMS EST NO 2 BLK G PORTION OF LOT 1 OR BOOK 1630 PAGE 934 (Note: *The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.)
LandUse	MOBILE HOME (0200)
SubdivisionName	MANATEE FARMS ESTATES UNIT 2
Sec/Twp/Rng	16-11-14
Tax District	SUWANNEE RIVER WT (District SR)
Millage Rate	14.3632
Acreage	2.75
Homestead	No
Ag Classification	No

[View Map](#)

Owner

Owner Name	Reid Lisa R 100%
Mailing Address	PO BOX 358822 GAINESVILLE, FL 32635

Trim Notice

Trim Notice (PDF)

Estimate Taxes

Estimate Taxes

Valuation

	2026 Preliminary Summary
Building Value	\$55,255
Extra Features Value	\$6,167
Market Land Value	\$31,250
Ag Land Value	\$31,250
Just (Market) Value	\$92,672
Assessed Value	\$92,672
Exempt Value	\$0
Taxable Value	\$92,672
Save Our Homes Benefit	\$0
Previous Year Value	\$92,672

Exemptions

Homestead ⇅	2nd Homestead ⇅	Widow/er ⇅	Disability ⇅	Seniors ⇅	Veterans ⇅	Other ⇅
-------------	-----------------	------------	--------------	-----------	------------	---------

Building Information

Building	1	Roof Cover	GALV METAL
Actual Area	2120	Heating Type	FORCED AIR DUCTED
Conditioned Area	952	Air Conditioning	CENTRAL
Actual Year Built	1982	Baths	2
Effective Year Built	1989		
Use	MOBILE FAMILY		
Exterior Wall	ALUMINUM SIDING		
Roof Structure	FLAT		

Description	Conditioned Area	Actual Area
FINISHED OPEN PORCH	0	512
MOBILE HOME BASE	952	952
FINISHED OPEN PORCH	0	80
FINISHED OPEN PORCH	0	128
FINISHED ENCLOSED PORCH	0	448
Total SqFt	952	2120

Extra Features

Code Description	BLD	Length	Width	Height	Units
DU-C STORAGE	1	20	12	0	240
DU-D STORAGE	1	23	20	0	460
MH ROOF-B	1	68	31	0	2108

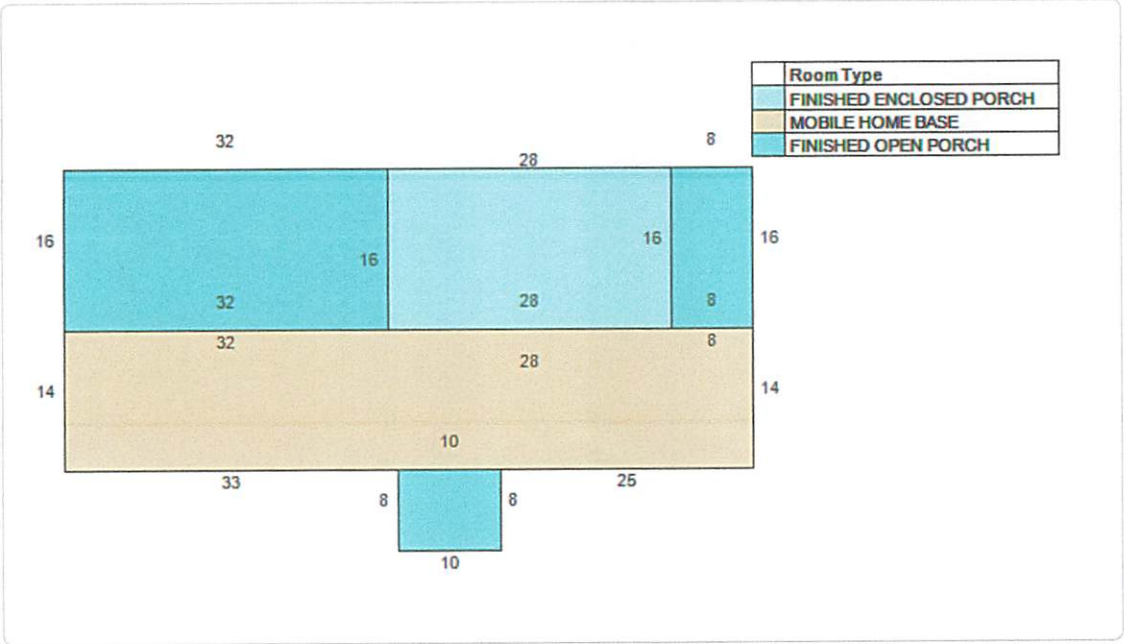
Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
MH on Lot	0	0	1	LT	\$31,250

Sales

Sale Date	Sale Price	Instrument			Qualification	Vacant/ Improved	Grantor	Grantee
		Type	Book	Page				
3/16/2022	\$70,000.00	WD	1630	934	Q	I	HUTCHINSON WILLIAM DEAN	REID LISA R
7/26/2020	\$100.00	QD	1627	139	U	I	YODER FKA HUTCHINSON PAMELA S	HUTCHINSON WILLIAM DEAN
3/18/2020	\$0.00	QD	1528	872	U	I	HUTCHINSON WILLIAM DEAN & VALERIA R	HUTCHINSON WILLIAM DEAN
1/9/2012	\$100.00	WD	1251	60	U	I	HUTCHINSON WILLIAM DEAN	HUTCHINSON WILLIAM DEAN & VALERIA R
1/25/2011	\$30,000.00	WD	1222	724	Q	I	ORENCHAK JERRY	HUTCHINSON WILLIAM DEAN
1/20/2011	\$0.00	FJ	1222	378	U	I	RUDORF GERDA I & CAWTHON KARIN K	ORENCHAK JERRY
8/18/2010	\$12,500.00	TD	1208	243	U	I	RUDORF GERDA I & CAWTHON KARIN K	ORENCHAK JERRY
3/1/2003	\$100.00	QD	829	137	U	I	RUDORF GERDA I	

Building Sketch



Map



No data available for the following modules: Application for Catastrophic Event Tax Refund, Photos.

Levy County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 7/13/2026, 7:34:14 PM

Contact Us

Developed by
SCHNEIDER
GEOSPATIAL

\$18.50
\$490.00

Prepared by and return to:

Kelley D. Jones
Attorney at Law
Kelley D. Jones, P.A.
4110 NW 37th Place Suite B
Gainesville, FL 32606
352-377-2004
File Number: 22-065
Will Call No.:

\$70,000

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of March, 2022 between William D. Hutchinson, an unmarried man whose post office address is 1620 NE 17th Ct., Ocala, FL 34470, grantor, and Lisa R. Reid whose post office address is PO BOX 358822, Gainesville, FL 32635, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Levy County, Florida to-wit:

A portion of Lot 1, Block G, Manatee Farms Estate Unit No. 2, according to the map or plat thereof as recorded in Plat Book 4, Page 1, Public Records of Levy County, Florida, being more particularly described as follows:

Commence at the NW corner of Lot 1, Block G of MANATEE FARMS ESTATE, UNIT NO. 2, as recorded in Plat Book 4, Page 1 of the Public Records of Levy County, Florida; thence S 89° 20' 41" E, along the North line of said Lot 1, 339.71 feet to the Point of Beginning; from said point of beginning, continue S 89° 20' 41" E, 314.29 feet; thence S 00° 09' 35" E, 381.17 feet to the South line of said Lot 1; thence N 89° 45' 59" W, 312.59 feet; thence N 00° 24' 39" W, 383.50 feet to close on the Point of Beginning.

Together with that certain 1982 RIVER BUGGY, singlewide mobile home, bearing VIN #1582468S02757AL and Title #21770489.

Parcel Identification Number: 0945500000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of March, 2022 by William D. Hutchinson, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Brenda Brenice Galindo
Notary Public
State of Florida
My Commission Expires 04/16/2022
Commission No. GG 207695

[Signature]
Notary Public

Printed Name: Brenda B Galindo

My Commission Expires: 04/16/2022

Unofficial Copy

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kerin Rivera
Witness Name: Kerin Rivera

Tina Cepeda
Witness Name: Tina Cepeda

Wm D Hutchinson (Seal)
William D. Hutchinson

Tax Bill Detail

Property Tax Account: 09455-000-00
REID LISA R

Year: 2025
Tax District: SR

Bill Number: 34049
Property Type: Real Estate

Owner: REID LISA R

MAILING ADDRESS:
REID LISA R
PO BOX 358822
GAINESVILLE FL 32635

PROPERTY ADDRESS:
13190 NW 85 AVE
CHIEFLAND

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
Board of County Commissioners	8.7500	\$747.02	\$747.02	\$0.00
Levy School Board General Fund	3.0840	\$274.37	\$274.37	\$0.00
Levy School Board Capital Outlay	1.5000	\$133.45	\$133.45	\$0.00
Levy School Board Basic Discretionary	0.7480	\$66.55	\$66.55	\$0.00
Suwannee River Water Mgmt	0.2812	\$24.01	\$24.01	\$0.00
TOTAL	14.3632	\$1,245.40	\$1,245.40	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
Ambulance Service (BOCC)	\$192.00	\$192.00	\$0.00
Solid Waste (BOCC)	\$111.36	\$111.36	\$0.00
Fire Tax - FR (BOCC)	\$240.00	\$240.00	\$0.00
TOTAL	\$543.36	\$543.36	\$0.00

Year	Due
2025	\$0.00
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00

Payment Options

This Bill:

\$0.00

All Bills:

\$0.00

Cart Amount:

\$0.00

Bill 34049 – No Amount Due