

CASE #: 20260022

LEVY COUNTY, FLORIDA

VS

Bruce and Lori Cherbonneau

LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA

Petitioner,

Code Case No.: 2026-0022

VS.

Cherbonneau Bruce V
Cherbonneau Lori L
1631 NE 123rd TER
Williston FL 32696

PARCEL ID: 09816-005-00

Respondent,

NOTICE OF COMPLIANCE HEARING

Pursuant to Sections 162.06 and 162.12, ***Florida Statutes, and Levy County Code of Ordinances***, Section **34-40** Levy County Ordinance, you will please take notice that a public hearing will be conducted in the above-styled cause, on **Wednesday the 19TH day 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 compliance of the Orders in the issued **Finding of Facts** dated the **22nd day of May, 2026**. **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.

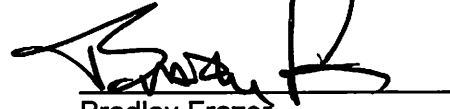
PLEASE GOVERN YOURSELF ACCORDINGLY

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.

LEVY COUNTY, FLORIDA
CODE ENFORCEMENT

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

Bradley Frazer
375 Garner St Suite A
Bronson, Florida 32621



AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)

COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA

VS.

Bruce and Lori Cherbonneau

Special Magistrate CASE NO.: CASE #20260022

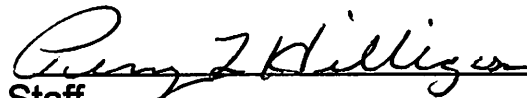
I, **Penny Hilligoss**, being duly sworn, deposed and says:

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 Compliance Hearing** for the hearing dated **August 19, 2026**

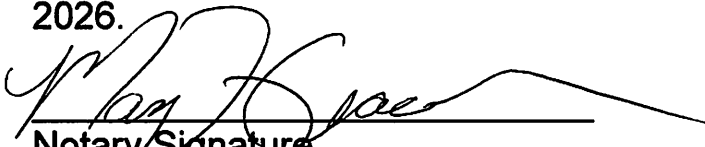
3. That on the day **14th of July, 2026**, I mailed said papers to **Bruce and Lori Cherbonneau 1631 NE 123rd Ter Williston, FL 32696** by First Class Mail, U.S. Postal Service.

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:



7022 1670 0001 5900 3601

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

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

Williston, FL 32696

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

Postage \$0.82

Total \$11.02

Sent To

Street

City, St

0810

3

Postmark Here

07/17/2026

Bruce and Lori Cherbonneau

1631 NE 123rd Ter

Williston, FL 32696

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

See Reverse for Instructions

Levy County
Code Enforcement
310 School St. Suite 12
Bronson, FL 32621

CERTIFIED MAIL®



7022 1670 0001 5900 3601

Retail



32696

U.S. POSTAGE PAID
FCM LETTER
BRONSON, FL 32621
JUL 14, 2026

\$11.02

R2304H108535-3

RDC 99

UTF

**Bruce and Lori Cherbonneau
1631 NE 123rd Ter
Williston, FL 32696**

NIXIE 326 FE 1 0007/18/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32621642499 *0391-02171-15-36

UTF
32696-73591

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Bruce and Lori Cherbonneau
1631 NE 123rd Ter
Williston, FL 32696



9590 9402 8707 3310 3210 87

2. Article Number (Transfer from service label)

7022 1670 0001 5900 3601

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

d Mail
d Mail Restricted Delivery
(500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

**SPECIAL
MAGISTRATE
OF LEVY COUNTY, FLORIDA**

LEVY COUNTY, FLORIDA

vs.

Case No. CE# 2026-0022

**BRUCE CHERBONNEAU
LORI CHERBONNEAU
1631 NE 123RD TER
WILLISTON, FL 32696**

RESPONDENT,
_____ /

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This CAUSE came on for public hearing before the Special Magistrate, pursuant to Chapter 162, Part I, Florida Statutes. After due notice to the Respondent, the Special Magistrate heard testimony of and received evidence from the code enforcement officer. The Respondent did not attend the hearing. Thereupon, the Special Magistrate hereby issues its Findings of Fact, Conclusions of Law, and Order as follows:

I. FINDINGS OF FACT: The Special Magistrate makes the following findings of fact:

A. The Respondent owns real property situated within Levy County, Florida, described as follows:

**SECTION 13, TOWNSHIP 13, RANGE 17 WILLISTON HIGHLANDS UNIT 14
BLK 19 LOT 6 OR BOOK 1052 PAGE 489**

Parcel #: 09816-005-00

B. The Respondent, as required by Fla. Stat. Chap. 162, received proper notice of the alleged violation and of the hearing thereon, which was held on May 20th, 2026.

C. The evidence proves that there are trash and miscellaneous items scattered throughout the property.

II. CONCLUSIONS OF LAW: The above constitutes a violation of the following Levy County Code of Ordinances:

A. Sec. 34-40

III. ORDER: The Special Magistrate orders as follows:

A. The Respondent shall cure the violation within fifteen (15) days of the date of this order.

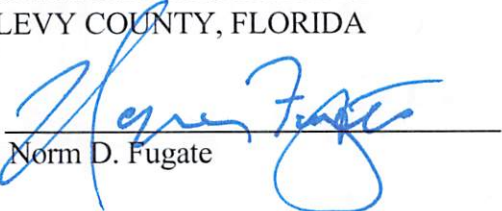
B. Pursuant to Fla. Stat. §162.06 and §162.12 and Levy County Code of Ordinances, Ordinance No. 01-03, the Respondent is assessed \$120.00 to cover the costs of administering this Code Violation Case.

C. In the event that the Respondent fails to cure the violation as set forth above, then a fine in the amount of \$100.00 per day, will accrue beginning June 6th, 2026.

D. Jurisdiction of this matter is reserved for the possible purposes of: (i) imposing a lien on the subject property as authorized under Fla. Stat. §162.09; (ii) recommending that the governing body of the County undertake remedial work to cure the violation; and (iii) taking other action as authorized under Fla. Stat. Chapter 162 or the County's Land Development Regulations.

DONE AND ORDERED THIS 22 day of May 2026, in Levy County, Florida.

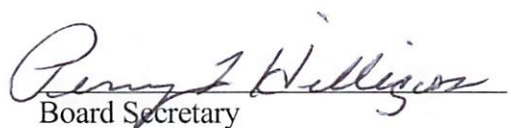
SPECIAL MAGISTRATE OF
LEVY COUNTY, FLORIDA



Norm D. Fugate

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Findings of Fact, Conclusions of Law and Order has been furnished by certified mail to the Respondent, Bruce Cherbonneau and Lori Cherbonneau, 1631 NE 123rd Ter, Williston, FL 32696, this 22 day of May, 2026.



Penny L. Williams
Board Secretary



AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)

COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA

VS.

Bruce and Lori Cherbonneau

Special Magistrate CASE NO.: CASE #20260022

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 26, 2026**, I received a copy of the attached **Finding of Facts** dated **May 26, 2026**

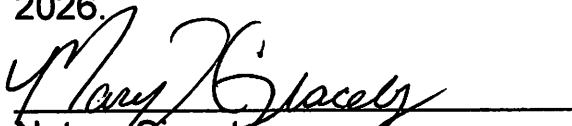
3. That on the day **26th of May, 2026**, I mailed said papers to **Bruce and Lori Cheroneau 1631 NE 123rd Ter Williston, FL 32696** by First Class Mail, U.S. Postal Service.

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 2857

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

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

OFFICE USE
Certified Mail Fee \$5.50
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

Postage \$0.78
Total \$6.28
Sent 7
Street
City, S

Bruce Cherbonneau
Lori Cherbonneau
1631 NE 123rd Ter
Williston, FL 32696

Postmark
Here

Levy County
Code Enforcement
310 School St. Suite 12
Bronson, FL 32621



7022 1670 0001 5900 2857

Retail



32696

U.S. POSTAGE PAID
FCM LETTER
BRONSON, FL 32621
MAY 26, 2026

\$10.48

R2304W120946-05

RDC 99

UTF

Bruce Cherbonneau
Lori Cherbonneau
1631 NE 123rd Ter
Williston, FL 32696

SCANNED

NIXIE 326 FE 1 0006/03/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32621642499 *2724-05792-27-35



UTF

32696-79753124

PLACE STICKER AT TOP OF ENVELOPE, FOLD AT DOTTED LINE
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Bruce Cherbonneau
Lori Cherbonneau
1631 NE 123rd Ter
Williston, FL 32696**



9590 9402 8707 3310 3220 84

2. Article Number (Transfer from service label)

7022 1670 0001 5900 2857

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

all Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



Levy County Code Enforcement AFFIDAVIT OF POSTING

VIOLATION NUMBER: 20260022

PARCEL NUMBER: 0981600500

STATE OF (FLORIDA)
COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA
VS.

Cherbonneau Bruce V
Cherbonneau Lori L
1631 NE 123rd TER
Williston FL 32696

Parcel ID 0981600500

I, Bradley Frazer, 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(b), on the 27th day of **July, 2026**, **Cherbonneau Bruce V and Cherbonneau Lori L.**, received a copy of **Notice of Hearing for August 19, 2026** before the **Special Magistrate**. I posted on His/her property at Parcel ID **0981600500** on the 27th day of **July, 2026**.
3. That on the day **27th of July, 2026**, I posted the property with said papers to **Cherbonneau Bruce V and Cherbonneau Lori L.**, by posting the front of the property.

FURTHER, Affiant Saith not.


Code Enforcement Officer

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 27th of July, 2026.


Notary Signature

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





2026/07/27
12:37

Tax Bill Detail

Property Tax Account: 09816-005-00
CHERBONNEAU BRUCE V

Year: 2025
Tax District: SW

Bill Number: 37592
Property Type: Real Estate

Owner: CHERBONNEAU BRUCE V

MAILING ADDRESS:
CHERBONNEAU BRUCE V
CHERBONNEAU LORI L
1631 NE 123RD TER
WILLISTON FL 32696

PROPERTY ADDRESS:
1631 NE 123 TER
WILLISTON

Taxes & Fees All Unpaid Bills Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
Board of County Commissioners	8.7500	\$0.00	\$0.00	\$0.00
Levy School Board General Fund	3.0840	\$0.00	\$0.00	\$0.00
Levy School Board Capital Outlay	1.5000	\$0.00	\$0.00	\$0.00
Levy School Board Basic Discretionary	0.7480	\$0.00	\$0.00	\$0.00
Southwest Florida Water Mgmt	0.1831	\$0.00	\$0.00	\$0.00
TOTAL	14.2651	\$0.00	\$0.00	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
Ambulance Service (BOCC)	\$200.00	\$0.00	\$200.00
Solid Waste (BOCC)	\$116.00	\$0.00	\$116.00
Fire Tax - FR (BOCC)	\$250.00	\$0.00	\$250.00
TOTAL	\$566.00	\$0.00	\$566.00

Fees

Authority/Fund	Charged	Paid	Due
3% Interest	\$16.98	\$0.00	\$16.98
5% Commission	\$29.15	\$0.00	\$29.15
Advertising - Real Estate	\$10.00	\$0.00	\$10.00
Tax Collector Redemption Fee	\$6.25	\$0.00	\$6.25
Web Fee	\$18.00	\$0.00	\$18.00
Interest	\$32.01	\$0.00	\$32.01
TOTAL	\$112.39	\$0.00	\$112.39

Year	Due
2025	\$678.39
2024	\$502.72
2023	\$668.68
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00

Payment Options

If Paid By 7/31/2026

This Bill:	\$678.39
All Bills:	\$1,849.79
Cart Amount:	\$0.00

This account is not payable online at this time. Please contact the Levy County Tax Collector's office at 352-486-5172 to verify the correct amount due and instructions on how to make a payment. Amounts are subject to change.

Print Bill / Receipt

Property Appraiser



2026/06/09
14:19



2026/06/09
14:19