

CASE #: 20220042

LEVY COUNTY, FLORIDA

VS

Irene Ward Estate and Robert Dees

LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA

Petitioner,

Code Case No.: 20220042

VS.

IRENE WARD ESTATE
14650 NE HWY 27 ALT
WILLISTON, FL 32696

Respondent,

AND

ROBERT DEES
14650 NE HWY 27 ALT
WILLISTON, FL 32696

OCCUPANT,

NOTICE OF COMPLIANCE HEARING

Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Ordinance No. 34-40(A), you will please take notice that a public hearing will be conducted in the above-styled cause, on Wednesday the 19th day of November, 2025 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 8th day of December, 2023. **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

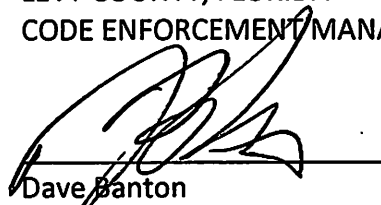
If a person wishes to appeal a decision with respect to any matter considered at this meeting, a record of the proceeding will be needed and, for this reason, such person may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence

**LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE**

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.

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) 558-7914, no later than 72 hours prior to the proceedings.

LEVY COUNTY, FLORIDA
CODE ENFORCEMENT MANAGER

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

Dave Banton
375 Garner St Suite A
Bronson, Florida 32621
(352) 507-2141

AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)
COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA
VS.

Irene Ward Estate and Robert Dees

CODE ENFORCEMENT BOARD CASE NO.: CASE #20220042

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 **November 4, 2025**, I received a copy of the attached Notice of Compliance Hearing for the hearing dated **November 19, 2025**
3. That on the day **4th of November, 2025**, I mailed said papers to **Irene Ward Estate and Robert Dees 14650 NE Hwy 27 Alt Williston, FL 32696** by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.

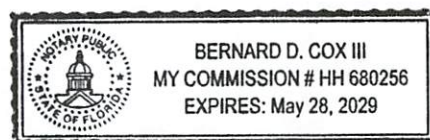

Staff

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 5 of November, 2025.


Notary Signature

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



AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF (LEVY)

Instrument # 736909
OR BK: 1741 PG: 203-1pg(s)
REC:6/21/2024 2:49 PM
Danny J. Shipp, Levy County Clerk, Florida
Rec: \$10.00

LEVY COUNTY FLORIDA
VS
IRENE WARD EST
14650 NE HWY 27 ALT
WILLISTON, FL 32696

Deputy Clerk Katie

CODE ENFORCEMENT SPECIAL MAGISTRATE CASE NO.: 2022-42

I, David J Banton, being duly sworn, deposed and says:

1. That I am employed by the Code Enforcement Department of Levy County.
2. That in accordance with Levy County Ordinance Sec. 2-154, on the **8th day of January 2024**, I conducted an inspection for compliance on said property as ordered on the **8th day of December 2023**.
3. That on the day **8th day of January, 2024**, the above mentioned property is in **NON-COMPLIANCE** and a **\$100 dollar a day** fine is active as of this date and will continue until compliance is met.


FURTHER, Affiant saith not.



CODE ENFORCEMENT OFFICER

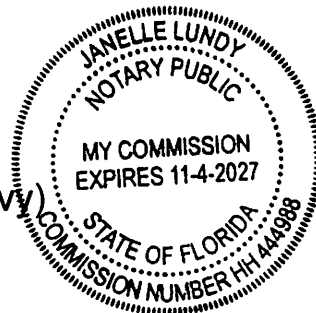
PERSONALLY APPEARED before me, the undersigned authority, who is personally known to me, and acknowledged that he/she did execute the foregoing Affidavit and did not take an oath.

SWORN AND SUBSCRIBED before me this day 20 of June, 2024.



Notary Signature

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





**SPECIAL
MAGISTRATE
OF LEVY COUNTY, FLORIDA**

LEVY COUNTY, FLORIDA

vs.

Case No. CE# 2022-42

**IRENE WARD ESTATE
14650 NE HWY 27 ALT
Williston, Florida 32696**

RESPONDENT

AND

**ROBERT DEES
14650 NE HWY 27 ALT
Williston, Florida 32696**

OCCUPANT
_____ /

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. 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, IRENE WARD ESTATE owns real property, and the Occupant, ROBERT DEES, occupies real property situated within Levy County, Florida, described as follows:

**PROPERTY DESCRIBED AT OR BOOK 491, PG 740
14650 NE HWY 27 ALT
Williston, Florida 32696
Parcel #04217-000-00**

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 November 15, 2023.

C. Respondent did not attend the hearing.

D. The evidence presented proves that the Respondent and the Occupant allowed the existence of open storage and accumulation of junk, trash, and abandoned property upon the subject residential real property.

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

A. Chapter 14 – Environmental Regulations, Article II – Sec. 34-40(a), Prohibited generally. 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 or agriculture property.

III. ORDER: The Special Magistrate orders as follows:

A. The Respondent shall cure the violation within 30 days.

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 violations as set forth above, then a fine in the amount of \$100.00 per day will accrue beginning January 8, 2024, and continuing until the violations are cured.

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 8th day of December 2023, at 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, Irene Ward Estate, 14650 NE HWY 27 ALT, Williston, Florida 32696, this 8 day of December, 2023.

Janelle Lundy
Board Secretary

This page is to pay current or delinquent taxes. This is not a purchase of a tax certificate.

If you want to purchase a certificate, please go [here](#)

Any installment applications filed after April 30 will not be accepted for the upcoming tax season.

Request Next Year Installment Plan

Tax Roll Property Summary								Click here for help
Account Number		04217-000-00		Type		REAL ESTATE		
Address		<u>14650 NE HIGHWAY 27 ALT WIL</u>		Status				
Sec/Twn/Rng				Subdivision				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
2012	CER	2013-01001489-00	REDEEMED	08/2015	914.69		Certificate	
2013	R	2013 04217-000-00	CER SOLD	05/2014			Tax Bill	
2013	CER	2014-00001508-00	REDEEMED	09/2016	818.15		Certificate	
2014	R	2014 04217-000-00	CER SOLD	05/2015			Tax Bill	
2014	CER	2015-00001477-00	REDEEMED	10/2017	2,689.99		Certificate	
2015	R	2015 04217-000-00	CER SOLD	05/2016			Tax Bill	
2015	CER	2016-00001541-00	REDEEMED	05/2017	762.08		Certificate	
2016	R	2016 04217-000-00	PAID	05/2017	696.82		Tax Bill	
2017	R	2017 04217-000-00	CER SOLD	05/2018			Tax Bill	
2017	CER	2018-00001432-00	REDEEMED	10/2020	3,674.39		Certificate	
2018	R	2018 04217-000-00	CER SOLD	05/2019			Tax Bill	
2018	CER	2019-00001470-00	REDEEMED	04/2020	1,012.85		Certificate	
2019	R	2019 04217-000-00	PAID	04/2020	762.38		Tax Bill	
2020	R	2020 04217-000-00	CER SOLD	05/2021			Tax Bill	
2020	CER	2021-00001228-00	REDEEMED	02/2024	2,721.32		Certificate	
2021	R	2021 04217-000-00	CER SOLD	05/2022			Tax Bill	
2021	CER	2022-00001301-00	REDEEMED	08/2023	978.96		Certificate	
2022	R	2022 04217-000-00	CER SOLD	05/2023			Tax Bill	
2022	CER	2023-00001273-00	REDEEMED	02/2024	1,137.62		Certificate	
2023	R	2023 04217-000-00	CER SOLD	05/2024			Tax Bill	
2023	CER	2024-00001213-00	UNPAID			1,207.53	<input type="checkbox"/> Certificate	
2024	R	2024 04217-000-00	CER SOLD	05/2025			Tax Bill	
2024	CER	2025-00001159-00	UNPAID			1,202.38	<input type="checkbox"/> Certificate	
2025	R	2025 04217-000-00	UNPAID			1,211.90	<input type="checkbox"/> Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	



[Add to Cart](#)

CURRENT ACCOUNT DETAILS

Account Number	2025	0421700000	<u>Tax Bill</u>
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PRIOR YEARS DUE, PLEASE CALL

Property Description		Owner Information				
29-12-18 0000.86 ACRES WEST 1054 FT OF SW1/4 OF SE1/4 SOUTH OF S R 500 -LESS OR BOOK 20 PAGE 543 & OR BOOK 31 PAGE 517 & OR BOOK 34 PAGE 574 & OR BOOK 119 PAGE 5 2 & LESS OR BOOK 176 PAGE 669- -		WARD IRENE-ESTATE 14650 NE HWY 27 ALT WILLISTON,FL 32696				
Current Values and Exemptions		Taxes and Fees Levied				
COUNTY ASMT	40,374	TAXES	1,262.40			
COUNTY TXBL	40,374	TOTAL	1,262.40			
SCHOOL ASMT	62,966					
SCHOOL TXBL	62,966					
IF PAID BY:	NOV - DEC 4	DEC 5-DEC 31	JAN 1-JAN 31	FEB 1-28	MAR 1-MAR 31	
PLEASE PAY:	1,211.90	1,224.53	1,237.15	1,249.78	1,262.40	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

Links of Interest

[LINK TO PROPERTY APPRAISER](#)



01/08/2024 12:52 PM



01/08/2024 12:52 PM



