CODE ENFORCEMENT – SPECIAL MAGISTRATE



Agenda Item Summary Form

1. Code Enforcement Officer:

Bradley Frazer

2. Case Number:

2025-0031

3. Location of Violation:

11951 SE 55th LN Morriston, FL 32668

4. Meeting Date:

August 20th 2025

5. Violation:

Edward and Debi Gufford, Parcel ID 1329700000, Violation 34-40

CASE #: 20250031

LEVY COUNTY, FLORIDA

<u>VS</u>

Edward and Debi Gufford



LEVY COUNTY CODE ENFORCEMENT DIVISION



NOTICE OF CODE VIOLATION

DATE: MAY 9, 2025

Gufford Edward Lee Gufford Debi Sue 11951 SE 55th LN MORRISTON, FL 32668

An inspection of your property located at **Parcel ID 1329700000** was made on multiple occasions over the last 45 days. This inspection revealed the following violation of Levy County Code: Section **34-40** which provides that certain conditions are not allowed on any vacant 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.

- (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.

It is **mandatory** that you contact the Code Enforcement Officer at (352) 486-5541 within **ten** (10) days to discuss the measure of actions toward compliance that is to be taken so that the violations can be resolved. Failure to vacate all junk/property scattered throughout the vacant lot by **JUNE 2nd, 2025** will result in a Special Magistrate Hearing where daily fines can be ordered as along as the property stays in noncompliance.

If you have any questions regarding this letter, Please contact the Code Enforcement Office at (352) 486-5541. Thank you for your prompt attention to this matter.

Bradley Frazer

Code Enforcement Officer

352-614-7785 cell



LEVY COUNTY, FLORIDA SPECIAL MAGISTRATE

LEVY COUNTY, FLORIDA

Violation/Case No. 20250031

Petitioner,

Vs.

Gufford Edward Lee Gufford Debi Sue 11951 SE 55th LN Morriston, FL 32668

Respondent.

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Sections 162.06 and 162.12, Florida Statures, 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:

Whispering Pines Section-23, Township-14, Range-17 Parcel Number: 13291-00-000

2. Name and address of owner/person/responsible party in charge of violation:

Gufford Edward Lee Gufford Debi Sue 11951 SE 55th LN Morriston, FL 32668

3. Date of violation: November 15, 2024

4. Code Section violated: SEC. 34-40

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.
- 5. Description of Violation: Respondents home had burnt down and have not removed the aftermath.
- 6. Date violation first observed: November 15, 2024
- 7. Date Owner/Person in charge received Notice of Violation: NOV mail out on May 9th 2025 the Domestic return Receipt was signed but not dated. Parcel ID 1329700000
- 8. Date which violations are to be corrected: June 2, 2025.
- 9. Date of re-inspections if applicable: June 9,2025
- 10. Result of inspection or re-inspection Respondent has not reapplied for a demolition permit to continue to remove the mobile home. I have tried to reach out by calling and have not heard back from anyone at this time to the actions to get the property into compliance.

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, Article XIII, Subdivision IV Section 34-40. 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.

MY COMMISSION EXPIRES 11-4-2027

Bradley Frazer, Code Enforcement Officer

August 11, 2025

Date

SWORN to and subscribed before me on this ____11___ day of __August___, 2025.

Notary Public, State of Florida

LEVY COUNTY, FLORIDA SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA

Code Case No.: 20250031

Petitioner,

VS.

Gufford Edward Lee Gufford Debi Sue 11951 SE 55th LN Morriston, FL 32668 Parcel ID 1329100000

Respondent,

NOTICE OF HEARING

Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Ordinance No. 34-40(1); you will please take notice that a public hearing will be conducted in the above-styled cause, on Wednesday the 20th day of August, 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 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.

LEVY COUNTY, FLORIDA

CODE ENFORCEMENT MANAGER

Bradley Frazer

320 Mongo ST.

Bronson, Florida 32621

(352) 614-7785

Levy County, FL

Hurricane Damage Form

ATTENTION: This is not for FEMA.

Hurricane Damage Form

Application for Catastrophic Event Tax Refund

ATTENTION: Please read instructions carefully

Instructions

Application for Catastrophic Event Tax Refund

Summary

Parcel ID Location Address 1329700000 11951 SE 55 LN

Al-I-librahaad

MORRISTON

Neighborhood

WHISPERING PINES (9113)

Legal Description®

23-14-17 WHISPERING PINES UNIT 2 REC/UNREC LOT 58 OR BOOK 550 PAGE 224
The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.

Property Use Code

MOBILE HOME (0200)

Subdivision Sec/Twp/Rng WHISPERING PINES UNIT 2 23-14-17

Tax District

SW FLORIDA WT MG (District SW)

Millage Rate Acreage 14.6473 2.580

Ag Classification

Y No

View Map

Owner

Owner Name

Gufford Edward Lee 100%

Mailing Address

Gufford Debi Sue 100% 11951 SE 55TH LN

MORRISTON, FL 32668

Trim Notice

Trim Notice (PDF)

Estimate Taxes

Estimate Taxes

Valuation

	2025 Preliminary Value
	Summary
Building Value	\$170,042
Extra Features Value	\$907
Market Land Value	\$35,000
Ag Land Value	\$35,000
Just (Market) Value	\$205,949
Assessed Value	\$70,665
Exempt Value	\$50,665
Taxable Value	\$20,000
Save Our Homes Benefit	\$135,284
Previous Year Value	\$205,949

1 1 15 15 Z

Evam	_+1	
Exem	μu	UIIS

Homestead ♦	2nd Homestead	Widow/er ≎	Disability \$	Seniors ≎	Veterans ♦	Other Other
25000	20665		5000			

Building Information

Building	1
Actual Area	2052
Conditioned Area	2024
Actual Year Built	2005
Effective Year Built	2005

MOBILE HOME 1 VINYL SIDING GABLE OR HIP

Roof Cover Heating Type Air Conditioning Baths ASPHALT/COMP SHG FORCED AIR DUCTED CENTRAL

Description	Conditioned Area	Actual Area
MOBILE HOME BASE	2024	2024
FINISHED OPEN PORCH	0	28
Total Soft	2024	2052

Extra Features

Exterior Wall **Roof Structure**

Code Description	BLD	Length	Width	Height	Units	
FIREPLACE-C	1	0	0	0	1	

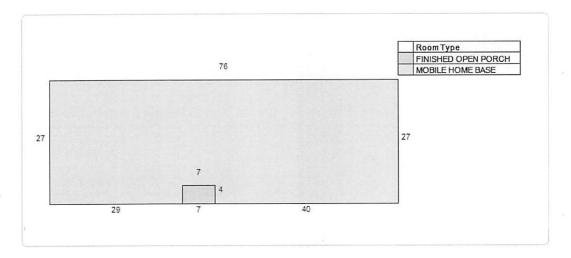
Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
MH on Lot	0	0	1	LT	\$35,000

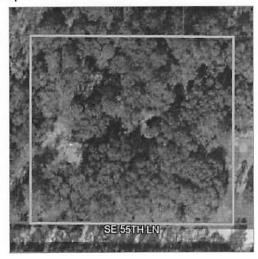
Sales

		Instrument						
Sale Date	Sale Price	Type	Book	Page	Qualification	Vacant/Improved	Granter	Grantee
2/1/1995	\$5,000.00	WD	550	224	Q	V	JACKSON JAMES	

Building Sketch



Map



No data available for the following modules: 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. | <u>User Privacy Policy</u> | <u>GDPR Privacy Notice</u> <u>Last Data Upload: 12/3/2024, 7:48:30 PM</u>

Contact Us

Developed by

SCHNEIDER

This Warranty Deed

Made this 3/ day of February

A.D. 19 95

JAMES JACKSON

hereinafter called the grantor, to EDWARD LEE GUFFORD and DEBI SUE GUFFORD, husband and wife

whose post office address is: P.O. Box 46 Inglis, FL 34449

DOMEST A MAKOY CLERE OF **WIT COURT** LEV: 3.7. PLIMIDA

279155

'95 FEB 28 PM 2 30

Grantees' SSN:

hereinafter called the grant

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in County, Florida, viz:

See EXHIBIT 'A' attached hereto and by this reference made a part hereof.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record, if any, and zoning and other governmental regulations.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 13297-000-00

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 'o December 31, 19 94

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above

Signed, sealed and delivered in our presence:

James W. Jackson James Jackson	LS
28200 Tyler Southfield, MI 48034 Name & Address:	LS
Name & Address:	LS
Name & Address:	LS
. st	
2) day of February	, 19 95
	Name & Address:

BOOK 550 PAGE 224

and who did not

PREPARED BY: Adam C. Henderson Levy Abstract & Title Company 50 Picnic St.

who is personally known to me or who has produced

take an oath.

Bronson, Florida 32621 File No: T-17931

Notary Public

mi Drivers

Notary Sign:

Print Name:

TINA K. BOOTH Netary Public, Oakland Co., MI My Comm. Expires April 17 1998

as identification

WD-1

EXHIBIT 'A'

LOT 58, WHISPERING PINES, UNIT #2, an unrecorded subdivision located in Levy County, Florida, being further described as follows:

The NW 1/4 of NE 1/4 of NE 1/4 of SE 1/4 of Section 23, Township 14 South, Range 17 East, Levy County, Florida, LESS the South 25 feet thereof for road right-of-way.

BOOK 550 PAGE 225

File No: T-17931

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 Ro	II Pro	perty Summary		est Next Tear III			Click	k here for help
Accoun	t Numb	er 13297-000)-00	Туре	REAL	ESTATE FIRST IN	ISTALLMENT	
Address	5	11951 SE	55 LN MOR	Status				
Sec/Twr	n/Rng			Subdivi	sion			. 414
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	· Tiple
2012	CER	2013-01005346-00	REDEEMED	09/2013	830.23			Certificate
2013	R	2013 13297-000-00	CER SOLD	05/2014				Tax Bill
2013	CER	2014-00005294-00	REDEEMED	12/2017	1,252.04			Certificate
2014	R	2014 13297-000-00	CER SOLD	05/2015				Tax Bill
2014	CER	2015-00005118-00	REDEEMED	12/2017	1,114.21			Certificate
2015	R	2015 13297-000-00	CER SOLD	05/2016				Tax Bill
2015	CER	2016-00005665-00	REDEEMED	12/2017	987.91			Certificate
2016	R	2016 13297-000-00	CER SOLD	05/2017				Tax Bill
2016	CER	2017-00005370-00	REDEEMED	12/2017	861.85			Certificate
2017	R	2017 13297-000-00	PAID	12/2017	645.51			Tax Bill
2018	R	2018 13297-000-00	PAID	12/2018	793.53			Tax Bill
2019	R	2019 13297-000-00	PAID	12/2019	790.35			Tax Bill
2020	R	2020 13297-000-00	PAID	12/2020	827.35			Tax Bill
2021	R	2021 13297-000-00	PAID	01/2022	846.69			Tax Bill
2022	R	2022 13297-000-00	PAID	02/2023	850.16			<u>Țax Bill</u>
2023	R	2023 13297-000-00	INST F-PD	03/2024	773.58			Installment
2024	R	2024 13297-000-00	INST F-PD	03/2025	767.82			Installment
2025	R	2025 13297-000-00	UNPAID			196.40	Add to Cart	Installment
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	

CURRENT ACCOUNT DETAILS

Account Number	2025	1329700000	<u>Installment</u>

Installment Schedule & Details				
Installment Schedule	Discount Date	Amount	Paid Status	

1	06-30-2025	\$ 196.40	Unpaid	
2	09-30-2025	\$ 196.40	Unpaid	
3	12-31-2025	\$ 196.40	Unpaid	
4	03-31-2026	\$ 196.42	Unpaid	

Property Description		Owner Information				
	23-14-17 WHISPERING PINES UNIT 2 REC/UNREC LOT 58 OR BOOK 550 PA		GUFFORD EDWARD LEE GUFFORD DEBI SUE 11951 SE 55TH LN MORRISTON,FL 32668			
	GE 224					
	Current Va	alues and Ex	emptions	Taxe	s and Fees Levi	ed
	ASSESSMENT	70,665		TAXES		7,85.62
	TAXABLE	20,000		TOTAL		785.62
	WATER EX	50,665				
	NON VET	5,000				
	HMSTD BD	20,665				
	HOMESTD	25,000				
IF PAID BY:	GROSS DUE NO	DISC/PEN	JUL 1-JUL 31			
PLEASE PAY:	196.40	0.00	196.40			
Post Date	Receipt #	Pmt Typ	e Status	Disc	Interest	Total

Links of Interest

LINK TO PROPERTY APPRAISER



Levy County Code Enforcement AFFIDAVIT OF POSTING

VIOLATION NUMBER: 20250031

PARCEL NUMBER: 1329100000

I hereby certify the following:

1. Monday, the 11th day of August 2025, the property owned by Edward and Debi Gufford located at 11951SE 55th LN. Parcel ID 1329100000 was posted with a Notice of Hearing to be conducted on Wednesday the 20th of August 2025 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;
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- (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
- 2. On this Monday, the 11th day of August 2025, a copy of Notice of Hearing was posted at the front yard of 11951 SE 55th LN Morriston, Florida 32668.

FURTHER AFFIDAVIT SAXETH NAUGHT.

Bradley Frazer, Code Enforcement Manager

STATE OF FLORIDA COUNTY OF FLEVY

I Name acknowledged the foregoing instrument before me by means of physical presence or online notarization, this11 day of _August_, 2025
(Signature of Notary Public - State of Florida)
MY COMMISSION EXPIRES 11-4-2027
(Print, Type, or Stamp Commissioned Name of Notary Page 11 19 19 19 19 19 19 19 19 19 19 19 19
(Print, Type, or Stamp Commissioned Name or Notary Parage NUMBER Hamil
Personally Known OR Produced Identification
Type of Identification Produced



AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA) **COUNTY OF (LEVY)**

LEVY COUNTY, FLORIDA

Edward and Debi Gufford

CODE ENFORCEMENT BOARD CASE NO.: 2025-0031

- 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 May 9th, 2025, I received a copy of the attached Notice of Violation
- 3. That on the day 9th of May, 2025, I mailed said papers to Edward and Debi Gufford at 11951 SE 55th LN Morriston FL 32668 by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.

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 12 of ALCIA.

2025.

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

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT M m Domestic Mail Only ப For delivery information, visit our website at www.usps.com®. U П Morriston, FL 32668 П Certified Mail Fee M \$4.85 M Extra Services & Fees (check box, add fee as appropriate m Return Receipt (hardcopy) Return Receipt (electronic) Postmark Certified Mall Restricted Delivery Here 1-Adult Signature Required П Adult Signature Restricted Delivery \$ Ш Postage \$0.73 **Total Postage and Fees** U LO City, State, ZIP+4 See Reverse for Instructions PS Form 3800, January 2023 PSN 7530-02-000-9047

DEN MPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
nplete is 1, 2, and 3. e and address on the reverse return the card to you. ch this to the back of the mailpiece, space permits.	A. Signature X Agent D Addressee B. Received by (Printed Name) C. Date of Delivery
1 Goofford offord 151 s E 55th Ln norriston, Flazzados	D. Is delivery address different from item 1? Yes If YES, enter delivery address below: No
9590 9402 8707 3310 3381 91 2 Article Number (Transfer from service label) 9589 0710 5270 0355 2295	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Collect on Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Mail Restricted Delivery Adult Signature Restricted Mail Express® ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation ☐ Restricted Delivery ☐ Signature Confirmation
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

Altr.

USPS TRACKING#



9590 9402 8707 3310 3381 91



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

Sender: Please print your name, address, and ZIP+4® in this box

Code Enforcement Post Office Box 672 Bronson, FL 32621











