

CASE #: 20260001

LEVY COUNTY, FLORIDA

VS

Michael Anthony Reynolds

LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA

Petitioner,

Code Case No.: 20260001

VS.

MICHAEL ANTHONY REYNOLDS
4922 NE 4TH PL
GAINSVILLE, FL 32641

RE: Parcel Number: 03381-274-00
LEVY COUNTY, FL 32696

Respondent,

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) and 34-41, you will please take notice that a public hearing will be conducted in the above-styled cause, on Wednesday the 18th day of March, 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 28th day of January, 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) 558-7914, no later than 72 hours prior to the proceedings.

LEVY COUNTY, FLORIDA
CODE ENFORCEMENT MANAGER



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

**SPECIAL
MAGISTRATE
OF LEVY COUNTY, FLORIDA**

LEVY COUNTY, FLORIDA

vs.

Case No. CE# 2026-0001

**MICHAEL ANTHONY REYNOLDS
4922 NE 4TH PL
GAINESVILLE, FL 32641**

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. 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 8 TOWNSHIP 12 RANGE 17 0001.25 ACRES TRACT IN E 1/2 OF NE
1/4 OF NW 1/4 OF SE 1/4 OF NE 1/4 OR BOOK 1723 PAGE 106**

Parcel #03381-274-00

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 January 21st, 2026.

C. Respondent did not attend the hearing.

D. The evidence presented proves that the owner has allowed the open storage and accumulation of junk, trash and abandoned property, as well as an inoperable vehicle, on the subject residential property.

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

A. Chapter 14 – Environmental Regulations, Article II – Sec. 34-40(a)

B. Chapter 14 – Environmental Regulations, Article II – Sec. 34-41

III. ORDER: The Special Magistrate orders as follows:

A. The Respondent shall cure the violation within thirty (30) days.

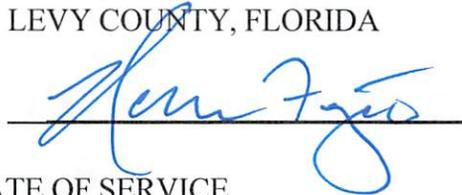
B. Pursuant to Fla. Stat. §162.06 and §162.12 and Levy County Code of Ordinances, Ordinance No. 01-03, the Respondent is assessed \$120.00 to cover the costs of administering this Code Violation Case.

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 February 26th, 2026, 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.

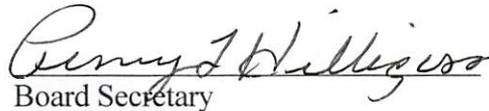
DONE AND ORDERED THIS 28 day of January 2026, at Levy County, Florida.

SPECIAL MAGISTRATE OF
LEVY COUNTY, FLORIDA

A handwritten signature in blue ink, appearing to read "Kevin F. [unclear]", is written over a horizontal line.

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, Michael Anthony Reynolds, 4922 NE 4th Pl, Gainesville, FL 32621, this 28 day of January, 2026.

A handwritten signature in black ink, appearing to read "Carmy J. Williams", is written over a horizontal line.

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 | | 03381-274-00 | | Type | | REAL ESTATE | | |
| Address | | | | Status | | | | |
| Sec/Twn/Rng | | | | Subdivision | | | | |
| Year | Roll | Account Number | Status | Date Paid | Amount Paid | Balance Due | Pay Online | |
| 2014 | R | 2014 03381-274-00 | PAID | 12/2014 | 58.03 | | Tax Bill | |
| 2015 | R | 2015 03381-274-00 | PAID | 01/2016 | 61.59 | | Tax Bill | |
| 2016 | R | 2016 03381-274-00 | PAID | 12/2016 | 59.89 | | Tax Bill | |
| 2017 | R | 2017 03381-274-00 | PAID | 04/2018 | 62.42 | | Tax Bill | |
| 2018 | R | 2018 03381-274-00 | PAID | 12/2018 | 62.15 | | Tax Bill | |
| 2019 | R | 2019 03381-274-00 | PAID | 12/2019 | 73.93 | | Tax Bill | |
| 2020 | R | 2020 03381-274-00 | PAID | 12/2020 | 77.39 | | Tax Bill | |
| 2021 | R | 2021 03381-274-00 | PAID | 12/2021 | 90.20 | | Tax Bill | |
| 2022 | R | 2022 03381-274-00 | PAID | 12/2022 | 97.32 | | Tax Bill | |
| 2023 | R | 2023 03381-274-00 | PAID | 11/2023 | 111.79 | | Tax Bill | |
| 2024 | R | 2024 03381-274-00 | CER SOLD | 05/2025 | | | Tax Bill | |
| 2024 | CER | 2025-00000814-00 | UNPAID | | | 213.36 | <input type="checkbox"/> Certificate | |
| 2025 | R | 2025 03381-274-00 | UNPAID | | | 239.56 | <input type="checkbox"/> Tax Bill | |
| Year | Roll | Account Number | Status | Date Paid | Amount Paid | Balance Due | Pay Online | |



CURRENT ACCOUNT DETAILS

| | | | |
|----------------|------|------------|--------------------------|
| Account Number | 2025 | 0338127400 | Tax Bill |
|----------------|------|------------|--------------------------|

PRIOR YEARS DUE, PLEASE CALL

| Property Description | Owner Information |
|--|--|
| 09-12-17 0001.25 ACRES TRACT IN E1/2 OF NE1/4 OF NW1/4 OF SE1/4 OF NE1/4 OR BOOK 1723 PAGE 106 | REYNOLDS MICHAEL ANTHONY 4922 NE 4TH PL GAINESVILLE,FL 32641 |
| Current Values and Exemptions | Taxes and Fees Levied |

| | | | | | | |
|------------------|------------------|-----------------|---------------|---------------|-----------------|--------------|
| | ASSESSMENT | 15,000 | | TAXES | 241.98 | |
| | TAXABLE | 15,000 | | TOTAL | 241.98 | |
| IF PAID BY: | | FEB 1-FEB 28 | MAR 1-MAR 31 | DELINQUENT ON | | |
| PLEASE PAY: | | 239.56 | 241.98 | APRIL 1 | | |
| Post Date | Receipt # | Pmt Type | Status | Disc | Interest | Total |

Links of Interest

[LINK TO PROPERTY APPRAISER](#)



Levy County Code Enforcement

AFFIDAVIT OF NON-COMPLIANCE

LEVY COUNTY, FLORIDA

VS.

MICHAEL ANTHONY REYNOLDS
4922 NE 4TH PL
GAINSVILLE, FL 32641

RE : Parcel ID 03381-274-00
LEVY COUNTY, FLORIDA

CODE ENFORCEMENT SPECIAL MAGISTRATE CASE NO.:2026-0001

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 day of **26th of FEBRUARY, 2026**, A compliance inspection shall be conducted for compliance on said property as ordered on the **28TH of JANUARY, 2026.**
3. That on the day the **26TH of FEBRUARY, 2026**, the above mentioned property is in **NON-COMPLIANCE** and a \$ 100.00 per day for SECTIONS 34-40 AND 34-41.

FURTHER, Affiant Saith no

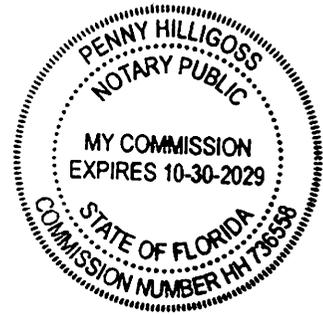

Code Enforcement Manager

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 FEBRUARY, 2026.


Notary Signature

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





Levy County Code Enforcement AFFIDAVIT OF POSTING

VIOLATION NUMBER: 20260001

PARCEL NUMBER: 0338127400

I hereby certify the following:

- 1. Tuesday, the 3rd day of March 2026, the property owned by Reynolds, Michael Anthony located at Sec-09 Twp-12 Rng-17 in the neighborhood of University Estates, Parcel ID 0338127400 was posted with a Notice of a Compliance Hearing dated for March 18th 2026. The Violation(s) of Levy County Code of Ordinances are listed below:**

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.

(d) The provisions of this section shall not apply to any property which, as of 1975, there was the accumulation and open storage of more than two vehicles.

(e) The provisions of this article shall not apply to any abandoned property which shall be within an enclosed building upon such property or upon the solidly enclosed and fenced premises maintained by the county as a depository for such abandoned property.

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.

2. On this Tuesday, the 3rd day of March 2026, a copy of the Notice of Violation was posted on the front of a white in color vehicle located on Parcel ID 0338127400.

FURTHER AFFIDAVIT SAYETH NAUGHT.


 Dave Barton, Code Enforcement Manager

STATE OF FLORIDA
 COUNTY OF LEVY

I Name acknowledged the foregoing instrument before me by means of
 Physical presence or online notarization, this 4 day of March 2026


 (Signature of Notary Public - State of Florida)

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

Personally Known OR Produced Identification
 Type of Identification Produced _____





09/03/2026 09:21 PM

AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)
COUNTY OF (LEVY)

**LEVY COUNTY, FLORIDA
VS.**

Michael Reynolds

CODE ENFORCEMENT BOARD CASE NO.: CASE # 20260001

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 **February 5, 2026**, I received a copy of the attached **Notice of Compliance Hearing** for the dated **March 18, 2026**

3. That on the day **5th of February, 2026**, I mailed said papers to **Michael Reynolds @ 4922 NE 4th PI Gainesville, FL 32641** by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.

Penny Hilligoss
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 4th of March, 2026.

Mary Gracely
Notary Signature

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



7020 1290 0001 6232 3772

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

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

Gainesville, FL 32641

OFFICIAL USE

| | | |
|--|----------------|------|
| Certified Mail Fee | \$15.30 | 0810 |
| Extra Services & Fees (check box, add fee as appropriate) | \$7.10 | 05 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 | |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 | |
| <input type="checkbox"/> Adult Signature Required | \$0.00 | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 | |
| Postage | \$0.78 | |
| Total Post | \$10.48 | |
| Sent To | | |
| Street and | | |
| City, State | | |

Michael A Reynolds
4922 NE 4th Pl
Gainesville, FL 32641

BRONSON POST OFFICE
FEB 05 2026
32621 - USPS

Postmark here
02/05/2026

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.

**Michael A Reynolds
4922 NE 4th PI
Gainesville, FL 32641**



9590 9402 9480 5069 4950 36

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
- Restricted Delivery

2. Tracking Number (Transfer from service label)

7020 1280 0001 6232 3772

USPS TRACKING#



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

9590 9402 9480 5069 4950 36

**United States
Postal Service**

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

**Code Enforcement
310 School St Suite 112
Bronson, FL 32621**





03/03/2026 03:20 PM



03/03/2026 03:20 PM