

**CASE #: 20260013**

**LEVY COUNTY, FLORIDA**

**VS**

**15130 NE 11 Street LLC**

**LEVY COUNTY, FLORIDA  
SPECIAL MAGISTRATE**



**LEVY COUNTY, FLORIDA**

**Petitioner,**

**Code Case No.: 2026-0013**

**VS.**

**15130 NE 11 Street LLC  
4131 NE 28<sup>th</sup> Lane  
Suite 7  
Gainesville, FL 32606**

**Respondent,**

**Parcel ID 09273-00-600**

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**NOTICE OF COMPLIANCE HEARING**

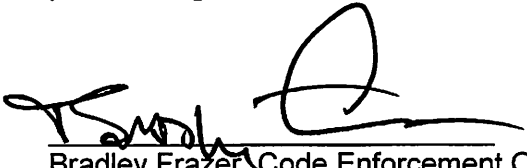
Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Ordinance No. **Appendix B Sec 1 Note 3**. You will please take notice that a public hearing will be conducted in the above-styled cause, on **Wednesday the 17th of June 2026 at 9:30 a.m.**, at the County 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 **25th of March 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.

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

Bradley Frazer, Code Enforcement Officer  
Levy County Code Enforcement



**AFFIDAVIT OF REGULAR MAIL**

STATE OF (FLORIDA)

COUNTY OF (LEVY)

**LEVY COUNTY, FLORIDA**

**VS.**

**15130 NE 11 ST LLC**

**CODE ENFORCEMENT BOARD CASE NO.: CASE # 20260013**

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 June 4, 2026, I received a copy of the attached **Notice of Compliance Hearing** for the hearing dated June 17, 2026
3. That on the day 4<sup>th</sup> of June, 2026, I mailed said papers 15130 NE 11 ST LLC 15130 NE 11<sup>th</sup> St. Williston, FL 32696 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 5<sup>th</sup> of June, 2026.

*Mary Gracely*  
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# 2026-0013**

**15130 NE 11 ST LLC  
TRINITY SANDERS  
15130 NE 11<sup>TH</sup> ST  
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 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 16 TOWNSHIP 13 RANGE 18 WILLISTON HYLNDS GOLF & C  
CLUB EST BLK 95 LOT 7 OR BOOK 1769 PAGE 910**

**Parcel #: 09273-006-00**

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 March 18<sup>th</sup>, 2026.

C. The evidence proves that there is an unpermitted structure placed on the property line to the adjacent property.

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

A. Appendix B - SEC 1. Development Department

III. ORDER: The Special Magistrate orders as follows:

A. The Respondent shall cure the violation pertaining to the unpermitted structure within thirty (30) days.

B. 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 April 23<sup>rd</sup>, 2026, and continuing until the violation is cured.

C. 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.

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 25 day of March 2026, in Levy County, Florida.

SPECIAL MAGISTRATE OF  
LEVY COUNTY, FLORIDA



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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, 15130 NE 11 ST LLC, Trinity Sanders, 4131 NW 28<sup>TH</sup> Ln, Ste 7, Gainesville, FL 32606, this 25 day of March 2026.



Board Secretary



**AFFIDAVIT OF REGULAR MAIL**

STATE OF (FLORIDA)

COUNTY OF (LEVY)

**LEVY COUNTY, FLORIDA**

**VS.**

**15130 NE 11 ST LLC**

**CODE ENFORCEMENT BOARD CASE NO.: CASE # 20260013**

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 March 25, 2026, I received a copy of the attached Finding of Facts dated March 25, 2026

3. That on the day 25<sup>th</sup> of March, 2026, I mailed said papers 15130 NE 11 ST LLC 15130 NE 11<sup>th</sup> St. Williston, FL 32696 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 5<sup>th</sup> of June, 2026.

*Mary Gracely*  
Notary Signature

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



7020 1290 000 6232 4354

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Williston, FL 32696

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$11.00
<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 Postage \$10.48

Sent To

Street and



City, State

15130 NE 11 ST LLC  
Trinity Sanders  
15130 NE 11<sup>th</sup> St  
Williston, FL 32696

MAR 25 2026

Postmark Here

WILLISTON POST OFFICE

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <span style="float: right;"><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</span></p> <p><b>X</b> </p>												
<p>1. Article Addressed to:</p> <p style="text-align: center;"><b>15130 NE 11 ST LLC Trinity Sanders 15130 NE 11<sup>th</sup> St Williston, FL 32696</b></p>	<p>B. Received by (Printed Name) <span style="float: right;">C. Date of Delivery</span></p> <p><i>Landon Sanders</i> <span style="float: right;"><i>3-28-26</i></span></p>												
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; text-align: center;">             9590 9402 9480 5069 4953 19         </div>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>												
<p>2. Article Number (Transfer from service label)</p> <p style="text-align: center;">7020 1290 0001 6232 4359</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input checked="" type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
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<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Signature Confirmation™												
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery													
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 <span style="float: right;">Domestic Return Receipt</span></p>													

USPS TRACKING#

JACKSONVILLE RPDC 320



30 MAR 2025 3 L



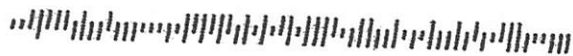
First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 9480 5069 4953 19

**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





# Levy County Code Enforcement

## AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA  
LEVY COUNTY

VS.

15130 NE 11 Street LLC  
4131 NE 28<sup>th</sup> Lane  
Suite 7  
Gainesville, FL 32606

RE: Sanders Trinity

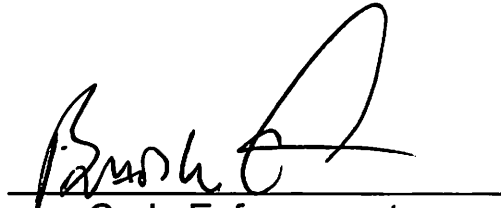
4131 NW 28<sup>th</sup> lane  
Suite 7  
Gainesville, FL 32606  
PARCEL ID: 09273-00-600

CODE ENFORCEMENT SPECIAL MAGISTRATE CASE NO.:2026-0013

I, Bradley Frazer, being duly sworn, deposed and says:

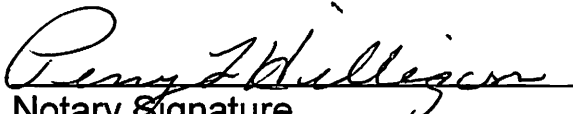
1. That I am employed by the Code Enforcement Department of Levy County.
2. That in accordance with Levy County Ordinance Sec. 2-154, on the **23rd** day of **April, 2026**, A compliance inspection shall be conducted for compliance on said property as ordered on the **25<sup>th</sup>** day of **May, 2026**.
3. That on the **23<sup>th</sup>** day of **April, 2026**, the above mentioned property is in **NON-COMPLIANCE** and a \$100.00 per day fine will accrue until violation is cured.

FURTHER, Affiant Saith no

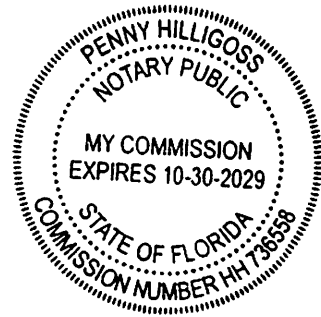
  
Code Enforcement

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 June, 2026.

  
Notary Signature

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





2026/04/23  
15:04



2026/04/23  
15:03

# Tax Bill Detail

Attention: Online payments are currently not available.

**Property Tax Account: 09273-006-00**

15130 NE 11 STREET LLC

**Year:** 2025

**Tax District:** SW

**Bill Number:** 30762

**Property Type:** Real Estate

**Owner:** 15130 NE 11 STREET LLC

**MAILING ADDRESS:**

15130 NE 11 STREET LLC

4131 NW 28TH LANE

SUITE 7

GAINESVILLE FL 32606

**PROPERTY ADDRESS:**

15130 11

WILLISTON 32696

Taxes    Assessments    Legal Description    Payment History

## Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
Board of County Commissioners	8.7500	\$1,967.70	\$1,967.70	\$0.00
Levy School Board General Fund	3.0840	\$693.53	\$693.53	\$0.00
Levy School Board Capital Outlay	1.5000	\$337.32	\$337.32	\$0.00
Levy School Board Basic Discretionary	0.7480	\$168.21	\$168.21	\$0.00

Southwest Florida Water Mgmt	0.1831	\$41.17	\$41.17	\$0.00
<b>TOTAL</b>	<b>14.2651</b>	<b>\$3,207.93</b>	<b>\$3,207.93</b>	<b>\$0.00</b>

**Non-Ad Valorem**

Authority/Fund	Charged	Paid	Due
Ambulance Service (BOCC)	\$192.00	\$192.00	\$0.00
Solid Waste (BOCC)	\$111.37	\$111.37	\$0.00
Fire Tax - FR (BOCC)	\$240.00	\$240.00	\$0.00
<b>TOTAL</b>	<b>\$543.37</b>	<b>\$543.37</b>	<b>\$0.00</b>

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