

**CASE #: 20250038**

**LEVY COUNTY, FLORIDA**

**VS**

**Stephany Molero Fernandez**

LEVY COUNTY, FLORIDA  
SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA

Petitioner,

Code Case No.: 2025-0038

VS.

Molero Fernandez Stephany Caroline  
3800 SW 34<sup>th</sup> ST  
APT X227  
Gainesville, FL 32608

Respondent,

Parcel ID 09378-004-00

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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 and 50-718**. 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 **23rd of October 2025**. **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.**

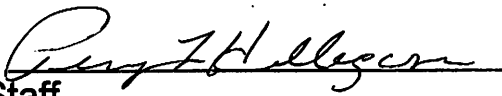
**Stephany Carolina Molero Fernandez**

**CODE ENFORCEMENT BOARD CASE NO.: CASE # 20250038**

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 to **Stephany Carolina Molero Fernandez 3800 SW 34<sup>th</sup> St. Apt S64 Gainesville, FL 32608** 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 4<sup>th</sup> of June, 2026.

  
Notary Signature



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

Deputy Clerk Katie

**SPECIAL MAGISTRATE  
OF LEVY COUNTY, FLORIDA**

**LEVY COUNTY, FLORIDA**

vs.

**Case No. CE# 2025-0038**

**Stephany Carolina Molero Fernandez  
3800 SW 34<sup>TH</sup> St, Apt S64  
Gainesville, FL 32608**

**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, Stephany Carolina Molero Fernandez, 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 23 TOWNSHIP 12 RANGE 17 OAK RIDGE ESTATES BLK 30 LOT 5  
OR BOOK 1770 PAGE 141**

**Parcel #: 09378-004-00**

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 October 15<sup>th</sup>, 2025.

C. The evidence proves that there is a Recreational Vehicle and an unpermitted shed and pool, with no permits applied for.

II. **CONCLUSIONS OF LAW:** The above constitutes a violation of Sec. 50-718 and Appendix B - SEC 1. Development Department of the Levy County Code of Ordinances:

III. **ORDER:** The Special Magistrate orders as follows:

A. The Respondent shall cure the violations within sixty (60) 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 will accrue beginning December 22, 2025 in the amount of \$50.00 per day, for the Recreational Vehicle violation and \$50 per day for the unpermitted pool and shed violation, 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.

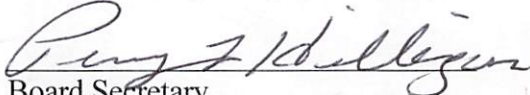
DONE AND ORDERED THIS 23<sup>rd</sup> day of October 2025, in Levy County, Florida.

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, Stephany Carolina Molero Fernandez, 3800 SW 34<sup>th</sup> St, Apt S64, Gainesville, FL 32608, this 24 day of October 2025.

  
Board Secretary



**AFFIDAVIT OF REGULAR MAIL**

STATE OF (FLORIDA)

COUNTY OF (LEVY)

**LEVY COUNTY, FLORIDA**

**VS.**

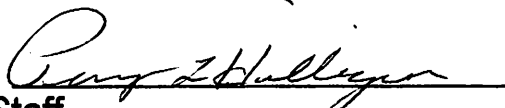
**Stephany Carolina Molero Fernandez**

**CODE ENFORCEMENT BOARD CASE NO.: CASE # 20250038**

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 **October 23, 2025**, I received a copy of the attached **Finding of Facts** dated **October 23, 2025**
3. That on the day **28<sup>th</sup> of October, 2025**, I mailed said papers **Stephany Carolina Molero Fernandez 3800 SW 34<sup>th</sup> St. Apt S64 Gainesville, FL 32608** 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.





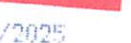














































SWORN AND SUBSCRIBED before me this day 4<sup>th</sup> of June, 2026.

  
Notary Signature



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

9589 0710 5270 0355 2386 43

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
Gainesville, FL 32608	
Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
<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
<b>Total Postage and Fees</b>	<b>\$10.48</b>
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<b>Stephany Carolina Molero Fernandes</b> <b>3800 SW 34<sup>th</sup> Apt S64</b> <b>Gainesville, FL 32608</b>	
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for Instructions

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</p> <p>X <i>Stephany Fernandes</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p>													
<p>1. Article Addressed to:</p> <p style="text-align: center;"><b>Stephany Carolina Molero Fernandes 3800 SW 34<sup>th</sup> Apt 564 Gainesville, FL 32608</b></p>	<p>B. Received by (Printed Name)</p> <p><i>Stephany Fernandes</i></p>	<p>C. Date of Delivery</p> <p><i>11-1-25</i></p>												
<p>9590 9402 6174 0220 3827 82</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>													
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 0355 2386 43</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 checked="" 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> <p>Mail Restricted Delivery (over \$500)</p>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" 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	
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<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>		<p>Domestic Return Receipt</p>												

USPS TRACKING#



9590 9402 6174 0220 3827 82

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  
310 School St Suite 112  
Bronson, FL 32621**





# Levy County Code Enforcement

## AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA  
LEVY COUNTY

VS.

Molero Fernandez Stephany Caroline  
3800 SW 34<sup>th</sup> ST  
APT X227  
Gainesville, FL 32608

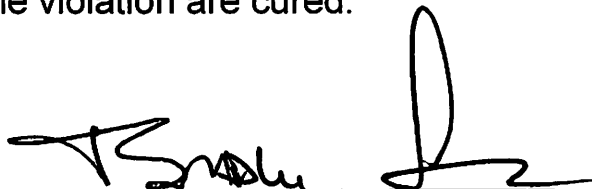
RE: Oak Ridge Estate  
Section-23, Township-12, Range-17  
PARCEL ID: 09378-004-00

CODE ENFORCEMENT SPECIAL MAGISTRATE CASE NO.:2025-0038

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

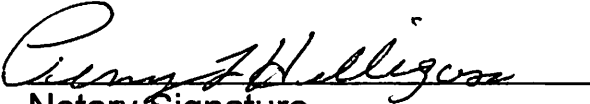
1. That I am employed by the Code Enforcement Department of Levy County.
2. That in accordance with Levy County Ordinance Sec. 2-154, on the **22<sup>nd</sup> day of December, 2025**, A compliance inspection shall be conducted for compliance on said property as ordered on the **23rd day of October, 2025**.
3. That on the **12th day of January, 2026**, the above mentioned property is in **NON-COMPLIANCE** and a \$50.00 per day for unpermitted pool and shed violation, continuing until the violation are cured.

FURTHER, Affiant Saith no

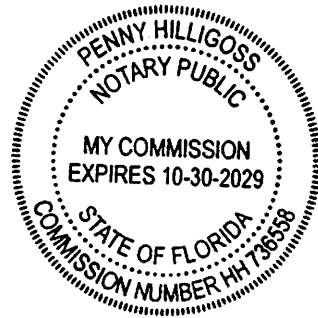
  
Code Enforcement

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:





2026/01/12  
12:51



2026/01/12  
12:51



**AFFIDAVIT OF PICTURES**

STATE OF (FLORIDA)  
COUNTY OF (LEVY)

**LEVY COUNTY, FLORIDA**

**VS.**

**Stephany Molero Fernandez**

**CODE ENFORCEMENT BOARD CASE NO.: 2025-0038**

I, **Bradley Frazer**, 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 **October 14, 2025**, I took pictures of property parcel ID **09378-004-00** for Special Magistrate hearing on October 15<sup>th</sup> 2025.
3. That on the **14<sup>th</sup> day of October, 2025**, I took two pictures of **Stephany Molero Fernandez's** property.

FURTHER, Affiant Saith not.



Bradley Frazer  
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 of the 8<sup>th</sup> of June, 2026.

  
Notary Signature

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





10-14-2005 11:23am IV



10-14-2008 11:23am BX

# Tax Bill Detail

Attention: Online payments are currently not available.

<p><b>Property Tax Account: 09378-004-00</b>                  MOLERO FERNANDEZ STEPHANY CAROLINA</p>
<p><b>Year:</b> 2025  <b>Tax District:</b> SW</p>
<p><b>Bill Number:</b> 32586  <b>Property Type:</b> Real Estate</p>
<p><b>Owner:</b> MOLERO FERNANDEZ STEPHANY CAROLINA</p>
<p><b>MAILING ADDRESS:</b>                  MOLERO FERNANDEZ STEPHANY CAROLINA                  3800 SW 34TH ST                  APT X227                  GAINESVILLE FL 32608</p>
<p><b>PROPERTY ADDRESS:</b></p>

[Taxes](#)   [All Unpaid Bills](#)   [Assessments](#)   [Legal Description](#)   [Payment History](#)

## Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
Board of County Commissioners	8.7500	\$37.80	\$37.80	\$0.00
Levy School Board General Fund	3.0840	\$13.32	\$13.32	\$0.00
Levy School Board Capital Outlay	1.5000	\$6.48	\$6.48	\$0.00
Levy School Board Basic Discretionary	0.7480	\$3.24	\$3.24	\$0.00
Southwest Florida Water Mgmt	0.1831	\$0.79	\$0.79	\$0.00
<b>TOTAL</b>	<b>14.2651</b>	<b>\$61.63</b>	<b>\$61.63</b>	<b>\$0.00</b>

### Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
Fire Tax - FL (BOCC)	\$26.88	\$26.88	\$0.00
<b>TOTAL</b>	<b>\$26.88</b>	<b>\$26.88</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	\$109.37
2018	\$116.66
2017	\$143.63
2016	\$113.80

### Payment Options

If Paid By 6/30/2026

This Bill:

\$0.00

All Bills:

\$655.46

 Print Bill / Receipt

Property Appraiser