

**CASE #: 20250047**

**LEVY COUNTY, FLORIDA**

**VS**

**Andrew Whiting**

**LEVY COUNTY, FLORIDA  
SPECIAL MAGISTRATE**



**LEVY COUNTY, FLORIDA**

**Petitioner,**

**Code Case No.: 2025-0047**

**VS.**

**Andrew Whiting  
2945 Bonable Dr  
Dunnellon, FL 34431**

**Respondent,**

**Parcel ID 0686300700**

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**NOTICE OF COMPLIANCE HEARING**

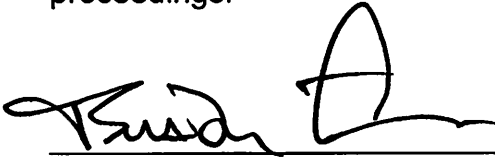
Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Ordinance No. **34-40(a), 50-718 and 34-33**. You will please take notice that a public hearing will be conducted in the above-styled cause, on **Wednesday the 17th of June 2026 at 9:30 a.m.**, at the County 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 **28 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) 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.**

**Andrew Whiting**

**CODE ENFORCEMENT BOARD CASE NO.: CASE # 20250047**

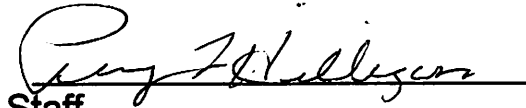
I, **Penny Hilligoss**, being duly sworn, deposed and says:

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**

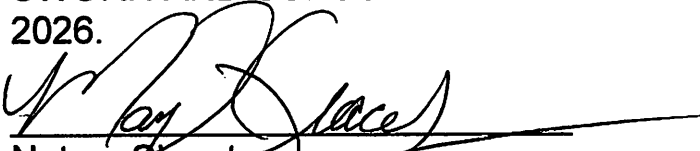
3. That on the day **4<sup>th</sup> of June, 2026**, I mailed said papers to **Andrew Whiting 2945 Bonable Dr Dunnellon, FL 34431** by First Class Mail, U.S. Postal Service.

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:



**SPECIAL  
MAGISTRATE  
OF LEVY COUNTY, FLORIDA**

**LEVY COUNTY, FLORIDA**

vs.

**Case No. CE# 2025-0047**

**ANDREW WHITING  
2945 Bonable DR  
DUNNELLON, FL 34431**

**RESPONDENT**

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**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 24 TOWNSHIP 15 RANGE 17 RAINBOW LAKES EST BLK 26 LOT 9  
OR BOOK 1325**

**Parcel #06863-007-00**

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 21<sup>st</sup>, 2026.

C. Respondent did not attend the hearing.

D. The evidence presented proves that the owner has moved 14 modular trailers onto the property, without pre-inspection being done.

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. Sec. 50-718

C. Appendix B - SEC 1. Development Department, Note 3

III. ORDER: The Special Magistrate orders as follows:

A. The Respondent shall cure the violations immediately.

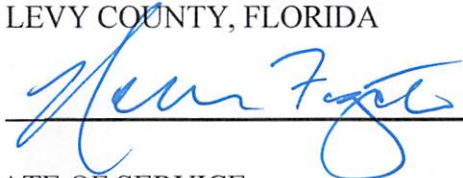
B. Pursuant to Fla. Stat. §162.06 and §162.12 and Levy County Code of Ordinances, Ordinance No. 01-03, the Respondent is assessed \$120.00 to cover the costs of administering this Code Violation Case.

C. A fine in the amount of \$250.00 will accrue beginning the date of this Order, 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.

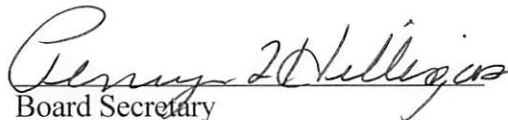
DONE AND ORDERED THIS 28 day of January 2026, at Levy County, Florida.

SPECIAL MAGISTRATE OF  
LEVY COUNTY, FLORIDA



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, Andrew Whiting, 2945 Bonable Dr, Dunnellon, FL 34431 , this 28 day of January, 2026.



Board Secretary



**AFFIDAVIT OF REGULAR MAIL**

STATE OF (FLORIDA)

COUNTY OF (LEVY)

**LEVY COUNTY, FLORIDA**

**VS.**

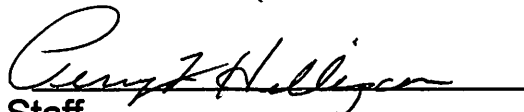
**Andrew Whiting**

**CODE ENFORCEMENT BOARD CASE NO.: CASE # 20250047**

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 **January 28, 2026**, I received a copy of the attached **Finding of Facts** dated **January 28, 2026**
3. That on the day **5<sup>th</sup> of February, 2026**, I mailed said papers **Andrew Whiting 2945 Bonable Dr Dunnellon, FL 34431** 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:



7020 1290 0001 6232 3765

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

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

Dunnellon, FL 34431  
**OFFICIAL USE**

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

Total P&c \$10.48

Sent To  
Street a  
City, Sta

**Andrew Whiting**  
**2945 Bonable Dr**  
**Dunnellon, FL 34431**



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><b>X</b> <span style="float: right;"><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</span></p> <p>B. Received by (<i>Printed Name</i>)</p> <p>C. Date of Delivery</p>																
<p>1. Article Addressed to:</p> <p style="text-align: center;"><b>Andrew Whiting 2945 Bonable Dr Dunnellon, FL 34431</b></p>	<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>9590 9402 9480 5069 4950 29</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 Restrictor 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 checked="" type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (0)</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 checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restrictor Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Signature Confirmation®	<input type="checkbox"/> Collect on Delivery	<input checked="" type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (0)	
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<p>2. Article Number (<i>Transfer from service label</i>)</p> <p><b>7020 1290 0001 6232 3765</b></p>	<p>Domestic Return Receipt</p>																

USPS TRACKING#



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

9590 9402 9480 5069 4950 29

**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

1-644137





2026/03/06  
11:39



2026/04/08  
11:01



2026/05/13  
12:51



# Levy County Code Enforcement

## AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA  
LEVY COUNTY

VS.

Whiting Andrew  
2945 Bonable DR  
Dunnellon, FL 34431

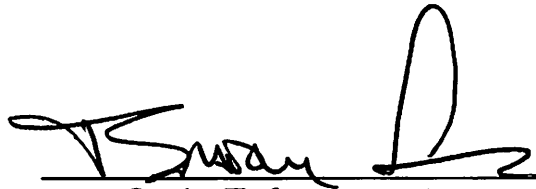
RE: PARCEL ID: 06863-00-700

CODE ENFORCEMENT SPECIAL MAGISTRATE CASE NO.:2025-0047

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

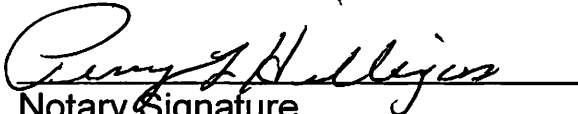
1. That I am employed by the Code Enforcement Department of Levy County.
2. That in accordance with Levy County Ordinance Sec. 2-154, on the **21<sup>st</sup>** day of **January, 2026**, Special magistrate hearing Respondent shall cure the violation immediately for compliance on said property as ordered on the **28th day of January, 2026.**
3. As of the **5th day of June, 2026**, the above mentioned property is in **NON-COMPLIANCE** and a \$250.00 per day will accrue and continuing until violation is cured.

FURTHER, Affiant Saith no

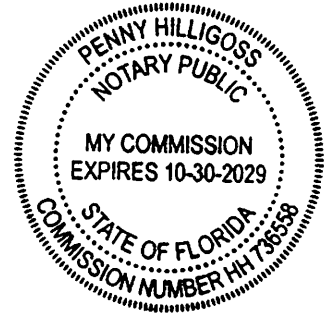
  
Code Enforcement

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 5th of June, 2026.

  
Notary Signature

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





2026/06/05  
10:58



# Tax Bill Detail

Attention: Online payments are currently not available.

<p><b>Property Tax Account: 06863-007-00</b>                  WHITING ANDREW</p>
<p><b>Year:</b> 2025  <b>Tax District:</b> RL</p> <p><b>Bill Number:</b> 22636  <b>Property Type:</b> Real Estate</p> <p><b>Owner:</b> WHITING ANDREW</p>
<p><b>MAILING ADDRESS:</b>                  WHITING ANDREW                  2945 BONABLE DR.                  DUNNELLON FL 34431</p> <p><b>PROPERTY ADDRESS:</b>                  11311 139                  DUNNELLON 34431</p>

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

## Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
Board of County Commissioners	8.7500	\$56.26	\$0.00	\$56.26
Levy School Board General Fund	3.0840	\$46.26	\$0.00	\$46.26
Levy School Board Capital Outlay	1.5000	\$22.50	\$0.00	\$22.50
Levy School Board Basic Discretionary	0.7480	\$11.22	\$0.00	\$11.22
Rainbow Lakes Mun Est	1.2500	\$8.04	\$0.00	\$8.04

Southwest Florida Water Mgmt	0.1831	\$1.18	\$0.00	\$1.18
<b>TOTAL</b>	<b>15.5151</b>	<b>\$145.46</b>	<b>\$0.00</b>	<b>\$145.46</b>

**Non-Ad Valorem**

Authority/Fund	Charged	Paid	Due
Rainbow Lake Estates - Road	\$85.00	\$0.00	\$85.00
Fire Tax - FL (BOCC)	\$28.00	\$0.00	\$28.00
<b>TOTAL</b>	<b>\$113.00</b>	<b>\$0.00</b>	<b>\$113.00</b>

**Fees**

Authority/Fund	Charged	Paid	Due
Advertising - Real Estate	\$10.00	\$0.00	\$10.00
Web Fee	\$18.00	\$0.00	\$18.00
Interest	\$11.63	\$0.00	\$11.63
<b>TOTAL</b>	<b>\$39.63</b>	<b>\$0.00</b>	<b>\$39.63</b>

Year	Due
<b>2025</b>	<b>\$298.09</b>
2024	\$320.80
2023	\$382.29
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00