CASE #: 2026-0030

LEVY COUNTY, FLORIDA

VS

Rayl William Jr.

LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE

LEVY COUNTY, FLORIDA
Petitioner,

Code Case No.: 2026-0030

VS.

Rayl William JR
1671 NE 126th CT
Williston, FL 32696

Parcel ID 09813-008-00

Respondent,

NOTICE OF COMPLIANCE HEARING

Pursuant to Sections 162.06 and 162.12, ***Florida Statutes, and Levy County Code of Ordinances,*** Ordinance No. **50-718** and **34-40**; you will please take notice that a public hearing will be conducted in the above-styled cause, on **Wednesday** the **21st of October, 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 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

Bradley Frazer
375 Garner St Suite A
Bronson, Florida 32621
(352) 614-7785

AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)

COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA
VS.
Rayl William Jr

Special Magistrate CASE NO.: CASE # 20260030

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 **September 29, 2026**, I received a copy of the attached **Notice of Compliance Hearing** for the hearing dated **October 21, 2026**

3. That on the day **29th of September, 2026,** I mailed said papers to **Rayl William Jr @ 1671 ME 126th CT Williston, FL 32696** 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 29 of September, 2026.

Notary Signature

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

MARY GRACELY
MY COMMISSION # HH 671787
EXPIRES: May 1, 2029

Levy County Code Enforcement
AFFIDAVIT OF POSTING

VIOLATION NUMBER: **2026-0030** PARCEL NUMBER: **09813-008-00**

I Bradley Frazer hereby certify the following:

1. **On this Friday, the 2nd day of October, 2026, the property owned by William Rayl Jr., located at Parcel # 09813-008-00, was posted with a Notice of Hearing for the following violation(s) 50-718, 34-40 of Levy County Code of Ordinances:**

Sec. 50-718 Temporary Uses

(a) The temporary uses listed below are allowed. In addition, the zoning official is vested with the administrative authority to issue a written permit (which may include conditions) to allow other temporary uses for a period not to exceed 30 days in any 365 day period in any zoning district when such temporary use is not otherwise addressed in this Code and the zoning official finds the use is of a temporary (not permanent) nature, is not inconsistent with the comprehensive plan and is not reasonably expected to be detrimental to surrounding properties, the environment or the general public health, safety and welfare. This permit may be immediately revoked by the zoning official upon finding that the temporary use is in violation of permit conditions or is being operated or conducted in a manner that is detrimental to surrounding properties, the environment or the general public health, safety and welfare. The zoning official shall send written notice of the revocation to the permit holder.

Any temporary use that is not listed below or is not authorized by written permit issued by the zoning official is a prohibited use.

(1) Recreational vehicle occupancy. In all zoning districts, no recreational vehicle may be used for living, sleeping or housekeeping purposes, except as follows:

(a) One recreational vehicle (that is operable and has a current tag/registration in name of the owner or occupant of the dwelling) is allowed to accommodate friends or relatives of the owner or occupant of the dwelling for up to one week (seven consecutive calendar days) in each month, but may not be operated as a business; and

(b) The property owner may reside in a recreational vehicle on-site during the time a building permit is active for construction, renovation or set up of a dwelling on the 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.

(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

FURTHER AFFIDAVIT SAYETH NAUGHT.

Bradley Frazer, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF LEVY

I Bradley Frazer acknowledged the foregoing instrument before me by means of
☒ Physical presence or online notarization, this _7th _ day of _October_, 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 _____

PENNY HILLIGOSS
NOTARY PUBLIC
MY COMMISSION
EXPIRES 10-30-2029
STATE OF FLORIDA
COMMISSION NUMBER HH 736558


LEGAL NOTICE
2026/10/02
11:26

SPECIAL
MAGISTRATE
OF LEVY COUNTY, FLORIDA

LEVY COUNTY, FLORIDA

vs. **Case No. CE# 2026-0030**

WILLIAM RAYL JR.
1671 NE 126TH CT
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, William Rayl Jr., 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 13 TOWNSHIP 13 RANGE 17 WILLISTON HIGHLANDS UNIT 14 BLK 16 LOT 9

Parcel # 09813-008-00

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 June 17th, 2026.

C. Respondent, William Rayl Jr., did attend the hearing.

D. The evidence presented proves that the owner has allowed the open storage and accumulation of junk and multiple boats, as well as two recreational vehicles on the property.

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

A. Sec. 34-40(a)

B. Sec. 50-718

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 in the amount of $50.00 per day, per violation (2) will accrue beginning August 21st, 2026.

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 22 day of June 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, William Rayl Jr, 1671 NE 126 CT, Williston, FL 32696, this 22 day of June, 2026.

Board Secretary

AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)

COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA
VS.
William Rayl Jr

Special Magistrate CASE NO.: CASE #20260030

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 22, 2026**, I received a copy of the attached **Finding of Facts** dated **June 22 2026**

3. That on the day **24th of June, 2026,** I mailed said papers to **William Rayl Jr @ 1671 NE 126th Ct Williston, FL 32696**by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.

Penny T Hilligoss
Staff

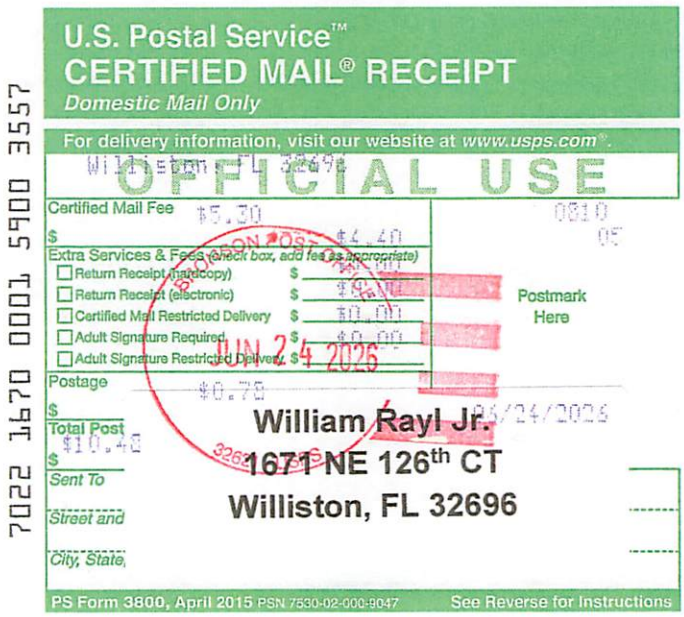
PERSONALLY APPEARED before me, the undersigned authority, who is personally known to me, and acknowledged that he/she did execute the foregoing Affidavit and did not take an oath.

SWORN AND SUBSCRIBED before me this day 29 of September 2026.

Mary Gracely
Notary Signature

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

MARY GRACELY
MY COMMISSION # HH 671787
EXPIRES: May 1, 2029



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

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

OFFICIAL USE

Certified Mail Fee $5.30 0810

$ $4.40 05

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $ $0.00

Postage $0.75

$

Total Post $10.45

$

Sent To William Rayl Jr.

Street and 1671 NE 126th CT

City, State, Williston, FL 32696

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here

JUN 24 2026

06/24/2026

7022 1670 0001 5900 3557

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.

1. Article Addressed to:

William Rayl Jr.
1671 NE 126th CT
Williston, FL 32696

9590 9402 8707 3310 3218 65

2. Article Number *(Transfer from service label)*

7022 1670 0001 5900 3557

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X William Rayl ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* William Rayl C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

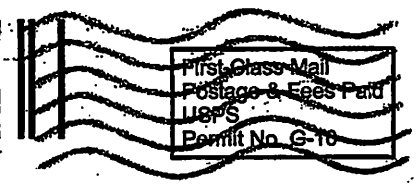
3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ail
- ☐ ail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING #





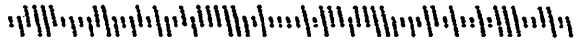
9590 9402 8707 3310 3218 65

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




2026/08/21
13:33


NO
TRESPASSING
PRIVATE PROPERTY





Tax Bill Detail

Property Tax Account: 09813-008-00
RAYL WILLIAM JR

Year: 2025
Tax District: SW

Bill Number: 37567
Property Type: Real Estate

Owner: RAYL WILLIAM JR

MAILING ADDRESS:
RAYL WILLIAM JR
10401 W HWY 316
REDDICK FL 32686

PROPERTY ADDRESS:
0

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	$148.75	$0.00	$148.75
Levy School Board General Fund	3.0840	$52.43	$0.00	$52.43
Levy School Board Capital Outlay	1.5000	$25.50	$0.00	$25.50
Levy School Board Basic Disc.	0.7480	$12.72	$0.00	$12.72
Southwest Florida Water Mgmt	0.1831	$3.11	$0.00	$3.11
TOTAL	14.2651	$242.51	$0.00	$242.51

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
Fire Tax - FL (BOCC)	$28.00	$0.00	$28.00
TOTAL	$28.00	$0.00	$28.00

Fees

Authority/Fund	Charged	Paid	Due
3% Interest	$8.12	$0.00	$8.12
5% Commission	$13.93	$0.00	$13.93
Advertising - Real Estate	$10.00	$0.00	$10.00
Tax Collector Redemption Fee	$6.25	$0.00	$6.25
Web Fee	$18.00	$0.00	$18.00
Interest	$16.03	$0.00	$16.03
TOTAL	$72.33	$0.00	$72.33

Year	Due
2025	**$342.84**
2024	$0.00
2023	$0.00
2022	$0.00
2021	$0.00
2020	$0.00
2019	$0.00
2018	$0.00
2017	$0.00

Payment Options

If Paid By 9/30/2026

This Bill:	$342.84
All Bills:	$342.84
Cart Amount:	$0.00

This account is not payable online at this time. Please contact the Levy County Tax Collector's office at 352-486-5172 to verify the correct amount due and instructions on how to make a payment. Amounts are subject to change.

Print Bill / Receipt

Property Appraiser

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