

CASE #: 20250031

LEVY COUNTY, FLORIDA

VS

Edward & Debi Gufford

LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA

Code Case No.: 20250031

Petitioner,

VS.

Gufford Edward Lee
Gufford Debi Sue
11951 SE 55th LN
Morrison, FL 32668
Parcel ID 1329100000

Respondent,

NOTICE OF HEARING

Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Ordinance No. 34-40(1); you will please take notice that a public hearing will be conducted in the above-styled cause, on **Wednesday the 18th day of February, 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.

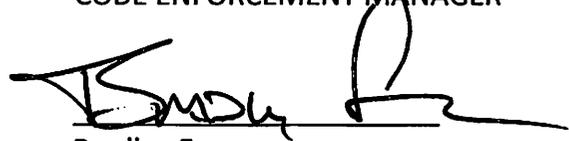
PLEASE GOVERN YOURSELF ACCORDINGLY

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 MANAGER

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

Bradley Frazer
310 School St Suite 112
Bronson, Florida 32621
(352) 614-7785

**SPECIAL MAGISTRATE
OF LEVY COUNTY, FLORIDA**

LEVY COUNTY, FLORIDA

vs.

Case No. CE# 2025-0031

**EDWARD LEE GUFFORD
DEBI SUE GUFFORD
11951 SE 55th LN
MORRISTON, FL 32668**

Instrument # 758698
OR BK: 1810 PG: 681-2pg(s)
REC:10/6/2025 2:24 PM
Matt Brooks, Levy County Clerk, Florida
Rec: \$18.50

Deputy Clerk MBASS1

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. Respondent did not 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 14 RANGE 17 WHISPERING PINES UNIT 2
REC/UNREC LOT 58 OR BOOK 550 PAGE 224**

Parcel Number: 13297-000-00

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 August 20th, 2025.

C. The evidence presented proves that the respondents home burned down and they have not removed the aftermath.

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

A. Sec. 34-40(a), Prohibited generally. 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 or agriculture property.

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 \$200.00 per day will accrue beginning October 3rd, 2025, 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.

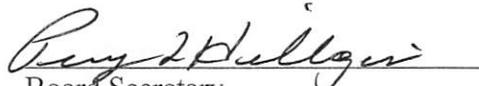
DONE AND ORDERED THIS 3 day of September 2025, at Levy County, Florida.

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, Edward Lee Gufford and Debi Sue Gufford, 11951 SE 55th LN, Morriston, FL 32668, this 5 day of September 2025.


Board Secretary

AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)
COUNTY OF (LEVY)

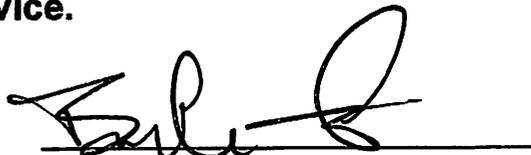
LEVY COUNTY, FLORIDA
VS.
Edward & Debi Gufford

CODE ENFORCEMENT BOARD CASE NO.: CASE #20250031

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 February 3, 2026, I received a copy of the attached Notice of Hearing for the hearing dated February 18, 2026**
- 3. That on the day 3rd of February, 2026, I mailed said papers to Edward & Debi Gufford @ 11951 SE 55th LN Morriston, FL 32668 by First Class Mail, U.S. Postal Service.**

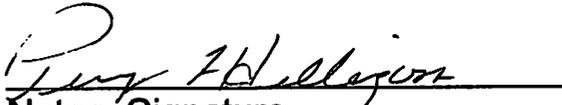
FURTHER, Affiant Saith not.



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 5 of February, 2026.



Notary Signature

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



AFFIDAVIT OF NON_COMPLIANCE

STATE OF (FLORIDA)
COUNTY OF (LEVY)

Instrument # 758697
OR BK: 1810 PG: 680-1pg(s)
REC: 10/6/2025 2:24 PM
Matt Brooks, Levy County Clerk, Florida
Rec: \$10.00

LEVY COUNTY, FLORIDA
VS.

Edward Lee Gufford

Deputy Clerk MBASS1

RE: Parcel ID 13297-000-00

CODE ENFORCEMENT SPECIAL MAGISTRATE CASE NO.: 2025-0031

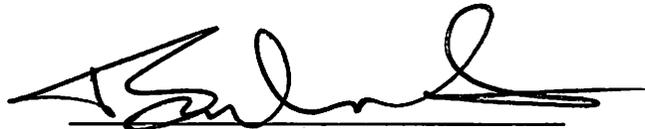
I, Bradley Frazer, being duly sworn, deposed and says:

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 day of October, 3rd, 2025, A compliance inspection shall be conducted for compliance on said property as ordered on the September 3, 2025.

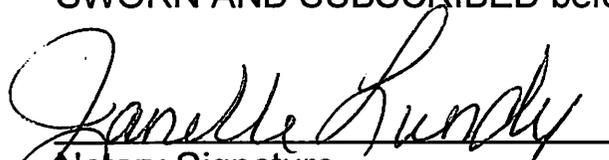
3. That on the day 3 of October, 2025, the above mentioned property is in **NON-COMPLIANCE** and a fine in the amount \$ 200.00 per day will accrue and continuing until the violation is cured.

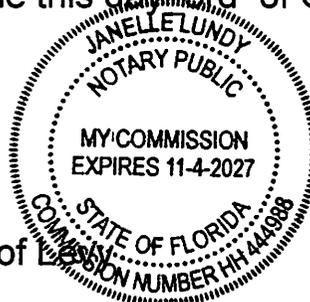
FURTHER, Affiant Saith no


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 3rd of October, 2025.


Notary Signature



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



2025/10/03
10:05



2025/10/03
10:05



2025/10/03
10:03