

CASE #: 20250006

LEVY COUNTY, FLORIDA

VS

Field Investments LLC

**LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE**



LEVY COUNTY, FLORIDA

Petitioner,

Code Case No.: 20250006

VS.

**Field Investment LLC.
Attn: Jacob Field
441 Wayne AVE
Indialantic, FL 32903**

**Respondent,
Parcel ID 034002300**

NOTICE OF COMPLIANCE HEARING

Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Ordinance No. 34-40 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 OFFICER

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# 2025-0006

**FIELD INVESTMENTS LLC
397 Monaco Dr
Indialantic, FL 32903**

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 12 TOWNSHIP 12 RANGE 17 0001.25 ACRES W 1/2 OF NW 1/4 OF
SE 1/4 OF SE 1/4 OF SE 1/4 OR BOOK 1654 PAGE 75**

Parcel Number: 03400-230-00

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 19th, 2025.

C. The evidence presented proves that the owner has allowed the open storage and accumulation of junk, trash and abandoned property, as well as two unserviceable vehicles and two Recreational Vehicles.

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), 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.

B. Chapter 14 – Environmental Regulations, Article II – Sec. 34-41, Keeping unserviceable vehicles prohibited. It shall be unlawful for any person to keep on any residential, commercial, industrial or agricultural property any unserviceable vehicle.

C. Chapter 50 – Land Development Code, Article XII – Sec. 50-718, 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:

One recreational vehicle (that is operable and has a current tag/registration in the 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.

III. ORDER: The Special Magistrate orders as follows:

A. The Respondent shall cure the violation within forty-five (45) days.

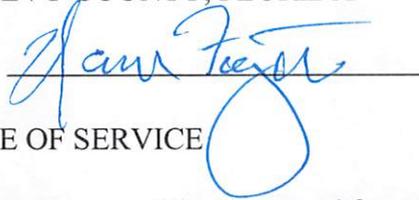
B. Pursuant to Fla. Stat. §162.06 and §162.12 and Levy County Code of Ordinances, Ordinance No. 01-03, the Respondent is assessed \$120.00 to cover the costs of administering this Code Violation Case.

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 (3), will accrue beginning May 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 28 day of March 2025, at Levy County, Florida.

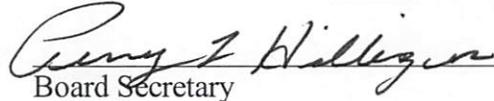
SPECIAL MAGISTRATE OF
LEVY COUNTY, FLORIDA



A handwritten signature in blue ink, appearing to read "Dawn Foster", is written over a horizontal line. The signature is stylized and cursive.

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, Field Investments LLC, 397 Monaco Dr, Indialantic, FL 32903 , this 31st day of March, 2025.



A handwritten signature in black ink, appearing to read "Perry J. Wallinger", is written over a horizontal line. The signature is cursive.

Board Secretary

AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)
COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA
VS.
Field Investment LLC

CODE ENFORCEMENT BOARD CASE NO.: CASE #20250006

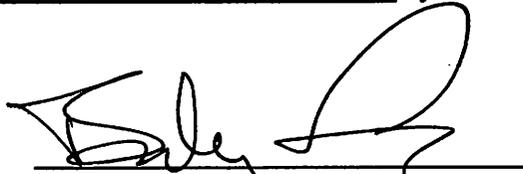
I, **Bradley Frazer**, being duly sworn, deposed and says:

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**

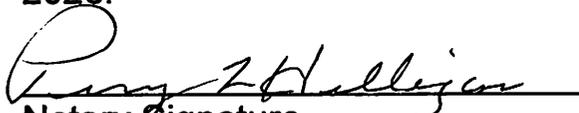
3. That on the day **4th of February, 2026**, I mailed said papers to **Field Investment LLC @ 441 Wayne Ave Indialantic, FL 3290** by First Class Mail, U.S. Postal Service.

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:



This page is to pay current or delinquent taxes. This is not a purchase of a tax certificate.

If you want to purchase a certificate, please go [here](#)

Any installment applications filed after April 30 will not be accepted for the upcoming tax season.

[Request Next Year Installment Plan](#)

Tax Roll Property Summary							Click here for help
Account Number	03400-230-00		Type	REAL ESTATE			
Address	Status						
Sec/Twn/Rng	Subdivision						
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
2014	R	2014 03400-230-00	PAID	03/2015	44.40	Tax Bill	
2015	R	2015 03400-230-00	PAID	02/2016	45.63	Tax Bill	
2016	R	2016 03400-230-00	PAID	12/2016	43.49	Tax Bill	
2017	R	2017 03400-230-00	PAID	03/2018	44.51	Tax Bill	
2018	R	2018 03400-230-00	PAID	12/2018	46.94	Tax Bill	
2019	R	2019 03400-230-00	PAID	12/2019	55.77	Tax Bill	
2020	R	2020 03400-230-00	PAID	12/2020	57.06	Tax Bill	
2021	R	2021 03400-230-00	PAID	02/2022	68.68	Tax Bill	
2022	R	2022 03400-230-00	PAID	12/2022	82.41	Tax Bill	
2023	R	2023 03400-230-00	PAID	11/2023	152.13	Tax Bill	
2024	R	2024 03400-230-00	PAID	11/2024	172.64	Tax Bill	
2025	R	2025 03400-230-00	PAID	11/2025	207.44	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2025	0340023000	Tax Bill
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Property Description		Owner Information	
12-12-17 0001.25 ACRES W1/2 OF N W1/4 OF SE1/4 OF SE1/4 OF SE1/4 OR BOOK 1654 PAGE 75		FIELD INVESTMENTS LLC 441 WAYNE AVE Indialantic, FL 32903	
Current Values and Exemptions		Taxes and Fees Levied	
COUNTY ASMT	12,100	TAXES	216.08
COUNTY TXBL	12,100	TOTAL	216.08
SCHOOL ASMT	15,000		
SCHOOL TXBL	15,000		
IF PAID BY: NOV - DEC 4 DEC 5-DEC 31 JAN 1-JAN 31 FEB 1-28 MAR 1-MAR 31			

PLEASE PAY:	207.44	209.60	211.76	213.92	216.08		
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total	
11/18/2025 995 2025	0001358.0013	Full	Pmt Posted	\$8.64-	\$.00	\$207.44	

Links of Interest

[LINK TO PROPERTY APPRAISER](#)



2025/08/07
10:40



2025/08/07
10:39



2025/08/25
10:28



2025/08/25
10:31



2025/09/08
10:29





2025/12/10
10:23



2025/12/10
10:24



2026/02/04

12:30

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF (LEVY)

LEVY COUNTY FLORIDA
VS
FIELD INVESTMENTS LLC
ATTN JACOB FIELD
397 MONACO DR
INDIALANTIC, FL 32903



RE:
Parcel ID 03400-230-00
LEVY COUNTY, FL

CODE ENFORCEMENT SPECIAL MAGISTRATE CASE NO.: 2025-0006

I, Bradley A 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 5th day of MAY 2025, a compliance inspection shall be conducted for compliance on said property as ordered on the 3rd day of MAY 2025.
3. That on the day 5th day of MAY, 2025, the above mentioned property is in **NON-COMPLIANCE** and a **\$50 dollar a day, per violation** fine is active as of this date and will continue until compliance is met.

A pink sticky note with handwritten text in black ink. The text reads: "- wrong. - Property next too. - pic." with a horizontal line under "pic.".

- wrong. -
Property next
too. - pic.

FURTHER, Affiant saith not.

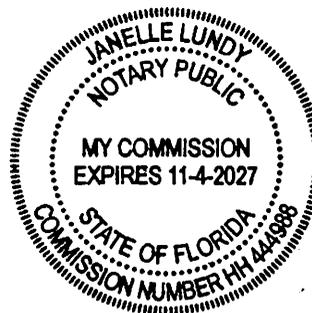

CODE ENFORCEMENT OFFICER

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 6 of May, 2025.


Notary Signature

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





2023/05/10
14:51



2025/05/05
13:52





2025/05/05
13:52