

CASE #: 20250037

LEVY COUNTY, FLORIDA

VS

Elias Elias G

Alfredo Elias

**LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE**



LEVY COUNTY, FLORIDA

**Petitioner,
0037**

Code Case No.: 2025-

VS.

**Elias Elias
Elias Alfredo
33 SW 20th AVE
Miami, FL 33135**

Respondent,

Parcel ID 0340001400

NOTICE OF COMPLIANCE HEARING

Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Ordinance No. **34-40** and **34-41** you will please take notice that a public hearing will be conducted in the above-styled cause, on **Wednesday the 15th day of April, 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 **28th day 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.

LEVY COUNTY, FLORIDA
CODE ENFORCEMENT



Bradley Frazer
375 Garner St Suite A
Bronson, Florida 32621

**SPECIAL
MAGISTRATE
OF LEVY COUNTY, FLORIDA**

LEVY COUNTY, FLORIDA

vs.

Case No. CE# 2025-0037

**ELIAS G ELIAS
ELIAS ALFREDO
33 SW 20TH AVE
MIAMI, FL 33135**

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. 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 0002.50 ACRES NE 1/4 OF SW 1/4 OF SE 1/4 OF SE 1/4

Parcel #03040-140-00

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 21st, 2026.

C. Respondent did not attend the hearing.

D. The evidence presented proves that the owner has allowed the open storage and accumulation of junk, trash and abandoned property, as well as an inoperable vehicle, on the subject residential property.

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. Chapter 14 – Environmental Regulations, Article II – Sec. 34-41

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. In the event that the Respondent fails to cure the violations as set forth above, then a fine in the amount of \$100.00 per day 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.

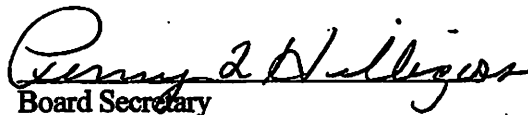
DONE AND ORDERED THIS 28 day of January 2026, at Levy County, Florida.

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, Elias G Elias and Elias Alfredo, 33 SW 20TH AVE, Miami, FL 33135, this 28 day of January, 2026.



Board Secretary

AFFIDAVIT OF REGULAR MAIL



STATE OF (FLORIDA)
COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA

VS.

Elias G and Alfredo Elias

CODE ENFORCEMENT BOARD CASE NO.: 20250037

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 **March 26, 2026**, I received a copy of the attached Notice of Compliance Hearing for the hearing dated **April 15, 2026**
3. That on the day **26th of March, 2026**, I mailed said papers to **Elias G and Alfredo Elias 33 SW 20th Ave Miami, FL 33135** by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.

Penny 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 6 of April, 2026.

Mary Gracely
Notary Signature

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



AFFIDAVIT OF COMPLIANCE

STATE OF FLORIDA
COUNTY OF (LEVY)

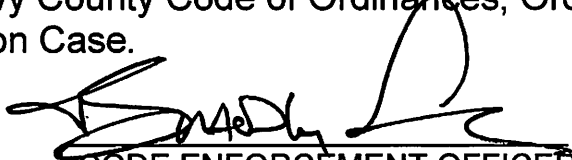
LEVY COUNTY FLORIDA
VS

Elias Elias G
Elias Alfredo
335 SW 20th AVE
Miami, FL 33135

CODE ENFORCEMENT SPECIAL MAGISTRATE CASE NO.: 2025-0037

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 17th day of March 2026, a compliance inspection was conducted for compliance on said property as ordered on the 28th day of January 2026.
3. That on the day 17th day of March, 2026, the above mentioned Property Parcel ID 03040-140-00 is in **COMPLIANCE**. Pursuant to Fla. Stat. 162.06 and 162.12 and Levy County Code of Ordinances, Ordinance No. 01-03, For this Code Violation Case.
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 19 of March, 2026.



Notary Signature

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



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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Pk	\$10.48
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Street a	Elias Alfredo
City, Sta	33 SW 20th Ave Miami, FL 33135

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 - Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
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 - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
 - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
 - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
 - To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.
- IMPORTANT: Save this receipt for your records.**

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> ■ 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. 	<p>A. Signature</p> <p>X  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>																
<p>Elias Elias Elias Alfredo 33 SW 20th Ave Miami, FL 33135</p>	<p>B. Received by (<i>Printed Name</i>)</p> <p>C. Date of Delivery</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>																
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<p>1. Article Number (<i>Transfer from service label</i>)</p> <p>7020 1290 0001 6232 4489</p>	<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>																

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