

CASE #: 20250042

LEVY COUNTY, FLORIDA

VS

Adam and Mary Lipscomb

**LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE**



LEVY COUNTY, FLORIDA

Petitioner,

Code Case No.: 2025-0042

VS.

**Adam Lipscomb
Mary Lipscomb
7696 SW 123rd TER
Cedar Key, FL 32625**

Respondent,

Parcel ID 09030-105-33

NOTICE OF NON- COMPLIANCE HEARING

Pursuant to Sections 162.06 and 162.12, ***Florida Statutes, and Levy County Code of Ordinances***, Ordinance No. **34-40(a)** 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 **21st day of November, 2025**. **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**

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

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

**SPECIAL MAGISTRATE
OF LEVY COUNTY, FLORIDA**

LEVY COUNTY, FLORIDA

vs.

Case No. CE# 2025-0042

**ADAM LIPSCOMB
MARY LIPSCOMB
7696 SW 123RD TER
CEDAR KEY, FL 32625**

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 35 TOWNSHIP 14 RANGE 13 CEDAR KEY HTS SEC B BLK 105 LOTS
33 THRU 36 OR BOOK 1478 PAGE 293**

Parcel Number: 09030-105-33

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 November 19th, 2025.

C. The evidence presented proves that the owner has allowed the open storage and accumulation of junk and trash 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), 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 violation as set forth above, then a fine in the amount of \$50.00 per day, will accrue beginning December 21st, 2025, and continuing until the violation is 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.

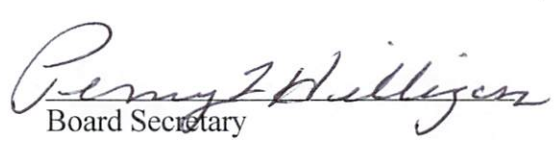
DONE AND ORDERED THIS 21 day of November 2025, at Levy County, Florida.

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, Adam Lipscomb and Mary Lipscomb, 7696 SW 123rd Terr, Cedar Key, FL 32625, this 24 day of November, 2025.


Board Secretary



LEVY COUNTY, FLORIDA SPECIAL MAGISTRATE

LEVY COUNTY, FLORIDA

Petitioner,

Violation/Case No. 20250042

Vs.

Lipscomb Adam
Lipscomb Mary
7696 SW 123rd TER
Cedar Key, FL 32625

Respondent.

STATEMENT OF VIOLATION AND REQUEST FOR NON-COMPLIANCE HEARING

Pursuant to Sections 162.06 and 162.12, Florida Statutes, and Levy County Code of Ordinances, Ordinance No. 01-03, the undersigned Code Enforcement Officer hereby gives notice of an uncorrected or repeat violation of the Levy County Code of Ordinances, as particularly described herein, and hereby requests a public hearing before the Levy County Special Magistrate, for the following reasons:

1. Location/address of violation in Levy County, Florida:
Cedar Key Heights
Section-35, Township-14, Range-13
Parcel Number: 09030-10-533
2. Name and address of owner/person/responsible party in charge of violation:
Lipscomb Adam
Lipscomb Mary
7696 SW 123rd TER
Cedar Key, FL 32625
3. Date of violation: **May 2, 2025**
4. Code Section violated: **34-40**

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:

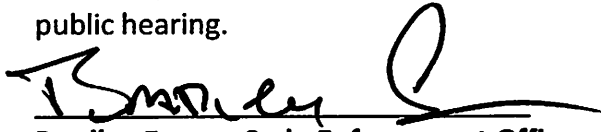
- (1) Junk stored in enclosed litter receptacles or completely enclosed buildings;
- (2) Junk which will not fit into standard-sized litter receptacles and which is set out for no more than seven days for pickup and removal;
- (3) Junk stored in a lawfully established and maintained junkyard, garbage 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
5. Description of Violation: Throughout out property items/junk are everywhere not in receptacles or a enclosures
 6. Date violation first observed: **May 2, 2025**
 7. Date Owner/Person in charge received Notice of Violation: **August 25, 2025 Adam Lipscomb received a Notice of Violation at his property posted in front yard. Parcel ID 0903010533**
 8. Date which violations are to be corrected: **September 29, 2025.**
 9. Date of re-inspections if applicable: **September 29, 2025**
 10. Result of inspection or re-inspection **Respondent Girlfriend was the only cleaning the property. Due to the volume of the items/ junk on the property I gave another month for the property to come into compliance**

11. As of March 31, 2026 Respondent has not gotten property into compliance at this time.

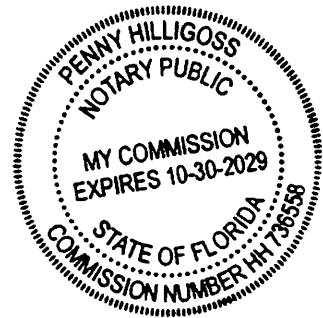
Based upon the foregoing, the undersigned Code Enforcement Officer hereby certifies that The above described violation continues to exist in the jurisdiction within the boundaries of Levy County as specified in the Levy County Code of Ordinances, Article XIII, Subdivision IV Section 50-718 Temporary uses, Sec 34-41 Keeping Unserviceable vehicles Prohibited and Appendix B Sec 1 Note 3 Development. . Attempts to secure compliance with the Levy County Code of Ordinances has failed, or this is a life safety issue, or this is a repeat violation, as aforesaid, and the violation should be referred to the Levy County Special Magistrate for a public hearing.


Bradley Frazer, Code Enforcement Officer

March 31, 2025
Date

SWORN to and subscribed before me on this 31st day of March, 2026.


Notary Public, State of Florida



AFFIDAVIT OF REGULAR MAIL



STATE OF (FLORIDA)
COUNTY OF (LEVY)

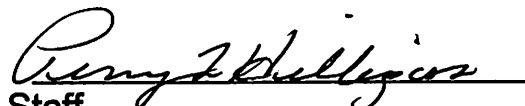
LEVY COUNTY, FLORIDA
VS.
Adam and Mary Lipscomb

CODE ENFORCEMENT BOARD CASE NO.: CASE # 20250042

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 **Adam and Mary Lipscomb 7696 SW 123rd Ter Cedar Key, FL 32625** 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 26th of MARCH, 2026.


Notary Signature

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



AFFIDAVIT OF NON_COMPLIANCE

STATE OF (FLORIDA)
COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA

VS.

Adam and Mary Lipscomb

RE: Parcel ID 09030-105-33

CODE ENFORCEMENT SPECIAL MAGISTRATE CASE NO.:2025-0042

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 December 21, 2025, A compliance inspection shall be conducted for compliance on said property as ordered on the November 21, 2025.

3. That on the day 23 of December, 2025, the above mentioned property is in **NON-COMPLIANCE** and a \$ 50.00 per day for the accumulation of junk and trash.

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 23 of December, 2025.



Notary Signature

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

