

AFFIDAVIT OF NON_COMPLIANCE

STATE OF (FLORIDA)
COUNTY OF (LEVY)

Instrument # 755055
OR BK: 1798 PG: 823-3pg(s)
REC: 7/25/2025 10:46 AM
Matt Brooks, Levy County Clerk, Florida
Rec: \$27.00

LEVY COUNTY, FLORIDA

VS.

Randall and Merline Jacobs

Deputy Clerk Katie

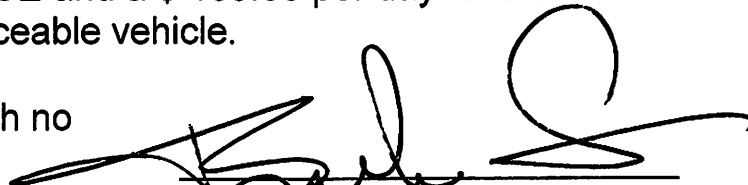
RE : Parcel ID 06923-030-00

CODE ENFORCEMENT SPECIAL MAGISTRATE CASE NO.: 2025-0018

I, Bradley Frazer, being duly sworn, depose 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 JULY, 19, 2025, A compliance inspection shall be conducted for compliance on said property as ordered on the June 23, 2025.
3. That on the day 19 of JULY, 2025, the above mentioned property is in **NON-COMPLIANCE** and a \$ 100.00 per day for the structures. \$ 50.00 per day for the unserviceable vehicle.

FURTHER, Affiant Saith no

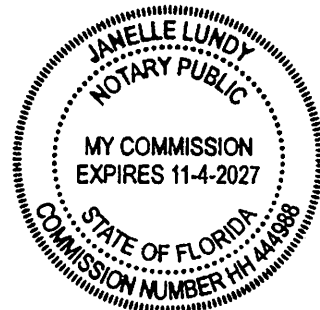

Code Enforcement Officer

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 22 of July, 2025.


Notary Signature

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



**SPECIAL MAGISTRATE
OF LEVY COUNTY, FLORIDA**

LEVY COUNTY, FLORIDA

vs.

Case No. CE# 2025-0018

**RANDALL JACOBS
MERLINE JACOBS
20 Squire CT
Dunedin, FL 34698**

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 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 14 TOWNSHIP 15 RANGE 17 RAINBOW LAKES EST BLK 48 LOT
37 OR BOOK 1553 PAGE 157**

Parcel #: 06923-030-00

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 18th, 2025.

C. The evidence proves that there was a Recreational Vehicle on the property being occupied, there were two unserviceable vehicles and four wooden structures with no permits.

D. The Recreational Vehicle has been moved. No fine will be imposed.

E. One Unserviceable Vehicle has been removed. One remains on the property.

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

A. 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.

B. Appendix B - SEC 1. Development Department

Note regarding refunds: Once an application is filed with the County and the associated fees, rates or charges are paid to the County, no refunds will be issued to the applicant, unless a refund is specifically provided for in this Appendix or unless the permit was issued in error by the County.

Note regarding additional costs: The permit fees do not include additional costs to be paid by applicant for the services of engineers, legal counsel, or other professional consultants that are retained by the County in connection with review of any application or permit.

Note 3— A separate building permit is required for each building, structure, or improvement of existing buildings, even when located on the same lot, tract, or parcel.

III. ORDER: The Special Magistrate orders as follows:

A. The Respondent shall cure the violations within thirty (30) days.

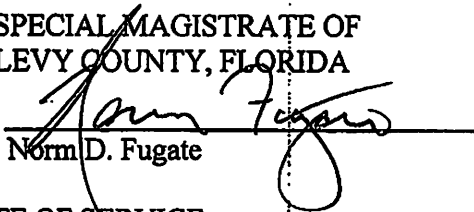
B. Pursuant to Fla. Stat. §162.06 and §162.12 and Levy County Code of Ordinances, Ordinance No. 01-03, the Respondent is assessed \$120.00 to cover the costs of administering this Code Violation Case.

C. In the event that the Respondent fails to cure the violations as set forth above, then a fine in the amount of \$100.00 per day will accrue beginning July 19th, 2025, for the four structures with no permits and a fine in the amount of \$50 per day beginning July 19th, 2025, for the unserviceable vehicle, 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.

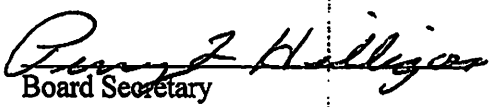
DONE AND ORDERED THIS 23 day of June 2025, in Levy County, Florida.

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, Randall Jacobs and Merline Jacobs, 20 Squire CT, Dunedin, FL 34698, this 24 day of June 2025.


Board Secretary

LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA

Petitioner,

Code Case No.: 20250018

VS.

Randall Jacobs
Merline Jacobs
20 Squire CT
Dunedin, FL 34698

RE: Parcel ID 069230300
Rainbow Lakes EST

Respondent,

NOTICE OF HEARING

Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Ordinance No. Sec. 50-700, you will please take notice that a public hearing will be conducted in the above-styled cause, on Wednesday the 15th day of October, 2025 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.

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", is written over a horizontal line.

Bradley Frazer



LEVY COUNTY, FLORIDA SPECIAL MAGISTRATE

LEVY COUNTY, FLORIDA

Petitioner,

Violation/Case No. **20250018**

Vs.

Jacobs Randall
Jacobs Merline
20 Squire CT
Dunedin, FL 34698

Respondent.

STATEMENT OF VIOLATION AND REQUEST FOR 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:
Rainbow Lakes Estate
Section-14, Township-15, Range-17
Parcel Number: 06923-03-000
2. Name and address of owner/person/responsible party in charge of violation:
Jacobs Randall
Jacobs Merline
20 Squire CT
Dunedin, FL 34698
3. Date of violation: **June 19 2025**
4. Code Section violated: **Sec 50-718**

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 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 (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

([Ord. No. 2023-9](#), § 13, 12-5-2023)

5. Description of Violation: **Magistrate hearing held on June 18, 2025 found no violation due to RV was removed on June 17, 2025. I returned to the property on June 19 2025 and the RV returned. Have done spot checks for the last three months and RV has not been moved off property.**
6. Date violation first observed: **April 1, 2025**
7. Date Owner/Person in charge received Notice of Violation: **April 1st, 2025 Randall Jacobs was hand delivered a Notice of Violation at his property. Parcel ID 0692303000**

8. Date which violations are to be corrected: **June 18, 2025.**

9. Date of re-inspections if applicable: **June 19 2025**

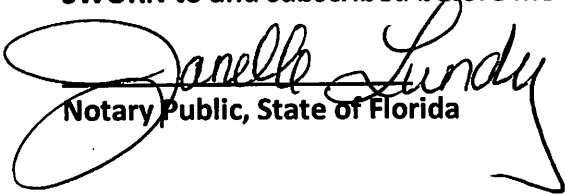
10. Result of inspection or re-inspection **Respondent Mr. Jacobs is still in NON-compliance for the structures, Appendix B SEC1 NOTE 3. Respondent Mr. Jacobs is in Compliance to SEC 34-41 Prohibited Generally.**

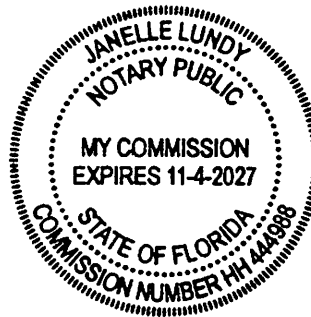
Based upon the foregoing, the undersigned Code Enforcement Officer hereby certifies that The above described violation continues to exist in the jurisdiction within the boundaries of Levy County as specified in the Levy County Code of Ordinances, Article XIII, Subdivision IV Section 50-718 Temporary 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

October 1, 2025
Date

SWORN to and subscribed before me on this 3 day of October, 2025.


Notary Public, State of Florida



LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA

Petitioner,

Code Case No.: 20250018

VS.

Randall Jacobs
Merline Jacobs
20 Squire CT
Dunedin, FL 34698

RE: Parcel ID 069230300
Rainbow Lakes EST

Respondent,

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LEVY COUNTY, FLORIDA
CODE ENFORCEMENT MANAGER

Bradley Frazer

LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA

Petitioner,

Code Case No.: 20250018

VS.

Randall Jacobs
Merline Jacobs
20 Squire CT
Dunedin, FL 34698

RE: Parcel ID 069230300
Rainbow Lakes EST

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NOTICE OF HEARING

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LEVY COUNTY, FLORIDA
CODE ENFORCEMENT MANAGER

Bradley Frazer



Levy County Code Enforcement

AFFIDAVIT OF POSTING



VIOLATION NUMBER: 20250018

PARCEL NUMBER: 0692303000

I Bradley Frazer hereby certify the following:

1. On this Thursday, the 2nd day of October 2025, the property owned by Randall & Merline Jacobs, located at Parcel # 0692303000, Rainbow Lakes Estates was posted with a Notice of Hearing to be conducted on Wednesday the 15th of October 2025 for the following violation(s) 50-718, 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.

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- (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

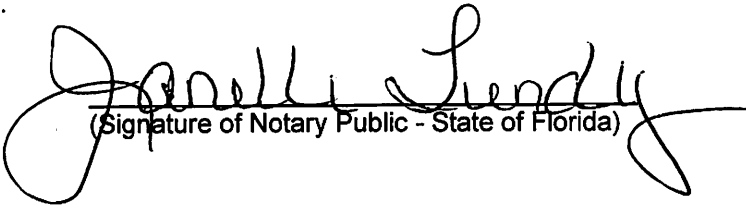
2. On this Thursday, the 2nd day of October 2025, a Notice of Hearing posted in the front entrance to property at Parcel ID 0692303000 in the neighborhood of Rainbow Lake Estates

FURTHER AFFIDAVIT SAYETH NAUGHT.

A handwritten signature in black ink, appearing to read "Bradley Frazer".
Bradley Frazer, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF FLEVY

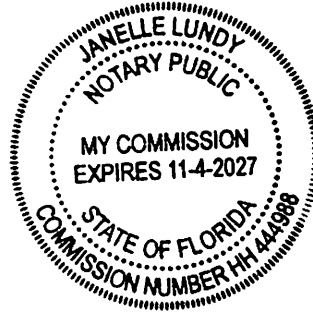
I Bradley Frazer acknowledged the foregoing instrument before me by means of
☒ Physical presence or online notarization, this 2nd day of October, 2025


(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 _____





AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)
COUNTY OF (LEVY)

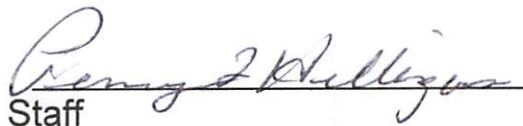
LEVY COUNTY, FLORIDA
VS.
Randall & Merline Jacobs

CODE ENFORCEMENT BOARD CASE NO.: 20250018

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 **October 2, 2025**, I received a copy of the attached Notice of Hearing for the hearing dated **October 15, 2025**
3. That on the day **2 of October, 2025**, I mailed said papers to **Randall & Merline Jacobs 20 Squire Ct. Dunedin, FL 34698** 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 2 of October, 2025.


Notary Signature

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





2025/10/02
12:27



2025/06/17
11:26



2025/06/19
10:36



2025/06/26
13:08



2025/07/02
10:09



2025/09/02
11:37



2025/10/02
12:28



2025/10/03
10:20