

CASE #: 20260050

LEVY COUNTY, FLORIDA

VS

Billie Ware

Penny Hilligoss

From: Dave Banton
Sent: Thursday, March 5, 2026 10:59 AM
To: Penny Hilligoss
Subject: FW: Complaint Form

Follow Up Flag: Follow up
Flag Status: Flagged

Can you build a folder for this, it's going to be Billie Ware's property.

David J. Banton
Manager
Levy County Code Enforcement
Office: 352-486-5541 Cell: 352-507-2141
Email: banton-dave@levycounty.org
Physical Address: 375 Garner St Suite A Bronson, FL 32621
Mailing Address: 310 School St Suite 112 Bronson, FL 32621



From: Terry Weidert <Terry.Weidert@osgconnect.com>
Sent: Thursday, March 5, 2026 10:43 AM
To: Dave Banton <banton-dave@levycounty.org>
Subject: RE: Complaint Form

You don't often get email from terry.weidert@osgconnect.com. [Learn why this is important](#)

Property address is 18450 SE 185th Lane Williston, FL Looks like an episode of hoarders, piles and piles of stuff everywhere. They moved & setup a camper. Was there a permit issued, does it have electricity, tied into the septic. Water? We wanted to set up a camper/rv/horse trailer we needed all of that stuff just can't pull something in and live it.

Terry Weidert
Tax Manager
Cell: 724-288-1535
Fax: 630-385-0174

*1850 SE 185th Ave
Williston*



in X @ f

From: Dave Banton <banton-dave@levycounty.org>
Sent: Thursday, March 5, 2026 10:07 AM

To: Terry Weidert <Terry.Weidert@osgconnect.com>

Subject: RE: Complaint Form

Hello Terry, you may have not saved the form before sending because it was blank. Just send me an email with all the property and specific issues and we will get out there, thanks.

David J. Banton

Manager

Levy County Code Enforcement

Office: 352-486-5541 Cell: 352-507-2141

Email: banton-dave@levycounty.org

Physical Address: 375 Garner St Suite A Bronson, FL 32621

Mailing Address: 310 School St Suite 112 Bronson, FL 32621



From: Terry Weidert <Terry.Weidert@osgconnect.com>

Sent: Thursday, March 5, 2026 9:16 AM

To: Dave Banton <banton-dave@levycounty.org>

Subject: FW: Complaint Form

You don't often get email from terry.weidert@osgconnect.com. [Learn why this is important](#)

Dave

Please let me know if you need anything else. I believe that Ms. Ware passed away but the assessors office is not reflecting an ownership change. Last year, there was a fire that burnt a camper down and then all of sudden the in the last few months. A camper appeared. Is this kosher, was a permit filed? Electrical inspection? Tie in to septic? It is my understanding, that if I wanted to do this for a friend. I needed to make improvements and file for permits on my property. Like I said it looks like an episode of hoarders junk and mess everywhere.

Terry

Terry Weidert

Tax Manager

Cell: 724-288-1535

Fax: 630-385-0174



in X @ f

From: Terry Weidert <framinglady@yahoo.com>
Sent: Thursday, March 5, 2026 8:27 AM
To: Terry Weidert <terry.weidert@osgconnect.com>
Subject: Fw: Complaint Form

----- Forwarded Message -----

From: Dave Banton <banton-dave@levycounty.org>
To: framinglady@yahoo.com <framinglady@yahoo.com>
Sent: Monday, March 3, 2025 at 07:59:08 AM EST
Subject: Complaint Form

Hello Terry, Here is a complaint form, if you have any questions please let me know,

Dave Banton

Levy County CE

352-507-2141

NOTE: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

NOTE: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



03/10/2026 11:52 AM





03/10/2026 11:57 AM



LEVY COUNTY, FLORIDA SPECIAL MAGISTRATE

LEVY COUNTY, FLORIDA

Petitioner,

Violation/Case No. **26-50**

Vs.

Ware Billie M.
18450 SE 18th LN
Williston, FL 32696

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
18450 SE 18 LN
Williston, FL 32696
Parcel ID: 1877900000
2. Name and address of owner/person/responsible party in charge of violation:
Ware Billie M
18450 SE 18th LN
Williston, FL 32696
3. Date of violation: **March 10th 2026**
4. Code Section(s) violated: **Sec 50-718 and 34-40**

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

Sec. 34-40 Prohibited Generally

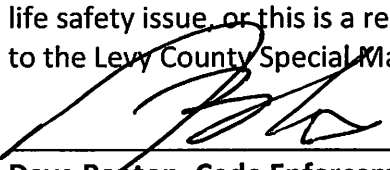
(a) It shall be unlawful for the owner of any land in the county to permit or to cause thereon the open storage and accumulation of junk, trash and abandoned property prohibited on residential, commercial and agricultural property, except for the following:

- (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.

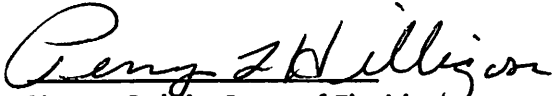
5. Date violation first observed: **March 10th 2026**
6. Date Owner/Person in charge received Notice of Violation: **On March 20th 2026, a Notice of Violation was sent via USPS certified letter with return receipt requested. The Certified letter was signed for and sent back March 31th 2026. May 29th 2026 Notice of Violation was posted on front gate.**
7. Date which violations are to be corrected: **April 20th 2026 and June 20th 2026**
8. Date of re-inspections if applicable: **May 21st 2026, May 29th 2026, and July 29th 2026.**
9. Result of inspection or re-inspection: **May 21st and May 29th 2026, Respondent not in compliance, three recreational vehicles still located on the lot with miscellaneous junk, trash throughout whole property.**
10. Description of Violation: **On July 29th 2026, I observed three recreational vehicles located on a lot with miscellaneous junk, trash throughout the property. Small section of privacy fencing put up to shield the front yard.**

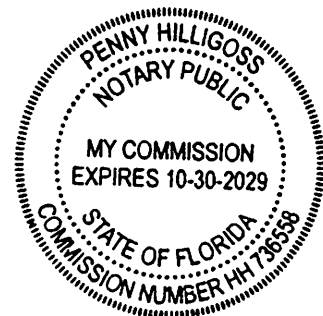
Based upon the foregoing, the undersigned Code Enforcement Officer hereby certifies that The above described violation continues to exist in the jurisdiction within the boundaries of Levy County as specified in the Levy County Code of Ordinances, Sec 50-718 and 34-40. Attempts to secure compliance with 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.


Dave Banton, Code Enforcement Manager

3 Aug 2026
Date

SWORN to and subscribed before me on this 3 day of August, 2026.


Notary Public, State of Florida



LEVY COUNTY CODE ENFORCEMENT DIVISION



NOTICE OF CODE VIOLATION

Ware Billie M
18450 SE 18th LN
Williston, FL 32696

DATE: March 20, 2026

An inspection of your property located at **18450 SE 18th LN** was completed and revealed the following violation of Levy County Code: Sections **50-718** and **34-40**, which provides that certain conditions are not allowed on any property in the county, if the conditions are visible from a public street or of other public or private property, Violations are as follows:

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 zoning official is a prohibited use.

(1) Recreational vehicle occupancy. In all zoning districts, no recreational vehicle may be used for living, sleep or housekeeping purposes, except as following.

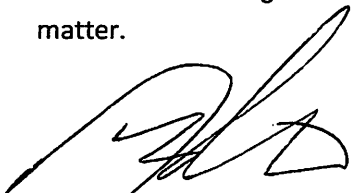
- (a) One recreational vehicle (that is operable and has a current tag/registration in the name of the owner or occupant of the dwelling) is allowed to accommodate friends or relatives of the owner or occupant of the dwelling for up to one week (seven consecutive calendar days) in each month, but may 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

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.

It is **mandatory** that you contact the Code Enforcement Officer at (352) 486-5541 within **Five (5)** days of receiving this notice to discuss the measure required so that the violations can be resolved. Failure to vacate the recreational vehicles and clean all of the junk, trash off the property that is visible from the street by **April 20th, 2026** will result in a Special Magistrate Hearing where daily fines can be ordered as long as the property stays in noncompliance. Thank you for your prompt attention to this matter.



Dave Banton, Manager
Levy County Code Enforcement
352-507-2141



AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)

COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA

VS.

Billie Ware

Special Magistrate CASE NO.: CASE #20260050

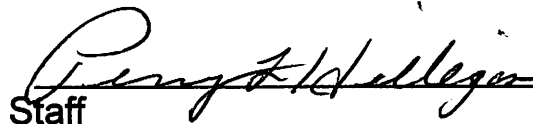
I, **Penny Hilligoss**, being duly sworn, depose and says:

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 20, 2026**, I received a copy of the attached **Notice of Violation** dated **March 20, 2026**

3. That on the day **20th of March, 2026**, I mailed said papers to **Billie Ware 18450 SE 18th Ln Williston, FL 32696** 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 29 of July, 2026.


Notary Signature

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



7020 1290 0001 6232 4236

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Williston, FL 32696

Certified Mail Fee \$5.30
\$4.40
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage

\$0.78
\$
Total Pos
\$10.48
\$

Sent To

Street an

City, Stat

Billie Ware
18450 SE 18 LN
Williston, FL 32696

MAR 20 0810
Postmark
Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- 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.

Billie Ware
18450 SE 18 LN
Williston, FL 32696



9590 9402 9480 5069 4954 70

2. Article Number (Transfer from service label)

7020 1290 0001 6232 4236

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Gary Stewart

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☒ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Registered Mail
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

USPS TRACKING#



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 9480 5069 4954 70

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box •

Code Enforcement
310 School St Suite 112
Bronson, FL 32621

09/31



LEVY COUNTY CODE ENFORCEMENT DIVISION



NOTICE OF CODE VIOLATION

**Ware Billie M
18450 SE 18th LN
Williston, FL 32696**

DATE: May 28, 2026

An inspection of your property located at **18450 SE 18th LN** was completed and revealed the following violation of Levy County Code: Sections **50-718** and **34-40**, which provides that certain conditions are not allowed on any property in the county, if the conditions are visible from a public street or of other public or private property, Violations are as follows:

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 zoning official is a prohibited use.

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- (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

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.

It is **mandatory** that you contact the Code Enforcement Officer at (352) 486-5541 within **Five (5)** days of receiving this notice to discuss the measure required so that the violations can be resolved. Failure to vacate the recreational vehicles and clean all of the junk, trash off the property that is visible from the street by **June 20th, 2026** will result in a Special Magistrate Hearing where daily fines can be ordered as long as the property stays in noncompliance. Thank you for your prompt attention to this matter.



Dave Banton, Manager
Levy County Code Enforcement
352-507-2141



AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)

COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA

VS.

Billie Ware

Special Magistrate CASE NO.: CASE #20260050

I, **Penny Hilligoss**, being duly sworn, depose 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 **May 28, 2026**, I received a copy of the attached **Notice of Violation** dated **May 28, 2026**
3. That on the day **28th of May, 2026**, I mailed said papers to **Billie Ware 18450 SE 18th Ln Williston, FL 32696** 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 29 of July, 2026.


Notary Signature

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



7022 1670 0001 5900 2925

U.S. Postal Service™
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Williston, FL 32696

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fees appropriate)	
☐ Return Receipt (hardcopy)	\$4.40
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage	\$10.48
Sent To	
Street &	
City, St.	

PS Form 3800, April 2015 PSN 7530-01-000-9000 Reverse for Instructions

BRONSON POST OFFICE

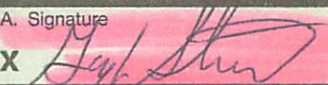
0810 05

Postmark Here

Billie Ware 05/28/2026

18450 SE 18th LN

Williston, FL 32696

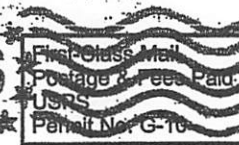
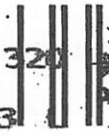
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY		
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) Guy STEWARD C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No		
Billie Ware 18450 SE 18th LN Williston, FL 32696	WILLISTON, FL 32696 JUN 11 2026		
 9590 9402 8707 3310 3220 15	3. Service Type <table border="0"> <tr> <td> ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery </td> <td> ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery </td> </tr> </table>	☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery		
2. Article Number (Transfer from service label) 7022 1670 0001 5900 2925	all Restricted Delivery		
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt			

USPS TRACKING#



JACKSONVILLE RPDC 320

12 JUN 2025 PM 3

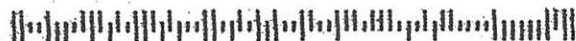


9590 9402 8707 3310 3220 15

United States
Postal Service

* Sender: Please print your name, address, and ZIP+4® in this box*

Code Enforcement
310 School St Suite 112
Bronson, FL 32621



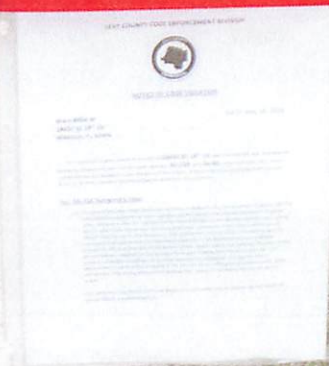


05/21/2026 11:04 AM



05/21/2026 11:03 AM

PLEASE
KEEP
GATE CLOSED
AND LATCHED
DO NOT LET DOGS OUT



POS
PRIVATE
HUNTING, FISHING
TRESPASSING IS STRICTLY
VIOLATORS WILL

05/29/2026 01:19 PM



05/29/2026 01:19 PM

PLEASE



05/29/2026 01:20 PM



05/29/2026 01:21 PM



05/29/2026 01:20 PM



07/29/2026 01:27 PM



07/29/2026 01:27 PM



07/29/2026 01:27 PM



07/29/2026 01:27 PM



07/29/2026 01:27 PM

LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA

Code Case No.: 26-50

Petitioner,

VS.

Ware Billie M
18450 SE 18th LN
Williston, FL 32696

Respondent,

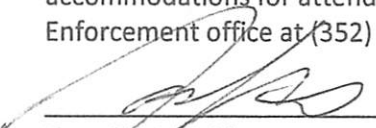
NOTICE OF HEARING

Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Ordinance No. 50-718 and 34-40 you will please take notice that a public hearing will be conducted in the above-styled cause, on Wednesday the **19th day of August, 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.

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.



Dave Banton, Manager
Levy County Code Enforcement



AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)

COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA

VS.

Billie Ware

Special Magistrate CASE NO.: CASE #20260050

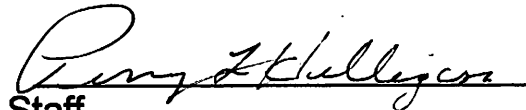
I, **Penny Hilligoss**, being duly sworn, depose and says:

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 **July 30, 2026**, I received a copy of the attached **Notice of Hearing** for the hearing dated **August 19, 2026**

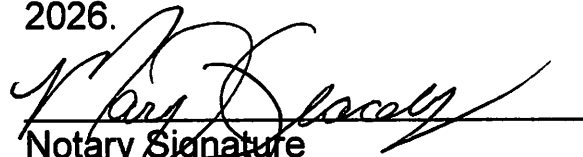
3. That on the day **30th of July, 2026**, I mailed said papers to **Billie Ware 18450 SE 18th Lane Williston, FL 32696** by First Class Mail, U.S. Postal Service.

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 30 of July, 2026.


Notary Signature

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



7022 1670 0001 5900 3762

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Williston, FL 32696

Certified Mail Fee	\$5.55
Extra Services & Fees (check box, add fee as appropriate)	\$4.65
☐ Return Receipt (hardcopy)	\$2.80
☐ Return Receipt (electronic)	\$1.85
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.82

Total Postage \$11.02

Sent To

Street and

City, State, ZIP+4®

Billie Ware
18450 SE 18th Lane
Williston, FL 32696

07/30/2026

Postmark
Here



Levy County Code Enforcement AFFIDAVIT OF POSTING

VIOLATION NUMBER: 26-50

PARCEL NUMBER: 1877900000

I hereby certify the following:

1. **On this Thursday, the 6th day of August, 2026, the property owned by Ware Billie M., located at 18450 SE 18th LN, Williston, FL 32696, was posted with a Notice of Hearing for the following violation(s) of Levy County Code of Ordinances:**

Sections 50-718

- (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:

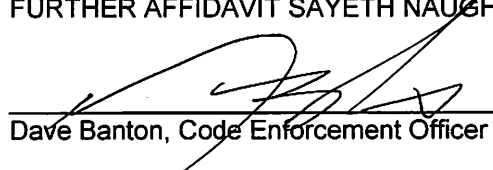
- (a) One recreational vehicle (that is operable and has a current tag/registration in the name of the owner or occupant of the dwelling) is allowed to accommodate friends or relatives of the owner or occupant of the dwelling for up to one week (seven consecutive calendar days) in each month, but may 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

Sec. 34-40

- (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.

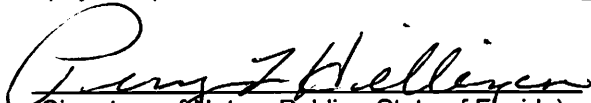
- (1) Junk stored in enclosed litter receptacles or completely enclosed buildings;
- (2) Junk which will not fit into standard-sized litter receptacles and which is set out for no more than seven days for pickup and removal;
- (3) Junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site, or sanitary landfill; and
- (4) Accumulations of vegetative wastes in agricultural districts and forestry.

FURTHER AFFIDAVIT SAYETH NAUGHT.


Dave Banton, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF FLEVY

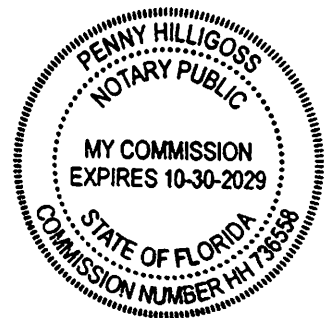
Dave Banton acknowledged the foregoing instrument before me by means of
☐ physical presence or online notarization, this 6 day of Aug 2026.


(Signature of Notary Public - State of Florida)

Penny Hilligoss
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced _____



LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA

Code Case No: 26-50

Petitioner,

VS.

Ware Billie M
18450 SE 18th LN
Williston, FL 32696

Respondent,

NOTICE OF HEARING

Pursuant to Sections 162.06 and 162.12, *Florida Statutes*, and *Levy County Code of Ordinances*, Ordinance No. 50-71E and 24-40 you will please take notice that a public hearing will be conducted in the above-styled cause, on Wednesday the 19th day of August, 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 hearing, 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.


Dave Plinton, Manager
Levy County Code Enforcement

08/06/2026 11:46 AM

Levy County, FL

Summary

ParcelID	1877900000
Location	18450 SE 18 LN
Address(es)	
Neighborhood	WILLISTON
Legal Description*	05.00 (5) 36-13-18 0005.11 ACRES WHISPERING OAKS UNIT II LOT 36 OR BOOK 765 PAGE 200 (Note: *The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.)
LandUse	MOBILE HOME (0200)
SubdivisionName	WHISPERING OAKS UNIT II
Sec/Twp/Rng	36-13-18
Tax District	SW FLORIDA WT MG (District SW)
Millage Rate	14.2651
Acreage	5.11
Homestead	Yes
Ag Classification	No

[View Map](#)

Owner

Owner Name	Ware Billie M 100%
Mailing Address	18450 SE 18TH LN WILLISTON, FL 32696

Trim Notice

Trim Notice (PDF)

Estimate Taxes

Estimate Taxes

Valuation

	2025 Final Value Summary
Building Value	\$115,780
Extra Features Value	\$6,449
Market Land Value	\$60,937
Ag Land Value	\$60,937
Just (Market) Value	\$183,166
Assessed Value	\$73,212
Exempt Value	\$58,212
Taxable Value	\$15,000
Save Our Homes Benefit	\$109,954
Previous Year Value	\$171,394

Exemptions

Homestead ⚙	2nd Homestead ⚙	Widow/er ⚙	Disability ⚙	Seniors ⚙	Veterans ⚙	Other ⚙
25000	23212	5000	5000			

Building Information

Building	1	Roof Cover	ASPHALT/COMP SHG, METAL
Actual Area	1876	Heating Type	FORCED AIR DUCTED
Conditioned Area	1620	Air Conditioning	CENTRAL
Actual Year Built	2001	Baths	2
Effective Year Built	2001		
Use	MOBILE HOME 1		
Exterior Wall	VINYL SIDING		
Roof Structure	GABLE OR HIP		

Description	Conditioned Area	Actual Area
DECK	0	160
MOBILE HOME BASE	1620	1620
	0	96
Total SqFt	1620	1876

Extra Features

Code Description	BLD	Length	Width	Height	Units
FIREPLACE-C	1	0	0	0	1
DU-C STORAGE	1	24	12	0	288
DU-C STORAGE	1	20	10	0	200
DU-C STORAGE	1	10	12	0	120

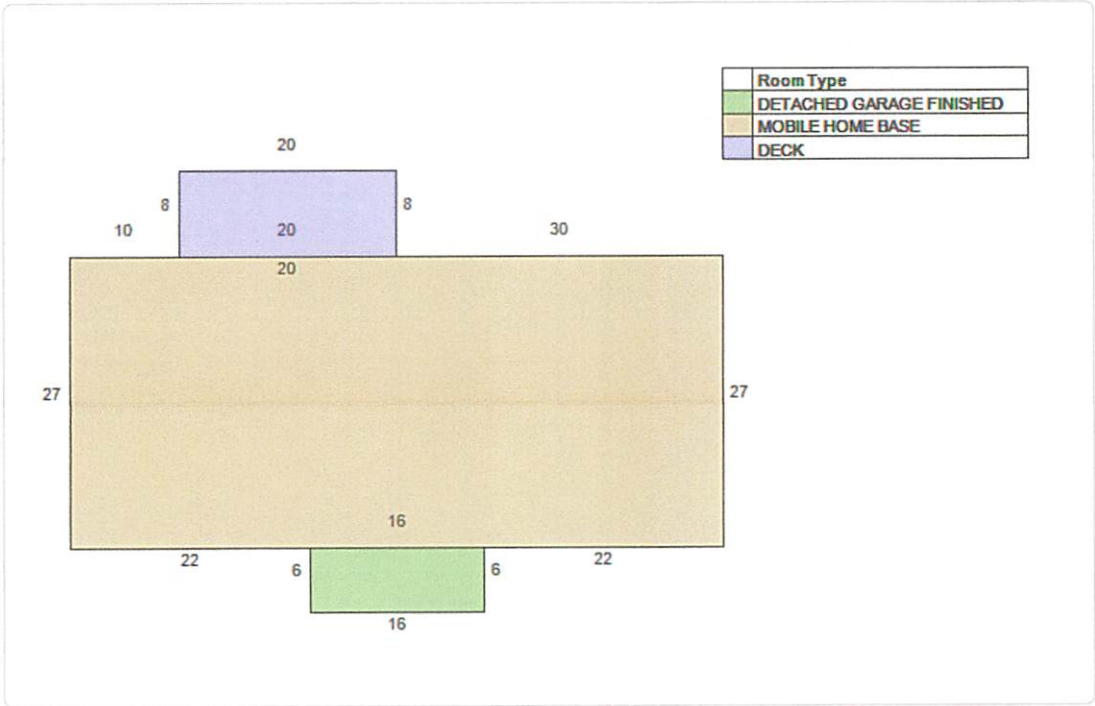
Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
MOBILE HOME	0	0	5.11	AC	\$60,937

Sales

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book	Page			
10/1/2001	\$27,000.00	WD	765	200	U	V	ALSTODT BRIAN & NANCY
3/1/1999	\$21,000.00	WD	671	231	U	V	DUNDALE MARK
4/1/1997	\$7,500.00	WD	614	631	U	V	RABIN SUYUE LEE
4/1/1997	\$7,500.00	WD	614	630	U	V	RABIN LOUIS

Building Sketch



Map



No data available for the following modules: Application for Catastrophic Event Tax Refund, Photos.

Levy County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 3/4/2026, 7:32:33 PM

Contact Us

Developed by
 SCHNEIDER
GEOSPATIAL

Prepared by:
Nations Title Agency
420 Park Place Boulevard, Suite 300
Clearwater, FL 33759

Return to:
Nations Title Agency
420 Park Place Boulevard, Suite 300
Clearwater, FL 33759

FILE #: 01f01273 |

Property Appraiser's Parcel

ID #: 36 13 18 18779 000 00

FILE# 379495
Levy County, FLORIDA

RCD Nov 15 2001 04:34
Danny J. Shipp., CLERK

DEED DOC STAMPS 189.00
11/15/01 J.D. Deputy Clk

WARRANTY DEED
(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture, Made this 11th day of OCTOBER, 2001, Between **BRIAN ALSTODT and NANCY ALSTODT, husband and wife**, whose post office address is: **1950 S.E. 185th AVE. WILLISTON FL. 32696**, hereinafter called the "Grantor", and **ROBERT WARE and BILLIE M. WARE, husband and wife** whose post office address is: 1606 N.W. 39th Gainesville FL. 32605, hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in **levy** County, Florida, to wit:

LOT 36, WHISPERING OAKS, UNIT TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 38, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

Bethaney G. Swanson
Witness Name: BETHANEY G. SWANSON

Harriett E. Downs
Witness Name: HARRIETT E. DOWNS

Brian Alstodt
Brian Alstodt
1950 S.E. 185th Ave
Williston Fl 32696
Nancy CW Alstodt
Nancy CW Alstodt
1950 S.E. 185th Ave
Williston Fl 32696

State of FLORIDA)
County of LEVY) ss.

The foregoing Instrument was acknowledged by me this 11th day of OCTOBER, 2001 by: **Brian and Nancy CW Alstodt** who is are personally known by me or who has/have produced: _____ as identification and who did not take an oath.

Harriett E. Downs (SEAL)
Notary Public
My Commission Expires: 8/24/02

OFFICIAL NOTARY SEAL
HARRIETT E DOWNS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC763664
MY COMMISSION EXP. AUG. 24, 2002



Tax Bill Detail

Property Tax Account: 18779-000-00

WARE BILLIE M

Year: 2025

Tax District: SW

Bill Number: 45644

Property Type: Real Estate

Owner: WARE BILLIE M

MAILING ADDRESS:

WARE BILLIE M
18450 SE 18TH LN
WILLISTON FL 32696

PROPERTY ADDRESS:

18450 SE 18 LN
WILLISTON

Taxes & Fees All Unpaid Bills Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
Board of County Commissioners	8.7500	\$129.64	\$25.25	\$104.39
Levy School Board General Fund	3.0840	\$116.40	\$22.67	\$93.73
Levy School Board Capital Outlay	1.5000	\$56.62	\$11.03	\$45.59
Levy School Board Basic Discretionary	0.7480	\$28.23	\$5.51	\$22.72
Southwest Florida Water Mgmt	0.1831	\$2.72	\$0.53	\$2.19
TOTAL	14.2651	\$333.61	\$64.99	\$268.62

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
Ambulance Service (BOCC)	\$197.54	\$38.47	\$159.07
Solid Waste (BOCC)	\$114.58	\$22.32	\$92.26
Road Maintenance R26	\$171.85	\$33.46	\$138.39
Fire Tax - FM (BOCC)	\$274.59	\$53.48	\$221.11
TOTAL	\$758.56	\$147.73	\$610.83

Fees

Authority/Fund	Charged	Paid	Due
3% Interest	\$26.38	\$0.00	\$26.38
5% Commission	\$45.29	\$0.00	\$45.29
Advertising - Real Estate	\$10.00	\$0.00	\$10.00
Tax Collector Redemption Fee	\$6.25	\$0.00	\$6.25
Web Fee	\$18.00	\$0.00	\$18.00
Interest	\$48.96	\$0.00	\$48.96
TOTAL	\$154.88	\$0.00	\$154.88

Year	Due
2026	\$276.44
2025	\$1,034.33
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00

Payment Options

If Paid By 7/31/2026

This Bill:	\$1,034.33
All Bills:	\$1,310.77
Cart Amount:	\$0.00

This account is not payable online at this time. Please contact the Levy County Tax Collector's office at 352-486-5172 to verify the correct amount due and instructions on how to make a payment. Amounts are subject to change.

Print Bill / Receipt

Property Appraiser