

CASE #: 20250039

LEVY COUNTY, FLORIDA

VS

Darla Zambelli

LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA

Petitioner,

Code Case No.: 2025-0039

VS.

DARLA D ZAMBELLI
DZ-JZ LLC
14260 W NEWBERRY RD 422
NEWBERRY, FL 32669

RE: 7010 NE 150TH AVENUE
WILLISTON, FL 32696
PARCEL ID: 04097-000-00

Respondent,

NOTICE OF COMPLIANCE HEARING

Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Section 50-700 Levy County Ordinances, 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 compliance of the Orders in the issued Finding of Facts dated the 27th day of April, 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) 558-7914, no later than 72 hours prior to the proceedings.

LEVY COUNTY, FLORIDA
CODE ENFORCEMENT MANAGER

A handwritten signature in black ink, appearing to read 'Dave Banton', is written over a horizontal line.

Dave Banton
375 Garner St Suite A
Bronson, Florida 32621
(352) 507-2141



AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)

COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA

VS.

Darla Zambelli and DZ & JZ LLC

Special Magistrate CASE NO.: CASE #20250039

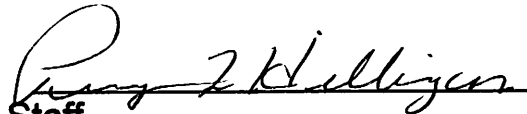
I, **Penny Hilligoss**, being duly sworn, deposed and says:

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

3. That on the day **30th of July, 2026**, I mailed said papers to **Darla Zambelli & DZ & JZ LLC 14260 W Newberry Rd 442 Newberry, FL 32669** 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 3748

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com	
Newberry, FL 32669	
OFFICIAL USE	
Certified Mail Fee	\$5.75
Postage	\$0.00
Total P	\$11.02
Extra Services & Fees (check box, add fee to appropriate fee)	
☐ 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
Postmark Here	
Daria D'Zambelli	
DZ-JZ LLC	
14260 W Newberry Rd 422	
Newberry, FL 32669	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

**SPECIAL MAGISTRATE
OF LEVY COUNTY, FLORIDA**

LEVY COUNTY, FLORIDA

vs.

Case No. CE# 2025-0039

**DARLA ZAMBELLI
DZ & JZ LLC
14260 W. NEWBERRY RD; 442
NEWBERRY, FL 32669**

RESPONDENT
_____ /

**COMPLIANCE HEARING FINDINGS OF FACT
AND ORDER**

This CAUSE came on for compliance 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 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 17 TOWNSHIP 12 RANGE 18 0040.00 ACRES SW 1/4 OF SE 1/4 OR BOOK
1746 PAGE 638**

Parcel Number: 04097-000-00

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 April 15th, 2026.

C. The evidence presented proves that a portable sanitation business continues to operate in an unauthorized zoning district due to the "use" not being approved or recommended for Agriculture Rural Residential district.

II. CONCLUSIONS OF LAW: The above constitutes a violation of Section 50-700, Levy County Code Ordinances

III. ORDER: The Special Magistrate orders as follows:

A. The Respondent shall cure the violation immediately and shall return for a Status Hearing in sixty (60) days.

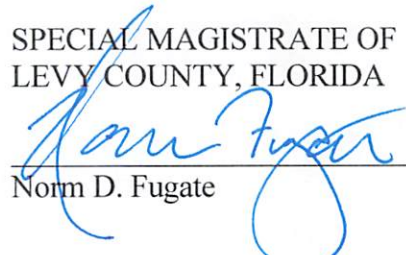
B. Pursuant to Fla. Stat. §162.06, §162.12 and Levy County Code of Ordinances, Ordinance No. 01-03, the Respondent is assessed \$120.00 to cover the costs of administering this Code Violation Case.

C. A fine in the amount of \$50.00 per day will begin accruing the date of the prior Order, February 2nd, 2026, and continuing until the violations are cured. The fine will be reviewed at that Status Hearing in sixty (60) days.

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.

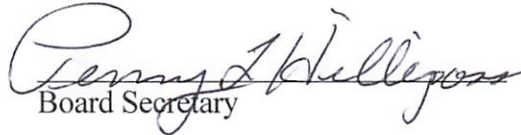
DONE AND ORDERED THIS 27 day of April, 2026, at Levy County, Florida.

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, Darla Zambelli, DZ & JZ LLC, 14260 W. Newberry RD; 442, Newberry, FL 32669, this 27 day of April, 2026.


Board Secretary



AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)

COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA

VS.

Darla Zambelli & DZ & JZ LLC

Special Magistrate CASE NO.: CASE #20250039

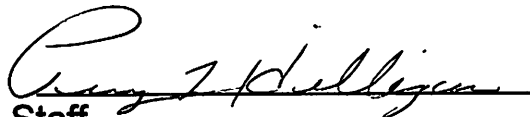
I, **Penny Hilligoss**, being duly sworn, deposed and says:

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 **April 27, 2026**, I received a copy of the attached **Compliance of Hearing Finding of Facts** dated **April 27, 2026**

3. That on the day **28th of April, 2026**, I mailed said papers to **Darla Zamebli and DZ & JZ LLC 14260 W. Newberry Rd 442 Newberry, FL 32669** 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:



Tax Bill Detail

Property Tax Account: 04097-000-00
DZ & JZ LLC

Year: 2025
Tax District: SW

Bill Number: 15600
Property Type: Real Estate
Owner: DZ & JZ LLC

MAILING ADDRESS:
DZ & JZ LLC
7010 NE 150TH AVE
WILLISTON FL 32696

PROPERTY ADDRESS:
7010 NE 150 AVE
WILLISTON 32696

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
Board of County Commissioners	8.7500	\$704.19	\$704.19	\$0.00
Levy School Board General Fund	3.0840	\$361.06	\$361.06	\$0.00
Levy School Board Capital Outlay	1.5000	\$175.61	\$175.61	\$0.00
Levy School Board Basic Discretionary	0.7480	\$87.57	\$87.57	\$0.00
Southwest Florida Water Mgmt	0.1831	\$14.74	\$14.74	\$0.00
TOTAL	14.2651	\$1,343.17	\$1,343.17	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
Ambulance Service (BOCC)	\$192.00	\$192.00	\$0.00
Solid Waste (BOCC)	\$111.35	\$111.35	\$0.00
Fire Tax - FR (BOCC)	\$240.00	\$240.00	\$0.00
TOTAL	\$543.35	\$543.35	\$0.00

Year	Due
2025	\$0.00
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00

Payment Options

This Bill:	\$0.00
All Bills:	\$0.00
Cart Amount:	\$0.00

Bill 15600 -- No Amount Due