

CASE #: 20260052

LEVY COUNTY, FLORIDA

VS

Joseph Sandora

Authority: Levy County Land Development Code: Chapter 50, Division 2, Administration and Enforcement

Date 05/21/2024

Name Kelly Breslin Phone 918-617-5437 Email Natureisbeauty0622@gmail.com
Street Address 9931 NE 78th LN City Bronson State Florida ZIP 32621
Plaintiff signature Kelley Breslin

Name Kelly Breslin Phone 918-617-5437 Email Natureisbeauty0622@gmail.com
Street Address 9931 NE 78th LN City Bronson State Florida ZIP 32621
Property owner signature Kelley Breslin

Name Kelly Breslin Phone 918-617-5437 Email Natureisbeauty0622@gmail.com
Street Address 9931 NE 78th LN City Bronson State Florida ZIP 32621
Tenant signature Kelley Breslin

Subdivision name N/A Lot 61 Block Section 16
Township 12 Range 17 Parcel Account 0341607300
911 Address 9931 NE 78th LN Bronson FL 32621
Description of complaint Neighbor illegally dumping cat litter on my property. My children are getting sick with ringworm + pinworms.

Office Use Only

Verification of complaint _____

Conditions constituting a violation _____

Chapter _____ Article _____ Division _____ Section _____



LEVY COUNTY, FLORIDA SPECIAL MAGISTRATE

LEVY COUNTY, FLORIDA
Petitioner,

Violation/Case No. 26-52

Vs.

Sandora Joseph N
6130 Balboa Ave
New Port Richey, FL 34653

RE: Parcel ID 034160860A
Levy County, FL

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
Parcel ID: 034160860A
Sec 16 Twp 12 Rng 17
University Estates
2. Name and address of owner/person/responsible party in charge of violation:
Sandora Joseph N
6130 Balboa Ave
New Port Richie, FL 34653
3. Date of violation: **June 5th 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: **June 5th 2026**

6. Date Owner/Person in charge received Notice of Violation: **On June 5th 2026, a Notice of Violation was sent via USPS certified letter with return receipt requested. The Certified letter has not been returned as of July 30th 2026. On June 26th 2026 a Notice of Violation printed and handed to Mr. Sandora while he was at the permitting office.**

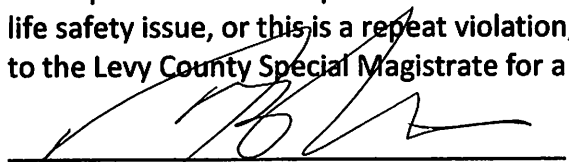
7. Date which violations are to be corrected: **July 5th 2026**

8. Date of re-inspections if applicable: **July 29th 2026.**

9. Result of inspection or re-inspection: **July 29th 2026, Respondent not in compliance, recreational vehicle still located on the vacant lot with miscellaneous items and wood pallets on lot also. He is pursuing a permit for new mobile home but has not been secured as of 29 July 2026.**

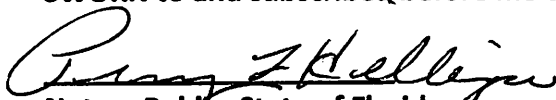
10. Description of Violation: **On July 29th 2026, I observed a recreational vehicle being lived in on a vacant lot with miscellaneous items, wood pallets on the property no permit for new home secured yet.**

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

8-4-26
Date

SWORN to and subscribed before me on this 4 day of August, 2026.


Notary Public, State of Florida



LEVY COUNTY CODE ENFORCEMENT DIVISION



NOTICE OF CODE VIOLATION

**Sandora Joseph N
6130 Balboa Ave
New Port Richey, FL 34653**

DATE: June 5, 2026

**RE: Parcel IDs 034160860A
Levy County, FL**

An inspection of your property located at **Parcel ID 034160860A** 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 Levy 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.

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- (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 vehicle and clean all of the junk, pallets, shed off the property that is visible from the street by **July 5th, 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



06/05/2026 10:42 AM





07/29/2026 02:17 PM



AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)

COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA

VS.

Joseph Sandora

Special Magistrate CASE NO.: CASE #20260052

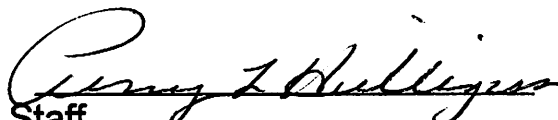
I, **Penny Hilligoss**, being duly sworn, depose and says:

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 **June 5, 2026**, I received a copy of the attached **Notice of Violation** dated **June 5, 2026**

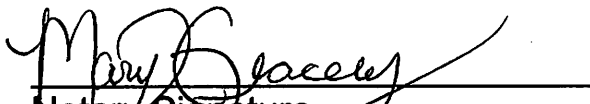
3. That on the day **5th of June, 2026**, I mailed said papers to **Joseph Sandora 6130 Balboa Ave New Port Richey, FL 34653** by First Class Mail, U.S. Postal Service.

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 24 of July, 2026.


Notary Signature

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



**LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE**



LEVY COUNTY, FLORIDA

Code Case No.: 26-52

Petitioner,

VS.

**Sandora Joseph N
6130 Balboa Ave
New Port Richey, FL 34653**

**RE: Parcel ID 034160860A
Levy County, FL**

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.

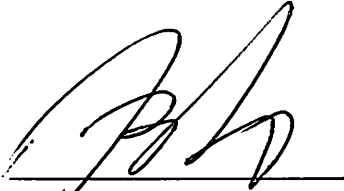
PLEASE GOVERN YOURSELF ACCORDINGLY

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.

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.

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

Dave Banton, Manager
Levy County Code Enforcement

ALERT: IMPACTS FROM WILDFIRES IN THE PACIFIC NORTHWEST AND SEVERE WEATHER ...

Tracking Number:

70221670000159003182

Remove X

Copy

Add to Informed Delivery

Latest Update

Your item arrived at our FORT MYERS FL DISTRIBUTION CENTER destination facility on June 16, 2026 at 7:26 am. The item is currently in transit to the destination.

Get More Out of USPS Tracking:
USPS Tracking Plus®

On the Way

- Arrived at USPS Facility
FORT MYERS FL DISTRIBUTION CENTER
June 16, 2026 7:26 AM
- Vacant
NEW PORT RICHEY, FL 34653
June 11, 2026 10:45 AM
- Arrived at USPS Facility
TAMPA, FL 33630
June 10, 2026 9:46 AM
- Arrived at USPS Facility
JACKSONVILLE FL DISTRIBUTION CENTER
June 9, 2026 7:59 PM
- Departed Post Office
BRONSON, FL 32621

Feedback

June 8, 2026 5:03 PM

USPS in possession of item
BRONSON, FL 32621
June 8, 2026 3:29 PM

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Feedback

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)

COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA

VS.

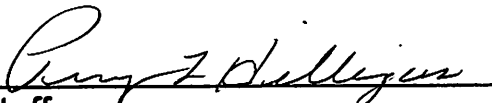
Joseph Sandora

Special Magistrate CASE NO.: CASE #20260052

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

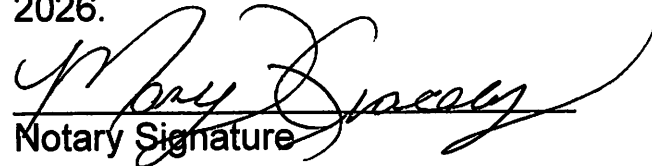
1. That I am employed by the **Code Enforcement Department of Levy County.**
2. That pursuant to Florida Statute 162.12, on the day of **July 30, 2026**, I received a copy of the attached **Notice of Hearing** for the hearing dated **August 19, 2026**
3. That on the day **30th of July, 2026**, I mailed said papers to **Joseph Sandora 6130 Balboa Ave New Port Richey, FL 34653** 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 3724

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

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

New Port Richey, FL 34655

Certified Mail Fee	\$5.55
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
\$
Total Postage
\$11.02
Sent To
Street
City, State, ZIP+4®

\$0.80
Joseph Sandora
6130 Balboa Ave
New Port Richey, FL 34653



Levy County, FL

Summary

ParcelID	034160860A
Location	
Address(es)	
Neighborhood	University Estates (3100)
Legal Description*	16-12-17 0001.25 ACRES E1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF NE1/4 TRACT 62 OR BOOK 1774 PAGE 383 (Note: *The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.)
LandUse	VACANT (0000)
SubdivisionName	N/A
Sec/Twp/Rng	16-12-17
Tax District	SW FLORIDA WT MG (District SW)
Millage Rate	14.2651
Acreage	1.25
Homestead	No
Ag Classification	No

[View Map](#)

Owner

Owner Name	Sandora Joseph N 100%
Mailing Address	6130 BALBOA AVE NEW PORT RICHEY, FL 34653

Trim Notice

Trim Notice (PDF)

Estimate Taxes

Estimate Taxes

Valuation

	2026 Preliminary Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$16,500
Ag Land Value	\$16,500
Just (Market) Value	\$16,500
Assessed Value	\$16,500
Exempt Value	\$0
Taxable Value	\$16,500
Save Our Homes Benefit	\$0
Previous Year Value	\$15,000

Exemptions

Homestead ⇅	2nd Homestead ⇅	Widow/er ⇅	Disability ⇅	Seniors ⇅	Veterans ⇅	Other ⇅
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Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vac Lot	0	0	1	LT	\$16,500

Sales

Sale Date	Sale Price	Instrument			Qualification	Vacant/ Improved	Grantor	Grantee
		Type	Book	Page				
2/19/2025	\$34,000.00	WD	1774	383	Q	V	CHACON JOSE	SANDORA JOSEPH N
1/30/2024	\$55,000.00	WM	1721	527	U	I	ALEMAN PILAR	CHACON JOSE
8/24/2023	\$55,000.00	WM	1703	408	U	I	CORTES JUAN M & LUISA S	ALEMAN PILAR
11/1/2001	\$100.00	WD	768	442	Q	V	CORTES HERNAN	CORTES JUAN M
5/15/1990	\$2,000.00	WD	415	616	Q	V	SEGARRA DOLORES DIAZ	CORTES HERNAN
2/8/1989	\$1,000.00	PR	351	756	Q	V	SEGARRA D & RENTAS-BURGOS-PR OF AIDA CORTES EST	SEGARRA DOLORES DIAZ

Map



No data available for the following modules: Application for Catastrophic Event Tax Refund, Building Information, Extra Features, Building Sketch, 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: 7/28/2026, 7:37:47 PM

Contact Us



Prepared by and return to:
Maury W. Ivey, Esq.
Scruggs, Carmichael & Wershow, P.A.
4923 NW 43rd Street
Gainesville, Florida 32606
File #: 25-1562

Rec. \$18.50
Tax: \$238.00

WARRANTY DEED

THIS WARRANTY DEED, made and entered into on this 19th day of February 2025, by and between

Jose Chacon, a married man conveying non-homestead property

whose address is 111 Race Street, Hawthorne, FL 32609
hereinafter called Grantor, and

Joseph N. Sandora

whose address is 6130 Balboa Avenue, New Port Richey, FL 34653
hereinafter called Grantee

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that said Grantor, for and in consideration of the sum of \$10.00 to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, the following described land, situated, lying and being in Levy County, Florida, to-wit:

Tract #062: The E 1/2 of the SW 1/4 of the NE 1/4 of the NE 1/4 of the NE 1/4 of Section 16, Township 12 South, Range 17 East, Levy County, Florida.

Tax Parcel #: 034160860A

SUBJECT TO 2025 taxes and easements and restrictions of record.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or appertaining.

TO HAVE AND TO HOLD the same in fee simple, forever.

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

The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed under seal on the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

Witness 1:

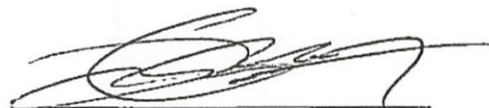
Signature:

LINDA TRABAZO

Printed Name:

Address:

**4923 NW 43rd Street
Gainesville, FL 32606**



Jose Chacon

Witness 2:

Signature:

Printed Name:

Address:

**Pam Tyler
4923 NW 43rd Street
Gainesville, FL 32606**

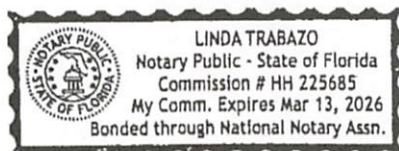
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th of February 2025, by **Jose Chacon**, who is/~~are~~ ☒ personally known to me ~~OR~~ who has/have ☐ produced their driver's license or passport as identification.

[SEAL]

NOTARY PUBLIC



LINDA TRABAZO

Tax Bill Detail

Property Tax Account: 03416-086-0A
SANDORA JOSEPH N

Year: 2025
Tax District: SW

Bill Number: 13433
Property Type: Real Estate
Owner: SANDORA JOSEPH N

MAILING ADDRESS:
SANDORA JOSEPH N
6130 BALBOA AVE
NEW PORT RICHEY FL 34653

PROPERTY ADDRESS:
0

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
Board of County Commissioners	8.7500	\$131.25	\$131.25	\$0.00
Levy School Board General Fund	3.0840	\$46.26	\$46.26	\$0.00
Levy School Board Capital Outlay	1.5000	\$22.50	\$22.50	\$0.00
Levy School Board Basic Discretionary	0.7480	\$11.22	\$11.22	\$0.00
Southwest Florida Water Mgmt	0.1831	\$2.75	\$2.75	\$0.00
TOTAL	14.2651	\$213.98	\$213.98	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
Fire Tax - FL (BOCC)	\$28.00	\$28.00	\$0.00
TOTAL	\$28.00	\$28.00	\$0.00

Year	Due
2025	\$0.00
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00

Payment Options

This Bill:

\$0.00

All Bills:

\$0.00

Cart Amount:

\$0.00

Bill 13433 -- No Amount Due

Pay All Bills

 Print Bill / Receipt

Property Appraiser