

CASE #: 20240004

LEVY COUNTY, FLORIDA

VS

Lance Berger

LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA

Petitioner,

Code Case No.: 2024004

VS.

LANCE A. BERGER
18450 SE 18TH LN
WILLISTON, FL 32696

RE: Parcel Number 0948600400

Respondent,

NOTICE OF COMPLIANCE HEARING

Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Ordinance No. 34-40(a), you will please take notice that a public hearing will be conducted in the above-styled cause, on Wednesday the 19th day of November, 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 compliance of the Orders in the issued Finding of Facts dated the 28th day of March, 2024. **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

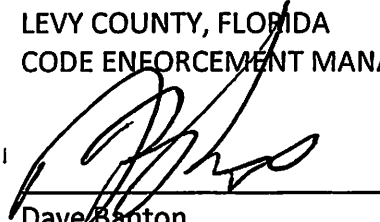
If a person wishes to appeal a decision with respect to any matter considered at this meeting, a record of the proceeding will be needed and, for this reason, such person may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence

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.
Lance Berger

CODE ENFORCEMENT BOARD CASE NO.: CASE #20240004

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 **November 4, 2025**, I received a copy of the attached Notice of Compliance Hearing for the hearing dated **November 19, 2025**
3. That on the day **4th of November, 2025**, I mailed said papers to **Lance Berger 18450 SE 18th LN Williston FL, 32696** by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.

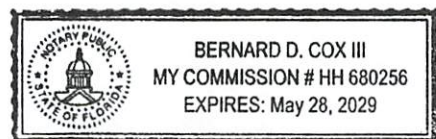

Staff

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 5 of November, 2025.


Notary Signature

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



AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF (LEVY)

Instrument # 736906
OR BK: 1741 PG: 200-1pg(s)
REC: 8/21/2024 2:49 PM
Danny J. Shipp, Levy County Clerk, Florida
Rec: \$10.00

LEVY COUNTY FLORIDA
VS

Deputy Clerk Katie

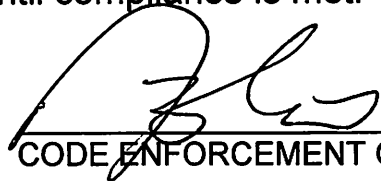
LANCE A. BERGER
18450 SE 18TH LANE
WILLISTON, FL 32696

CODE ENFORCEMENT SPECIAL MAGISTRATE CASE NO.: 2024-004

I, David J Banton, being duly sworn, deposed and says:

1. That I am employed by the Code Enforcement Department of Levy County.
2. That in accordance with Levy County Ordinance Sec. 2-154, on the **28th day of MAY 2024**, I conducted an inspection for compliance on said property as ordered on the **28th day of MARCH, 2024.**
3. That on the day **28th day of MAY, 2024**, the above mentioned property is in **NON-COMPLIANCE** and a **\$100 dollar a day** fine is active as of this date and will continue until compliance is met.

FURTHER, Affiant saith not.



CODE ENFORCEMENT OFFICER

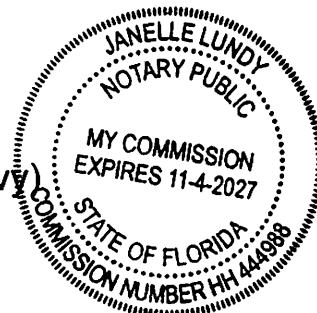
PERSONALLY APPEARED before me, the undersigned authority, who is personally known to me, and acknowledged that he/she did execute the foregoing Affidavit and did not take an oath.

SWORN AND SUBSCRIBED before me this day 20 of June, 2024.



Notary Signature

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



**SPECIAL
MAGISTRATE
OF LEVY COUNTY, FLORIDA**

Deputy Clerk Katie

LEVY COUNTY, FLORIDA

vs.

Case No. CE# 2024-004

**LANCE A. BERGER
18450 SE 18th Lane
Williston, Florida 32696
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. 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:

**Unit 5 Block 5 Lot 5 Official Records Book 866 Page 915
Williston, Florida 32696
Parcel #09486-004-00**

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 March 20, 2024.

C. Respondent did not attend the hearing.

D. The evidence presented proves that the owner has allowed the open storage and accumulation of junk, trash and abandoned property, as well as an inoperable vehicle, on the subject residential property.

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

A. Chapter 14 – Environmental Regulations, Article II – Sec. 34-40(a), Prohibited generally. It shall be unlawful for the owner of any land in the county to permit or to cause thereon the open storage and accumulation of junk, trash, and abandoned property, prohibited on residential, commercial or agriculture property.

B. Chapter 14 – Environmental Regulations, Article II – 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.

III. ORDER: The Special Magistrate orders as follows:

A. The Respondent shall cure the violation within sixty (60) 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 May 28, 2024, and 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 28th day of March 2024, at Levy County, Florida.

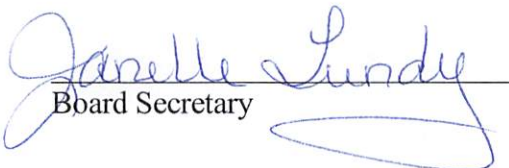
SPECIAL MAGISTRATE OF
LEVY COUNTY, FLORIDA



A handwritten signature in blue ink, appearing to read "H. Fager", is written over a horizontal line.

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, Lance A. Berger, 18450 SE 18th Lane, Williston, Florida 32696, this 28 day of March, 2024.



A handwritten signature in blue ink, appearing to read "Janette Lundy", is written over a horizontal line.

Board Secretary

Levy County, FL

Hurricane Damage Form

ATTENTION: This is not for FEMA.

Hurricane Damage Form

Summary

ParcelID 0948600400
Location 14130 SE 20 ST
Address(es)
Neighborhood MORRISTON 32668-
Legal Description* Will High Unit 5 (405)
 05-14-18 REPLAT WILLISTON HIGHLANDS UNIT 5 BLK 5 LOT
 5 OR BOOK 866 PAGE 915 (ROS)
 (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 WILLISTON HIGHLANDS UNIT 5 REPLAT
Sec/Twp/Rng 05-14-18
Tax District SW FLORIDA WT MG (District SW)
Millage Rate 13.7969
Acreage 1.25
Homestead No
Ag Classification No

[View Map](#)

Owner

Owner Name Berger Lance A 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	\$0
Extra Features Value	\$0
Market Land Value	\$19,000
Ag Land Value	\$19,000
Just (Market) Value	\$19,000
Assessed Value	\$10,249
Exempt Value	\$0
Taxable Value	\$10,249
Save Our Homes Benefit	\$8,751
Previous Year Value	\$18,000

Exemptions

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

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vac Lot	0	0	1	LT	\$19,000

Sales

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
12/1/2003	\$100.00	WD	<u>866</u> <u>915</u>	U	I	BERGER SARAH E	
9/1/2003	\$3,900.00	WD	<u>854</u> <u>314</u>	Q	V	RUDMAN JAMES P & MARY A	
10/1/1980	\$3,500.00	WD	<u>166</u> <u>436</u>	U	V		

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: 11/6/2025, 7:38:43 PM

Contact Us





05/28/2024 10:47 AM



05/28/2024 10:47 AM