

**CASE #: 20250039**

**LEVY COUNTY, FLORIDA**

**VS**

**Darla Zambelli**

## LEVY COUNTY CODE ENFORCEMENT DIVISION



### NOTICE OF CODE VIOLATION

**Darla D Zambelli**  
**14260 W Newberry Rd**  
**Newberry, FL 32696**

DATE: October 11, 2024

RE: **DZ & JZ, LLC**  
**7010 NE 150 Ave**  
**Williston, FL 32696**

An inspection of the property located at **7010 NE 150 Ave** was made on August 16, 2024 and again on October 3, 2024 concerning the operation of a commercial sanitation company in a Agriculture Rural Residential district. This inspection revealed the following violations of Levy County Code: **Ordinance No. Sec. 50-700-. Generally; Use Table**

*Sec. 50-700. - Generally; use table.*

*This table establishes, for each zoning district, permitted uses (allowed by right), conditional uses (allowed if approved by staff pursuant to subdivision 5 of this division) and uses by special exception (allowed if approved by the county commission pursuant to subdivision 6 of this division).*

*Any use that is not listed as permitted, conditional or special exception and is not an accessory use (refer to subdivision 3 of this division) or a temporary use (refer to subdivision 4 of this division) is a prohibited use in that zoning district. When the zoning official interprets whether a particular proposed or existing use is permitted by right, is a conditional use, a use by special exception, a temporary use, an accessory use or a prohibited use in a particular zoning district, the zoning official may consider factors including, but not limited to, the following:*

*(1)Hours of operation (including hours for service and deliveries);(2)Building and site arrangement relative to the neighboring permitted uses;(3)Types of vehicles used and parking requirements;(4)The number of vehicle trips generated; and(5)Whether the activity is likely to be found independent of the other activities on the site.*


*Each use must conform with all applicable requirements of this Code. A use may be listed in this table as allowed in a zoning district, but if a particular lot or structure does not*

*meet the minimum requirements of this Code, the use will not be allowed on that lot or in that structure unless it is recognized as a legal non-conformity.*

*All uses, except for single-family dwellings, are subject to site plan review by staff in accordance with section 50-775, and other requirements, such as environmental provisions, contained in this Code.*

It is important that you terminate all commercial operations to include the removal of Port-a-Johns, pump vehicles and holding tank by 15 November 2024 so no further action can be taken. Please contact the Levy County Zoning Office (352-486-5203; [Levy County Planning & Zoning Website](#) ) in order to find out if there is a legal way to operate this commercial business in Agricultural Rural Residential district. Please contact this office with any questions or to schedule a site visit to prove compliance.

V/R



Dave Banton

Levy County Code Enforcement

**AFFIDAVIT OF REGULAR MAIL**

STATE OF (FLORIDA)  
COUNTY OF (LEVY)

**LEVY COUNTY, FLORIDA**  
**VS.**

**Darla Zambelli**

**CODE ENFORCEMENT BOARD CASE NO.: CASE # 20250039**

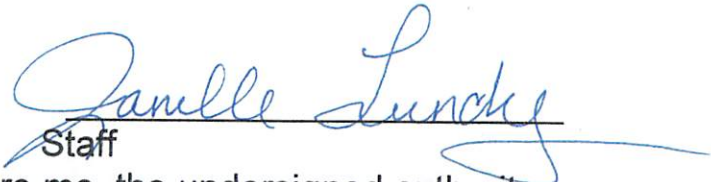
I, **Penny Hilligoss**, being duly sworn, deposed and says:

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 **October 11, 2024**, I received a copy of the attached Notice of Violation dated **October 11, 2024**

3. That on the day **18<sup>th</sup> of October, 2024**, I mailed said papers to **Darala D. Zambelli 14260 W Newberry RD 422 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 3<sup>rd</sup> of November, 2025.

  
Notary Signature



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

7019 1640 0001 3486 6714

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Williston, FL 32696

**OFFICIAL USE**

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$7.10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
<b>Total Postage and Fees</b>	<b>\$9.68</b>

0810  
3

Postmark  
Here

10/18/2024

Sent To: Z & J2 LLC

Street and Apt. No., or PO Box No. 7010 NE 100 Ave

City, State, ZIP+4® Williston, FL 32696

**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.

1. Article Addressed to:

DZ # JZ LLC  
7010 NE 150 Ave  
Williston, FL 32696



9590 9402 8707 3310 3315 67

2. Article Number (Transfer from service label)

7019 1640 0001 3486 6714

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X Dale

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

16 22 - 27

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

Insured Mail

Insured Mail Restricted Delivery

(over \$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation

Restricted Delivery

Domestic Return Receipt

LEVY COUNTY CODE ENFORCEMENT DIVISION



SCANNED

NOTICE OF CODE VIOLATION

Darla D. Zambelli  
14260 W Newberry RD 422  
Newberry, FL 32669

DATE: September 29, 2025

RE: DZ & JZ, LLC  
7010 NE 150 Ave  
Williston, FL 32696

This is a Notice of Violation for the property located at **7010 NE 150 Ave**. The portable sanitation business is operating in an unauthorized zoning district due to the "use" not being a permitted use in Agriculture Rural Residential district. The Code in violation is **Levy County Code: Ordinance No. Sec. 50-700-. Generally; Use Table**

*Sec. 50-700. - Generally; use table.*

*This table establishes, for each zoning district, permitted uses (allowed by right), conditional uses (allowed if approved by staff pursuant to subdivision 5 of this division) and uses by special exception (allowed if approved by the county commission pursuant to subdivision 6 of this division).*

*Any use that is not listed as permitted, conditional or special exception and is not an accessory use (refer to subdivision 3 of this division) or a temporary use (refer to subdivision 4 of this division) is a prohibited use in that zoning district. When the zoning official interprets whether a particular proposed or existing use is permitted by right, is a conditional use, a use by special exception, a temporary use, an accessory use or a prohibited use in a particular zoning district, the zoning official may consider factors including, but not limited to, the following:*

*(1)Hours of operation (including hours for service and deliveries);(2)Building and site arrangement relative to the neighboring permitted uses;(3)Types of vehicles used and*

*parking requirements;(4)The number of vehicle trips generated; and(5)Whether the activity is likely to be found independent of the other activities on the site.*

*Each use must conform with all applicable requirements of this Code. A use may be listed in this table as allowed in a zoning district, but if a particular lot or structure does not meet the minimum requirements of this Code, the use will not be allowed on that lot or in that structure unless it is recognized as a legal non-conformity.*

*All uses, except for single-family dwellings, are subject to site plan review by staff in accordance with section 50-775, and other requirements, such as environmental provisions, contained in this Code.*

You will be granted 30 days from the date of this letter to cease commercial operations to include the removal of the holding tank from the property. You were afforded the opportunity to go through the process of adding the use, which it has but it is not allowed in Agriculture Rural Residential (ARR) zoning district. You have purchased/closed on a piece of property that allows for your portable sanitation company to operate and therefore you must discontinue the illegal use in ARR and move the operation to the approved zoning district. Please contact this office with any questions or to schedule a site visit to show compliance. Failure to cease commercial operations by the date given could result in a Special Magistrate Hearing where daily fines could be ordered with continued non-compliance.

V/R



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

**AFFIDAVIT OF REGULAR MAIL**

STATE OF (FLORIDA)  
COUNTY OF (LEVY)

**LEVY COUNTY, FLORIDA**  
**VS.**

**Darla Zambelli**

**CODE ENFORCEMENT BOARD CASE NO.: CASE # 20250039**

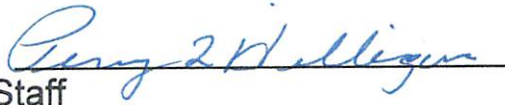
I, **Penny Hilligoss**, being duly sworn, deposed and says:

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 **September 29, 2025**, I received a copy of the attached Notice of Violation dated **September 29, 2025**

3. That on the day **29<sup>th</sup> of September, 2025**, I mailed said papers to **Darala D. Zambelli 14260 W Newberry RD 422 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 3 of November, 2025.

  
Notary Signature

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




9589 0710 5270 0355 2387 80

<b>U.S. Postal Service™</b>	
<b>CERTIFIED MAIL® RECEIPT</b>	
Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
Neuberry, FL 32669	
Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$4.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
<b>Total Postage and Fees</b>	<b>\$10.48</b>
Sent To	Darla D. Zambelli
Street and Apt. No., or PO Box No.	14260 W Neuberry Rd 422
City, State, ZIP+4®	Neuberry FL 32669



Postmark Here

09/29/2025

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY															
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature</p> <p><b>X</b> <span style="float: right;"><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</span></p>															
<p>1. Article Addressed to:</p> <p style="font-size: 1.2em;">Debra D. Zambelli 14260 W Newberry Rd 472 Newberry, FL 32669</p>  <p>9590 9402 6174 0220 3829 80</p>	<p>B. Received by (<i>Printed Name</i>):</p>	<p>C. Date of Delivery</p>														
<p>2. Article Number (<i>Transfer from service label</i>)</p> <p>9589 0710 5270 0355 2387 80</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>															
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input checked="" type="checkbox"/> Signature Confirmation</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Mail Restricted Delivery (00)</td> <td></td> </tr> </table> <p style="text-align: right;">Domestic Return Receipt</p>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Signature Confirmation	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Mail Restricted Delivery (00)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®															
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™															
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery															
<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Signature Confirmation															
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery															
<input type="checkbox"/> Collect on Delivery Restricted Delivery																
<input type="checkbox"/> Mail Restricted Delivery (00)																

USPS TRACKING#



9590 9402 6174 0220 3829 80

JACKSONVILLE APDC 320  
E OCT 2025 21

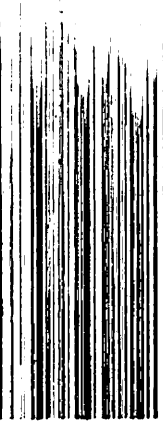


First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

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



# USPS Tracking®

FAQs >

Tracking Number:

Remove X

## 9589071052700355238780

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

### Latest Update

Your item was delivered to the front desk, reception area, or mail room at 10:25 am on October 2, 2025 in NEWBERRY, FL 32669.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

#### Delivered

Delivered, Front Desk/Reception/Mail Room

NEWBERRY, FL 32669

October 2, 2025, 10:25 am

#### Arrived at USPS Regional Facility

JACKSONVILLE FL DISTRIBUTION CENTER

October 1, 2025, 12:46 am

#### Arrived at USPS Regional Facility

JACKSONVILLE FL DISTRIBUTION CENTER

September 30, 2025, 1:29 pm

#### Departed Post Office

BRONSON, FL 32621

September 29, 2025, 1:52 pm

#### Departed USPS Facility

BRONSON, FL 32621

September 29, 2025, 1:52 pm

USPS TRACKING#



JACKSONVILLE FL 320  
22 OCT 2024 PM 3 L



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

9590 9402 8707 3310 3315 67

United States  
Postal Service

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

Code Enforcement  
PO Box 672  
Jacksonson, FL 32621



LEVY COUNTY CODE ENFORCEMENT DIVISION



NOTICE OF CODE VIOLATION

Darla D Zambelli  
14260 W Newberry Rd  
Newberry, FL 32669

DATE: June 5, 2025

RE: DZ & JZ, LLC  
7010 NE 150 Ave  
Williston, FL 32696

This is a Notice of Violation for the property located at **7010 NE 150 Ave**. The portable sanitation business is operating in an unauthorized zoning district due to the "use" not being approved or recommended for Agriculture Rural Residential district. The Code in violation is **Levy County Code: Ordinance No. Sec. 50-700-. Generally; Use Table**

*Sec. 50-700. - Generally; use table.*

*This table establishes, for each zoning district, permitted uses (allowed by right), conditional uses (allowed if approved by staff pursuant to subdivision 5 of this division) and uses by special exception (allowed if approved by the county commission pursuant to subdivision 6 of this division).*

*Any use that is not listed as permitted, conditional or special exception and is not an accessory use (refer to subdivision 3 of this division) or a temporary use (refer to subdivision 4 of this division) is a prohibited use in that zoning district. When the zoning official interprets whether a particular proposed or existing use is permitted by right, is a conditional use, a use by special exception, a temporary use, an accessory use or a prohibited use in a particular zoning district, the zoning official may consider factors including, but not limited to, the following:*

*(1)Hours of operation (including hours for service and deliveries);(2)Building and site arrangement relative to the neighboring permitted uses;(3)Types of vehicles used and*

*parking requirements;(4)The number of vehicle trips generated; and(5)Whether the activity is likely to be found independent of the other activities on the site.*

*Each use must conform with all applicable requirements of this Code. A use may be listed in this table as allowed in a zoning district, but if a particular lot or structure does not meet the minimum requirements of this Code, the use will not be allowed on that lot or in that structure unless it is recognized as a legal non-conformity.*

*All uses, except for single-family dwellings, are subject to site plan review by staff in accordance with section 50-775, and other requirements, such as environmental provisions, contained in this Code.*

You will be granted 30 days to terminate all commercial operations to include the removal of Port-a-Johns, pump vehicles and the holding tank from the property from the time the new Ordinance is approved by the BOCC and sent to be Codified. Please contact this office with any questions or to schedule a site visit to show compliance.

V/R



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

**AFFIDAVIT OF REGULAR MAIL**

STATE OF (FLORIDA)  
COUNTY OF (LEVY)

**LEVY COUNTY, FLORIDA**

**VS.**

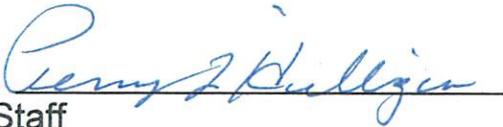
**Darla Zambelli**

**CODE ENFORCEMENT BOARD 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 **June 4, 2025**, I received a copy of the attached Notice of Violation dated **June 4, 2025**
3. That on the day **4<sup>th</sup> of June, 2025**, I mailed said papers to **Darala D. Zambelli 14260 W Newberry RD 422 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 3 of November, 2025.

  
Notary Signature

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



9589 0710 5270 0355 2297 95

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
Newberry, FL 32669	
Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
<b>Total Postage and Fees</b>	<b>\$5.58</b>
<div style="text-align: center;">  </div>	
Sent To <b>Debra D. Zambelli</b> Street and Apt. No., or PO Box No. <b>14260 W Newberry Rd</b> City, State, ZIP+4® <b>Newberry, FL 32669</b>	
PS Form 3800, January 2023 PSN 7530-02-000-8047 See Reverse for Instructions	

# USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)

## 9589071052700355229795

[Copy](#)

[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

### Latest Update

Your package will arrive later than expected, but is still on its way. It is currently in transit to the next facility.

Get More Out of USPS Tracking:

[USPS Tracking Plus®](#)

[Feedback](#)

### Moving Through Network

- **In Transit to Next Facility, Arriving Late**  
June 12, 2025
- **Arrived at USPS Regional Facility**  
JACKSONVILLE FL DISTRIBUTION CENTER  
June 6, 2025, 6:31 pm
- **Arrived at USPS Regional Facility**  
JACKSONVILLE FL DISTRIBUTION CENTER  
June 5, 2025, 5:24 pm
- **Arrived at USPS Regional Facility**  
GAINESVILLE FL DISTRIBUTION CENTER  
June 4, 2025, 7:10 pm
- **Departed Post Office**  
BRONSON, FL 32621  
June 4, 2025, 4:05 pm
- **Departed USPS Facility**

BRONSON, FL 32621  
June 4, 2025, 4:05 pm

**USPS in possession of item**  
BRONSON, FL 32621  
June 4, 2025, 2:54 pm

Hide Tracking History

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates



USPS Tracking Plus®



Product Information



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Track Another Package

Feedback

Enter tracking or barcode numbers

## Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

LEVY COUNTY CODE ENFORCEMENT DIVISION



NOTICE OF CODE VIOLATION

Darla D Zambelli  
14260 W Newberry Rd  
Newberry, FL 32669

DATE: January 8th, 2025

RE: DZ & JZ, LLC  
7010 NE 150 Ave  
Williston, FL 32696

An inspection of the property located at **7010 NE 150 Ave** was made on August 16, 2024 and again on October 3, 2024 concerning the operation of a commercial sanitation company in a Agriculture Rural Residential district. This inspection revealed the following violations of Levy County Code: **Ordinance No. Sec. 50-700-. Generally; Use Table**

*Sec. 50-700. - Generally; use table.*

*This table establishes, for each zoning district, permitted uses (allowed by right), conditional uses (allowed if approved by staff pursuant to subdivision 5 of this division) and uses by special exception (allowed if approved by the county commission pursuant to subdivision 6 of this division).*

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*(1)Hours of operation (including hours for service and deliveries);(2)Building and site arrangement relative to the neighboring permitted uses;(3)Types of vehicles used and parking requirements;(4)The number of vehicle trips generated; and(5)Whether the activity is likely to be found independent of the other activities on the site.*

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*meet the minimum requirements of this Code, the use will not be allowed on that lot or in that structure unless it is recognized as a legal non-conformity.*

*All uses, except for single-family dwellings, are subject to site plan review by staff in accordance with section 50-775, and other requirements, such as environmental provisions, contained in this Code.*

It is important that you terminate all commercial operations to include the removal of Port-a-Johns, pump vehicles and holding tank by March 1, 2025 so no further action can be taken. First step towards compliance was to complete a text amendment to add your specific like use to the Levy County Uses Table through the zoning office which has not been completed or started since October. Again, terminate all commercial operations on the property, as it is unauthorized. Please contact this office to schedule a site visit to prove compliance by the aforementioned date or a Special Magistrate Hearing will be scheduled and daily fines can be ordered against your property.

V/R

A handwritten signature in black ink, appearing to read 'Dave Banton', with a stylized flourish at the end.

Dave Banton  
Levy County Code Enforcement

AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)  
COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA  
VS.

Darla Zambelli

CODE ENFORCEMENT BOARD 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 January 8, 2025, I received a copy of the attached Notice of Violation dated January 8, 2025

3. That on the day 8<sup>th</sup> of January, 2025, I mailed said papers to Darala D. Zambelli 14260 W Newberry RD 422 Newberry, FL 32669 by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.

Penny Hilligoss  
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 3 of November, 2025.

Janelle Lundy  
Notary Signature

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



7022 0410 0002 5376 2230

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Newberry, FL 32669

**OFFICIAL USE**

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
<b>Total Postage and Fees</b>	<b>\$9.68</b>

0810  
3

Postmark  
Here

01/08/2025

Sent To  
*Darla D. Zambelli*

Street and Apt. No., or PO Box No.  
*14260 W Newberry Rd*

City, State, ZIP+4®  
*Newberry, FL 32669*

**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.

1. Article Addressed to:  
Darla D. Zambelli  
14260 W Newberry Rd  
Newberry, FL 32669



9590 9402 8525 3186 6046 40

2. Article Number (Transfer from service label)

7022 0410 0002 5376 2230

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 *CCP*  Agent  
 Addressee

B. Received by (Printed Name)  
UPS Store

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

USPS TRACKING#



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

9590 9402 8525 3186 6046 40

United States  
Postal Service

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

Code Enforcement  
Post Office Box 672  
Bronson, FL 32621





# LEVY COUNTY, FLORIDA SPECIAL MAGISTRATE

LEVY COUNTY, FLORIDA

Violation/Case No. 20250039

Petitioner,

Vs.

Zambelli, Darla  
14260 W Newberry RD  
Newberry, FL 32669

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:

7010 NE 150<sup>th</sup> Avenue  
Williston, FL 32696  
Parcel ID: 0409700000  
Zoned Agriculture Rural Residential  
Property is accessed by an Ingress Egress Easement

2. Name and address of owner/person/responsible party in charge of violation:

Registered Agent for Dz & Jz LLC: Zambelli, Darla  
14260 W Newberry RD; 442  
Newberry, FL 32669

3. Date of violation: August 16th, 2024

4. Code Section(s) violated: Levy County Code Ordinance No. Sec. 50-700-. Generally; Use Table

**Sec. 50-700. - Generally; use table.**

*This table establishes, for each zoning district, permitted uses (allowed by right), conditional uses (allowed if approved by staff pursuant to subdivision 5 of this division) and uses by special exception (allowed if approved by the county commission pursuant to subdivision 6 of this division).*

*Any use that is not listed as permitted, conditional or special exception and is not an accessory use (refer to subdivision 3 of this division) or a temporary use (refer to subdivision 4 of this division) is a prohibited use in that zoning district. When the zoning official interprets whether a particular proposed or existing use is permitted by right, is a conditional use, a use by special exception, a temporary use, an accessory use or a prohibited use in a particular zoning district, the zoning official may consider factors including, but not limited to, the following:*

*(1)Hours of operation (including hours for service and deliveries);(2)Building and site arrangement relative to the neighboring permitted uses;(3)Types of vehicles used and parking requirements;(4)The number of vehicle trips generated; and(5)Whether the activity is likely to be found independent of the other activities on the site.*

*Each use must conform with all applicable requirements of this Code. A use may be listed in this table as allowed in a zoning district, but if a particular lot or structure does not meet the minimum requirements of this Code, the use will not be allowed on that lot or in that structure unless it is recognized as a legal non-conformity.*

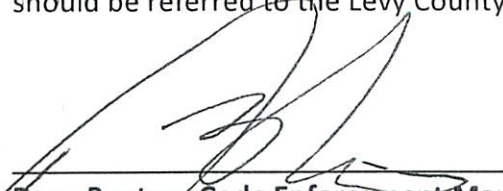
*All uses, except for single-family dwellings, are subject to site plan review by staff in accordance with section 50-775, and other requirements, such as environmental provisions, contained in this Code.*

5. Description of Violation: On approximately August 16th, 2024, I observed large blue holding tank, port-a-johns stored on 40 acre piece of property zoned agriculture rural residential. I made contact with the Department of Health to find out what Princess Portable Toilets had permitted on the property and I was told a 20,000 gallon holding tank and 5 sanitation pump trucks.

6. Date violation first observed: August 16th, 2024

7. Date Owner/Person in charge received Notice of Violation: **On October 11, 2024 a Notice of Violation was sent via USPS Certified Mail return receipt requested. January 8<sup>th</sup> 2025 (Second violation sent) and September 29<sup>th</sup> 2025 Notice of Violation sent requiring the operations to cease within 30 days at the aforementioned location.**
8. Date which violations are to be corrected: **15 November 2024 or initiate the process of having a Portable Sanitation Use added to the Use Table. 1 March 2025, 29 October 2025.**
9. Date of re-inspections if applicable: **N/A, communication with Legal advisor for Mrs. Zambelli has been on going.**
10. Result of inspection or re-inspection: **The Use was adopted on September 2, 2025 and Agriculture Rural Residential (AAR) was not a district where portable sanitation is allowed. Portable Sanitation can be operated in Zoning Districts C-3, C-4, and Industrial. The Portable Sanitation business is still Operating in ARR zoned district.**

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, Sec 50-700. – Generally: use table. 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

5 Nov 25  
 Date

SWORN to and subscribed before me on this 5<sup>th</sup> day of Nov, 2025.

  
 Notary Public, State of Florida



LEVY COUNTY, FLORIDA  
SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA

Petitioner,

Code Case No.: 20250039

VS.

Zambelli, Darla  
14260 W Newberry RD  
442  
Newberry, FL 32669

RE: 7010 NE 150<sup>th</sup> Avenue  
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. Sec 50-700; 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 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**

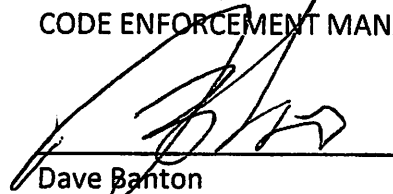
If a person wishes to appeal a decision with respect to any matter considered at this meeting, a record of the proceeding will be needed and, for this reason, such person may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence

**LEVY COUNTY, FLORIDA  
SPECIAL MAGISTRATE**

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) 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**

**CODE ENFORCEMENT BOARD 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 **November 3, 2025**, I received a copy of the attached Notice of Hearing for the hearing dated **November 3 2025**

3. That on the day **3rd of November, 2025**, I mailed said papers to **Darla Zambelli 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 3 of November, 2025.

  
Notary Signature

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



## Penny Hilligoss

---

**From:** Dave Banton  
**Sent:** Wednesday, November 5, 2025 10:34 AM  
**To:** Penny Hilligoss  
**Subject:** FW: Notice of Hearing

**David J. Banton**  
Manager  
Levy County Code Enforcement  
Office: 352-486-5541 Cell: 352-507-2141  
Email: [banton-dave@levycounty.org](mailto: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:** Byron Flagg <[Byron.Flagg@gray-robinson.com](mailto:Byron.Flagg@gray-robinson.com)>  
**Sent:** Monday, November 3, 2025 3:29 PM  
**To:** Dave Banton <[banton-dave@levycounty.org](mailto:banton-dave@levycounty.org)>  
**Cc:** Bernard Cox <[Cox-Bernard@levycounty.org](mailto:Cox-Bernard@levycounty.org)>  
**Subject:** Re: Notice of Hearing

Thank you Dave.

Mr. Cox, do you have any time for a short phone call this week?

Byron

**Byron Flagg**  
Of Counsel

T 352.376.6400  
F 352.376.6484



GrayRobinson, P.A. • 643 SW 4th Avenue, Suite 110, Gainesville, Florida 32601

**GRAYROBINSON**  
ATTORNEYS | ADVISORS | CONSULTANTS

This e-mail is intended only for the individual(s) or entity(s) named within the message. This e-mail might contain legally privileged and confidential information. If you properly received this e-mail as a client or retained expert, please hold it in confidence to protect the attorney-client or work product privileges. Should the intended recipient forward or disclose this message to another person or party, that action could constitute a waiver of the attorney-client privilege. If the reader of this message is not the intended recipient, or the agent responsible to deliver it to the intended recipient, you are hereby notified that any review, dissemination, distribution or copying of this communication is prohibited by the sender and to do so might constitute a violation of the Electronic Communications

Privacy Act, 18 U.S.C. section 2510-2521. If this communication was received in error we apologize for the intrusion. Please notify us by reply e-mail and delete the original message without reading same. Nothing in this e-mail message shall, in and of itself, create an attorney-client relationship with the sender.

On Nov 3, 2025, at 15:25, Dave Banton <[banton-dave@levycounty.org](mailto:banton-dave@levycounty.org)> wrote:

**This message originated outside of GrayRobinson.**

---

Mr. Flagg,

Here is the Notice of Hearing for Mrs. Zambelli. I have also sent a copy certified to the registered agent as listed under DA & JZ LLC. Any questions please let me know.

**David J. Banton**

**Manager**

**Levy County Code Enforcement**

Office: 352-558-7914 Cell: 352-507-2141

Email: [banton-dave@levycounty.org](mailto:banton-dave@levycounty.org)

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

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

<image001.jpg>

<11032025\_NOTICE OF HEARING.pdf>

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.

To: Dave Banton <banton-dave@levycounty.org>  
Subject: Parcel 0409700000 7010 NE 170th AveWilliston,

You don't often get email from [cindybabione@icloud.com](mailto:cindybabione@icloud.com). [Learn why this is important](#)  
Hi Dave,

Please let me know that you received  
this. Thanks.





# Levy County, FL

## Hurricane Damage Form

**ATTENTION: This is not for FEMA.**

Hurricane Damage Form

### Summary

Parcel ID 0409700000  
 Location Address 7010 NE 150 AVE  
 WILLISTON 32696-  
 Neighborhood 05.00 (5)  
 Legal Description\* 17-12-18 0040.00 ACRES SW1/4 OF SE1/4 OR BOOK 1746 PAGE 638  
 \*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.  
 Property Use Code PASTURE LAND 1 (6000)  
 Subdivision N/A  
 Sec/Twp/Rng 17-12-18  
 Tax District SW FLORIDA WT MG (District SW)  
 Millage Rate 14.6473  
 Acreage 40.000  
 Homestead N  
 Ag Classification Yes

[View Map](#)

### Owner

Owner Name Dz & Jz LLC 100%  
 Mailing Address 7010 NE 150TH AVE  
 WILLISTON, FL 32696

### Trim Notice

Trim Notice (PDF)

### Estimate Taxes

Estimate Taxes

### Valuation

	2024 Preliminary Value Summary
Building Value	\$93,306
Extra Features Value	\$8,197
Market Land Value	\$270,750
Ag Land Value	\$17,328
Just (Market) Value	\$372,253
Assessed Value	\$77,104
Exempt Value	\$0
Taxable Value	\$77,104
Save Our Homes Benefit	\$41,727
Previous Year Value	\$372,253

### Exemptions

Homestead  2nd Homestead  Widow/er  Disability  Seniors  Veterans  Other

**Building Information**

Building	1	Roof Cover	METAL
Actual Area	1776	Heating Type	FORCED AIR DUCTED
Conditioned Area	1296	Air Conditioning	CENTRAL
Actual Year Built	1995	Baths	2
Effective Year Built	2001		
Use	MOBILE HOME 1		
Exterior Wall	VINYL SIDING		
Roof Structure	GABLE OR HIP		

Description	Conditioned Area	Actual Area
MOBILE HOME BASE	1296	1296
DECK	0	480
Total SqFt	1296	1776

**Extra Features**

Code Description	BLD	Length	Width	Height	Units
FIREPLACE-C	1	0	0	0	1
BOARD FENCE C	1	0	0	0	3600

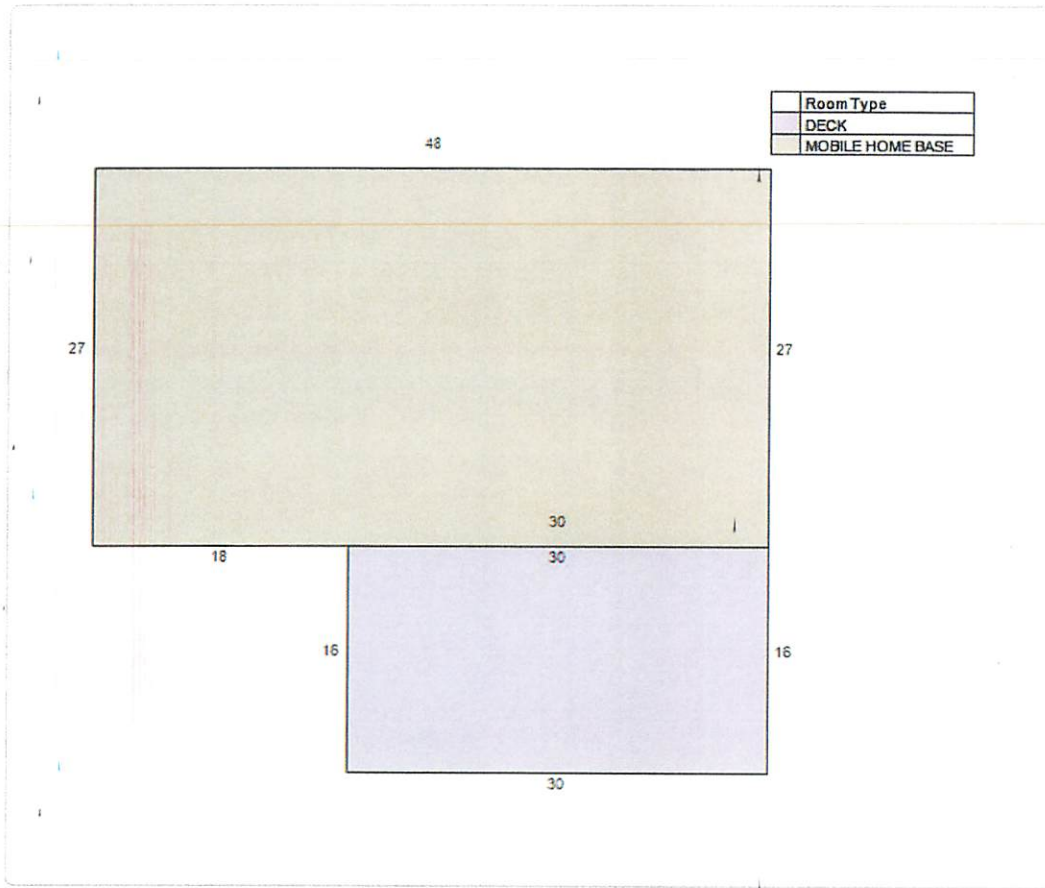
**Land Line**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Home Site 5 Non Ag	0	0	1	AC	\$7,500
PASTURE	0	0	39	AC	\$9,828
VAC LAND	0	0	39	AC	\$263,250

**Sales**

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
7/29/2024	\$100.00	WD	<a href="#">1746</a> <a href="#">638</a>	U	I	ZABELLI DARLA D	DZ & JZ LLC
3/20/2013	\$100.00	QD	<a href="#">1287</a> <a href="#">107</a>	U	V	HUNTLEY PRESTON W	HUNTLEY DARLA D
6/22/2010	\$210,000.00	WD	<a href="#">1203</a> <a href="#">488</a>	Q	V	BUSCAGLIA LOUISE	HUNTLEY PRESTON W & DARLA D
7/11/2008	\$130,000.00	WD	<a href="#">1130</a> <a href="#">644</a>	U	V	WILSON MARY A	BUSCAGLIA LOUISE
1/1/2003	\$100.00	PR	<a href="#">819</a> <a href="#">628</a>	U	V	MATHEWS WM D EST	WILSON MARY A

**Building Sketch**



Map



No data available for the following modules: 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: 10/4/2024, 7:43:02 PM

Contact Us

Developed by  
 SCHNEIDER  
 GEOSPATIAL

This Instrument Prepared by and Return to:

Robert R. Richardson  
UNIVERSITY CITY TITLE LLC  
309 NE 1ST STREET  
GAINESVILLE, FL 32601  
Our File No.: 24-1849  
Property Appraisers Parcel Identification (Folio) Number: 04097-000-00

Florida Documentary Stamps in the amount of \$0.70 have been paid hereon.

Space above this line for Recording Data

# WARRANTY DEED

**THIS WARRANTY DEED**, made the 29th day of July, 2024 by **DARLA ZAMBELLI** nee Darla D. Huntley, whose post office address is 7010 NE 150 AVE, WILLISTON, FL 32696 herein called the Grantor, to **DZ & JZ, LLC**, a Florida limited liability company whose post office address is 7010 NE 150TH AVENUE, WILLISTON, FL 32696, hereinafter called the 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, trusts and trustees)*

**WITNESSETH:** That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in LEVY County, State of Florida, viz.:

The Southwest 1/4 of the Southeast 1/4 of Section 17, Township 12 South, Range 18 East, Levy County, Florida. Together with an easement for ingress, egress and public utilities over and across the following described lands: The East 50 feet of the North 30 feet of the Northwest 1/4 of the Northeast 1/4 of Section 20 Township 12 South, Range 18 East, Levy County, Florida, and the North 30 feet of the NE 1/4 of the NE 1/4 of Section 20, Township 12 South, Range 18 East, Levy County, Florida. LESS the East 40 feet thereof for public road right of way.

Subject to easements, restrictions and reservations of record and taxes for the year 2024 and thereafter.

### THIS IS NOT THE HOMESTEAD OF THE GRANTOR

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature: [Signature]

Witness #1 Printed Name/Address: John Sanchez 520 W Newberry Rd Gainesville, FL 32607

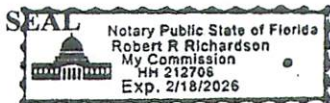
Witness #2 Signature: [Signature]

Witness #2 Printed Name/Address: Robert R. Richardson 309 NE 1st St Gainesville, FL 32601

[Signature]  
**DARLA ZAMBELLI** nee Darla D. Huntley

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me this 29th day of July, 2024, by **DARLA ZAMBELLI** nee Darla D. Huntley who is appeared by  physical presence or  online notarization and has produced Florida Drivers License identification.



[Signature]  
Notary Public

Printed Notary Name


My Commission Expires:

This page is to pay current or delinquent taxes. This is not a purchase of a tax certificate.

If you want to purchase a certificate, please go [here](#)

Any installment applications filed after April 30 will not be accepted for the upcoming tax season.

[Request Next Year Installment Plan](#)

Tax Roll Property Summary								<a href="#">Click here for help</a>
Account Number	04097-000-00			Type	REAL ESTATE			
Address	<a href="#">7010 NE 150 AVE WIL</a>			Status				
Sec/Twn/Rng				Subdivision				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
<a href="#">2013</a>	R	2013 04097-000-00	CER SOLD	05/2014			<a href="#">Tax Bill</a>	
<a href="#">2013</a>	CER	2014-00001461-00	REDEEMED	03/2015	170.79		<a href="#">Certificate</a>	
<a href="#">2014</a>	R	2014 04097-000-00	PAID	03/2015	909.38		<a href="#">Tax Bill</a>	
<a href="#">2015</a>	R	2015 04097-000-00	PAID	05/2016	957.80		<a href="#">Tax Bill</a>	
<a href="#">2016</a>	R	2016 04097-000-00	CER SOLD	05/2017			<a href="#">Tax Bill</a>	
<a href="#">2016</a>	CER	2017-00001483-00	REDEEMED	12/2017	1,107.81		<a href="#">Certificate</a>	
<a href="#">2017</a>	R	2017 04097-000-00	PAID	12/2017	910.10		<a href="#">Tax Bill</a>	
<a href="#">2018</a>	R	2018 04097-000-00	PAID	02/2019	1,158.97		<a href="#">Tax Bill</a>	
<a href="#">2019</a>	R	2019 04097-000-00	PAID	12/2019	1,143.94		<a href="#">Tax Bill</a>	
<a href="#">2020</a>	R	2020 04097-000-00	PAID	12/2020	1,212.34		<a href="#">Tax Bill</a>	
<a href="#">2021</a>	R	2021 04097-000-00	PAID	01/2022	1,291.38		<a href="#">Tax Bill</a>	
<a href="#">2022</a>	R	2022 04097-000-00	PAID	12/2022	1,480.15		<a href="#">Tax Bill</a>	
<a href="#">2023</a>	R	2023 04097-000-00	PAID	12/2023	1,597.21		<a href="#">Tax Bill</a>	
<a href="#">2024</a>	R	2024 04097-000-00	PAID	12/2024	1,618.84		<a href="#">Tax Bill</a>	
<a href="#">2025</a>	R	2025 04097-000-00	UNPAID			1,886.52	<a href="#">Tax Bill</a>	
							 <a href="#">Add to Cart</a>	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	

CURRENT ACCOUNT DETAILS

Account Number	2025	0409700000	<a href="#">Tax Bill</a>
----------------	------	------------	--------------------------

Property Description	Owner Information
17-12-18 0040.00 ACRES SW1/4 OF SE1/4 OR BOOK 1746 PAGE 638	DZ & JZ LLC 7010 NE 150TH AVE WILLISTON,FL 32696

Current Values and Exemptions			Taxes and Fees Levied			
COUNTY ASMT	83,832		TAXES		1,965.13	
COUNTY TXBL	83,832		TOTAL		1,965.13	
SCHOOL ASMT	121,952					
SCHOOL TXBL	121,952					
IF PAID BY:	NOV - DEC 4	DEC 5-DEC 31	JAN 1-JAN 31	FEB 1-28	MAR 1-MAR 31	
PLEASE PAY:	1,886.52	1,906.18	1,925.83	1,945.48	1,965.13	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

**Links of Interest**

[LINK TO PROPERTY APPRAISER](#)



08/16/2024 10:27 AM

**Dave Banton**



**From:** Cindy Babione <cindybabione@icloud.com>  
**Sent:** Thursday, August 15, 2024 6:31 PM  
**To:** Dave Banton  
**Subject:** Re: Parcel 0409700000 7010 NE 170th AveWilliston,

You don't often get email from cindybabione@icloud.com. [Learn why this is important](#)  
Looks like they got steel rafters up today.



Thank you & God Bless,  
Cindy Babione

On Aug 15, 2024, at 1:36 PM, Dave Banton <banton-dave@levycounty.org> wrote:

Got it thanks

Dave

**From:** Cindy Babione <cindybabione@icloud.com>  
**Sent:** Thursday, August 15, 2024 1:17 PM











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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.

Please place all  
packages in box



08/16/2024 10:28 AM



10/03/2024 02:08 PM



10/03/2024 02:07 PM



10/03/2024 02:10 PM



10/03/2024 02:08 PM



To Whom It May Concern:

The main focus of the rules and regulations of 62-6 FAC and 381.0065 FS is to protect public and environmental health. Improper interpretation and enforcement of the rules/laws leads to probable dangers to Florida and its constituents. A transfer tank is used to safely and properly store materials received by septic pumpers prior to final disposal of the waste product. If a new facility is being built, the existing infrastructure must remain in place until the new facility is completely functional. Any deviation from this process would be viewed as disregarding a procedure established to protect public and environmental health while upholding a business owner's right to provide services.

Please do not hesitate to contact me if you would like to discuss this topic further.



**ROXANNE GROOVER**

Executive Director

Florida Onsite Wastewater Association

[www.fowaonsite.com](http://www.fowaonsite.com)

P: 813-504-8340 / F: 1-877-832-9434

[rgroover@fowaonsite.com](mailto:rgroover@fowaonsite.com)

Deputy Clerk Katie

1  
2  
3  
4  
5 **ORDINANCE**  
6 **NUMBER 2025-5**  
7

8 **AN ORDINANCE OF LEVY COUNTY, FLORIDA, AMENDING THE**  
9 **LAND DEVELOPMENT CODE TO ALLOW PORTABLE**  
10 **SANITATION SERVICES AS A USE IN CERTAIN ZONING**  
11 **DISTRICTS; PROVIDING FOR INCLUSION IN THE CODE;**  
12 **PROVIDING A SEVERABILITY CLAUSE; PROVIDING A**  
13 **REPEALING CLAUSE; AND PROVIDING DIRECTIONS TO THE**  
14 **CLERK AND AN EFFECTIVE DATE.**  
15

16 **WHEREAS**, Section 1, Article VIII of the Florida Constitution and Chapter 125,  
17 Florida Statutes, vest the Board of County Commissioners of Levy County, Florida (the  
18 "Board") with the authority to adopt county ordinances that are not inconsistent with state  
19 general or special law and provide the required procedures to adopt such ordinances;  
20

21 **WHEREAS**, in 1990, the Board adopted the Levy County Comprehensive Plan  
22 pursuant to the provisions of Chapter 163, Florida Statutes, which Plan has been  
23 amended through adoption of subsequent ordinances (the "Comprehensive Plan");  
24

25 **WHEREAS**, in 1991, the Board adopted the Levy County Land Development  
26 Regulations, which Regulations have been amended through adoption of subsequent  
27 ordinances now codified as Chapter 50 titled "Land Development Code" of the County  
28 Code of Ordinances;  
29

30 **WHEREAS**, on January 14, 2025, a private party submitted an application  
31 requesting a Land Development Code Text Amendment to allow portable sanitation  
32 services as a use in certain zoning districts;  
33

34 **WHEREAS**, as required by Part II of Chapter 163, Florida Statutes and Section  
35 50-55 of the Land Development Code, at its Regular Meeting on March 3, 2025, the Levy  
36 County Planning Commission reviewed the requested Text Amendment (Petition No. TA  
37 25-01) for consistency with the Comprehensive Plan and recommended approval with  
38 revisions to the Board;  
39

40 **WHEREAS**, at its Regular Meeting on April 8, 2025, the Board reviewed the  
41 recommendations of the Planning Commission and directed the drafting of this ordinance;  
42

43 **WHEREAS**, in accordance with Section 125.66(5)(b), Florida Statutes, notice was  
44 given by publication of a first advertisement no less than two columns wide by ten inches  
45 long in a newspaper of general circulation notifying the public of this proposed ordinance

Note: deletions are shown ~~stricken~~, additions are shown underlined

and of a public hearing in the Levy County Government Center in Bronson, Florida, to be held at least seven days after the day the first advertisement was published;

**WHEREAS**, in accordance with Section 125.66(5)(b), Florida Statutes, notice was given by publication of a second advertisement no less than two columns wide by ten inches long in a newspaper of general circulation notifying the public of this proposed ordinance and of a second public hearing in the Levy County Government Center in Bronson, Florida, to be held at least five days after the day the second advertisement was published; and

**WHEREAS**, in accordance with Section 125.66(5)(b), Florida Statutes, the two public hearings were held at least 10 days apart and at least one of the public hearings was held after 5pm or the Board by affirmative vote of 4 Commissioners elected to conduct the hearing at another time of day.

**NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Levy County, Florida, that:

**SECTION 1.** Section 50-1 of the Land Development Code is amended as set forth below. Except as amended herein, the remainder of Sec. 50-1 remains in full force and effect.

**Sec. 50-1. – Definitions.**

Portable sanitation services means a business that handles liquid waste associated with the rental, installation and maintenance of portable restrooms, portable handwashing facilities, restroom trailers, shower trailers or portable or stationary holding tanks for domestic wastewater.

**SECTION 2.** Section 50-700 of the Land Development Code is amended as set forth below. Except as amended herein, the remainder of Sec. 50-700 remains in full force and effect.

**Sec. 50-700. – Generally; use table.**

Use (reference to code section that contains SE or CU requirements)	F/RR	A/R	R	R-1	R-2	RR 3C	C-1	C-2	C-3	C-4	I	R M U	P F	RE C	NR - CO N
<b>Intensive Commercial and Industrial</b>															
<u>Portable Sanitation Services (50-732)</u>										<u>CU</u>	<u>CU</u>	<u>CU</u>			

Note: deletions are shown stricken, additions are shown underlined

1 **SECTION 3.** A new Sec. 50-732 is created and added to the list of Conditional Uses in  
2 the Levy County Land Development Code.

3  
4 **Sec. 50-732. – Portable Sanitation Services.**

5  
6 (1) Portable sanitation services must maintain an annual permit from the Florida  
7 Department of Environmental Protection and/or County Health Department as required  
8 by Rule 62-6.0101, Florida Administrative Code. Any on-site storage or disposal of  
9 domestic wastewater must comply with all federal, state, and local regulations and must  
10 maintain all necessary permits for such operations.

11  
12 (2) Primary access must be directly onto a paved county, state or federal road with a  
13 minimum functional classification of minor collector.

14  
15 (3) Entrance and exit driveways and parking spaces shall be paved. A maximum of  
16 two driveway connections are allowed, if permitted by the County Road Department or  
17 Florida Department of Transportation.

18  
19 (4) If adjacent to any property that contains a residential dwelling, a visual barrier (refer  
20 to sec. 50-775) must be provided along that property line and must be designed and  
21 constructed to visually screen the outdoor storage of any portable restrooms or  
22 handwashing facilities, restroom or shower trailers, storage tanks or related equipment.  
23 Outdoor storage cannot exceed the allowed height of the visual barrier.

24  
25  
26 **SECTION 4. Inclusion in the Code.** The provisions of Sections 1 through 3 of this  
27 Ordinance shall be made a part of the Levy County Code, and the sections of this  
28 Ordinance may be renumbered or relettered and the word "Ordinance" may be changed  
29 to "section," "article," "regulation," or other appropriate word or phrase in order to  
30 accomplish the codification.

31  
32 **SECTION 5. Severability Clause.** It is declared to be the intent of the Board that if any  
33 section, subsection, sentence, clause, phrase, portion or provision of this Ordinance is  
34 for any reason declared or held invalid or unconstitutional by any court of competent  
35 jurisdiction, such section, subsection, sentence, clause, phrase, portion or provision shall  
36 be deemed a separate, distinct and independent provision, and the remainder of this  
37 Ordinance shall be not affected by such declaration or holding.

38  
39 **SECTION 6. Repealing Clause.** All ordinances or parts of ordinances and all resolutions  
40 or parts of resolutions of Levy County in conflict with this Ordinance are hereby repealed  
41 to the extent of such conflict.  
42

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1 **SECTION 7. Effective Date.** In accordance with Section 125.66, Florida Statutes, the  
2 Clerk to the Board of County Commissioners is directed to file this ordinance with the  
3 Florida Department of State within 10 days after adoption and upon such filing, this  
4 ordinance shall become effective.

5  
6 APPROVED ON FIRST READING on August 19, 2025.


7 ADOPTED AT SECOND READING on September 2, 2025.

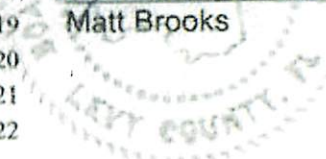
8

9 BOARD OF COUNTY COMMISSIONERS  
10 OF LEVY COUNTY, FLORIDA

11   
12 \_\_\_\_\_  
13 Desiree Mills, Chair

14 ATTEST: Clerk of the Circuit Court  
15 and Ex-Officio Clerk to the Board of  
16 County Commissioners

17   
18 \_\_\_\_\_  
19 Matt Brooks



20 Approved as to form and legal sufficiency

21   
22 \_\_\_\_\_  
Nicolle M. Shalley, County Attorney

Note: deletions are shown stricken, additions are shown underlined

STATE OF FLORIDA  
COUNTY OF CITRUS

Before the undersigned authority personally appeared  
Evelyn Larsen, who on oath says that she is a

Legal Advertising Representative of the Levy Citizen,  
a weekly newspaper published at 17 NE 3rd Street,  
Chiefland, FL in Levy County, Florida; this copy of  
advertisement, being a legal notice in the matter of

**0808 LC ORD 25-5 ZONING USE**

was published in said newspaper by print in the  
issues of August 8, 2025, or by publication on the  
newspaper's website, if authorized, on August 8, 2025.  
Affiant further says that the newspaper complies with  
all legal requirements for publication in chapter 50,  
Florida Statutes.

Evelyn Larsen

Affiant

Sworn to and subscribed before me

this 11<sup>th</sup> day of August 2025

by Evelyn Larsen who is personally known to me.

Maria A. Parks

Notary Public

MARIA A. PARKS



MARIA A. PARKS  
Commission # HH 656337  
Expires April 20, 2029

## NOTICE OF ZONING USES CHANGE

The Levy County Board of County Commissioners  
proposes to adopt the following ordinance:

### ORDINANCE NUMBER 2025-5

AN ORDINANCE OF LEVY COUNTY, FLORIDA,  
AMENDING THE LAND DEVELOPMENT CODE TO  
ALLOW PORTABLE SANITATION SERVICES AS A  
USE IN CERTAIN ZONING DISTRICTS; PROVIDING  
FOR INCLUSION IN THE CODE; PROVIDING A SEV-  
ERABILITY CLAUSE; PROVIDING A REPEALING  
CLAUSE; AND PROVIDING DIRECTIONS TO THE  
CLERK AND AN EFFECTIVE DATE.

A public hearing on the above ordinance will be  
held for first reading on Tuesday, August 19, at  
9:00 a.m. or as soon thereafter as the same may be  
heard, at the Levy County Government Center Au-  
ditorium, 310 School Street, Bronson, Florida. The  
proposed ordinance may be inspected by any mem-  
ber of the public at the office of the Board of County  
Commissioners located at 310 School Street, Bron-  
son, Florida during regular business hours. Interest-  
ed parties may appear at the meeting and be heard  
with respect to the proposed ordinance.

In accordance with Section 286.0105, Florida Stat-  
utes, should any person decide to appeal any de-  
cision made with respect to any matter considered  
at this meeting, such person will need a record of  
the proceedings, and for such purpose, may need  
to ensure that a verbatim record of the proceeding  
is made, which record includes the testimony and  
evidence upon which the appeal is to be based.

In accordance with the American with Disabilities  
Act, persons needing a special accommodation or  
an interpreter to participate in the proceeding should  
contact the County Clerk's Office at (352) 486-5266,  
or the Office of the Board of County Commission-  
ers at (352) 486-5217, at least two (2) days prior to  
the date of the meeting. Hearing impaired persons  
can access the foregoing telephone number by con-  
tacting the Florida Relay Service at 1-800-955-8770  
(Voice) or 1-800-955-8771 (TDD).

Published August 8, 2025

STATE OF FLORIDA  
COUNTY OF CITRUS

Before the undersigned authority personally appeared

Evelyn Larsen, who on oath says that she is a

Legal Advertising Representative of the Levy Citizen,  
a weekly newspaper published at 17 NE 3rd Street,  
Chiefland, FL in Levy County, Florida; this copy of  
advertisement, being a legal notice in the matter of

**0822 LC ORD 25-5 FINAL 9/2/25**

was published in said newspaper by print in the  
issues of August 22, 2025, or by publication on the  
newspaper's website, if authorized, on August 22, 2025.

Affiant further says that the newspaper complies with  
all legal requirements for publication in chapter 50,  
Florida Statutes.

Evelyn Larsen

Affiant

Sworn to and subscribed before me

this 22<sup>nd</sup> day of August 2025.

by Evelyn Larsen who is personally known to me.

Maria A. Parks

Notary Public

MARIA A. PARKS



MARIA A. PARKS  
Commission # HH 656337  
Expires April 20, 2029

## NOTICE OF ZONING USES CHANGE

The Levy County Board of County Commissioners  
proposes to adopt the following ordinance:

### ORDINANCE NUMBER 2025-5

AN ORDINANCE OF LEVY COUNTY, FLORIDA,  
AMENDING THE LAND DEVELOPMENT CODE TO  
ALLOW PORTABLE SANITATION SERVICES AS A  
USE IN CERTAIN ZONING DISTRICTS; PROVIDING  
FOR INCLUSION IN THE CODE; PROVIDING A  
SEVERABILITY CLAUSE; PROVIDING A REPEALING  
CLAUSE; AND PROVIDING DIRECTIONS TO THE  
CLERK AND AN EFFECTIVE DATE.

A public hearing on the above ordinance will be  
held for **second and final reading on Tuesday,  
September 2, 2025, at 6:00 p.m.** or as soon  
thereafter as the same may be heard, at the Levy  
County Government Center Auditorium, 310 School  
Street, Bronson, Florida. The proposed ordinance  
may be inspected by any member of the public at  
the office of the Board of County Commissioners  
located at 310 School Street, Bronson, Florida  
during regular business hours. Interested parties  
may appear at the meeting and be heard with  
respect to the proposed ordinance.

In accordance with Section 286.0105, Florida  
Statutes, should any person decide to appeal any  
decision made with respect to any matter considered  
at this meeting, such person will need a record of  
the proceedings, and for such purpose, may need  
to ensure that a verbatim record of the proceeding  
is made, which record includes the testimony and  
evidence upon which the appeal is to be based.

In accordance with the American with Disabilities  
Act, persons needing a special accommodation or  
an interpreter to participate in the proceeding should  
contact the County Clerk's Office at (352) 486-5266,  
or the Office of the Board of County Commissioners  
at (352) 486-5217, at least two (2) days prior to the  
date of the meeting. Hearing impaired persons  
can access the foregoing telephone number by  
contacting the Florida Relay Service at 1-800-955-  
8770 (Voice) or 1-800-955-8771 (TDD).

Published August 22, 2025



## FLORIDA DEPARTMENT of STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

September 8, 2025

Matt Brooks  
Clerk of the Circuit Court  
Levy County  
612 East Hathaway Avenue  
Bronson, FL 32621-1389

Dear Matt Brooks:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Levy County Ordinance No. 2025-5, which was filed in this office on September 8, 2025.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp