



LEVY COUNTY, FLORIDA SPECIAL MAGISTRATE

LEVY COUNTY, FLORIDA
Petitioner,

Violation/Case No. 20240024

Vs.

Jason Barry Lantz
1560 N. Powerline Rd.
Pompano Beach, FL 33069
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:

**Section-12, Township-12, Range-17
Parcel Number: 03400-023-00**

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

**Jason Barry Lantz
1560 N. Powerline Rd.
Pompano Beach, FL 33069**

3. Date of violation: **July 17, 2024**

4. Code Section(s) violated: **Sec 50-718 and Sec 50-773**

- (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
- (b) *Generally.* No building or structure shall be erected, added to, or structurally altered until a permit therefor has been issued by the building official. Except upon a written order of the board of adjustment, no such building permit or certificate of occupancy shall be issued for any building where such construction, addition or alteration or use thereof would be in violation of any of the provisions of this article. The department of development will conduct an analysis of concurrency and certify as to the analysis of concurrency prior to issuing any permits.

5. Description of Violation: **On July 17, 2024, I observed a shed somewhat converted to an unauthorized home and a 5th wheel camper on the property.**

6. Date violation first observed: **July 17, 2024**

7. Date Owner/Person in charge received Notice of Violation: **July 18, 2024 a Notice of Violation was sent via USPS certified letter with return receipt requested. July 22 2024; Notice of Violation was signed for.**

8. Date which violations are to be corrected: **August 15th 2024**
9. Date of re-inspections if applicable: **August 26th 2024.**
10. Result of inspection or re-inspection: **Respondent not in compliance; no permits on record for structure and 5th wheel is still on property**

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, Section 50-718 and Section 50-773. 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 Officer

Sept 4 2024
Date

SWORN to and subscribed before me on this 4 day of September, 2024.



Notary Public, State of Florida

