



LEVY COUNTY, FLORIDA SPECIAL MAGISTRATE

LEVY COUNTY, FLORIDA

Petitioner,

Violation/Case No. 20240025

Vs.

Deborah Potter Luzader
7010 NW 167 PL.
Trenton, FL 32693

Respondent.

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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-34, Township-10, Range-14
Parcel Number: 07625-001-00**

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

**Deborah Potter Luzader
7010 NW 167 PL.
Trenton, FL 32693**

3. Date of violation: **May 5th, 2024**

4. Code Section(s) violated: **Sec 34-40**

(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.


(b) It shall be unlawful for any owner, agency, contractor or other person in charge of a construction, demolition or development site to cause or permit the open storage and accumulation of junk or litter thereon, except:

- (1) In enclosed litter receptacles.
- (2) Unused construction materials on the site for less than seven working days after the completion of the development, demolition or construction or the expiration of the permit therefore.

5. Description of Violation: **On May 5th, 2024, I observed an unserviceable vehicle with parts in the front yard with trash and other junk scattered throughout the property.**
6. Date violation first observed: **May 5th, 2024**
7. Date Owner/Person in charge received Notice of Violation: **July 3rd, 2024 a Notice of Violation was sent USPS certified mail with return receipt requested. Violation was signed for on July 18th 2024.**
8. Date which violations are to be corrected: **July 20th 2024.**
9. Date of re-inspections if applicable: **July 22nd 2024.**
10. Result of inspection or re-inspection: **Unserviceable vehicle has been removed, minor clean-up has taken place but trash still throughout the property. No effort has been made to contact Levy County Code Enforcement.**

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

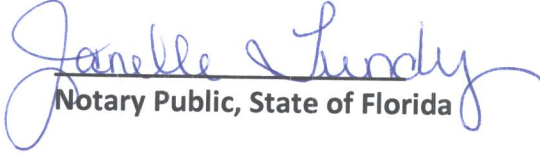
Levy County as specified in the Levy County Code of Ordinances, Article II, Section 34-40. Attempts to secure compliance with the Levy County Code of Ordinances has failed, or this is a life safety issue, or this is a repeat violation, as aforesaid, and the violation should be referred to the Levy County Special Magistrate for a public hearing.



Dave Banton, Code Enforcement Officer

Sept 4 2024
Date

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



Notary Public, State of Florida

