

CASE #: 20250021

LEVY COUNTY, FLORIDA

VS

Michael Faraoni

Stacy L Faraoni

Maria Arenas



LEVY COUNTY CODE ENFORCEMENT DIVISION
P.O. BOX 672 | BRONSON, FL 32621
TELEPHONE: (352) 486-5541 | FAX: (352) 486-5246



COMPLAINT FORM

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

Date 02/28/2025

Plaintiff Information

Name Timothy Phone _____ Email timothys2531@gmail.com
Street Address Winding River Resident City chiefland State Florida ZIP 32626
Plaintiff signature Timothy Digitally signed by Timothy
Date: 2025.03.02 22:35:35 -05'00'

Property Owner Information

Name Michael Faraoni Phone UnKnown Email UnKnown
Street Address No Address Living in RV since 2022 City Chiefland State Florida ZIP 32626
Property owner signature _____

Tenant Information

Name Multiple Transient People Phone _____ Email UnKnown
Street Address 606 BINNEY ST NE City Palm Bay State Florida ZIP 32907
Tenant signature _____

Legal Description

Subdivision name Winding River Preserve Lot _____ Block _____ Section _____
Township _____ Range _____ Parcel Account Parcel ID 2182205500
911 Address Only RV's on property no house
Description of complaint Multiple people living in RV's for last 3 years, dumping sewage, inoperable vehicles, violates HOA rules

Office Use Only

Verification of complaint _____
Conditions constituting a violation _____
Chapter _____ Article _____ Division _____ Section _____
Signature of code enforcement officer _____

Penny Hilligoss

To: Dave Banton
Subject: RE: Code Enforcement Complaint- Winding River Preserve

*Thank you,
Penny Hilligoss*

*Administrative Assistant
Levy County Code Enforcement
622 E Hathaway
Bronson, FL 32621
Phone: 352-486-5541*



Under Florida law, email addresses are public records. Your e-mail communications may therefore be subject to public disclosure. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, you may contact this office by phone. The information contained in this email may be privileged and confidential information intended only for the entity to which it is addressed. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, copying or taking action in reliance upon this email is strictly prohibited. If you have received this email in error, please immediately notify the sender and delete this email entirely.

From: Dave Banton <banton-dave@levycounty.org>
Sent: Tuesday, March 4, 2025 8:55 AM
To: Timothy S <timothys2531@gmail.com>
Cc: Penny Hilligoss <Hilligoss-Penny@levycounty.org>
Subject: RE: Code Enforcement Complaint- Winding River Preserve

Timothy, I already have this property on my radar. The issue is I need access to the gated community, I don't have the pin to the gates. I have been waiting for the new HOA rep to contact me so I can go over some expectations on moving forward with this case since the Winding River Preserve HOA is choosing to use the County rather than enforce within. So if you can get a hold of your HOA and have them contact me 352-507-2141 or give me your contact info so when I need to get in I can get access. I understand your thoughts on safety but I have to follow Florida Statutes on enforcement and case management. Either way I need to get access to the neighborhood so that's what I am waiting on.

Dave

From: Timothy S <timothys2531@gmail.com>
Sent: Monday, March 3, 2025 8:59 PM
To: Penny Hilligoss <Hilligoss-Penny@levycounty.org>
Cc: Dave Banton <banton-dave@levycounty.org>
Subject: Re: Code Enforcement Complaint- Winding River Preserve

You don't often get email from timothys2531@gmail.com. [Learn why this is important](#)
I'm sorry but I mistakenly left Mr. Blanton off the last response.

"Penny, thank you for the reply but we talked about this on the phone. I have to live by these people for the rest of my life & don't want to be the bad guy. I sincerely feel that having to fill out a form and identification that is going to be public record is compromising my safety & privacy. I'm not trying to be rude but this does not in any way have any bearing on the fact that there are some pretty serious violations taking place here & is highly visible for anyone driving by to see. As law abiding & tax paying citizen of Levy County "we" believe that a visit or even a drive by look will validate the seriousness of these violations. This could even be labeled as an environmental concern. If Levy County is not alarmed by this I would be really disappointed. You should talk to his neighbor across the road from them. They are the ones who have to look at this every minute of the day."

Thank you for your patience & understanding with this matter & thank you for looking into this without finding any slight excuse to not follow up. The neighbors of Winding River & the fragile ecosystem that we utilize for our drinking water sincerely appreciate your dedication to the environment.

On Mon, Mar 3, 2025 at 8:54 PM Timothy S <timothys2531@gmail.com> wrote:

Penny, thank you for the reply but we talked about this on the phone. I have to live by these people for the rest of my life & don't want to be the bad guy. I sincerely feel that having to fill out a form and identification that is going to be public record is compromising my safety & privacy. I'm not trying to be rude but this does not in any way have any bearing on the fact that there are some pretty serious violations taking place here & is highly visible for anyone driving by to see. As law abiding & tax paying citizen of Levy County "we" believe that a visit or even a drive by look will validate the seriousness of these violations. This could even be labeled as an environmental concern. If Levy County is not alarmed by this I would be really disappointed. You should talk to his neighbor across the road from them. They are the ones who have to look at this every minute of the day.

Thank you for your patience & understanding with this matter & thank you for looking into this without finding any slight excuse to not follow up. The neighbors of Winding River & the fragile ecosystem that we utilize for our drinking water sincerely appreciate your dedication to the environment.

On Mon, Mar 3, 2025 at 8:42 AM Penny Hilligoss <Hilligoss-Penny@levycounty.org> wrote:

Good morning,

Can you please provide your last name and phone number. My boss Dave Banton would like to give you a call.

Thank you,

Penny Hilligoss

Administrative Assistant

Levy County Code Enforcement

622 E Hathaway

Bronson, FL 32621

Phone: 352-486-5541



Under Florida law, email addresses are public records. Your e-mail communications may therefore be subject to public disclosure. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, you may contact this office by phone. The information contained in this email may be privileged and confidential information intended only for the entity to which it is addressed. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, copying or taking action in reliance upon this email is strictly prohibited. If you have received this email in error, please immediately notify the sender and delete this email entirely.

From: Timothy S <timothys2531@gmail.com>

Sent: Sunday, March 2, 2025 10:58 PM

To: Penny Hilligoss <Hilligoss-Penny@levycounty.org>; Dave Banton <banton-dave@levycounty.org>

Subject: Code Enforcement Complaint- Winding River Preserve

Some people who received this message don't often get email from timothys2531@gmail.com. [Learn why this is important](#)

Good morning Penny!

Attached is the official complaint form as we spoke about over the phone. This complaint is on a property in Winding River Preserve. Unfortunately this property does not have a physical address as there isn't proper housing on the property. There is a foundation & pole barn with no sides that's been there for about 2 years. There are always at least 2 RV's on the property & sometimes more depending on the time of the month. These 2 RV's have not moved for literally years along with the 5-7 derelict vehicles & large dogs that roam the neighboring properties. Rumor has it they are dumping the sewage on the property from the RV's as well. This violates the Levy County ordinance as well as the HOA rules.

Please help the occupants of Winding River!

Thank you & have a good day

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.

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.

LEVY COUNTY CODE ENFORCEMENT DIVISION



NOTICE OF CODE VIOLATION

DATE: April 25, 2025

**Faraoni Michael J
Faraoni Stacy L
Arenas Maria C
606 Binney St NE
Palm Bay, FL 32907**

**RE: Parcel ID 2182205500
Winding River
Levy County, FL**

An inspection of your property located at **Parcel ID 2182205500/Winding River** were made over the last 8 Months. These inspections revealed the following violation of Levy County Code: Sections **50-718 and Appendix B, SEC 1 Note 3** which provides that certain conditions are not allowed on any vacant property in the county; see below for reference:

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

APPENDIX B

SEC. 1 -DEVELOPMENT DEPARTMENT

Note regarding refunds: Once an application is filed with the County and the associated fees, rates or charges are paid to the County, no refunds will be issued to the applicant, unless a refund is specifically provided for in this Appendix or unless the permit was issued in error by the County.

Note regarding additional costs: The permit fees do not include additional costs to be paid by applicant for the services of engineers, legal counsel, or other professional consultants that are retained by the County in connection with review of any application or permit.

Note 1—For the purpose of determining fees, floor area shall be the gross overall outside area of a building at each story, including all portions under roofs.

Note 2—The building permit fee for a new building or addition includes flat work, such as stoops, sidewalks, patios, garage aprons or other walking surfaces incidental to the building, provided that no foundations are incorporated in the flat work.

Note 3—A separate building permit is required for each building, structure, or improvement of existing buildings, even when located on the same lot, tract, or parcel.

Note 4—Where a fee is based on value of the improvement and the valuation is not provided by the applicant, valuation will be determined by the County Development Department based on valuation data published by Southern Building Code Congress International or International Code Council, multiplied by the appropriate regional modifier. When the applicant provides the valuation,

the County Development Department reserves the right to review and require documentation to support the valuation as reasonable and appropriate.

Note 5—Separate permit fees are required for electrical, plumbing, mechanical, fuel gas, or other permits shown elsewhere in this schedule, unless otherwise indicated.

It is **mandatory** that you contact the Code Enforcement Officer at (352) 486-5541 within **ten** (10) days to discuss the measure of actions toward compliance so that the violations can be resolved. Failure to vacate the recreational vehicles and other property from the lot or pull permits for the structure/dwelling by **May 30th, 2025** will result in a Special Magistrate Hearing where daily fines can be ordered as long as the property stays in noncompliance.

If you have any questions regarding this letter, Please contact the Code Enforcement Office at (352) 486-5541. Thank you for your prompt attention to this matter.



David Banton
Code Enforcement Manager
Levy County, FL
352-507-2141



LEVY COUNTY, FLORIDA SPECIAL MAGISTRATE

LEVY COUNTY, FLORIDA

Violation/Case No. 20250021

Petitioner,

Vs.

**Faraoni Michael J
Faraoni Stacy L
Arenas Maria C
606 Binney St NE
Palm Bay, FL 32907**

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:

**Winding River Preserve
Section-10, Township-11, Range-16
Parcel Number: 2182205500**

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

**Faraoni Michael J
Faraoni Stacy L
Arenas Maria C**

**606 Binney St NE
Palm Bay, FL 32907**

3. Date of violation: **July 5, 2024**
4. Code Section(s) violated: **Levy County Code Sections 50-718 and Appendix B, SEC 1 Note 3**

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

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

APPENDIX B

SEC. 1 -DEVELOPMENT DEPARTMENT

Note regarding refunds: Once an application is filed with the County and the associated fees, rates or charges are paid to the County, no refunds will be issued to the applicant, unless a refund is specifically provided for in this Appendix or unless the permit was issued in error by the County.

Note regarding additional costs: The permit fees do not include additional costs to be paid by applicant for the services of engineers, legal counsel, or other professional consultants that are retained by the County in connection with review of any application or permit.

Note 1—For the purpose of determining fees, floor area shall be the gross overall outside area of a building at each story, including all portions under roofs.

Note 2—The building permit fee for a new building or addition includes flat work, such as stoops, sidewalks, patios, garage aprons or other walking surfaces incidental to the building, provided that no foundations are incorporated in the flat work.

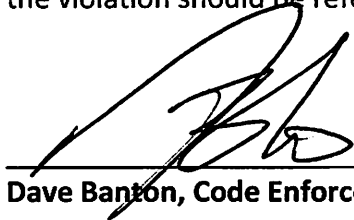
Note 3—A separate building permit is required for each building, structure, or improvement of existing buildings, even when located on the same lot, tract, or parcel.

Note 4—Where a fee is based on value of the improvement and the valuation is not provided by the applicant, valuation will be determined by the County Development Department based on valuation data published by Southern Building Code Congress International or International Code Council, multiplied by the appropriate regional modifier. When the applicant provides the valuation, the County Development Department reserves the right to review and require documentation to support the valuation as reasonable and appropriate.

Note 5—Separate permit fees are required for electrical, plumbing, mechanical, fuel gas, or other permits shown elsewhere in this schedule, unless otherwise indicated.

5. Description of Violation: **On approximately July 8, 2024, I observed two recreational vehicles being lived in and a pole barn erected with a concrete slab poured with plumbing laid within the slab with no permits.**
6. Date violation first observed: **July 8, 2024**
7. Date Owner/Person in charge received Notice of Violation: **On April 25, 2025 a Notice of Violation was sent via USPS Certified Mail return receipt requested. On 28 April 2025, the notice was signed for and receipt returned.**
8. Date which violations are to be corrected: **May 30, 2025**
9. Date of re-inspections if applicable: **June 2, 2025**
10. Result of inspection or re-inspection: **Two Recreational Vehicles still being lived in, approximately eight panels of privacy fence erected to attempt to shield the RVs. No permit on file for barndominium. Notice of Hearing Posted.**

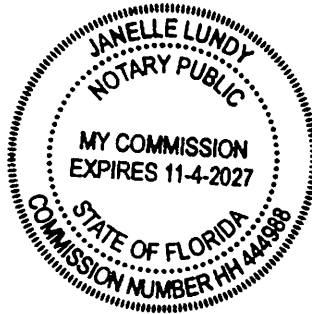
Based upon the foregoing, the undersigned Code Enforcement Officer hereby certifies that The above described violation continues to exist in the jurisdiction within the boundaries of Levy County as specified in the Levy County Code of Ordinances, Article XIII, Sec 50-718 and Appendix B, Sec 1. Note 3. 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

4 June 2025
Date

SWORN to and subscribed before me on this 21 day of June 2025.


Notary Public, State of Florida



LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE



SCANNED

LEVY COUNTY, FLORIDA

Code Case No.: 20250021

Petitioner,

VS.

Faraoni Michael J

Faraoni Stacy L

Arenas Maria C

606 Binney St. NE

Palm Bay, FL 32907

Parcel ID 2182205500

Respondent,

NOTICE OF HEARING

Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Ordinance No. 50-718 Appendix B, Sec 1 Note 3; you will please take notice that a public hearing will be conducted in the above-styled cause, on Wednesday the 18th day of June, 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.

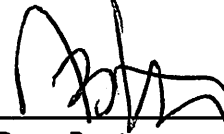
PLEASE GOVERN YOURSELF ACCORDINGLY

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 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.

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
622 E. Hathaway Ave.
Bronson, Florida 32621
(352) 486-5541

Levy County, FL

Homestead Transfer Form (PDF Format)

[TRANSFER OF HOMESTEAD ASSESSMENT DIFFERENCE - DR501T Form \(pdf format\)](#)



Homestead Application

Homestead Application

Hurricane Damage Form

ATTENTION: This is not for FEMA.

Hurricane Damage Form

Application for Catastrophic Event Tax Refund

ATTENTION: Please read instructions carefully

Instructions

Application for Catastrophic Event Tax Refund

Summary

Parcel ID	2182205500
Location Address	
Neighborhood	WINDING RIVER (9921)
Legal Description*	10-11-16 0075.65 ACRES WINDING RIVER PRESERVE UNREC TRACT 55 OR BOOK 1647 PAGE 875
	<i>*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.</i>
Property Use Code	TMBR 2 (5500)
Subdivision	WINDING RIVER PRESERVE
Sec/Twp/Rng	10-11-16
Tax District	SUWANNEE RIVER WT (District SR)
Millage Rate	13.8996
Acreage	75.650
Homestead	N
Ag Classification	Yes

[View Map](#)

Owner

Owner Name	Faraoni Michael J 50%
	Faraoni Stacy L 50%
	Arenas Maria C 50%
Mailing Address	606 BINNEY ST NE
	PALM BAY, FL 32907

Trim Notice

Trim Notice (PDF)

Estimate Taxes

Estimate Taxes

Valuation

	2025 Preliminary Value Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$347,152
Ag Land Value	\$13,845
Just (Market) Value	\$347,152
Assessed Value	\$13,845
Exempt Value	\$0
Taxable Value	\$13,845
Save Our Homes Benefit	\$0
Previous Year Value	\$347,152

Exemptions

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

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
TIMBER II	0	0	30	AC	\$9,060
TIMBER III	0	0	17.65	AC	\$3,265
HARDWOOD/CYPRESS	0	0	8	AC	\$720
NON PRODUCTIVE	0	0	20	AC	\$800
VAC LAND	0	0	47.65	AC	\$180,832
VAC LAND	0	0	28	AC	\$166,320

Sales

Sale Date	Sale Price	Instrument				Vacant/ Improved	Grantor	Grantee
Type	Book	Page	Qualification					
6/28/2022	\$285,000.00	WD	1647	875	Q	V	FAGAN MICHAEL A	FARAONI MICHAEL J
10/8/2014	\$100.00	PR	1337	247	U	V	FAGAN MICHAEL-PR OF VANDENBROEK CAROL ANN - ESTATE-	FAGAN MICHAEL A
9/1/2005	\$490,000.00	WD	973	235	Q	V	FL LAND PARTNERS LLC	VANDENBROEK CAROL ANN & FAGAN MICHAEL

Map



No data available for the following modules: 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: 2/28/2025, 7:32:01 PM

Contact Us

Developed by
 SCHNEIDER
 GEOSPATIAL

This instrument prepared by and return to:
Deniese Clements
LEVY ABSTRACT AND TITLE COMPANY
P.O. Box 148
Bronson, FL 32621
LATC file # : T-28996
Parcel I.D. #: 21822-055-00

WARRANTY DEED

THIS WARRANTY DEED, made this 28th day of JUNE, 2022, by

BRADLEY H. MARTIN and JOY C. MARTIN husband and wife, and MICHAEL A. FAGAN, a married man,

whose address is: 116 Coco Plum Rd S, Key Largo, Florida 33037 and 918 S. Jade Drive, Key Largo, Florida 33037, respectively, hereinafter called the Grantor, to

MICHAEL J. FARAONI and STACY L. FARAONI, husband and wife, and MARIA C. ARENAS, an unremarried widow,

whose address is: 606 Binney Street NE, Palm Bay, Florida 32907 and 1516 Hayworth Circle NW, Palm Bay, Florida 32907, 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.)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, 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, Florida, to-wit:

Tract 55, WINDING RIVER PRESERVE, an unrecorded subdivision, being more particularly described as follows:

A parcel of land in Sections 10 and 15, Township 11 South, Range 16 East, Levy County, Florida, said parcel being more particularly described as follows:

For a Point of Reference, commence at Point 'C' as defined in the description for the 'Portion along NE Waters Pond Road using North right of way as boundary in Exhibit 'D' of the 'Declaration of Restrictions and Protective Covenants for Winding River Preserve' as recorded in Official Records Book 947, page 157, public records of Levy County, Florida, being a point on the apparent North right of way line of NE Waters Pond Road as described in Exhibit 'C' of the 'Access Easement and Maintenance Agreement' recorded in Official Records Book 849, page 331, and being approximately 2913 feet West and 2024 feet South of the NE corner of Section 11, Township 11 South, Range 16 East, Levy County, Florida; thence N 29°31'16" W, along said North right of way line, 209.59 feet; thence N 39°32'38" W, along said North right of way line, 196.32 feet; thence N 30°56'46" W, along said North right of way line, 59.93 feet, to the intersection with the Easterly projection of the South line of that portion of the boundary of the 'Common Property' described in said Exhibit 'D' that lies along the South side of NE Asbell Creek Road; thence S 84°39'33" W, along said Easterly extension, 77.62 feet, to a point on the boundary of said 'Common Property', that lies at the Southerly corner of the intersection of NE Asbell Creek Road with NE Waters Pond Road; thence, along said boundary until otherwise noted, run S 84°39'33" W, 1361.28 feet; thence S 59°37'30" W, 149.84 feet; thence S 24°43'48" W, 740.41 feet; thence S 51°38'51" W, 171.16 feet; thence N 82°54'00" W, 227.02 feet; thence S 79°18'32" W, 204.11 feet; thence S 23°06'10" W, 397.80 feet; thence S 44°34'20" W, 592.23 feet; thence S 29°58'50" W, 436.11 feet; thence S 44°26'04" W, 125.44 feet, to the Point of Beginning; thence continue S 44°26'04" W, 170.13 feet; thence S 63°39'16" W, 1431.43 feet; thence S 14°00'23" E, 351.20 feet; thence S 46°26'09" E, 399.17 feet; thence S 33°22'10" E, 308.53 feet; thence S 07°42'58" E, 465.37 feet; thence S 14°33'05" W, 17.65 feet, to the centerline of a 60 foot easement; thence, departing said boundary, run S 61°32'05" E, along said centerline, 707.05 feet; thence S 52°25'18" E, along said centerline, 647.01 feet; thence N 25°48'05" E, 806.81 feet; thence N 13°16'35" W, 1677.31 feet; thence N 31°58'44" W, 567.29 feet, to close on the Point of Beginning.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member(s) of the household of Grantor reside thereon.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record, if any, and zoning and other governmental regulations.

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.

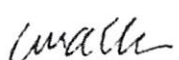
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of the said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

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:


1st Witness Signature

Kenie Rodriguez
1st Witness Printed Name


2nd Witness Signature
CRISTINA ALLEN

2nd Witness Printed Name


BRADLEY H. MARTIN


JOY C. MARTIN


STATE OF FLORIDA
COUNTY OF Monroe

The foregoing instrument was acknowledged before me (CHECK ONE): ☒ in physical presence OR ☐ online notarization, this 28th day of JUNE, 2022, by BRADLEY H. MARTIN and JOY C. MARTIN, who (CHECK ONE): ☒ is/are personally known to me OR ☐ has/have produced FL. Driver's License as identification.

(Type of Identification)



(Notary Stamp/Seal)


Notary Public
Notary Printed Name: Kenie Rodriguez
Commission Expiration Date: 02/08/2025

Signed, sealed and delivered in the presence of:

[Signature]
1st Witness Signature

Kenie Rodriguez
1st Witness Printed Name

Shelby Morris
2nd Witness Signature

Shelby Morris
2nd Witness Printed Name

[Signature]
MICHAEL A. FAGAN

STATE OF FLORIDA
COUNTY OF Monroe

The foregoing instrument was acknowledged before me (CHECK ONE): ☒ in physical presence OR ☐ online notarization, this 28th day of JUNE, 2022, by MICHAEL A. FAGAN, who (CHECK ONE): ☒ is/are personally known to me OR ☐ has/have produced FL. Driver's License as identification.

(Type of Identification)



(Notary Stamp/Seal)

[Signature]
Notary Public
Notary Printed Name: Kenie Rodriguez
Commission Expiration Date: 02/08/2025

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							Click here for help
Account Number		21822-055-00		Type	REAL ESTATE		
Address				Status			
Sec/Twn/Rng				Subdivision			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
2013	R	2013 21822-055-00	PAID	12/2013	1,230.62	Tax Bill	
2014	R	2014 21822-055-00	PAID	01/2015	1,193.17	Tax Bill	
2015	R	2015 21822-055-00	PAID	11/2015	1,158.89	Tax Bill	
2016	R	2016 21822-055-00	PAID	01/2017	1,210.57	Tax Bill	
2017	R	2017 21822-055-00	PAID	12/2017	220.65	Tax Bill	
2018	R	2018 21822-055-00	PAID	04/2019	230.68	Tax Bill	
2019	R	2019 21822-055-00	PAID	01/2020	216.33	Tax Bill	
2020	R	2020 21822-055-00	PAID	11/2020	210.00	Tax Bill	
2021	R	2021 21822-055-00	PAID	03/2022	217.05	Tax Bill	
2022	R	2022 21822-055-00	PAID	11/2022	196.87	Tax Bill	
2023	R	2023 21822-055-00	PAID	11/2023	196.10	Tax Bill	
2024	R	2024 21822-055-00	PAID	12/2024	184.73	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2024	2182205500	Tax Bill
----------------	------	------------	--------------------------

Property Description				Owner Information	
10-11-16 0075.65 ACRES WINDING R				FARAONI MICHAEL J	
IVER PRESERVE UNREC TRACT 55 OR				FARAONI STACY L	
BOOK 1647 PAGE 875				606 BINNEY ST NE	
				PALM BAY,FL 32907	
Current Values and Exemptions				Taxes and Fees Levied	
ASSESSMENT	13,845			TAXES	192.43
TAXABLE	13,845			TOTAL	192.43
IF PAID BY: NOV - DEC 12 DEC 13-DEC 31 JAN 1-JAN 31 FEB 1-28 MAR 1-MAR 31					

PLEASE PAY:	184.73	186.66	188.58	190.51	192.43	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/09/2024 997 2024 0005075.0000	Full	Pmt Posted		\$7.70-	\$.00	\$184.73

Links of Interest

[LINK TO PROPERTY APPRAISER](#)



Levy County Code Enforcement AFFIDAVIT OF POSTING

VIOLATION NUMBER: 20250021

PARCEL NUMBER: 2182205500

I hereby certify the following:

- 1. Monday, the 2nd day of June 2025, the property owned by Faraoni Michael J, Faraoni Stacy L, and Arenas, Maria C located at Parcel ID: 2182205500/Winding River Preserve was posted with a Notice of Hearing for the following violation(s) of Levy County Code of Ordinances:**

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 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

APPENDIX B

SEC. 1 -DEVELOPMENT DEPARTMENT

Note regarding refunds: Once an application is filed with the County and the associated fees, rates or charges are paid to the County, no refunds will be issued to the applicant, unless a refund is specifically provided for in this Appendix or unless the permit was issued in error by the County.

Note regarding additional costs: The permit fees do not include additional costs to be paid by applicant for the services of engineers, legal counsel, or other professional consultants that are retained by the County in connection with review of any application or permit.

Note 1—For the purpose of determining fees, floor area shall be the gross overall outside area of a building at each story, including all portions under roofs.

Note 2—The building permit fee for a new building or addition includes flat work, such as stoops, sidewalks, patios, garage aprons or other walking surfaces incidental to the building, provided that no foundations are incorporated in the flat work.

Note 3—A separate building permit is required for each building, structure, or improvement of existing buildings, even when located on the same lot, tract, or parcel.

Note 4—Where a fee is based on value of the improvement and the valuation is not provided by the applicant, valuation will be determined by the County Development Department based on valuation data published by Southern Building Code Congress International or International Code Council, multiplied by the appropriate regional modifier. When the applicant provides the valuation, the County Development Department reserves the right to review and require documentation to support the valuation as reasonable and appropriate.

Note 5—Separate permit fees are required for electrical, plumbing, mechanical, fuel gas, or other permits shown elsewhere in this schedule, unless otherwise indicated.

2. **On this Wednesday, the 4th day of June 2025, a copy of like document was posted at the Levy County Government Center located at 310 School St. Bronson, Florida 32621.**
3. **On this Monday, the 2nd day of June 2025), a copy of said documents were mailed via USPS First Class Mail to the property owner.**

FURTHER AFFIDAVIT SAYETH NAUGHT.


Dave Banton, Code Enforcement Manager

STATE OF FLORIDA
COUNTY OF FLEVY

I Name acknowledged the foregoing instrument before me by means of
☒ physical presence or online notarization, this 4 day of June, 2025


(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced _____



AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)
COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA
VS.

Michael Faraoni, Stacy L Faraoni and Maria Arenas

CODE ENFORCEMENT BOARD CASE NO.: 20250021


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 2, 2025**, I received a copy of the attached Notice of Hearing for the hearing dated **June 18th 2025**.

3. That on the day 2 of **June**, **2025**, I mailed said papers to **Michael Faraoni, Stacy L Faraoni and Maria Arenas 606 Binney St. NE Palm Bay, FL 32907** 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 2 of June, 2025.


Notary Signature

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





LEGAL NOTICE

DATE: 06/02/2025

WHEREAS, violations of {Article_XIII,} Section 50-718; Appendix B, Sec 1 Note 3 of the {Code of Ordinance} have been Found on these premises, Winding River, Florida, Parcel # 2182205500.

Levy County Code Enforcement will be holding the Special Magistrate Hearing on Wednesday, June 18, 2025 at 09:30 a.m., in the County Government Center Auditorium, located at 310 School St. Bronson, Fl

On the date, time and place first above-mentioned, all interested persons may appear and be heard with respect to the violations on the property.

All persons acting contrary to this order or removing or mutilating this notice are liable to arrest unless such action is authorized by the Code Enforcement Department.



06/02/2025 12:33 PM

0000 0491 6102 984E 3495

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Palm Bay, FL 32909	
OFFICIAL USE	
Certified Mail Fee \$4.85	0810 66
\$4.10	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$0.70	
<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	
Total Postage and Fees \$9.68	
Sent To Michael Faracini + Stephanie Faracini + Maria Street and Apt. No., or PO Box No. 606 Binney St. NE City, State, ZIP+4® Palm Bay FL 32909	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



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:

Michael Faraoni + Stacy
Faraoni + Maria Arcus
606 Binney St. NE
Palm Bay FL 32909



9590 9402 8707 3310 3381 08

2. Article Number (Transfer from service label)

7019 1640 0001 3486 5830

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Stacy Faraoni

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Stacy Faraoni

C. Date of Delivery

8-28-25

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

☐ Mail Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☒ Signature Confirmation™

☐ Signature Confirmation

☐ Signature Confirmation Restricted Delivery

