

**CASE #: 20250018**

**LEVY COUNTY, FLORIDA**

**VS**

**Randall Jacobs**

**Merline Jacobs**

## LEVY COUNTY CODE ENFORCEMENT DIVISION



### NOTICE OF CODE VIOLATION

DATE: April 1, 2025

**Randall Jacobs  
Merline Jacobs  
20 Squire CT  
Dunedin FL 34698**

**\*\*REPEAT VIOLATION\*\***

An inspection of your property located at **Parcel ID 0692303000 /14-15-17 Rainbow Lakes Est Blk 49 lot 37** was made over the past week. This inspection revealed the following violation of Levy County Code: Sections **50-718, 34-41, Appendix B SEC 1 and** which provides that certain conditions are not allowed on any vacant property in the county, if the conditions are visible from a public street or of other public or private property, including:

#### **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

## **SEC . 34-41. - Keeping unserviceable vehicles prohibited.**

(a) It shall be unlawful for any person to keep on any residential, commercial, industrial or agricultural property any unserviceable vehicle, unless such unserviceable vehicle is shielded from view, except for a vehicle temporarily stored on private real property for the purpose of repair, if the vehicle has a currently valid registration and currently valid license plate affixed thereon, and the motor vehicle is titled in the name of the owner of the property upon which the vehicle is situated or is titled in the name of the person currently residing on the premises. The term "temporarily stored" shall mean that the vehicle shall be openly stored for no more than 60 calendar days.

(b) It shall be unlawful for the owner of any land in the county to cause or permit to be stored thereon, at any location, more than two unserviceable vehicles.

(c) Further, it shall be unlawful to store such two vehicles within the front and side yard setbacks established for the zoning district, except for the following

## **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 that is to be taken so that the violations can be resolved. Failure to vacate the vehicles, recreational vehicle and the structures that are visible from the street off the lot by **April 30<sup>th</sup>, 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.

A handwritten signature in black ink, appearing to read 'Bradley Frazer', with a horizontal line drawn underneath the signature.

Bradley Frazer  
Code Enforcement Officer





# LEVY COUNTY, FLORIDA SPECIAL MAGISTRATE

LEVY COUNTY, FLORIDA

Petitioner,

Violation/Case No. **20250018**

Vs.

Jacobs Randall  
Jacobs Merline  
20 Squire CT  
Dunedin, FL 34698

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:  
**Rainbow Lakes Estate**  
**Section-14, Township-15, Range-17**  
**Parcel Number: 06923-03-000**
2. Name and address of owner/person/responsible party in charge of violation:  
**Jacobs Randall**  
**Jacobs Merline**  
**20 Squire CT**  
**Dunedin, FL 34698**
3. Date of violation: **April 1, 2025**
4. Code Section violated: **Sec 50-718, Sec 34-41, 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
- (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

([Ord. No. 2023-9](#), § 13, 12-5-2023)

### **Sec. 34-41. - Keeping unserviceable vehicles prohibited.**

(a) It shall be unlawful for any person to keep on any residential, commercial, industrial or agricultural property any unserviceable vehicle, unless such unserviceable vehicle is shielded from view, except for a vehicle temporarily stored on private real property for the purpose of repair, if the vehicle has a currently valid registration and currently valid license plate affixed thereon, and the motor vehicle is titled in the name of the owner of the property upon which the vehicle is situated or is titled in the name of the person currently residing on the premises. The term "temporarily stored" shall mean that the vehicle shall be openly stored for no more than 60 calendar days.

(b) It shall be unlawful for the owner of any land in the county to cause or permit to be stored thereon, at any location, more than two unserviceable vehicles.

(c) Further, it shall be unlawful to store such two vehicles within the front and side yard setbacks established for the zoning district, except for the following

(1) Unserviceable vehicles stored on the premises of a lawfully established and maintained junkyard, vehicle repair business, garbage or waste disposal site, sanitary landfill or on the lands of a bona fide agricultural operation.

(2) Vehicles stored within a completely enclosed building.

(d) The provisions of this section shall not apply to any property which, as of 1975, there was the accumulation and open storage of more than two vehicles.

(e) The provisions of this article shall not apply to any abandoned property which shall be within an enclosed building upon such property or upon the solidly enclosed and fenced premises maintained by the county as a depository for such abandoned property.

(Ord. No. 98-02, § IV, 4-21-1998)

## **APPENDIX B, SEC. 1, NOTE 3 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

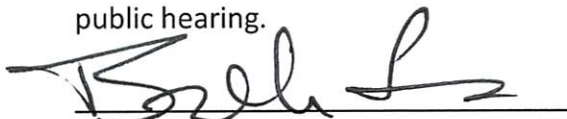
data published by Southern Building Code Congress International or International Code Council, multiplied by the appropriate regional modifier. When the applicant provides the valuation, the County Development Department reserves the right to review and require documentation to support the valuation 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.

([Ord. No. 2022-7](#), § 1, 3-8-2022; [Ord. No. 2023-9](#), § 19, 12-5-2023; [Ord. No. 2025-3](#), § 3, 4, 3-18-2025)

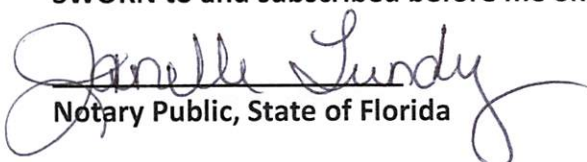
5. Description of Violation: **On April 1st, 2025, I observed one recreational vehicle set up and living in and two vehicles. There are also four wooden structures.**
6. Date violation first observed: **April 1, 2025**
7. Date Owner/Person in charge received Notice of Violation: **April 1st, 2025 Randall Jacobs was hand delivered a Notice of Violation at his property. Parcel ID 0692303000**
8. Date which violations are to be corrected: **April 30th, 2025.**
9. Date of re-inspections if applicable: **May 1st, 2025**
10. Result of inspection or re-inspection **Respondent Mr. Jacobs was in non-compliance. Tried to talk with Respondent. He was upset and wouldn't talk to me and walked away.**

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, Subdivision IV Section 50-718 Temporary uses, Sec 34-41 Keeping Unserviceable vehicles Prohibited and Appendix B Sec 1 Note 3 Development. . 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.

  
Bradley Frazer, Code Enforcement Officer

June 2, 2025  
Date

SWORN to and subscribed before me on this 2 day of June, 2025.

  
Notary Public, State of Florida



**LEVY COUNTY, FLORIDA  
SPECIAL MAGISTRATE**



**LEVY COUNTY, FLORIDA**

**Code Case No.: 20250018**

**Petitioner,**

**VS.**

**Jacobs Randall  
Jacobs Merline  
20 Squire Ct  
Dunedin, FL 34698  
Parcel ID 0692303000**

**Respondent,**

---

**NOTICE OF HEARING**

Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Ordinance No. 50-718, 34-41 Appendix B SEC 1; you will please take notice that a public hearing will be conducted in the above-styled cause, on Wednesday the 18<sup>th</sup> 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.

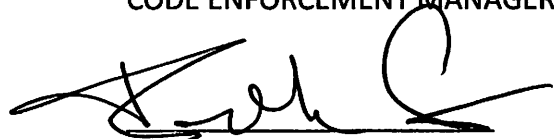
**PLEASE GOVERN YOURSELF ACCORDINGLY**

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 'Bradley Frazer', written over a horizontal line.

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



# Levy County, FL

## 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

0692303000

Location Address

Neighborhood

Legal Description\*

RAINBOW LAKES EST (327)

14-15-17 RAINBOW LAKES EST BLK 48 LOT 37 OR BOOK 1553 PAGE 157

\*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

VACANT (0000)

Subdivision

RAINBOW LAKES ESTATES SEC N

Sec/Twp/Rng

14-15-17

Tax District

RAINBOW LAKES (District RL)

Millage Rate

15.0469

Acreage

1.000

Homestead

N

Ag Classification

No

[View Map](#)

## Owner

Owner Name

Jacobs Randall 100%

Jacobs Merline 100%

Mailing Address

20 SQUIRE CT

DUNEDIN, FL 34698

## Trim Notice

Trim Notice (PDF)

## Estimate Taxes

Estimate Taxes

## Valuation

	2025 Preliminary Value
	Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$13,000
Ag Land Value	\$13,000
Just (Market) Value	\$13,000
Assessed Value	\$8,052
Exempt Value	\$0
Taxable Value	\$8,052
Save Our Homes Benefit	\$4,948
Previous Year Value	\$13,000

## Exemptions

Homestead 2nd Homestead Widow/er Disability Seniors Veterans Other

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vac Lot	0	0	1	LT	\$13,000

Sales

Sale Date	Sale Price	Instrument		Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
		Type							
10/5/2020	\$5,000.00	WD		<a href="#">1553</a>	<a href="#">157</a>	Q	V	FREEDOM LAND SOLUTIONS LLC	JACOBS RANDALL
8/31/2017	\$500.00	WD		<a href="#">1433</a>	<a href="#">126</a>	Q	V	VAN DYNE PHILLIP	FREEDOM LAND SOLUTIONS LLC
8/27/1979	\$0.00	WD		<a href="#">146</a>	<a href="#">7</a>	Q	V	AMREP CORPORATION	VAN DYNE PHILLIP & SALLY

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: 3/31/2025, 7:40:19 PM](#)

Contact Us

Developed by  
 SCHNEIDER  
GEOSPATIAL



**After Recording, Return to:**

Randall Jacobs and Merline Jacobs  
20 Squire CT  
Dunedin FL 34698

Prepared by: Roman Northcut, 424 E. Central Blvd. #182, Orlando, FL 32801

Parcel ID: 06923-030-00

## SPECIAL WARRANTY DEED

Above Space Reserved for use by Clerk of Court

**MADE THIS October 5, 2020 A.D., THIS SPECIAL WARRANTY DEED** is made and executed by **Freedom Land Solutions, LLC**, a Florida Limited Liability Company, whose post office address is 424 E. Central Blvd. #182, Orlando, FL 32801 of Orange County, Florida, grantor, and **Randall Jacobs and Merline Jacobs**, a married couple, whose post office address is 20 squire CT of Dunedin FL 34698, grantee,

(Whenever 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 said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Levy County, to-wit:

Lot 37, Block 48, Rainbow Lakes Estates Section N, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 27, 27A through 27D, inclusive, of the Public Records of Levy County, Florida.

**Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.**

**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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Adriana Abreu  
Signature of First Witness

Adriana Abreu  
Printed Name of First Witness

Adonis Riera  
Signature of Second Witness

ADONIS RIERA  
Printed Name of Second Witness

Freedom Land Solutions, LLC

by: Roman Northcut, Managing Member

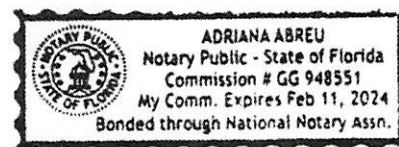
State of Florida, County of Orange

The foregoing instrument was acknowledged before me on October 5, 2020, by Roman Northcut, who personally appeared before me and produced (personally known) as identification.

Notary Public Signature

Printed Name Adriana Abreu

THE LAND STORE  
2582 MAGUIRE RD  
#169  
OCOE, FL 34761



✓ R

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		06923-030-00		Type		REAL ESTATE	
Address				Status			
Sec/Twn/Rng				Subdivision			
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online
<a href="#">2013</a>	R	2013 06923-030-00	PAID	03/2014	92.33		<a href="#">Tax Bill</a>
<a href="#">2014</a>	R	2014 06923-030-00	PAID	03/2015	111.35		<a href="#">Tax Bill</a>
<a href="#">2015</a>	R	2015 06923-030-00	PAID	03/2016	103.52		<a href="#">Tax Bill</a>
<a href="#">2016</a>	R	2016 06923-030-00	PAID	01/2017	109.37		<a href="#">Tax Bill</a>
<a href="#">2017</a>	R	2017 06923-030-00	PAID	04/2018	99.27		<a href="#">Tax Bill</a>
<a href="#">2018</a>	R	2018 06923-030-00	PAID	03/2019	114.03		<a href="#">Tax Bill</a>
<a href="#">2019</a>	R	2019 06923-030-00	PAID	04/2020	117.57		<a href="#">Tax Bill</a>
<a href="#">2020</a>	R	2020 06923-030-00	PAID	03/2021	117.02		<a href="#">Tax Bill</a>
<a href="#">2021</a>	R	2021 06923-030-00	CER SOLD	05/2022			<a href="#">Tax Bill</a>
<a href="#">2021</a>	CER	2022-00002503-00	REDEEMED	10/2022	194.41		<a href="#">Certificate</a>
<a href="#">2022</a>	R	2022 06923-030-00	CER SOLD	05/2023			<a href="#">Tax Bill</a>
<a href="#">2022</a>	CER	2023-00002452-00	TAXDEED			1,138.48	<div>  <a href="#">Add to Cart</a> </div> <a href="#">Certificate</a>
<a href="#">2023</a>	R	2023 06923-030-00	CER SOLD	05/2024			<a href="#">Tax Bill</a>
<a href="#">2023</a>	CER	2024-00002360-00	REDEEMED	04/2025	343.25		<a href="#">Certificate</a>
<a href="#">2024</a>	R	2024 06923-030-00	PAID	04/2025	241.60		<a href="#">Tax Bill</a>
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online

Any highlighted items require that all the highlighted items are added to the cart

CURRENT ACCOUNT DETAILS

Account Number	2024	0692303000	<a href="#">Tax Bill</a>
----------------	------	------------	--------------------------

PRIOR YEARS DUE, PLEASE CALL

Property Description	Owner Information
14-15-17 RAINBOW LAKES EST BLK 4 8 LOT 37 OR BOOK 1553 PAGE 157	JACOBS RANDALL JACOBS MERLINE 20 SQUIRE CT DUNEDIN,FL 34698

Current Values and Exemptions				Taxes and Fees Levied		
COUNTY ASMT	7,320			TAXES		234.56
COUNTY TXBL	7,320			INT. 3.0000%		7.04
SCHOOL ASMT	13,000			TOTAL		241.60
SCHOOL TXBL	13,000					
IF PAID BY: APR 1-APR 30 MAY 1-MAY 30 DUE BY 4:30PM CERTIFIED TAX SALE ON						
PLEASE PAY: 241.60 241.60 MAY 30, 2025 FUNDS ONLY MAY 31 2025						
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
05/01/2025 111 2024 0001044.0226	Full	Pmt Posted		\$7.04	\$ .00	\$241.60

Links of Interest

[LINK TO PROPERTY APPRAISER](#)





# Levy County Code Enforcement

## AFFIDAVIT OF POSTING

VIOLATION NUMBER: 20250018

PARCEL NUMBER: 0692303000

I Bradley Frazer hereby certify the following:

1. On this Monday, the 9th day of June 2025, the property owned by Randall & Merline Jacobs, located at Parcel # 069230300, was posted with a Notice of Hearing for the following violation(s) 50-718, 34-41 and Appendix B Sec 1 Note 3 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

### Sec. 34-41. - Keeping unserviceable vehicles prohibited.

(a) It shall be unlawful for any person to keep on any residential, commercial, industrial or agricultural property any unserviceable vehicle, unless such unserviceable vehicle is shielded from view, except for a vehicle temporarily stored on private real property for the purpose of repair, if the vehicle has a currently valid registration and currently valid license plate affixed thereon, and the motor vehicle is titled in the name of the owner of the property upon which the vehicle is situated or is titled in the name of the person currently residing on the premises. The term "temporarily stored" shall mean that the vehicle shall be openly stored for no more than 60 calendar days.

(b) It shall be unlawful for the owner of any land in the county to cause or permit to be stored thereon, at any location, more than two unserviceable vehicles.

(c) Further, it shall be unlawful to store such two vehicles within the front and side yard setbacks established for the zoning district, except for the following

(1) Unserviceable vehicles stored on the premises of a lawfully established and maintained junkyard, vehicle repair business, garbage or waste disposal site, sanitary landfill or on the lands of a bona fide agricultural operation.

(2) Vehicles stored within a completely enclosed building.

(d) The provisions of this section shall not apply to any property which, as of 1975, there was the accumulation and open storage of more than two vehicles.

(e) The provisions of this article shall not apply to any abandoned property which shall be within an enclosed building upon such property or upon the solidly enclosed and fenced premises maintained by the county as a depository for such abandoned property.

## **APPENDIX B, SEC. 1, NOTE 3 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.

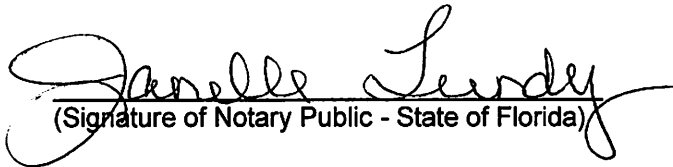
2. **On this Wednesday, the 4th day of June 2025, a copy of like document was posted at the Levy County Government Center located at 310 School St. Bronson, Florida 32621.**
3. **On this Monday, the 9th day of June 2025, a copy of said documents was Hand delivered to the property owner Mr. Jacobs.**

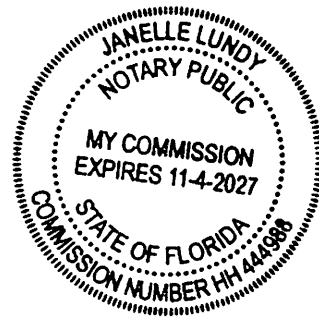
FURTHER AFFIDAVIT SAYETH NAUGHT.

  
Bradley Frazer, Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF FLEVY

I Bradley Frazer acknowledged the foregoing instrument before me by means of  
☒ Physical presence or online notarization, this 9th 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.**  
**Randall and Merline Jacobs**

**CODE ENFORCEMENT BOARD CASE NO.: 20250018**

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 18<sup>th</sup> 2025.
3. That on the day 2 of June, 2025, I mailed said papers to Randall and Merline Jacobs 20 Squire Ct. Dunedin, FL 34698 by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.

Penny L 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 2 of June, 2025.

Janelle Lundy  
Notary Signature

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





# LEGAL NOTICE

DATE: 06/09/2025

**WHEREAS, violations of { Article\_XIII,} Section 50-718, 34-41 Appendix B SEC 1 of the {Code of Ordinance} have been found  
These premises, 14-15-17 Rainbow Lakes Est Blk 49 Lot 37 Morriston, Florida, Parcel # 0692303000.**

**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 Building Department.**

---

**Person posting notice**





LEGAL NOTICE

PRIVATE  
PROPERTY  
NO TRESPASSING

2025/06/09  
13:37



AFFIDAVIT Hand Delivered Notice

STATE OF (FLORIDA)  
COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA

VS.

Randall & Merline Jacobs

I, Bradley Frazer, 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(b), on the day of April 1, 2025, Mr Randall Jacobs received a copy of the attached Notice of Violation on the dated of April 1, 2025.

3. That on the day 1 of April 2025, I Hand delieved said papers to Randall Jacobs Parcel ID 0692303000 14-15-17 Rainbow Lakes Estates BLK 48 lot 37, by Hand delivered FURTHER, Affiant Saith not.

  
Code Enforcement Officer

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

SWORN AND SUBSCRIBED before me this day 1 of April, 2025.

  
Notary Signature

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



**AFFIDAVIT Hand Delivered Notice**

STATE OF (FLORIDA)  
COUNTY OF (LEVY)

**LEVY COUNTY, FLORIDA**

**VS.**

**Randall & Merline Jacobs**

SCANNED

I, Bradley Frazer, 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(b), on the day of April 1, 2025, Mr Randall Jacobs received a copy of the attached Notice of Violation on the dated of April 1, 2025.

3. That on the day 1 of April 2025, I Hand delieved said papers to **Randall Jacobs** Parcel ID 0692303000 14-15-17 Rainbow Lakes Estates BLK 48 lot 37, by Hand delivered FURTHER, Affiant Saith not.

  
Code Enforcement Officer

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

SWORN AND SUBSCRIBED before me this day 1 of April, 2025.

  
Notary Signature

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











2025/06/02  
12:39





2025/04/01  
10:54









2025/04/01  
10:54





2025/04/01  
11:01



