STAFF FACTOR DISCUSSION:

Violation Summary

In Levy County Code Enforcement Case No. CE# 2024-0016 (Parcel ID 06884-009-00), the Special Magistrate held a hearing on December 18, 2024 and found that the owners had allowed the open storage and accumulation of junk, trash and abandoned property, in violation of Sec. 34-40(a), of the Code and had also stored inoperable vehicles and an inoperable recreational vehicle, in violation of Sec. 34-41 of the Code. The order dated December 27, 2024 required the violations to be cured within 30 days, or a $100.00 per day fine would apply. A compliance inspection on January 27, 2025 found the property still in non-compliance, and the daily fine began that day. At the November 19, 2025 compliance hearing, the Special Magistrate found that the Sec. 34-40(a) violation had not been cured and the Sec. 34-41 violation had been cured, and entered an order dated November 21, 2025, assessing a fine of $29,800, continuing until cured, and $120 in administrative fees.

On June 5, 2026, Code Enforcement Officer Banton signed the Affidavit of Compliance finding the property had been brought into compliance.

FACTOR	MAXIMUM LIEN REDUCTION
(1) Gravity of the Violation (impact on the public health, safety, and general welfare of the occupant(s) and surrounding properties.)	
(a) Minor:	50%
(b) Severe	**25%**
(2) Time to Come into Compliance from the date Notice of Violation is issued.	
(a) Under 6 months:	30%
(b) 6-12 months	20%
(c) 1-2 years	**10%**
(d) More than two years	0%
(3) Previous Code Violations	,
(a) No previous violations found by Code Compliance Board and/or Magistrate	**20%**
(b) Repeat Violator (as defined in chapter 162, Florida Statutes), or other prior violations found by Code Compliance Board and/or Magistrate	0%
Total Possible Lien Reduction	***55%***

Staff Summary:

1. Gravity of the Violation (impact on the public health, safety, and general welfare of the occupant(s) and surrounding properties.)

    a. **25%. -** Six Complaints filed on the property. Property left abandoned for approximately three years.

2. Time to Come into Compliance from the date Notice of Violation is issued.

STAFF FACTOR DISCUSSION:

c. **10%**. - 20 Months in violation

3. Previous Code Violations

a. **20%.-** No previous violations found by a Code Compliance Board and/or Magistrate

Consideration:

Staff's determination:

Factors utilized to determine a percentage of reduction against the lien amount of $48,500 and $120 in administrative fees recorded on Parcel ID 0688400900 on SE 134th Ct., Dunnellon, Florida 34431 revealed a 55% reduction.

If a 55% reduction is approved, the outstanding fine would be reduced from $48,500 to $21,825, with the property owners remaining responsible for $120 in administrative fees and $402.02 in continuing administrative and recording costs, for a **total payment of $22,347.02**.

Staff further recommends that satisfaction of the lien be authorized only upon receipt of payment in full of the approved reduced amount within a timeframe established by the Board.