



CODE ENFORCEMENT – SPECIAL MAGISTRATE Agenda Item Summary Form

1. **Code Enforcement Officer:** Dave Banton
2. **Case Number:** 2024005
3. **Location of Violation:** Parcel # 1876600000 1750 SE 185 Ave Williston, FL 32696
Whispering Oaks

4. **Meeting Date:** January 21st 2026
5. **Violation:**
Linda Evans Violation: 34-41 Keeping Unserviceable Vehicles Prohibited and 34-40 Prohibited Generally

CASE NO.: 20240005

LEVY COUNTY, FLORIDA

VS

LINDA D. EVANS

LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA

Petitioner,

Code Case No.: 2024-005

VS.

LINDA EVANS
1750 SE 185th AVE
WILLISTON, FL 32696

Respondent,

NOTICE OF COMPLIANCE HEARING

Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Sections 34-40, 34-41, and 34-40 (Abandoned Pool), Levy County Code of Ordinances, you will please take notice that a public hearing will be conducted in the above-styled cause, on Wednesday the 21st day of January, 2026 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 compliance of the Orders in the issued Finding of Facts dated the 28th day of March, 2024. **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) 558-7914, no later than 72 hours prior to the proceedings.

LEVY COUNTY, FLORIDA
CODE ENFORCEMENT MANAGER

A handwritten signature in black ink, appearing to read 'DBL', written over a horizontal line.

Dave Banton

375 Garner St Suite A
Bronson, Florida 32621
(352) 507-2141

Deputy Clerk Katie

**SPECIAL
MAGISTRATE
OF LEVY COUNTY, FLORIDA**

LEVY COUNTY, FLORIDA

vs.

Case No. CE# 2024-005

**LINDA EVANS
1750 SE 185th Ave.
Williston, Florida 32696
RESPONDENT**

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This CAUSE came on for public hearing before the Special Magistrate, pursuant to Chapter 162, Part I, Florida Statutes. After due notice to the Respondent, the Special Magistrate heard testimony of and received evidence from the code enforcement officer. Thereupon, the Special Magistrate hereby issues its Findings of Fact, Conclusions of Law, and Order as follows:

I. **FINDINGS OF FACT:** The Special Magistrate makes the following findings of fact:

A. The Respondent owns real property situated within Levy County, Florida, described as follows:

**Whispering Oaks Unit II Lot 23 Official Records Book 1119 Page 413
Williston, Florida 32696
Parcel #18766-000-00**

B. The Respondent, as required by Fla. Stat. Chap. 162, received proper notice of the alleged violation and of the hearing thereon, which was held on March 20, 2024.

C. Respondent did attend the hearing.

D. The evidence presented proves that the owner has allowed the open storage and accumulation of junk, trash and abandoned property on the subject residential property.

II. **CONCLUSIONS OF LAW:** The above constitutes a violation of the following Levy County Code of Ordinances:

A. Chapter 14 – Environmental Regulations, Article II – Sec. 34-40(a), Prohibited generally. 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 or agriculture property.

B. Chapter 14 – Environmental Regulations, Article II – Sec. 34-41(a), Keeping unserviceable vehicles prohibited. It shall be unlawful for any person to keep on any residential, commercial, industrial or agricultural property any unserviceable vehicle.

III. ORDER: The Special Magistrate orders as follows:

A. The Respondent shall cure the violation of 34-40 accumulation of junk and 34-41 keeping of unserviceable vehicles within thirty (30) days. The Respondent shall cure the violation of 34-40, (abandoned pool violation), within sixty (60) days.

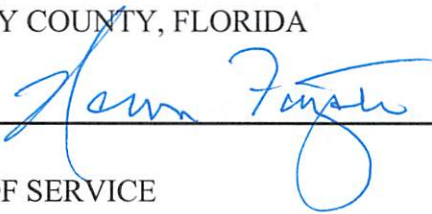
B. Pursuant to Fla. Stat. §162.06 and §162.12 and Levy County Code of Ordinances, Ordinance No. 01-03, the Respondent is assessed \$120.00 to cover the costs of administering this Code Violation Case.

C. In the event that the Respondent fails to cure the violations as set forth above, then a fine in the amount of \$100.00 per violation per day will accrue beginning April 28, 2024, and continuing until the violations are cured.

D. Jurisdiction of this matter is reserved for the possible purposes of: (i) imposing a lien on the subject property as authorized under Fla. Stat. §162.09; (ii) recommending that the governing body of the County undertake remedial work to cure the violation; and (iii) taking other action as authorized under Fla. Stat. Chapter 162 or the County's Land Development Regulations.

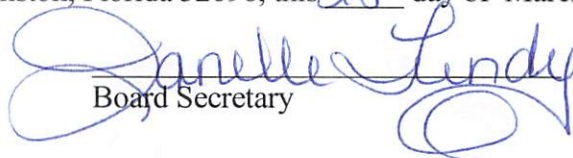
DONE AND ORDERED THIS 28th day of March 2024, at Levy County, Florida.

SPECIAL MAGISTRATE OF
LEVY COUNTY, FLORIDA



CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Findings of Fact, Conclusions of Law and Order has been furnished by certified mail to the Respondent, Linda Evans, 1750 SE 185th Ave, Williston, Florida 32696, this 28 day of March, 2024.



Board Secretary

AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)
COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA
VS.
Linda Evans

CODE ENFORCEMENT BOARD CASE NO.: CASE # 2024005

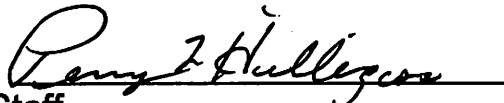
I, **Penny Hilligoss**, being duly sworn, deposed and says:

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 **January 5, 2026**, I received a copy of the attached **Notice of Compliance Hearing** for the hearing dated **January 21st 2026**

3. That on the day **5th of January, 2026**, I mailed said papers to **Linda Evans 1750 SE 185th Ave Williston, FL 32696** First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.

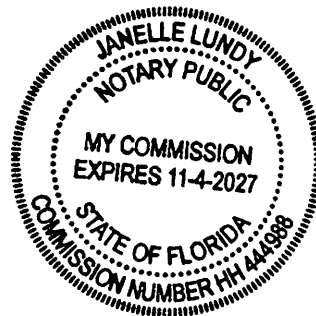

Staff

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 5 of January, 2026.


Notary Signature

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



AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF (LEVY)

LEVY COUNTY FLORIDA

VS _____

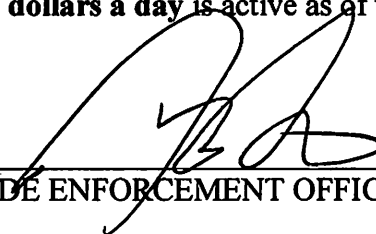
LINDA EVANS
1750 SE 185TH AVE.
WILLISTON, FL 32696

CODE ENFORCEMENT SPECIAL MAGISTRATE CASE NO.: 2024-005

I, David J Banton, being duly sworn, deposed and says:

1. That I am employed by the Code Enforcement Department of Levy County.
2. That in accordance with Levy County Ordinance Sec. 2-154, on the **29th day of APRIL, 2024**, I conducted an inspection for compliance on said property as ordered on the **28th day of MARCH, 2024**.
3. That on the day **29th day of APRIL, 2024**, the above mentioned property is in **NON-COMPLIANCE** and a **\$100 dollar a day** fine per violation (property + vehicle) for a total of **\$200 dollars a day** is active as of this date and will continue until compliance is met.

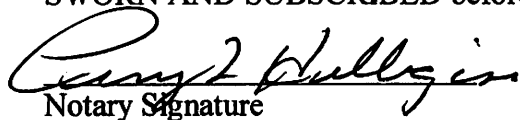
FURTHER, Affiant saith not.



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 12 of January, 2025.



Notary Signature

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



AFFIDAVIT OF NON-COMPLIANCE

Instrument # 736903
OR BK: 1741 PG: 196-1pg(s)
REC:6/21/2024 2:49 PM
Danny J. Shipp, Levy County Clerk, Florida
Rec: \$10.00

STATE OF FLORIDA
COUNTY OF (LEVY)

Deputy Clerk Katie

LEVY COUNTY FLORIDA
VS
LINDA EVANS
1750 SE 185TH AVE.
WILLISTON, FL 32696

CODE ENFORCEMENT SPECIAL MAGISTRATE CASE NO.: 2024-005

I, David J Banton, being duly sworn, deposed and says:

1. That I am employed by the Code Enforcement Department of Levy County.
2. That in accordance with Levy County Ordinance Sec. 2-154, on the **28th day of MAY, 2024**, I conducted an inspection for compliance on said property as ordered on the **28th day of MARCH, 2024**.
3. That on the day **28th day of MAY, 2024**, the above mentioned property is in **NON-COMPLIANCE** and a **\$100 dollar a day** fine per violation (pool) is active as of this date and will continue until compliance is met.

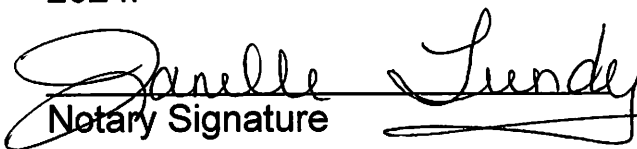
FURTHER, Affiant saith not.



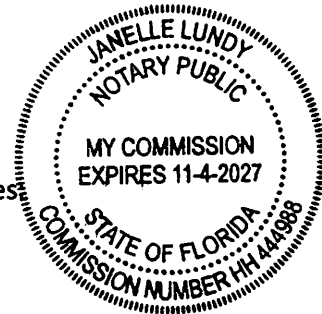
CODE ENFORCEMENT OFFICER

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 21 of June, 2024.


Notary Signature

Notary Public, State of Florida County of (Levy) My Commission Expires




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 | | 18766-000-00 | | Type | | REAL ESTATE | | |
| Address | | 1750 SE 185 AVE WIL | | Status | | | | |
| Sec/Twn/Rng | | Subdivision | | | | | | |
| Year | Roll | Account Number | Status | Date Paid | Amount Paid | Balance Due | Pay Online | |
| 2013 | CER | 2014-00005821-00 | REDEEMED | 05/2017 | 1,512.62 | | Certificate | |
| 2014 | R | 2014 18766-000-00 | CER SOLD | 05/2015 | | | Tax Bill | |
| 2014 | CER | 2015-00005658-00 | REDEEMED | 11/2017 | 7,192.46 | | Certificate | |
| 2015 | R | 2015 18766-000-00 | CER SOLD | 05/2016 | | | Tax Bill | |
| 2015 | CER | 2016-00006275-00 | REDEEMED | 05/2017 | 1,089.55 | | Certificate | |
| 2016 | R | 2016 18766-000-00 | PAID | 05/2017 | 852.32 | | Tax Bill | |
| 2017 | R | 2017 18766-000-00 | PAID | 05/2018 | 823.73 | | Tax Bill | |
| 2018 | R | 2018 18766-000-00 | PAID | 12/2018 | 690.67 | | Tax Bill | |
| 2019 | R | 2019 18766-000-00 | CER SOLD | 05/2020 | | | Tax Bill | |
| 2019 | CER | 2020-00006130-00 | REDEEMED | 06/2020 | 839.87 | | Certificate | |
| 2020 | R | 2020 18766-000-00 | PAID | 04/2021 | 818.19 | | Tax Bill | |
| 2021 | R | 2021 18766-000-00 | PAID | 11/2021 | 763.26 | | Tax Bill | |
| 2022 | R | 2022 18766-000-00 | PAID | 02/2023 | 782.01 | | Tax Bill | |
| 2023 | R | 2023 18766-000-00 | PAID | 03/2024 | 773.21 | | Tax Bill | |
| 2024 | R | 2024 18766-000-00 | PAID | 03/2025 | 780.41 | | Tax Bill | |
| 2025 | R | 2025 18766-000-00 | UNPAID | | | 937.71 |  Tax Bill Add to Cart | |
| Year | Roll | Account Number | Status | Date Paid | Amount Paid | Balance Due | Pay Online | |

CURRENT ACCOUNT DETAILS

| | | | |
|----------------|------|------------|--------------------------|
| Account Number | 2025 | 1876600000 | Tax Bill |
|----------------|------|------------|--------------------------|

| Property Description | Owner Information |
|---|---|
| 36-13-18 0004.77 ACRES WHISPERIN G OAKS UNIT II LOT 23 OR BOOK 11 | EVANS D LINDA 1750 SE 185TH AVE |

| | | | | | | |
|--------------------------------------|------------------|---------------------------|------------------------------|---------------|-----------------|--------------|
| 19 PAGE 413 | | WILLISTON,FL 32696 | | | | |
| Current Values and Exemptions | | | Taxes and Fees Levied | | | |
| ASSESSMENT | 69,983 | TAXES | 956.85 | | | |
| TAXABLE | 0 | TOTAL | 956.85 | | | |
| WATER EX | 49,983 | | | | | |
| HMSTD BD | 14,983 | | | | | |
| HOMESTD | 25,000 | | | | | |
| NON VET | 5,000 | | | | | |
| IF PAID BY: | JAN 1-JAN 31 | FEB 1-FEB 28 | MAR 1-MAR 31 | DELINQUENT ON | | |
| PLEASE PAY: | 937.71 | 947.28 | 956.85 | APRIL 1 | | |
| Post Date | Receipt # | Emt Type | Status | Disc | Interest | Total |

Links of Interest

[LINK TO PROPERTY APPRAISER](#)



04/29/2024 12:49 PM



05/28/2024 10:18 AM



05/28/2024 10:19 AM

