



CODE ENFORCEMENT – SPECIAL MAGISTRATE Agenda Item Summary Form

1. **Code Enforcement Officer:** Dave Banton
2. **Case Number:** 20240028
3. **Location of Violation:** Parcel # 0316113000 Diversified NW
4. **Meeting Date:** January 21st 2026
5. **Violation:**
Howard Creps/Magen 18 Management LLC/David Heinrich Parcel # 0316113000 Diversified
NW 3585 NE 207th St Suite C9, #801612 Aventura, FL 33180 Violation: 50-718 Temporary Uses

CASE #: 20240028

LEVY COUNTY, FLORIDA

VS

HOWARD CREPS

**LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE**



LEVY COUNTY, FLORIDA

Petitioner,

Code Case No.: 2024-0028

VS.

**Magen 18 Management LLC
DAVID HEINRICH
3585 NE 207 St
SUITE C9, #801612
AVENTURA, FL 33180**

**RE: PRIOR OWNER HOWARD CREPS
DIVERSIFIED NW
PARCEL ID: 0316113000**

Respondent,

NOTICE OF COMPLIANCE HEARING

Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Sections 50-718, 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 27th day of December, 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 'Dave Banton', is written over a horizontal line.

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

**SPECIAL MAGISTRATE
OF LEVY COUNTY, FLORIDA**

LEVY COUNTY, FLORIDA

vs.

Case No. CE# 2024-0028

**HOWARD CREPS
1150 NE 83RD PL
BRONSON, FL 32621**

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:

**Section-19 Township-11 Range-17 0001.25 Acres
West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4,
OR Book 1695 Page 726 of the Public Records of Levy County, Florida.**

Parcel Number: 03161-13-000

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 December 18th, 2024.

C. Respondent did not attend the hearing.

D. The evidence proves that a Recreational Vehicle which is situated on the property is being lived in, with no permit to do so.

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

Sec 50-718

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.

III. ORDER: The Special Magistrate orders as follows:

- A. The Respondent shall cure the 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 day will accrue beginning February 27th, 2025, 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 27th day of December 2024, at Levy County, Florida.

SPECIAL MAGISTRATE OF
LEVY COUNTY, FLORIDA


Norm D. Fugate

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, Howard Creps, 1150 NE 83rd PL, Bronson, FL 32621 this 30 day of December, 2024.


Janelle Lundy
Board Secretary

AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)
COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA
VS.

Magen 18 Management LLC and David Heinrich

CODE ENFORCEMENT BOARD CASE NO.: CASE # 20240028

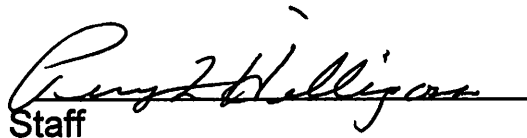
I, **Penny Hilligoss**, being duly sworn, deposed and says:

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 **Magen 18 Management LLC and David Heinrich @ 3585 NE 207 St Suite C9 #801612 Aventura, FL 33180** First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.

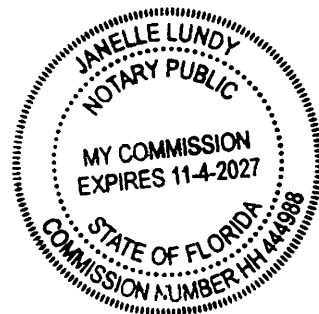

Staff

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 COMPLIANCE

STATE OF FLORIDA
COUNTY OF (LEVY)

Instrument # 754328
OR BK: 1796 PG: 82-2pg(s)
REC:7/10/2025 2:59 PM
Matt Brooks, Levy County Clerk, Florida
Rec: \$18.50

LEVY COUNTY FLORIDA
VS

Deputy Clerk Katie

HOWARD CREPS
1150 NE 83RD PL
BRONSON, FL 32621

RE:
Parcel ID 03161-13-000
LEVY COUNTY, FL

CODE ENFORCEMENT SPECIAL MAGISTRATE CASE NO.: 2024-0028

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 **27th day of FEBRUARY 2025**, a compliance inspection shall be conducted for compliance on said property as ordered on the **27th day of DECEMBER 2024.**
3. That on the day **9th day of JULY, 2025**, the above mentioned property is in **COMPLIANCE** and a **\$100 dollar a day** fine is ceased. As of the aforementioned date a fine of **\$13,220** is Due.

FURTHER, Affiant saith not.

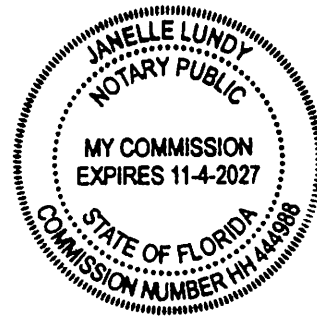

CODE ENFORCEMENT OFFICER

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 10 of July, 2025.


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

HOWARD CREPS
1150 NE 83RD PL
BRONSON, FL 32621

RE:
Parcel ID 03161-13-000
LEVY COUNTY, FL

Instrument # 754327
OR BK: 1796 PG: 80-2pg(s)
REC:7/10/2025 2:59 PM
Matt Brooks, Levy County Clerk, Florida
Rec: \$18.50


Deputy Clerk Katie

CODE ENFORCEMENT SPECIAL MAGISTRATE CASE NO.: 2024-0028

for 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 27th day of FEBRUARY 2025, a compliance inspection shall be conducted for compliance on said property as ordered on the 27th day of DECEMBER 2024.
3. That on the day 27th day of FEBRUARY, 2025, the above mentioned property is in **NON-COMPLIANCE** and a **\$100 dollar a day** fine is active as of this date and will continue until compliance is met.

FURTHER, Affiant saith not.

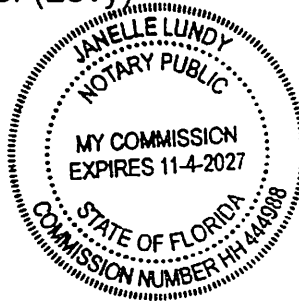

CODE ENFORCEMENT OFFICER

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 4 of March,
2025.


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		03161-130-00		Type		REAL ESTATE	
Address				Status			
Sec/Twn/Rng			Subdivision				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
2014	R	2014 03161-130-00	PAID	04/2015	11.99	Tax Bill	
2015	R	2015 03161-130-00	PAID	01/2016	11.40	Tax Bill	
2016	R	2016 03161-130-00	PAID	04/2017	12.07	Tax Bill	
2017	R	2017 03161-130-00	PAID	04/2018	11.98	Tax Bill	
2018	R	2018 03161-130-00	CER SOLD	05/2019		Tax Bill	
2018	CER	2019-00000718-00	REDEEMED	07/2019	42.50	Certificate	
2019	R	2019 03161-130-00	PAID	04/2020	16.98	Tax Bill	
2020	R	2020 03161-130-00	CER SOLD	05/2021		Tax Bill	
2020	CER	2021-00000580-00	REDEEMED	06/2021	51.18	Certificate	
2021	R	2021 03161-130-00	CER SOLD	05/2022		Tax Bill	
2021	CER	2022-00000635-00	REDEEMED	06/2022	51.14	Certificate	
2022	R	2022 03161-130-00	PAID	01/2023	15.97	Tax Bill	
2023	R	2023 03161-130-00	PAID	02/2024	16.12	Tax Bill	
2024	R	2024 03161-130-00	PAID	05/2025	31.51	Tax Bill	
2025	R	2025 03161-130-00	PAID	12/2025	31.20	Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2025	0316113000	Tax Bill
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Property Description	Owner Information
19-11-17 0001.25 ACRES W1/2 OF N E1/4 OF NE1/4 OF SW1/4 OF SW1/4 OR BOOK 1787 PAGE 855	MAGEN 18 MANAGEMENT LLC PO BOX 801812 ADVENTURA,FL 33280
Current Values and Exemptions	Taxes and Fees Levied

	<u>ASSESSMENT</u>	290		<u>TAXES</u>	32.16	
	TAXABLE	290		TOTAL	32.16	
IF PAID BY:	DEC 5-DEC 31	JAN 1-JAN 31	FEB 1-FEB 28	MAR 1-MAR 31	DELINQUENT ON	
PLEASE PAY:	31.20	31.52	31.84	32.16	APRIL 1	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
12/07/2025	995 2025 0003128.0001	Full	Pmt Posted	\$.96-	\$.00	\$31.20

Links of Interest

[LINK TO PROPERTY APPRAISER](#)



