



CODE ENFORCEMENT – SPECIAL MAGISTRATE Agenda Item Summary Form

- 1. Code Enforcement Officer:** Dave Banton
- 2. Case Number:** 20220054
- 3. Location of Violation:** Parcel # 1437400000 12390 NW 90th Ave Chiefland FL
32626 Manatee Farms

- 4. Meeting Date:** January 21st 2026
- 5. Violation:** Wanda Venable and Shawn Caruthers Violation: 50-718 Temporary Uses and 34-40
Prohibited Generally

CASE #: 2022-0054

LEVY COUNTY, FLORIDA

VS

Wanda Venable and Shawn Caruthers

LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA

Petitioner,

Code Case No.: 2022-0054

VS.

WANDA G. VENABLE
SHAWN CARUTHERS
12390 NW 90th AVE
CHIEFLAND, FL 32626

Respondent,

NOTICE OF COMPLIANCE HEARING

Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Sections 34-40(a), and 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 23rd day of June, 2025. **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 solid 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# 2022-0054

**WANDA G. VENABLE
SHAWN CARUTHERS
12390 NW 90th AVE
CHIEFLAND, FL 32626**

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. Respondent did attend the hearing. 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 20 TOWNSHIP 11 RANGE 14 GLENWOOD ESTATES UNIT 2 BLK 2 N
1/2 OF LOT 1 OR BOOK 1418 PAGE 100**

Parcel Number: 14374-000-00

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 August 20th, 2025.

C. The evidence presented proves that the owner has allowed large accumulation of junk openly stored throughout the property and remnants of a burnt down mobile home with two Recreational Vehicles being lived in on the lot.

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

A. 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. Sec. 50-718, 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:

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.

III. ORDER: The Special Magistrate orders as follows:

A. The Respondent shall cure the violations within fifteen (15) days to remove the RV on the property that is unowned. Forty-five (45) days to remove the RV that he occupies and make arrangements for a permanent home on the property. And sixty (60) days to remove or store all junk and remnants of the burnt mobile home.

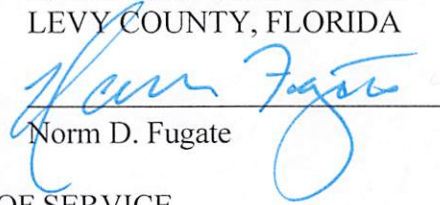
B. Pursuant to Fla. Stat. §162.06 and §162.12 and Levy County Code of Ordinances, Ordinance No. 01-03, the Respondent is assessed \$120.00 to cover the costs of administering this Code Violation Case.

C. In the event that the Respondent fails to cure the violations as set forth above, then a fine in the amount of \$50.00 per day, per violation, will accrue beginning September 18th, 2025, October 18th, 2025 and November 2nd, 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.

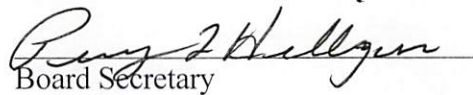
DONE AND ORDERED THIS 3 day of September 2025, at Levy County, Florida.

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, Wanda G. Venable and Shawn Caruthers, 12390 NW 90th Ave, Chiefland, FL 32626, this 5 day of September 2025.


Board Secretary

AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)
COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA
VS.

Wanda Venable and Shawn Caruthers

CODE ENFORCEMENT BOARD CASE NO.: CASE # 20220054

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 **Wanda Venable and Shawn Caruthers @ 12390 NW 90th Ave Chiefland, FL 32626** by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.

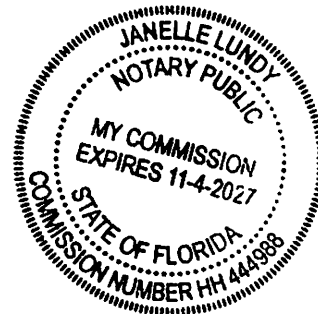
Penny Hilligoss
Staff

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 5 of January, 2026.

Janelle Lundy
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

**WANDA G. VENABLE
SHAWN CARUTHERS
12390 NW 90TH AVE
CHIEFLAND, FL 32626**

CODE ENFORCEMENT SPECIAL MAGISTRATE CASE NO.: 2022-0054

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 18th day of SEPTEMBER 2025, a compliance inspection shall be conducted on said property as ordered on the 3rd day of SEPTEMBER 2025.
3. That on the day 18th day of SEPTEMBER, 2025, the above mentioned property is in **NON-COMPLIANCE** and a **\$50.00 dollar a day** fine is active as of the date ordered and will continue until compliance is met.

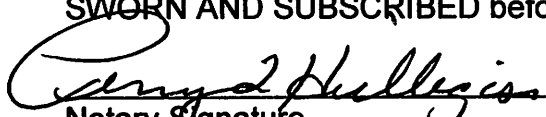
FURTHER, Affiant saith not.



 CODE ENFORCEMENT MANAGER

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, 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
WANDA G. VENABLE
SHAWN CARUTHERS
12390 NW 90TH AVE
CHIEFLAND, FL 32626

CODE ENFORCEMENT SPECIAL MAGISTRATE CASE NO.: 2022-0054

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 2ND day of NOVEMBER 2025, a compliance inspection shall be conducted on said property as ordered on the 3rd day of SEPTEMBER 2025.
3. That on the day 2ND day of NOVEMBER, 2025, the above mentioned property is in **NON-COMPLIANCE** and a **\$50.00 dollar a day** fine is active as of the date ordered and will continue until compliance is met.

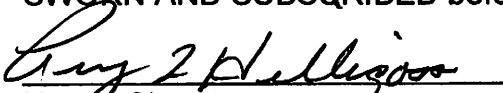
FURTHER, Affiant saith not.



 CODE ENFORCEMENT MANAGER

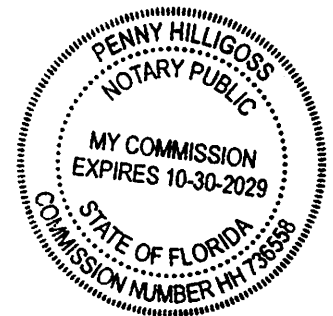
PERSONALLY APPEARED before me, the undersigned authority, who is personally known to me, and acknowledged that he/she did execute the foregoing Affidavit and did not take an oath.

SWORN AND SUBSCRIBED before me this day 12 of January, 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
WANDA G. VENABLE
SHAWN CARUTHERS
12390 NW 90TH AVE
CHIEFLAND, FL 32626**

CODE ENFORCEMENT SPECIAL MAGISTRATE CASE NO.: 2022-0054

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 18th day of OCTOBER 2025, a compliance inspection shall be conducted on said property as ordered on the 3rd day of SEPTEMBER 2025.
3. That on the day 18th day of OCTOBER, 2025, the above mentioned property is in **NON-COMPLIANCE** and a **\$50.00 dollar a day** fine is active as of the date ordered and will continue until compliance is met.

FURTHER, Affiant saith not.



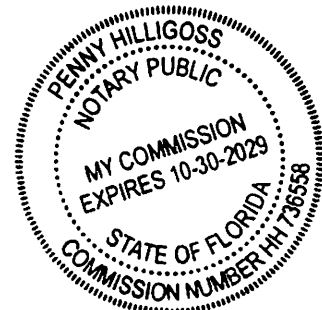
 CODE ENFORCEMENT MANAGER

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, 2026.


 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	14374-000-00			Type	REAL ESTATE			
Address	12390 NW 90 AVE CHI			Status				
Sec/Twn/Rng				Subdivision				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
2014	R	2014 14374-000-00	PAID	12/2014	224.64		Tax Bill	
2015	R	2015 14374-000-00	CER SOLD	05/2016			Tax Bill	
2015	CER	2016-00005758-00	REDEEMED	08/2017	350.80		Certificate	
2016	R	2016 14374-000-00	CER SOLD	05/2017			Tax Bill	
2016	CER	2017-00005453-00	REDEEMED	05/2019	346.06		Certificate	
2017	R	2017 14374-000-00	CER SOLD	05/2018			Tax Bill	
2017	CER	2018-00005148-00	REDEEMED	01/2020	336.22		Certificate	
2018	R	2018 14374-000-00	CER SOLD	05/2019			Tax Bill	
2018	CER	2019-00005547-00	REDEEMED	01/2020	452.10		Certificate	
2019	R	2019 14374-000-00	CER SOLD	05/2020			Tax Bill	
2019	CER	2020-00005726-00	REDEEMED	04/2021	441.93		Certificate	
2020	R	2020 14374-000-00	PAID	04/2021	410.97		Tax Bill	
2021	R	2021 14374-000-00	CER SOLD	05/2022			Tax Bill	
2021	CER	2022-00005045-00	REDEEMED	04/2024	485.60		Certificate	
2022	R	2022 14374-000-00	CER SOLD	05/2023			Tax Bill	
2022	CER	2023-00004935-00	REDEEMED	03/2025	521.94		Certificate	
2023	R	2023 14374-000-00	CER SOLD	05/2024			Tax Bill	
2023	CER	2024-00004734-00	REDEEMED	03/2025	531.00		Certificate	
2024	R	2024 14374-000-00	CER SOLD	05/2025			Tax Bill	
2024	CER	2025-00004484-00	UNPAID			486.36	<input type="checkbox"/> Certificate	
2025	R	2025 14374-000-00	UNPAID			1,351.70	<input type="checkbox"/> Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	



CURRENT ACCOUNT DETAILS

Account Number	2025	1437400000	Tax Bill
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PRIOR YEARS DUE, PLEASE CALL

Property Description		Owner Information				
20-11-14 GLENWOOD ESTATES UNIT 2		VENABLE WANDA G				
BLK 2 N1/2 OF LOT 1 OR BOOK 141		CARUTHERS SHAWN				
8 PAGE 100		12390 NW 90TH AVE				
		CHIEFLAND,FL 32626				
Current Values and Exemptions		Taxes and Fees Levied				
ASSESSMENT	56,623	TAXES	1,379.29			
TAXABLE	56,623	TOTAL	1,379.29			
IF PAID BY:	JAN 1-JAN 31	FEB 1-FEB 28	MAR 1-MAR 31	DELINQUENT ON		
PLEASE PAY:	1,351.70	1,365.50	1,379.29	APRIL 1		
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

Links of Interest

[LINK TO PROPERTY APPRAISER](#)







10/20/2025 01:27 PM





11/05/2025 02:08 PM



11/05/2025 02:08 PM

