



CODE ENFORCEMENT – SPECIAL MAGISTRATE Agenda Item Summary Form

1. **Code Enforcement Officer:** Dave Banton
2. **Case Number:** 20240023
3. **Location of Violation:** Parcel # 0964700200 21530 SE 73rd PI Morriston, FL 32668

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

CASE #: 20240023

LEVY COUNTY, FLORIDA

VS

James and Malora Holt

LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA

Petitioner,

Code Case No.: 2024-0023

VS.

JAMES W. HOLT
MALORA H. HOLT
21530 SE 73RD PLACE
MORRISTON, FL 32668

Respondent,

NOTICE OF COMPLIANCE HEARING

Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Ordinance No. 34-40(a) 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 21st day of November, 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



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# 2024-0023

**JAMES W. HOLT
MALORA H. HOLT
21530 SE 73RD PLACE
MORRISTON, FL 32668**

RESPONDENT,
_____ /

COMPLIANCE HEARING FINDINGS OF FACT

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. The Respondent, Malora Holt, did attend the hearing. Thereupon, the Special Magistrate hereby issues its Compliance 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 33 TOWNSHIP 14 RANGE 19 OCALA HIGHLANDS WEST BLK 42
LOT 3 OR BOOK 897 PAGE 641**

Parcel #: 09647-002-00

B. Following the September 18th, 2024, violation hearing, Special Magistrate's Order dated September 25th, 2024, was entered and properly served upon the Respondent. The Order required that the violation of Section 34-40, be cured within 30 days, and, if not timely cured, imposed a \$50.00 per day fine thereafter.

C. The Respondent did attend November 19th, 2025, Compliance Hearing.

D. The violation of Sec. 34-40 has not been cured.

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

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.

III. ORDER: The Special Magistrate orders as follows:

- A. The Respondent shall cure the violation within thirty (30) days of the date of this order.
- B. In the event that the Respondent fails to cure the violation as set forth above, then a fine in the amount of \$50.00 per day will accrue beginning December 21st, 2025 and continuing until the violation is cured.
- C. 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.
- 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.

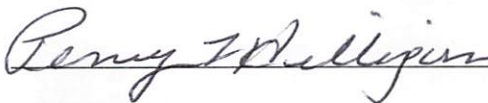
DONE AND ORDERED THIS 21 day of November, 2025, in Levy County, Florida.

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, James W. and Malora Holt, 21530 SE 73rd Place, Morriston, Florida 32668, this 24 day of November 2025.



Board Secretary

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF (LEVY)

LEVY COUNTY FLORIDA

VS

**JAMES W. HOLT
MALORA H. HOLT
21530 SE 73RD PLACE
MORRISTON, FL 32668**

CODE ENFORCEMENT SPECIAL MAGISTRATE CASE NO.: 2024-0023

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 21ST DAY of DECEMBER 2025, a compliance inspection shall be conducted on said property as ordered on the 21st day of NOVEMBER 2025.
3. That on the day 22ND day of DECEMBER, 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.

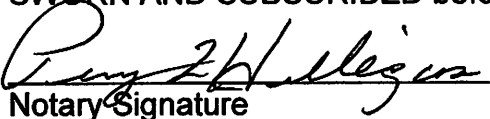
FURTHER, Affiant saith not.



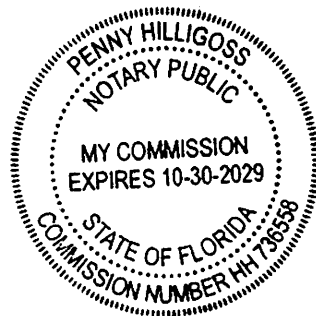
 CODE ENFORCEMENT MANAGER

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)

Instrument # 743897
OR BK: 1763 PG: 768-3pg(s)
REC: 11/26/2024 2:05 PM
Danny J. Shipp, Levy County Clerk, Florida
Rec: \$27.00

LEVY COUNTY FLORIDA
VS

Deputy Clerk Katie

Holt, James W. and Malora H.
21540 SE 73rd Pl
Morrison, FL 32668

CODE ENFORCEMENT SPECIAL MAGISTRATE CASE NO.: 2024-0023

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 25th day of OCTOBER 2024, a compliance inspection shall be conducted on said property as ordered on the 25th day of SEPTEMBER 2024.
3. That on the day 28th day of OCTOBER, 2024, 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.

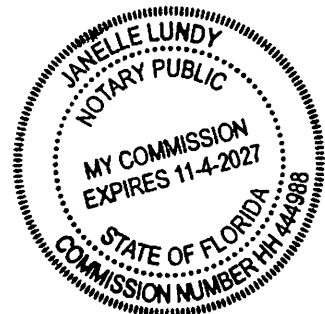

CODE ENFORCEMENT OFFICER

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 5 of November, 2024.


Notary Signature

Notary Public, State of Florida County of (Levy)



AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)
COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA
VS.
James and Malora Holt

CODE ENFORCEMENT BOARD CASE NO.: CASE # 20240023

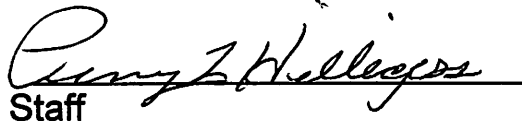
I, **Penny Hilligoss**, being duly sworn, deposed and says:

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 **James and Malora Holt @ 21530 SE 73rd Place Morriston, FL 32668** by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.

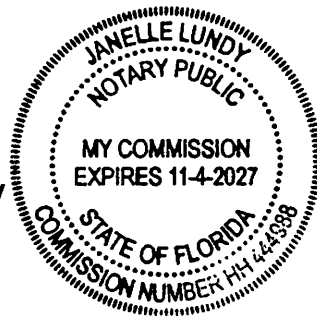

Staff

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:




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	09647-002-00			Type	REAL ESTATE			
Address	21540 SE 73 PL MOR			Status				
Sec/Twn/Rng				Subdivision				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
2014	R	2014 09647-002-00	PAID	02/2015	717.12		Tax Bill	
2015	R	2015 09647-002-00	PAID	02/2016	738.19		Tax Bill	
2016	R	2016 09647-002-00	PAID	02/2017	780.84		Tax Bill	
2017	R	2017 09647-002-00	PAID	02/2018	788.48		Tax Bill	
2018	R	2018 09647-002-00	PAID	03/2019	1,125.71		Tax Bill	
2019	R	2019 09647-002-00	PAID	02/2020	1,169.24		Tax Bill	
2020	R	2020 09647-002-00	PAID	02/2021	1,273.56		Tax Bill	
2021	R	2021 09647-002-00	PAID	03/2022	952.83		Tax Bill	
2022	R	2022 09647-002-00	PAID	03/2023	564.99		Tax Bill	
2023	R	2023 09647-002-00	PAID	02/2024	574.53		Tax Bill	
2024	R	2024 09647-002-00	PAID	03/2025	585.27		Tax Bill	
2025	R	2025 09647-002-00	UNPAID			759.04	 Add to Cart Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	

CURRENT ACCOUNT DETAILS

Account Number	2025	0964700200	Tax Bill
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Property Description	Owner Information
33-14-19 OCALA HIGHLANDS WEST BL K 42 LOT 3 OR BOOK 897 PAGE 641	HOLT JAMES W HOLT MALORA H 21530 SE 73RD PL MORRISTON,FL 32668
Current Values and Exemptions	Taxes and Fees Levied

ASSESSMENT	39,618	TAXES	774.53
TAXABLE	14,618	TOTAL	774.53
WATER EX	25,000		
HOMESTD	25,000		

IF PAID BY:	JAN 1-JAN 31	FEB 1-FEB 28	MAR 1-MAR 31	DELINQUENT ON
PLEASE PAY:	759.04	766.78	774.53	APRIL 1

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
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Links of Interest

[LINK TO PROPERTY APPRAISER](#)

INSTR # 635560, OR BK: 1448 PG: 484, Recorded 3/5/2018 10:48 AM
Rec: \$10.00 Danny J. Shipp, Clerk of the Circuit Court Levy FL Deputy Clerk UWILLIAMS

✓
R

PREPARED BY: Bill Koch
SELECT PORTFOLIO SERVICING, INC.
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119
AND WHEN RECORDED MAIL TO:
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
FLORIDA
COUNTY OF LEVY
LOAN NO.: 0019874072

Unrecorded



ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, CHIMERA FUNDING TRS LLC, BY SELECT PORTFOLIO SERVICING, INC. AS ATTORNEY IN FACT located at 3217 S. DECKER LAKE DR., SALT LAKE CITY, UT 84119, "Assignor," does hereby grant, bargain, assign, transfer and set over unto CIM TRUST 2017-2 located at C/O SELECT PORTFOLIO SERVICING, INC. 3217 S. DECKER LAKE DR., SALT LAKE CITY, UT 84119, "Assignee," its successors and assigns, that certain instrument of Mortgage bearing the date of JULY 25, 2006 executed by JAMES W. HOLT AND MALORA H. HOLT HIS WIFE, Mortgagor, and recorded in Book 1029 at Page 281 as Clerk's File No. 478237 in Public Records in the Office of the Clerk of the Circuit Court for LEVY County, State of FLORIDA, upon the following described property:

AS DESCRIBED IN SAID MORTGAGE REFERRED TO HEREIN

TOGETHER WITH all rights accrued or to accrue under said Mortgage.

TO HAVE AND TO HOLD the same, unto the said Assignee, its successors and assigns, forever.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed this JAN 29 2018

CHIMERA FUNDING TRS LLC, BY SELECT PORTFOLIO SERVICING, INC. AS ATTORNEY IN FACT

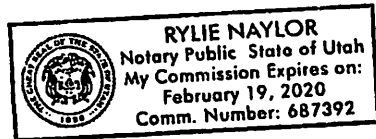
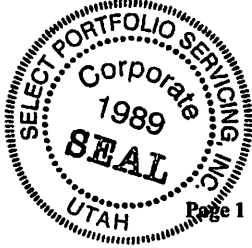
*Document Control Officer

Name: BILL KOCH
Title: DOCUMENT CONTROL OFFICER

STATE OF UTAH, COUNTY OF SALT LAKE) ss.

On JAN 29 2018 before me, Rylie Naylor, personally appeared Bill Koch known to me to be the * of CHIMERA FUNDING TRS LLC, BY SELECT PORTFOLIO SERVICING, INC. AS ATTORNEY IN FACT the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

Rylie Naylor (COMMISSION EXP. FEB 19 2020)
NOTARY PUBLIC



SP8100114IM - AM - FL
[Barcode]



12/22/2025 01:45 PM



12/22/2025 01:45 PM

