



CODE ENFORCEMENT – SPECIAL MAGISTRATE Agenda Item Summary Form

1. **Code Enforcement Officer:** Dave Banton
2. **Case Number:** 202309
3. **Location of Violation:** Parcel # 090230010F 12250 SW 70th St. Cedar Key 32625
Cedar Key Hts.

4. **Meeting Date:** January 21st 2026
5. **Violation:** John D Campbell Violation: 34-40 Prohibited Generally and 50-718 Temporary Uses

Case No.: CE 20230009

Levy County, Florida

Vs.

John D. Campbell

LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA

Petitioner,

Code Case No.: 2023-09

VS.

JOHN D. CAMPBELL
13130 SE 23RD PLACE
MORRISTON, FL 32668

RE: 12250 SW 70TH STREET
CEDAR KEY, FL 32625
PARCEL ID: 09023-001-0F
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), 50-718 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 12th day of December, 2023. **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.

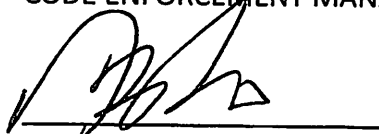
PLEASE GOVERN YOURSELF ACCORDINGLY

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**

Deputy Clerk MBASS1

LEVY COUNTY, FLORIDA

vs.

Case No. CE# 2023-09

**JOHN D. CAMPBELL
13130 SE 23rd Place
Morrison, Florida 32668
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 and an affected party. 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 in Levy County, Florida, described as follows:

**Lots 25-28, Block 1, CEDAR KEY HEIGHTS, Section A, PB 2, Pg 17.
12250 SW 70th Street
Cedar Key, Florida 32625
Parcel #09023-001-0F**
 - 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 November 15, 2023.
 - C. Respondent did not attend the hearing; Debra Colter of 12051 SW 68th Lane testified as an affected party, (neighbor).
 - D. The evidence presented proves that the Respondent has allowed the open storage and accumulation of junk, trash and abandoned property upon the subject residential property.

- II. **CONCLUSIONS OF LAW:** The above following 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. Sec. 50-688. – Recreational vehicle standards. (1) No major recreational vehicle shall be used for living, sleeping or housekeeping purposes on the premises, except that one major recreational vehicle shall be allowed for occasional living purposes to accommodate visitors for a period of no longer than 14 days. The zoning officer may grant a temporary permit for up to 90 days in cases which include, but are not limited to, living onsite while a home is being constructed or a replacement mobile home set up.

III. ORDER: The Special Magistrate orders as follows:

A. The Respondent shall cure the violation within thirty (30) 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 \$50.00 per day will accrue beginning January 8, 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 8th day of December 2023, 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, John D. Campbell, 13130 SE 23rd Place, Morriston, Florida 32668, this 12 day of December, 2023.

Janelle Lundy
Board Secretary

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CODE ENFORCEMENT
DAVE

AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)
COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA
VS.

John D. Campbell

CODE ENFORCEMENT BOARD CASE NO.: CASE # 202309

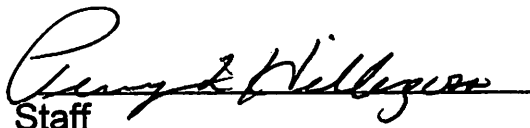
I, **Penny Hilligoss**, being duly sworn, deposed and says:

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 **John D Campbell @ 13130 SE 23rd PI Morriston, FL 32668** First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.

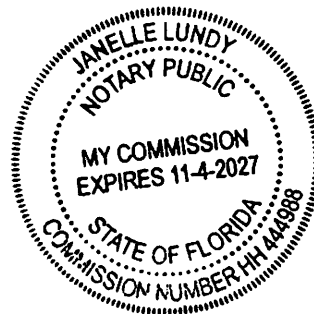

Staff

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

JOHN D. CAMPBELL
13130 SE 23RD PLACE
MORRISTON, FL 32668

CODE ENFORCEMENT SPECIAL MAGISTRATE CASE NO.: 2023-09

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 8TH DAY of JANUARY 2024, a compliance inspection shall be conducted on 12250 SW 70TH ST, CEDAR KEY, FL as ordered on the 8TH day of DECEMBER 2023.
3. That on the day 8TH day of JANUARY, 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 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 # 736908
OR BK: 1741 PG: 202-1pg(s)
REC:6/21/2024 2:49 PM
Danny J. Shipp, Levy County Clerk, Florida
Rec: \$10.00

LEVY COUNTY FLORIDA
VS
JOHN D. CAMPBELL
13130 SE 23RD PLACE
MORRISTON, FL 32668

Deputy Clerk Katie

CODE ENFORCEMENT SPECIAL MAGISTRATE CASE NO.: 2023-09

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 8th day of January 2024, I conducted an inspection for compliance on said property as ordered on the 8th day of December 2023.
3. That on the day 8th day of January, 2024, 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

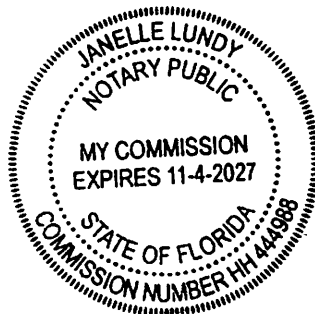
PERSONALLY APPEARED before me, the undersigned authority, who is personally known to me, and acknowledged that he/she did execute the foregoing Affidavit and did not take an oath.

SWORN AND SUBSCRIBED before me this day 20 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		09023-001-0F		Type		REAL ESTATE	
Address		<u>12250 SW 70 ST CED</u>		Status			
Sec/Twn/Rng		Subdivision					
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
<u>2013</u>	CER	2014-00003183-00	CANCELLED			Certificate	
<u>2014</u>	R	2014 09023-001-0F	CER SOLD	05/2015		Tax Bill	
<u>2014</u>	CER	2015-00003003-00	CANCELLED			Certificate	
<u>2015</u>	R	2015 09023-001-0F	CER SOLD	05/2016		Tax Bill	
<u>2015</u>	CER	2016-00003254-00	LAND/AVAIL			2,080.39 Certificate	
<u>2016</u>	R	2016 09023-001-0F	CER SOLD	05/2017		Tax Bill	
<u>2016</u>	CER	2017-00003125-00	LAND/AVAIL			1,189.80 Certificate	
<u>2017</u>	R	2017 09023-001-0F	CER SOLD	05/2018		Tax Bill	
<u>2017</u>	CER	2018-00002922-00	LAND/AVAIL			1,020.98 Certificate	
<u>2018</u>	R	2018 09023-001-0F	CER SOLD	05/2019		Tax Bill	
<u>2018</u>	CER	2019-00003124-00	LAND/AVAIL			1,350.24 Certificate	
<u>2019</u>	R	2019 09023-001-0F	CER SOLD	05/2020		Tax Bill	
<u>2019</u>	CER	2020-00003333-00	LAND/AVAIL			1,157.65 Certificate	
<u>2020</u>	R	2020 09023-001-0F	CER SOLD	05/2021		Tax Bill	
<u>2020</u>	CER	2021-00002677-00	LAND/AVAIL			1,119.96 Certificate	
<u>2021</u>	R	2021 09023-001-0F	CER SOLD	05/2022		Tax Bill	
<u>2021</u>	CER	2022-00002949-00	LAND/AVAIL			987.17 Certificate	
<u>2022</u>	R	2022 09023-001-0F	LAND AVAIL			807.34 Tax Bill	
<u>2023</u>	R	2023 09023-001-0F	CER SOLD	05/2024		Tax Bill	
<u>2023</u>	CER	2024-00002805-00	LAND/AVAIL			294.42 Certificate	
<u>2024</u>	R	2024 09023-001-0F	LAND AVAIL			203.44 Tax Bill	
<u>2025</u>	R	2025 09023-001-0F	LAND AVAIL			198.17 Tax Bill	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	

CURRENT ACCOUNT DETAILS

Account Number	2025	090230010F	Tax Bill
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Property Description				Owner Information		
35-14-13 CEDAR KEY HTS SEC A BLK				CAMPBELL JOHN D		
1 LOTS 25 THRU 28 OR BOOK 623 P				13130 SE 23RD PL		
AGE 878				MORRISTON,FL 32668		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT	12,129			TAXES	202.21	
TAXABLE	12,129			TOTAL	202.21	
IF PAID BY:	JAN 1-JAN 31	FEB 1-FEB 28	MAR 1-MAR 31	DELINQUENT ON		
PLEASE PAY:	198.17	200.19	202.21	APRIL 1		
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total

Links of Interest

[LINK TO PROPERTY APPRAISER](#)



01/08/2024 10:56 AM



01/08/2024 10:56 AM



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