



## **CODE ENFORCEMENT – SPECIAL MAGISTRATE Agenda Item Summary Form**

- 1. Code Enforcement Officer:** Dave Banton
- 2. Case Number:** 20250016
- 3. Location of Violation:** Parcel # 1077600000 5151 NE 107<sup>th</sup> CT Bronson, FL 32621  
Black Jack Ridge Est.
  
- 4. Meeting Date:** January 21<sup>st</sup> 2026
- 5. Violation:** Shane Douglas Carnes Violation: 34-40 Prohibited Generally, 34-41 Keeping Unserviceable Vehicles Prohibited and 50-718 Temporary Uses

**CASE #: 20250016**

**LEVY COUNTY, FLORIDA**

**VS**

**Shane Douglas Carnes**

**LEVY COUNTY, FLORIDA  
SPECIAL MAGISTRATE**



**LEVY COUNTY, FLORIDA**

**Petitioner,**

**Code Case No.: 2025-0016**

**VS.**

**SHANE DOUGLAS CARNES  
5151 NE 107<sup>th</sup> CT  
BRONSON, FL 32621**

**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), 34-41, 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.

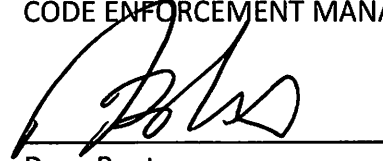
**PLEASE GOVERN YOURSELF ACCORDINGLY**

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# 2025-0016

SHANE DOUGLAS CARNES  
5151 NE 107<sup>TH</sup> CT  
BRONSON, FL 32621  
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 27 TOWNSHIP 12 RANGE 17 BLACK JACK RIDGE EST BLK 6  
LOT 2 OR BOOK 1488 PAGE 241**

**Parcel Number: 10776-000-00**

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 June 18<sup>th</sup>, 2025.

C. The evidence presented proves that the owner has allowed the open storage and accumulation of junk, trash and abandoned property, as well as, at least, ten unserviceable vehicles and two Recreational Vehicles, one in which is being lived in.

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. 34-41, Keeping unserviceable vehicles prohibited. It shall be unlawful for any person to keep on any residential, commercial, industrial or agricultural property any unserviceable vehicle.

C. 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 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, per violation, will accrue beginning July 19<sup>th</sup>, 2025, and continuing until the violations are cured. Each vehicle and recreational vehicle shall constitute a separate violation.
- 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 23 day of June 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, Shane Douglas Carnes, 5151 NE 107<sup>TH</sup> CT, Bronson, FL 32621 , this 24 day of June, 2025.

  
Board Secretary

Deputy Clerk Katie



# Levy County Code Enforcement

## AFFIDAVIT OF NON-COMPLIANCE

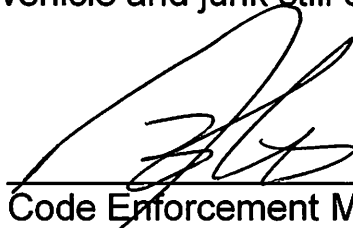
STATE OF FLORIDA  
LEVY COUNTY  
VS.  
SHANE DOUGLAS CARNES  
5151 NE 107<sup>TH</sup> CT  
BRONSON, FL 32621

CODE ENFORCEMENT SPECIAL MAGISTRATE CASE NO.:2025-0016

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 day of **19<sup>th</sup> of July, 2025**, A compliance inspection shall be conducted for compliance on said property as ordered on the **23<sup>rd</sup> of June, 2025.**
3. That on the **21st of JULY, 2025**, the above-mentioned property is in **NON-COMPLIANCE**. Recreational vehicles are removed, six unserviceable vehicles and junk still throughout the property and a \$ 50.00 per day for fine will commence per vehicle and junk still on the property.

FURTHER, Affiant Saith no

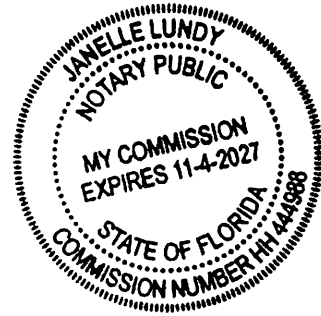
  
Code Enforcement Manager

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 23 of July, 2025.

  
Notary Signature

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



**AFFIDAVIT OF REGULAR MAIL**

STATE OF (FLORIDA)  
COUNTY OF (LEVY)

**LEVY COUNTY, FLORIDA**  
**VS.**

**Shane Douglas Carnes**

**CODE ENFORCEMENT BOARD CASE NO.: CASE # 2025-0016**

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 21<sup>st</sup> 2026**

3. That on the day **5<sup>th</sup> of January, 2026**, I mailed said papers to **Shane Douglas Carnes @ 5151 NE 107<sup>th</sup> CT Bronson, FL 32621** First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.

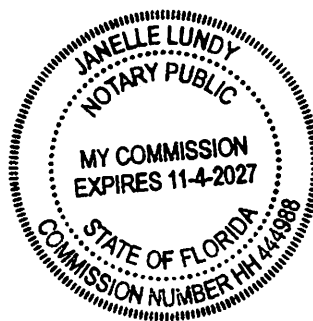
*Penny Hilligoss*  
Staff

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:





# Levy County Code Enforcement

## AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA  
LEVY COUNTY

VS.

SHANE DOUGLAS CARNES  
5151 NE 107<sup>TH</sup> CT  
BRONSON, FL 32621

**CODE ENFORCEMENT SPECIAL MAGISTRATE CASE NO.:2025-0016**

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

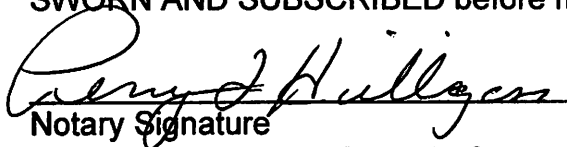
1. That I am employed by the Code Enforcement Department of Levy County.
2. That in accordance with Levy County Ordinance Sec. 2-154, on the day of **19<sup>th</sup> of July, 2025**, A compliance inspection shall be conducted for compliance on said property as ordered on the **23<sup>rd</sup> of June, 2025.**
3. That on the **21st of JULY, 2025**, the above-mentioned property is in **NON-COMPLIANCE**. Recreational vehicles are removed, six unserviceable vehicles and junk still throughout the property and a \$50.00 per day fine will commence per vehicle and junk still on the property.

FURTHER, Affiant Saith no

  
 \_\_\_\_\_  
 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								<a href="#">Click here for help</a>
Account Number	10776-000-00			Type	REAL ESTATE			
Address	5151 NE 107 CT BRO			Status				
Sec/Twn/Rng				Subdivision				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
<a href="#">2014</a>	R	2014 10776-000-00	INST F-PD	03/2015	385.59		<a href="#">Installment</a>	
<a href="#">2015</a>	R	2015 10776-000-00	INST F-PD	03/2016	386.52		<a href="#">Installment</a>	
<a href="#">2016</a>	R	2016 10776-000-00	INST F-PD	03/2017	394.00		<a href="#">Installment</a>	
<a href="#">2017</a>	R	2017 10776-000-00	INST F-PD	03/2018	372.38		<a href="#">Installment</a>	
<a href="#">2018</a>	R	2018 10776-000-00	INST F-PD	03/2019	561.32		<a href="#">Installment</a>	
<a href="#">2019</a>	R	2019 10776-000-00	CER SOLD	05/2020			<a href="#">Tax Bill</a>	
<a href="#">2019</a>	CER	2020-00005355-00	REDEEMED	02/2022	774.66		<a href="#">Certificate</a>	
<a href="#">2020</a>	R	2020 10776-000-00	PAID	03/2021	612.45		<a href="#">Tax Bill</a>	
<a href="#">2021</a>	R	2021 10776-000-00	PAID	02/2022	622.17		<a href="#">Tax Bill</a>	
<a href="#">2022</a>	R	2022 10776-000-00	CER SOLD	05/2023			<a href="#">Tax Bill</a>	
<a href="#">2022</a>	CER	2023-00004601-00	REDEEMED	03/2025	878.98		<a href="#">Certificate</a>	
<a href="#">2023</a>	R	2023 10776-000-00	CER SOLD	05/2024			<a href="#">Tax Bill</a>	
<a href="#">2023</a>	CER	2024-00004414-00	UNPAID			1,104.19	<input type="checkbox"/> <a href="#">Certificate</a>	
<a href="#">2024</a>	R	2024 10776-000-00	CER SOLD	05/2025			<a href="#">Tax Bill</a>	
<a href="#">2024</a>	CER	2025-00004146-00	UNPAID			896.09	<input type="checkbox"/> <a href="#">Certificate</a>	
<a href="#">2025</a>	R	2025 10776-000-00	UNPAID			935.53	<input type="checkbox"/> <a href="#">Tax Bill</a>	
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	



CURRENT ACCOUNT DETAILS

Account Number	2025	1077600000	<a href="#">Tax Bill</a>
----------------	------	------------	--------------------------

PRIOR YEARS DUE, PLEASE CALL

Property Description	Owner Information
----------------------	-------------------

<u>27-12-17 BLACK JACK RIDGE EST BL</u>		<u>CARNES SHANE DOUGLAS</u>				
<u>K 6 LOT 2 OR BOOK 1488 PAGE 241</u>		<u>5151 NE 107TH CT</u>				
		<u>BRONSON,FL 32621</u>				
<b>Current Values and Exemptions</b>		<b>Taxes and Fees Levied</b>				
COUNTY ASMT	22,206	TAXES	954.62			
COUNTY TXBL	22,206	TOTAL	954.62			
SCHOOL ASMT	35,680					
SCHOOL TXBL	35,680					
IF PAID BY:	JAN 1-JAN 31	FEB 1-FEB 28	MAR 1-MAR 31	DELINQUENT ON		
PLEASE PAY:	935.53	945.07	954.62	APRIL 1		
<b>Post Date</b>	<b>Receipt #</b>	<b>Pmt Type</b>	<b>Status</b>	<b>Disc</b>	<b>Interest</b>	<b>Total</b>

**Links of Interest**

[LINK TO PROPERTY APPRAISER](#)



07/21/2025 10:15 AM



07/21/2025 10:15 AM

