CASE #: 20250039

LEVY COUNTY, FLORIDA

VS

Darla Zambelli

Levy County Code Enforcement

AFFIDAVIT OF COMPLIANCE

STATE OF FLORIDA
LEVY COUNTY

VS.

DARLA D. ZAMBELLI
DZ-JZ LLC
14260 W NEWBERRY RD 422
NEWBERRY, FL 32669

Re: 7010 NE 150TH AVENUE
WILLISTON, FL 32696
Parcel ID: 04097-00-00

CODE ENFORCEMENT SPECIAL MAGISTRATE CASE NO.: 2025-0039

I, David 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, a compliance inspection was requested by owner and was conducted for compliance on the day of 28TH **of September, 2026.**

3. That on the **28th of September 2026,** a compliance inspection was conducted and the aforementioned property is in **Compliance.**

FURTHER, Affiant Saith no

Dave Banton, Manager
Levy County Code Enforcement

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 2 of October 2026.

Notary Signature

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

PENNY HILLIGOSS NOTARY PUBLIC
MY COMMISSION EXPIRES 10-30-2029
STATE OF FLORIDA COMMISSION NUMBER HH736558

LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE

LEVY COUNTY, FLORIDA

Petitioner, **Code Case No.: 2025-0039**

VS.

DARLA D ZAMBELLI
DZ-JZ LLC
14260 W NEWBERRY RD 422
NEWBERRY, FL 32669

RE: 7010 NE 150TH AVENUE
WILLISTON, FL 32696
PARCEL ID: 04097-000-00

Respondent,

NOTICE OF COMPLIANCE HEARING

Pursuant to Sections 162.06 and 162.12, ***Florida Statutes, and Levy County Code of Ordinances,*** Section 50-700 Levy County Ordinaces, you will please take notice that a public hearing will be conducted in the above-styled cause, on Wednesday the 21st day of October, 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 April, 2026. **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.

DAVID BANTON, MANAGER
LEVY COUNTY CODE ENFORCEMENT
375 Garner St Suite A
Bronson, Florida 32621
(352) 507-2141

AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)

COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA
VS.
Darla D Zambelli and DZ-JZ LLC

Special Magistrate CASE NO.: CASE #20250039

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 **September 29, 2026**, I received a copy of the attached **Notice of Hearing** dated **October 21, 2026**

3. That on the day **29th of September, 2026,** I mailed said papers to **Darla Zambelli and DZ-JZ LLC @ 14260 W Newberry Rd 422 Newberry, FL 32669** by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.

Penny L 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 29 of September, 2026.

Alice LaLonde
Notary Signature

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

Notary Public State of Florida
Alice LaLonde
My Commission HH 603754
Expires 5/17/2030

SPECIAL MAGISTRATE
OF LEVY COUNTY, FLORIDA

LEVY COUNTY, FLORIDA

vs. **Case No. CE# 2025-0039**

DARLA ZAMBELLI
DZ & JZ LLC
14260 W. NEWBERRY RD; 442
NEWBERRY, FL 32669

RESPONDENT
_____/

COMPLIANCE HEARING FINDINGS OF FACT AND ORDER

This CAUSE came on for compliance 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 did attend the hearing. The Respondent was represented by Counsel. 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 17 TOWNSHIP 12 RANGE 18 0040.00 ACRES SW 1/4 OF SE 1/4 OR BOOK 1746 PAGE 638

Parcel Number: 04097-000-00

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 19th, 2026.

C. The evidence presented proves that a portable sanitation business continues to operate in an unauthorized zoning district due to the "use" not being approved or recommended for Agriculture Rural Residential district.

II. CONCLUSIONS OF LAW: The above constitutes a violation of Section 50-700, Levy County Code Ordinances

III. ORDER: The Special Magistrate orders as follows:

A. The Respondent shall cure the violation within forty-five (45) days and shall return for a Status Hearing.

B. Pursuant to Fla. Stat. §162.06, §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. A fine in the amount of $50.00 per day will begin accruing the date of the prior Order, February 2nd, 2026, and continuing until the violations are cured. The fine will be reviewed at that Status Hearing.

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 24 day of August, 2026, 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, Darla Zambelli, DZ & JZ LLC, 14260 W. Newberry RD; 442, Newberry, FL 32669, this 24 day of August, 2026.

Board Secretary

AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)

COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA
VS.
Darla Zambelli and DZ & JZ LLC

Special Magistrate CASE NO.: CASE #20250039

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 **August 24, 2026**, I received a copy of the attached **Compliance of Hearing Finding of Facts** dated **August 24, 2026**

3. That on the day **28th of August, 2026,** I mailed said papers to **Darla Zambelli and DZ & JZ LLC @ 14260 W. Newberry RD; 442 Newberry, FL 32669** by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.

Staff

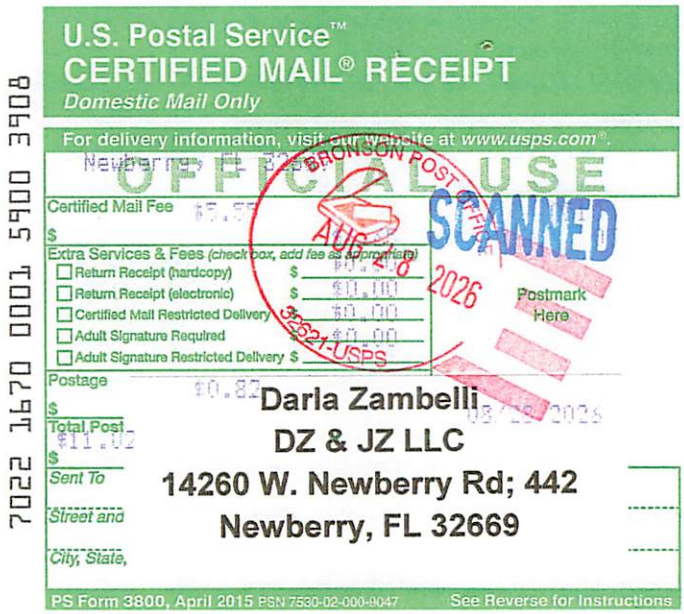
PERSONALLY APPEARED before me, the undersigned authority, who is personally known to me, and acknowledged that he/she did execute the foregoing Affidavit and did not take an oath.

SWORN AND SUBSCRIBED before me this day 29 of September, 2026.

Notary Signature

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

MARY GRACELY
MY COMMISSION # HH 671787
EXPIRES: May 1, 2029



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Newberry FL 32669

OFFICIAL USE

Certified Mail Fee $3.5

$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) $ $4.10
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $0.00
- ☐ Adult Signature Required $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.82

Total Post $11.02

Sent To Darla Zambelli

Street and DZ & JZ LLC

City, State, 14260 W. Newberry Rd; 442
Newberry, FL 32669

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

BRONSON POST OFFICE
AUG 28 2026
32621-USPS

SCANNED

Postmark Here

08/28/2026

7022 1670 0001 5900 3908

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Darla Zambelli
DZ & JZ LLC
14260 W. Newberry Rd; 442
Newberry, FL 32669

9590 9402 8707 3310 3208 44

2. Article Number *(Transfer from service label)*
7022 1670 0001 5900 3908

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Kayla Alfonso

C. Date of Delivery 8/31/26

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

SCANNED

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery
- ☐ Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



9590 9402 8707 3310 3208 44

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Code Enforcement
310 School St Suite 112
Bronson, FL 32621

Tax Bill Detail

Property Tax Account: 04097-000-00
DZ & JZ LLC

Year: 2025
Tax District: SW

Bill Number: 15600
Property Type: Real Estate

Owner: DZ & JZ LLC

MAILING ADDRESS:
DZ & JZ LLC
7010 NE 150TH AVE
WILLISTON FL 32696

PROPERTY ADDRESS:
7010 NE 150 AVE
WILLISTON 32696

Taxes **Assessments** **Legal Description** **Payment History**

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
Board of County Commissioners	8.7500	$704.19	$704.19	$0.00
Levy School Board General Fund	3.0840	$361.06	$361.06	$0.00
Levy School Board Capital Outlay	1.5000	$175.61	$175.61	$0.00
Levy School Board Basic Disc.	0.7480	$87.57	$87.57	$0.00
Southwest Florida Water Mgmt	0.1831	$14.74	$14.74	$0.00
TOTAL	14.2651	$1,343.17	$1,343.17	$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
Ambulance Service (BOCC)	$192.00	$192.00	$0.00
Solid Waste (BOCC)	$111.35	$111.35	$0.00
Fire Tax - FR (BOCC)	$240.00	$240.00	$0.00
TOTAL	$543.35	$543.35	$0.00

Year	Due
2025	**$0.00**
2024	$0.00
2023	$0.00
2022	$0.00
2021	$0.00
2020	$0.00
2019	$0.00
2018	$0.00
2017	$0.00
2016	$0.00

Payment Options

This Bill:	$0.00
All Bills:	$0.00
Cart Amount:	$0.00

Bill 15600 -- No Amount Due