

CASE #: 20250040

LEVY COUNTY, FLORIDA

VS

Lucas and Linda Potter

**LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE**



LEVY COUNTY, FLORIDA

Petitioner,

Code Case No.: 2025-0040

VS.

**Lucas Potter
Linda Potter
103 Viking DR
Vinton, IA 52349**

Respondent,

Parcel ID 06915-004-00

NOTICE OF NON- COMPLIANCE HEARING

Pursuant to Sections 162.06 and 162.12, ***Florida Statutes, and Levy County Code of Ordinances***, Ordinance No. **50-718(a)** you will please take notice that a public hearing will be conducted in the above-styled cause, on **Wednesday the 15th day of April, 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) 486-5541, no later than 72 hours prior to the proceedings.

LEVY COUNTY, FLORIDA
CODE ENFORCEMENT



Bradley Frazer
375 Garner St Suite A
Bronson, Florida 32621
(352) 614-7785

Deputy Clerk Katie

**SPECIAL
MAGISTRATE
OF LEVY COUNTY, FLORIDA**

LEVY COUNTY, FLORIDA

vs.

Case No. CE# 2025-0040

**LUCAS POTTER
LINDA POTTER
103 VIKING DR
VINTON, IA 52349**

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. The Respondent did not attend. 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 14 TOWNSHIP 15 RANGE 17 RAINBOW LAKES EST BLK 44 LOT 15
OR BOOK 1699 PAGE 670**

Parcel Number: 06915-004-00

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 November 19th, 2025.

C. The evidence presented proves that the Respondent has a Recreational Vehicle being stored on the back corner of the property that is being used for storage.

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

Sec 50-718

A. Chapter 50 – Land Development Code, Article XII – 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 violation within thirty (30) days of the date of this order.

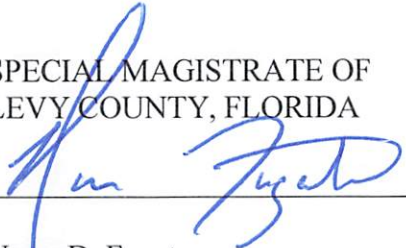
B. In the event that the Respondent fails to cure the violation as set forth above, then a fine in the amount of \$100.00 per day will accrue beginning December 21st, 2025, and continuing until the violation is cured.

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, at Levy County, Florida.

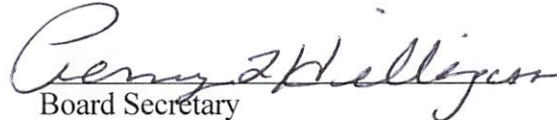
SPECIAL MAGISTRATE OF
LEVY COUNTY, FLORIDA



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 Respondents, Lucas Potter and Linda Potter, 103 Viking Dr, Vinton, IA 52349, this 24 day of November, 2025.



Board Secretary



LEVY COUNTY, FLORIDA SPECIAL MAGISTRATE

LEVY COUNTY, FLORIDA

Petitioner,

Violation/Case No. 20250040

Vs.

Potter Lucas
Potter Linda
103 Viking DR
Vinton, IA 52349

Respondent.

STATEMENT OF VIOLATION AND REQUEST FOR NON-COMPLIANCE HEARING

Pursuant to Sections 162.06 and 162.12, Florida Statutes, and Levy County Code of Ordinances, Ordinance No. 01-03, the undersigned Code Enforcement Officer hereby gives notice of an uncorrected or repeat violation of the Levy County Code of Ordinances, as particularly described herein, and hereby requests a public hearing before the Levy County Special Magistrate, for the following reasons:

1. Location/address of violation in Levy County, Florida:
Rainbow Lakes Estate
Section-14, Township-15, Range-17
Parcel Number: 06915-00-400
2. Name and address of owner/person/responsible party in charge of violation:
Potter Lucas
Potter Linda
103 Viking DR
Vinton, IA 52349
3. Date of violation: **January 14, 2025**
4. Code Section violated: **Sec 50-718**

Sec. 50-718 Temporary Uses

(a) 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:

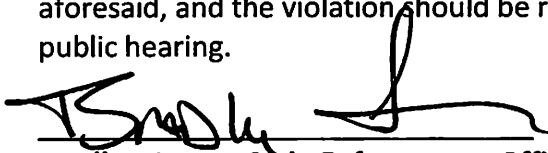
- (a) One recreational vehicle (that is operable and has a current tag/registration in the name of the owner or occupant of the dwelling) is allowed to accommodate friends or relatives of the owner or occupant of the dwelling for up to one week (seven consecutive calendar days) in each month, but may not be operated as a business; and
- (b) The property owner may reside in a recreational vehicle on-site during the time a building permit is active for construction, renovation or set up of a dwelling on the property

([Ord. No. 2023-9](#), § 13, 12-5-2023)

5. Description of Violation: **RV is being stored on the back corner of the property and is being used for storage.**
6. Date violation first observed: **January 14, 2025**
7. Date Owner/Person in charge received Notice of Violation: **September 26, 2025 Returned VIA USPS. NOV was unsigned.**
8. Date which violations are to be corrected: **November 5, 2025.**

9. Date of re-inspections if applicable: **November 5, 2025**
10. Result of inspection or re-inspection **Respondent Mr. Potter is still in NON-compliance for SEC.50-718. Tried to contact respondent and have left messages and no contact has been made.**
11. **As of Mar 31, 2026 Respondent has made no attempted to removed camper or file for a permit at this time.**

Based upon the foregoing, the undersigned Code Enforcement Officer hereby certifies that The above described violation continues to exist in the jurisdiction within the boundaries of Levy County as specified in the Levy County Code of Ordinances, Article XIII, Subdivision IV Section 50-718 Temporary uses, Sec 34-41 Keeping Unserviceable vehicles Prohibited and Appendix B Sec 1 Note 3 Development. . Attempts to secure compliance with the Levy County Code of Ordinances has failed, or this is a life safety issue, or this is a repeat violation, as aforesaid, and the violation should be referred to the Levy County Special Magistrate for a public hearing.


Bradley Frazer, Code Enforcement Officer

March 31, 2026
Date

SWORN to and subscribed before me on this 31st day of March, 2026.


Notary Public, State of Florida



AFFIDAVIT OF REGULAR MAIL



STATE OF (FLORIDA)
COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA

VS.

Lucas and Linda Potter


RE: Parcel ID 06915-004-00

CODE ENFORCEMENT SPECIAL MAGISTRATE CASE NO.:2025-0040

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

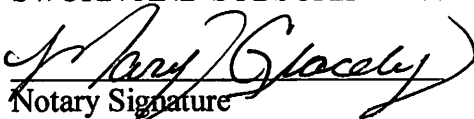
1. That I am employed by the **Code Enforcement Department of Levy County**.
2. That pursuant to Florida Statute 162.12, on the day of **March 26, 2026**, I received a copy of the attached **Notice of Compliance Hearing** for the hearing dated **April 15, 2026**
3. That on the day **26th of March, 2026**, I mailed said papers to **Lucas and Linda Potter and 103 Viking Dr Vinton, IA 52349** 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 26th of March, 2026


Notary Signature

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

