

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF LAKE CITY

September 03, 2026 at 5:30 PM

Venue: CMT- Communications Media Technology

AGENDA

The meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 N. Marion Avenue, Lake City, FL 32055. Member of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

NEW BUSINESS

- [I.](#) Case # CE 2026-00000021, Kenneth & Kathie Townsend, as owners, Kenneth & Kathie Townsend, as respondents, gives address as 553 SE Dade Street Lake City, FL 32025, located on parcel # 00-00-00-13427-000.

Violations:

1. IPMC 301.3 Vacant structures and land

ADJOURNMENT

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

File Attachments for Item:

i. Case # CE 2026-00000021, Kenneth & Kathie Townsend, as owners, Kenneth & Kathie Townsend, as respondents, gives address as 553 SE Dade Street Lake City, FL 32025, located on parcel # 00-00-00-13427-000.

Violations:

1. IPMC 301.3 Vacant structures and land



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

Item i.

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: March 31, 2026 Name (required) Marshall Sova
Phone: (386)719-5746 Address: 205 N Marion Ave Lake City, FL Email: _____

Do you wish to be contacted about this complaint? ☒ Yes ☐ No Best Time To Call: _____
Address of Complaint: 553 SE Dade Street Nature
of Complaint: Fallen tree on property

How
long has the complaint been going on? Unknown Do you know
who the person(s) involved are? ☒ Yes ☐ No If yes, who? Kenneth & Kathie Townsend Do you know the time
frames that the complaint is happening? ☒ Yes ☐ No If yes, when? Now Is there any other information
that you would like to us to know?

**** Below Internal Use Only ****

Date Received: March 31, 2026 Via: Person Case Number Assigned 26-00000021
Notes:

Officer M. Sova

Case Checklist: Case # 26-00000021, Address 553 SE Dad Street

A. Case Information:

- Code Enforcement Complaint Form: X
- Case Data Sheet: X
- Property Appraiser Sheet: X
- Tax Bill Sheet: X
- Photos: X

B. Certified Mailing of Notice of Violation (Dated) 3/31/2026

C. Returned Certified Mailing of Notice of Violation (Dated) _____
(signed/unsigned)

D. Certified Mailing of 2nd NOV and NOH (Dated) _____

E. Notice of Public Hearing Posted on Property and City Hall (Dated) _____

F. Affidavit of Posting _____

G. Affidavit of Certified Mail of Hearing _____

H. Affidavit of Compliance/Non-Compliance _____

I. Re-Hearing Letter (Dated) _____

J. Certified Mail of Re-Hearing Letter (Dated) _____

K. Copies of Certified Mail Sent Out _____

Other documentation in file:

Postage: 3/31/2026 \$11.18

7/30/26 11.18

COLUMBIA COUNTY Property Appraiser

Parcel 00-00-00-13427-000

Owners

TOWNSEND KENNETH R
TOWNSEND KATHIE H
401 SE NANCY AVE
BRANDFORD, FL 32008

Parcel Summary

Location	553 SE DADE ST
Use Code	0100: SINGLE FAMILY
Tax District	1: CITY OF LAKE CITY
Acreage	.2060
Section	32
Township	3S
Range	17
Subdivision	E DIV

Legal Description

E DIV: 90 FT OFF S SIDE LOTS 9 & 10 BLOCK 6
GELBERG'S REPLAT OF BLOCKS 6, 7, 8 & 9 OAK
PARK S/D.

402-210, 796-1165, 799-1037, 955-1086,

GSA GIS

Pictometry



Working Values

	2026
Total Building	\$63,931
Total Extra Features	\$200
Total Market Land	\$8,550
Total Ag Land	\$0

	2026
Total Market	\$72,681
Total Assessed	\$72,681
Total Exempt	\$0
Total Taxable	\$72,681
SOH Diff	\$0

Value History

	2025	2024	2023	2022	2021	2020
Total Building	\$63,931	\$59,931	\$54,799	\$47,377	\$39,956	\$36,513
Total Extra Features	\$200	\$200	\$200	\$200	\$200	\$200
Total Market Land	\$8,550	\$8,550	\$8,550	\$8,550	\$6,750	\$6,750
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$72,681	\$68,681	\$63,549	\$56,127	\$46,906	\$43,463
Total Assessed	\$68,676	\$62,433	\$56,757	\$51,597	\$46,906	\$42,820
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$68,676	\$62,433	\$56,757	\$51,597	\$46,906	\$42,820
SOH Diff	\$4,005	\$6,248	\$6,792	\$4,530	\$0	\$643

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 0955/1086	2002-06-07	Q		WARRANTY DEED	Improved	\$25,000	Grantor: LOTTIE M LUNDY Grantee: KENNETH & KATHIE TOWNSEND
WD 0796/1165	1994-10-06	Q	02	WARRANTY DEED	Improved	\$0	Grantor: LOTTIE M BISHOP Grantee: LOTTIE M LUNDY

Buildings

Building # 1, Section # 1, 36513, SFR

Type	Models	Heated Sq Ft	Repl Cost New	YrBltt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	939	\$98,355	1960	1960	1,201	0.00%	35.00%	65.00%	\$63,931

Structural Elements

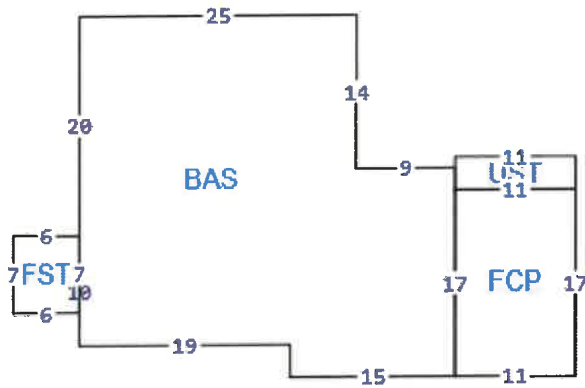
Type	Description	Code	Details
EW	Exterior Wall	15	CONC BLOCK

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	939	100%	939

Type	Description	Code	Details
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	02	WINDOW
HT	Heating Type	02	CONVECTION
BDR	Bedrooms	2.00	
BTH	Bathrooms	1.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectural Type	05	CONV
COND	Condition Adjustment	02	02
KTCH	Kitchen Adjustment	01	01

Type	Gross Area	Percent of Base	Adjusted Area	Item i.
<u>FCP</u>	187	25%	47	
<u>FST</u>	42	55%	23	
<u>UST</u>	33	45%	15	



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0120	CLFENCE 4			1.00	\$0.00	1993	100%	\$200

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	*RSF-3	100.00	90.00	9,000.00	\$0.95/SF	0.21	1.00	\$8,550

Personal Property

None

Permits

None

TRIM Notices

2025

2024

2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of March 31, 2026.

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Tax Bill Detail

Payment Options

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

Property Tax Account: R13427-000

TOWNSEND KENNETH R

Year: 2025

Bill Number: 36552

Owner: TOWNSEND KENNETH R

Tax District: 1

Property Type: Real Estate

MAILING ADDRESS:

PROPERTY ADDRESS:

TOWNSEND 553 DADE

KENNETH R LAKE CITY 32025

TOWNSEND KATHIE

H

401 SE NANCY AVE

BRANDFORD FL

32008

This Bill:

\$0.00

All Bills:

\$0.00

Cart Amount:

\$0.00

Bill 36552 -- No Amount Due

Pay All Bills

Print Bill / Receipt

Register for E-Billing

Property Appraiser

Taxes Assessments Legal Description Payment History

Tax Year	Folio	Receipt Number	Paid By	Payment Date	Paid
2025	36552	2025-43970	KENNETH R TOWNSEND	03/26/2026	\$1,726.39
2024	36373	2024-17804	DARRELL TOWNSEND CUSTOM FRAMING LLC	12/02/2024	\$1,433.93
2023	35746	2023-4100143	columbia home improvement	12/27/2023	\$1,355.97
2022	34174	2022-1501839	TOWNSEND PROP TAXES	11/30/2022	\$1,187.33
2021	33927	2021-1200155	TOWNSEND PROP TAXES	11/23/2021	\$1,096.04
2020	4089	2020-3501666	TOWNSEND KENNETH	11/30/2020	\$1,039.58
2019	4087	2019-2703343	TOWNSEND PROP TAXES	12/27/2019	\$1,028.59
2018	4105	2018-2702675	KENNY TOWNSEND	12/28/2018	\$955.71
2017	4116	2017-2702815	KENNY TOWNSEND	01/02/2018	\$933.46

2016	4136	2016-3208762	COLUMBIA HOME IMPROVEMENT	03/31/2017	\$941.93
2015	4140	2015-3103859	KENNETH TOWNSEND	03/30/2016	\$908.55
2014	4143	2014-2701484	KENNETH TOWNSEND	12/31/2014	\$861.15
2013	4146	2013-3103584	KENNETH TOWNSEND	08/04/2014	\$1,045.54
2012	4143	2012-2503421	COLUMBIA HOME IMPROVEMENT	05/31/2013	\$945.95
2011	4157	2011-3501427	TOWNSEND KENNETH R & KATHIE H	02/29/2012	\$865.52
2010	135076	2010-2704380	TOWNSEND KENNETH R & KATHIE H	04/26/2011	\$1,041.67
2009	135073	2010-2701072	TOWNSEND KENNETH R & KATHIE H	11/23/2010	\$1,256.54
2008	134834	2008-2704278	TOWNSEND KENNETH R & KATHIE H	04/03/2009	\$1,097.55
2007	134158	2007-2705272	TOWNSEND KENNETH R & KATHIE H	04/30/2008	\$1,164.35
2006	133522	2006-3202627	COLUMBIA HOME IMPROVEMENT	03/26/2007	\$1,113.19
2005	132846	2005-2602325	COLUMBIA HOME IMPROVEMENT, INC	12/30/2005	\$869.67
2004	131984	2004-2900989	TOWNSEND KENNETH R & KATHIE	12/30/2004	\$725.39
2003	131446	2003-2301285	TOWNSEND KENNETH R & KATHIE H	02/27/2004	\$537.28
2002	130989	2002-1002228	COLUMBIA HOME IMPROVEMENT	03/25/2003	\$643.08
2001	130358	2001-1206569	TERRY MCDAVID ATTY	06/11/2002	\$700.39
2000	129740	2000-2000506	FOWLER DILLIE OR LOTTIE THOMA	11/07/2000	\$555.06
1999	129262	2001-1206569	TERRY MCDAVID ATTY	06/11/2002	\$872.17
1994	126688	1994-1003519	TERRY MCDAVID	12/20/1994	\$108.25
1993	126097	1993-1008495	BISHOP LOTTIE MAE	08/19/1994	\$160.48

1992	125458	1992- 1008723	BISHOP LOTTIE MAE	06/04/1993	\$201.55
1991	125166	1993- 1008495	BISHOP LOTTIE MAE	08/19/1994	\$73.35
1990	25072	1993- 1008495	BISHOP LOTTIE MAE	08/19/1994	\$85.84
1989	2453000.0004	1993- 1008495	BISHOP LOTTIE MAE	08/19/1994	\$51.10
1987	2240900.0001	1994- 1003519	TERRY MCDAVID	12/20/1994	\$1,065.01



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DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 26-00000021 2nd NOV

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at:

Name: **Kenneth & Kathie Townsend**

Address: **553 SE Dade Street Lake City, FL 32055**

INITIAL INSPECTION

INITIAL INSPECTION PROMPTED BY:

Date: **03/31/2026**

Complaint ____ CE Personnel Observation X
Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code

Violation Description

IPMC 301.3 Vacant structures and land.	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect public health or safety.



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

Violation Code	Corrective Action
IPMC 301.3 Vacant structures and land.	The downed tree located on your property needs to be removed to prevent a blighting issue in the community. If this is not done a Special Magistrate hearing will be scheduled where fines or a lien can be placed on the property.

WARNING: This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before the date listed below:

Due date: **Attend Special Magistrate hearing scheduled for September 3, 2026 @ 5:30 pm**_____



DEPARTMENT OF GROWTH MANAGEMENT
 205 North Marion Avenue
 Lake City, Florida 32055
 Telephone: (386) 719-5750
growthmanagement@lcfia.com

Warning

If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
- (4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period to correct the violation before the hearing is heard.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name: Kenneth & Kathie Townsend Relationship owner: ☐ Owner ☐

On date: July 30, 2026 time being: 1:00 pm ☐

Personal Service ☐

Posted on property ☐ and at City Hall ☐

Certified Mail, Return Receipt requested ☒ First class mailing ☒

Refused to sign ☐, drop service ☐

Marshall Sova
 Print Name of Code Inspector


 Signature of Code Inspector



DEPARTMENT OF GROWTH MANAGEMENT
 205 North Marion Avenue
 Lake City, Florida 32055
 Telephone: (386) 719-5750
growthmanagement@lcfla.com

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 26-00000021

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at:

Name: **Kenneth & Kathie Townsend**

Address: **553 SE Dade Street Lake City, FL 32055**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
 Date: **03/31/2026** Complaint ____ CE Personnel Observation X
 Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code	Violation Description
IPMC 301.3 Vacant structures and land.	Vacant structures and <i>premises</i> thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect public health or safety.



DEPARTMENT OF GROWTH MANAGEMENT
 205 North Marion Avenue
 Lake City, Florida 32055
 Telephone: (386) 719-5750
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Violation Code	Corrective Action
IPMC 301.3 Vacant structures and land.	The downed tree located on your property needs to be removed to prevent a blighting issue in the community. If this is not done a Special Magistrate hearing will be scheduled where fines or a lien can be placed on the property.

WARNING: This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before the date listed below:

Due date: **May 1, 2026** _____



DEPARTMENT OF GROWTH MANAGEMENT
 205 North Marion Avenue
 Lake City, Florida 32055
 Telephone: (386) 719-5750
growthmanagement@lcfla.com

Warning

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- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
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A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period to correct the violation before the hearing is heard.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name: Kenneth & Kathie Townsend Relationship owner: ☐ Owner ☐

On date: March 31, 2026 time being: 3:47 pm ☐

Personal Service ☐

Posted on property ☐ and at City Hall ☐

Certified Mail, Return Receipt requested ☒ First class mailing ☒

Refused to sign ☐, drop service ☐

Marshall Sova

Print Name of Code Inspector

Signature of Code Inspector

**NOTICE OF PUBLIC HEARING
CITY OF LAKE CITY
SPECIAL MAGISTRATE HEARING**

Item i.

THIS SERVES AS PUBLIC NOTICE the Special Magistrate will hold a hearing on Thursday, September 3, 2026 at 5:30 PM

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

Members of the public may also view the meeting on our YouTube channel at:

<https://www.youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

SPECIAL REQUIREMENTS: Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

MARSHALL SOVA
Code Enforcement Officer



July 30, 2026

To whom it may concern:

The Special Magistrate Hearing will be held on September 3, 2026 at 5:30 pm in the City Council Chambers 2nd floor. The hearing will be heard through the Microsoft Teams Meetings platform. If you are unable to attend in person you can attend Microsoft Teams Meetings. The City of Lake City will have the technology available for you to view the Special Magistrate hearing through Microsoft Teams Meetings and present your case to the Special Magistrate.

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/222130988183184?p=q4BtVXC7UpNUCx6R1j>

Meeting ID: 222 130 988 183 184

Passcode: iz28UM2S

Dial in by phone

[+1 323-694-0852](tel:+13236940852), [242504076](tel:+1242504076) United States, Los Angeles

[Find a local number](#)

Phone conference ID: 242 504 076#

Marshall Sova

City of Lake City

Code Enforcement Officer

(386)719-5746

SPECIAL MAGISTRATE

City of Lake City
205 N. Marion Ave
Lake City, Florida 32055

NOTICE OF HEARING

Case No.: 26-00000021

Respondent: Kenneth & Kathie Townsend**NOTICE OF HEARING**

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 3rd day of September, 2026, at (time) 5:30 a.m./p.m.

The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

The Special Magistrate will be presiding over your hearing through the Microsoft Teams platform. The City of Lake City, Florida will have the technology available for you to view the Special Magistrate through Microsoft Teams Meetings and present your case to the Special Magistrate. **IF YOU HAVE ANY DOCUMENTS, RECORDS, WRITINGS, OR PHOTOGRAPH YOU WISH FOR THE SPECIAL MAGISTRATE TO REVIEW AND CONSIDER, YOU MUST PROVIDE THESE TO THE CODE INSPECTOR AT LEAST TWENTY-FOUR HOURS PRIOR TO YOUR SCHEDULED HEARING.**

If you have any questions concerning your upcoming hearing, please contact the Code Inspector at (386)719-5746.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation up to \$250.00 per day/per violation each day the violation continues.

It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy inspection.

This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name Kenneth & Kathie Townsend Relationship Owners
On date July 30, 2026 time being 1:00 pm
☐ Personal Service ☒ Posted on property and at City Hall
☒ Certified Mail, Return Receipt requested ☒ First class mailing
☐ Refused to sign, drop service

Marshall Sova
Print Name of Code Inspector


Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient

Date

SPECIAL MAGISTRATE

City of Lake City
205 N. Marion Ave
Lake City, Florida 32055

NOTICE OF HEARING

Case No.: 26-00000021
Respondent: Kenneth & Kathie Townsend

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 3rd day of September, 2026, at (time) 5:30 a.m./p.m.

The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

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If you have any questions concerning your upcoming hearing, please contact the Code Inspector at (386)719-5746.

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It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy inspection.

This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name <u>Kenneth & Kathie Townsend</u>	Relationship <u>Owners</u>
On date <u>July 30, 2026</u>	time being <u>1:00 pm</u>
☐ Personal Service	☒ Posted on property and at City Hall
☒ Certified Mail, Return Receipt requested	☒ First class mailing
☐ Refused to sign, drop service	

Marshall Sova
Print Name of Code Inspector


Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient

Date

AFFIDAVIT OF NOTICE BY POSTING

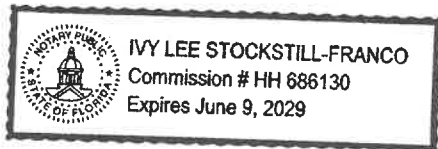
STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 24th day of AUGUST 2026, personally appeared, Marshall Sova, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

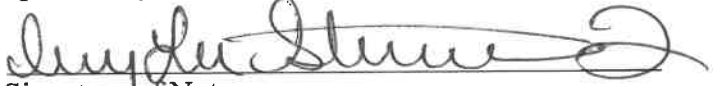
1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 24th day of AUGUST 2026, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 553 SE Dade Street AND 205 N Marion Ave, Lake City, FL. 32055.


 Marshall Sova -Code Enforcement Inspector



[SEAL]

SWORN TO AND SUBSCRIBED before me this
 24th day of AUGUST 2026, by Marshall Sova
 who is personally known to me.


 Signature of Notary

____ Ivy Stockstill _____
 Print or Type Name

My Commission expires: _____

**NOTICE OF PUBLIC HEARING
CITY OF LAKE CITY
SPECIAL MAGISTRATE HEARING**

THIS SERVES AS PUBLIC NOTICE the Special Magistrate will hold a hearing on Thursday, September 3, 2026 at 5:30 PM

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

Members of the public may also view the meeting on our YouTube channel at:

<https://www.youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

SPECIAL REQUIREMENTS: Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

MARSHALL SOVA
Code Enforcement Officer

SPECIAL MAGISTRATE
City of Lake City
205 N. Marion Ave
Lake City, Florida 32055

NOTICE OF HEARING

Case No.: 2026000001
Respondent: [Redacted]

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 03 day of September 2026 at (date) 5:30 AM. The hearing will take place at City Hall, 205 N. Marion Ave, 2nd floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

The Special Magistrate will be presiding over your hearing through the Microsoft Teams platform. The City of Lake City, Florida will have the technology available for you to view the Special Magistrate through Microsoft Teams Meetings and present your case to the Special Magistrate. **IF YOU HAVE ANY DOCUMENTS, RECORDS, WRITINGS, OR PHOTOGRAPH YOU WISH FOR THE SPECIAL MAGISTRATE TO REVIEW AND CONSIDER, YOU MUST PROVIDE THEM TO THE CODE INSPECTOR AT LEAST TWENTY-FOUR HOURS PRIOR TO YOUR SCHEDULED HEARING.**

If you have any questions concerning your upcoming hearing, please contact the Code Inspector at (386) 719-5748.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation up to \$250.00 per day per violation each day the violation continues.

It is the RESPONSIBILITY of the RESPONDENT to maintain a Compliance Inspection.

This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.

I hereby certify that I delivered the foregoing notice to (Name of person and representative)

Name: Marshall Sova On date: 2026-08-24 at: Personal Service at: Certified Mail, Return Receipt requested or: Refused to sign, drop service	Method of Service: <u>Personal Service</u> Date being served: <u>2026-08-24</u> at: <u>205 N. Marion Ave, 2nd floor, Council Chambers</u> at: <u>City Hall</u> at: <u>First class mailing</u>
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Signature of Code Inspector: [Signature]

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Representative: _____ Date: _____

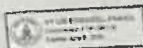
AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME, this day 24th day of AUGUST 2026, personally appeared, Marshall Sova, Code Enforcement Officer, who, after being first duly sworn, on oath, depose and say:

1. I am a Code Enforcement Inspector for the City of Lake City, Florida.

2. On the 24th day of AUGUST 2026, I personally observed the attached violations and present a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 151 SE State Street AND 205 N Marion Ave, Lake City, FL 32055.



(2026)

Signature of Marshall Sova, Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me on the 24th day of AUGUST 2026, by Marshall Sova, who is personally known to me.

Signature of Notary
Notary Public
Print or Type Name

My Commission Expires:

8/24/26

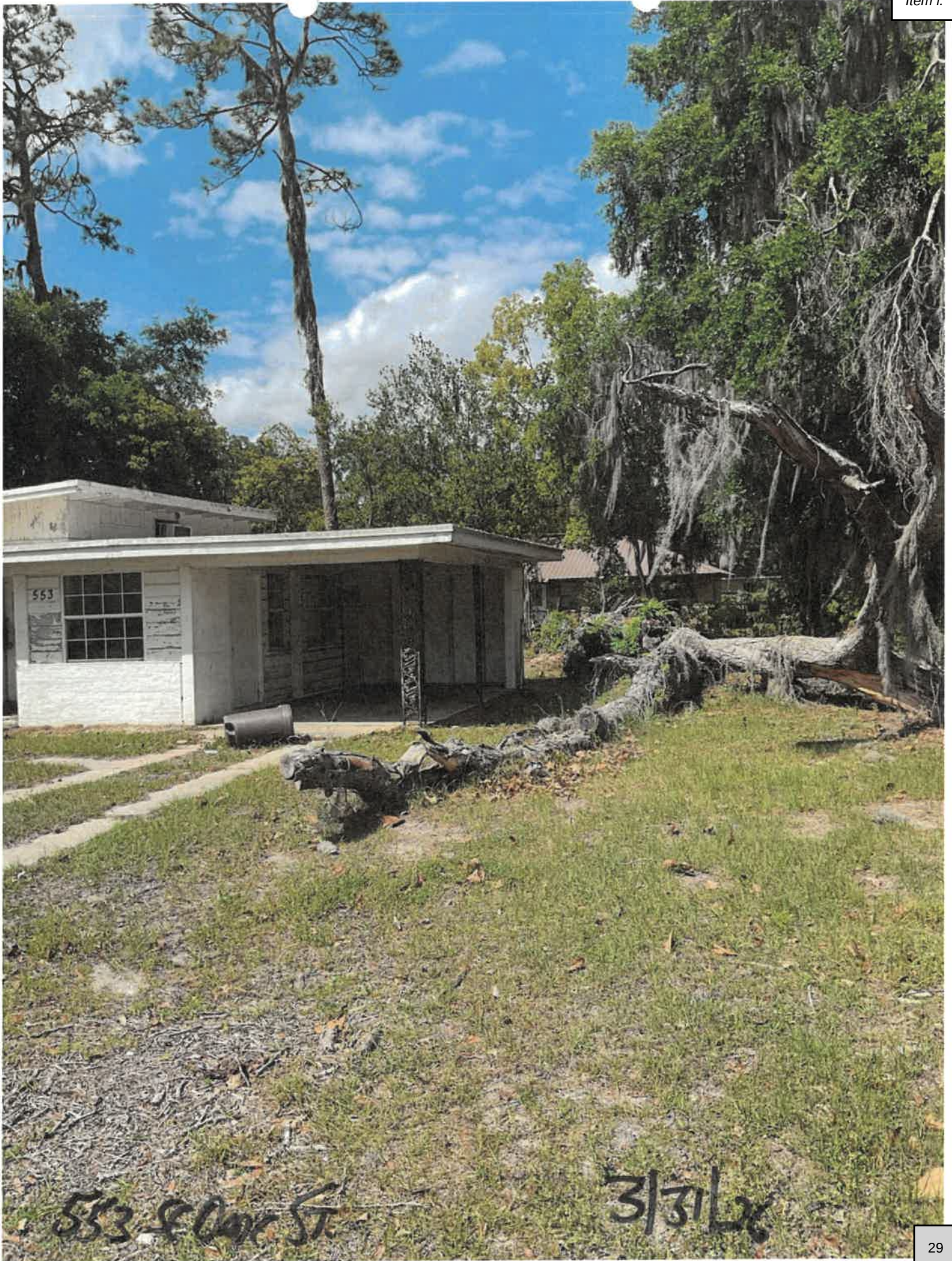
CITY HALL











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:

KENNETH & KATHIE TOWNSEND
401 SE NANCY AVE.
BRANFORD, FL 32008



9590 9402 9812 5266 9219 37

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2518 56

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Kathie H. Townsend ☒ Sent ☐ Address

B. Received by (Printed Name)

K. Townsend

C. Date of Delivery

8/3/26

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

3. Service Type

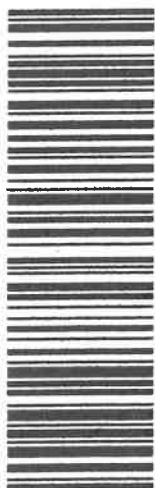
- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |

☐ Mail
☐ Mail Restricted Delivery
(500)

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

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21

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☐ Adult Signature Restricted Delivery	\$

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Postage	\$ <u>74</u>
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Street and Apt. No., or P.O. Box No.

401 SE NANCY AVE.

City, State ZIP+4[®]

BRUNSWICK FL 32008

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

City of Lake City
Code Enforcement
205 N. Marion Ave.
Lake City, Florida 32055

MAILED 7/30/26

City of Lake City
Code Enforcement
205 N. Marion Ave.
Lake City, Florida 32055

KENNETH & KATHIE TOWNSEND
401 SE Nancy Ave.
BRANFORD, FL 32008

Mailed 7/30/26

MAICO 7/30/22

Certified Mail (this portion of the receipt)
 A unique identifier for your electronic verification of delivery.
 A record of delivery (and signature) that is retained for a specified period.
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 • For an additional fee, a return receipt (including endorsement on the mail) may be requested. You can request a return receipt (including electronic version, PS Form 3800, January 2002) with PS Form 3800, January 2002. Receipts attach PS Form 3800, January 2002.

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FAQs >

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Delivered, Left with Individual

BRANFORD, FL 32008

April 4, 2026 1:25 PM

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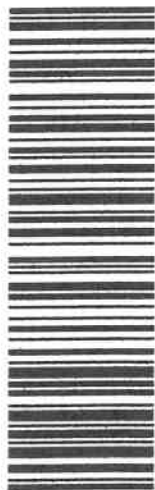


Product Information



See Less ^

Feedback



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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark
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Postage	
\$	1.79
Total Postage and Fees	
\$	10.49

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KATHIE TOWNSEND	
Street and Apt. No., or PO Box No.	
401 SE NANCY AVE.	
City, State, ZIP+4®	DADECO, FL 32008

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

MAILED 3/31/26

City of Lake City
Code Enforcement
205 N. Marion Ave.
Lake City, Florida 32055

City of Lake City
Code Enforcement
205 N. Marion Ave.
Lake City, Florida 32055

MAILED 3/31/26

KENNETH J. KATSHIC Townsend
401 SE Nancy Ave.
Branford, FL 32008