

# CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF LAKE CITY

July 02, 2026 at 5:30 PM

Venue: CMT - Communications Media Technology

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## 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 26-00000005, Keith A. Curry, as owner, Keith A. Curry, as respondent, gives address as 238 SE Colburn Avenue Lake City, FL 32025, located on parcel # 33-3S-17-13077-001.
- ii. Case # CE 26-00000016, Southern Bell Tel & Tel Co/AT&T, as owner, Southern Bell Tel & Tel Co/AT&T, as respondent, gives address as parcel # 00-00-00-12751-000.

### 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 26-00000005, Keith A. Curry, as owner, Keith A. Curry, as respondent, gives address as 238 SE Colburn Avenue Lake City, FL 32025, located on parcel # 33-3S-17-13077-001.



Florida Statute 166.0415  
Effective July 01, 2021

### Code Enforcement Complaint Form

Date of complaint: January 14, 2026 Name (required) Heather Chapman  
Phone: (407)908-1995 Address: 6950 Stable Ct St. Cloud, FL 34771 Email: \_\_\_\_\_

Do you wish to be contacted about this complaint?  Yes  No Best Time To Call: \_\_\_\_\_  
Address of Complaint: 238 SE Colburn Ave (Vacant Lot) Nature  
of Complaint: RV parked on property, debris 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? Keith A. Curry 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: Jan. 14, 2026 Via: Phone Case Number Assigned 25-00000005

Notes:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Officer M. Sova

Case Checklist: Case # 26-00000005, Address 238 SE Colburn Ave

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) 1/15/2026

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

D. Certified Mailing of 2<sup>nd</sup> 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: 1/15/26 \$11.18

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# COLUMBIA COUNTY Property Appraiser

## Parcel 33-3S-17-13077-001

### Owners

CURRY KEITH A  
3608 WISPER CREEK BLVD  
MIDDLEBURG, FL 32068

### Parcel Summary

Location	238 SE COLUBURN AVE
Use Code	0000: VACANT
Tax District	1: CITY OF LAKE CITY
Acreage	.1760
Section	33
Township	3S
Range	17
Subdivision	E DIV
Lineage	Split from: 33-3S-17-13077-001

### Legal Description

E DIV: COMM SW COR OF SE1/4 OF NW1/4, N 7 DEG E 418.60 FT, E 373.94 FT, N 7 DEG E 113.06 FT FOR POB, N 7 DEG E 113.06 FT, S 84 DEG E 69.84 FT TO W R/W OF COLBURN AVE, S 8 DEG W 109.99 FT, W 68.92 FT POB.

835-2387, 836-1756, 909-947, WD 1142-1920,  
WD 1354-2012, QC 1485-1139, WD 1543-707,

GSA GIS Pictometry



### Working Values

	2026
Total Building	\$0
Total Extra Features	\$0

### Value History

	2025	2024
Total Building	\$0	\$0
Total Extra Features	\$0	\$0

Item i.

	2026		2025	2024
Total Market Land	\$10,978	Total Market Land	\$10,978	\$7,020
Total Ag Land	\$0	Total Ag Land	\$0	\$0
Total Market	\$10,978	Total Market	\$10,978	\$7,020
Total Assessed	\$4,234	Total Assessed	\$3,849	\$7,020
Total Exempt	\$0	Total Exempt	\$0	\$0
Total Taxable	\$4,234	Total Taxable	\$3,849	\$7,020
SOH Diff	\$6,744	SOH Diff	\$7,129	\$0

## Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1543/707	2025-06-11	Q	01	WARRANTY DEED	Vacant	\$12,000	Grantor: 1120 SE SAINT JOHNS, LLC Grantee: CURRY KEITH A

## Buildings

None

## Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0000	VAC RES	*RSF-3	70.00	110.00	7,704.00	\$0.95/SF	0.18	1.50	\$10,978

## Personal Property

None

## Permits

None

## TRIM Notices

2025

## 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 January 15, 2026.

# Tax Bill Detail

## Payment Options

If Paid By 1/31/2026

This Bill:	\$193.80
All Bills:	\$193.80
Cart Amount:	\$0.00

Year	Due
2025	\$193.80
2024	\$0.00

**Property Tax Account: R13077-001**  
**CURRY KEITH A**

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**Year: 2025 Bill Number: 36228 Owner: CURRY KEITH A**  
**Tax District: 1 Property Type: Real Estate Discount Period: 2%**

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**MAILING ADDRESS:**  
 CURRY KEITH A  
 3608 WISPER CREEK BLVD  
 MIDDLEBURG FL 32068

**PROPERTY ADDRESS:**

- [Bill 36228 -- Pay Now](#)
- [Pay All Bills](#)
- [Print Bill / Receipt](#)
- [Register for E-Billing](#)
- [Property Appraiser](#)

**Taxes All Unpaid Bills Assessments**

**Legal Description Payment History**

Tax Year	Folio	Receipt Number	Paid By	Payment Date	Paid
2024	36050	2024-903022	Heather Chapman	01/02/2025	\$125.29



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

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 26-0000005 2<sup>nd</sup> Violation**

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: **Keith A. Curry**  
 Address: **238 SE Colburn Ave Lake City, FL 32025**

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INITIAL INSPECTION PROMPTED BY:  
**INITIAL INSPECTION**  
 Complaint  X  CE Personnel Observation \_\_\_\_\_  
 Date: **01/14/2026** Complainant: Heather Chapman CE Personnel: Marshall Sovia

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Violation Code	Violation Description
<b>IPMC 301.3 Vacant structures and land.</b>	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 the public health or safety.
<b>IPMC 302.1 Sanitation.</b>	<i>Exterior property</i> and <i>premises</i> shall be maintained in a clean, safe and sanitary condition. The <i>occupant</i> shall keep that part of the <i>exterior property</i> that such <i>occupant</i> occupies or controls in a clean and sanitary condition.
<b>LDR 4.2.16 PARKING, STORAGE, OR USE OF MAJOR RECREATIONAL EQUIPMENT</b>	Major recreational equipment is hereby defined as including boats and boat trailers, travel trailers, pickup campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers, houseboats, and the like, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not. No major recreational equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a lot in a residential district, or in any other location not approved for such use. In residential districts, major recreational equipment may be parked or stored in a rear or side yard, but not in a required front yard; provided however, that such equipment may be parked anywhere on residential premises for a period not to exceed twenty-four (24) hours during loading and unloading; providing that if a lot has more than one (1) front yard, as defined by these land development



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	regulations, one (1) of the required front yards shall be designated and used as a side yard (generally opposite of the normal front entrance) for the enforcement of Section 4.2.16.

Violation Code	Corrective Action
<b>IPMC 301.3 Vacant structures and land.</b>	Property needs to be cleaned up and maintained. The RV and other debris need to be removed to prevent a blighting issue in the community.
<b>IPMC 302.1 Sanitation.</b>	Property needs to be cleaned up and maintained. The RV and other debris need to be removed to prevent a blighting issue in the community.
<b>LDR 4.2.16 PARKING, STORAGE, OR USE OF MAJOR RECREATIONAL EQUIPMENT</b>	The recreational vehicle needs to be removed from the property. This is in violation of the City of Lake City Land Development Regulations.



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**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 July 2, 2026** \_\_\_\_\_



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Telephone: (386) 719-5750  
[growthmanagement@lcfia.com](mailto: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: Keith A. Curry Relationship owner:  Owner \_\_\_\_\_

On date: May 19, 2026 time being: 11:58 am \_\_\_\_\_

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



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*HAND DELIVERED*

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 26-00000005**

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: **Keith A. Curry**  
Address: **238 SE Colburn Ave Lake City, FL 32025**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:  
Complaint X CE Personnel Observation \_\_\_\_\_  
Date: **01/14/2026** Complainant: Heather Chapman CE Personnel: Marshall Sova

Violation Code Violation Description

<b>IPMC 301.3 Vacant structures and land.</b>	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 the public health or safety.
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	regulations, one (1) of the required front yards shall be designated and used as a side yard (generally opposite of the normal front entrance) for the enforcement of Section 4.2.16.

Violation Code	Corrective Action
<b>IPMC 301.3 Vacant structures and land.</b>	Property needs to be cleaned up and maintained. The RV and other debris need to be removed to prevent a blighting issue in the community.
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**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: **March 9, 2026** \_\_\_\_\_



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Telephone: (386) 719-5750  
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**Warning**

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- (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;
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- (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): *Served 2/10/26*  
 Name: Keith A. Curry Relationship owner: Owner  
 On date: February 9, 2026 time being: 1:38 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

*Marshall Sova*  
Signature of Code Inspector



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**NOTICE OF VIOLATION**  
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**CASE # 26-00000005**

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 Complaint  X  CE Personnel Observation  \_\_\_\_\_   
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	a side yard (generally opposite of the normal front entrance) for the enforcement of Section 4.2.16.

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Due date: **February 15, 2026**\_\_\_\_\_



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Lake City, Florida 32055  
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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: Keith A. Curry Relationship owner:  Owner

On date: January 15, 2026 time being: 2:17 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**

**THIS SERVES AS PUBLIC NOTICE** the Special Magistrate will hold a hearing on Thursday, July 2, 2026 at 5:30 PM

Meeting Location: City Council Chambers located on the 2<sup>nd</sup> 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

**AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA

COUNTY OF COLUMBIA

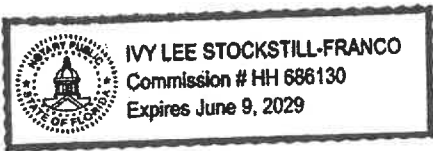
BEFORE ME, this day, 22nd day of JUNE 2026, personally appeared, Marshall Sova, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

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

2. On the 22nd day of JUNE 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: 238 SE Colburn Avenue AND 205 N Marion Ave, Lake City, FL. 32055.



\_\_\_\_\_  
Marshall Sova -Code Enforcement Inspector



[SEAL]

SWORN TO AND SUBSCRIBED before me this  
\_\_22nd\_\_ day of JUNE 2026, by Marshall Sova  
who is personally known to me.



\_\_\_\_\_  
Signature of Notary

\_\_\_\_\_  
Ivy Stockstill  
Print or Type Name

My Commission expires: \_\_\_\_\_

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

**NOTICE OF HEARING**

Case No.: 26-00000005  
Respondent: Keith A. Curry

**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 2nd day of July, 2026, at (time) 5:30 a.m./p.m.  
The hearing will take place at City Hall, 205 N. Marion Ave, 2<sup>nd</sup> 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 Keith A. Curry Relationship Owner  
On date May 19, 2026 time being 12:53 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



May 19, 2026

To whom it may concern:

The Special Magistrate Hearing will be held on July 2, 2026 at 5:30 pm in the City Council Chambers 2<sup>nd</sup> 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.: 26-00000005  
Witness: Heather Chapman

**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 2nd day of July, 2026, at (time) 5:30 a.m./p.m. The hearing will take place at City Hall, 205 N. Marion Ave, 2<sup>nd</sup> 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 (24) 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 Heather Chapman Relationship Witness  
On date May 19, 2026 time being 12:53 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

# PUBLIC NOTICE

**SPECIAL MAGISTRATE**  
 City of Lake City  
 201 N. Walnut St.  
 Lake City, Florida 32909

**NOTICE OF HEARING**  
 Case No. 2022-00000  
 Registration No. 2022-00000

**NOTICE OF HEARING**

You are hereby notified and commanded to appear before the Special Magistrate for a Case Enforcement, Violation, Hearing for case # 2022-00000 on 06/22/22 at 10:00 AM. The hearing will take place at City Hall, 201 N. Walnut St., 2nd Floor, Council Chambers, Lake City, Florida. In order to attend this hearing, you must appear in person at the hearing and bring with you the amount of any fines and costs due. You have the right to request all evidence used in the enforcement of this ordinance, and to present evidence and testimony on your behalf concerning the violation.

The Special Magistrate will be presiding over your hearing through the Microsoft Teams platform. The City of Lake City, Florida will have the authority to suspend the Case the Special Magistrate through Microsoft Teams. Therefore, you must appear in person at the hearing. **PLEASE NOTE: CITY EMPLOYEES, RESIDENTS, BUSINESS OWNERS, AND CONTRACTORS ARE NOT ALLOWED TO ATTEND HEARINGS. ONLY THE INDIVIDUAL WHOSE NAME IS ON THE CITATION IS ALLOWED TO ATTEND HEARINGS.**

If you have any questions concerning your upcoming hearing, please contact the City at 385-2222 or 385-2223.

You are invited to appear at the hearing and explain to a City Case Hearing Magistrate the facts of the case and to explain why you should not be fined or have your license suspended.

It is the responsibility of the respondent to make their own arrangements for transportation to and from the hearing and to provide their own transportation to and from the hearing.

If you need any help before the hearing, please contact the City at 385-2222 or 385-2223.

I hereby certify that I delivered this hearing notice in accordance with the law and the City of Lake City, Florida.

Special Magistrate  
 City of Lake City, Florida

A certified copy of this notice is a part of the Record of Hearing.

Record of Hearing

**APPEAL OF A CIVIL INFRACTION**

CITY OF LAKE CITY  
 COUNTY OF VOLUNTEER

**NOTICE TO APPEAR**

YOU ARE HEREBY NOTIFIED AND COMMANDED TO APPEAR AT THE HEARING FOR YOUR CIVIL INFRACTION ON 06/22/22 AT 10:00 AM. The hearing will take place at City Hall, 201 N. Walnut St., 2nd Floor, Council Chambers, Lake City, Florida. In order to attend this hearing, you must appear in person at the hearing and bring with you the amount of any fines and costs due. You have the right to request all evidence used in the enforcement of this ordinance, and to present evidence and testimony on your behalf concerning the violation.

If you have any questions concerning your upcoming hearing, please contact the City at 385-2222 or 385-2223.

You are invited to appear at the hearing and explain to a City Case Hearing Magistrate the facts of the case and to explain why you should not be fined or have your license suspended.

It is the responsibility of the respondent to make their own arrangements for transportation to and from the hearing and to provide their own transportation to and from the hearing.

If you need any help before the hearing, please contact the City at 385-2222 or 385-2223.

I hereby certify that I delivered this hearing notice in accordance with the law and the City of Lake City, Florida.

Special Magistrate  
 City of Lake City, Florida

A certified copy of this notice is a part of the Record of Hearing.

Record of Hearing

6/22/22



**PUBLIC NOTICE**  
[Illegible text]

6/22/22

Item i.

EXIT

**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, July 2, 2026 at 5:30 PM

Meeting Location: City Council Chambers located on the 2<sup>nd</sup> 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



6/22/26

**PUBLIC NOTICE**

SPECIAL M  
City of Lake  
205 N. Marion  
City, FL

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

**NOTICE OF HEARING**

Case No.: 26-00000005  
Respondent: Keith A. Curry

**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 2nd day of July, 2026, at (time) 5:30 a.m./p.m.  
The hearing will take place at City Hall, 205 N. Marion Ave. 2<sup>nd</sup> 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 Keith A. Curry Relationship Owner  
On date May 19, 2026 time being 12:53 pm  
 Personal Service  
 Certified Mail, Return Receipt requested  
 Refused to sign, drop service  
 Posted on property and at City Hall  
 First class mailing

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

*6/22/26*

EXIT

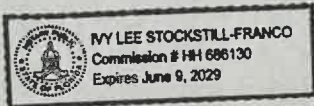
**AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA  
COUNTY OF COLUMBIA

BEFORE ME, this day, 22nd day of JUNE 2026, personally appeared, Marshall Sovo, 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 22nd day of JUNE 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: 238 SE Colburn Avenue AND 205 N Marion Ave, Lake City, FL. 32055.

Marshall Sovo  
Marshall Sovo - Code Enforcement Inspector



[SEAL]

SWORN TO AND SUBSCRIBED before me this  
22nd day of JUNE 2026, by Marshall Sovo  
who is personally known to me.

Ivy Lee Stockstill-Franco  
Signature of Notary

Ivy Stockstill  
Print or Type Name

My Commission expires: \_\_\_\_\_

6/22/26

SPECIAL M  
City of Lake C  
205 N. Marion  
Lake City, Fl

You ar  
Enforcement  
July  
The hearing v  
City, Florida.  
concerning th  
witnesses, anc

The S  
Teams platfor  
view the Spex  
Special Magis  
**OR PHOTO  
AND CONSI  
LEAST TWE**

If you  
Inspector at (31

Your fa  
said violation u

It is the RESP

This cas  
into complianc

I hereby certify

Name Keith A. Cur  
On date May 19, 2  
 Personal Serv  
 Certified Mail  
 Refused to sig

Marshall Sovo  
Print Name of C

I acknowledge r

Signature of Resp



REQUEST FOR EXTENSION OF TIME

Date: Mar 9 2026  
CEO: M. JANA  
CASE#: 46-025

- 1. Property location: 279 COLBURN AVE SE
- 2. Expiration date of notice: Mar 9 26 Additional time requested: APR 3 2026
- 3. Reasons for extension: REMOVE/REPLACE CAMPER
- 4. What will be done to resolve the Violation? CAMPER PAINTED ALL

THINGS REMOVED

By signing this request, I acknowledge receipt of the notice of violation.

KEITH R QUERY (386) 466 4415  
 Petitioner (Please Print) Telephone Number  
267 MOEKS ST  
 Mailing Address Email Address  
LAKE CITY 32055  
 Petitioner's Signature

City, State and Zip Code

OFFICE USE ONLY

Does Code Enforcement Officer Agree with Request? Yes  No   
If no, then why not?

\_\_\_\_\_  
 DIRECTOR OF GROWTH MANAGEMENT  
 REQUEST: APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_  
 NEW EXPIRATION DATE: 4/3/26  
 COMMENTS:  
 \_\_\_\_\_  
 \_\_\_\_\_

Address Location:

238 SE Courban Ave.

Inspection Date: 2/9/26

No. 1145

Item i.

- Yard overgrown
- Garbage/Trash in Yard
- Building debris in Yard
- Accumulation of debris at curb
- Untagged/derelect vehicle
- Open storage
- Public Nuisance
- Other (see comments)

Comments:

Please Contact Mr. At 391 719-5744

Correction due by: \_\_\_\_\_

Inspector: Marshall Souza



238 SE CALDWAY

11/5/26



238 SE COACHMAN

1/15/22



238 SE Colburn

11/15/22



238 SE COLEMAN

11/15/26



238 SE Calhoun

11/15/20



238 SE CALSWAN

1/15/20



238 SE COLBURN

WASTE



238 Sx CoxBW

1/15/26



238 SE COUSLAK ~

1/15/22

**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:  
**HEATHER CHAPMAN**  
**6950 STABLE CT.**  
**ST. CLOUD, FL 34771**



9590 9402 9812 5266 9220 40

Article Number (transfer from service label)  
**9589 0710 5270 2886 2517 57**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
**X Heather Chapman**

B. Received by (Printed Name) C. Date of Delivery  
**Heather Chapman 5/25**

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

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

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

Domestic Return Receipt

**RETURNED 5/25/26**

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input type="checkbox"/> Agent  <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p>												
<p>1. Article Addressed to:</p> <p><i>KEITH CUNY</i>  <i>267 NE Meeks St.</i>  <i>Lake City, FL 32055</i></p>  <p>9590 9402 9812 5266 9220 33</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If YES, enter delivery address below: <input type="checkbox"/> No</p>												
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 2886 2517 64</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table> <p>Mail Restricted Delivery (00)</p>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery												
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™												
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery													

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

Domestic Return Receipt

*RETURNED 5/29/26*

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

KATH CUREY  
267 NE Meeks St.  
Lake City, FL 32055

Marico 5/19/26

**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:

*9215/26*  
*MAILED 5/15/26*  
 KATH CUNY  
 267 NE Weeks St.  
 Lake City, FL 32055



9590 9402 9812 5266 9220 33

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2517 64

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type

Adult Signature Restricted Delivery

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Mail Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

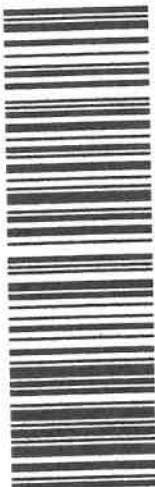
Domestic Return Receipt

**Certified Mail**

- A receipt (this portion)
- A unique identifier for
- Electronic verification
- delivery.
- A record of delivery (signature) that is retained for a specified period.

**Important Reminders**

- You may purchase Certified Mail service for First-Class Mail®, First-Class Mail® service, Certified Mail service, International mail, Insurance coverage for Certified Mail service with Certified Mail service of Certified Mail service insurance coverage for certain Priority Mail items. For an additional fee, endorsement on the mailpiece for the following services: Return receipt service of delivery (including electronic version, for complete PS Form 3800, January 2019 Receipt; attach PS Form 3800, January 2019



9589 0710 5270 2886 2517 64  
9589 0710 5270 2886 2517 64

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee \$ <u>5.20</u>	Postmark Here
Extra Services & Fees (check box, add to postage rate) <input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>4.98</u> <input type="checkbox"/> Return Receipt (electronic) \$ _____ <input type="checkbox"/> Certified Mail Restricted Delivery \$ _____ <input type="checkbox"/> Adult Signature Required \$ _____ <input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>.74</u>	
Total Postage and Fees \$ <u>10.94</u>	
Sent To <u>Kerr County</u> Street and Apt. No., or PO Box No. <u>207 N. Marion Ave.</u> City, State, ZIP+4® <u>LAKE CITY FL 32055</u>	

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

*Marco 5/15/24*

**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:

*Heather Chapman  
6950 Stable Ct.  
St. Cloud, FL 34771*



9590 9402 9812 5266 9220 40

2. Article Number (Transfer from service label)

**9589 0710 5270 2886 2517 57**

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
**X**  Addressee

B. Received by (Printed Name) C. Date of Delivery

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

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

Domestic Return Receipt

*MAILED 5/19/21*

**Certified Mail**

- A receipt (this portion of the card) is retained by the post office.
- A unique identifier for your mailpiece is printed on the card.
- Electronic verification of delivery.
- A record of delivery (the signature) that is retained for a specified period.

**Important Reminders:**

- You may purchase Certified Mail, First-Class Mail®, First-Class Mail® service or Priority Mail® service.
- Certified Mail service is not available for international mail.
- Insurance coverage is available for Certified Mail service with Certified Mail service.
- Insurance coverage and certain Priority Mail® services are subject to an endorsement on the mailpiece.
- For an additional fee, you can request a hard copy of the following services: Return receipt service of delivery (including electronic version, PS Form 3800, January 2019).



9589 0710 5270 2886 2517 57  
9589 0710 5270 2886 2517 57

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$ 5.30
Extra Services & Fees (check box, add fee if appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

Postage	\$ 1.74
Total Postage and Fees	\$ 10.94

Sent To	HEATHER CHAPMAN
Street and Apt. No. or P.O. Box No.	650 STABLE CT.
City, State, ZIP+4®	ST. CLOUD FL 34771

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 5/15/26

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

MAILED 5/13/24

HEATHER CHAPMAN  
6550 STABLE CT  
ST. CLOUD, FL 34771

Address Location:

238 SE CORNWALL AVE

Inspection Date: 2/5/26

No. 1145

- Yard overgrown
- Garbage/Trash in Yard
- Building debris in Yard
- Accumulation of debris at curb
- Untagged/derelict vehicle
- Open storage
- Public Nuisance
- Other (see comments)

Comments:

PLEASE CONTACT ME AT 386 719-5744

Correction due by: \_\_\_\_\_

Inspector: MARSHALL SOVA

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

CERTIFIED MAIL

JACKSONVILLE RPDC 320

AN 2026 PM 1

FIRST CLASS

9589 0710 5270 2886 2514 98



*KEITH A. CURRY*  
*308 WISPER CACTUS BLVD.*  
*MOOREBURG, FL 32660*

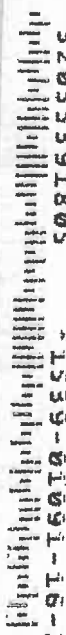
9400920532020380

32055391805 ANK

NIXIE 326 DE 1 0001/21/26

RETURN TO SENDER  
 ATTEMPTED - NOT KNOWN  
 UNABLE TO FORWARD

BC: 32055391805 \*1539-01091-16-26



*ANK*

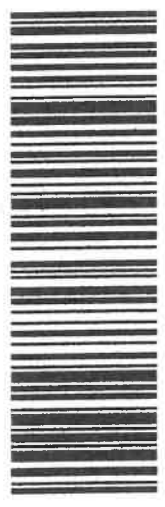
US POSTAGE PAID PITNEY BOWES

ZIP 32055 \$010.440

02 7H 0006089559 JAN 15 2026



*KEITH A. CURRY 2/5/26*



9589 0710 5270 2886 2514 98  
9589 0710 5270 2886 2514 98

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee	\$ 5.30
Extra Services & Fees (check box, add fee if appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 1.70
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ .74
Total Postage and Fees	\$ 10.44

Postmark  
Here

Sent To: Keith Curry

Street and Apt. No. or PO Box No. 308 Wiscan Creek Blvd.

City, State, ZIP+4® MIDDLEBURG FL 32068

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

*MAILED 1/15/26*

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

05

**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:

*KEITH A. CUNY*  
*308 WISPER CREEK BLVD.*  
*MIDDLEBURG, FL 32068*



9590 9402 9016 4122 8425 71

2. Article Number (Transfer from service label)

*9589 0710 5270 2886 2514 98*

PS Form 3811, July 2020 PSN 7530-02-UUU-3003

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Addressee

B. Received by (Printed Name)  
 C. Date of Delivery

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

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

Domestic Return Receipt

**Certified Mail**

- Receipt (this portion of delivery)
- A unique identifier for you
- Electronic verification of delivery
- A record of delivery (including signature) that is retained for a specified period.

**Important Reminders:**

- You may purchase Certified Mail, First-Class Mail®, First-Class Mail® service, or Priority Mail® service.
- Certified Mail service is International mail.
- Insurance coverage is not with Certified Mail service of Certified Mail service.
- Insurance coverage and certain Priority Mail items For an additional fee, an endorsement on the mail the following services:
  - Return receipt service: of delivery (including electronic version. For complete PS Form 38 Receipt attach PS Form 3800, January 20

*MAILED 11/15/20*

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

Mailed 11/15/26

KEITH A. CURRY  
3608 WISPER CREEK BLVD.  
MIDDLEBURG, FL 32068

**File Attachments for Item:**

ii. Case # CE 26-00000016, Southern Bell Tel & Tel Co/AT&T, as owner, Southern Bell Tel & Tel Co/AT&T, as respondent, gives address as parcel # 00-00-00-12751-000.



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

Item ii.

Florida Statute 166.0415  
Effective July 01, 2021

### Code Enforcement Complaint Form

Date of complaint: Feb. 26, 2026 Name (required) Marshall Sova  
Phone: (386)719-5746 Address: 205 N Marion Ave Lake City, FL 32055 Email:

Do you wish to be contacted about this complaint?  Yes  No Best Time To Call: \_\_\_\_\_  
Address of Complaint: Parcel #12751-000 SW Main Blvd. & SW Nassau Street Nature  
of Complaint: \_\_\_\_\_

How long has the complaint been going on? Unknown Do you know who the person(s) involved are?  Yes  No If yes, who? Souther Bell Tel & Tel Co/AT&T 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: Feb.26, 2026 Via: Person Case Number Assigned 26-00000016  
Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Officer M. Sova

Case Checklist: Case # 26-00000016, Address Parcel #12751-000

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) 2/26/2026

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

D. Certified Mailing of 2<sup>nd</sup> 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: 2/26/2026 \$11.18

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# COLUMBIA COUNTY Property Appraiser

## Parcel 00-00-00-12751-000

### Owners

SOUTHERN BELL TEL & TEL CO  
PROPERTY TAX DEPT  
1010 PINE STREET  
ROOM 9 E-L-01  
ST LOUIS, MO 63101

### Parcel Summary

Location	
Use Code	2800: RV/MH,PK LOT
Tax District	1: CITY OF LAKE CITY
Acreage	.8260
Section	32
Township	3S
Range	17
Subdivision	CEN DIV

### Legal Description

C DIV: ALL BLOCK 40.  
ORB 378-76.



30° 11' 19" N 82° 38' 06" W //

### Working Values

	2026
Total Building	\$0
Total Extra Features	\$26,300
Total Market Land	\$168,300
Total Ag Land	\$0

Item ii.

	2026
Total Market	\$194,600
Total Assessed	\$194,600
Total Exempt	\$0
Total Taxable	\$194,600
SOH Diff	\$0

### Value History

	2025	2024	2023	2022	2021	2020
Total Building	\$0	\$0	\$0	\$0	\$0	\$0
Total Extra Features	\$26,300	\$26,300	\$26,300	\$26,300	\$26,300	\$26,300
Total Market Land	\$168,300	\$168,300	\$162,000	\$162,000	\$162,000	\$162,000
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$194,600	\$194,600	\$188,300	\$188,300	\$188,300	\$188,300
Total Assessed	\$194,600	\$194,600	\$188,300	\$188,300	\$188,300	\$188,300
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$194,600	\$194,600	\$188,300	\$188,300	\$188,300	\$188,300
SOH Diff	\$0	\$0	\$0	\$0	\$0	\$0

### Document/Transfer/Sales History

None

### Buildings

None

### Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0260	PAVEMENT-ASPHALT			36000.00	\$0.90	0	75%	\$24,300
0253	LIGHTING			2.00	\$1,000.00	0	100%	\$2,000

### Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
2800	PARKNG LOT	*CG	200.00	180.00	36,000.00	\$5.50/SF	0.83	0.85	\$168,300

### 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 February 26, 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: R12751-000

SOUTHERN BELL TEL & TEL CO

**Year:** 2025    **Bill Number:** 35962    **Owner:** SOUTHERN BELL  
**Tax District:** 1    **Property Type:** TEL & TEL CO  
 Real Estate    **Discount Period:** 1%

**MAILING ADDRESS:**    **PROPERTY ADDRESS:**  
 SOUTHERN BELL TEL &    0  
 TEL CO  
 1010 PINE STREET  
 ROOM 9 E-L-01  
 ST LOUIS MO 63101

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

- Bill 35962 -- 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	35962	2025-20699	AT&T	12/12/2025	\$3,512.65
2024	35785	2024-20770	at & t	12/10/2024	\$3,496.17
2023	36767	2023-2101424	AT&T	12/05/2023	\$3,401.46
2022	35808	2022-1800415	AT&T	11/29/2022	\$3,410.47
2021	35060	2021-2702017	AT&T PROP TAXES	12/01/2021	\$3,477.10
2020	3579	2020-2100634	AT&T	12/01/2020	\$3,539.68
2019	3577	2019-3501958	AT&T	12/02/2019	\$3,753.58
2018	3594	2018-1201685	A T & T	12/10/2018	\$3,794.04
2017	3603	2017-2701686	AT&T	11/28/2017	\$3,816.98
2016	3620	2016-2100676	AT&T	11/28/2016	\$3,847.32
2015	3625	2015-2600907	AT&T	12/01/2015	\$3,755.59
2014	3629	2014-3501305	AT&T	11/24/2014	\$3,747.99
2013	3634	2013-3500789	AT&T	11/27/2013	\$3,753.31

Item ii.

2012	3630	2012-4100153	AT&T	11/29/2012 \$4,151.69
2011	3644	2011-3500468	AT & T	11/28/2011 \$4,369.08
2010	134482	2010-3500561	AT & T	11/30/2010 \$4,435.76
2009	134477	2009-2800196	AT&T	11/23/2009 \$4,989.07
2008	134236	2008-3501131	AT & T	12/31/2008 \$5,147.79
2007	133558	2007-1300092	AT & T	11/28/2007 \$4,987.32
2006	132922	2006-1200035	BELLSOUTH TELECOMMUNICATIONS	11/27/2006 \$5,330.28
2005	132241	2005-2100776	BELLSOUTH TELECOMMUNICATIONS	11/30/2005 \$4,901.24
2004	131379	2004-2200515	BELLSOUTH TELECOMMUNICATIONS	11/29/2004 \$4,893.03
2003	130841	2003-1300315	BELLSOUTH TELECOMMUNICATIONS	12/01/2003 \$4,515.38
2002	130383	2002-1100910	BELLSOUTH TELECOMMUNICATIONS	12/02/2002 \$4,564.10
2001	129751	2001-1201948	BELLSOUTH	11/30/2001 \$4,186.31
2000	129133	2000-3002254	SOUTHERN BELL TEL & TEL CO	11/30/2000 \$4,178.53
1999	128655	1999-1002126	BELLSOUTH TELECOMMUNICATIONS	12/01/1999 \$2,527.94
1998	128226	1998-3002235	BELLSOUTH CORP	12/01/1998 \$2,554.34
1997	127587	1997-3002738	SOUTHERN BELL TEL & TEL CO	12/02/1997 \$2,559.43
1996	126857	1996-2000960	BELL SOUTH CORP	12/02/1996 \$2,545.09
1995	126335	1995-1002317	BELLSOUTH CORPORATION	12/01/1995 \$2,556.26
1994	126085	1994-3002499	SOUTHERN BELL TEL & TEL CO	12/01/1994 \$2,564.33
1993	125458	1993-2001161	SOUTHERN BELL TEL & TEL CO	12/07/1993 \$2,522.14
1992	124847	1992-1002890	SOUTHERN BELL TEL & TEL CO	12/02/1992 \$2,499.38
1991	124558	1991-3012103	SOUTHERN BELL	12/02/1991 \$2,120.80
1990	24443	1990-1001856	BELLSOUTH	11/30/1990 \$2,084.11
1989	2389900.0001	1989-1001925	SOUTHERN BELL TEL & TEL CO	11/30/1989 \$1,272.93







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


Violation Code	Corrective Action
<b>IPMC 308.1 Accumulation of rubbish or garbage.</b>	Parking lot needs to be cleared of rubbish and garbage. If this is not done a Special Magistrate hearing will be scheduled where fines or a lien can be placed on the property. Parking lot needs to be maintained in the future.
<b>IPMC 302.4 Weeds.</b>	Property needs to be properly landscaped and mowed to prevent a blighting issue in the community and to be maintained. If this is not done a Special Magistrate hearing will be scheduled where fines or a lien can be placed on the property. Parking lot needs to be maintained in the future.



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**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 July 2, 2026**\_\_\_\_\_



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.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: Southern Bell Tel & Tel Co/AT&T Relationship owner:  Owner \_\_\_\_\_

On date: June 3, 2026 time being: 10:38 am \_\_\_\_\_

Personal Service

Posted on property  and at City Hall

Certified Mail, Return Receipt requested  First class mailing

Refused to sign , drop service

Marshall Sovo  
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](mailto:growthmanagement@lcfla.com)

*Different Address*

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 26-0000016**

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: **Southern Bell Tel & Tel Co/AT&T**  
Address: **Parcel # 12751-000 Lake City, FL 32055**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:  
Complaint  CE Personnel Observation   
Date: **02/26/2026** Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code	Violation Description
<b>IPMC 308.1 Accumulation of rubbish or garbage.</b>	<i>Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.</i>
<b>IPMC 302.4 Weeds.</b>	<i>Premises and exterior property shall be maintained free from weeds or plant growth in excess of <b>12 INCHES</b> . Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.</i>



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


Violation Code	Corrective Action
<b>IPMC 308.1 Accumulation of rubbish or garbage.</b>	Parking lot needs to be cleared of rubbish and garbage. If this is not done a Special Magistrate hearing will be scheduled where fines or a lien can be placed on the property. Parking lot needs to be maintained in the future.
<b>IPMC 302.4 Weeds.</b>	Property needs to be properly landscaped and mowed to prevent a blighting issue in the community and to be maintained. If this is not done a Special Magistrate hearing will be scheduled where fines or a lien can be placed on the property. Parking lot needs to be maintained in the future.



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205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

---

**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: **April 19, 2026**

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DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.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;
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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: Southern Bell Tel & Tel Co/AT&T Relationship owner:  Owner \_\_\_\_\_

On date: March 19, 2026 time being: 3:06 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](mailto:growthmanagement@lcfla.com)

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 26-00000016**

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: **Southern Bell Tel & Tel Co/AT&T**  
 Address: **Parcel # 12751-000 Lake City, FL 32055**

**INITIAL INSPECTION** INITIAL INSPECTION PROMPTED BY:  
 Date: **02/26/2026** Complaint  CE Personnel Observation   
 Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code	Violation Description
<b>IPMC 308.1 Accumulation of rubbish or garbage.</b>	<i>Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.</i>
<b>IPMC 302.4 Weeds.</b>	<i>Premises and exterior property shall be maintained free from weeds or plant growth in excess of <b>12 INCHES</b> . Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.</i>



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 Lake City, Florida 32055  
 Telephone: (386) 719-5750  
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Violation Code	Corrective Action
<b>IPMC 308.1 Accumulation of rubbish or garbage.</b>	Parking lot needs to be cleared of rubbish and garbage. If this is not done a Special Magistrate hearing will be scheduled where fines or a lien can be placed on the property. Parking lot needs to be maintained in the future.
<b>IPMC 302.4 Weeds.</b>	Property needs to be properly landscaped and mowed to prevent a blighting issue in the community and to be maintained. If this is not done a Special Magistrate hearing will be scheduled where fines or a lien can be placed on the property. Parking lot needs to be maintained in the future.



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Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

---

**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: **March 26, 2026** \_\_\_\_\_



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

**Warning**

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- (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: Southern Bell Tel & Tel Co/AT&T Relationship owner:  Owner \_\_\_\_\_

On date: February 26, 2026 time being: 4:09 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



# PUBLIC NOTICE

**SPECIAL MAGISTRATE**  
City of Lake City  
301 W. Main St. S.E.  
Lake City, Florida 32051

**NOTICE OF HEARING**  
Case No. 2024-0000000  
Administrative Code 10-10-000

**NOTICE OF HEARING**

The city hereby notified and presented to appear before the Special Magistrate for a Public Hearing regarding the hearing on the following case:

The hearing will take place at the City Hall, 301 W. Main St., Lake City, Florida 32051. The hearing will be held on the 15th day of June 2024, at 10:00 AM. The hearing will be held in the City of Lake City, Florida, at which time the owner and interested parties will be present to discuss the violation. The City has the right to revoke or suspend any license, permit, or other authority issued and to suspend any other authority issued and to suspend any other authority issued.

The Special Magistrate will be presiding over your hearing through the City Hall. You may appear in person or by a representative. The City of Lake City, Florida will have the authority to suspend or revoke any license, permit, or other authority issued and to suspend any other authority issued. The City of Lake City, Florida will have the authority to suspend or revoke any license, permit, or other authority issued and to suspend any other authority issued.

If you have any questions regarding your upcoming hearing, please contact the City of Lake City at (904) 291-1111.

This notice is required by the hearing rules. It is a condition of your license, permit, or other authority issued and to suspend any other authority issued.

**It is the RESPONSIBILITY of the WAIVERING PARTY to appear at a hearing and to pay the applicable fee.**

This case will not be decided by the Special Magistrate if the violator does not appear at the hearing. The violator will be responsible for the hearing fee and the hearing fee will be added to the hearing fee.

Administrative Code 10-10-000

Special Magistrate  
City of Lake City  
301 W. Main St. S.E.  
Lake City, Florida 32051

**APPEARANCE OF SOURCE PERSON**

CITY OF LAKE CITY  
COUNTY OF COLLEMBIA

BEFORE ME, the undersigned authority, on this 15th day of June 2024, personally appeared, [Name], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 15th day of June 2024.

Notary Public  
My Commission Expires: 12/31/2024



**PUBLIC NOTICE**

[Two columns of illegible text on a public notice sign]

6/22/22

EXIT

**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, July 2, 2026 at 5:30 PM

Meeting Location: City Council Chambers located on the 2<sup>nd</sup> 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

STAT  
COUR  
Code

posted  
AT TH  
City, FL



[SEAL]



6/22/26

PUBLIC NOTICE

SPECIAL M  
City of Lake  
Marion  
FL

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

**NOTICE OF HEARING**

Case No.: 26-00000016  
Respondent: Southern Bell Tel & Tel Co/AT&T

**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 2nd day of July, 2028, at (time) 5:30 a.m./p.m.  
The hearing will take place at City Hall, 205 N. Marion Ave, 2<sup>nd</sup> 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 Southern Bell Tel & Tel Co/AT&T Relationship Owner  
On date June 3, 2028 time being 10:17 am  
 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]  
Signature of Code Inspector

**I acknowledge receipt of a copy of this Notice of Hearing**

Signature of Respondent/Recipient

Date

6/22/26

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 22nd day of JUNE 2026, personally appeared, Marshall Sova, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

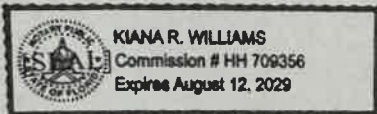
1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 22nd day of JUNE 2026, I personally observed the attached violations and posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: Parcel # 12751-000 AND 205 N Marion Ave, Lake City, FL. 32055.

*Marshall Sova*  
 Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this 22nd day of JUNE 2026, by Marshall Sova who is personally known to me.

*Kiana R. Williams*  
 Signature of Notary

Kiana Williams  
 Print or Type Name



My Commission expires: 08/12/2029

6/22/20

Item ii.

**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, July 2, 2026 at 5:30 PM

Meeting Location: City Council Chambers located on the 2<sup>nd</sup> 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**

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On date June 3, 2026 time being 10:17 am  
 Personal Service  Posted on property and at City Hall  
 Certified Mail, Return Receipt requested  First class mailing  
 Refused to sign, drop service

Marshall Sovo  
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, 22nd day of JUNE 2026, personally appeared, Marshall Sova, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

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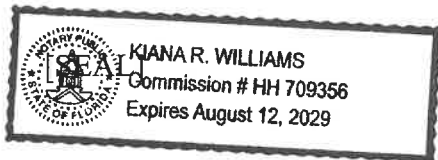
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*Marshall Sova*  
Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me this  
22nd day of JUNE 2026, by Marshall Sova  
who is personally known to me.

*Kiana R. Williams*  
Signature of Notary

Kiana Williams  
Print or Type Name



My Commission expires: 08/12/2029



June 3, 2026

To whom it may concern:

The Special Magistrate Hearing will be held on July 2, 2026 at 5:30 pm in the City Council Chambers 2<sup>nd</sup> 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



12757-000

2/2/26



12751-006

2/26/26





12757-000

2/26/20



12751-000

2/26/26





12751-000

2/26/20



12751-000

2/26/20





MAILED 6/3/26

**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:

*AT&T Int. Corp. Communications  
200 S. Akano St.  
Dallas, TX 75202*



9590 9402 9812 5266 9220 19

? Article Number (Transfer from service label)

9589 0710 5270 2886 2517 88

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

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent
- Addressee
- B. Received by (Printed Name) C. Date of Delivery

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

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

Domestic Return Receipt

**Certified Mail**

- A receipt (this portion of the mailpiece) that is retained for a specified period.
- A record of delivery (including electronic verification of delivery).
- A unique identifier for you.
- Electronic verification of delivery.

**Important Reminders:**

- You may purchase Certified Mail® service, First-Class Mail® service, or Priority Mail® service.
- Certified Mail service is not available for international mail.
- Insurance coverage is not available for Certified Mail service.
- Insurance coverage also is available for certain Priority Mail items.
- For an additional fee, and endorsement on the mailpiece, you can request a hard-copy return receipt (including the electronic version). For more information, visit [usps.com/returnreceipt](http://usps.com/returnreceipt).

PS Form 3800, January 2019

WICAT10NS



9589 0710 5270 2886 2517 88  
9589 0710 5270 2886 2517 88

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$ 5.00
Extra Services & Fees (check box, add if appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.00
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

Postage  
\$ 5.74

Total Postage and Fees  
\$ 10.40

Sent to  
MST  
Street and Apt. No., or P.O. Box No.  
208 S. Marion St.  
City, State, ZIP+4®  
DALLAS, TX 75202

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 6/3/26

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

AT & T Inc. Corp. Communications  
208 S. Akard St.  
Dallas, TX 75202

Mailed 6/3/26

ALERT: IMPACTS FROM THE WORLD SOCCER TOURNAMENT HELD IN MAJOR CITIES THROU...

Item ii.

# USPS Tracking®

FAQs >

Tracking Number:

Remove X

## 9589071052702886251788

Copy

Add to Informed Delivery

### Latest Update

Your item was delivered to an individual at the address at 8:51 am on June 13, 2026 in DALLAS, TX 75202.

#### Get More Out of USPS Tracking:

USPS Tracking Plus®

### Delivered

**Delivered, Left with Individual**

DALLAS, TX 75202

June 13, 2026 8:51 AM

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](#)

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Feedback

Track Another Package

Enter tracking or barcode numbers

## Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)

# USPS Tracking®

Remove X

Tracking Number:

## 9589071052702886251658

Copy

Add to Informed Delivery

### Latest Update

Your item was delivered to an individual at the address at 9:49 am on April 6, 2026 in DALLAS, TX 75202.

Get More Out of USPS Tracking:

USPS Tracking Plus®

### Delivered

Delivered, Left with Individual

DALLAS, TX 75202

April 6, 2026 9:49 AM

See All Tracking History

[What Do USPS Tracking Statuses Mean?](#)

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Feedback

**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:

*AT&T Int. Corp. Corpn.  
208 S. Akard St.  
Dallas TX 75202*



9590 9402 9812 5266 9206 95

2. Article Number (Transfer from service label)

*9589 0710 5270 2886 2516 58*  
PS Form 3811, July 2020 PSN 7530-02-000-9000

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  
 Addressee
- B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (00)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**Certified Mail**

- A receipt (this portion of the card)
- A unique identifier for your mailpiece
- Electronic verification of delivery
- A record of delivery (including return receipt service, if applicable)
- Important reminders:
  - You may purchase Certified Mail® with First-Class Mail®, First-Class Mail® service, or Priority Mail® service
  - Insurance coverage is available with Certified Mail service
  - For an additional fee, a certain Priority Mail item can be insured for up to \$500
  - Return receipt services: the following services of delivery (including return receipt service) You can request a hard copy or an electronic version. For complete PS Form 3800, Receipt attach PS Form 3800, January 2020

*Mailed 3/15/26*

COMMUNICATIONS



9589 0710 5270 2886 2516 58  
9589 0710 5270 2886 2516 58

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fees as appropriate)	\$4.40
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	
<input type="checkbox"/> Return Receipt (electronic)	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ .74
<b>Total Postage and Fees</b>	<b>\$10.44</b>

Postmark Here

Sent To  
 Street and Apt. No., or PO Box No.  
 218 S. ALVARO ST.  
 City, State, ZIP+4®  
 DALLAS TX 75202

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 3/15/26

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

Mailed 3/19/20

AT&T Inc. Corporation - Communications  
208 S. Akard St.  
DALLAS, TX 75202

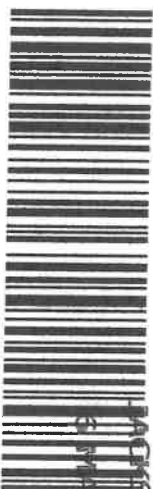
City of Lake City  
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205 N. Marion Ave.  
Lake City, Florida 32055

Mailed 3/19/26

AT&T Inc. Corporation - Communications  
208 S. Akard St.  
Dallas, TX 75202

Item ii.

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



9589 0710 5270 2885 2515 80

JACKSONVILLE RPDC 320

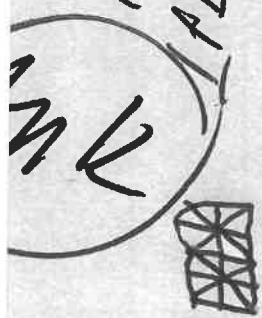
MAR 2026 PM 10

FIRST-CLASS



US POSTAGE  
ZIP 32055  
02 7H  
0006089559  
MAR 05 2026  
\$ 010.440

*SANTANA BELL TEA TO COL/ATL  
725 W. PEACHTREE ST. NW  
ATLANTA, GA 30308*



IA KI: 9333110256  
30308-1137ANK  
32055>3918

NIXIE 326 DE 1 0903/12/25  
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD  
BC: 32055391805 \*1639-00023-06-37  
0006089559

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

*SANTANA BELL TEA TO COL/ATL  
725 W. PEACHTREE ST. NW  
ATLANTA, GA 30308*

FIRST-CLASS



US POSTAGE  
ZIP 32055  
02 7H  
0006089559  
MAR 05 2026  
\$ 000.740

9327010731309937  
30308-1137ANK  
32055>3918

NIXIE 326 DC 1 0903/12/25  
RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD  
BC: 32055391805 \*0548-06182-06-47  
0006089559

*RETURNED 3/19/26*



1A7AT  
NW



9589 0710 5270 2886 2515 80  
9589 0710 5270 2886 2515 80

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

OFFICIAL USE

Certified Mail Fee  
5.30

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

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ <u>4.40</u>
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

Postage  
\$ .74

Total Postage and Fees  
\$ 10.44

Sent to  
SOUTHWEST Bldg  
Street and Apt. No., or PO Box No.  
725 W Peachtree St NW  
City, State, ZIP+4®  
ATLANTA GA 30308

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

MALCO 2/26/26

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

SUITKIN BAL TO LTG. / ATVT  
725 W. PEACHTREE S. NW  
ATLANTA, GA 30308

MARCO 2/20/24