



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

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 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: 1/15/26 \$11.18

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

	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

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

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



© 2026 - Powered by Phenix.net



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 # 26-0000005 2nd 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**

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

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 the public health or safety.
IPMC 302.1 Sanitation.	<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.
LDR 4.2.16 PARKING, STORAGE, OR USE OF MAJOR RECREATIONAL EQUIPMENT	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



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

	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
IPMC 301.3 Vacant structures and land.	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.
IPMC 302.1 Sanitation.	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.
LDR 4.2.16 PARKING, STORAGE, OR USE OF MAJOR RECREATIONAL EQUIPMENT	The recreational vehicle needs to be removed from the property. This is in violation of the City of Lake City Land Development Regulations.



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
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: **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

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:
 Date: **01/14/2026** Complaint X CE Personnel Observation _____
 Complainant: Heather Chapman 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 the public health or safety.
IPMC 302.1 Sanitation.	<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.
LDR 4.2.16 PARKING, STORAGE, OR USE OF MAJOR RECREATIONAL EQUIPMENT	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



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

	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
IPMC 301.3 Vacant structures and land.	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.
IPMC 302.1 Sanitation.	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.
LDR 4.2.16 PARKING, STORAGE, OR USE OF MAJOR RECREATIONAL EQUIPMENT	The recreational vehicle needs to be removed from the property. This is in violation of the City of Lake City Land Development Regulations.



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
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 9, 2026**



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
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): *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



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 # 26-00000005

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

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 the public health or safety.
IPMC 302.1 Sanitation.	<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.
LDR 4.2.16 PARKING, STORAGE, OR USE OF MAJOR RECREATIONAL EQUIPMENT	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 regulations, one (1) of the required front yards shall be designated and used as



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

	a side yard (generally opposite of the normal front entrance) for the enforcement of Section 4.2.16.

Violation Code	Corrective Action
IPMC 301.3 Vacant structures and land.	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.
IPMC 302.1 Sanitation.	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.
LDR 4.2.16 PARKING, STORAGE, OR USE OF MAJOR RECREATIONAL EQUIPMENT	The recreational vehicle needs to be removed from the property. This is in violation of the City of Lake City Land Development Regulations.



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
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: **February 15, 2026**



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

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

COUNTY OF COLUMBIA

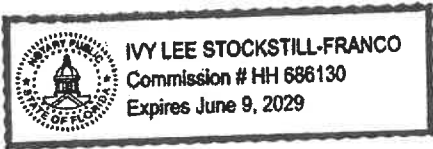
BEFORE ME, this day, 22nd day of JUNE 2026, personally appeared, Marshall Sova, Code enforcement officer, who, after being first duly sworn on oath, deposes and says:

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



SWORN TO AND SUBSCRIBED before me this
__22nd__ day of JUNE 2026, by Marshall Sova
who is personally known to me.



Signature of Notary

[SEAL]

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, 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 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 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.: 26-00000005
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, 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 (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

Public Notice

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 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



6/22/26

PUBLIC NOTICE

STA
COL
Code

posted
AT TE
City, F



[SEAL]

SPECIAL M
City of Lake
205 N. Marion
Lake 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. 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 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

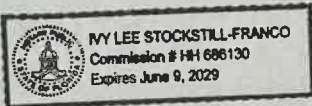
AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME, this day, 22nd day of JUNE 2026, personally appeared, Marshall 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
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.

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 Sova
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: 239 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
Petitioner (Please Print)

(386) 466 4415
Telephone Number

267 MOEKS ST

Mailing Address

LAKE CITY 32055

Email Address

[Signature]
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 Courman Ave.

Inspection Date: 2/9/26

No. 1145

- 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 304 719-5744

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 Calumet

11/15/20



238 SE CALSWAN

1/15/20



238 SE COLBURN

11/15/16



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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Heather Chapman*

- Agent
- Addressee

B. Received by (Printed Name)

Heather Chapman

C. Date of Delivery

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

Mail Restricted Delivery (0)

Domestic Return Receipt

RETURNED 5/25/26

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:

KEITH CUNY
 267 NE Meeks St.
 Lake City, FL 32855



9590 9402 9812 5266 9220 33

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2517 64

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- 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
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail
 Restricted Delivery
 (00)

RETURNED 5/29/26

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

KATH CUREY
267 NE MEETS 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:

9/21/2016
KETH 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

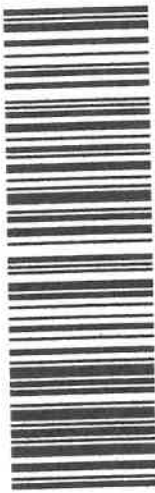
D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - 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 2016)



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®.

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 Cr.
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
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
 - International Mail
 - 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 of the card) for your delivery.
- A unique identifier for your delivery.
- 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 available for international mail.
- Insurance coverage is available for Certified Mail service with Certified Mail service.
- Insurance coverage and certain Priority Mail International services are available for an additional fee, as shown on the mailpiece endorsement on the mailpiece.
- Return receipt services of delivery (including electronic version, PS Form 3811) are available. You can request a return receipt to be attached to PS Form 3800, January.

MAILED 5/19/21



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®.

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 PO 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 304 719-5744

Correction due by: _____

Inspector: MARSHALL SOVA

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

CERTIFIED MAIL

9589 0710 5270 2886 2514 98



JACKSONVILLE RPDC 320
JAN 2026 PM 1
FIRST CLASS



US POSTAGE
ZIP 32055
02 7H
0006089559
\$ 010.44
JAN 15 2026

*KEITH A. CUNY
308 WISPER CACTUS BLVD.
MOOREBURG, FL 32000*

ANK

9400920532020380

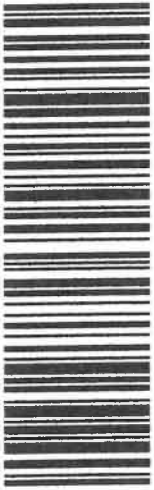
32055391805 ANK

NIXIE 326 DE 1 0001/21/26
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 32055391805 *1539-01091-16-26

KEITH A. CUNY 2/5/26

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

MAILED 1/15/26



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®.

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® Middletown FL 32068

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

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 BEVO.
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? 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
 - 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 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, 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 mailpiece may be added to the following services:
 - Return receipt service
 - Return receipt (including electronic version. For complete PS Form 3811 Receipt attach PS Form 3800, January 2020)

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

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

Mailed 11/15/26