

# CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF LAKE CITY

May 02, 2024 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 24-00000022, Brigham & Nicole Bedenbaugh, as owners, Brigham & Nicole Bedenbaugh as respondents, gives address as 413 SE Melrose Way Lake City, FL 32025, located on parcel number 00-00-00-13498-000.

#### Violations:

1. IPMC 302.4 Weeds

- ii. Case # CE 24-00000028, Chancellor Income Holding LLC, care of Popeye's Corporate Office, Chancellor Income Holding LLC, as respondent, gives address as 121 NW Main Blvd. Lake City, FL 32055, located on parcel number 00-00-00-12713-000.

#### Violations:

1. City Ordinance Sec. 102-511- Administrative procedures
2. City Ordinance Sec. 102-512- Enforcement

### ADJOURNMENT

#### **COMMUNICATIONS MEDIA TECHNOLOGY INSTRUCTIONS**

Meeting Instructions: Due to the COVID-19 social distancing requirements, the City of Lake City will hold the meeting via in person with social distancing requirements and as an alternative: telephonic and video conferencing communications media technology.

Members of the public may **attend the meeting online** at:  
<https://us02web.zoom.us/j/84067027714>

**Telephonic by toll number** (no cost to the city), audio only: at 1-346-248-7799

Webinar ID: 840 6702 7714#

Then it will ask for Participant id, just press #.

**Telephonic by toll-free number** (cost per minute, billed to the city, zero cost to the caller), audio only: 1-888-788-0099

Webinar ID: 840 6702 7714#

Then it will ask for Participant id, just press #.

The public may participate at the appropriate time via: (i) video conference by utilizing the software chat function or raise hand function to request to speak; or (2) telephonically by using dialing \*9 to raise hand. The Chair will allow for sufficient time for all participants to be heard.

In the event of connection or web conferencing failure, please use this secondary conference call option for public hearings:

1-844-992-4726 (toll-free)

Enter access code 173 541 6832#

Then it will ask for attendee ID number, just press #

Those attendees wishing to share a document must email the item to [submissions@lcfla.com](mailto:submissions@lcfla.com) no later than noon on the day of the meeting.

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 24-00000022, Brigham & Nicole Bedenbaugh, as owners, Brigham & Nicole Bedenbaugh as respondents, gives address as 413 SE Melrose Way Lake City, FL 32025, located on parcel number 00-00-00-13498-000.

**Violations:**

1. IPMC 302.4 Weeds



Subject	Author	Last Changed Date/Time
<p>Investigation</p> <p>On April 23, 2024 I re-inspected the property and the owner has mowed the property. The southeast corner and northeast corner is sill overgrown.</p>	<p>Marshall Sova</p>	<p>04/23/2024 02:14:36 PM</p>
<p>Initial Inspection</p> <p>On April 3, 2024 I observed the property located at 413 SE Melrose Way overgrown. Photos were taken and placed into the case file.</p>	<p>Marshall Sova</p>	<p>04/03/2024 04:18:26 PM</p>
<p>This property is a repeat offender with 3 prior cases:            2018-00000051 Trash debris left at curb            2020-00000173 Overgrowth            2022-00000034 Overgrowth</p>		
<p>With this property being a repeat offender I elected a Special Magistrate Hearing for May 2, 2024. I prepared a NOV and a NOH and mailed it certified to the Owner on April 3, 2024. I also posted the property with a Public Notice sign advertising the hearing and affidavit of notice by posting.</p>		



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

Item i.

Florida Statute 166.0415  
Effective July 01, 2021

### Code Enforcement Complaint Form

Date of complaint: April 3, 2024 Name (required) Marshall Sova  
Phone: 386-719-5746 Address: 205 N. Marion Avenue Lake City, FL 32055 Email:

Do you wish to be contacted about this complaint?  Yes  No Best Time To Call: \_\_\_\_\_  
Address of Complaint: 413 SE Melrose Way Lake City, FL 32025 Nature  
of Complaint: Overgrowth

How  
long has the complaint been going on? Unknown Do you know  
who the person(s) involved are?  Yes  No If yes, who? Brigham & Nicole Bedenbaugh 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: April 3, 2024 Via: Person Case Number Assigned 24-00000022

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

Case Data Sheet for case # 24-00000022

Parcel# 13498-000

Address: 413 SE Melrose Way

Owner: Brigham & nNcole Bedenbaugh

Date of first inspection: 04/03/2024

1<sup>st</sup> Notice of Violation sent: 04/03/2024

2<sup>nd</sup> inspection date: \_\_\_\_\_

2<sup>nd</sup> Notice of Violation sent: \_\_\_\_\_

Date of Public Notice placed on property: 4/3/24

Notice of Mag. Hearing sent: 4/3/24

Notice on City of Lake City website on: 4/3/24

Notice posted in City Hall: 4/3/24

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

Mailing Cost/Date: \$8.69 04/03/2024

Mailing Cost/Date: \_\_\_\_\_

Mailing Cost/Date: \_\_\_\_\_

Total Mailing Cost: \_\_\_\_\_

*Marshall Sova*

Marshall Sova CEO/ City of Lake City

**Columbia County Property Appraiser**

Jeff Hampton

Parcel: [◀](#) 00-00-00-13498-000 (42031) [▶](#)

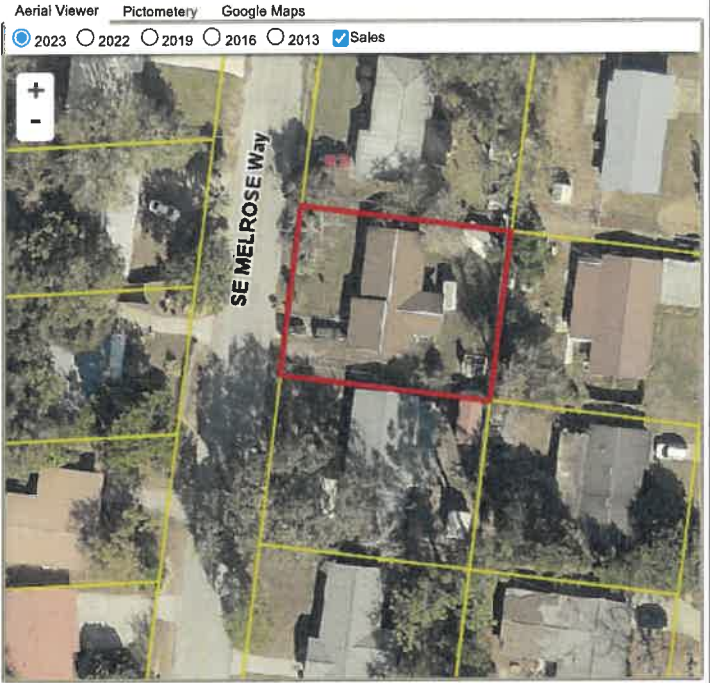
**Owner & Property Info** Result: 6 of 18

Owner	BEDENBAUGH BRIGHAM BEDENBAUGH NICOLE 413 SE MELROSE WAY LAKE CITY, FL 32025		
Site	413 SE MELROSE WAY, LAKE CITY		
Description*	S DIV: LOT 2 BLOCK A OLIVIA ADDITION NO 1. DC 1111-2115, DC 1319-1962, PB 1331-784, WD 1409-377.		
Area	0.183 AC	S/T/R	33-3S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
 \*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

**Property & Assessment Values**

2023 Certified Values		2024 Working Values	
Mkt Land	\$7,600	Mkt Land	\$7,600
Ag Land	\$0	Ag Land	\$0
Building	\$103,078	Building	\$103,078
XFOB	\$1,400	XFOB	\$1,400
Just	\$112,078	Just	\$112,078
Class	\$0	Class	\$0
Appraised	\$112,078	Appraised	\$112,078
SOH Cap [?]	\$4,147	SOH Cap [?]	\$0
Assessed	\$112,078	Assessed	\$112,078
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$107,931 city:\$107,931 other:\$0 school:\$112,078	Total Taxable	county:\$112,078 city:\$112,078 other:\$0 school:\$112,078



**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/1/2020	\$100	1409/0377	WD	I	U	11
2/20/2017	\$0	1331/0784	PB	I	U	18

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	SINGLE FAM (0100)	1959	1471	1571	\$103,078

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

**▼ Extra Features & Out Buildings**

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	0	\$300.00	1.00	0 x 0
0120	CLFENCE 4	1993	\$300.00	1.00	0 x 0
0296	SHED METAL	2004	\$800.00	1.00	0 x 0

**▼ Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	8,000.000 SF (0.183 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$7,600

Search Result: 6 of 18

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 3/28/2024 and may not reflect the data currently on file at our office.

Item i.



0 13 26 39 52 65 78 91 104 117 130 ft

### Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

**PARCEL: 00-00-00-13498-000 (42031)** | SINGLE FAMILY (0100) | 0.183 AC

S DIV: LOT 2 BLOCK A OLIVIA ADDITION NO 1. DC 1111-2115, DC 1319-1962, PB 1331-784, WD 1409-377,

**Owner:**  
**BEDENBAUGH BRIGHAM**  
**BEDENBAUGH NICOLE**  
 413 SE MELROSE WAY  
 LAKE CITY, FL 32025

**Site:**  
 413 SE MELROSE WAY, LAKE  
 CITY

2024 Working Values			
Mkt Lnd	\$7,600	Appraised	\$112,078
Ag Lnd	\$0	Assessed	\$112,078
Bldg	\$103,078	Exempt	\$0
XFOB	\$1,400	county:	\$112,078
Just	\$112,078	Total	city:\$112,078
		Taxable	other:\$0
			school:\$112,078

NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. This website was last updated: 3/28/2024 and may not reflect the data currently on file at our office.

[GrizzlyLogic.com](https://www.grizzlylogic.com)



Item i.

# Kyle Keen

## Ad Valorem Taxes and Non-Ad Valorem Assessments

### Columbia County Tax Collector

REAL ESTATE 2023 36022

Account Number	Payor	Exemptions	Taxable Value	Millage Code
R13498-000		See Below	See Below	001

BEDENBAUGH BRIGHAM  
 BEDENBAUGH NICOLE  
 413 SE MELROSE WAY  
 LAKE CITY FL 32025

00-00-00 0100/0100.18 Acres S DIV:  
 LOT 2 BLOCK A OLIVIA ADDITION NO 1.  
 DC 1111-2115, DC 1319-1962, PB  
 1331-784, WD 1409-377,

Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	107,931		\$107,931	\$528.86
BOARD OF COUNTY COMMISSIONERS	7.8150	107,931		\$107,931	\$843.48
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	112,078		\$112,078	\$83.83
LOCAL	3.2170	112,078		\$112,078	\$360.55
CAPITAL OUTLAY	1.5000	112,078		\$112,078	\$168.12
SUWANNEE RIVER WATER MGT DIST	0.3113	107,931		\$107,931	\$33.60
LAKE SHORE HOSPITAL AUTHORITY	0.0001	107,931		\$107,931	\$0.01
<b>Total Millage</b>		18.4914	<b>Total Taxes</b>		\$2,018.45

Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$311.26
<b>Total Assessments</b>		\$311.26

<b>Taxes &amp; Assessments</b>		\$2,329.71
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IF PAID BY	3/31/2024	4/30/2024	5/20/2024	5/31/2024
PLEASE PAY	\$2,329.71	\$2,399.60	\$2,442.10	\$2,442.10



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 # 24-00000022**

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: **Brigham & Nicole Bedenbaugh**  
Address: **413 SE Melrose Way Lake City, FL 32025**

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INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:  
Date: **04/03/2024** Complaint  CE Personnel Observation   
Complainant: Marshall Sova CE Personnel: Marshall Sova

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Violation Code	Violation Description
IPMC 302.4 Weeds.	Premises and exterior property shall be maintained free from weeds or plant growth in excess of [12 INCHES]. 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.

Violation Code Corrective Action



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

<b>IPMC 302.4 Weeds.</b>	Please mow and clean property up to prevent blighting issues. Mandatory appearance in front of the Special Magistrate on May 2, 2024 due to repeat offender.

**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: **Mandatory appearance in front of Special Magistrate on May 2, 2024**\_\_\_\_\_



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: Brigham & Nicole Bedenbaugh Relationship owner: \_\_\_\_\_

On date: April 3, 2024 time being: 2:45 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

HONORARY



7021 0350 0000 5416 1560  
7021 0350 0000 5416 1560

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>4.40</u>	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>3.15</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>.44</u>	
Total Postage and Fees \$ <u>8.19</u>	
Sent To <u>KRIGNAM REGIONAL BRANCH</u>	
Street and Apt. No., or PO Box No. <u>413 SE MARCOS WAY</u>	
City, State, ZIP+4® <u>LAKE CITY FL 32085</u>	

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

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

4/3/24

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:

4/2/24  
 BRIGHAM NIKOLE BEANSBAUGH  
 413 SE MELROSE WAY  
 LAKE CITY FL 32025



9590 9402 8680 3310 5143 84

2. Article Number (Transfer from envelope label)

7021 0350 0000 5416 1560

3. 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
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®
- Registered Mail™

Domestic Return Receipt

**Certified Mail**

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

**Important Reminders:**

- You may purchase Certified Mail, First-Class Mail®, First-Class Mail® International, First-Class Mail® International mail.
- Insurance coverage is available with Certified Mail service.
- Certified Mail service is available with Certified Mail International mail.
- Insurance coverage and certain Priority Mail International services are available with Certified Mail service.
- For an additional fee, an endorsement on the mailpiece may be requested.
- Return receipt services:
  - Return receipt (including of delivery (including electronic version, Form PS Form 3811)
  - Return receipt (including of delivery (including electronic version, Form PS Form 3811)

PS Form 3800, April 2017

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

**NOTICE OF HEARING**

Case No.: 24-0000002  
Respondent: Original & Nicole Battenbaugh

**NOTICE OF HEARING**

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 3rd day of May 2024 at (time) 5:30 a.m. 9:00  
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 Zoom platform. The City of Lake City, Florida will have the technology available for you to view the Special Magistrate through Zoom 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 Compliance inspection.**

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

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

Name: Original & Nicole Battenbaugh Relationship: Owner  
On date: April 3, 2024 time being: 2:45 pm  
 Personal Service  Posted on property and at City Hall  
 Certified Mail, Return Receipt requested  First class mailing  
 Refused to sign, drop service

Marshal: Steve Signature of Code Inspector: [Signature]  
Print Name of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient \_\_\_\_\_ Date \_\_\_\_\_

**POSTING CITY HALL**  
**4/3/24**

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

**NOTICE OF HEARING**

Case No.: 24-0000002  
Respondent: Generative (Steve) LLC

agement

Hearing Notices has been updated.

View Edit Revisions Clone content

# Special Magistrate Hearing Notices

## Supporting Documents

- 24-00000009 - Generation Group LLC 04/01/2024) uploaded 04/01/2024 (68 KB)
- 24-00000022 - Brigham & Nicole Bedenbaugh (04/03/2024) uploaded 04/03/2024 (69 KB)

POSTING WEBSITE  
4/3/24

Item i.

Magistrate Hearing

Application for a New 911

Applications

Atlas

Permit and Inspection  
in Report

Comprehensive Plan

Meeting Schedule

Forms

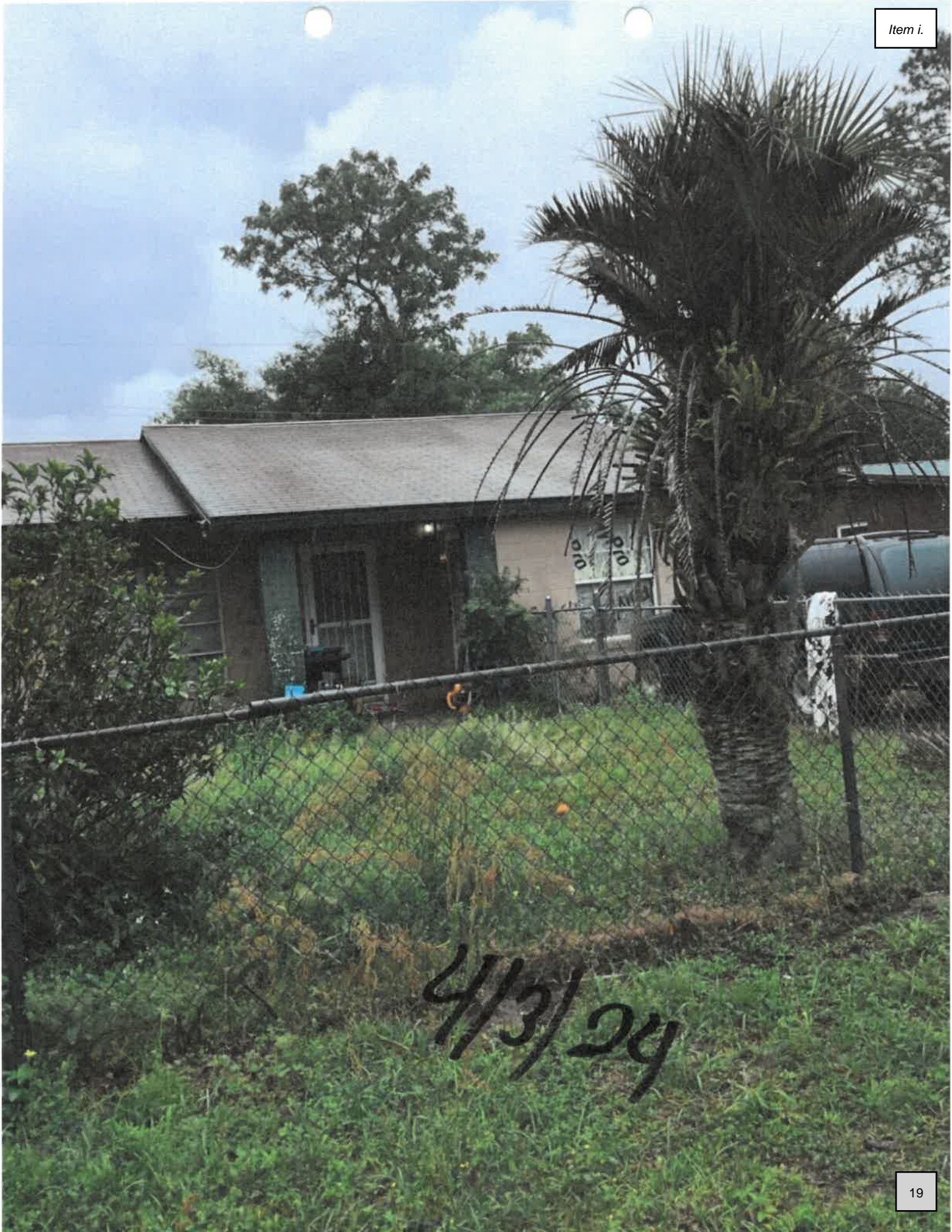




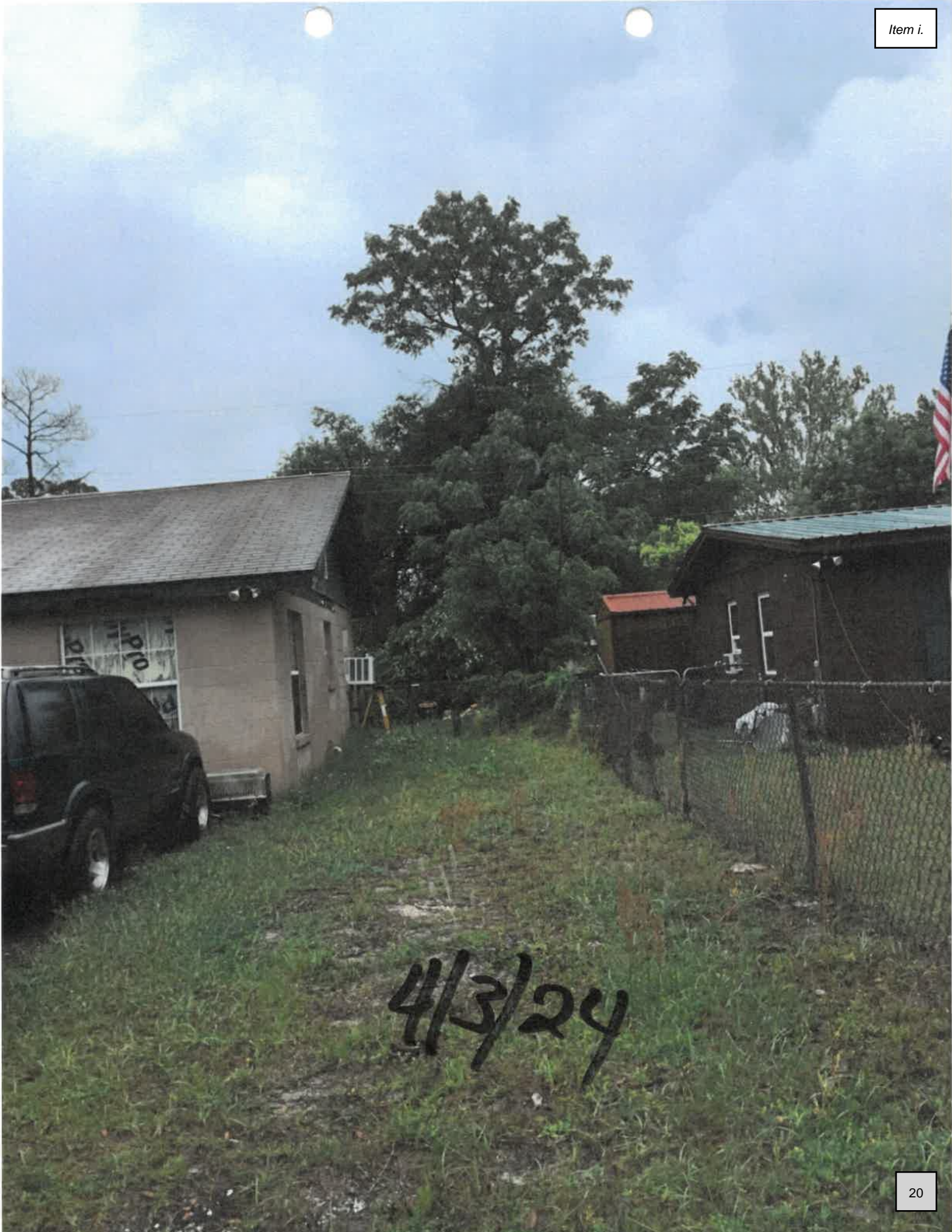


PUBLIC NOTICE

POSTING OF PROPERTY  
4/3/24



4/3/24



4/3/24



4/3/24



**SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case No.: 24-0000022  
Respondent: Brigham & Nicole Bedenbaugh

**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 May, 2024, 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 Zoom platform. The City of Lake City, Florida will have the technology available for you to view the Special Magistrate through Zoom 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.

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

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

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

Name Brigham & Nicole Bedenbaugh Relationship Owner  
On date April 3, 2024 time being 2:45 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

**AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA

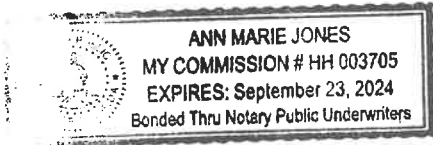
COUNTY OF COLUMBIA

BEFORE ME, this day, 3rd day of April 2024, 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 3rd day of April 2024, 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: 413 SE Melrose Way and at 205 N Marion Ave, Lake City, FL. 32055

*Marshall Sova*

Marshall Sova -Code Enforcement Inspector



SWORN TO AND SUBSCRIBED before me this  
 \_\_\_3rd\_\_\_ day of April 2024, by Marshall Sova  
 who is personally known to me.

*Ann Marie Jones*

Signature of Notary

\_\_\_Ann Marie Jones\_\_\_  
 Print or Type Name

[SEAL]

My Commission expires: September 23, 2024



**Prior Code  
Cases  
413 SE Melrose  
Way**

# Case Datasheet



Case Type: CITY - City Ordinances      Case Date: 01/30/2018      Case Status: InActive

Case Number: 2018-00000051      Reported By: Beverly A Jones      Location: 13498000  
 Resolution Date: 02/27/2018      Business Name:      Parcel Address: 413 SE MELROSE WAY LAKE CITY, FL 32025  
 Days Open: 28      Central Name:      Improvement: DEFAULT - BASSETT VIOLET  
 Case Description: trash debris carpet debris left at curb      Parcel Owner Name: BASSETT VIOLET      Service Address: 413 SE MELROSE WAY LAKE CITY, FL 32025

Cited Party Name:      Master Location  
 Utility Customer:      Utility Account  
 Animal:      Location Text  
 Inspector: Beverly A Jones      Cross Streets  
 Phone Number: (386) 628-1002      Mailing Address  
 Alternate Phone:      Business Address  
 Email Address: beviolet@gmail.com      Parcel Owner: 413 SE MELROSE WAY LAKE CITY, FL 32025  
 Comments:      Cited Party Address

Date	Type	User	Notes/Activity
01/30/2018	Inspections	Beverly Jones	INITIAL INSPECTION, 2018-00000103 Failed
02/27/2018	Inspections	Beverly Jones	REINSPECTION, 2018-00000293 Passed
02/27/2018	Inspections	Beverly Jones	REINSPECTION, 2018-00000299 Passed

# Case Datasheet



CaseType: IPMC - International Prop Maint. Code: Case Date: 10/09/2020 Case Status: InActive

Case Number: 2020-00000173  
 Resolution Date: 04/26/2021  
 Days Open: 199  
 Case Description: overgrowth

Name: Reported By: anonymous  
 Business Name:  
 Central Name:  
 Parcel Owner Name: BASSETT VIOLET  
 Cited Party Name:  
 Utility Customer:  
 Animal:  
 Inspector: Beverly A Jones  
 Phone Number:  
 Alternate Phone:  
 Email Address:  
 Comments:

Date: Type: User: Notes/Activity: Total Fees: \$0.00

Violation: IPMC - 2018-302.4 Weeds

Activities

Item i.

**CODE ENFORCEMENT- SPECIAL MAGISTRATE  
NOTICE OF Violation**

City of Lake City  
205 N Marion Ave.  
Lake City, Florida 32055  
386-719-5746

**Case # 2020-00000173**

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  
413 SE MELROSE WAY  
LAKE CITY, FL 32025

<b>INITIAL INSPECTION</b>	Beverly A Jones	10/09/2020	11:22AM	Results <u>overgrown</u> , <u>remove all</u> <u>overgrown</u> <u>grass/weeds</u> , trailer <u>need to be</u> <u>removed.</u>
---------------------------	-----------------	------------	---------	---

Violation Code	Violation Description	Corrective Action
IPMC	2018-302.4 Weeds	Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes.

Violation Code	Municipal Code
IPMC	Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES. 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. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

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

Type of Corrective Action	Due Date
Notice of violation	10/29/20

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 of time 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

**BEDENBAUGH BRIGHAM & NICOLE**

Relationship owner

On date \_\_\_\_\_ time being \_\_\_\_\_ Personal Service

Posted on property and at City Hall \_\_\_\_\_ Certified Mail, Return Receipt requested

First class mailing

Refused to sign, drop service

Jones, Beverly A

Print Name of Code Inspector

\_\_\_\_\_

Signature of Code Inspector

IGHAM & NICOLE  
WAY  
25



7018 0680 0001 1581 0851  
7018 0680 0001 1581 0851

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	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input 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	\$
<b>Total Postage and Fees</b>	\$

Postmark  
Here

Sent to Bodenbach, Brigham Nicole  
 Street and Apt. No., or PO Box No. 4155 Melrose way  
 City, State, ZIP+4® Lake City FL 32055

City of Lake C  
Code Enforcement  
205 N. Marion Ave.  
Lake City, Florida 3205

PS Form 3800, April 2015 PSN 7531-02-000-303

See Reverse for Instructions

# Case Datasheet



CaseType **IPMC - International Prop Maint Code** Case Date **06/16/2022** Case Status **InActive**

Case Number	2022-00000034	Name	Reported By <b>Marshall Sovo</b>	Location	Parcel Number <b>13498000</b>
Resolution Date	08/11/2022	Business Name	Business Name	Parcel Address	413 SE MELROSE WAY LAKE CITY, FL 32025
Days Open	56	Central Name	Central Name	Improvement	DEFAULT - BASSETT VIOLET
Case Description	Overgrown lot, rodent harborage	Parcel Owner Name	BASSETT VIOLET	Service Address	413 SE MELROSE WAY LAKE CITY, FL 32025
		Cited Party Name		Master Location	
		Utility Customer		Utility Account	
		Animal		Location Text	
		Inspector	Marshall R Sovo	Cross Streets	
		Phone Number	(386) 719-5746	Mailing Address	
		Alternate Phone		Business Address	
		Email Address	sovam@lcfia.com	Parcel Owner Address	413 SE MELROSE WAY LAKE CITY, FL 32025
		Comments	Overgrown lot, rodent harborage	Cited Party Address	

User Defined Fields

Name	Value
Certified Mail Number	7022 0410 0003 3955 7002
Date	Notes/Activity
08/12/2022	Re- Inspection
08/08/2022	Investigation
07/12/2022	Investigation
07/11/2022	Re- Inspection
06/17/2022	Initial Inspection
06/16/2022	INITIAL INSPECTION, 2022-00000472 Passed

Activities

Certified Mail Number	Type	User
08/12/2022	Notes	Marshall Sovo
08/08/2022	Notes	Marshall Sovo
07/12/2022	Notes	Marshall Sovo
07/11/2022	Notes	Marshall Sovo
06/17/2022	Notes	Marshall Sovo
06/16/2022	Inspections	Marshall Sovo



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

Item i.

Florida Statute 166.0415  
Effective July 01, 2021

### Code Enforcement Complaint Form

Date of complaint: 6/16/22 Name (required) MARSHALL SOVA Email: \_\_\_\_\_  
Phone: 719-5740 Address: COLC

Do you wish to be contacted about this complaint? Yes No Best Time To Call: \_\_\_\_\_ Nature  
Address of Complaint: 413 SE McCLURE WAY  
of Complaint: OVERGROWN ROBERT HAGGARD

How long has the complaint been going on? \_\_\_\_\_ Do you know  
who the person(s) involved are? Yes No If yes, who? \_\_\_\_\_ Do you know the time  
frames that the complaint is happening? Yes No If yes, when? \_\_\_\_\_ Is there any other information  
that you would like to us to know?

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

Date Received: 6/16/22 Via: Personal Case Number Assigned 22-0000034

Notes:  
Compliance Date July 2, 2022



Case Data Sheet for case # 22-34

Parcel# 13498-000

Address: 413 SE MEANS WAY

Owner(s): BRIGHAM BROENBAUGH

Date of first inspection: 6/14/22

1<sup>st</sup> Notice of Violation sent: 6/17/22

Date of second inspection: \_\_\_\_\_

2<sup>nd</sup> Notice of Violation sent: \_\_\_\_\_

Date of Public Notice placed on property: \_\_\_\_\_

Notice of Mag. Hearing Sent: \_\_\_\_\_

Notice in Lake City Reporter on: \_\_\_\_\_

Notice posted in City Hall \_\_\_\_\_

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

Mailing Cost/ Date: 6/17/22 \$7.33

Mailing Cost/ Date: \_\_\_\_\_

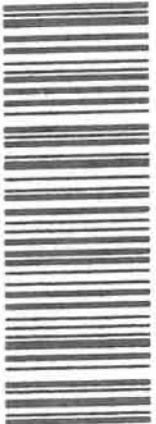
Mailing Cost/ Date: \_\_\_\_\_

TOTAL Mailing Cost: \_\_\_\_\_

Marshall Sova  
Briarley Jones COE/ City of Lake City  
MARSHALL SOVA

GH  
Way  
25

CERTIFIED MAIL®



7022 0410 0003 3955 7002  
7022 0410 0003 3955 7002

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

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	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input 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	\$


Postmark  
Here

Postage	\$
Total Postage and Fees	\$

Sent To	BRIGHAM BEECHER
Street and Apt. No., or PO Box No.	413 SE Monroe Way
City, State, ZIP+4	Lake City, FL 32055

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

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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><b>A. Signature</b> <span style="float: right;"><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</span></p> <p><b>X</b></p> <p><b>B. Received by (Printed Name)</b> <span style="float: right;"><b>C. Date of Delivery</b></span></p>												
<p>1. Article Addressed to:</p> <p><b>BRIGHAM BEGENBAUGH</b> <b>413 SE MELROSE WAY</b> <b>LAKE CITY, FL 32025</b></p>  <p>9590 9402 6881 1104 8329 21</p> <p>2. Article Number (Transfer from service label)</p> <p><b>7022 0410 0003 3955 7002</b></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><b>3. Service Type</b></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>nsured Mail nsured Mail Restricted Delivery (over \$500)</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

**Certified Mail**

- A receipt (this portion of)
- A unique identifier for yo
- Electronic verification of delivery.
- A record of delivery (inc 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 provided with Certified Mail service.
- Insurance coverage on certain Priority Mail items is provided.
- For an additional fee, an endorsement on the mailpiece can be purchased to provide return receipt service.
- Return receipt service of delivery (including electronic version, Form 3811) is available. PS Form 3811 Receipt attach PS Form 3800, April 2019

**Columbia County Property Appraiser**

Jeff Hampton

**2022 Working Values**

updated: 6/16/2022

Parcel: << 00-00-00-13498-000 (42031) >>

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Owner	BEDENBAUGH BRIGHAM BEDENBAUGH NICOLE 413 SE MELROSE WAY LAKE CITY, FL 32025		
Site	413 SE MELROSE Way, LAKE CITY		
Description*	S DIV: LOT 2 BLOCK A OLIVIA ADDITION NO 1. DC 1111-2115, DC 1319-1962, PB 1331-784, WD 1409-377,		
Area	0.183 AC	S/T/R	33-3S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

2019 2016 2013 2010 2007 2005  Sales



**Property & Assessment Values**

2021 Certified Values		2022 Working Values	
Mkt Land	\$6,000	Mkt Land	\$7,600
Ag Land	\$0	Ag Land	\$0
Building	\$82,678	Building	\$89,119
XFOB	\$1,400	XFOB	\$1,400
Just	\$90,078	Just	\$98,119
Class	\$0	Class	\$0
Appraised	\$90,078	Appraised	\$98,119
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$90,078	Assessed	\$98,119
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$90,078 city:\$90,078 other:\$0 school:\$90,078	Total Taxable	county:\$98,119 city:\$98,119 other:\$0 school:\$98,119

**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/1/2020	\$100	1409/0377	WD	I	U	11
2/20/2017	\$0	1331/0784	PB	I	U	18

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1959	1471	1571	\$89,119

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

**Extra Features & Out Buildings (Codes)**

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	0	\$300.00	1.00	0 x 0
0120	CLFENCE 4	1993	\$300.00	1.00	0 x 0
0296	SHED METAL	2004	\$800.00	1.00	0 x 0

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value

0100	SFR (MKT)	8, 00 SF (0.183 AC)	1.0000/1.0000	00/1	\$1 /SF	\$7,600	Item i.
------	-----------	---------------------	---------------	------	---------	---------	---------

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: [GrizzlyLogic.com](http://GrizzlyLogic.com)









Address Location:

41356 Merrose Way

Inspection Date: 8/8/22

No. 1126

- 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:

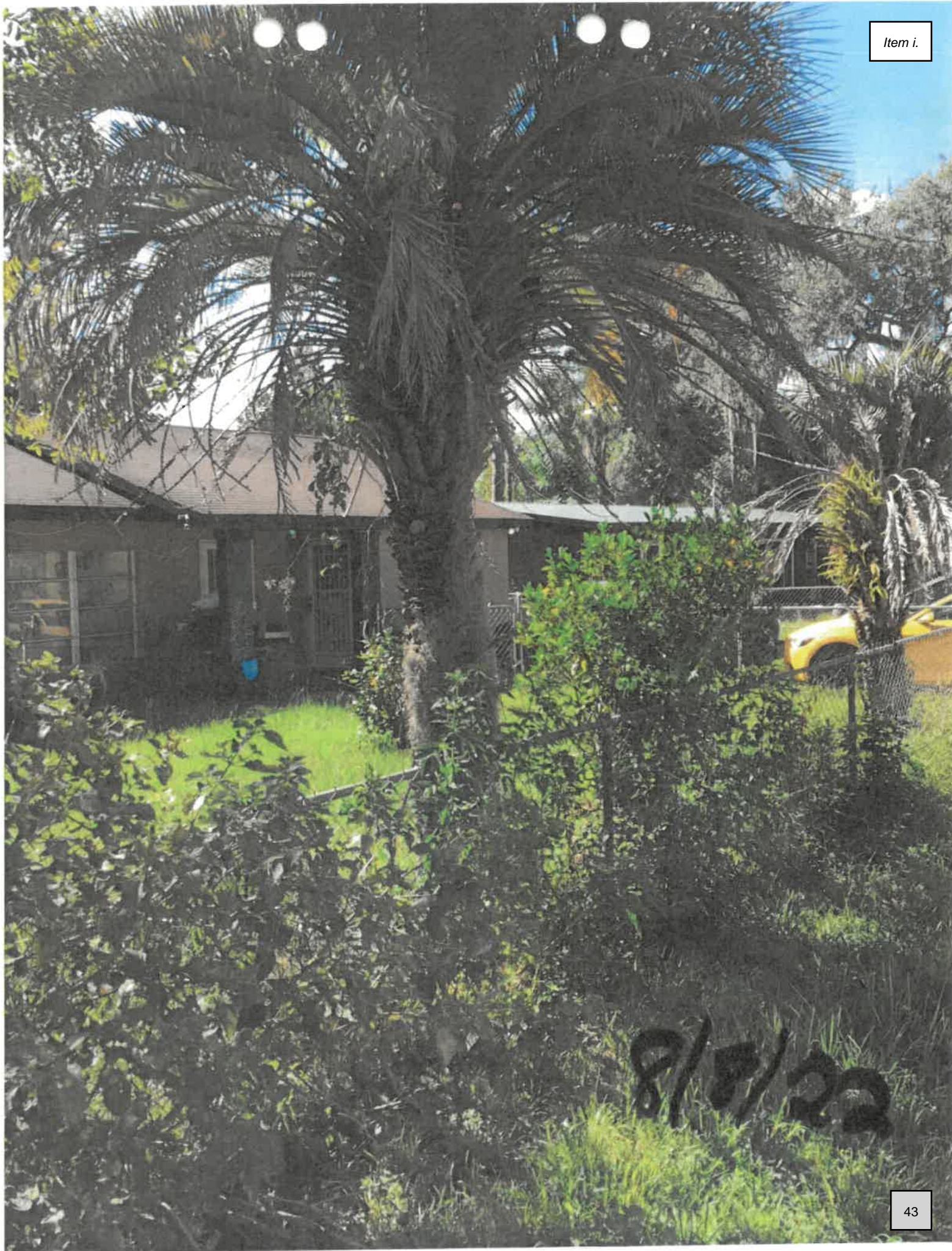
PLEASE CONTACT ME ASAP. IF NOT I WILL  
 BE FORCED TO SHOW UP A HEARING WITH THE  
 SPECIAL MAGISTRATE, WHERE FINES CAN BE ASSESSED  
 AND A LIEN FILED ON YOUR PROPERTY

Correction due by: 8/15/22

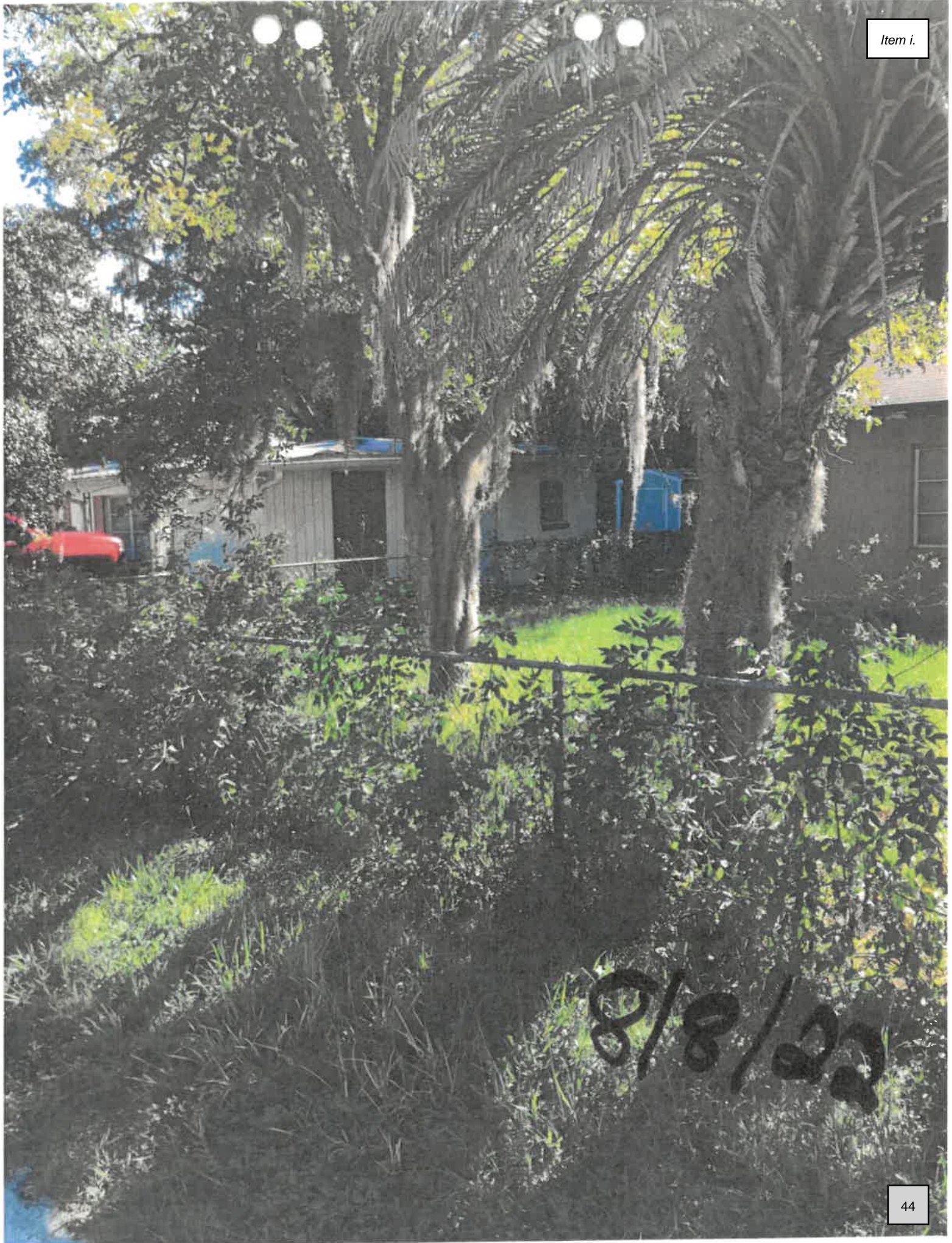
Inspector: MARSHALL SVA

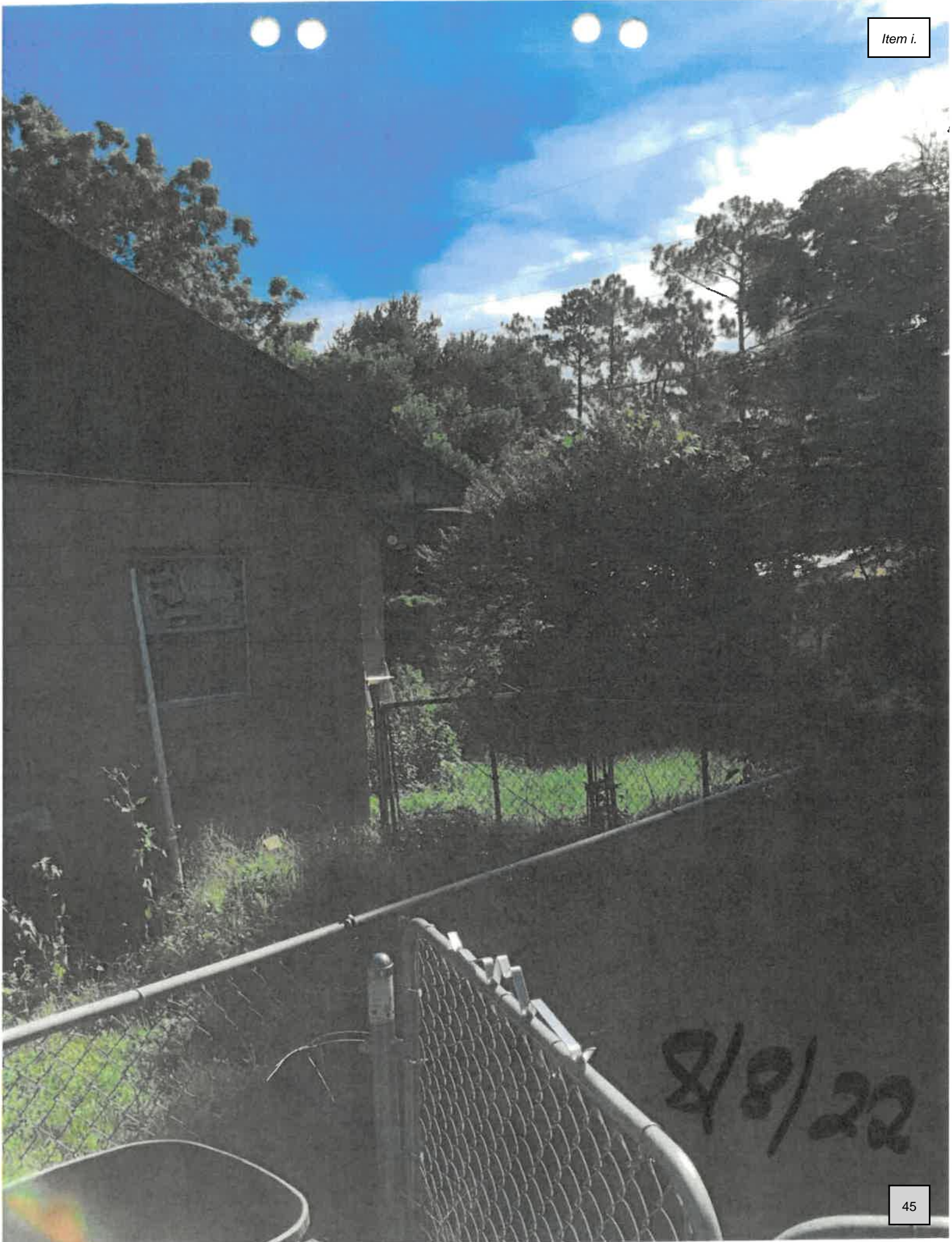
Item i.





8/8/20







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

**2<sup>nd</sup> NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 22-0000034**

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: **Brigham Bedenbaugh**  
 Address: **413 SE Melrose Way Lake City, FL 32025**

**INITIAL INSPECTION** INITIAL INSPECTION PROMPTED BY:  
 Complaint \_\_\_ CE Personnel Observation X\_\_\_  
 Date: **06/16/2022** Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code	Violation Description
<b>302.1 Sanitation</b>	<i>Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.</i>
<b>302.4 Weeds</b>	<i>Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. 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. Upon failure of the owner or agent having charge of a property</i>
<b>302.5 Rodent harborage</b>	<i>Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.</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>302.1 Sanitation</b>	Straightforward requirement that exterior areas shall be clean and free from rubbish and garbage.
<b>302.4 Weeds</b>	Establishing maximum heights for grass and weeds are necessary to reduce rodent shelters and pollen dust problems
<b>302.5 Rodent harborage</b>	All harborage areas should be eliminated by removing piles of rubbish, towing or repairing inoperable cars and cutting back weeds. Garbage should be stored in solid containers with tight-fitting lids and disposed of regularly

**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: **July 18, 2022**



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: Brigham Bedenbaugh Relationship owner: \_\_\_\_\_

On date: July 12, 2022 time being: 3:00pm \_\_\_\_\_

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



Item i.







Item i.



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 # 22-00000034**

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 where violated at the property located at:

Name: Brigham Bedenbaugh  
 Address: 413 SE Melrose Way Lake City, FL 32025

INITIAL INSPECTION PROMPTED BY:  
 INITIAL INSPECTION  
 Date: 06/16/2022  
 Complaint \_\_\_ CE Personnel Observation X  
 Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code	Violation Description
302.1 Sanitation.	<i>Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.</i>
302.4 Weeds.	<i>Premises and exterior property shall be maintained free from weeds or plant growth in excess of [12 INCHES]. 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>
302.5 Rodent harborage.	<i>Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.</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
302.1 Sanitation.	Clean property up
302.4 Weeds.	Clean property up
302.5 Rodent harborage.	Clean property up to prevent rodent infestation

**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: July 2, 2022



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: Brigham Bedenbaugh Relationship owner: \_\_\_\_\_

On date: June 16, 2022 time being: 4:10 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

**File Attachments for Item:**

ii. Case # CE 24-00000028, Chancellor Income Holding LLC, care of Popeye's Corporate Office, Chancellor Income Holding LLC, as respondent, gives address as 121 NW Main Blvd. Lake City, FL 32055, located on parcel number 00-00-00-12713-000.

**Violations:**

1. City Ordinance Sec. 102-511- Administrative procedures
2. City Ordinance Sec. 102-512- Enforcement



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: 10 April, 2024 Name (required) Lake City Fire Department  
Phone: 386-752-3312 Address: 205 N. Marion Avenue Lake City, FL 32055 Email: \_\_\_\_\_

Do you wish to be contacted about this complaint? Yes No Best Time To Call: \_\_\_\_\_  
Address of Complaint: 121 NW Main Blvd Lake City, FL 32055 Nature  
of Complaint: Grease spill, no log for dumping of grease

How long has the complaint been going on? Unknown Do you know who the person(s) involved are? Yes No If yes, who? Popeye's 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: April 10, 2024 Via: Phone Case Number Assigned 24-00000028  
Notes:

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



Case Data Sheet for case # 24-00000028

Parcel# 12713-000

Address: 121 NW Main blvd.

Owner: Chancellor Income Holding LLC

Date of first inspection: 04/10/2024

1<sup>st</sup> Notice of Violation sent: 04/10/2024

2<sup>nd</sup> inspection date: \_\_\_\_\_

2<sup>nd</sup> Notice of Violation sent: \_\_\_\_\_

Date of Public Notice placed on property: \_\_\_\_\_

Notice of Mag. Hearing sent: 04/10/2024

Notice on City of Lake City website on: 04/10/2024

Notice posted in City Hall:

04/10/2024

Peper's NOV & NOH HAND DELIVERED 4/10/24

Mailing Cost/Date: \$8.69 4/10/2024 CHANCELLOR OLIVER

Mailing Cost/Date: \_\_\_\_\_

Mailing Cost/Date: \_\_\_\_\_

Total Mailing Cost: \_\_\_\_\_

*Marshall Sova*

Marshall Sova CEO/ City of Lake City

**Columbia County Property Appraiser**

Jeff Hampton

Parcel: << 00-00-00-12713-000 (41254) >>

**Owner & Property Info**

Result: 1 of 147

<b>Owner</b>	<b>CHANCELLOR INCOME HOLDINGS LLC</b> 8377 E HARTFORD DR SUITE 100 SCOTTSDALE, AZ 85255		
<b>Site</b>	121 NW MAIN BLVD, LAKE CITY		
<b>Description*</b>	C DIV: COMM NE COR BLOCK 28, S 41.06 FT FOR POB, CONT S 78.5 FT, SW 33.17 FT, W 139.9 FT ALONG N R/W DUVAL ST, NW 33.18 FT TO E R/W FIRST ST, N 82.72 FT, E 184.55 FT TO POB, (BLOCK 28), EX ADDNT DOT RD R/W TAKEN DESC ORB 1013-808. 412-687, 718-3, 910-223 ...more>>>		
<b>Area</b>	0.416 AC	<b>S/T/R</b>	32-3S-17
<b>Use Code**</b>	RESTAURANT/CAFE (2100)	<b>Tax District</b>	1

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Aerial Viewer Pictometry Google Maps  
 2023  2022  2019  2016  2013  Sales



**Property & Assessment Values**

2023 Certified Values		2024 Working Values	
Mkt Land	\$181,620	Mkt Land	\$181,620
Ag Land	\$0	Ag Land	\$0
Building	\$139,919	Building	\$133,256
XFOB	\$25,441	XFOB	\$25,441
Just	\$346,980	Just	\$340,317
Class	\$0	Class	\$0
Appraised	\$346,980	Appraised	\$340,317
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$346,980	Assessed	\$340,317
Exempt	\$0	Exempt	\$0
<b>Total Taxable</b>	county:\$346,980 city:\$346,980 other:\$0 school:\$346,980	<b>Total Taxable</b>	county:\$340,317 city:\$340,317 other:\$0 school:\$340,317

**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/18/2021	\$220,000	1443/1118	WD	I	U	37
6/27/2012	\$860,000	1237/2022	WD	I	U	37
6/27/2012	\$220,000	1237/1985	WD	I	U	37
9/13/2000	\$601,500	0910/2238	WD	I	U	03
4/30/1990	\$345,290	0718/0003	WD	I	U	

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	RES F/FOOD (5700)	1978	1574	2102	\$133,256

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purpose and should not be used for any other purpose.

**Extra Features & Out Buildings**

Code	Desc	Year Blt	Value	Units	Dims
0297	SHED CONCRETE BLOCK	0	\$2,000.00	1.00	0 x 0
0260	PAVEMENT-ASPHALT	0	\$17,861.00	16237.00	0 x 0
0296	SHED METAL	0	\$1,500.00	1.00	10 x 16
0253	LIGHTING	1993	\$3,000.00	3.00	0 x 0
0164	CONC BIN	1993	\$1,080.00	144.00	8 x 18

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
2100	RESTAURANT (MKT)	18,162.000 SF (0.416 AC)	1.0000/1.0000 1.0000/1.6000000 /	\$10 /SF	\$181,620

Search Result: 1 of 147

Item ii.



**Columbia County Property Appraiser**

Jeff Hampton | Lake City, Florida | 386-758-1083

**PARCEL: 00-00-00-12713-000 (41254) | RESTAURANT/CAFE (2100) | 0.416 AC**

NOTES:

Columbia County, FL



C DIV: COMM NE COR BLOCK 28, S 41.06 FT FOR POB, CONT S 78.5 FT, SW 33.17 FT, W 139.9 FT ALONG N R/W DUVAL ST, NW 33.18 FT TO E R/W FIRST ST, N 82.72

**CHANCELLOR INCOME HOLDINGS LLC**

**2024 Working Values**

Owner: 8377 E HARTFORD DR  
SUITE 100  
SCOTTSDALE, AZ 85255  
Site: 121 NW MAIN BLVD, LAKE CITY  
Sales 6/18/2021 \$220,000 I(U)  
Info 6/27/2012 \$860,000 I(U)  
Info 6/27/2012 \$220,000 I(U)

Mkt Lnd \$181,620	Appraised	\$340,317
Ag Lnd \$0	Assessed	\$340,317
Bldg \$133,256	Exempt	\$0
XFOB \$25,441		
Just \$340,317	Total	county:\$340,317
	Taxable	city:\$340,317
		other:\$0
		school:\$340,317

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. This website was last updated: 4/4/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

**Prior Code  
Case  
Popeyes  
121 NW Main  
Blvd.**



Subject	Author	Last Changed Date/Time
<p>Re-Inspection</p> <p>On February 21, 2024 I re-inspected the property and the business has conducted a proper clean up. This case is closed.</p>	Marshall Sova	02/22/2024 12:55:02 PM
<p>Investigation</p> <p>On February 9, 2024 I received a email from Sallie Ford stating that the grease tank was pumped and the grease in the parking lot was cleaned up. The caps should be replaced on Monday Feb. 12, 2024.</p>	Marshall Sova	02/12/2024 09:08:57 AM
<p>Investigation</p> <p>On February 9, 2024 I spoke with Carry Ingram area supervisor for Popeye's. Mr. Ingram stated that he will have a contractor at the Popeye's today to clean up the property.</p>	Marshall Sova	02/09/2024 08:29:01 AM
<p>Initial Inspection</p> <p>On February 8, 2024 I received a call from the Lake City Police Department in reference to a overflowing grease trap. The property in question is Popeye's located at 121 NW Main Blvd. I inspected the property along with distribution &amp; collections and observed that the grease is leaking into the sewer. There are two drainage pipes located on the property that are not covered with a cap. I also observed where grease is being dumped behind their storage building which is a least 2 inches thick. Photos were taken and are placed into the case file. The grease had also went out into the roadway of Alachua Avenue.</p> <p>A NOV was prepared and mailed certified to the owner of the property and to Popeye's corporate office.</p> <p>I also spoke with Sallie Ford of the Columbia county Health Department and she already stated that she received the complaint and is already working with the manager of Popeye's.</p>	Marshall Sova	02/08/2024 01:09:49 PM



# Case Datasheet

CaseType CITY - City Ordinances Case Date 02/08/2024 Case Status InActive

Case Number 2024-00000011  
 Resolution Date 02/22/2024  
 Days Open 14  
 Case Description Overflow of grease trap, illegal dumping of grease  
 Reported By Lake City Fire Department  
 Business Name  
 Central Name  
 Parcel Owner Name STORE MASTER FUNDING II LLC  
 Cited Party Name  
 Utility Customer  
 Animal  
 Inspector Marshall R Sovo  
 Phone Number (386) 752-3312  
 Alternate Phone  
 Email Address  
 Comments

Location  
 Parcel Number 12713000  
 Parcel Address 121 NW MAIN BLVD LAKE CITY, FL 32055  
 Improvement DEFAULT - STORE MASTER FUNDING II LLC  
 Service Address 121 NW MAIN BLVD LAKE CITY, FL 32055  
 Master Location  
 Utility Account  
 Location Text  
 Cross Streets  
 Mailing Address  
 Business Address  
 Parcel Owner C/O SAILORMEN, INC MIAMI, FL 33156  
 Address  
 Cited Party Address

Name	Value
Certified Mail Number	9589 0710 5270 1255 1075 03
Date	Notes/Activity
02/22/2024	Re-Inspection
02/12/2024	Investigation
02/09/2024	Investigation
02/08/2024	Initial Inspection
02/08/2024	INITIAL INSPECTION, 2024-00000209 Passed

Name	Type	User
Notes	Notes	Marshall Sovo
Notes	Notes	Marshall Sovo
Notes	Notes	Marshall Sovo
Notes	Notes	Marshall Sovo
Inspections	Inspections	Marshall Sovo

User Defined Fields

Activities

Run by Marshall Sovo on 04/11/2024 10:15:14 AM

Item ii.



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: 02/08/2024 Name (required) Lake City Police Department/ Lake City Fire Department  
 Phone: (386)752-4344 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: 121 NW Main Blvd (Popeyes) Nature  
 of Complaint: Grease trap violation, grease overflowing in to parking lot and city street, grease is being dumped behind  
 storage building 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? Chancellor Income Holdings LLC 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?  
Columbia County Health Department notified

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

Date Received: 02/08/2024 Via: Phone Case Number Assigned 24-0000011  
 Notes: \_\_\_\_\_

Case Data Sheet for case # 24-00000011

Parcel# 12713-000

Address: 121 NW Main blvd

Owner: Chancellor Income Holdings LLC

Date of first inspection: 02/08/2024

1<sup>st</sup> Notice of Violation sent: 02/08/2024

2<sup>nd</sup> inspection date: 2/21/24

2<sup>nd</sup> Notice of Violation sent: \_\_\_\_\_

Date of Public Noticed placed on property: \_\_\_\_\_

Notice of Mag. Hearing sent: \_\_\_\_\_

Notice in Lake City Reporter on: \_\_\_\_\_

Notice posted in City Hall:

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

Mailing Cost/Date: \$8.69 02/08/2024

Mailing Cost/Date: 8.65 2/8/24

Mailing Cost/Date: \_\_\_\_\_

Total Mailing Cost: \_\_\_\_\_

*Marshall Sova*

Marshall Sova CEO/ City of Lake City



**Columbia County Property Appraiser**  
Jeff Hampton

Parcel: [00-00-00-12713-000 \(41254\)](#)

**Owner & Property Info**

**Owner** CHANCELLOR INCOME HOLDINGS LLC  
8377 E HARTFORD DR  
SUITE 100  
SCOTTSDALE, AZ 85255

**Site** 121 NW MAIN BLVD, LAKE CITY

**Description** C DIV: COMM NE COR BLOCK 28, S 41.06 FT FOR POB, CONT S 78.5 FT, SW 33.17 FT, W 139.9 FT ALONG N R/W DUVAL ST, NW 33.18 FT TO E R/W FIRST ST, N 82.72 FT, E 184.55 FT TO POB. (BLOCK 28). EX ADDNT DOT RD R/W TAKEN DESC ORB 1013-808. 412-887, 718-3, 910-223...more>>>

**Area** 0.416 AC **S/T/R** 32-3S-17

**Use Code** RESTAURANT/CAFE (2100) **Tax District** 1

The Description above is not to be used as the legal description for this parcel in any legal transaction. The legal description of this parcel can be found in the Property Appraiser's office. Please contact your city or county Planning & Zoning office for any other zoning information.

**Property & Assessment Values**

2023 Certified Values		2024 Working Values	
Mkt Land	\$181,620	Mkt Land	\$181,620
Ag Land	\$0	Ag Land	\$0
Building	\$139,919	Building	\$133,256
XFOB	\$25,441	XFOB	\$25,441
Just	\$346,980	Just	\$340,317
Class	\$0	Class	\$0
Appraised	\$346,980	Appraised	\$340,317
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$346,980	Assessed	\$340,317
Exempt	\$0	Exempt	\$0
<b>Total</b>	county:\$346,980 city:\$346,980	<b>Total</b>	county:\$340,317 city:\$340,317
<b>Taxable</b>	other:\$0 school:\$346,980	<b>Taxable</b>	other:\$0 school:\$340,317

Aerial Viewer Pictometry Google Maps



**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/18/2021	\$220,000	1443/1118	WD	I	U	37
6/27/2012	\$860,000	1237/2022	WD	I	U	37
6/27/2012	\$220,000	1237/1985	WD	I	U	37
9/13/2000	\$601,500	0919/2238	WD	I	U	03
4/30/1890	\$345,290	0718/0003	WD	I	U	

**Building Characteristics**

Bldg Sketch	Description	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	RES F/FOOD (5700)	1978	1574	2102	\$133,256

Bldg. Desc. Determinations are used by the Property Appraiser's office solely for the purpose of determining a property's just value for real property tax purposes and should not be used for other purposes.

**Extra Features & Out Buildings (Codes)**

Code	Desc	Year Blt	Value	Units	Dims
0297	SHED CONCRETE BLOCK	0	\$2,000.00	1.00	0 x 0
0260	PAVEMENT-ASPHALT	0	\$17,861.00	16237.00	0 x 0
0296	SHED METAL	0	\$1,500.00	1.00	10 x 16
0253	LIGHTING	1993	\$3,000.00	3.00	0 x 0
0164	CONC BIN	1993	\$1,080.00	144.00	8 x 18

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
2100	RESTAURANT (MKT)	18,162.000 SF (0.416 AC)	1.0000/1.0000 1.0000/1.6000000 /	\$10 /SF	\$181,620

Item ii.



**Columbia County Property Appraiser** Jeff Hampton | Lake City, Florida | 386-758-1083

**PARCEL: 00-00-00-12713-000 (41254)** | RESTAURANT/CAFE (2100) | 0.416 AC  
 C DIV: COMM NE COR BLOCK 28, S 41.06 FT FOR POB, CONT S 78.5 FT, SW 33.17 FT, W 139.9 FT ALONG N RW DUVAL ST, NW 33.18 FT TO E RW FIRST ST, N 82.72

**NOTES:** Columbia County, FL

**Owner:** CHANCELLOR INCOME HOLDINGS LLC  
 8377 E HARTFORD DR  
 SUITE 100  
 SCOTTSDALE, AZ 85255

**Site:** 121 NW MAIN BLVD, LAKE CITY

**Sales Info:**  
 6/18/2021 \$220,000 I(U)  
 6/27/2012 \$860,000 I(U)  
 6/27/2012 \$220,000 I(U)

		2024 Working Values		
Mkt Lnd	\$181,620	Appraised	\$340,317	
Ag Lnd	\$0	Assessed	\$340,317	
Bldg	\$133,256	Exempt	\$0	
XFOB	\$25,441		county:	\$340,317
Just	\$340,317	Total	city:	\$340,317
		Taxable	other:	\$0
			school:	\$340,317



This Information, updated: 2/8/2024, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. [GrizzlyLogic.com](http://GrizzlyLogic.com)

Item ii.

# Kyle Keen

## Ad Valorem Taxes and Non-Ad Valorem Assessments

### Columbia County Tax Collector

REAL ESTATE 2023 36640

Account Number	Payor	Exemptions	Taxable Value	Millage Code
R12713-000		See Below	See Below	001

CHANCELLOR INCOME HOLDINGS LLC  
 8377 E HARTFORD DR  
 SUITE 100  
 SCOTTSDALE AZ 85255

00-00-00 2100/2100.42 Acres C DIV:  
 COMM NE COR BLOCK 28, S 41.06 FT  
 FOR POB, CONT S 78.5 FT, SW 33.17  
 FT, W 139.9 FT ALONG N R/W DUVAL  
 ST, NW 33.18 FT TO E R/W FIRST ST,  
 N 82.72 FT, E 184.55 FT TO POB.  
 (BLOCK 28). EX ADDN'T DOT RD R/W  
 TAKEN DESC ORB 1013-808. 412-687,  
 See Tax Roll For Extra Legal

Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	346,980		\$346,980	\$1,700.20
BOARD OF COUNTY COMMISSIONERS	7.8150	346,980		\$346,980	\$2,711.65
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	346,980		\$346,980	\$259.54
LOCAL	3.2170	346,980		\$346,980	\$1,116.23
CAPITAL OUTLAY	1.5000	346,980		\$346,980	\$520.47
SUWANNEE RIVER WATER MGT DIST	0.3113	346,980		\$346,980	\$108.01
LAKE SHORE HOSPITAL AUTHORITY	0.0001	346,980		\$346,980	\$0.03
<b>Total Millage</b>		18.4914	<b>Total Taxes</b>		\$6,416.13

Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$404.42
<b>Total Assessments</b>		\$404.42

Taxes & Assessments					\$6,820.55
IF PAID BY	11/30/2023	12/31/2023	1/31/2024	2/29/2024	3/31/2024
PLEASE PAY	\$6,547.73	\$6,615.93	\$6,684.14	\$6,752.34	\$6,820.55



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 # 24-00000011**

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: **Popeye’s Louisiana Kitchen**  
 Address: **121 NW Main Blvd. Lake City, FL 32055**

**INITIAL INSPECTION** INITIAL INSPECTION PROMPTED BY:  
 Complaint  X  CE Personnel Observation \_\_\_\_\_  
 Date: **02/08/2024** Complainant: Lake City Police Department CE Personnel: Marshall Sova

Violation Code	Violation Description
<p><b>City Ord. Sec. 102-509. - Maintenance.</b></p>	<p>(a) The user shall perform cleaning and maintenance. Cleaning shall include the complete removal of all contents, including floating materials, wastewater, and bottom sludge and solids.</p> <p>(b) Decanting, backflushing or discharging of removed wastes back into the oil and grease interceptor or oil/water separator from which the waste was removed or any other oil and grease interceptor or oil/water separator, for the purpose of reducing the volume to be hauled and disposed is prohibited.</p> <p>(c) Oil and grease interceptors and oil/water separators shall be pumped out completely at a minimum frequency of once every 90 days, or more frequently as needed to prevent carry over of oil and grease into the collection system. Under-the-sink oil and grease traps shall be cleaned at a minimum frequency of once per week, or more often as necessary to prevent pass through of grease and other food solids to the collection system. Cleaning and maintenance shall include removal of materials from the tank walls, baffles, cross pipes, inlets and outlets.</p> <p>(d) Pumping frequency shall be determined by the city based on flows, quantity of oil and grease in the discharge, volume of business, hours of operations and seasonal variations. In no case shall the pumping frequency exceed 90 days. The user shall be responsible for maintaining the oil and grease interceptor or</p>



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

	<p>oil/water separator in such a condition for efficient operation. An interceptor shall be considered to be out of compliance if the grease layer on top exceeds six inches and the solids layer on the bottom exceeds 12 inches or if removal efficiencies as determined through sampling and analysis indicate less than 80 percent.</p> <p>(e) Wastes removed from each oil and grease interceptor or oil/water separator shall be disposed at a permitted facility to receive such wastes or a location designated by the city for such purposes, in accordance with the provisions of this chapter. In no way shall the pumpage be returned to any private or public portion of the collection system or the treatment plants.</p> <p>(f) Additives placed into the oil and grease interceptor, oil/water separator or building discharge line system on a constant, regular or scheduled basis shall be reported to the city in writing at least five days prior to use. Such additives shall include, but not be limited to, emulsifiers, enzymes, commercially available bacteria, or other additives designed to absorb, purge, consume, treat, or otherwise eliminate grease and oils. The city prior to introduction into the waste stream, interceptor, or separator shall approve any use of additives in writing. The use of additives in no way shall be considered, as a substitution to the maintenance procedures required herein.</p> <p>(g) Flushing the oil and grease interceptor or oil/water separator with water having a temperature in excess of 140 degrees shall be strictly prohibited.</p> <p>(h) All maintenance of oil and grease management devices, including proper disposal, shall be performed by the user at the user's sole expense.</p>
<p><b>City Ord. Sec. 102-511. - Administrative procedures.</b></p>	<p>A manifest that confirms pumping, hauling, and disposal of waste shall track pumpage from oil and grease interceptors and oil/water separators. This manifest shall contain the following information:</p> <p>Generator information:</p> <p>Name</p> <p>Contact person</p> <p>Address</p> <p>Telephone number</p>



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

	Volume pumped
	Date and time of pumping
	Name and signature of generator verifying generator information.
	Transporter information:
	Company name
	Address
	Telephone number
	Volume pumped
	Date and time of pumping
	Driver name and signature of transporter verifying transporter information and service
	Destination information disposal site or facility:
	Company name/permit number(s)
	Contact person(s)
	Address
	Telephone number
	Location of disposal site/facility
	Volume treated
	Date and time of delivery
Driver name, signature and vehicle no.	
Name and signature of operator verifying disposal site and facility information.	



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, Florida 32055

Telephone: (386) 719-5750

[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)



(b) The user shall maintain a log of pumping activities for the previous 12 months. The user shall post the log of pumping activities in a conspicuous location for immediate access. The log shall include the date, time, volume pumped, hauler's name and license number and hauler's signature. The user shall report pumping activities within 48 hours to the city on the form so designated by the city for such purposes.

(c) The user shall maintain a file on site of the records and other documents pertaining to the facility's oil and grease interceptor or oil/water separator. The file contents shall include, but is not limited to, the record (as-built) drawings, record of inspections, log of pumping activities and receipts, log of maintenance activities, hauler information, disposal information and monitoring data. The file shall be available at all times for inspection and review by the city. Documents in the file shall be retained and preserved in accordance with [section 102-312](#) of this chapter.

(d) The city may require the user to provide, operate and maintain at the user's expense, appropriate monitoring facilities, such as a control manhole, that are safe and accessible at all times, for observation, inspection, sample collection and flow measurement of the user's discharge to the POTW. The city may impose additional limitations and monitoring requirements for the discharge to the POTW in accordance with the provisions set forth in this chapter.

**City Ord. Sec. 102-512. - Enforcement.**

(a) A notice of violation shall be issued to a user for failure to:

- (1) Report pumping activities;
- (2) Properly maintain (clean-out or pump) the interceptor or separator in accordance with the provisions of the oil and grease discharge certificate;
- (3) Maintain and post the log of pumping activities;
- (4) Maintain a file of records on site at all times;
- (5) Provide logs, files, records, or access for inspection or monitoring activities;
- (6) Obtain or renew the oil and grease discharge certificate registration; or
- (7) Pay program fees.



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

- (b) The city may serve any user a written notice stating the nature of violation. The user shall have 72 hours to complete corrective action and submit evidence of compliance to the city.
- (c) If a user violates or continues to violate the provisions set forth in this section or fails to initiate/complete corrective action within the specified time period in response to a notice of violation, then the city may pursue one or more of the following options:
  - (1) Pump the oil and grease interceptor or oil/water separator and place the appropriate charge on the user's monthly sewer bill;
  - (2) Collect a sample and assess the appropriate [surcharge] for compatible wastes in accordance with the provisions of this chapter;
  - (3) Impose an administrative penalty;
  - (4) Assess a reasonable fee for additional inspection, sample collection and laboratory analyses;
  - (5) Revoke the city occupational license;
  - (6) Terminate water and sewer service; or
  - (7) Any combination of the above enforcement actions.
- (d) Progressive enforcement action shall be pursued against users with multiple violations of the provisions of this section including, but not limited to, termination of water service.
- (e) The user shall pay all outstanding fees, penalties, and other utility charges prior to reinstatement of water and sewer service.
- (f) Any user in the oil and grease management program found in violation of the provisions in this section, and any orders, rules, regulations and permits that are issued pursuant to the chapter, shall be served by the city with written notice by personal delivery by an authorized city employee or by registered or certified mail that states the nature of the violation and providing a reasonable time limit for satisfactory correction of the violation. The affected user shall permanently cease all violations within the time period specified in the notice. The enforcement remedies available to the city to achieve compliance with the





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	<p>requirements of the OGMP shall include those in the city's pretreatment ordinance.</p> <p>(g) The city at this discretion may assign a nonresidential user to the surcharge program for noncompliance with the provisions of this chapter.</p>

Violation Code	Corrective Action
<p><b>City Ord. Sec. 102-509. - Maintenance.</b></p>	<p>Maintenance needs to be completed monthly on grease trap. There has been some illegal dumping of grease behind the storage building on the north side of the property. This grease is approximately 2 inches thick and needs to be removed.</p>
<p><b>City Ord. Sec. 102-511. - Administrative procedures.</b></p>	<p>A log is required by the City when the company pumps out the grease trap. This log needs to be maintained yearly.</p>
<p><b>City Ord. Sec. 102-512. - Enforcement.</b></p>	<p>If any other occurrences occur fines will be imposed on the business by the city. A monthly log will need to be sent to Brian Scott Director of Distributions &amp; Collections showing the grease trap has been pumped. This log can be sent to <a href="mailto:scottb@lcfla.com">scottb@lcfla.com</a>. If this is not done fines can be imposed,</p>



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205 North Marion Avenue  
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[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

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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: **February 23, 2024** \_\_\_\_\_



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: Chancellor Income Holdings LLC Relationship owner: \_\_\_\_\_

On date: February 8, 2023 time being: 1:30 pm \_\_\_\_\_

Personal Service \_\_\_\_\_

Posted on property \_\_\_\_\_ and at City Hall \_\_\_\_\_

Certified Mail, Return Receipt requested  First class mailing \_\_\_\_\_

Refused to sign \_\_\_\_\_, drop service \_\_\_\_\_

Marshall Sova  
Print Name of Code Inspector

  
Signature of Code Inspector



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 24-0000011

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: Chancellor Income Holdings LLC
Address: 121 NW Main Blvd. Lake City, FL 32055

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
Complaint \_X\_ CE Personnel Observation \_\_\_\_\_
Date: 02/08/2024 Complainant: Lake City Police Department CE Personnel: Marshall Sova

Violation Code

Violation Description

City Ord. Sec.
102-509. -
Maintenance.

- (a) The user shall perform cleaning and maintenance. Cleaning shall include the complete removal of all contents, including floating materials, wastewater, and bottom sludge and solids.
(b) Decanting, backflushing or discharging of removed wastes back into the oil and grease interceptor or oil/water separator from which the waste was removed or any other oil and grease interceptor or oil/water separator, for the purpose of reducing the volume to be hauled and disposed is prohibited.
(c) Oil and grease interceptors and oil/water separators shall be pumped out completely at a minimum frequency of once every 90 days, or more frequently as needed to prevent carry over of oil and grease into the collection system. Under-the-sink oil and grease traps shall be cleaned at a minimum frequency of once per week, or more often as necessary to prevent pass through of grease and other food solids to the collection system. Cleaning and maintenance shall include removal of materials from the tank walls, baffles, cross pipes, inlets and outlets.
(d) Pumping frequency shall be determined by the city based on flows, quantity of oil and grease in the discharge, volume of business, hours of operations and seasonal variations. In no case shall the pumping frequency exceed 90 days. The user shall be responsible for maintaining the oil and grease interceptor or



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	<p>oil/water separator in such a condition for efficient operation. An interceptor shall be considered to be out of compliance if the grease layer on top exceeds six inches and the solids layer on the bottom exceeds 12 inches or if removal efficiencies as determined through sampling and analysis indicate less than 80 percent.</p> <p>(e) Wastes removed from each oil and grease interceptor or oil/water separator shall be disposed at a permitted facility to receive such wastes or a location designated by the city for such purposes, in accordance with the provisions of this chapter. In no way shall the pumpage be returned to any private or public portion of the collection system or the treatment plants.</p> <p>(f) Additives placed into the oil and grease interceptor, oil/water separator or building discharge line system on a constant, regular or scheduled basis shall be reported to the city in writing at least five days prior to use. Such additives shall include, but not be limited to, emulsifiers, enzymes, commercially available bacteria, or other additives designed to absorb, purge, consume, treat, or otherwise eliminate grease and oils. The city prior to introduction into the waste stream, interceptor, or separator shall approve any use of additives in writing. The use of additives in no way shall be considered, as a substitution to the maintenance procedures required herein.</p> <p>(g) Flushing the oil and grease interceptor or oil/water separator with water having a temperature in excess of 140 degrees shall be strictly prohibited.</p> <p>(h) All maintenance of oil and grease management devices, including proper disposal, shall be performed by the user at the user's sole expense.</p>
<p><b>City Ord. Sec. 102-511. - Administrative procedures.</b></p>	<p>A manifest that confirms pumping, hauling, and disposal of waste shall track pumpage from oil and grease interceptors and oil/water separators. This manifest shall contain the following information:</p> <p>Generator information:</p> <p>Name</p> <p>Contact person</p> <p>Address</p> <p>Telephone number</p>



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	Volume pumped
	Date and time of pumping
	Name and signature of generator verifying generator information.
	Transporter information:
	Company name
	Address
	Telephone number
	Volume pumped
	Date and time of pumping
	Driver name and signature of transporter verifying transporter information and service
	Destination information disposal site or facility:
	Company name/permit number(s)
	Contact person(s)
	Address
	Telephone number
	Location of disposal site/facility
	Volume treated
	Date and time of delivery
	Driver name, signature and vehicle no.
	Name and signature of operator verifying disposal site and facility information.



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	<p>(b) The user shall maintain a log of pumping activities for the previous 12 months. The user shall post the log of pumping activities in a conspicuous location for immediate access. The log shall include the date, time, volume pumped, hauler's name and license number and hauler's signature. The user shall report pumping activities within 48 hours to the city on the form so designated by the city for such purposes.</p> <p>(c) The user shall maintain a file on site of the records and other documents pertaining to the facility's oil and grease interceptor or oil/water separator. The file contents shall include, but is not limited to, the record (as-built) drawings, record of inspections, log of pumping activities and receipts, log of maintenance activities, hauler information, disposal information and monitoring data. The file shall be available at all times for inspection and review by the city. Documents in the file shall be retained and preserved in accordance with <a href="#">section 102-312</a> of this chapter.</p> <p>(d) The city may require the user to provide, operate and maintain at the user's expense, appropriate monitoring facilities, such as a control manhole, that are safe and accessible at all times, for observation, inspection, sample collection and flow measurement of the user's discharge to the POTW. The city may impose additional limitations and monitoring requirements for the discharge to the POTW in accordance with the provisions set forth in this chapter.</p>
<p><b>City Ord. Sec. 102-512. - Enforcement.</b></p>	<p>(a) A notice of violation shall be issued to a user for failure to:</p> <ol style="list-style-type: none"><li>(1) Report pumping activities;</li><li>(2) Properly maintain (clean-out or pump) the interceptor or separator in accordance with the provisions of the oil and grease discharge certificate;</li><li>(3) Maintain and post the log of pumping activities;</li><li>(4) Maintain a file of records on site at all times;</li><li>(5) Provide logs, files, records, or access for inspection or monitoring activities;</li><li>(6) Obtain or renew the oil and grease discharge certificate registration; or</li><li>(7) Pay program fees.</li></ol>



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(b) The city may serve any user a written notice stating the nature of violation. The user shall have 72 hours to complete corrective action and submit evidence of compliance to the city.

(c) If a user violates or continues to violate the provisions set forth in this section or fails to initiate/complete corrective action within the specified time period in response to a notice of violation, then the city may pursue one or more of the following options:

- (1) Pump the oil and grease interceptor or oil/water separator and place the appropriate charge on the user's monthly sewer bill;
- (2) Collect a sample and assess the appropriate [surcharge] for compatible wastes in accordance with the provisions of this chapter;
- (3) Impose an administrative penalty;
- (4) Assess a reasonable fee for additional inspection, sample collection and laboratory analyses;
- (5) Revoke the city occupational license;
- (6) Terminate water and sewer service; or
- (7) Any combination of the above enforcement actions.

(d) Progressive enforcement action shall be pursued against users with multiple violations of the provisions of this section including, but not limited to, termination of water service.

(e) The user shall pay all outstanding fees, penalties, and other utility charges prior to reinstatement of water and sewer service.

(f) Any user in the oil and grease management program found in violation of the provisions in this section, and any orders, rules, regulations and permits that are issued pursuant to the chapter, shall be served by the city with written notice by personal delivery by an authorized city employee or by registered or certified mail that states the nature of the violation and providing a reasonable time limit for satisfactory correction of the violation. The affected user shall permanently cease all violations within the time period specified in the notice. The enforcement remedies available to the city to achieve compliance with the





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	<p>requirements of the OGMP shall include those in the city's pretreatment ordinance.</p> <p>(g) The city at this discretion may assign a nonresidential user to the surcharge program for noncompliance with the provisions of this chapter.</p>

Violation Code	Corrective Action
<b>City Ord. Sec. 102-509. - Maintenance.</b>	Maintenance needs to be completed monthly on grease trap. There has been some illegal dumping of grease behind the storage building on the north side of the property. This grease is approximately 2 inches thick and needs to be removed.
<b>City Ord. Sec. 102-511. - Administrative procedures.</b>	A log is required by the City when the company pumps out the grease trap. This log needs to be maintained yearly.
<b>City Ord. Sec. 102-512. - Enforcement.</b>	If any other occurrences occur fines will be imposed on the business by the city. A monthly log will need to be sent to Brian Scott Director of Distributions & Collections showing the grease trap has been pumped. This log can be sent to <a href="mailto:scottb@lcfla.com">scottb@lcfla.com</a> . If this is not done fines can be imposed,



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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: **February 23, 2024** \_\_\_\_\_



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: Chancellor Income Holdings LLC Relationship owner: \_\_\_\_\_

On date: February 8, 2023 time being: 1:30 pm \_\_\_\_\_

Personal Service \_\_\_\_\_

Posted on property \_\_\_\_\_ and at City Hall \_\_\_\_\_

Certified Mail, Return Receipt requested \_\_\_X\_\_\_ First class mailing \_\_\_\_\_

Refused to sign \_\_\_\_\_, drop service \_\_\_\_\_

Marshall Sova
Print Name of Code Inspector

[Handwritten Signature]
Signature of Code Inspector

2/8/24

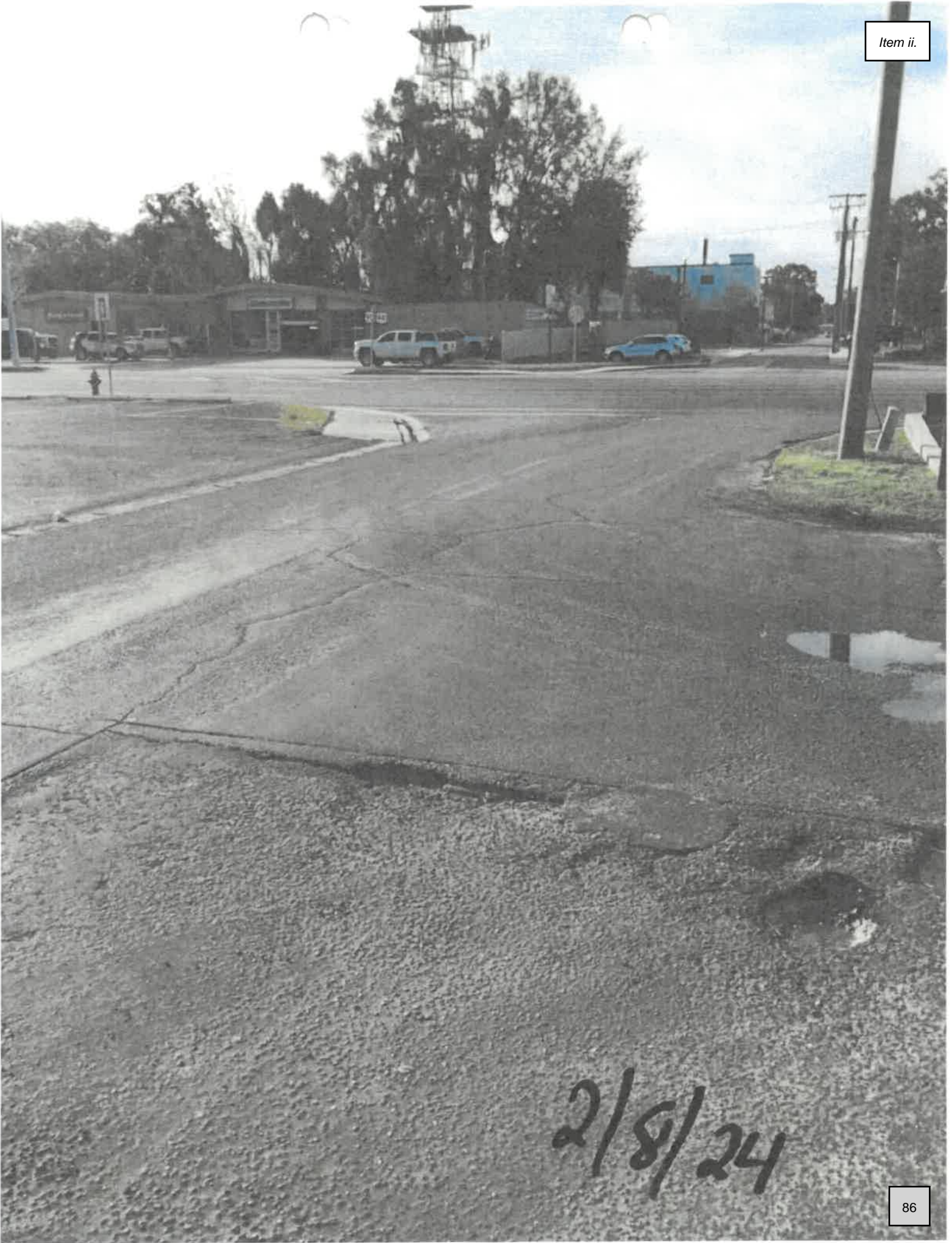
Item ii.



2/8/24

Item ii.





Item ii.

2/8/24





Item ii.



Item ii.



2/8/24

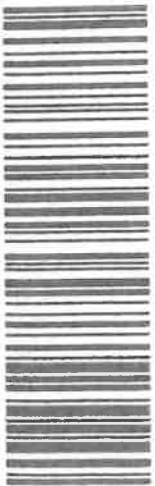
Item ii.



2/5/24

WINGS LLC  
STE 100  
35

24-11



9589 0710 5270 1255 1075 03  
9589 0710 5270 1255 1075 03

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee \$ <u>4.40</u>	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>3.75</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>.64</u>	
Total Postage and Fees \$ <u>8.69</u>	
Sent To <u>CHARCOAL Home Holdings LLC</u> Street and Apt. No., or PO Box No. <u>8377 E. Hurricane Dr. STE 100</u> City, State, ZIP+4® <u>Scottsdale AZ 85255</u>	

PS Form 3800, January 2023 PSN 7530-02-000-9000-9000 See Reverse for Instructions

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

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:

*CHANKELLOR INCORPORATED LLC  
 8377 E. HARTFORD DR. STE 100  
 SCOTTSDALE, AZ 85253*



9590 9402 8680 3310 5135 47

2. Article Number (Transfer from service label)

9589 0710 5270 1255 1075 03

PS Form 3811, July 2020 PSN 7530-02-000-9058

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- Agent Addressee
- 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

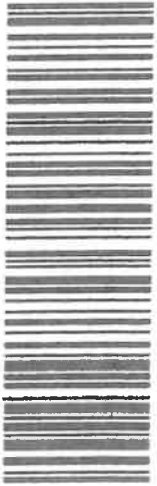
3. Service Type
- Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted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

Domestic Return Receipt

3

3

TOCHEN INC.  
TECHNICAL SEC. 1000



9589 0710 5270 1255 1054 31  
9589 0710 5270 1255 1054 31

U.S. Postal Service™  
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**OFFICIAL USE**

Certified Mail Fee  
 \$ 4.40

Extra Services & Fees (check box, add dollar amounts)

Return Receipt (hardcopy) \$ 3.25

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage  
 \$ .64

Total Postage and Fees  
 \$ 8.65

Sent To  
 Papyrus Louisiana Medical Inc  
 400 Mountain Center Trl. Ste 1000  
 Atlanta GA 30346

Postmark Here

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

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:

*Popeye's Louisiana Kitchens Inc.  
 400 Peachtree Center East, Ste 1000  
 ATLANTA, GA 30346*



9590 9402 8680 3310 5135 30

2. Article Number (Transfer from service label)

9589 0710 5270 1255 1054 31

PS Form 3811, July 2020 PSN 7530-02-000-9063

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

Domestic Return Receipt

**Sova, Marshall**

**From:** Ford, Sallie <Sallie.Ford@flhealth.gov>  
**Sent:** Friday, February 9, 2024 4:10 PM  
**To:** Sova, Marshall; Waldron, Shelby  
**Cc:** Scott, Brian  
**Subject:** RE: Popeye's Chicken - 121 NW Main Blvd.

Hello again,

The grease tank was pumped, and the grease cleaned up. The caps have not been replaced yet but should be by Monday.

Thanks,

**Sallie A. Ford**  
**Environmental Health Director**  
**Columbia and Hamilton Counties**  
**Florida Department of Health**  
**217 NE Franklin Street**  
**Lake City, Florida 32055**  
**386-758-1058**

**Our Mission:** To protect, promote & improve the health of all people in Florida through integrated state, county, & community efforts.

**Please Note:** Florida has a very broad public records law. Most written communications to or from state officials regarding state business are public records available to the public and media upon request. Your email communication may therefore be subject to public disclosure.

**From:** Sova, Marshall <SovaM@lcfla.com>  
**Sent:** Thursday, February 8, 2024 4:34 PM  
**To:** Ford, Sallie <Sallie.Ford@flhealth.gov>; Waldron, Shelby <WaldronS@lcfla.com>  
**Cc:** Scott, Brian <ScottB@lcfla.com>  
**Subject:** RE: Popeye's Chicken - 121 NW Main Blvd.

**EXTERNAL EMAIL: DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe.**

Thank you. I have sent Notice of Violations out to the owner of the property and to Popeye's corporate office.

**From:** Ford, Sallie <[Sallie.Ford@flhealth.gov](mailto:Sallie.Ford@flhealth.gov)>  
**Sent:** Thursday, February 8, 2024 4:31 PM  
**To:** Waldron, Shelby <[WaldronS@lcfla.com](mailto:WaldronS@lcfla.com)>; Sova, Marshall <[SovaM@lcfla.com](mailto:SovaM@lcfla.com)>  
**Cc:** Scott, Brian <[ScottB@lcfla.com](mailto:ScottB@lcfla.com)>  
**Subject:** RE: Popeye's Chicken - 121 NW Main Blvd.

Hello,

I spoke to the GM of Popeye's this morning (Mr. Claridy). I explained the situation. He stated that he would have the issue addressed today.

I called back to follow up with him just now. Apparently, he was confused about what we were asking him to do and asked me to call his area manager named Alena. I called Alena and she was confused, so she put me on the phone with



the district manager. The district manager knew exactly what I was telling him to do and said he would call Grease right now to get them out there. He also said he would get covers for the 2 cleanout caps. He also said he would send an employee out right now to start cleaning.

I am also entering a complaint now to the restaurant inspection agency (DBPR).

I will follow up with the district manager as well.

Thanks!

**Sallie A. Ford**  
Environmental Health Director  
Columbia and Hamilton Counties  
Florida Department of Health  
217 NE Franklin Street  
Lake City, Florida 32055  
386-758-1058

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**From:** Waldron, Shelby <[WaldronS@lcfla.com](mailto:WaldronS@lcfla.com)>  
**Sent:** Thursday, February 8, 2024 9:17 AM  
**To:** Ford, Sallie <[Sallie.Ford@flhealth.gov](mailto:Sallie.Ford@flhealth.gov)>  
**Cc:** Scott, Brian <[ScottB@lcfla.com](mailto:ScottB@lcfla.com)>  
**Subject:** Popeye's Chicken - 121 NW Main Blvd.

**EXTERNAL EMAIL: DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe.**

Good morning,

Our code enforcement was notified this morning of an overflowing grease trap located at 121 NW Main Blvd. One of the LCFD trucks almost wrecked sliding thru the grease.

*Respectfully,*  
*Shelby Waldron*  
*D&C Administrative Assistant*  
[waldrons@lcfla.com](mailto:waldrons@lcfla.com)  
386-758-5492



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

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**Sova, Marshall**

**From:** Ford, Sallie <Sallie.Ford@flhealth.gov>  
**Sent:** Thursday, February 8, 2024 4:31 PM  
**To:** Waldron, Shelby; Sova, Marshall  
**Cc:** Scott, Brian  
**Subject:** RE: Popeye's Chicken - 121 NW Main Blvd.

Hello,

I spoke to the GM of Popeye's this morning (Mr. Claridy). I explained the situation. He stated that he would have the issue addressed today.

I called back to follow up with him just now. Apparently, he was confused about what we were asking him to do and asked me to call his area manager named Alena. I called Alena and she was confused, so she put me on the phone with the district manager. The district manager knew exactly what I was telling him to do and said he would call Grease-Pro right now to get them out there. He also said he would get covers for the 2 cleanout caps. He also said he would send an employee out right now to start cleaning.

I am also entering a complaint now to the restaurant inspection agency (DBPR).

I will follow up with the district manager as well.

Thanks!

**Sallie A. Ford**  
**Environmental Health Director**  
**Columbia and Hamilton Counties**  
**Florida Department of Health**  
**217 NE Franklin Street**  
**Lake City, Florida 32055**  
**386-758-1058**

**Our Mission:** To protect, promote & improve the health of all people in Florida through integrated state, county, & community efforts.

**Please Note:** Florida has a very broad public records law. Most written communications to or from state officials regarding state business are public records available to the public and media upon request. Your email communication may therefore be subject to public disclosure.

**From:** Waldron, Shelby <WaldronS@lcfla.com>  
**Sent:** Thursday, February 8, 2024 9:17 AM  
**To:** Ford, Sallie <Sallie.Ford@flhealth.gov>  
**Cc:** Scott, Brian <ScottB@lcfla.com>  
**Subject:** Popeye's Chicken - 121 NW Main Blvd.

**EXTERNAL EMAIL: DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe.**

Good morning,

Our code enforcement was notified this morning of an overflowing grease trap located at 121 NW Main Blvd. One of the LCFD trucks almost wrecked sliding thru the grease.

POSTED 4/10/24

**SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case No.: 24-00000028  
Respondent: Popeye's Corporate Office

**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 May, 2024, 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 Zoom platform. The City of Lake City, Florida will have the technology available for you to view the Special Magistrate through Zoom 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 Popeye's Corporate Office Relationship \_\_\_\_\_  
On date April 10, 2024 time being 2:30 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



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 # 24-0000028**

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: **Popeye’s Corporate Office**  
Address: **121 NW Main Blvd. Lake City, FL 32055**

**INITIAL INSPECTION** INITIAL INSPECTION PROMPTED BY:  
Complaint  X  CE Personnel Observation    
Date: **04/10/2024** Complainant: Lake City Fire Department CE Personnel: Marshall Sovo

Violation Code	Violation Description
<b>Sec. 102-511. - Administrative procedures.</b>	<p>(a)</p> <p>A manifest that confirms pumping, hauling, and disposal of waste shall track pumpage from oil and grease interceptors and oil/water separators. This manifest shall contain the following information:</p> <p>Generator information:</p> <p>Name</p> <p>Contact person</p> <p>Address</p> <p>Telephone number</p> <p>Volume pumped</p> <p>Date and time of pumping</p>



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

<p>Name and signature of generator verifying generator information.</p> <p>Transporter information:</p> <p>Company name</p> <p>Address</p> <p>Telephone number</p> <p>Volume pumped</p> <p>Date and time of pumping</p> <p>Driver name and signature of transporter verifying transporter information and service</p> <p>Destination information disposal site or facility:</p> <p>Company name/permit number(s)</p> <p>Contact person(s)</p> <p>Address</p> <p>Telephone number</p> <p>Location of disposal site/facility</p> <p>Volume treated</p> <p>Date and time of delivery</p> <p>Driver name, signature and vehicle no.</p> <p>Name and signature of operator verifying disposal site and facility information.</p> <p>(b)</p> <p>The user shall maintain a log of pumping activities for the previous 12 months. The user shall post the log of pumping activities in a conspicuous location for immediate access. The log shall include the date, time, volume pumped, hauler's</p>
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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)

	<p>name and license number and hauler's signature. The user shall report pumping activities within 48 hours to the city on the form so designated by the city for such purposes.</p> <p>(c)</p> <p>The user shall maintain a file on site of the records and other documents pertaining to the facility's oil and grease interceptor or oil/water separator. The file contents shall include, but is not limited to, the record (as-built) drawings, record of inspections, log of pumping activities and receipts, log of maintenance activities, hauler information, disposal information and monitoring data. The file shall be available at all times for inspection and review by the city. Documents in the file shall be retained and preserved in accordance with <a href="#">section 102-312</a> of this chapter.</p> <p>(d)</p> <p>The city may require the user to provide, operate and maintain at the user's expense, appropriate monitoring facilities, such as a control manhole, that are safe and accessible at all times, for observation, inspection, sample collection and flow measurement of the user's discharge to the POTW. The city may impose additional limitations and monitoring requirements for the discharge to the POTW in accordance with the provisions set forth in this chapter.</p>
<p><b>Sec. 102-512. - Enforcement.</b></p>	<p>(a)</p> <p>A notice of violation shall be issued to a user for failure to:</p> <p>(1)</p> <p>Report pumping activities;</p> <p>(2)</p> <p>Properly maintain (clean-out or pump) the interceptor or separator in accordance with the provisions of the oil and grease discharge certificate;</p> <p>(3)</p> <p>Maintain and post the log of pumping activities;</p> <p>(4)</p>



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	<p>Maintain a file of records on site at all times;</p> <p>(5)</p> <p>Provide logs, files, records, or access for inspection or monitoring activities;</p> <p>(6)</p> <p>Obtain or renew the oil and grease discharge certificate registration; or</p> <p>(7)</p> <p>Pay program fees.</p> <p>(b)</p> <p>The city may serve any user a written notice stating the nature of violation. The user shall have 72 hours to complete corrective action and submit evidence of compliance to the city.</p> <p>(c)</p> <p>If a user violates or continues to violate the provisions set forth in this section or fails to initiate/complete corrective action within the specified time period in response to a notice of violation, then the city may pursue one or more of the following options:</p> <p>(1)</p> <p>Pump the oil and grease interceptor or oil/water separator and place the appropriate charge on the user's monthly sewer bill;</p> <p>(2)</p> <p>Collect a sample and assess the appropriate [surcharge] for compatible wastes in accordance with the provisions of this chapter;</p> <p>(3)</p> <p>Impose an administrative penalty;</p>
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205 North Marion Avenue  
Lake City, Florida 32055  
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[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

	<p>(4) Assess a reasonable fee for additional inspection, sample collection and laboratory analyses;</p> <p>(5) Revoke the city occupational license;</p> <p>(6) Terminate water and sewer service; or</p> <p>(7) Any combination of the above enforcement actions.</p> <p>(d) Progressive enforcement action shall be pursued against users with multiple violations of the provisions of this section including, but not limited to, termination of water service.</p> <p>(e) The user shall pay all outstanding fees, penalties, and other utility charges prior to reinstatement of water and sewer service.</p> <p>(f) Any user in the oil and grease management program found in violation of the provisions in this section, and any orders, rules, regulations and permits that are issued pursuant to the chapter, shall be served by the city with written notice by personal delivery by an authorized city employee or by registered or certified mail that states the nature of the violation and providing a reasonable time limit for satisfactory correction of the violation. The affected user shall permanently cease all violations within the time period specified in the notice. The enforcement remedies available to the city to achieve compliance with the requirements of the OGMP shall include those in the city's pretreatment ordinance.</p> <p>(g)</p>
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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)

	The city at this discretion may assign a nonresidential user to the surcharge program for noncompliance with the provisions of this chapter.

Violation Code	Corrective Action
<b>Sec. 102-511. - Administrative procedures.</b>	The restaurant is required by City Ordinance to maintain a log of pumping activities and to post this at the business. This is not being done by the business. Therefore, a Special Magistrate Hearing will be held on May 2, 2024 and an appearance is required by a representative of your business.
<b>Sec. 102-512. - Enforcement.</b>	The restaurant is required by City Ordinance to maintain a log of pumping activities and to post this at the business. This is not being done by the business. Therefore, a Special Magistrate Hearing will be held on May 2, 2024 and an appearance is required by a representative of your business.



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

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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: **Mandatory appearance in front of the Special Magistrate on May 2, 2024**\_\_\_\_\_



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: Popeye's Corporate Office Relationship owner: \_\_\_\_\_

On date: April 10, 2024 time being: 2:30 pm \_\_\_\_\_

Personal Service

Posted on property  and at City Hall

Certified Mail, Return Receipt requested  First class mailing

Refused to sign , drop service

*Hand DELIVERED 4/10/24*

Marshall Sova

Print Name of Code Inspector

Signature of Code Inspector



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

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 24-00000028**

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: **Chancellor Income Holdings LLC**  
 Address: **121 NW Main Blvd. Lake City, FL 32055**

**INITIAL INSPECTION** INITIAL INSPECTION PROMPTED BY:  
 Complaint  X  CE Personnel Observation \_\_\_\_\_  
 Date: **04/10/2024** Complainant: Lake City Fire Department CE Personnel: Marshall Sova

Violation Code	Violation Description
<b>Sec. 102-511. - Administrative procedures.</b>	(a) A manifest that confirms pumping, hauling, and disposal of waste shall track pumpage from oil and grease interceptors and oil/water separators. This manifest shall contain the following information:  Generator information:  Name  Contact person  Address  Telephone number  Volume pumped  Date and time of pumping



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

	Name and signature of generator verifying generator information.
	Transporter information:
	Company name
	Address
	Telephone number
	Volume pumped
	Date and time of pumping
	Driver name and signature of transporter verifying transporter information and service
	Destination information disposal site or facility:
	Company name/permit number(s)
	Contact person(s)
	Address
	Telephone number
	Location of disposal site/facility
	Volume treated
	Date and time of delivery
	Driver name, signature and vehicle no.
	Name and signature of operator verifying disposal site and facility information.
	(b)
	The user shall maintain a log of pumping activities for the previous 12 months. The user shall post the log of pumping activities in a conspicuous location for immediate access. The log shall include the date, time, volume pumped, hauler's



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 205 North Marion Avenue  
 Lake City, Florida 32055  
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	<p>name and license number and hauler's signature. The user shall report pumping activities within 48 hours to the city on the form so designated by the city for such purposes.</p> <p>(c)</p> <p>The user shall maintain a file on site of the records and other documents pertaining to the facility's oil and grease interceptor or oil/water separator. The file contents shall include, but is not limited to, the record (as-built) drawings, record of inspections, log of pumping activities and receipts, log of maintenance activities, hauler information, disposal information and monitoring data. The file shall be available at all times for inspection and review by the city. Documents in the file shall be retained and preserved in accordance with <a href="#">section 102-312</a> of this chapter.</p> <p>(d)</p> <p>The city may require the user to provide, operate and maintain at the user's expense, appropriate monitoring facilities, such as a control manhole, that are safe and accessible at all times, for observation, inspection, sample collection and flow measurement of the user's discharge to the POTW. The city may impose additional limitations and monitoring requirements for the discharge to the POTW in accordance with the provisions set forth in this chapter.</p>
<p><b>Sec. 102-512. - Enforcement.</b></p>	<p>(a)</p> <p>A notice of violation shall be issued to a user for failure to:</p> <p>(1)</p> <p>Report pumping activities;</p> <p>(2)</p> <p>Properly maintain (clean-out or pump) the interceptor or separator in accordance with the provisions of the oil and grease discharge certificate;</p> <p>(3)</p> <p>Maintain and post the log of pumping activities;</p> <p>(4)</p>



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205 North Marion Avenue  
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	<p>Maintain a file of records on site at all times;</p> <p>(5)</p> <p>Provide logs, files, records, or access for inspection or monitoring activities;</p> <p>(6)</p> <p>Obtain or renew the oil and grease discharge certificate registration; or</p> <p>(7)</p> <p>Pay program fees.</p> <p>(b)</p> <p>The city may serve any user a written notice stating the nature of violation. The user shall have 72 hours to complete corrective action and submit evidence of compliance to the city.</p> <p>(c)</p> <p>If a user violates or continues to violate the provisions set forth in this section or fails to initiate/complete corrective action within the specified time period in response to a notice of violation, then the city may pursue one or more of the following options:</p> <p>(1)</p> <p>Pump the oil and grease interceptor or oil/water separator and place the appropriate charge on the user's monthly sewer bill;</p> <p>(2)</p> <p>Collect a sample and assess the appropriate [surcharge] for compatible wastes in accordance with the provisions of this chapter;</p> <p>(3)</p> <p>Impose an administrative penalty;</p>
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205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

- (4)  
Assess a reasonable fee for additional inspection, sample collection and laboratory analyses;
- (5)  
Revoke the city occupational license;
- (6)  
Terminate water and sewer service; or
- (7)  
Any combination of the above enforcement actions.
- (d)  
Progressive enforcement action shall be pursued against users with multiple violations of the provisions of this section including, but not limited to, termination of water service.
- (e)  
The user shall pay all outstanding fees, penalties, and other utility charges prior to reinstatement of water and sewer service.
- (f)  
Any user in the oil and grease management program found in violation of the provisions in this section, and any orders, rules, regulations and permits that are issued pursuant to the chapter, shall be served by the city with written notice by personal delivery by an authorized city employee or by registered or certified mail that states the nature of the violation and providing a reasonable time limit for satisfactory correction of the violation. The affected user shall permanently cease all violations within the time period specified in the notice. The enforcement remedies available to the city to achieve compliance with the requirements of the OGMP shall include those in the city's pretreatment ordinance.
- (g)



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

	The city at this discretion may assign a nonresidential user to the surcharge program for noncompliance with the provisions of this chapter.

Violation Code	Corrective Action
<b>Sec. 102-511. - Administrative procedures.</b>	The restaurant is required by City Ordinance to maintain a log of pumping activities and to post this at the business. This is not being done by the business. Therefore, a Special Magistrate Hearing will be held on May 2, 2024 and an appearance is required by a representative of your business.
<b>Sec. 102-512. - Enforcement.</b>	The restaurant is required by City Ordinance to maintain a log of pumping activities and to post this at the business. This is not being done by the business. Therefore, a Special Magistrate Hearing will be held on May 2, 2024 and an appearance is required by a representative of your business.



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Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

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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: **Mandatory appearance in front of the Special Magistrate on May 2, 2024** \_\_\_\_\_



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
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: Chancellor Income Holdings LLC Relationship owner: \_\_\_\_\_

On date: April 10, 2024 time being: 2:30 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

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:

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:  
*Popeyes Corporate Office*  
*400 Perimeter Center Twn N. Ste. 1000*  
*ATLANTA GA 30346-1234*



9590 9402 8680 3310 5143 39

2. Article Number (Transfer from service label)  
 7021 0350 0000 5416 1614

PS Form 3811, July 2020 PSN 7530-02-000-9055

Domestic Return Receipt

4/10/24

HAND DELIVERED

**Certified Mail**

- A receipt (this portion of the card)
- An unique identifier for your mailpiece
- Electronic verification of delivery
- A record of delivery (including signature) that is returned to you for a specified period.

**Important Reminders:**

- You may purchase Certified Mail, First-Class Mail, First-Class Mail<sup>®</sup> service, or Priority Mail<sup>®</sup> service.
- Certified Mail service is available for international mail.
- Insurance coverage is available with Certified Mail service.
- Insurance coverage is available for Certified Mail service.
- For an additional fee, you can request a return receipt on the mailpiece.
- Return receipt services are available for the following services:
  - Priority Mail<sup>®</sup> service
  - Registered Mail<sup>®</sup> service
  - Registered Mail<sup>®</sup> Restricted Delivery<sup>™</sup>
  - Signature Confirmation<sup>™</sup>
  - Signature Confirmation<sup>™</sup> Restricted Delivery

You can request a hard copy of the receipt by completing PS Form 3800, PS Form 3800, April 2018. Receipt attach PS Form 3800.

OFFICE  
TEL. NE ST 1000  
1234



7021 0350 0000 5416 1614  
7021 0350 0000 5416 1614

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	
\$	4.40
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/>	Return Receipt (hardcopy) \$ 2.75
<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	
\$	8.69
Total Postage and Fees	
\$	13.09

Sent To  
 Street and Apt. No., or PO Box No.  
 PARVES CORP OFFICE  
 400 PENNEXIA CENTER TEL NE ST 1000  
 City, State, ZIP+4  
 ATLANTA GA 30346-1234

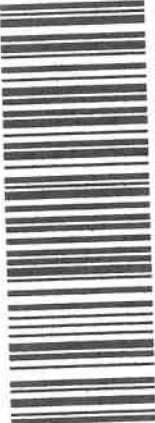
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

4/10/24

HAND DELIVERED

LLC  
76. 100  
5



7021 0350 0000 5416 1621  
7021 0350 0000 5416 1621

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	
\$	4.40
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/>	Return Receipt (hardcopy) \$ 1.65
<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	
\$	8.69

Sent To	
CHANCELLOR MARK HOLDINGS LLC	
Street Apt. No., or PO Box No.	
8377 E. HARRISON DR. STE 100	
City, State, ZIP+4®	
SCOTTSDALE AZ 85255	

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

4/10/21

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

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:

CHANCELLOR / WOLF HANDLES LLC  
 8397 E. HARTFORD DR. STE 100  
 SCOTTSDALE AZ 85255

4201/14  
 10/24



9590 9402 8680 3310 5143 22

2. Article Number (Transfer from service label)

7021 0350 0000 5416 1621

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

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
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation 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 of  
 ■ delivery.  
 ■ A record of delivery (m-  
 ■ signature) that is retain-  
 ■ for a specified period.  
**Important Reminders:**  
 ■ You may purchase Cert-  
 ■ First-Class Mail®, First-  
 ■ or Priority Mail® service  
 ■ Certified Mail service  
 ■ International mail.  
 ■ Insurance coverage is n-  
 ■ with Certified Mail servi-  
 ■ of Certified Mail service  
 ■ Insurance coverage aut-  
 ■ certain Priority Mail item  
 ■ For an additional fee, an  
 ■ endorsement on the ma-  
 ■ the following services:  
 ■ Return receipt (including  
 ■ of delivery (including t  
 ■ You can request a han-  
 ■ electronic version. For  
 ■ complete PS Form 381  
 ■ Receipt; attach PS For-  
 PS Form 3800, April 2015



**Sova, Marshall**

**From:** Ford, Sallie <Sallie.Ford@flhealth.gov>  
**Sent:** Thursday, April 11, 2024 8:22 AM  
**To:** Sova, Marshall  
**Subject:** results from Warren's inspection yesterday

*DBPR Report*

Basic - Ceiling/ceiling tile shows damage or is in disrepair. Hole in ceiling tile over ice machine where piping passes through. Gap left unsealed.

[36-34-5](#)

Basic - Ceiling/ceiling tiles/vents soiled with accumulated food debris, grease, dust, or mold-like substance. Ceiling tiles and vents soiled with dust, rust, and grease accumulation throughout kitchen area.

[24-05-4](#)

Basic - Clean glasses, cups, bowls, plates, pots and pans not stored inverted or in a protected manner. Ice buckets not inverted or protected. Employee flipped over. **\*\*Corrected On-Site\*\***

[29-24-4](#)

Basic - Clean-out cap missing from plumbing line. One clean out cap missing in the rear driveway area. **\*\*Repeat Violation\*\***

[36-03-4](#)

Basic - Cove molding at floor/wall juncture broken/missing. Cove molding missing at kitchen pass-through.

[33-14-4](#)

Basic - Dumpster overflowing garbage.

[24-08-4](#)

Basic - Equipment and utensils not properly air-dried - wet nesting. Food bins wet nested on storage rack near three compartment sink.

[14-11-5](#)

Basic - Equipment in poor repair. Lid to flour bin broken, leaving an approximately 6"x6" hole. Food bins melted and cracked.

[36-22-4](#)

Basic - Floor area(s) covered with standing water. Back prep, at fryers, and walk-in cooler floors with standing water.

[36-73-4](#)

Basic - Floor soiled/has accumulation of debris. Floor soiled throughout kitchen, walk-in cooler, and back prep area with grease accumulation, mold-like substances, and food debris.

[36-17-5](#)

Basic - Floor tiles missing and/or in disrepair. Floor tiles cracked and missing in back prep area.

[08B-38-4](#)

Basic - Food stored on floor. Mayonnaise on floor of walk-in cooler. Employee returned to shelf. **\*\*Corrected On-Site\*\* \*\*Repeat Violation\*\***

[28-24-4](#)

Basic - Grease recycling container overflowing onto ground. Observed: Grease on the ground at the back door flowing to the street. **\*\*Repeat Violation\*\***

[36-24-5](#)

Basic - Hole in or other damage to wall. Sub-material missing from wall at kitchen pass-through area near floor.

[23-03-4](#)

Basic - Nonfood-contact surface soiled with grease, food debris, dirt, slime or dust. Hood and filters soiled with grease accumulation. Shelving near fryers soiled with grease accumulation and food debris. Reach-in cooler and reach-in freezer gaskets soiled with food debris and mold-like substances. Soda machine backsplashes soiled with mold-like substances. Kitchen order monitor and frame soiled with dust and grease accumulation. Reach-in freezer and reach-in cooler exteriors soiled with grease accumulations and mold-like substances. Piping, filters, equipment soiled throughout kitchen and back prep areas with grease and dust accumulations. Knife hold soiled with grease and food debris. Ice machine exterior soiled with standing water, grease, and mold-like substances. Biscuit cooler and oven exterior soiled with grease accumulation.

[16-46-4](#)

Basic - Old labels stuck to food containers after cleaning. Labels and residue on stored food pans on rack near three compartment sink.

[33-16-4](#)

Basic - Open dumpster lid. Both lids open due to overflowing bin.

[42-03-5](#)

Basic - Storage of maintenance equipment/tools in areas that may result in contamination of food, equipment, utensils, linens and/or single-service and single-use articles. File stored on knife holder.

[08B-12-5](#)

Basic - Stored food not covered. Flour stored not covered due to approximately 6"x6" in lid.

[36-27-5](#)

Basic - Wall soiled with accumulated grease, food debris, and/or dust. Walls soiled throughout kitchen and back area with dust, grime, mold-like substances, and food debris.

[01B-03-5](#)

High Priority - Stop Sale issued due to adulteration of food product. Bulk container of salt contaminated with unknown black and reddish brown substances. Manager voluntarily discarded.

[22-02-4](#)

Intermediate - Food-contact surface soiled with food debris, mold-like substance or slime. Bin lids containing chicken heavily soiled with food, grease and water. Manager removed and replaced with clean lids. Warming racks soiled with food debris, mold-like substances, and grease accumulations. Front reach-in cooler frame and floor soiled with mold-like substances. Bread toaster soiled with grease accumulation and old food debris. Microwave interior soiled with old food debris and grease accumulation. Ice bin interior upper plate soiled with mold like accumulation. Food bins soiled with food debris, water, and mush.

[31B-03-4](#)

Intermediate - No soap provided at handwash sink. No soap at front hand wash sink. Manager replaced. **\*\*Corrected On-Site\*\***

**Sallie A. Ford  
Environmental Health Director  
Columbia and Hamilton Counties  
Florida Department of Health  
217 NE Franklin Street  
Lake City, Florida 32055  
386-758-1058**

**Our Mission:** To protect, promote & improve the health of all people in Florida through integrated state, county, & community efforts.

**Please Note: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are public records available to the public and media upon request. Your email communication may therefore be subject to public disclosure.**

**SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

Case No.: 24-00000028  
Respondent: Popeye's Corporate Office

**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 May, 2024, 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 Zoom platform. The City of Lake City, Florida will have the technology available for you to view the Special Magistrate through Zoom 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 Popeye's Corporate Office Relationship \_\_\_\_\_  
On date April 10, 2024 time being 2:30 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]  
Signature of Code Inspector

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

\_\_\_\_\_  
Signature of Respondent/Recipient

\_\_\_\_\_  
Date

Item ii.





4/10/24



4/10/24



Item ii.

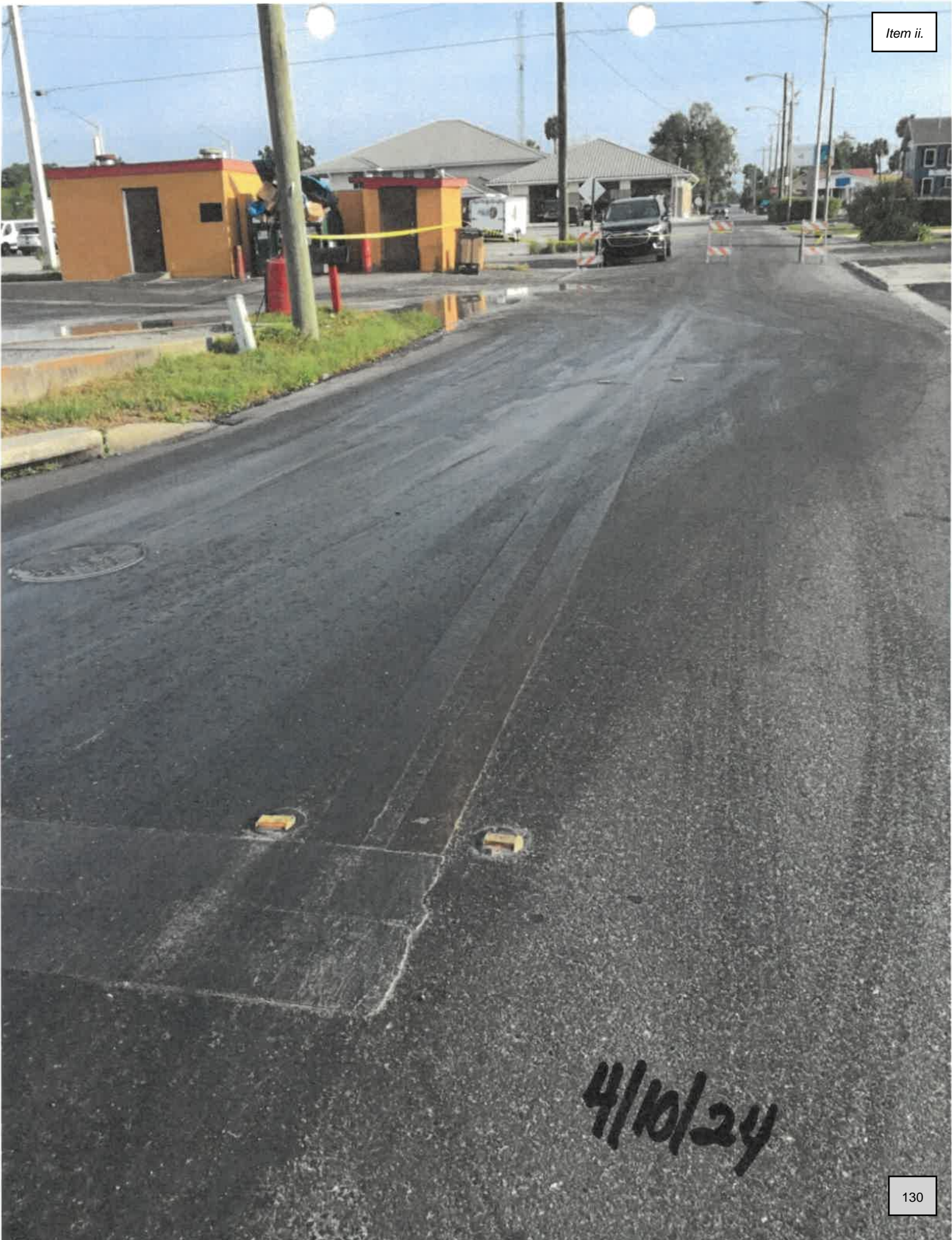
4/10/24



Item ii.



4/19/24



4/11/24

Item ii.



4/10/24

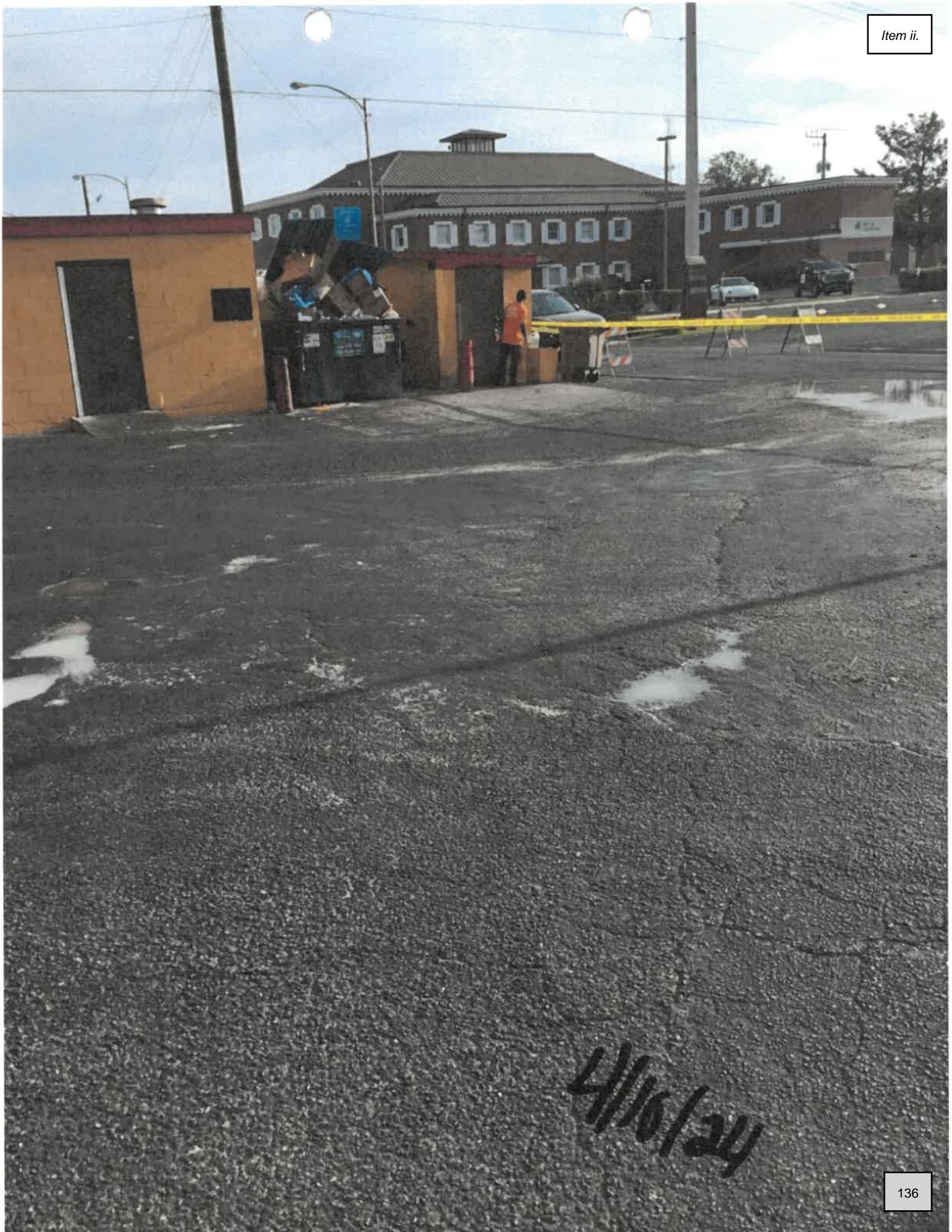


**DAMAGED**

4/10/24

Item ii.





11/16/24





4/10/24

Item ii.

4/10/24

Item ii.

4/10/24

Item ii.



4/10/24



4/10/24