

# CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF LAKE CITY

February 11, 2026 at 5:30 PM

Venue: CMT - Communications Media Technology

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## AGENDA

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

- [i.](#) Case # CE 25-00000226, ASMJ Inc., as owner, ASMJ Inc., as respondent, gives address as 339 SW Commerce Drive Lake City, FL 32055, located on parcel # 02-4S-16-02714-002.

### **Violations:**

1. NFPA 101 Ch. 29- Emergency Lighting
2. NFPA 101 Ch. 29 29.2.10- Marking of Means of Egress
3. NFPA 101 Ch. 29 7.10.1.2.1- Exits
4. NFPA 10 Ch. 7.3.1.1- Fire Extinguishers
5. NFPA 13R Ch. 11.2- Owners Responsibility
- 6.. NFPA 13R Ch. 11 11.3- Inspection, Testing and Maintenance
7. NFPA 25 Ch. 4 4.1.3- Accessibility
8. NFPA 101 Ch. 7 7.2.1.8.1- Doors
9. NFPA Ch. 7 7.1.10.1- Maintenance

## **ADJOURNMENT**

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearings, he or she will need a record of the proceedings,

and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

**File Attachments for Item:**

i. Case # CE 25-00000226, ASMJ Inc., as owner, ASMJ Inc., as respondent, gives address as 339 SW Commerce Drive Lake City, FL 32055, located on parcel # 02-4S-16-02714-002.

**Violations:**

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5. NFPA 13R Ch. 11.2- Owners Responsibility
- 6.. NFPA 13R Ch. 11 11.3- Inspection, Testing and Maintenance
7. NFPA 25 Ch. 4 4.1.3- Accessibility
8. NFPA 101 Ch. 7 7.2.1.8.1- Doors
9. NFPA Ch. 7 7.1.10.1- Maintenance



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: Nov. 12, 2025 Name (required) Ret Tompkins  
Phone: (386) 752-3312 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: 339 SW Commerce Drive Nature  
of Complaint: Fire/Building code violations \_\_\_\_\_

How  
long has the complaint been going on? Unknown Do you know  
who the person(s) involved are? ☒ Yes ☐ No If yes, who? ASMJ Inc 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: Nov. 12, 2025 Via: Person Case Number Assigned 25-00000226  
Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Officer M. Sova

Case Checklist: Case # 25-00000226, Address 339 SW Commerce Drive

A. Case Information:

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

B. Certified Mailing of Notice of Violation (Dated) 11/18/25

C. Returned Certified Mailing of Notice of Violation (Dated) 12/19/25  
(signed/unsigned)

D. Certified Mailing of 2<sup>nd</sup> NOV and NOH (Dated) 11/4/24

E. Notice of Public Hearing Posted on Property and City Hall (Dated) 1/29/25

F. Affidavit of Posting 1/25/25

G. Affidavit of Certified Mail of Hearing \_\_\_\_\_

H. Affidavit of Compliance/Non-Compliance \_\_\_\_\_

I. Re-Hearing Letter (Dated) \_\_\_\_\_

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

K. Copies of Certified Mail Sent Out \_\_\_\_\_

Other documentation in file:

11/18/25 # 11.18  
12/19/25 # 11.18  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

# COLUMBIA COUNTY Property Appraiser

**Parcel 02-4S-16-02714-002** <https://search.ccpafl.com/parcel/02714002164S02>

**339 SW COMMERCE DR**

## Owners

ASMJ INC  
339 SW COMMERCE DR  
LAKE CITY, FL 32025

## Legal Description

LOT 1 & THE N 20 FT OF LOT 2 INTERSTATE  
COMMERCE  
CENTER.

**Use:** 3900: HOTELS/MOTELS

**Subdivision:** ISTATE COM

ORB 705-096, 776-1800, 799-2149, 841-803,  
862-347, WD 1214-1745,



# Tax Bill Detail

Property Tax Account: R02714-002  
ASMJ INC

Year: 2025  
Tax District: 9541  
1

Bill Number:  
9541

Owner: ASMJ INC  
Discount Period: 4%

Property Type:  
Real Estate

MAILING ADDRESS:  
ASMJ INC  
339 SW COMMERCE  
DR  
LAKE CITY FL 32025

PROPERTY ADDRESS:  
339 COMMERCE  
LAKE CITY 32025

Year	Due
2025	\$23,075.37
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00

## Payment Options

If Paid By 11/30/2025

This Bill: \$23,075.37

All Bills: \$23,075.37

Cart Amount: \$0.00

- Bill 9541 -- Pay Now
- Pay All Bills
- Print Bill / Receipt
- ☒ Register for E-Billing
- Property Appraiser

## Taxes All Unpaid Bills Assessments Legal Description Payment History

Tax Year	Folio	Receipt Number	Paid By	Payment Date	Paid
2024	9509	2024-905895	Laxmi of Bradenton	05/05/2025	\$23,231.81
2023	12580	2023-9921919	CHETAN PATEL	11/30/2023	\$20,337.94
2022	12341	2022-9925617	DIVYESHKUMAR PATEL	07/28/2023	\$23,261.89
2021	12370	2021-9925296	DIVYESHKUMAR PATEL	05/10/2022	\$20,442.62

2020	6414	2020- 2704519	ASMJ INC R02714-002	03/30/2021	\$21,577.50
2019	6393	2021- 2103262	ASMJ INC	06/10/2022	\$26,278.55
2018	6392	2018- 3502181	ASMJ INC	11/30/2018	\$22,287.36
2017	6409	2017- 2702476	ASMJ INC	12/20/2017	\$22,109.28
2016	6439	2016- 3502526	ASMJ INC	01/10/2017	\$21,057.04
2015	6449	2015- 1002143	ASMJ INC R02714-002	01/28/2016	\$20,485.99
2014	6444	2014- 1201228	ASMJ INC	03/18/2015	\$20,914.53
2013	6456	2013- 1501976	PD BY ASMJ, INC R02714- 002	02/25/2014	\$19,599.94
2012	6452	2012- 1501819	ASMJ INC	01/04/2013	\$19,605.71
2011	6471	2011- 2701688	ASMJ INC	11/30/2011	\$19,645.50
2010	109148	2010- 3501714	TERRY MCDAVID	05/17/2011	\$29,548.26
2009	109176	2009- 3304309	RADHA SWAMI INC	03/31/2010	\$34,662.40
2008	109072	2008- 3103470	RADHA SWAMI INC	03/30/2009	\$35,534.50
2007	108854	2007- 1300121	RADHA SWAMI INC	03/31/2008	\$39,040.93
2006	108663	2006- 3306066	RADHA SWAMI INC	05/22/2007	\$42,046.65
2005	108428	2005- 2206922	RADHA SWAMI INC	05/30/2006	\$37,455.77
2004	108289	2004- 2700956	RADHA SWAMI INC	12/17/2004	\$31,938.95
2003	108107	2003- 2801519	RADHA SWAMI, INC DBA MICROTEL	02/26/2004	\$32,423.70



2002	108015	2002- 2200442	FIRST AMERICAN TITLE INS CO	02/25/2003	\$32,326.58
2001	107829	2001- 1202073	ORIX REAL ESTATE CAPITAL	12/03/2001	\$29,746.41
2000	107724	2000- 3001610	PACIFIC LIFE	11/27/2000	\$28,873.56
1999	107641	1999- 1001689	PACIFIC LIFE	11/29/1999	\$25,547.92
1998	107550	1998- 2002279	TAD PROPERTIES LLC	12/01/1998	\$5,962.10
1997	107330	1997- 3001952	TAD DEVELOPEMENT CORP	11/24/1997	\$2,015.50
1996	107128	1996- 1000581	WESTFIELD GROUP LTD	11/12/1996	\$1,911.61
1995	106929	1995- 2001233	WESTFIELD GROUP LTD	12/01/1995	\$1,920.00
1994	106867	1994- 2000938	PEOPLES SOUTHWEST REAL ESTATE	11/28/1994	\$1,926.07
1993	106580	1993- 1002770	PEOPLES SOUTHWEST REAL ESTATE	12/06/1993	\$5,217.26
1992	106509	1992- 1007492	RTC REC-CSW ASSOC	04/12/1993	\$5,385.61
1991	106410	1991- 1010499	THE FIRST F A	12/03/1991	\$5,171.72
1990	6314	1990- 3002593	THE FIRST F A	12/03/1990	\$5,082.24
1989	617400.0001	1989- 3005188	INTERSTATE COMMERCE CENTER LTD	02/02/1990	\$4,346.95
1989	617400.0004	1989- 3005188	INTERSTATE COMMERCE CENTER LTD	02/02/1990	\$4.90



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205 North Marion Avenue  
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**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 25-00000226 2<sup>nd</sup> Violation NOH**

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: **ASMJ Inc.**

Address: **339 SW Commerce Drive Lake City, FL 32055**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:  
Complaint \_X\_ CE Personnel Observation         
Date: **10/12/2025** Complainant: Ret Tompkins CE Personnel: Marshall Sovia

Violation Code	Violation Description
<b>NFPA 101 Ch. 29 Emergency Lighting</b>	Emergency lighting in Section 7.9 shall be provided in all buildings with more than 25 rooms.
<b>NFPA 101 Ch. 29. 29.2.10 Marking of Means of Egress</b>	Means of egress shall have signs in accordance with Section 7.10.
<b>NFPA 101 Ch 29 7.10.1.2.1 Exits</b>	Exits, other than main exterior doors that obviously and clearly are identifiable as exits, shall be marked by an approved sign that is readily visible from any direction of exit access.
<b>NFPA 10 Ch. 7.3.1.1 Fire Extinguishers</b>	Fire extinguishers shall be subjected to maintenance at intervals of not more than one year, at the time of hydrostatic test, or when specifically indicated by an inspection discrepancy or electronic notification.
<b>NFPA 13R Ch. 11.2 Owners Responsibility</b>	The owner shall be responsible for the condition of the sprinkler system and shall keep the system in normal operating condition.



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<b>NFPA 13R Ch.11 11.3 Inspection, Testing and Maintenance</b>	Sprinkler systems shall be inspected, tested and maintained in accordance with NFPA 25. Remove storage from blocking sprinkler system.
<b>NFPA 25 Ch. 4 4.1.3 Accessibility</b>	The property owner or designated representative shall provide ready accessibility to components of water-based fire protection systems that require inspection, testing and maintenance.
<b>NFPA 101 Ch. 7 7.2.1.8.1 Doors</b>	A door leaf normally required to be kept closed shall not be secured in the open position at any time and shall be self-closing or automatic closing in accordance with 7.2.1.8.2, unless otherwise permitted by 7.2.1.8.3.
<b>NFPA Ch. 7 7.1.10.1 Maintenance</b>	Means of egress shall be continuously maintained free of all obstructions or impediments to full instant use in case of fire or other emergency.

Violation Code	Corrective Action
<b>NFPA 101 Ch. 29 Emergency Lighting</b>	All emergency lighting needs to be in working order. If this is not completed a Special Magistrate hearing will be scheduled where a lien and fines can be placed on the property.
<b>NFPA 101 Ch. 29. 29.2.10 Marking of Means of Egress</b>	All emergency lighting and exit signs should mark proper exit paths. There are numerous exit signs that are not working properly and need to be repaired. If this is not completed a Special Magistrate hearing will be scheduled where a lien and fines can be placed on the property.
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<b>NFPA 13R Ch. 11.2 Owners Responsibilit</b>	The owner shall be responsible for the condition of the sprinkler system and shall keep the system in normal operating condition. System has severe deficiencies. An inspection is needed.



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<b>NFPA 13R Ch.11 11.3 Inspection, Testing and Maintenance</b>	Sprinkler systems shall be inspected, tested and maintained in accordance with NFPA 25.
<b>NFPA 25 Ch. 4 4.1.3 Accessibility</b>	Remove storage that is blocking access to sprinkler systems in the storage room.
<b>NFPA 101 Ch. 7 7.2.1.8.1 Doors</b>	There were several doors propped open that are self-closing. These doors need to be repaired.
<b>NFPA Ch. 7 7.1.10.1 Maintenance</b>	Means of egress shall be continuously maintained free of all obstructions or impediments to full instant use in case of fire or other emergency.

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

Due date: **Attend Special Magistrate hearing on February 11, 2025 @ 5:30 pm**\_\_\_\_\_



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### 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: ASMJ Inc. Relationship owner: Owner

On date: December 30, 2025 time being: 9:00 am

Personal Service     

Posted on property X and at City Hall X

Certified Mail, Return Receipt requested X First class mailing X

Refused to sign     , drop service     

Marshall Sova

Print Name of Code Inspector

Bet Tompkins

Print Name of Asst. Fire Chief

[Signature]  
 Signature of Code Inspector

[Signature]

Signature of Asst. Fire Chief



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Address: **339 SW Commerce Drive Lake City, FL 32055**

**INITIAL INSPECTION**

INITIAL INSPECTION PROMPTED BY:

Date: **10/12/2025**

Complaint X CE Personnel Observation \_\_\_\_\_  
Complainant: Ret Tompkins CE Personnel: Marshall Sovia

Violation Code

Violation Description

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<b>NFPA 13R Ch. 11.2 Owners Responsibility</b>	The owner shall be responsible for the condition of the sprinkler system and shall keep the system in normal operating condition.





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<b>NFPA 13R Ch.11 11.3 Inspection, Testing and Maintenance</b>	Sprinkler systems shall be inspected, tested and maintained in accordance with NFPA 25. Remove storage from blocking sprinkler system.
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Violation Code	Corrective Action
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<b>NFPA 13R Ch.11 11.3 Inspection, Testing and Maintenance</b>	Sprinkler systems shall be inspected, tested and maintained in accordance with NFPA 25.
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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: **December 18, 2025**



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 Lake City, Florida 32055  
 Telephone: (386) 719-5750  
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### Warning

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

Name: ASMJ Inc. Relationship owner: Owner

On date: November 18, 2025 time being: 9:00 am

Personal Service     

Posted on property      and at City Hall     

Certified Mail, Return Receipt requested X First class mailing X

Refused to sign     , drop service     

Marshall Sova

Print Name of Code Inspector

Ret Tompkins

Print Name of Asst. Fire Chief

  
 Signature of Code Inspector



Signature of Asst. Fire Chief

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

**THIS SERVES AS PUBLIC NOTICE** the Special Magistrate will hold a hearing on Wednesday, February 11, 2026 at 5:30 PM

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

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

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

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

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

MARSHALL SOVA  
Code Enforcement Officer

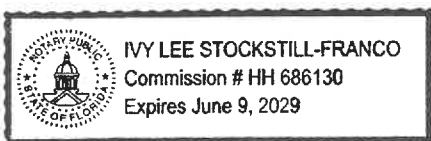
**AFFIDAVIT OF NOTICE BY POSTING**

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, this day, 30th day of January 2026, personally appeared, Marshall Sova,  
Code enforcement officer, who, after being first duly sworn on oath, deposes and says:


1. I am a Code Enforcement Inspector for the City of Lake City, Florida.
2. On the 30th day of January 2026, I personally observed the attached violations posted a copy of the NOTICE OF VIOLATION AND NOTICE TO APPEAR FOR HEARING AT THE FOLLOWING ADDRESS: 339 SW Commerce Drive AND 205 N Marion Ave, Lake City, FL. 32055.



[SEAL]

  
Marshall Sova -Code Enforcement Inspector

SWORN TO AND SUBSCRIBED before me  
this 30th day of January 2026, by Marshall  
Sova who is personally known to me.

  
Signature of Notary

Ivy Stockstill  
Print or Type Name

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





December 30, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on February 11, 2026 at 5:30 pm in the City Council Chambers 2<sup>nd</sup> floor. The hearing will be heard through the Zoom platform. If you are unable to attend in person you can attend by Zoom. The City of Lake City will have the technology available for you to view the Special Magistrate hearing through Zoom and present your case to the Special Magistrate.

Join Zoom Meeting: <https://us02web.zoom.us/j/84659541815>

**Meeting ID: 846 5954 1815**

One tap mobile

13052241968,, 84659541815# US

13017158592,, 84659541815# US (Washington DC)

Dial by your location

1 305 224 1968 US

1 301 715 8592 US (Washington DC)

1 309 205 3325 US

1 312 626 6799 US (Chicago)

1 646 558 8656 US (New York)

1 646 931 3860 US

1 689 278 1000 US

1 719 359 4580 US

1 253 205 0468 US

1 253 215 8782 US (Tacoma)

1 346 248 7799 US (Houston)

1 360 209 5623 US

1 386 347 5053 US

1 507 473 4847 US

1 564 217 2000 US

1 669 444 9171 US

1 669 900 9128 US (San Jose)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

**Meeting ID: 846 5954 1815**

Marshall Sova

City of Lake City

Code Enforcement Officer

(386)719-5746

sovam@lcfla.com



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

**THIS SERVES AS PUBLIC NOTICE** the Special Magistrate will hold a hearing on Wednesday, February 11, 2026 at 5:30 PM

**Meeting Location:** City Council Chambers located on the 2<sup>nd</sup> Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055

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

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

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

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

MARSHALL SOVA  
Code Enforcement Officer

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

**NOTICE OF HEARING**

I, Marshall Sova, do hereby  
Represent the City of Lake City

**NOTICE OF HEARING**

You are hereby notified and encouraged to appear before the Special Magistrate for a Code Enforcement hearing on February 11, 2026 at 5:30 PM at the City of Lake City, Florida, at which time evidence and testimony will be presented to the Special Magistrate concerning the violation. You have the right to contest the violation and to cross-examine all witnesses, and to present evidence and testimony in your behalf concerning said violation.

The Special Magistrate will be providing your hearing through the Zoom platform. The City of Lake City, Florida will have its technology available for you to view the Special Magistrate through Zoom and present your case to the Special Magistrate. **FOR ANY AND ALL INFORMATION, RECORDS, WRITINGS OR PHOTOGRAPHS YOU MAY WANT FOR THE SPECIAL MAGISTRATE TO REVIEW AND CONSIDER, YOU MUST PROVIDE THEM TO THE CODE ENFORCEMENT AT LEAST TWENTY FOUR (24) HOURS PRIOR TO THE HEARING.**

If you have any questions concerning Code Enforcement hearing, please contact the Code Enforcement at (386) 719-5768.

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 until the violation is corrected.

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

This case will go before the Special Magistrate if the respondent has brought the compliance to completion with the City of Lake City.

I hereby certify that I described the foregoing notice to (Citizen, neighbor and witnesses):

Name: <u>Marshall Sova</u>	Representing: <u>City of Lake City</u>
Date: <u>February 11, 2026</u>	Time: <u>5:30 PM</u>
Location: <u>City of Lake City</u>	Address: <u>205 N. Marion Ave.</u>
City: <u>Lake City, Florida</u>	State: <u>Florida</u>

Signature of City Manager: Marshall Sova

Signature of Code Magistrate: Marshall Sova

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

Signature of Respondent: Marshall Sova

**STATEMENT OF NOTICE BY FILING**

STATE OF FLORIDA  
COUNTY OF POLK

NOTICE: I, Marshall Sova, do hereby certify that I am a duly appointed, elected, or appointed Code Enforcement Officer, and that I am duly sworn to the duties of my office.

I, Marshall Sova, do hereby certify that I am a duly appointed, elected, or appointed Code Enforcement Officer for the City of Lake City, Florida.

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1/29/26 POSTING CITY HALL

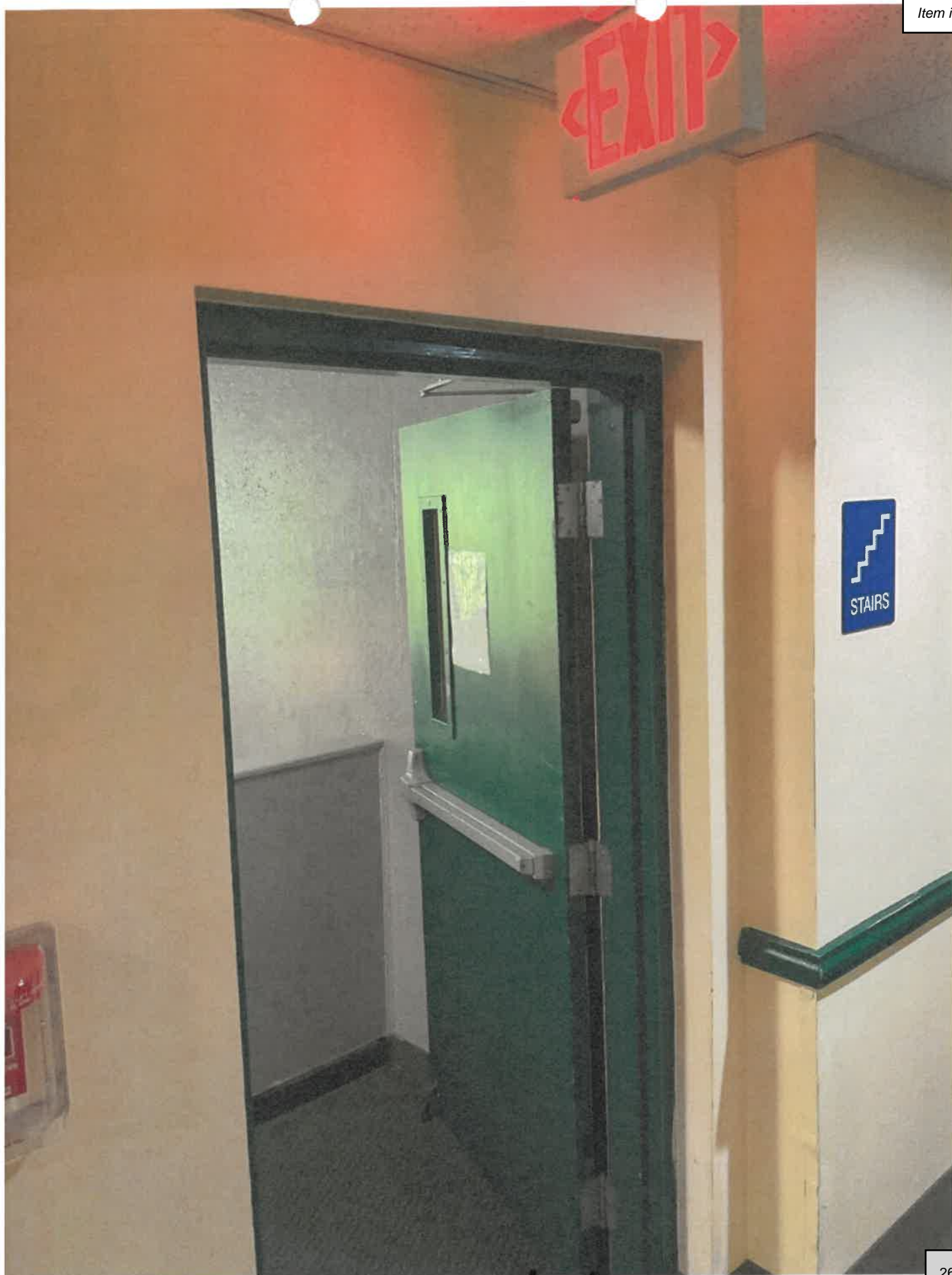




1/25/20

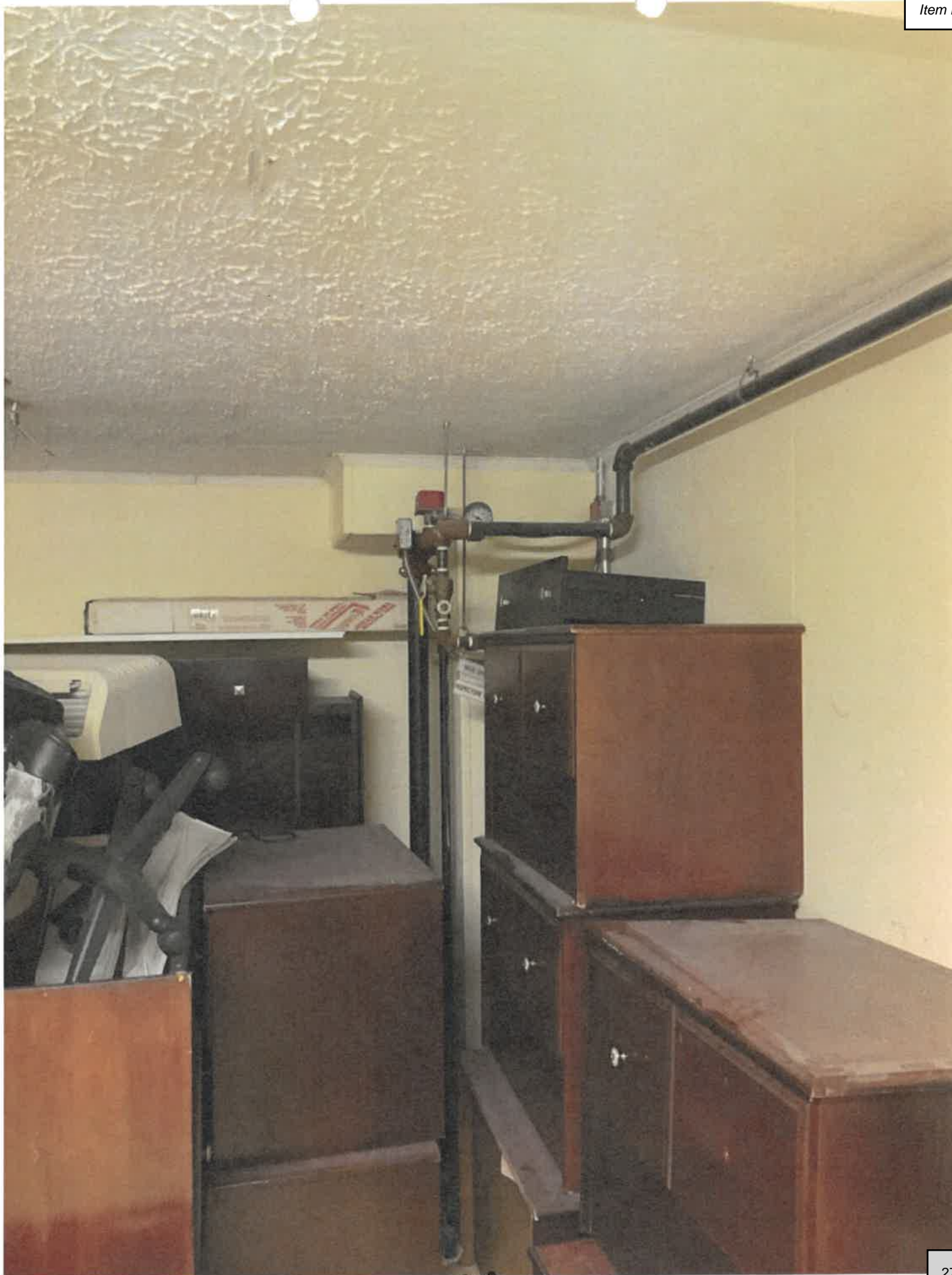
POSTING OF PROPERTY





335 SW Commerce

11/12/25



339 SU Commerce

11/12/25



339 SW Commerce

11/2/25





339 SW Commerce

11/12/25







335 SU CORNYACE

11/12/25



339 SW Commerce

11/12/25





339 SW Commerce

11/12/25

ROOMS  
STAIRS  
SMOKING  
Thank You.

2  
FLOOR

ON FOR  
AYOVERS  
KEEPING  
SERVICES  
WEDNESDAY  
HOP  
FOR THE  
RESPONSE  
NATIONAL INQUIRY LINE  
1-800-452-7331

339 SW Commerce

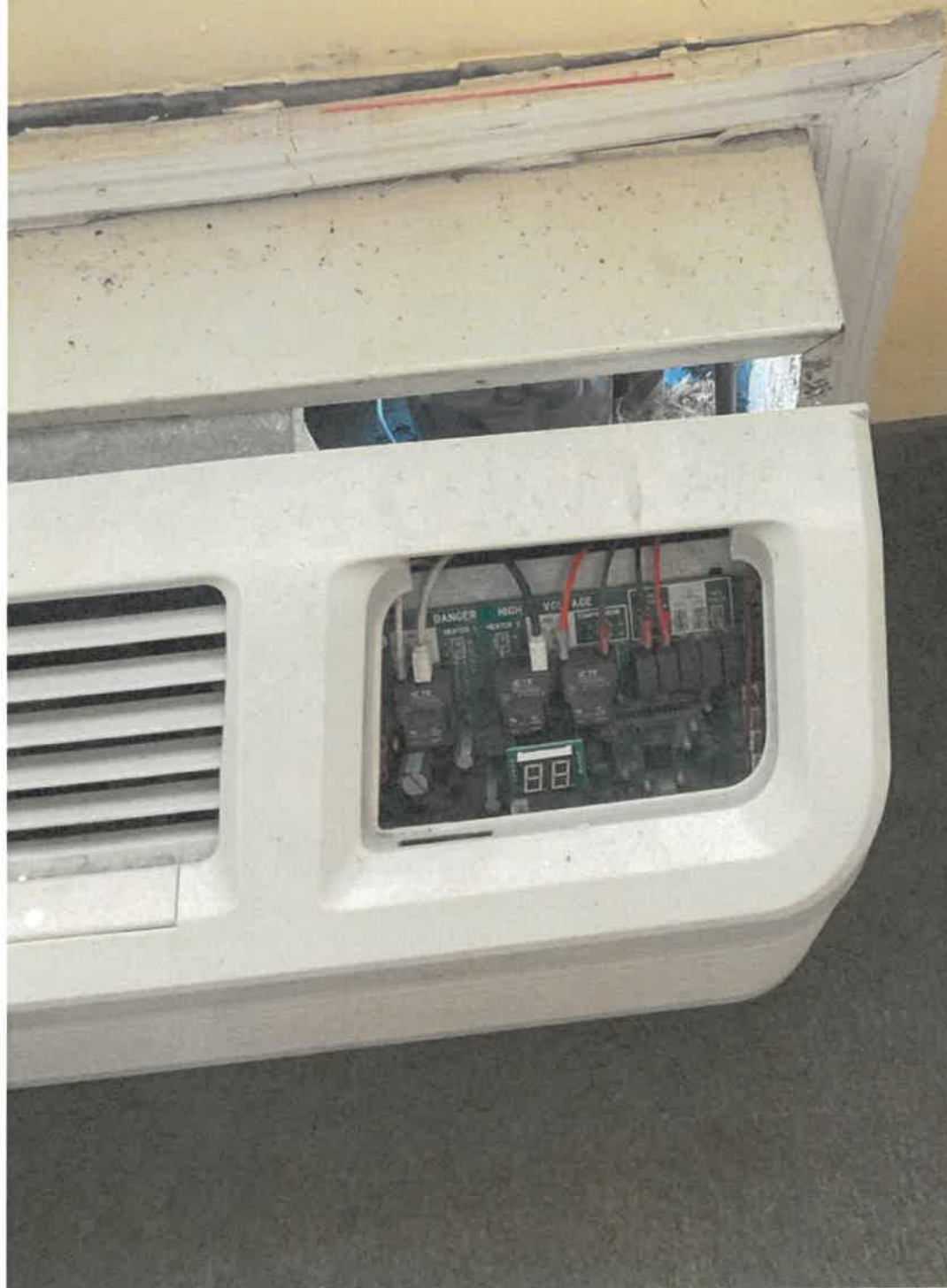
11/12/25



339 SW Commerce

11/12/25





339 SV COMEXCE

11/12/25



339 SU Comm FRC


11/12/25





339 SW GARDNER

11/12/25

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>		A. Signature X <i>[Signature]</i> <div style="float: right;"> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee </div>	
1. Article Addressed to: <b>ASMJ INC.</b> <b>339 SW Commerce</b> <b>Lake City, FL 33555</b>		B. Received by (Printed Name)	C. Date of Delivery
 9590 9402 9016 4122 8426 01		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
Article Number (Transfer from carrier label) <b>9589 0710 5270 2886 2514 67</b>		<input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Mail Restricted Delivery (over \$500)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery	

Domestic Return Receipt

RETURNED 1/14/26



9589 0710 5270 2886 2514 67

9589 0710 5270 2886 2514 67

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
 Domestic Mail Only

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

OFFICIAL USE

## Certified Mail Fee

\$5.31

## Extra Services &amp; Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$4.70☐ Return Receipt (electronic) \$☐ Certified Mail Restricted Delivery \$☐ Adult Signature Required \$☐ Adult Signature Restricted Delivery \$Postmark  
Here

## Postage

\$ .74

## Total Postage and Fees

\$ 10.44

## Sent To

ASMT INC.  
 339 S. Commerce Dr.  
 Lake City FL 32055

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

12/29/25



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

ASMJ Inc.  
339 SW Commerce Dr.  
Lake City, FL 32055

12/29/25

**Certified Mail**

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

**Important Reminders**

- First-Class Mail®. First-class mail service.
- Certified Mail service.
- International mail.
- Insurance coverage is provided with Certified Mail service.
- Insurance coverage on certain Priority Mail fees.

For an additional fee, endorsement on the return of the following services:

- Return receipt service.

You can request a hard copy of the electronic version of the completed PS Form 3800, *Receipt*, attach PS Form 3800, January 2002 PS Form 3800.

## 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:

ASMT INC.  
339 SW Commerce Dr.  
Lake City, FL 32025



9590 9402 9016 4122 8427 24

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2513 44

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

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes☐ No

If YES, enter delivery address below:

## 3. Service Type

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

## Domestic Return Receipt

**Certified Mail service**

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

**Important Reminders:**

- You may purchase Certified Mail® First-Class Mail® service, or Priority Mail® service.
- Certified Mail service is not available for international mail.
- Insurance coverage is not available for Certified Mail service.
- Insurance coverage is not available for Certified Mail service.
- For an additional fee, and endorsement on the mailpiece, return receipt service of delivery (including signature) can be requested. You can request a hard copy or electronic version. For complete PS Form 3800, January 2019, attach PS Form 3800, January 2019.

**CERTIFIED MAIL**

9589 0710 5270 2886 2513 44  
9589 0710 5270 2886 2513 44

**U.S. Postal Service<sup>TM</sup>**  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
*Domestic Mail Only*

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

**OFFICIAL USE**

Certified Mail Fee  
\$ 5.30

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

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ <u>4.90</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  
\$ .74

Total Postage and Fees  
\$ 10.44

Sent To  
ASPT INC.  
35 SW Commerce Dr.  
Lake City FL 32025

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

226

Postmark Here

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

MAILED 11/18/25



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

ASMJ Inc.  
339 SW Commerce Dr.  
Lake City, FL 32025

MAILED 11/18/25

On Wednesday November 12, 2025, I stopped by to follow up on a request to perform a fire and life safety inspection at the Knights Inn at 339 SW Commerce Dr. I originally spoke with the manager on October 17, 2025, and explained I was inspecting all the hotels inside the city limits and that I would like to schedule with them within two weeks. After I had not had an inspection scheduled, I stopped by to get an update. The manager stated we had not gotten anywhere on getting anything scheduled. In turn I asked if I could walk the building with her if she had free time so she could make a list of any violations that need to be corrected if any were present. She stated that it would be fine and we began checking the first-floor area of the hotel.

The first thing that was inspected was the emergency lighting of the hallways and stairwells. Only two sets of emergency lighting were found to be operable. NFPA 101 Chapter 29 states, **29.2.9 Emergency Lighting.**

**29.2.9.1**

Emergency lighting in accordance with Section **7.9** shall be provided in all buildings with more than 25 rooms.

While looking at emergency lighting, multiple illuminated exit signs, marking proper exit paths were not working properly and or did not have power back up in the case of loss of power to the building. NFPA 101 Chapter 29 states: **29.2.10 Marking of Means of Egress.**

Means of egress shall have signs in accordance with Section **7.10**

Close

**7.10**

**7.10 Marking of Means of Egress.**

**7.10.1 General.**

**7.10.1.1 Where Required.**

Means of egress shall be marked in accordance with Section **7.10** where required in Chapters 11 through 43.

**7.10.1.2 Exits.**

**7.10.1.2.1 \***

Exits, other than main exterior exit doors that obviously and clearly are identifiable as exits, shall be marked by an approved sign that is readily visible from any direction of exit access.

Following this I checked the fire extinguisher and found all of them to be over 16 months out of date from the last maintenance inspection they had received. NFPA 10 Chapter 7 states: NFPA 10 Chapter **7.3.1.1**

Fire extinguishers shall be subjected to maintenance at intervals of not more than 1 year, at the time of hydrostatic test, or when specifically indicated by an inspection discrepancy or electronic notification.

I then inspected the sprinkler system for the building. On the main riser of the system was a red tag label from Cox Fire, indicating the system has severe deficiencies. The backflow

preventer outside of the building beside the roadway/parking lot also has a red tag on it. It was also found these tags were from 2023 and no service or inspection had been done on the system since then. NFPA 13R Chapter 11 states: NFPA 13R Chapter 11

#### **11.2 \* Owner's Responsibility.**

The owner shall be responsible for the condition of a sprinkler system and shall keep the system in normal operating condition.

#### **11.3 Inspection, Testing, and Maintenance.**

Sprinkler systems shall be inspected, tested, and maintained in accordance with [NFPA 25](#).

With the sprinkler system, it was also found in each riser room, around the riser and sprinkler system that there was excessive storage. The upstairs room had the riser and sprinkler system completely blocked from being accessed. It states in NFPA 25 Chapter 4:

#### **4.1.3 \* Accessibility.**

The property owner or designated representative shall provide ready accessibility to components of water-based fire protection systems that require inspection, testing, and maintenance.

It was also found in the stairwells of the building that one of the doors would not fully close and one of the doors was propped open. In the same stairwells there were various items such as plywood, lumber, and office chairs stored in the lower portion of the stairwell.

NFPA 101 Chapter 7 states: **7.1.3.2.3 \***

An exit enclosure shall not be used for any purpose that has the potential to interfere with its use as an exit and, if so designated, as an area of refuge. (See also [7.2.2.5.3](#).)

#### **7.1.10.1 \* Maintenance.**

Means of egress shall be continuously maintained free of all obstructions or impediments to full instant use in the case of fire or other emergency.

#### **7.2.1.8.1 \***

A door leaf normally required to be kept closed shall not be secured in the open position at any time and shall be self-closing or automatic-closing in accordance with [7.2.1.8.2](#), unless otherwise permitted by [7.2.1.8.3](#).

After completing my walk-through and going over the findings with management, I notified the building and code enforcement departments, as the findings of the walk through prove to find significant threats to the safety of the occupants of the building, along with causing unsafe fire or potential fire conditions. It is my stance that immediate attention be brought to all the above listed items to provide a safer environment.