

CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF LAKE CITY

February 11, 2026 at 5:30 PM

Venue: CMT - Communications Media Technology

AGENDA

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

- 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.

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- 6.. NFPA 13R Ch. 11 11.3- Inspection, Testing and Maintenance
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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

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 2nd NOV and NOH (Dated) 11/4/25

E. Notice of Public Hearing Posted on Property and City Hall (Dated) 11/25/25

F. Affidavit of Posting 11/25/25

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
12/25/25 # 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

Use: 3900: HOTELS/MOTELS

Subdivision: ISTATE COM

Legal Description

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

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



Tax Bill Detail

Payment Options

If Paid By 11/30/2025

This Bill:	\$23,075.37
All Bills:	\$23,075.37
Cart Amount:	\$0.00

Property Tax Account: R02714-002

ASMJ INC

Year	Due	Year: 2025	Bill Number:	Owner: ASMJ INC	Discount Period: 4%
2025	\$23,075.37				
2024	\$0.00	Tax District: 9541			
2023	\$0.00	1			
2022	\$0.00				
2021	\$0.00				
2020	\$0.00				
2019	\$0.00				
2018	\$0.00				
2017	\$0.00				
2016	\$0.00				

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	\$5,962.10
1997	107330	1997- 3001952	TAD DEVELOPMENT	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 FA	12/03/1991 \$5,171.72
1990	6314	1990- 3002593	THE FIRST FA	12/03/1990 \$5,082.24
			INTERSTATE COMMERCE CENTER LTD	
			INTERSTATE COMMERCE CENTER LTD	
			INTERSTATE COMMERCE CENTER LTD	



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

NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 25-00000226 2nd 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 Sova

Violation Code	Violation Description
NFPA 101 Ch. 29 Emergency Lighting	Emergency lighting in Section 7.9 shall be provided in all buildings with more than 25 rooms.
NFPA 101 Ch. 29. 29.2.10 Marking of Means of Egress	Means of egress shall have signs in accordance with Section 7.10.
NFPA 101 Ch 29 7.10.1.2.1 Exits	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.
NFPA 10 Ch. 7.3.1.1 Fire Extinguishers	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.
NFPA 13R Ch. 11.2 Owners Responsibility	The owner shall be responsible for the condition of the sprinkler system and shall keep the system in normal operating condition.



DEPARTMENT OF GROWTH MANAGEMENT
 205 North Marion Avenue
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NFPA 13R Ch.11 11.3 Inspection, Testing and Maintenance	Sprinkler systems shall be inspected, tested and maintained in accordance with NFPA 25. Remove storage from blocking sprinkler system.
NFPA 25 Ch. 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.
NFPA 101 Ch. 7 7.2.1.8.1 Doors	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.
NFPA Ch. 7 7.1.10.1 Maintenance	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
NFPA 101 Ch. 29 Emergency Lighting	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.
NFPA 101 Ch. 29. 29.2.10 Marking of Means of Egress	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.
NFPA 101 Ch 29 7.10.1.2.1 Exits	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.
NFPA 10 Ch. 7.3.1.1 Fire Extinguishers	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. There are several fire extinguishers that have not been inspected in several years.
NFPA 13R Ch. 11.2 Owners Responsibilit	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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NFPA 13R Ch.11 11.3 Inspection, Testing and Maintenance	Sprinkler systems shall be inspected, tested and maintained in accordance with NFPA 25.
NFPA 25 Ch. 4 4.1.3 Accessibility	Remove storage that is blocking access to sprinkler systems in the storage room.
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NFPA Ch. 7 7.1.10.1 Maintenance	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**



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: ASMJ Inc. Relationship owner: Owner

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

Personal Service

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

Beth Tompkins
Print Name of Asst. Fire Chief

Print Name of Asst. Fire Chief

Signature of Code Inspector

RWC

Signature of Asst. Fire Chief



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NOTICE OF VIOLATION
CODE ENFORCEMENT – SPECIAL MAGISTRATE
CASE # 25-00000226

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 PROMPTED BY:

INITIAL INSPECTION

Complaint X CE Personnel Observation _____

Date: **10/12/2025**

Complainant: Ret Tompkins CE Personnel: Marshall Sova

Violation Code

Violation Description

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NFPA 25 Ch. 4 4.1.3 Accessibility	Remove storage that is blocking access to sprinkler systems in the storage room.
NFPA 101 Ch. 7 7.2.1.8.1 Doors	There were several doors propped open that are self-closing. These doors need to be repaired.
NFPA Ch. 7 7.1.10.1 Maintenance	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: **December 18, 2025**



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: 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 First class mailing

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

Item i.

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 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

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

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

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

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

MARSHALL SOVA
Code Enforcement Officer

AFFIDAVIT OF NOTICE BY POSTING

STATE OF FLORIDA

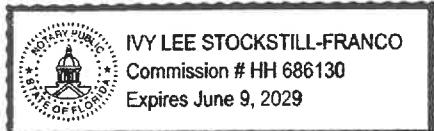
COUNTY OF COLUMBIA

BEFORE ME, this day, 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.

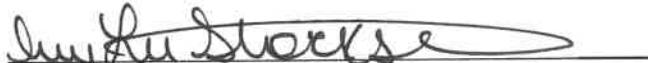


Marshall Sova -Code Enforcement Inspector

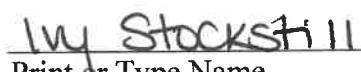


[SEAL]

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



Signature of Notary



Print or Type Name

My Commission expires: _____

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

NOTICE OF HEARING

Case No.: 25-00000226

Respondent: ASMJ Inc.

NOTICE OF HEARING

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Wednesday the 11th day of February, 2026, at (time) 5:30 a.m. p.m.

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

The Special Magistrate will be presiding over your hearing through the 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 ASMJ Inc.
 On date December 30, 2025

Relationship Owner
 time being 9:00 am

Personal Service
 Certified Mail, Return Receipt requested
 Refused to sign, drop service

Posted on property and at City Hall
 First class mailing

Marshall Sova
 Print Name of Code Inspector


 Signature of Code Inspector

I acknowledge receipt of a copy of this Notice of Hearing

Signature of Respondent/Recipient

Date



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 2nd 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 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055

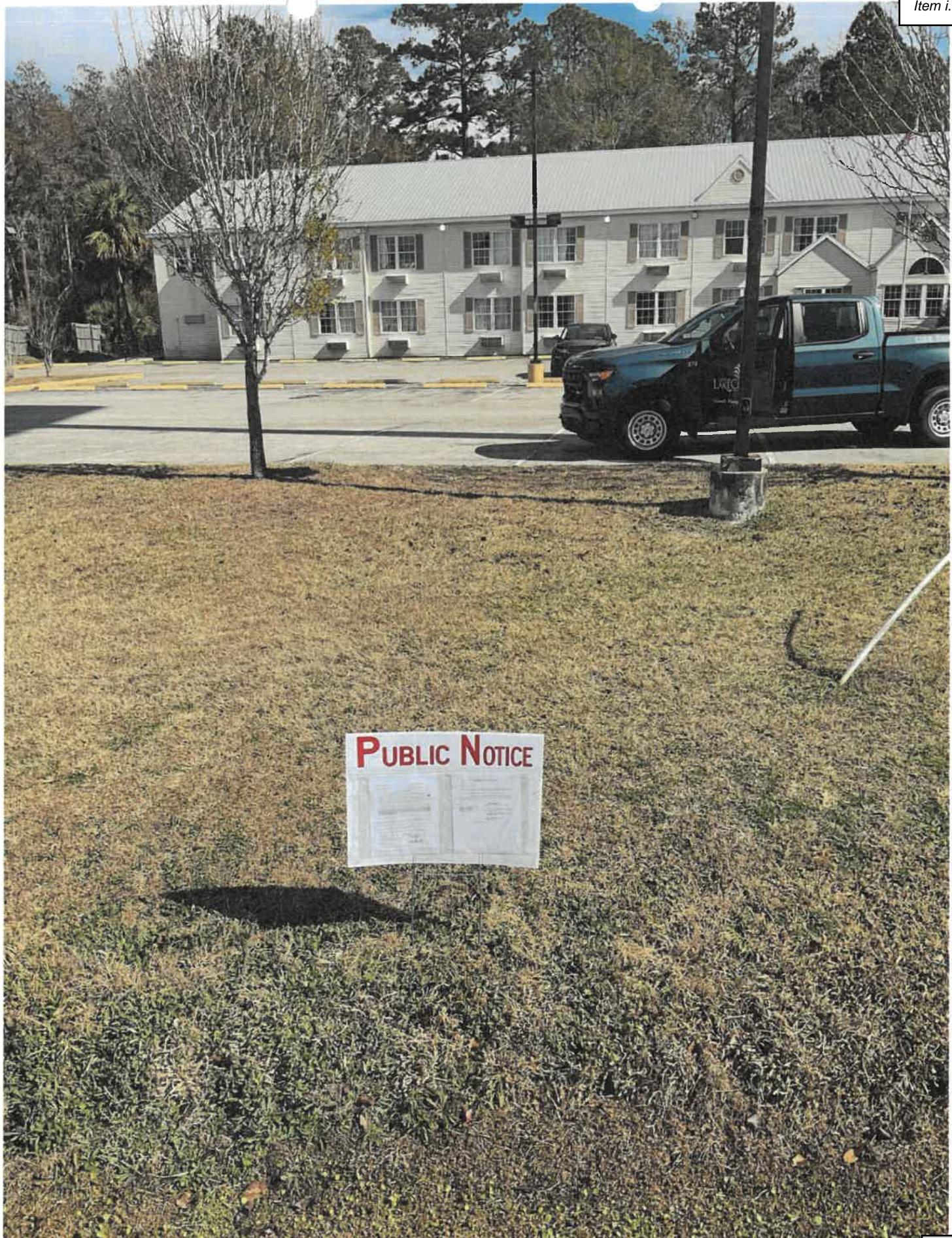
Members of the public may also view the meeting on our YouTube channel at:

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.

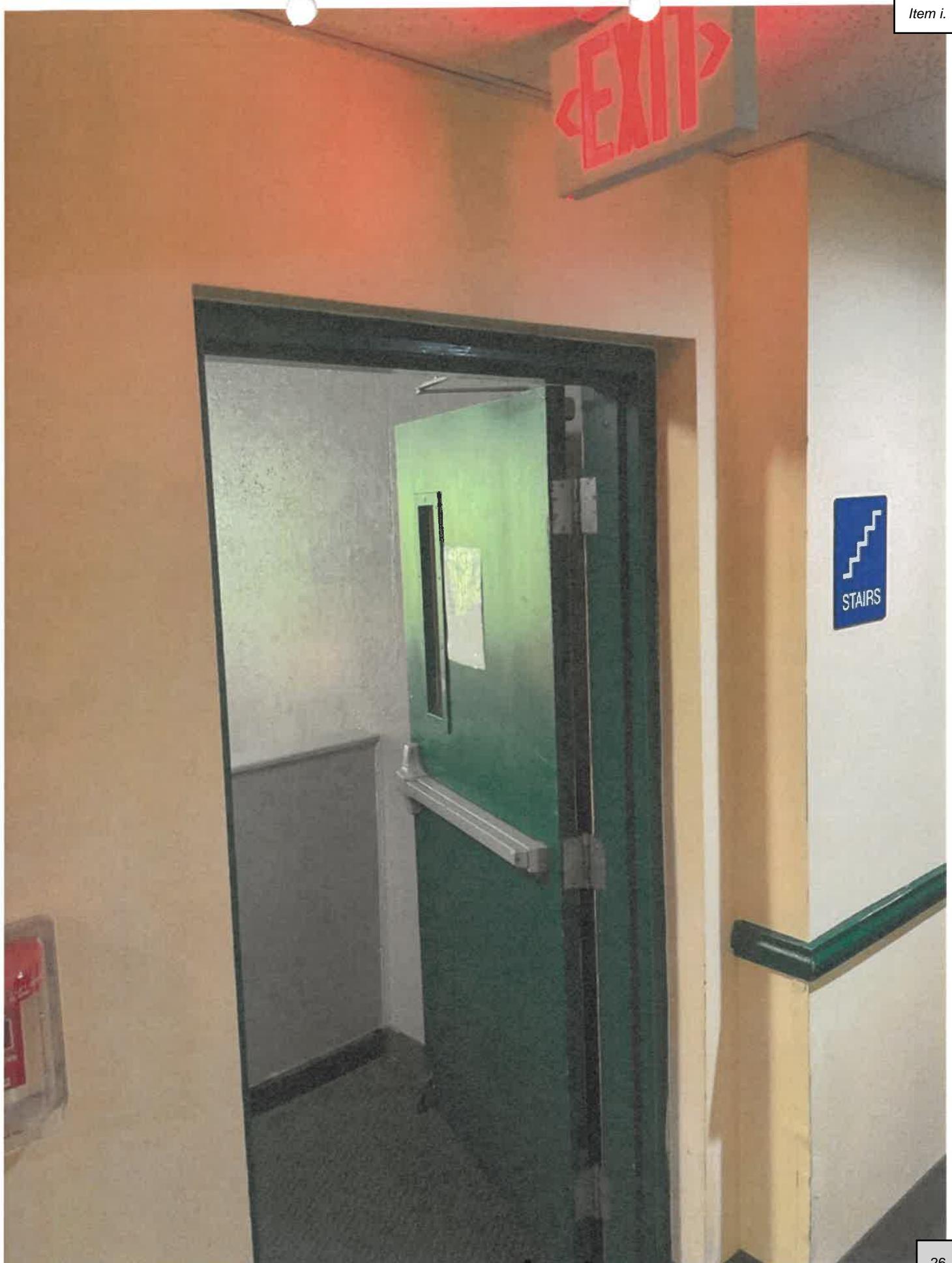
SPECIAL REQUIREMENTS: Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

MARSHALL SOVA
Code Enforcement Officer

1/29/26 Postino City Hall



1/29/26 POSTING OF PROPERTY



335 SW Commerce

11/12/25



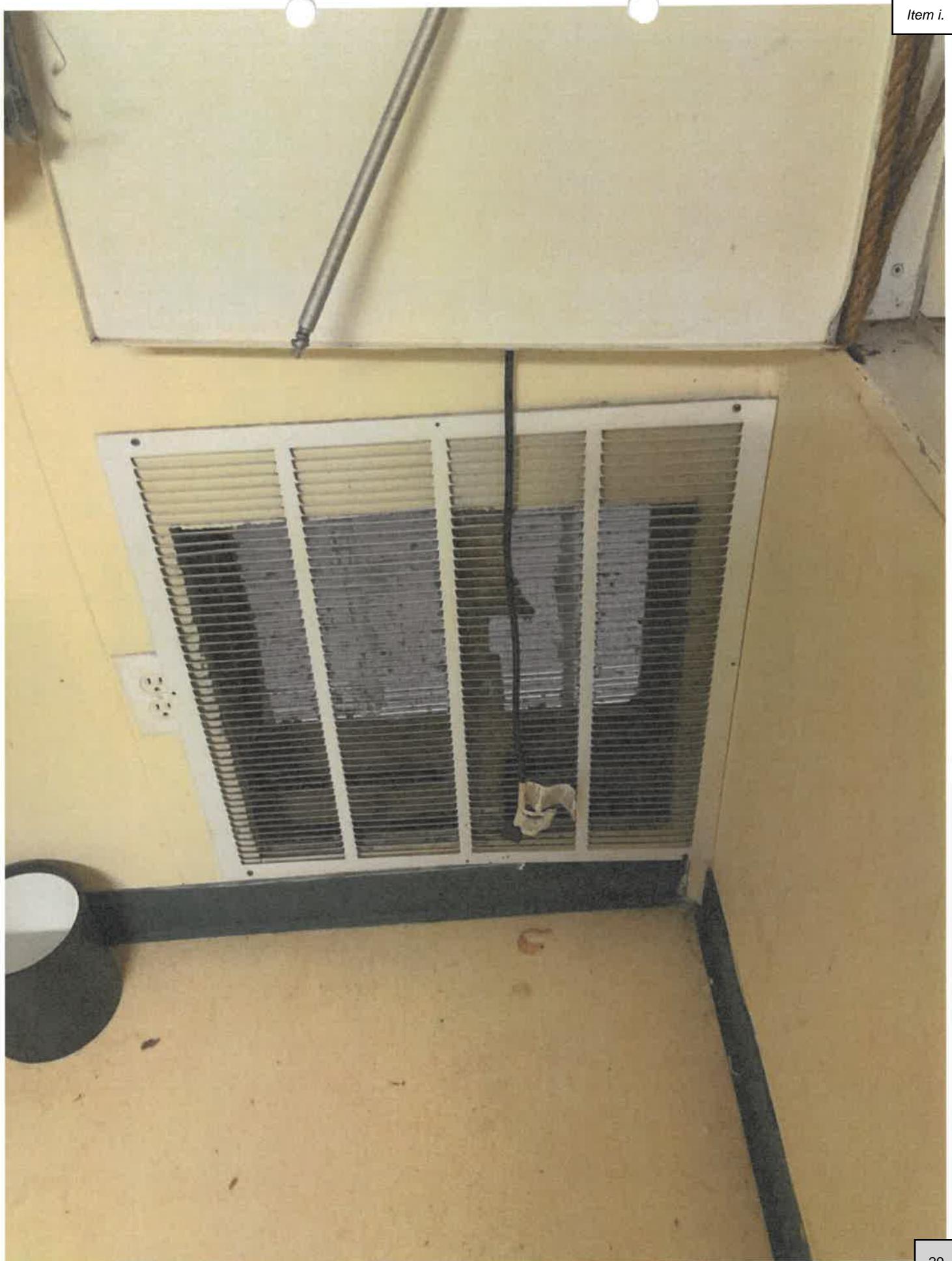
339 SU Commerce

11/12/25



339 SW Commerce

11/12/35



3315 W Commerce

11/12/25





335 SV Commerce

11/11/15



339 SW Commerce

11/12/25



339 SW Commerce

11/12/25

ROOMS
STAIRS
SMOKING
Thank You.

2
FLOOR

11/12/25

339 SW Commerce



331 SW Commerce

11/12/25



335 SV CONFACE

11/12/25



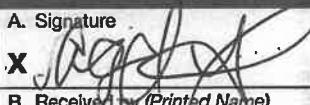
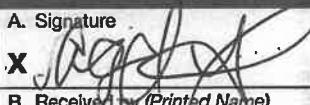
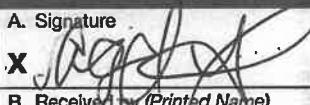
3355V CONNFACE

11/12/25



339 SW Commerce

11/12/25

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY							
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Complete items 1, 2, and 3. <input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits. 		<p style="text-align: right;">05/24</p> <table border="0"> <tr> <td>A. Signature</td> <td><input checked="" type="checkbox"/> Agent</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Addressee</td> </tr> <tr> <td>B. Received by (Printed Name)</td> <td>C. Date of Delivery</td> </tr> </table>		A. Signature	<input checked="" type="checkbox"/> Agent		<input type="checkbox"/> Addressee	B. Received by (Printed Name)	C. Date of Delivery
A. Signature	<input checked="" type="checkbox"/> Agent								
	<input type="checkbox"/> Addressee								
B. Received by (Printed Name)	C. Date of Delivery								
<p>1. Article Addressed to:</p> <p>ASMJ INC. 339 SW Commerce Dr Lake City, FL 32055</p> <p></p> <p>9590 9402 9016 4122 8426 01</p> <p>9589 0710 5270 2886 2514 67</p> <p style="text-align: right;">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 <input type="checkbox"/> Restricted Delivery</p> <p style="text-align: right;">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 <input type="checkbox"/> Mail Restricted Delivery <small>(over \$500)</small></p>									
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt							

Returned 1/14/21

221

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

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee
530

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

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.90
<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
0.74

Total Postage and Fees
\$ 10.44

Sent To
1530 1/4
3355 Turnpike Dr.
Lake City, FL 32055

Street and Apt. No. or P.O. Box No.
City, State ZIP+4

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

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

2/29/25

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:

AS/NJ Inc.
335 SW Commerce Dr.
Lake City FL 32155



9590 9402 9016 4122 8426 01

9589 0710 5270 2886 2514 67

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature	<input checked="" type="checkbox"/> Agent
B. Received by (Printed Name)	<input type="checkbox"/> Addressee
C. Date of Delivery	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	

3. Service Type	<input type="checkbox"/> Priority Mail Express®
	<input type="checkbox"/> Registered Mail™
	<input type="checkbox"/> Registered Mail Restricted Delivery
	<input type="checkbox"/> Certified Mail®
	<input type="checkbox"/> Delivery
	<input type="checkbox"/> Certified Mail Restricted Delivery
	<input type="checkbox"/> Signature Confirmation™
	<input type="checkbox"/> Signature Confirmation
	<input type="checkbox"/> Restricted Delivery
	<input type="checkbox"/> Mail Restricted Delivery

Domestic Return Receipt

PS Form 3800, January
Receipt attach PS Form 3
complete PS Form 3
electronic version. If
you ask request a re-
delivery including
return receiver's
location services
endorsement on the m-
ail form Priority Mail in-
surance coverage is
with Certified Mail Ser-
vice insurance coverage is
insured mail.

Important Reminders
■ You may purchase
First-Class Mail, First-
Class Priority Mail, or
Certified Mail services
or Certified Mail services
for a specific period
of delivery (i.e.
signature for delivery
delivery).

Certified Mail
■ A receipt (this portion
of delivery) that is re-
quested for a specific
period of delivery.

■ Electronic verification
■ A unique identifier for
each portion of delivery.

■ A receipt (this portion
of delivery) that is re-
quested for a specific
period of delivery.

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:

ASNT Inc.
335 SW Commerce Dr.
Lake City, FL 32055



9590 9402 9016 4122 8427 24

2. Article Number (Transfer from service label)

9589 0710 5270 2886 2513 44
\$500

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature	<input checked="" type="checkbox"/> Agent
	<input type="checkbox"/> Addressee
B. Received by (Printed Name)	<input type="checkbox"/> C. Date of Delivery
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	

3. Service Type	<input type="checkbox"/> 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
	<input type="checkbox"/> Insured Mail Restricted Delivery
	<input type="checkbox"/> Ad Mail Restricted Delivery
	<input type="checkbox"/> Adult Signature
	<input type="checkbox"/> Adult Signature Restricted Delivery
	<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

Domestic Return Receipt

PS Form 3800, January
Receipt attach PS Form 38
complete PS Form 38
electronic version. To
You can request a hard
copy delivery including
a return receipt service
the following services:
- Return receipt service
- Endorsement on the mes-
sage
- For an additional fee, we
certify Priority Mail items
with Certified Mail service
of Domestic coverage (in
Insurence coverage is not
included).
■ Insurence coverage is not
included.
■ Certified Mail service is not
available.
■ First-Class Mail, First-C
or Priority Mail service
■ You may purchase service
Certified Mail service is not
available.
■ Important Reminders:
■ You may purchase service
Certified Mail service is not
available.
■ A record of delivery (including
signature) is retained
for a specified period.
■ A record of delivery (including
signature) is retained
for a specified period.
■ Electing verification of the
delivery.
■ A unique identifier for your
receipt (this portion of the
receipt is retained
for a specified period).

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

226

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee
\$5.30

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

Street, Apt. No., or PO Box No.
1355 N. Commerce Dr.

City, State, Zip Code
Lake City, FL 32055

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

Mail 10 11/18/25

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

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

ASMJ Inc.
329 S. Commerce St.
Lake City, FL 32055

MAIL TO 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

prevention 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.