

SPECIAL MAGISTRATE

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

NOTICE OF HEARING

Case # 2400000100

Respondent Lake City DG, LLC

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) Thursday the 6 day of March, 2025, at (time) 5:30 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 said Board 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.

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****

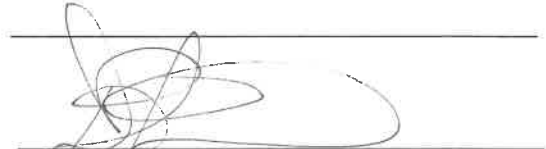
This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.

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

Name Lake City DG, LLC Relationship Owner

On date 1/24/25 time being 8:36 Personal Service
 Posted on property and at City Hall Certified Mail, Return Receipt requested
 First class mailing
 Refused to sign, drop service

Don White
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



January 23, 2025

To whom it may concern:

The Special Magistrate Hearing will be held on March 6, 2025 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)

1/23/25
[Signature]



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



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 # 24-00000100

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: Lake City DG, LLC
 Address: 136 NW Bascom Norris Drive

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
 Date: **12/19/24** Complaint X CE Personnel Observation X
 Complainant: Gary Laxton CE Personnel: Don White

Violation Code	Violation Description
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>



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

Violation Code	Corrective Action
302.4 Weeds.	All vegetation on and around property must be trimmed and maintained within city regulatory code.

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: 1/19/25



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: Lak City DG, LLC _____ Relationship owner: _____
 On date: 12/19/24 _____ time being: 4:00 P.M. _____
 Personal Service _____
 Posted on property _____ and at City Hall _____
 Certified Mail, Return Receipt requested _____ First class mailing _____
 Refused to sign _____, drop service _____

Don White _____
 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

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 12/19/24 Name (required) Don White
Phone: 3867524344 Address: 205 N Marion Avenue Email: whited@lcfla.com

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____
Address of Complaint: 136 NW Bascom Norris Drive Nature of Complaint: Overgrowth in retention pond

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

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

Date Received: 12/19/24 Via: Person Case Number Assigned 202400000100
Notes:

Parcel# 11572-000

Address: 136 Bascom Norris Drive

Owner: Lake City DG, LLC

Date of first inspection: 12/19/24

1st Notice of Violation sent: 12/20/24

2nd inspection date: 1/21/25

2nd Notice of Violation sent: _____

Date of Public Notice placed on property: _____

Notice of Mag. Hearing sent: 1/24/25

Notice on City of Lake City website on: _____

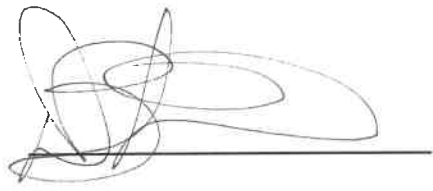
Notice posted in City Hall:

Mailing Cost/Date: \$9.64 / 12/20/24

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____



Don White CEO/ City of Lake City



Columbia County Property Appraiser

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

PARCEL: 00-00-00-11572-000 (40092) | STORES/1 STORY (1100) | 2.536 AC
 NW DIV: BEG AT INTERS S RW LINE SR-252-A & W R/W LINE MARION STREET, RUN S 375.80 FT, W 299 FT, N 362.50 FT, E 295 FT TO POB, BLOCK M, ORB 829-567,

LAKE CITY DG, LLC
 Owner: 65 N MAIN STREET SUITE 404
 CRANBURY, NJ 08512

Site: 136 NW BASCOM NORRIS DR,
 LAKE CITY

Sales 10/18/2019 \$1,624,700 I(U)
 10/8/2010 \$100 V(U)
 Info 10/8/2010 \$295,000 V(U)

2025 Working Values

Mkt Lnd	\$138,150	Appraised	\$700,293
Ag Lnd	\$0	Assessed	\$700,293
Bldg	\$494,271	Exempt	\$0
XFOB	\$67,872	Total	county:\$700,293
Just	\$700,293	city:	\$700,293
		school:	\$700,293
		other:	\$0

NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser 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. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 12/19/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 12/19/2024

Parcel: << 00-00-00-11572-000 (40092) >>

Owner & Property Info

Result: 1 of 1

Owner	LAKE CITY DG, LLC 65 N MAIN STREET SUITE 404 CRANBURY, NJ 08512		
Site	136 NW BASCOM NORRIS DR, LAKE CITY		
Description*	NW DIV: BEG AT INTERS S R/W LINE SR-252-A & W R/W LINE MARION STREET, RUN S 375.80 FT, W 299 FT, N 362.50 FT, E 295 FT TO POB. BLOCK M. ORB 629-567, WD 1202-2084, WD 1202-2087, WD 1397-1370.		
Area	2.536 AC	S/T/R	29-3S-17
Use Code**	STORES/1 STORY (1100)	Tax District	1

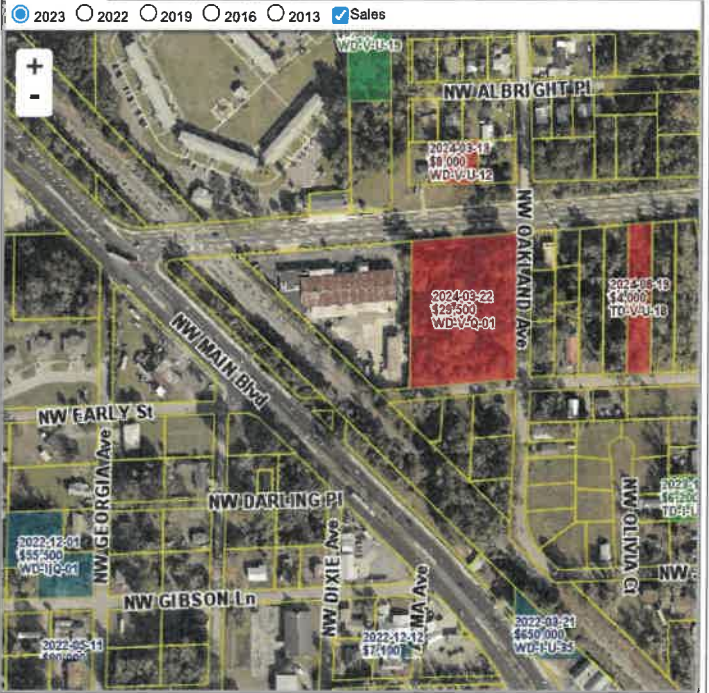
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$138,150	Mkt Land	\$138,150
Ag Land	\$0	Ag Land	\$0
Building	\$494,271	Building	\$494,271
XFOB	\$67,872	XFOB	\$67,872
Just	\$700,293	Just	\$700,293
Class	\$0	Class	\$0
Appraised	\$700,293	Appraised	\$700,293
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$700,293	Assessed	\$700,293
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$700,293 city:\$700,293 other:\$0 school:\$700,293	Total Taxable	county:\$700,293 city:\$700,293 other:\$0 school:\$700,293

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/18/2019	\$1,624,700	1397 / 1370	WD	I	U	37
10/8/2010	\$100	1202 / 2087	QC	V	U	11
10/8/2010	\$295,000	1202 / 2084	WD	V	U	37

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	STORE DISC (3600)	2011	10745	10858	\$494,271

*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	2011	\$6,575.00	2922.00	0 x 0
0120	CLFENCE 4	2011	\$6,380.00	1160.00	0 x 0
0260	PAVEMENT-ASPHALT	2011	\$54,917.00	34323.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1100	STORE 1FLR (MKT)	36,000.000 SF (0.826 AC)	1.0000/1.0000 1.0000/1.2500000 /	\$1 /SF	\$45,000
1000	VACANT COMMERCIAL (MKT)	74,520.000 SF (1.710 AC)	1.0000/1.0000 1.0000/1.2500000 /	\$1 /SF	\$93,150

Search Result: 1 of 1

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12/19/24



12/19/24







DOLLAR
GENERAL

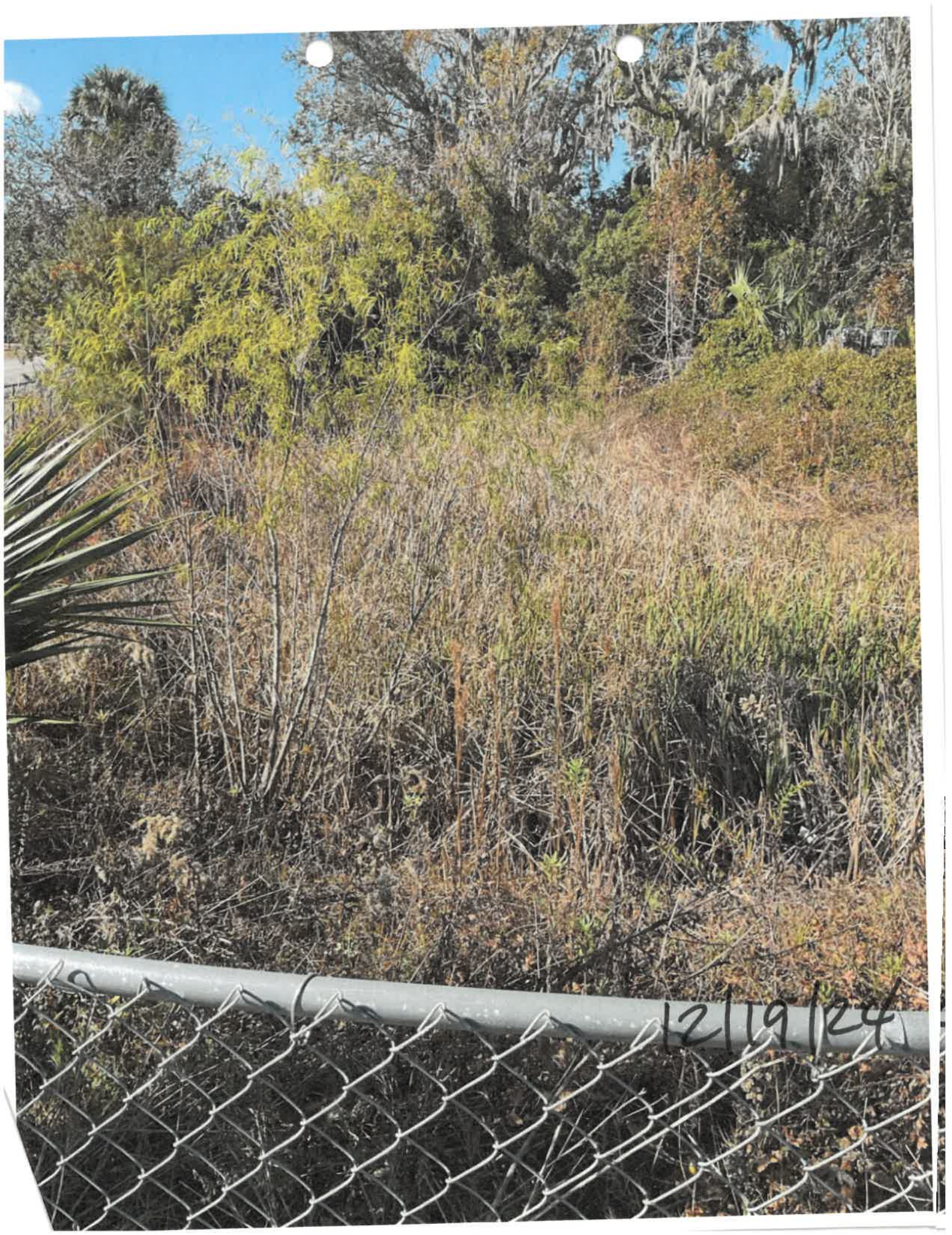
12/19/24



12/19/24



12/19/04



12/19/24



CERTIFIED MAIL

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



9589 0710 5270 1815 1114 45
9589 0710 5270 1815 1114 45

LLC
TE 404
512

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 \$4.85	Postmark Here
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$4.70	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$.65	
Total Postage and Fees \$9.65	
Sent To LAKE CITY DG, LLC Street and Apt. No., or PO Box No. 65 N MAIN STREET SUITE 404 City, State, ZIP+4® CRANFORD, NJ 08512	

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

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:

LAKE CITY DG, LLC
 65 N MAIN STREET SUITE
 404
 CRANFORD, NJ 08512



9590 9402 8577 3244 7295 09

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1114 45

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

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

Domestic Return Receipt

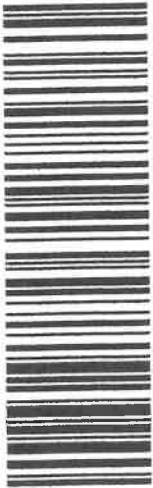
Certified Mail

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

Important Reminders:

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

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



9589 0710 5270 1815 1114 38
9589 0710 5270 1815 1114 38

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

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

OFFICIAL USE

Certified Mail Fee	\$ <u>4.85</u>
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ <u>4.00</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>.63</u>
Total Postage and Fees	\$ <u>9.64</u>

Postmark
Here

Sent To	<u>GARY LAXTON</u>
Street and Apt. No., or PO Box No.	<u>1965 MIXSON RD</u>
City, State, ZIP+4®	<u>LAKE CITY FL 32024</u>

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

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:

GARY LAXTON
1965 MIXSON RD
LAKE CITY, FL 32024



9590 9402 8577 3244 7295 16

2. Article Number (Transfer from service label)

9589 0710 5270 1815 1114 38

PS Form 3811, July 2020 PSN 7630-02-000-8053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

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

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

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

4. Mail Restricted Delivery

Domestic Return Receipt

- Certified Mail**
- A receipt (this portion of the label)
 - A unique identifier for the mailpiece
 - Electronic verification of the recipient's signature that is retained for a specified period.
 - You may purchase Certified Mail® First-Class Mail®, First-Class Mail® service or Priority Mail® service.
 - Certified Mail service is available for international mail.
 - Insurance coverage is available for Certified Mail service with Certified Mail service insurance coverage and certain Priority Mail International mailpieces.
 - For an additional fee, an endorsement on the mailpiece may be requested for the following services:
 - Return receipt service (including electronic version. For more information, you can request a return receipt at the time of delivery)

PS Form 3800, January 2019

CODE ENFORCEMENT- SPECIAL MAGISTRATE

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

NOTICE OF Violation

Case # 2021-00000091

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 Parcel ID# 11572-000 / 136 ne Bascom Norris

RE INSPECTION	Beverly A Jones	06/29/2021	8:53AM	Results- retention ponds ARE OVERGROWN
INITIAL INSPECTION	Beverly A Jones	06/10/2021	9:25AM	Results

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
2018-302.4 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. 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
 Comply WITH CORRECTIVE ACTION BY 7/12/21

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 Lake City DG, LLC Relationship owner
 On date 6/29/21 time being _____ Personal Service
 Posted on property and at City Hall Certified Mail, Return Receipt requested First class
 mailing
 Refused to sign, drop service

Bee Jones

Jones, Beverly A
 Print Name of Code Inspector

 Signature of Code Inspector

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2021-00000091

Respondent Lake City DG, LLC

NOTICE OF HEARING: You are hereby notified and commanded to appear before the

Special magistrate- of Lake City, Florida on (day) Thursday, (enter hearing date) _____, at (time) 1:00 PM. 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 said Board 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.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(s) 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 Board 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 Lake City DG, LLC Relationship owner
On date 6/29/21 time being _____ Personal Service
Posted on property and at City Hall Certified Mail, Return Receipt requested First class mailing
Refused to sign, drop service

Bee Jones

Jones, Beverly A
Print Name of Code Inspector

Signature of Code Inspector

NOTE: Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.

**CODE ENFORCEMENT BOARD
OR SPECIAL MAGISTRATE**

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

NOTICE OF HEARING

Case # 2021-00000091

Respondent Lake City DG, LLC

NOTICE OF HEARING: You are hereby notified and commanded to appear before the Special magistrate- of Lake City, Florida on (day) Thursday, (enter hearing date) *Aug 8, 2024*, at (time) 1:00 PM. 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 said Board 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.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation(s) up to \$250.00 per day/per violation each day the violation continues.

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Name Lake City DG, LLC Relationship owner
On date 6/29/21 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

Beverly Jones

Signature of Code Inspector

NOTE: Minutes of the Code Enforcement Board Hearings are not transcribed verbatim. If you require a verbatim transcript, you must make arrangements for a court reporter or some other method of recording/transcribing.



Department of State / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
LAKE CITY DG LLC

Filing Information

Document Number L19000200815

FEI/EIN Number 84-2715408

Date Filed 08/07/2019

State FL

Status ACTIVE

Principal Address

65 N. MAIN ST
SUITE 404
CRANBURY, NJ 08512

Mailing Address

65 N. MAIN ST
SUITE 404
CRANBURY, NJ 08512

Registered Agent Name & Address

KUNG, JOHN

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

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

Case # 2021-00000091

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 Parcel ID# 11572-000/136 ne Bascom Norris

INITIAL INSPECTION	Beverly A Jones	06/10/2021	8:59AM	Results - <u>overgrowth around ponds.</u>
--------------------	-----------------	------------	--------	---

Violation Code	Violation Description	Corrective Action
IPMC	2018-301.2 Responsibility	Cut grass/weeds to within allowable limits and maintain in accordance with adopted codes.
IPMC	2018-302.4 Weeds	Remove overgrowth around ponds.

Violation Code	Municipal Code
2018-301.2 Responsibility	The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy and control.
2018-302.4 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. 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 comply by 6/27/21

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 LAKE CITY DG LLC Relationship owner

On date 6/10/21 time being Personal Service

Posted on property and at City Hall

First class mailing

Refused to sign, drop service

Certified Mail, Return Receipt requested
70200640000174403855

Jones, Beverly A
Print Name of Code Inspector

Signature of Code Inspector

Parcel: << 00-00-00-11572-000 (40092) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	LAKE CITY DG, LLC 65 N MAIN STREET SUITE 404 CRANBURY, NJ 08512		
Site	136 BASCOM NORRIS DR, LAKE CITY		
Description	NW DIV: BEG AT INTERS S R/W LINE SR-252-A & W R/W LINE MARION STREET, RUN S 375.80 FT, W 299 FT, N 362.50 FT, E 295 FT TO POB. BLOCK M. ORB 629-567, WD 1202-2084, WD 1202-2087, WD 1397-1370,		
Area	2.536 AC	S/T/R	29-3S-17
Use Code	STORES/1 STORY (1100)	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

2020 Certified Values		2021 Working Values	
Mkt Land	\$124,335	Mkt Land	\$124,335
Ag Land	\$0	Ag Land	\$0
Building	\$375,968	Building	\$372,008
XFOB	\$67,872	XFOB	\$67,872
Just	\$568,175	Just	\$564,215
Class	\$0	Class	\$0
Appraised	\$568,175	Appraised	\$564,215
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$568,175	Assessed	\$564,215
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$568,175 city:\$568,175 other:\$568,175 school:\$568,175	Total Taxable	county:\$564,215 city:\$564,215 other:\$0 school:\$564,215

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/18/2019	\$1,624,700	1397/1370	WD	I	U	37
10/8/2010	\$100	1202/2087	QC	V	U	11
10/8/2010	\$295,000	1202/2084	WD	V	U	37

Building Characteristics

Bldg Sketch	Description *	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	STORE DISC (3600)	2011	10745	10858	\$372,008

*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	2011	\$6,575.00	2922.00	0 x 0
0120	CLFENCE 4	2011	\$6,380.00	1160.00	0 x 0
0260	PAVEMENT-ASPHALT	2011	\$54,917.00	34323.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1100	STORE 1FLR (MKT)	36,000.000 SF (0.826 AC)	1.0000/1.0000 1.0000/1.2500000 /	\$1 /SF	\$40,500
1000	VACANT COMMERCIAL (MKT)	74,520.000 SF (1.710 AC)	1.0000/1.0000 1.0000/1.2500000 /	\$1 /SF	\$83,835



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 # 22-00000049

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: **Lake City DG, LLC**
 Address: **136 NW Bascom Norris Drive Lake City, FL 32055**

INITIAL INSPECTION INITIAL INSPECTION PROMPTED BY:
 Complaint CE Personnel Observation
 Date: **08/24/2022** 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 re-infestation.</i>



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

Violation Code	Corrective Action
302.1 Sanitation	Mow and clean property up.
302.4 Weeds	Mow and clean property up.
302.5 Rodent harborage	Mow and clean property up to prevent re-infestation of rodents.

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: **September 9, 2022** _____



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: Lake City DG, LLC Relationship owner: _____

On date: August 24, 2022 time being: 12:45 pm _____

Personal Service

Posted on property and at City Hall

Certified Mail, Return Receipt requested First class mailing

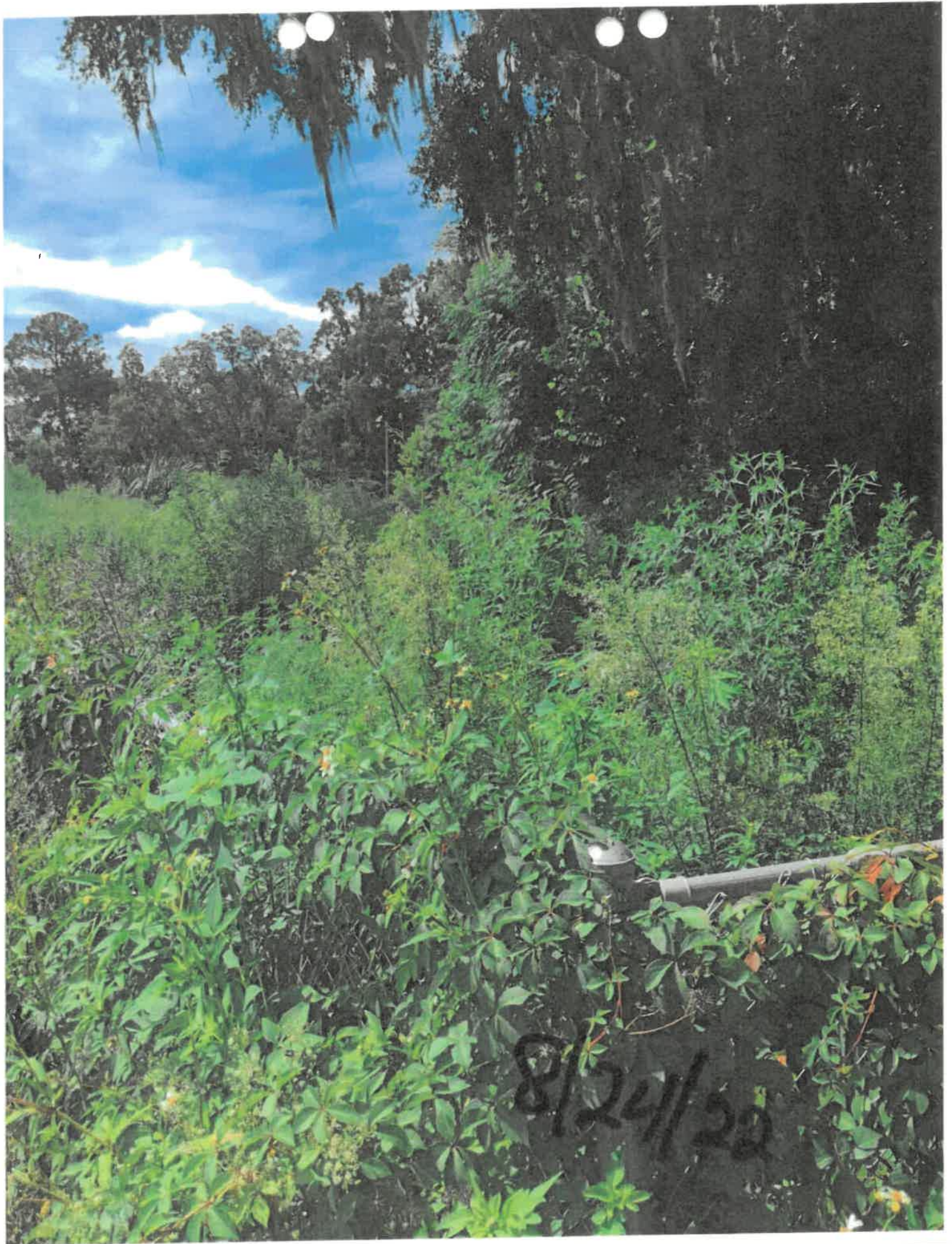
Refused to sign , drop service

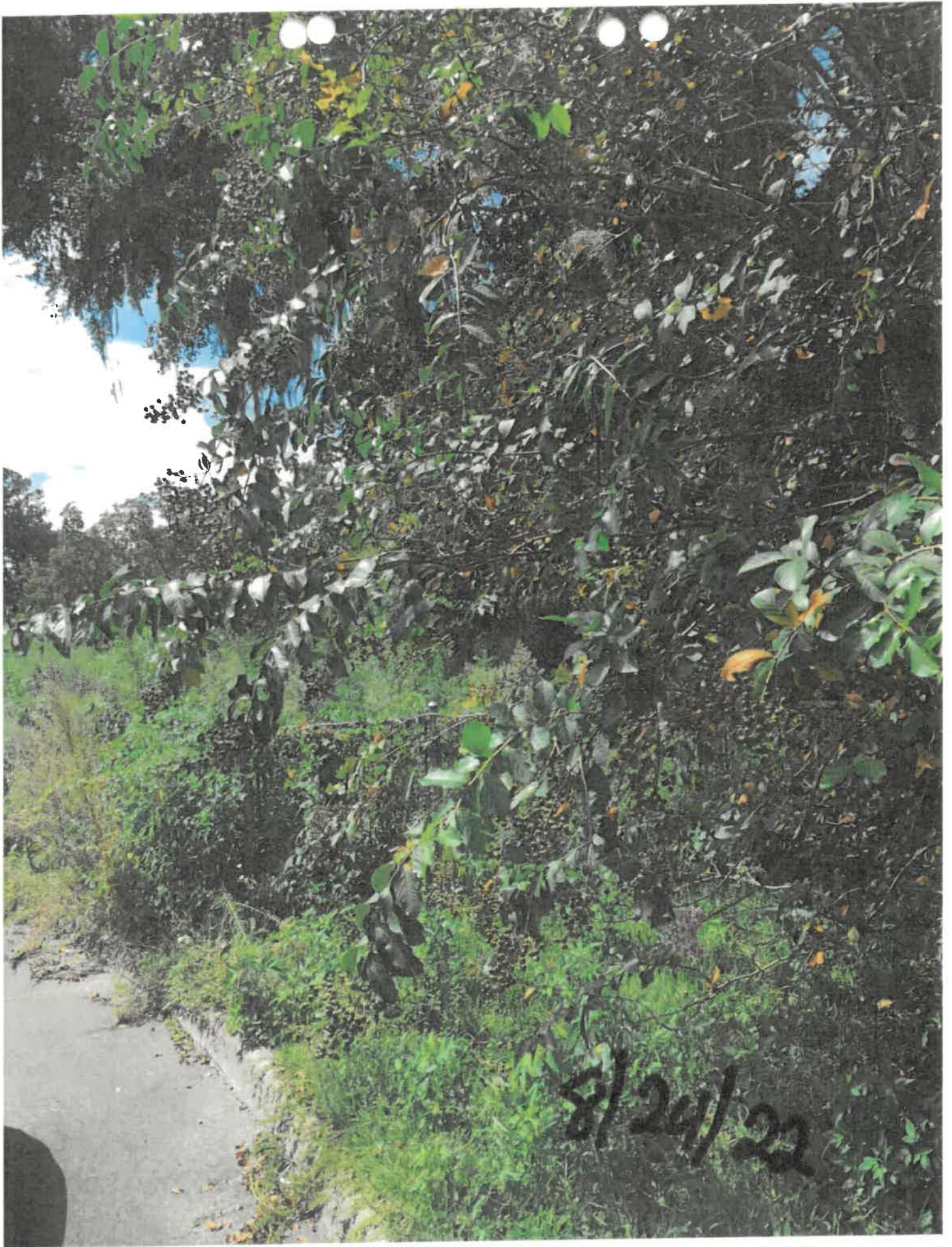
Marshall Sova
Print Name of Code Inspector

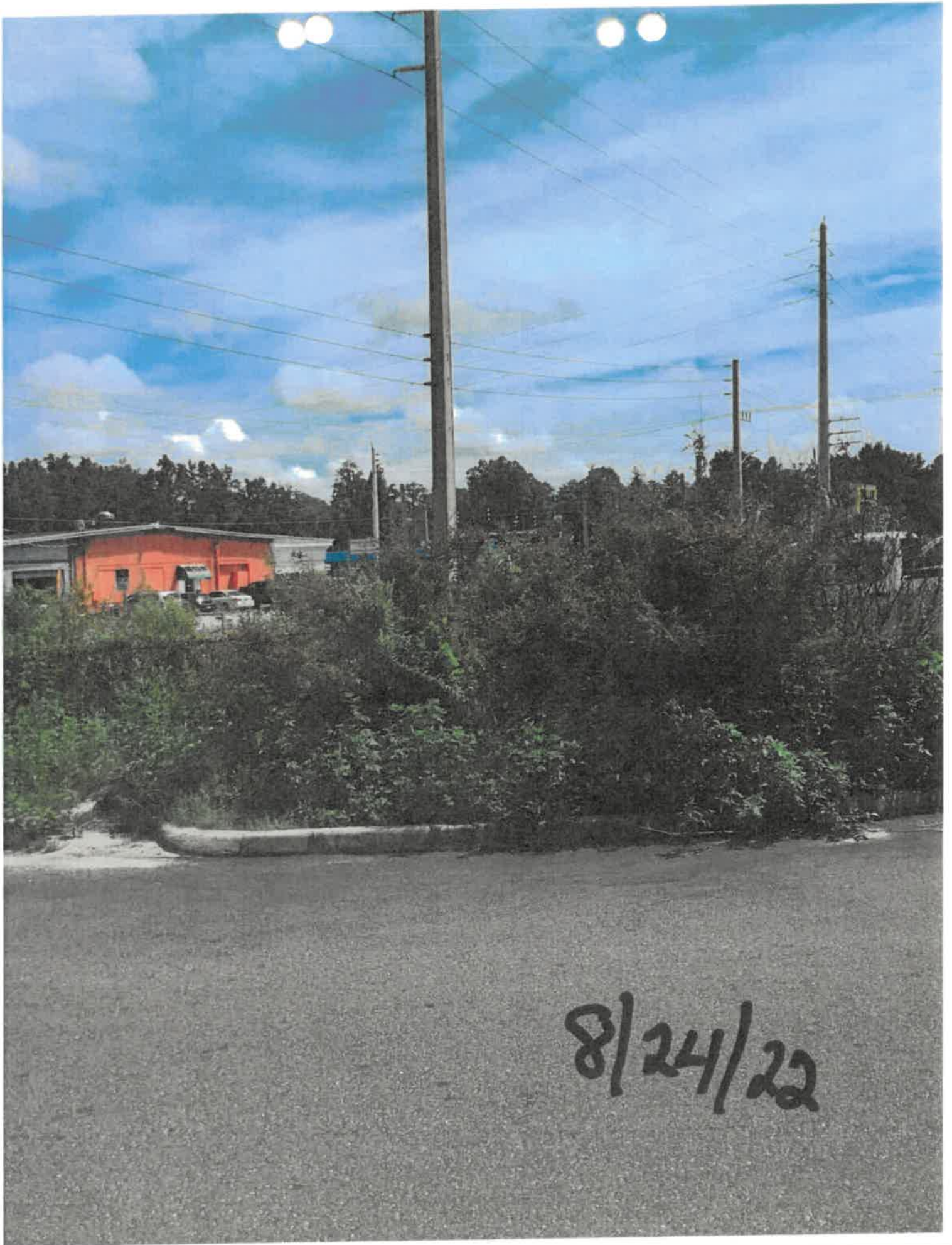

Signature of Code Inspector

**DOLLAR
GENERAL**

8/24/22







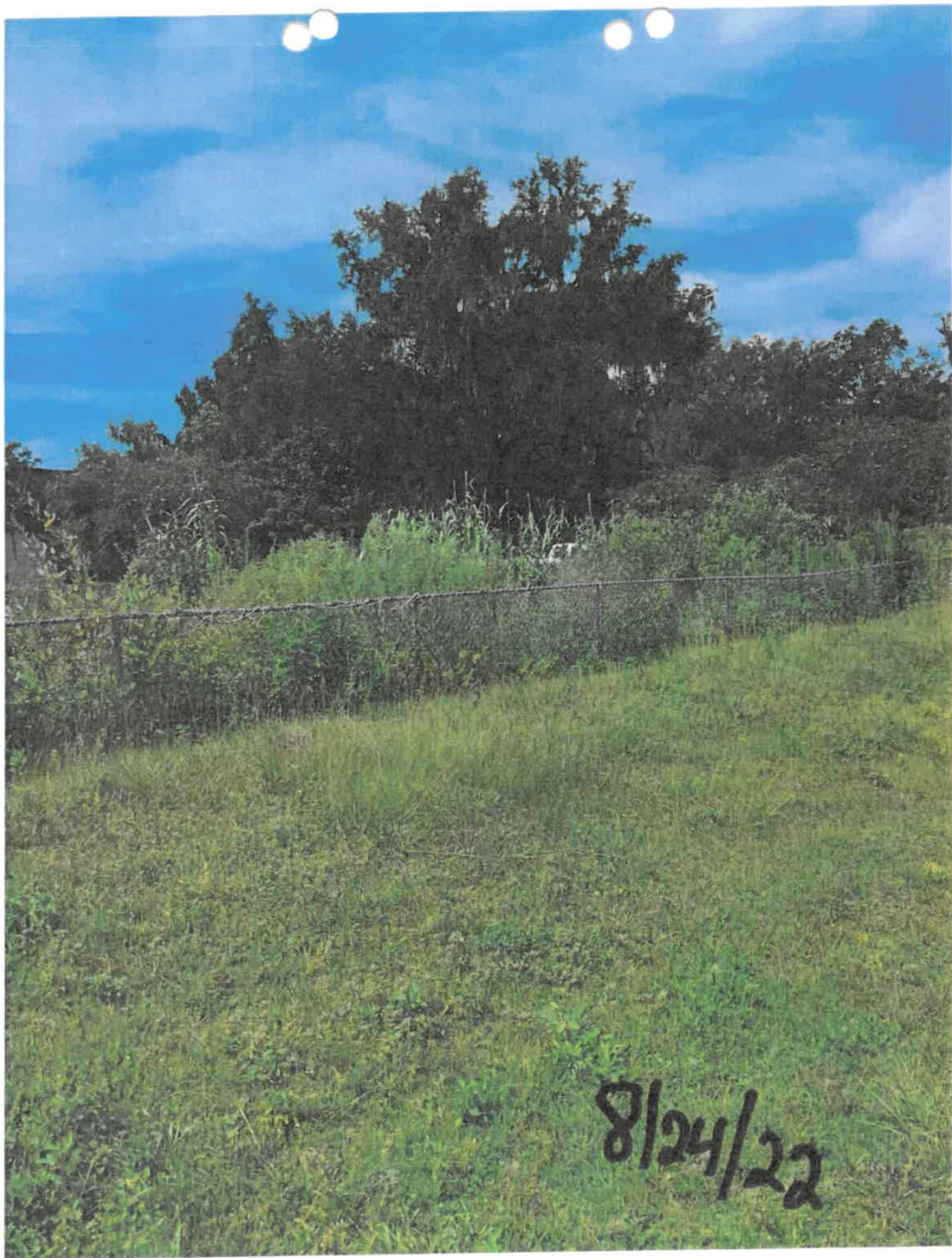
8/24/22



8/24/22

**DOLLAR
GENERAL**

8/24/22



8/24/22



8/24/22

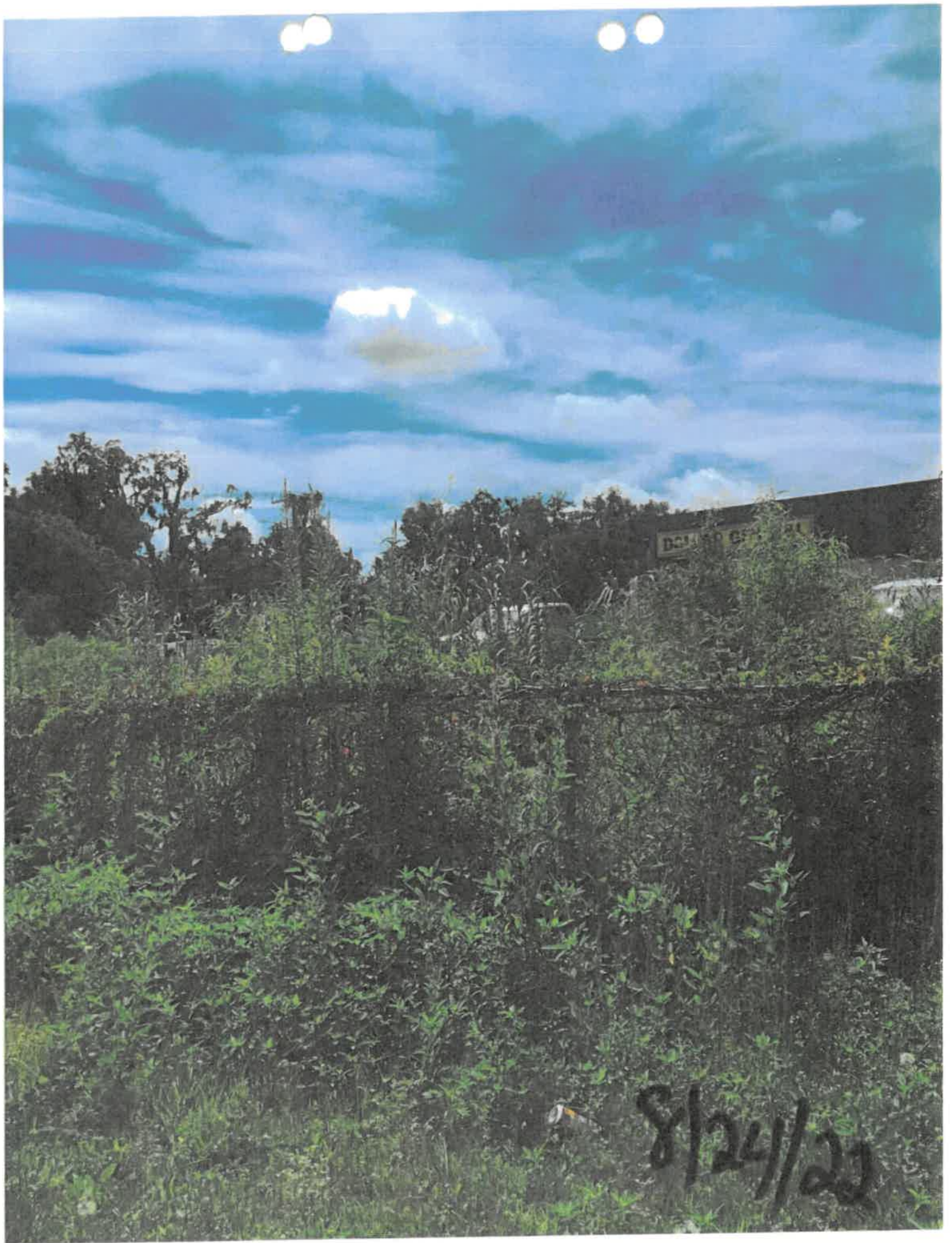


8/24/00

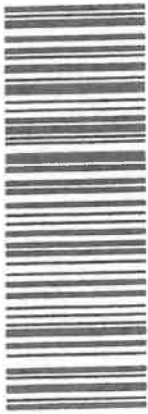
**DOLLAR
GENERAL**

FOR MORE INFO
CALL 854-504-0772

8/24/22



CERTIFIED MAIL



7022 0410 0003 3162 2784
7022 0410 0003 3162 2784

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®.

OFFICIAL USE

Certified Mail Fee
\$ 4.00
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ 2.35
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage
\$.37
Total Postage and Fees
\$ 7.82

Sent To Lake City DG, LLC
Street and Apt. No., or PO Box No. 65 N. Marion St. Suite 404
City, State, ZIP+4® CRAIBURY NJ 08512
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

C
E 404
78512

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

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:

Lake City DG, LLC
65 N. MAIN ST. Suite 404
CRANBURY, NJ 08512



2. Article Number (Transfer from service label)

7022 0410 0003 3162 2784

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
 Signature
 Agent
- B. Received by (Printed Name) Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

Registered Mail
This portion of the return address is required for verification of

of delivery (including return) that is retained for a specified period.

Reminders:
To purchase Certified Mail, First-Class Mail, or Registered Mail service, visit usps.com. Mail service is not available for international mail. Registered Mail service does not provide automatic return coverage. Priority Mail items require an additional fee, and certain services are not available on the mail. For more information on the following services: receipt service, return receipt, and return receipt (including a hard copy), visit usps.com. For more information, visit usps.com; attach PS Form 3811, July 2020 PSN 7530-02-000-9053.

©2020, April 2015

Sova, Marshall

From: JK <jklaser2@gmail.com>
Sent: Friday, September 9, 2022 11:33 AM
To: Growth Management
Subject: Code violation #22-00000049

Dear Marshall Sova:

The code violation was received today. It will be forwarded today to the tenant, Dollar General and they will rectify since they are responsible. I will keep you apprised of any updates, as I receive them.

Thank you for communication.

JKung
Manager
Lake City DG, LLC

Sent from iPhone



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

Florida Statute 166.0415
Effective July 01, 2021

Code Enforcement Complaint Form

Date of complaint: 8/24/22 Name (required) MARSHALL SOVA Email: _____
Phone: 386 719-5744 Address: COCC

Do you wish to be contacted about this complaint? Yes No Best Time To Call: _____ Nature
Address of Complaint: 136 NW BASKIN NORTON DR.
of Complaint: OVERGROWING, RECENT HARVESTAGE

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: 8/24/22 Via: Phone Case Number Assigned 22-45
Notes: _____

Case Data Sheet for case # 02-49

Parcel# 11572-100

Address: 136 NW Beacon Avenue Dr.

Owner: Lake City PG, LLC

Date of first inspection: 8/24/22

1st Notice of Violation sent: 8/24/22

2nd inspection date: _____

2nd 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: 8/24/22 \$7.82

Mailing Cost/Date: _____

Mailing Cost/Date: _____

Total Mailing Cost: _____

Marshall Sova

Marshall Sova CEO/ City of Lake City

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 8/18/2022

Parcel: << **00-00-00-11572-000 (40092)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 80

Owner	LAKE CITY DG, LLC 65 N MAIN STREET SUITE 404 CRANBURY, NJ 08512		
Site	136 NW BASCOM NORRIS Dr, LAKE CITY		
Description*	NW DIV: BEG AT INTERS S R/W LINE SR-252-A & W R/W LINE MARION STREET, RUN S 375.80 FT, W 299 FT, N 362.50 FT, E 295 FT TO POB. BLOCK M. ORB 629-567, WD 1202-2084, WD 1202-2087, WD 1397-1370,		
Area	2.536 AC	S/T/R	29-3S-17
Use Code**	STORES/1 STORY (1100)	Tax District	1

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XFOB	\$67,872	XFOB	\$67,872
Just	\$564,215	Just	\$657,826
Class -	\$0	Class	\$0
Appraised	\$564,215	Appraised	\$657,826
SOH Cap [?]	\$0	SOH Cap [?]	\$37,189
Assessed	\$564,215	Assessed	\$657,826
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$564,215 city:\$564,215 other:\$0 school:\$564,215	Total Taxable	county:\$620,637 city:\$620,637 other:\$0 school:\$657,826



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/18/2019	\$1,624,700	1397/1370	WD	I	U	37
10/8/2010	\$100	1202/2087	QC	V	U	11
10/8/2010	\$295,000	1202/2084	WD	V	U	37

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	STORE DISC (3600)	2011	10745	10858	\$451,804

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0260	PAVEMENT-ASPHALT	2011	\$54,917.00	34323.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1100	STORE 1FLR (MKT)	36,000.000 SF (0.826 AC)	1.0000/1.0000 1.0000/1.2500000 /	\$1 /SF	\$45,000
1000	VACANT COMMERCIAL (MKT)	74,520.000 SF (1.710 AC)	1.0000/1.0000 1.0000/1.2500000 /	\$1 /SF	\$93,150

Search Result: 1 of 80

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by: GrizzlyLogic.com