



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

Florida Statute 166.0415  
Effective July 01, 2021

### Code Enforcement Complaint Form

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

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

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

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

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

Date Received: April 10, 2024 Via: Phone Case Number Assigned 24-00000028  
Notes:

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

Case Data Sheet for case # 24-00000028

Parcel# 12713-000

Address: 121 NW Main blvd.

Owner: Chancellor Income Holding LLC

Date of first inspection: 04/10/2024

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

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

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

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

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

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

Notice posted in City Hall:

04/10/2024

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

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

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

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

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



Marshall Sova CEO/ City of Lake City

**Columbia County Property Appraiser**

Jeff Hampton

**2024 Working Values**  
updated: 4/4/2024

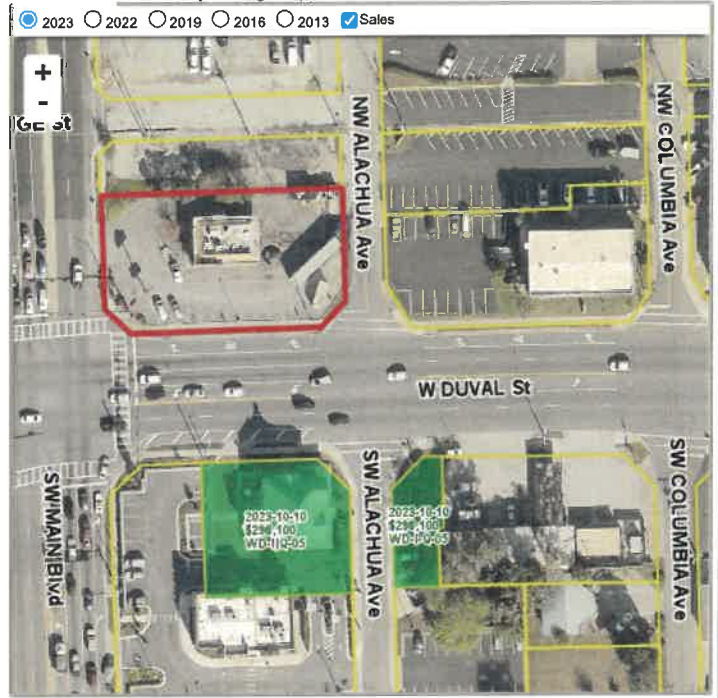
Parcel: << 00-00-00-12713-000 (41254) >>

Aerial Viewer Pictometry Google Maps  
 2023  2022  2019  2016  2013  Sales

**Owner & Property Info** Result: 1 of 147

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

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



**Property & Assessment Values**

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

**Sales History**

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

**Building Characteristics**

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

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

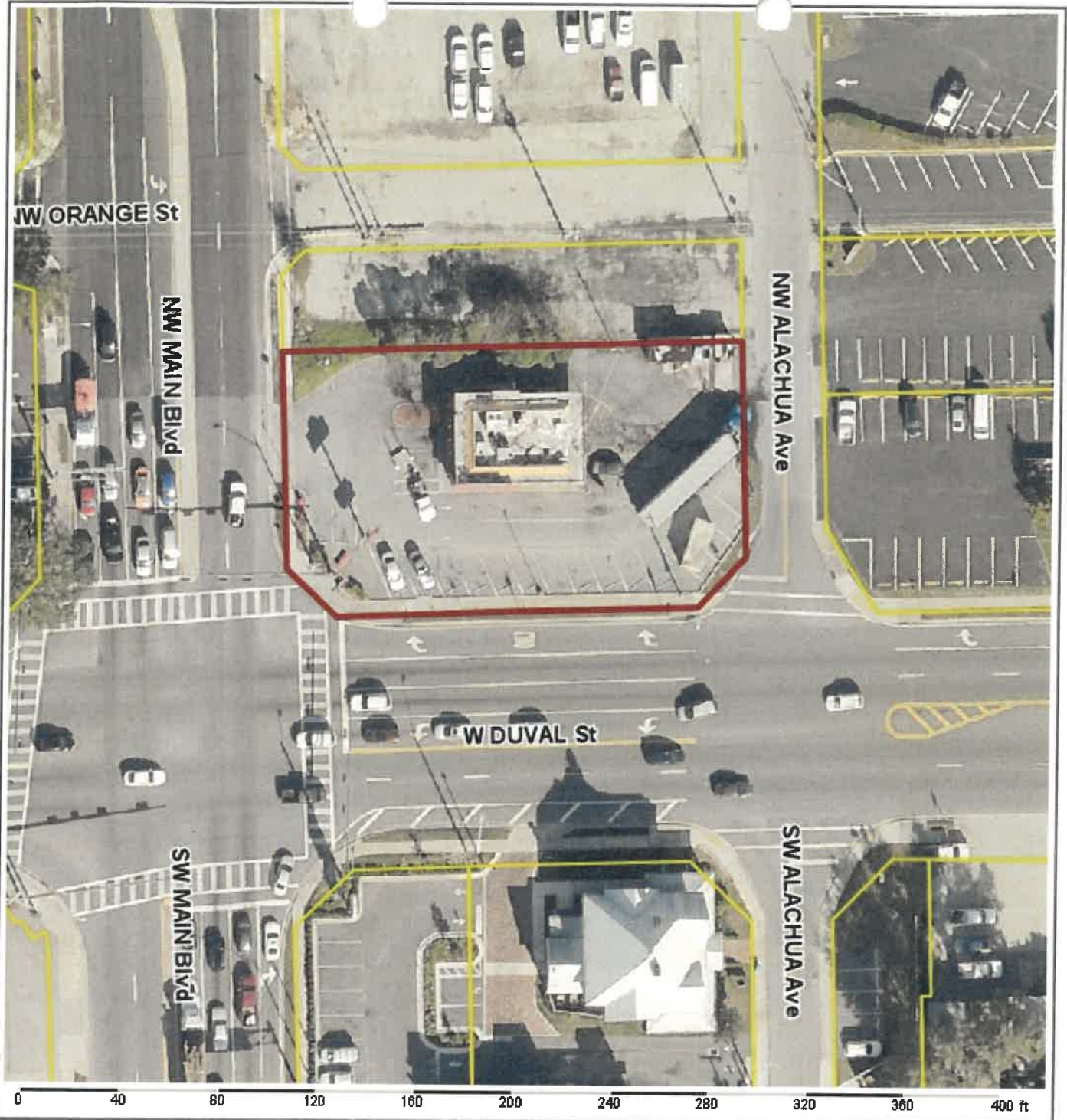
**Extra Features & Out Buildings**

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

**Land Breakdown**

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

Search Result: 1 of 147



**Columbia County Property Appraiser**

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

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

NOTES:

Columbia County, FL

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

**CHANCELLOR INCOME HOLDINGS LLC**

**2024 Working Values**

Owner: 8377 E HARTFORD DR  
SUITE 100  
SCOTTSDALE, AZ 85255

Site: 121 NW MAIN BLVD, LAKE CITY

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

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



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

GrizzlyLogic.com

**Prior Code**

**Case**

**Popeyes**

**121 NW Main**

**Blvd.**



# Notes Listing

Case Notes - CITY 2024-00000011

Date Descending

Run on 04/11/2024 10:16:17 AM

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



# Case Datasheet

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

Case Number **2024-00000011** Resolution Date **02/22/2024** Days Open **14**

Case Description **Overflow of grease trap, illegal dumping of grease** Parcel Owner Name **STORE MASTER FUNDING II LLC**

Reported By **Lake City Fire Department**

Business Name

Central Name

Cited Party Name **Marshall R Sova**

Utility Customer **(386) 752-3312**

Animal

Inspector

Phone Number

Alternate Phone

Email Address

Comments

Location

Parcel Number **12713000**

Parcel Address **121 NW MAIN BLVD LAKE CITY, FL 32055**

Improvement **DEFAULT - STORE MASTER FUNDING II LLC**

Service Address **121 NW MAIN BLVD LAKE CITY, FL 32055**

Master Location

Utility Account

Location Text

Cross Streets

Mailing Address

Business Address

Parcel Owner Address **C/O SAILORMEN, INC MIAMI, FL 33156**

Cited Party Address

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

Certified Mail Number	Type	User
02/22/2024	Notes	Marshall Sova
02/12/2024	Notes	Marshall Sova
02/09/2024	Notes	Marshall Sova
02/08/2024	Notes	Marshall Sova
02/08/2024	Inspections	Marshall Sova

User Defined Fields

Activities



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Florida Statute 166.0415  
 Effective July 01, 2021

### Code Enforcement Complaint Form

Date of complaint: 02/08/2024 Name (required) Lake City Police Department/ Lake City Fire Department  
 Phone: (386)752-4344 Address: 205 N. Marion Ave. Lake City, FL 32055 Email: \_\_\_\_\_

Do you wish to be contacted about this complaint?  Yes  No Best Time To Call: \_\_\_\_\_  
 Address of Complaint: 121 NW Main Blvd (Popeyes) Nature  
 of Complaint: Grease trap violation, grease overflowing in to parking lot and city street, grease is being dumped behind  
 storage building on property

How  
 long has the complaint been going on? Unknown Do you know  
 who the person(s) involved are?  Yes  No If yes, who? Chancellor Income Holdings LLC Do you know the time  
 frames that the complaint is happening?  Yes  No If yes, when? Now Is there any other information  
 that you would like to us to know?  
Columbia County Health Department notified

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

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

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



Case Data Sheet for case # 24-00000011

Parcel# 12713-000

Address: 121 NW Main blvd

Owner: Chancellor Income Holdings LLC

Date of first inspection: 02/08/2024

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

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

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

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

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

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

Notice posted in City Hall:

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

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

Mailing Cost/Date: 8.65 2/8/24

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

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



Marshall Sova CEO/ City of Lake City

**Columbia County Property Appraiser**  
Jeff Hampton

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

**Owner & Property Info**

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

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

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

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

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

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

**Property & Assessment Values**

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

Aerial Viewer Pictometry Google Maps



**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/18/2021	\$220,000	1443/1118	WD	I	U	37
6/27/2012	\$860,000	1237/2022	WD	I	U	37
6/27/2012	\$220,000	1237/1985	WD	I	U	37
9/13/2000	\$601,500	0919/2238	WD	I	U	03
4/30/1990	\$345,290	0719/0003	WD	I	U	

**Building Characteristics**

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

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

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

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

**Land Breakdown**

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



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

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

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

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

**NOTES:** Columbia County, FL



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# Kyle Keen

## Ad Valorem Taxes and Non-Ad Valorem Assessments

### Columbia County Tax Collector

REAL ESTATE 2023 36640

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

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

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

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

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

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



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

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 24-00000011**

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at:

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

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

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



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



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



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Telephone: (386) 719-5750

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

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





DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, Florida 32055

Telephone: (386) 719-5750

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

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

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

(1) Pump the oil and grease interceptor or oil/water separator and place the appropriate charge on the user's monthly sewer bill;

(2) Collect a sample and assess the appropriate [surcharge] for compatible wastes in accordance with the provisions of this chapter;

(3) Impose an administrative penalty;

(4) Assess a reasonable fee for additional inspection, sample collection and laboratory analyses;

(5) Revoke the city occupational license;

(6) Terminate water and sewer service; or

(7) Any combination of the above enforcement actions.

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

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

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



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

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

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



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

---


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

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



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

**Warning**

If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
- (4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period to correct the violation before the hearing is heard.

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

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

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

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

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

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

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

Marshall Sova  
 Print Name of Code Inspector

  
 Signature of Code Inspector



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

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

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at:

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

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

Violation Code

Violation Description

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

(a) The user shall perform cleaning and maintenance. Cleaning shall include the complete removal of all contents, including floating materials, wastewater, and bottom sludge and solids.

(b) Decanting, backflushing or discharging of removed wastes back into the oil and grease interceptor or oil/water separator from which the waste was removed or any other oil and grease interceptor or oil/water separator, for the purpose of reducing the volume to be hauled and disposed is prohibited.

(c) Oil and grease interceptors and oil/water separators shall be pumped out completely at a minimum frequency of once every 90 days, or more frequently as needed to prevent carry over of oil and grease into the collection system. Under-the-sink oil and grease traps shall be cleaned at a minimum frequency of once per week, or more often as necessary to prevent pass through of grease and other food solids to the collection system. Cleaning and maintenance shall include removal of materials from the tank walls, baffles, cross pipes, inlets and outlets.

(d) Pumping frequency shall be determined by the city based on flows, quantity of oil and grease in the discharge, volume of business, hours of operations and seasonal variations. In no case shall the pumping frequency exceed 90 days. The user shall be responsible for maintaining the oil and grease interceptor or



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



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



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





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



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

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



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

---


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

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



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

**Warning**

If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
- (4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period to correct the violation before the hearing is heard.

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

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

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

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

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

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

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

Marshall Sova  
Print Name of Code Inspector

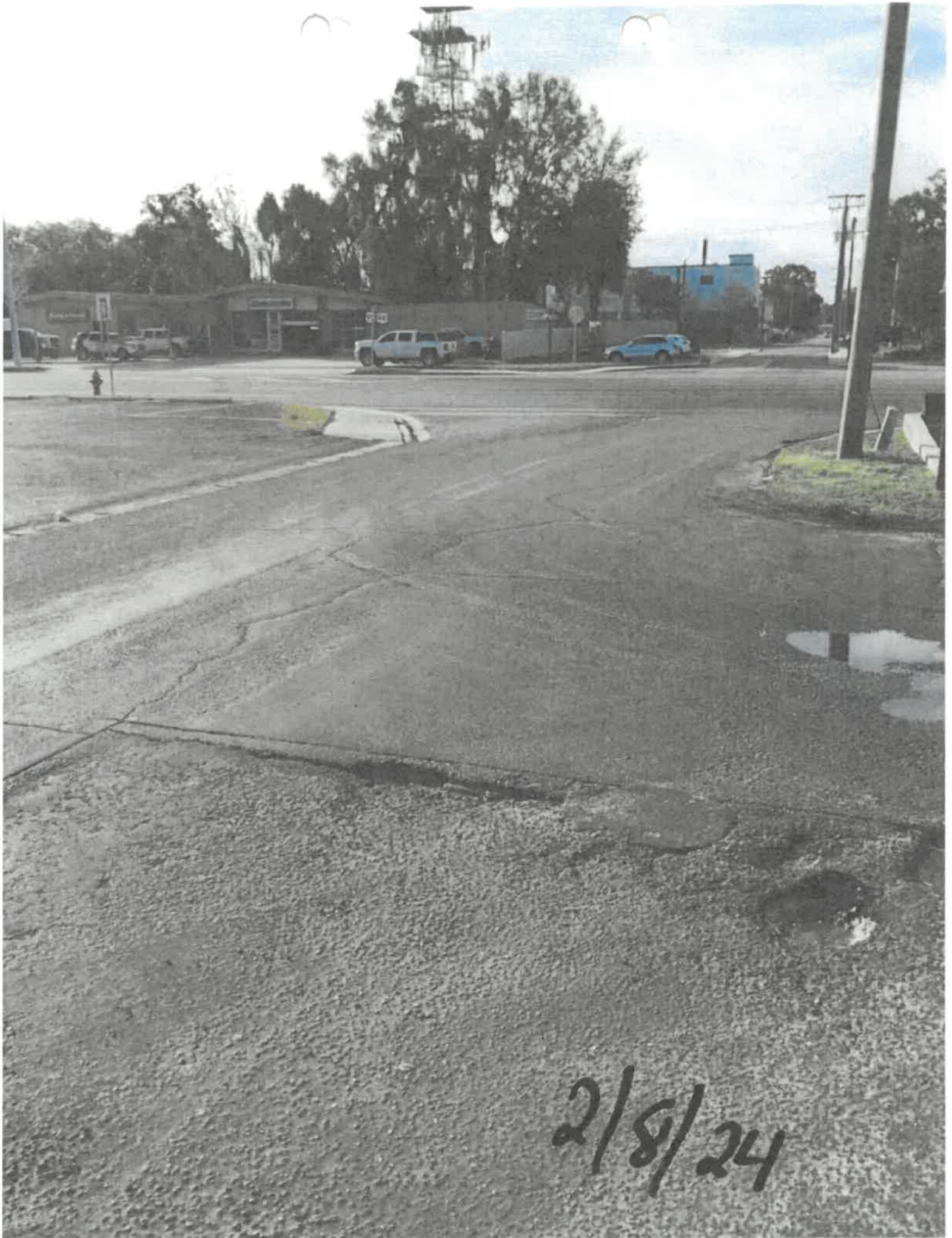
  
Signature of Code Inspector

2/8/24




2/8/24





2/8/24

A photograph showing a close-up of a metal pipe or vent protruding from a concrete surface. The pipe is dark and appears to be made of metal. The concrete is light-colored and textured. There are two pairs of white circular marks at the top of the image, possibly from a hole punch. The date '2/8/24' is handwritten in black ink in the bottom right corner.

2/8/24





2/8/24



2/8/24



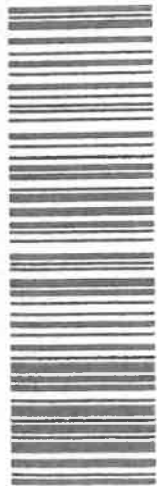
2/8/24



2/5/24

Handwritten: HOLDINGS LLC, STE 100, 25

Handwritten: 24-11



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

U.S. Postal Service™  
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 Domestic Mail Only

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

**OFFICIAL USE**

Certified Mail Fee \$ <u>4.40</u>	Postmark Here
Extra Services & Fees (check box, add fee as appropriate) <input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>3.45</u> <input type="checkbox"/> Return Receipt (electronic) \$ _____ <input type="checkbox"/> Certified Mail Restricted Delivery \$ _____ <input type="checkbox"/> Adult Signature Required \$ _____ <input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>.64</u>	
Total Postage and Fees \$ <u>8.49</u>	
Sent To <u>CHARCOAL HOME HOLDINGS LLC</u> Street and Apt. No., or PO Box No. <u>8377 E. Hurricane Dr. STE 100</u> City, State, ZIP+4® <u>SCOTTSDALE AZ 85255</u>	

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

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8680 3310 5135 47

2. Article Number (Transfer from service label)

9589 0710 5270 1255 1075 03

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent  
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Priority Mail Express®

Registered Mail™

Signature Confirmation™

Signature Confirmation Restricted Delivery

Registered Mail™

Priority Mail Express®

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Priority Mail Express®

Registered Mail™

Signature Confirmation™

Signature Confirmation Restricted Delivery

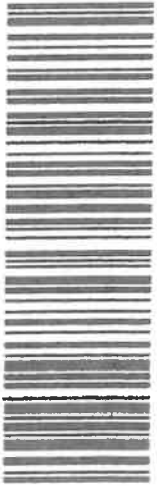
Registered Mail™

Domestic Return Receipt

3

3

*TOCHEN INC.  
TELETYPE ST. 1000*



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

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

**OFFICIAL USE**

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*4.40*

Extra Services & Fees (check box, add dollar amounts)  
 Return Receipt (hardcopy) \$ *3.65*  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ *.64*

Total Postage and Fees  
 \$ *8.69*

Sent To  
*Proforce Laundry Rental Inc*  
 Street and Apt., P.O., or PO Box No.  
*400 Mountain Center Trl. Ste 1000*  
 City, State, ZIP+4®  
*Atlanta GA 30344 30746*

Postmark Here

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

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8680 3310 5135 30

2. Article Number (Transfer from service label)

9589 0710 5270 1255 1054 31

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  Agent  
 Addressee

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

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

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

Domestic Return Receipt



## Sova, Marshall

---

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

Hello again,

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

Thanks,

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

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

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

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

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

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

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

Hello,

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

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

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

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

I will follow up with the district manager as well.

Thanks!

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

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

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

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

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

Good morning,

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

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



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

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

## Sova, Marshall

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

Hello,

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

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

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

I will follow up with the district manager as well.

Thanks!

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

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

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

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

Good morning,

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

POSTED 4/10/24

**SPECIAL MAGISTRATE**

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

**NOTICE OF HEARING**

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

**NOTICE OF HEARING**

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 2nd day of May, 2024, at (time) 5:30 a.m./p.m.

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

The Special Magistrate will be presiding over your hearing through the Zoom platform. The City of Lake City, Florida will have the technology available for you to view the Special Magistrate through Zoom and present your case to the Special Magistrate. **IF YOU HAVE ANY DOCUMENTS, RECORDS, WRITINGS, OR PHOTOGRAPH YOU WISH FOR THE SPECIAL MAGISTRATE TO REVIEW AND CONSIDER, YOU MUST PROVIDE THESE TO THE CODE INSPECTOR AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO YOUR SCHEDULED HEARING.**

If you have any questions concerning your upcoming hearing, please contact the Code Inspector at (386)719-5746.

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

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

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

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

Name Popeye's Corporate Office Relationship \_\_\_\_\_  
On date April 10, 2024 time being 2:30 pm  
 Personal Service  Posted on property and at City Hall  
 Certified Mail, Return Receipt requested  First class mailing  
 Refused to sign, drop service

Marshall Sova  
Print Name of Code Inspector

  
Signature of Code Inspector

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

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

\_\_\_\_\_  
Date



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

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 24-0000028**

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at:

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

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

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



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

<p>Name and signature of generator verifying generator information.</p> <p>Transporter information:</p> <p>Company name</p> <p>Address</p> <p>Telephone number</p> <p>Volume pumped</p> <p>Date and time of pumping</p> <p>Driver name and signature of transporter verifying transporter information and service</p> <p>Destination information disposal site or facility:</p> <p>Company name/permit number(s)</p> <p>Contact person(s)</p> <p>Address</p> <p>Telephone number</p> <p>Location of disposal site/facility</p> <p>Volume treated</p> <p>Date and time of delivery</p> <p>Driver name, signature and vehicle no.</p> <p>Name and signature of operator verifying disposal site and facility information.</p> <p>(b)</p> <p>The user shall maintain a log of pumping activities for the previous 12 months. The user shall post the log of pumping activities in a conspicuous location for immediate access. The log shall include the date, time, volume pumped, hauler's</p>
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DEPARTMENT OF GROWTH MANAGEMENT  
 205 North Marion Avenue  
 Lake City, Florida 32055  
 Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

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





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

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

(4)

Assess a reasonable fee for additional inspection, sample collection and laboratory analyses;

(5)

Revoke the city occupational license;

(6)

Terminate water and sewer service; or

(7)

Any combination of the above enforcement actions.

(d)

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

(e)

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

(f)

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

(g)



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

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

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



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

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

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



DEPARTMENT OF GROWTH MANAGEMENT

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

Warning

If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
- (4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period to correct the violation before the hearing is heard.

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

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

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

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

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

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

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

*Hand DELIVERED 4/10/24*

Marshall Sova

Print Name of Code Inspector

Signature of Code Inspector



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

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

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at:

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

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

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



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

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



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

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





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

Maintain a file of records on site at all times;

(5)

Provide logs, files, records, or access for inspection or monitoring activities;

(6)

Obtain or renew the oil and grease discharge certificate registration; or

(7)

Pay program fees.

(b)

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

(c)

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

(1)

Pump the oil and grease interceptor or oil/water separator and place the appropriate charge on the user's monthly sewer bill;

(2)

Collect a sample and assess the appropriate [surcharge] for compatible wastes in accordance with the provisions of this chapter;

(3)

Impose an administrative penalty;



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

(4)

Assess a reasonable fee for additional inspection, sample collection and laboratory analyses;

(5)

Revoke the city occupational license;

(6)

Terminate water and sewer service; or

(7)

Any combination of the above enforcement actions.

(d)

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

(e)

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

(f)

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

(g)



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

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

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



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

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

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



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

**Warning**

If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
- (4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period to correct the violation before the hearing is heard.

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

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

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

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

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

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

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

Marshall Sova \_\_\_\_\_

Print Name of Code Inspector

Signature of Code Inspector

**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:

*Popovers Corporate Office  
400 Perimeter Center Tower, N.E. Ste. 1000  
Atlanta GA 30346 - 1234*



9590 9402 8680 3310 5143 39

2. Article Number (Transfer from service label)

7021 0350 0000 5416 1614

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

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

Domestic Return Receipt

**Certified Mail**

- A receipt (this portion of delivery)
- A unique identifier for your delivery
- A record of delivery (including signature) that is returned for a specified period.

**Important Reminders:**

- You may purchase Certified Mail service.
- First-Class Mail®, First-Class Mail® service, or Priority Mail® service.
- Certified Mail service is International mail.
- Insurance coverage is not with Certified Mail service.
- Certified Mail service is not with Certified Mail service.
- Insurance coverage and certain Priority Mail International services.
- For an additional fee, an endorsement on the mailpiece is required.
- Return receipt services of delivery (including electronic version, PS Form 3800, April 2018) Receipt attach PS Form 3800, April 2018

*4/10/24*

*Hand Delivered*

OFFICE  
 TEL. NE ST 1000  
 1234



7021 0350 0000 5416 1614  
 7021 0350 0000 5416 1614

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

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

**OFFICIAL USE**

Certified Mail Fee	\$ 4.40
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.75
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 4.19
Total Postage and Fees	\$ 8.69

Postmark  
 Here

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

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

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

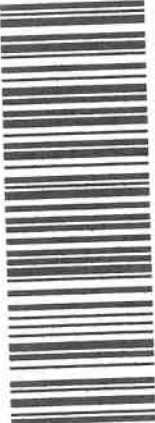
4/10/24

HAND DELIVERED

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

4/10/24

LLC  
St. 100  
5



7021 0350 0000 5416 1621  
7021 0350 0000 5416 1621

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

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

**OFFICIAL USE**

Certified Mail Fee \$ 4.40	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ 1.65	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$ 1.74	
<b>Total Postage and Fees</b> \$ 8.69	
Sent To CHANCELLOR MARK HOLDINGS LLC Street Apt. No., or PO Box No. 8377 E. HARRISON DR. ST. 100 City, State, ZIP+4® SCOTTSDALE AZ 85255	

PS Form 3800, April 2015 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:

CHANCELLOR / WOLF HANDLES LLC  
 8377 E. HARTFORD DR. STE 100  
 SCOTTSDALE AZ 85255



9590 9402 8680 3310 5143 22

2. Article Number (Transfer from service label)

7021 0350 0000 5416 1621

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

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

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

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

Domestic Return Receipt

**Certified Mail**

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

**Important Reminders:**

- You may purchase Certified Mail, First-Class Mail®, First-Class Mail® service, or Priority Mail® service with Certified Mail service.
- Insurance coverage is not available for Certified Mail service 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 (including electronic version, for which you can request a hard copy; attach PS Form 3800, April 2015)

## Sova, Marshall

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

*DBPR Report*

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

[36-34-5](#)

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

[24-05-4](#)

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

[29-24-4](#)

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

[36-03-4](#)

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

[33-14-4](#)

Basic - Dumpster overflowing garbage.

[24-08-4](#)

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

[14-11-5](#)

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

[36-22-4](#)

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

[36-73-4](#)

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

[36-17-5](#)

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

[08B-38-4](#)

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

[28-24-4](#)

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

[36-24-5](#)

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

[23-03-4](#)

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

[16-46-4](#)

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

[33-16-4](#)

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

[42-03-5](#)

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

[08B-12-5](#)

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

[36-27-5](#)

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

[01B-03-5](#)

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

[22-02-4](#)

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

[31B-03-4](#)

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

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

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

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

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

**NOTICE OF HEARING**

Case No.: 24-0000028  
Respondent: Popeye's Corporate Office

**NOTICE OF HEARING**

You are hereby notified and commanded to appear before the Special Magistrate for a Code Enforcement Violation hearing on (day) Thursday the 2nd day of May, 2024, at (time) 5:30 a.m./p.m.

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

The Special Magistrate will be presiding over your hearing through the Zoom platform. The City of Lake City, Florida will have the technology available for you to view the Special Magistrate through Zoom and present your case to the Special Magistrate. **IF YOU HAVE ANY DOCUMENTS, RECORDS, WRITINGS, OR PHOTOGRAPH YOU WISH FOR THE SPECIAL MAGISTRATE TO REVIEW AND CONSIDER, YOU MUST PROVIDE THESE TO THE CODE INSPECTOR AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO YOUR SCHEDULED HEARING.**

If you have any questions concerning your upcoming hearing, please contact the Code Inspector at (386)719-5746.

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

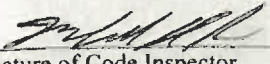
**It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy inspection.**

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

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

Name Popeye's Corporate Office Relationship \_\_\_\_\_  
On date April 10, 2024 time being 2:30 pm  
 Personal Service  Posted on property and at City Hall  
 Certified Mail, Return Receipt requested  First class mailing  
 Refused to sign, drop service

Marshall Sova  
Print Name of Code Inspector

  
Signature of Code Inspector

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

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

\_\_\_\_\_  
Date

cc



4/19/21



4/10/24



4/10/24



4/10/24





4/10/24



4/19/24



4/10/24



4/11/24



4/10/24



4/19/24



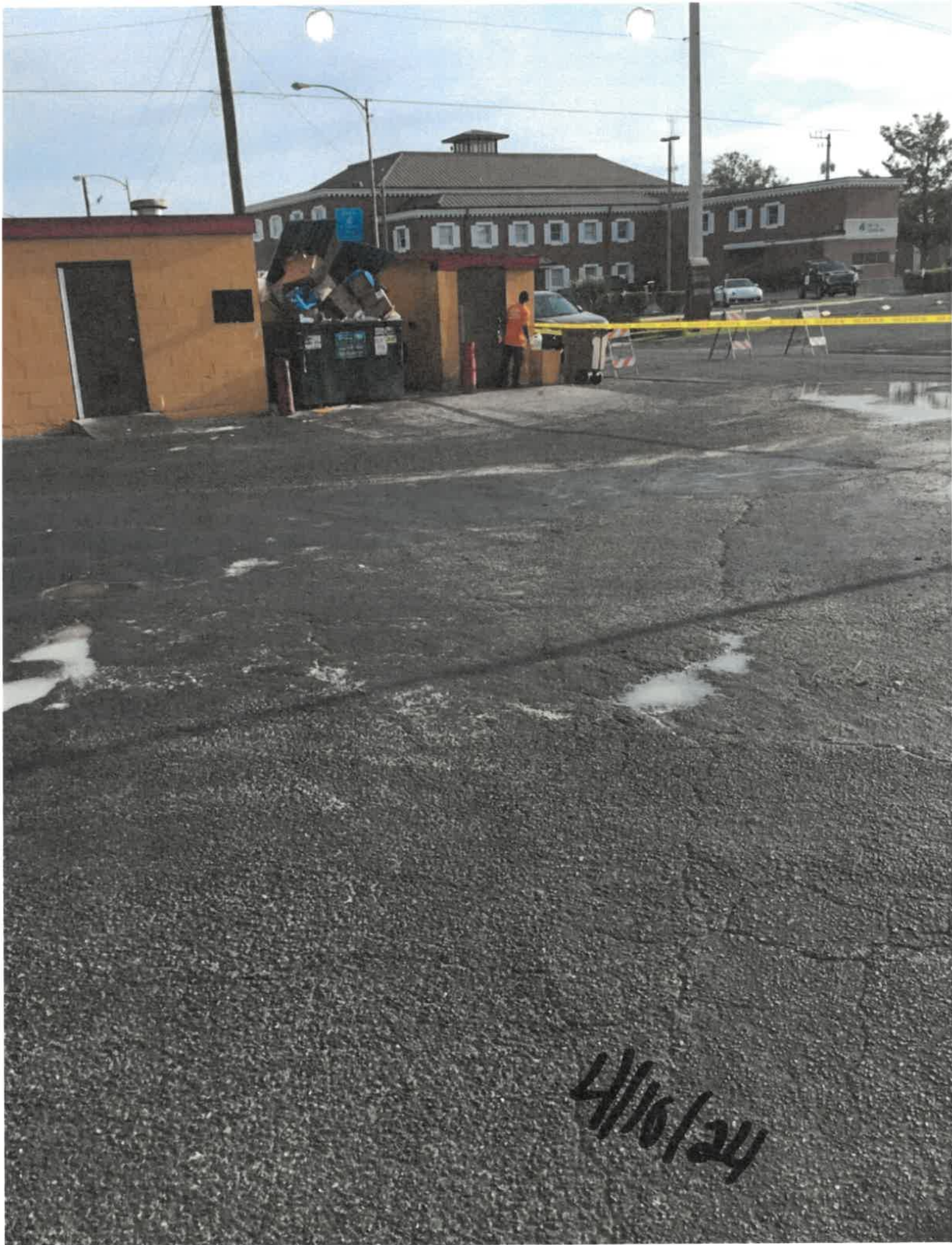
DAMAGED

4/10/24



4/10/24





11/16/24



4/10/24



4/10/24



4/10/24



4/10/24



4/10/24