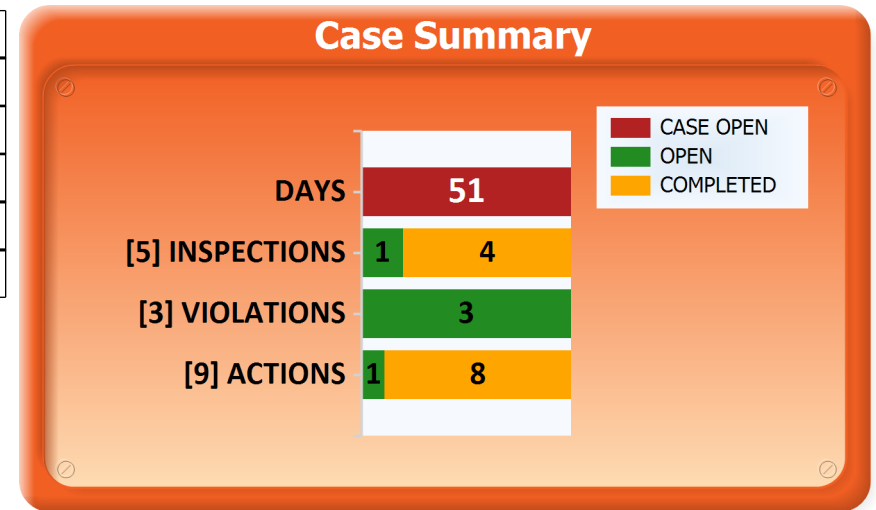


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0787

Description: Dangerous structures/unpermitted work			Status: HEARING
Type: BUILDING REGULATIONS		Subtype: DANGEROUS STRUCTURE	
Opened: 6/17/2026	Closed:	Last Action: 8/13/2026	Flw Up: 8/10/2026
Site Address: 36 S MAGNOLIA AVE OCALA, FL 34471			
Site APN: 2853-046-001		Officer: OSIAS FERREIRA	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	SINGH & SONS PROPERTIES LLC	3720 SW COLLEGE RD OCALA, FL 34474-4441			
RESPONDENT 1	SINGH & SONS PROPERTIES LLC	3720 SW COLLEGE RD OCALA, FL 34474-4441			
RESPONDENT 2	SINGH, SATNAM	4545 SW 60th AVE UNIT # 770113 OCALA, FL 34474			
RESPONDENT 3	JRLE VENTURES LLC	36 PECAN DRIVE LOOP OCALA, FL 34472			
RESPONDENT 4	SANCHEZ, JOHNNY A	36 PECAN DRIVE LOOP OCALA, FL 34472			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	10	\$92.40	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0787

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$111.15	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	10	\$24.60	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	1	\$6.15	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$45.51	\$0.00						
CONTACT	001-359-000-000-06-35960	2	\$6.48	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$14.58	\$0.00						
COMPLAINT RECEIVED	001-359-000-000-06-35960	1	\$6.62	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$28.68	\$0.00						
INSPECTORS	001-359-000-000-06-35960	4	\$64.84	\$0.00						
SUPERVISORS	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for INSPECTION FEES:			\$86.90	\$0.00						
TOTALS:			\$286.82	\$0.00						
VIOLATIONS										

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
Section 82-181. - Definition.	JENNIPHER L BULLER	6/17/2026				All structures which have any or all of the following conditions, such that the life, health, property or safety of the occupants or the general public are endangered, are deemed dangerous buildings. The stress in any material member, or portion thereof, due to all imposed loads, including dead load, exceeds the stresses allowed in the provisions of the building code, standard fire prevention code or other laws and ordinances of the city.
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	JENNIPHER L BULLER	6/17/2026				Dangerous buildings declared nuisance; abatement required; time limits. Obtain the necessary permits to secure the property and fix any and all findings by the building department inspector. Stop using the second and third floor until properly secured and approved for. Maintain the occupancy on the first floor in accordance to the approved occupancy.
SECTION 122-51 BUILDING PERMIT REQUIRED	JENNIPHER L BULLER	6/17/2026				Building permit required. Obtain permits for all the work that took place and to secure the property.

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
						On 06/09/2026, toward the end of the day, information was received from the Ocala Police Department and subsequently confirmed by Ocala Fire Rescue (Fire Marshal Clayton Anderson) regarding an excessive number of patrons at the location, reportedly well above the approved occupancy limit during the preceding weekend. On 06/10/2026 at approximately 8:00 a.m., Building Department staff, Ocala Fire Rescue, the

Case Details - No Attachments

City of Ocala

Case Number
CE26-0787

INITIAL	JLB	6/17/2026	6/17/2026	COMPLETED	Ocala Police Department, and Code Enforcement met to discuss the incident. During the weekend event, more than 330 patrons were reportedly counted inside the business. Questions arose regarding whether assembly use was permitted on the second and third floors under the existing Certificates of Occupancy. Emails from the Chief Building Official and Fire Marshal are attached. On 06/17/2026, contact was made with the business owner of "THE LODGE OCALA PUB & EATERY," Johnny Sanchez (352-678-7900), at the property. Project Manager/Building Inspector Greg McClellan and Code Enforcement Supervisor Jennipher Buller were granted access by Mr. Sanchez to inspect the second and third floors of the building. Bar and seating areas were observed on both floors, and Mr. Sanchez acknowledged that these areas were being used by customers for assembly purposes. Inspector McClellan informed Mr. Sanchez that, at a minimum, a Change of Occupancy would be required, as City records indicate that the second and third floors are approved for office and/or storage use and not for assembly occupancy. During the inspection of the first floor, it was observed that four support posts and additional structural beams had been replaced, altered, and/or relocated from their original positions. This observation was of significant concern because the work appeared to have been performed without the required permits. Photographs are attached.
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						The findings were relayed to Chief Code Official Dale Hollingsworth and Chief Building Official Truman Henson.
FOLLOW UP	OSF	6/18/2026	6/18/2026	COMPLETED		Please contact Code Supervisor for additional. On 6/18/2026 I received all pertinent information for the case and a NOVPH will be mailed out to the owners and the business for them to immediately fix the issues and keep in compliance with the city regulations. They cannot have anyone be on the second and third floor until they get all the permits needed to secure and fix the issues. The can remind open but only on the first floor and maintain the occupancy rate to what is allowed.
CASE WORK	JLB	7/1/2026	7/1/2026	COMPLETED		Dangerous structure posting photos and email from Project Manager, Greg McClellan and email from engineer attached.
COMPLIANCE	OSF	7/20/2026	7/20/2026	COMPLETED		On 7/20/2026 I did a follow up and check our system for permits, no new permits have been submitted for this property. The case will move into the hearing.
HEARING INSPECTION	OSF	8/10/2026				

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	JENNIPHER L BULLER	6/17/2026	6/17/2026	Information received from Ocala Police Department and Ocala Fire Rescue of an excessive amount of patrons at location, well over allowed occupancy.
ADMIN POSTING	YVETTE J GRILLO	6/24/2026	6/24/2026	NOVPH

CERTIFIED MAIL	YVETTE J GRILLO	6/24/2026	6/24/2026	NOVPH 91 7199 9991 7039 7684 3724 SINGH & SONS PROPERTIES LLC 3720 SW COLLEGE RD OCALA, FL 34474-4441 9489 0090 0027 6696 9880 00 SINGH, SATNAM 4545 SW 60TH AVE, UNIT 770113 OCALA, FL 34474 9489 0090 0027 6696 9879 80 SANCHEZ, JOHNNY (RA) 36 PECAN DRIVE LOOP OCALA, FL 34474 9489 0090 0027 6696 9879 97 JRLE VENTURES LLC 36 PECAN DRIVE LOOP OCALA, FL 34472 9489 0090 0027 6696 9879 73 THE LODGE OCALA PUB & EATERY 36 S MAGNOLIA AVE OCALA, FL 34471
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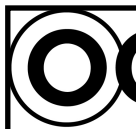
Case Details - No Attachments

City of Ocala

Case Number

CE26-0787

PREPARE NOTICE	YVETTE J GRILLO	6/24/2026	6/24/2026	NOVPH INCLUDE ALL OF THESE RESPONDANTS SINGH & SONS PROPERTIES LLC Registered Agent Name & Address SINGH, SATNAM 4545 SW 60th Ave Unit # 770113 OCALA, FL 34474 THE LODGE OCALA PUB & EATERY 36 S MAGNOLIA AVENUE OCALA, FL 34471 JRLE VENTURES LLC 36 PECAN DRIVE LOOP OCALA, FL 34472 Registered Agent Name & Address SANCHEZ, JOHNNY A 36 PECAN DRIVE LOOP OCALA, FL 34472
CONTACT	OSIAS FERREIRA	6/25/2026	6/25/2026	Mr. Singh called me he is the owner of the property 352-598-6102 and he wanted to let me know that the 2 and 3 floor are not being used any more and he is working with a company to obtain permits and fix all the issues.
FIELD POSTING	OSIAS FERREIRA	6/25/2026	6/25/2026	NOVPH Posted at the property, affidavit on file
CONTACT	OSIAS FERREIRA	7/10/2026	7/10/2026	The property owner call me and he wanted to provide an update on the case. He has vacated the tenant from the property and its now empty, he is also working with a contractor to get all the permits submitted and approved to fix all the issues with the property.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0787

STAFF RECOMMENDATION	JENNIPHER L BULLER	7/30/2026	7/28/2026	Find that the Respondent(s) violated City Code Sections 82-181, 82-182, and 122-51 and order the Respondent(s) to: 1. (a) Apply for and obtain all permits required to bring the unpermitted work into compliance with the current Florida Building Code and, if applicable, the National Electrical Code by 4:00 p.m. on Thursday, September 10, 2026. Once the permit is issued, all repairs shall be completed within ninety (90) days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00 a.m. on Friday, September 11, 2026, or if the permit is not inspected and finalized by the ninety-first (91st) day after permit issuance, subsection (c) shall apply; or (b) Apply for and obtain a permit to demolish and remove the structure, improvements, and their contents by 4:00 p.m. on Thursday, September 10, 2026. Once the permit is obtained, all demolition, removal, cleanup, and disposal of debris shall be completed within sixty (60) days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00 a.m. on Friday, September 11, 2026, or if the demolition permit is obtained but all demolition, removal, cleanup, and disposal are not completed by 7:00 a.m. on the sixty-first (61st) day after permit issuance, subsection (c) shall apply. (c) If the Respondent(s) fail to comply with any provision of this section within the time allowed for compliance, a fine of \$250.00 per day shall be imposed, until the violations have been fully abated. The City shall have the authority to enter upon the property and take any action necessary to bring the violations into compliance, including demolition and removal of the structure, all improvements, and their contents. 2. Pay the cost of prosecution of \$286.82 by September 10, 2026.
HEARING CODE BOARD	SHANEKA GREENE	8/13/2026		NEW BUSINESS


**NO FIREARMS
OR WEAPONS
ALLOWED ON
THIS PROPERTY**

 **ASI**
ADVANCED SECURITY, INC.
(877) 622-2996







THE Lodge

Pub & Eatery Ocala

TheLodgeOcala.com

Hours of Operation
MONDAY: 3PM-12AM
TUESDAY-THURSDAY: 11AM-12AM
FRIDAY-SATURDAY: 11AM-2AM
SUNDAY: 10AM-12AM

Open Late Night

**Dangerous or Unsafe
Do Not Enter**
In accordance with sections 192.2, 111.4, 112.3, 115.1, and 202, of the Florida Building Code, this structure has been found to be dangerous or unsafe by the building official. This notice is to remain on this structure until it is repaired, vacated, or demolished in accordance with the notice which has been given to the owner, occupant, lessee, mortgagee, or agent of this structure, and all other persons having an interest in said structure as shown by the land records of the clerk of the circuit court. It is unlawful to remove this notice until such time as compliance with the following conditions is achieved:
Structure Name / Address: 26 S Magalia, All Floors
Date: 7/1/2026
Inspector Name: Greg M. Hall Signature: Greg M. Hall
☒ This structure has been inspected on the exterior and interior.
☐ This structure has been inspected on the exterior only. Additional inspection may be required.
This structure has been inspected and found to be dangerous or unsafe. It is unsafe to enter or occupy.
Ocala, Florida - Code of Ordinances, Chapter 82 - BUILDINGS AND BUILDING REGULATIONS, Sec. 82-181, Sec. 82-182, Sec. 82-183, Sec. 82-184, Sec. 82-185, Sec. 82-186, Sec. 82-187, or Sec. 82-188.
DO NOT REMOVE, COVER, OR VANDALIZE THIS NOTICE
Any person who removes, covers, or vandalizes this notice shall be guilty of an offense as provided in section 1-6, City of Ocala Code of Ordinances. Penalties for ordinance violations, F.S. § 162.12, status of ordinance violations, F.S. § 775.08.

Jul 1, 2026 at 10:54:46 AM
2-98 SW Broadway St
Ocala FL 34471
United States



Jul 1, 2026 at 10:54:55 AM
2-98 SW Broadway St
Ocala FL 34471
United States



Dangerous or Unsafe Do Not Enter

In accordance with sections: 102.2, 111.4, 112.3, 115.1, and 202, of the Florida Building Code. This structure has been found to be dangerous or unsafe by the building official. This notice is to remain on this structure until it is repaired, vacated, or demolished in accordance with the notice which has been given to the owner, occupant, lessee, mortgagee, or agent of this structure, and all other persons having an interest in said structure as shown by the land records of the clerk of the circuit court. It is unlawful to remove this notice until such notice is complied with.

Structure Name / Address: 36 S Magnolia, All Floors

Date: 7/1/2026

Inspector Name: Greg McCallen Signature: Greg McCallen

- (X) This structure has been inspected on the exterior and interior.
() This structure has been inspected on the exterior only additional inspection may be required

This structure has been inspected and found to be dangerous or unsafe. It is unsafe to enter or occupy.
Ocala, Florida - Code of Ordinances, Chapter 82 - BUILDINGS AND BUILDING REGULATIONS, Sec. 82-181, Sec. 82-182, Sec. 82-183, Sec. 82-184, Sec. 82-185, Sec. 82-186, Sec. 82-187, or Sec. 82-188.

DO NOT REMOVE, COVER, OR VANDALIZE THIS NOTICE

Any person removing this notice shall be guilty of an offense as provided in section 1-9, City of Ocala Code of Ordinances.
State Law Reference - Penalty for ordinance violations, F.S. § 162.22; status of ordinance violations, F.S. § 162.18.

[Signature]
Chief Building Official or designee

Building Division, 201 SE 3rd Street (2nd Floor), Ocala, FL 34471 Phone: (352) 629-8421

Jul 1, 2026 at 10:57:31 AM

2-98 SW Broadway St

Ocala FL 34471

United States



THE
Lodge
Ocala
Craft Pub & Eatery
Full Bar • Tavern Fare

36

#100

THE
Lodge
Ocala

Pub & Eatery
TheLodgeOcala.com

Hours of Operation
MONDAY 3PM-12AM
TUESDAY-THURSDAY 11AM-12AM
FRIDAY-SATURDAY 11AM-2AM
SUNDAY 10AM-12AM
Open Late Night

NO FIREARMS
OR WEAPONS
ALLOWED ON
THIS PROPERTY

ASI

Jul 1, 2026 at 10:57:38 AM
2-98 SW Broadway St
Ocala FL 34471
United States

CRAFT BEERS
& WINES
FULL
Liquor Bar
WINGS &
TAVERN FARE
Late
NIGHT
Lodge



City of Ocala
Code Enforcement Division
6/17/2026 2:03 PM



City of Ocala
Code Enforcement Division
6/17/2026 2:04 PM



City of Ocala
Code Enforcement Division
6/17/2026 2:04 PM



City of Ocala
Code Enforcement Division
6/17/2026 2:05 PM





City of Ocala
Code Enforcement Division
6/17/2026 2:05 PM



LOFT
93
PERSONS MAX

City of Ocala
Code Enforcement Division
6/17/2026 2:05 PM



← EXIT

City of Ocala
Code Enforcement Division
6/17/2026 2:06 PM



City of Ocala
Code Enforcement Division
6/17/2026 2:06 PM



LOFT
AT THE LOOGE

**105
PERSONS MAX**

City of Ocala
Code Enforcement Division
6/17/2026 2:08 PM



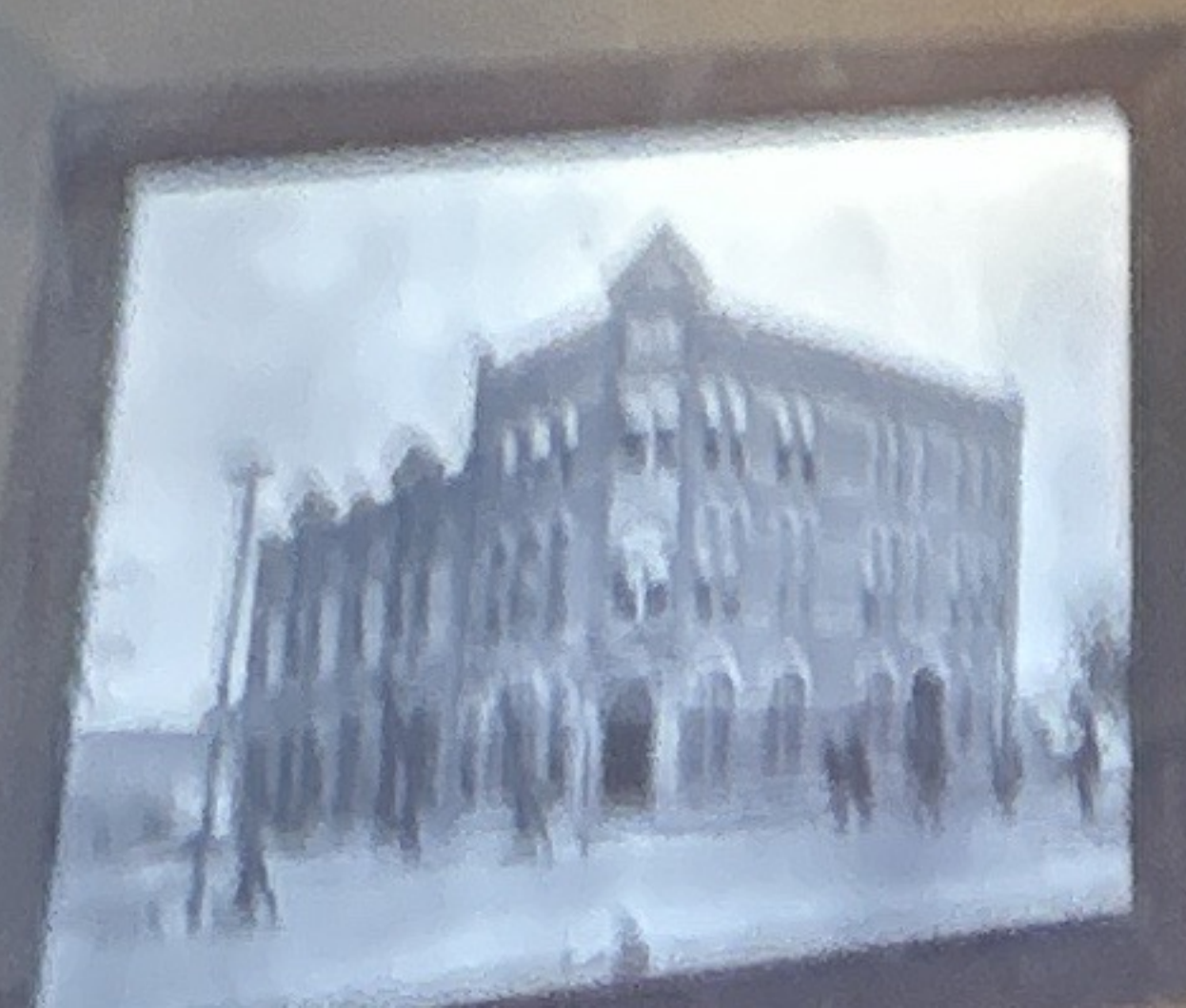
Brickhouse Lodge, INC.
36 S Magnolia Ave
Ocala, FL 34471

Brickhouse Lodge, INC. (DBA: The Brick City Lodge) has been granted a waiver (*Section 553.509*) for the Americans with Disabilities Accessibility Implementation Act (*Section 552.509*) due to the building being on the National Historic Building Registry and being technically infeasible to add vertical access to the 2nd and 3rd floors. 1st floor amenities are ADA accessible.

Granted on: 2/13/2020
Filed on 2/20/2020 by The Florida Building Commission.

File #2020-01544
VW 2020-014

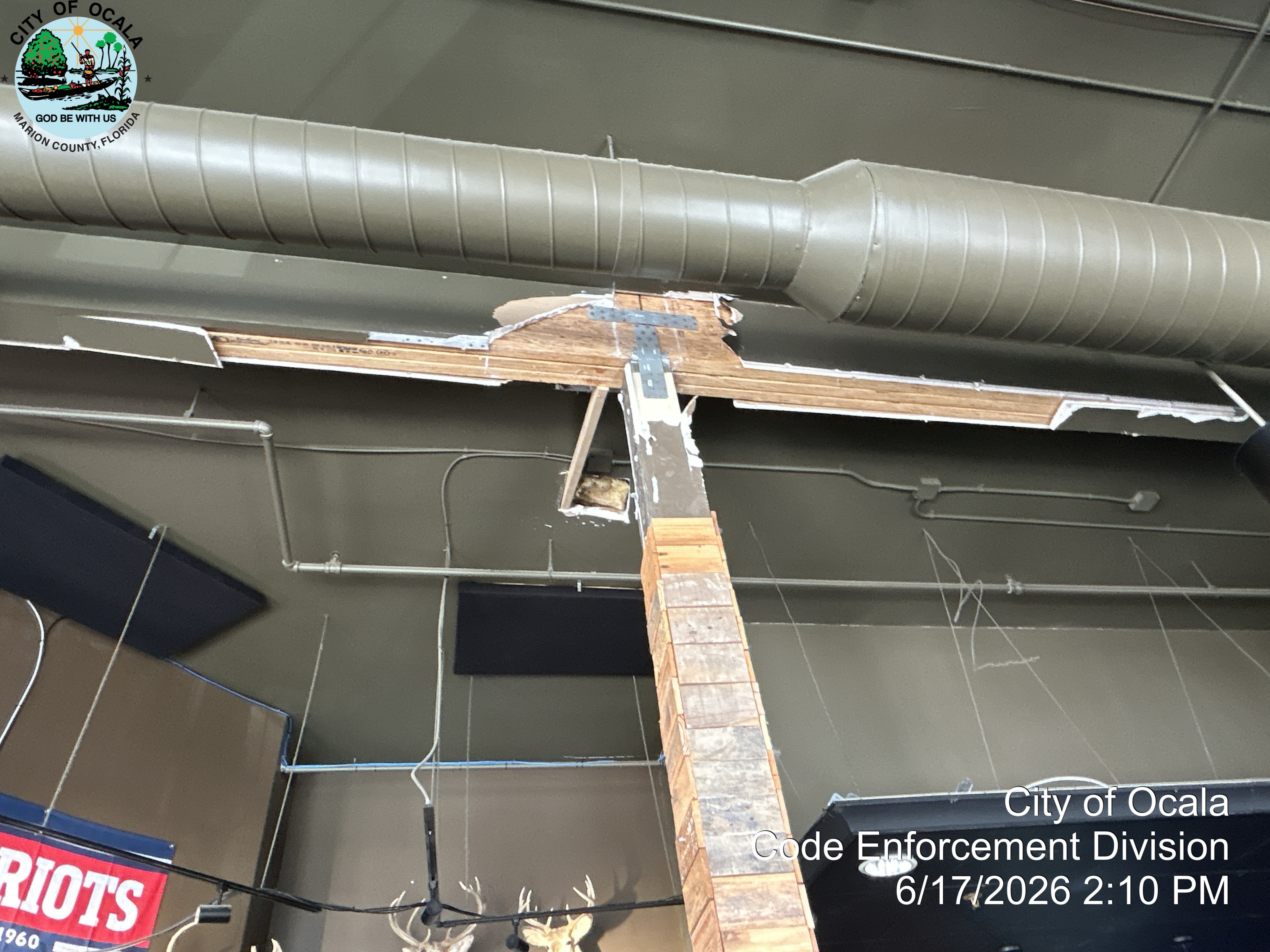
City of Ocala
Code Enforcement Division
6/17/2026 2:08 PM



City of Ocala
Code Enforcement Division
6/17/2026 2:09 PM



City of Ocala
Code Enforcement Division
6/17/2026 2:09 PM



City of Ocala
Code Enforcement Division
6/17/2026 2:10 PM



City of Ocala
Code Enforcement Division
6/17/2026 2:10 PM



City of Ocala
Code Enforcement Division
6/17/2026 2:10 PM

Cottonmouth



City of Ocala
Code Enforcement Division
6/17/2026 2:10 PM



City of Ocala
Code Enforcement Division
6/17/2026 2:11 PM



City of Ocala
Code Enforcement Division
6/17/2026 2:12 PM



City of Ocala
Code Enforcement Division
6/17/2026 2:15 PM



THE Lodge
Craft Pub & Eatery Brick City
CRAFT BEER • FULL BAR • TAVERN FARE



City of Ocala
Code Enforcement Division
6/17/2026 2:15 PM



City of Ocala
Code Enforcement Division
6/17/2026 2:15 PM

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

2853-046-001

[GOOGLE Street View](#)

Prime Key: 1244650

[MAP IT+](#)

Current as of 6/18/2026

[Property Information](#)

SINGH & SONS PROPERTIES LLC
3720 SW COLLEGE RD
OCALA FL 34474-4441

[Taxes / Assessments:](#)

Map ID: 179

[Millage:](#) 1002 - OCALA

[M.S.T.U.](#)

[PC:](#) 11

Acres: .07

[More Situs](#)

Situs: 36 S MAGNOLIA AVE ALL
UNITS OCALA

[2025 Certified Property Value by Income](#)

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$1,730,182
Total Assessed Value	\$1,730,182
Exemptions	\$0
Total Taxable	\$1,730,182

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$85,260	\$843,134	\$0	\$1,730,182	\$1,730,182	\$0	\$1,730,182
2024	\$85,260	\$804,181	\$0	\$1,689,052	\$1,689,052	\$0	\$1,689,052
2023	\$73,080	\$840,437	\$0	\$989,726	\$858,378	\$0	\$858,378

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8172/0327	10/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$2,850,000
6118/1498	10/2014	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$475,000
4219/0598	07/2005	41 CORP	2 V-SALES VERIFICATION	Q	I	\$721,000
2345/0220	03/1997	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$138,000
2343/0610	03/1997	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$185,000
2158/0419	07/1995	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$65,000
2087/1326	11/1994	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
1614/0107	10/1989	07 WARRANTY	9 UNVERIFIED	U	I	\$100

[Property Description](#)

SEC 18 TWP 15 RGE 22

PLAT BOOK E PAGE 001

OLD SURVEY OCALA

A PORTION OF BLK 46 OF OLD SURVEY OF OCALA DESCRIBED

AS FOLLOWS: COM NE COR OF BLK 46 THENCE S 00-04-21 W

32.53 FT THENCE N 89-52-54 W 81.63 FT THENCE N 00-01-24 E

32.48 FT THENCE S 89-52-54 E 81.66 FT TO POB &

COM NE COR OF LOT 46 N 89-52-54 W 81.66 FT TO POB

THENCE S 00-01-24 W 32.48 FT THENCE N 89-52-50 W

8.44 FT THENCE S 00-08-25 W .46 FT THENCE N 89-51-35 W

14.40 FT THENCE N 00-01-24 E 32.93 FT THENCE S 89-52-54 E

22.84 FT TO POB

[Land Data - Warning: Verify Zoning](#)

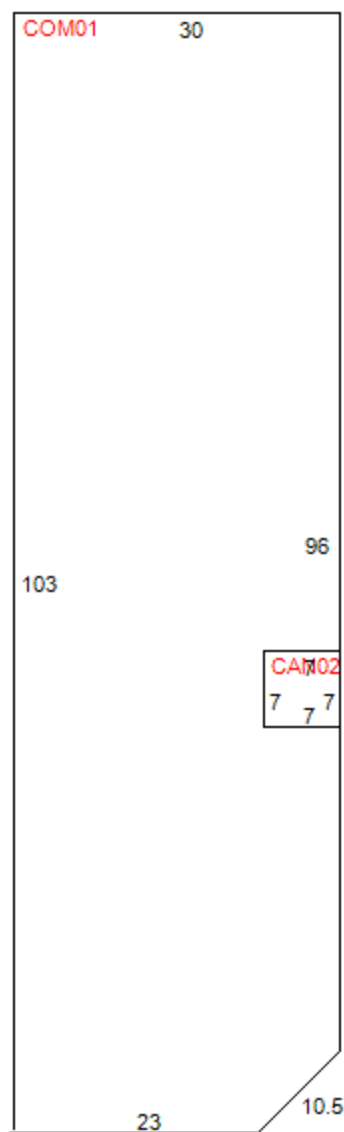
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	3320	29.0	105.0	FBC	3,045.00	SF						
Neighborhood 9980												
Mkt: 2 70												

[Traverse](#)

Building 1 of 1

COM01=R23A45|10,5U96L30D103.R23U4R7U33

CAN02=L7U7R7D7.



Building Characteristics

Structure 4 - MASONRY NO PILAST
Effective Age 6 - 25-29 YRS
Condition 4
Quality Grade 700 - GOOD
Inspected on 6/7/2022 by 117

Year Built 1886
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 262

Exterior Wall 60 COMMON BRICK32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	14.0	2.73	1886	0	3,097	M33 NIGHTCLUB/LOUNGE	64 %	Y
						M21 RESTAURANT	36 %	Y
2	9.0	1.00	2007	0	49	CAN CANOPY-ATTACHD	100 %	N

Section: 1

Elevator Shafts: 1 **Aprtments:** 0 **Kitchens:** 0 **4 Fixture Baths:** 4 **2 Fixture Baths:** 2
Elevator Landings: 3 **Escalators:** 0 **Fireplaces:** 0 **3 Fixture Baths:** 0 **Extra Fixtures:** 17

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
Appraiser Notes							
HISTORICALLY THE FIRST NATIONAL BANK BUILDING CONSTRUCTED CIRCA 1886 (WEST TWO STORY PORTION OF BUILDING CONSTRUCTED C.1912)							
-							
1ST FLOOR= BRICKHOUSE LODGE.....2-2FX 7X							
2ND FLOOR= ANTI MONOPOLY DRUG STORE.....2-5FX 6X (THE LOFT AT THE LODGE)							
3RD FLOOR= ANTI MONOPOLY DRUG STORE.....1-6FX 1-4FX (MAGNOLIA ROOM)							
Planning and Building							
** Permit Search **							
Permit Number	Date Issued	Date Completed	Description				
BLD19-2344	12/12/2019	-	EARLY START AUTH				
SGN18-0121	11/16/2018	-	WALL				
BLD18-1171	5/23/2018	9/4/2018	REPAIR/RENOVATION/BRICKHOUSE LODGE				
BLD17-1621	10/11/2017	3/2/2018	LUCKY TRUST / COMM RE ROOF				
SGN17-0110	9/27/2017	-	MOY MEDIA/WALL SIGN				
BLD17-0367	3/7/2017	8/17/2017	BATHROOM RENO / 2ND FLOOR				
BLD16-0772	7/15/2016	-	ELEVATOR				
BLD16-0317	3/11/2016	-	SLAB FOR ELEVATOR SHAFT				
OC00829	5/1/2007	-	7 NEW FIRE SPRINKLERS				
OC02928	3/1/2007	6/1/2007	INT RENO, STARBUCKS				
OC03045	12/1/2006	-	INT DEMO				
OC01446	7/1/2004	-	FIRE SUPR SYS				
OC00912	6/1/2003	-	CMRA, CYBER GRIND				
OC01792	11/1/2000	-	CMRA				
OC01956	12/1/1997	-	WINDOW REPLACEMENT				
OC01545	10/1/1997	-	CMRA FAT TUESDAYS				
OC01465	9/1/1997	-	SLAB				
OC01350	9/1/1997	-	CMRA				
OC01151	8/1/1995	-	CMRA				
OC01123	8/1/1995	-	ROOF				

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336



2026 Property Record Card

2853-046-001

[GOOGLE Street View](#)

Prime Key: 1244650

[MAP IT+](#)

Current as of 6/17/2026

[Property Information](#)

[M.S.T.U.](#)

PC: 11

Acres: .07

SINGH & SONS PROPERTIES LLC
3720 SW COLLEGE RD
OCALA FL 34474-4441

[Taxes / Assessments:](#)

Map ID: 179

[Millage:](#) 1002 - Ocala

[More Situs](#)

Situs: 36 S MAGNOLIA AVE ALL UNITS Ocala

[2025 Certified Property Value by Income](#)

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$1,730,182
Total Assessed Value	\$1,730,182
Exemptions	\$0
Total Taxable	\$1,730,182

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$85,260	\$843,134	\$0	\$1,730,182	\$1,730,182	\$0	\$1,730,182
2024	\$85,260	\$804,181	\$0	\$1,689,052	\$1,689,052	\$0	\$1,689,052
2023	\$73,080	\$840,437	\$0	\$989,726	\$858,378	\$0	\$858,378

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8172/0327	10/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$2,850,000
6118/1498	10/2014	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$475,000
4219/0598	07/2005	41 CORP	2 V-SALES VERIFICATION	Q	I	\$721,000
2345/0220	03/1997	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$138,000
2343/0610	03/1997	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$185,000
2158/0419	07/1995	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$65,000
2087/1326	11/1994	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
1614/0107	10/1989	07 WARRANTY	9 UNVERIFIED	U	I	\$100

[Property Description](#)

SEC 18 TWP 15 RGE 22
PLAT BOOK E PAGE 001
OLD SURVEY Ocala
A PORTION OF BLK 46 OF OLD SURVEY OF Ocala DESCRIBED
AS FOLLOWS: COM NE COR OF BLK 46 THENCE S 00-04-21 W
32.53 FT THENCE N 89-52-54 W 81.63 FT THENCE N 00-01-24 E
32.48 FT THENCE S 89-52-54 E 81.66 FT TO POB &

COM NE COR OF LOT 46 N 89-52-54 W 81.66 FT TO POB
THENCE S 00-01-24 W 32.48 FT THENCE N 89-52-50 W
8.44 FT THENCE S 00-08-25 W .46 FT THENCE N 89-51-35 W
14.40 FT THENCE N 00-01-24 E 32.93 FT THENCE S 89-52-54 E
22.84 FT TO POB

[Land Data - Warning: Verify Zoning](#)

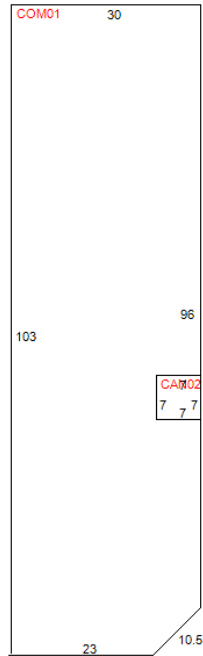
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	3320	29.0	105.0	FBC	3,045.00	SF						
Neighborhood 9980												
Mkt: 2 70												

[Traverse](#)

[Building 1 of 1](#)

COM01=R23A45|10,SU96L30D103.R23U4R7U33

CAN02=L7U7R7D7.



Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built 1886
Effective Age	6 - 25-29 YRS	Physical Deterioration 0%
Condition	4	Obsolescence: Functional 0%
Quality Grade	700 - GOOD	Obsolescence: Locational 0%
Inspected on	6/7/2022 by 117	Base Perimeter 262

Exterior Wall 60 COMMON BRICK32 CONC BLK-STUCO						Ground Flr Area Interior Finish		Sprinkler	A/C
Section	Wall Height	Stories	Year Built	Basement %					
1	14.0	2.73	1886	0		3,097 M33 NIGHTCLUB/LOUNGE	64 %	Y	Y
						M21 RESTAURANT	36 %	Y	Y
2	9.0	1.00	2007	0		49 CAN CANOPY-ATTACHD	100 %	N	N

Section: 1

Elevator Shafts: 1	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 4	2 Fixture Baths: 2
Elevator Landings: 3	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 17

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
------	-----------	------	------	---------	-------	--------	-------

Appraiser Notes

HISTORICALLY THE FIRST NATIONAL BANK BUILDING CONSTRUCTED CIRCA 1886
(WEST TWO STORY PORTION OF BUILDING CONSTRUCTED C.1912)
1ST FLOOR= BRICKHOUSE LODGE.....2-2FX 7X
2ND FLOOR= ANTI MONOPOLY DRUG STORE.....2-5FX 6X (THE LOFT AT THE LODGE)
3RD FLOOR= ANTI MONOPOLY DRUG STORE.....1-6FX 1-4FX (MAGNOLIA ROOM)

Planning and Building ** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD19-2344	12/12/2019	-	EARLY START AUTH
SGN18-0121	11/16/2018	-	WALL
BLD18-1171	5/23/2018	9/4/2018	REPAIR/RENOVATION/BRICKHOUSE LODGE
BLD17-1621	10/11/2017	3/2/2018	LUCKY TRUST / COMM RE ROOF
SGN17-0110	9/27/2017	-	MOY MEDIA/WALL SIGN
BLD17-0367	3/7/2017	8/17/2017	BATHROOM RENO / 2ND FLOOR
BLD16-0772	7/15/2016	-	ELEVATOR
BLD16-0317	3/11/2016	-	SLAB FOR ELEVATOR SHAFT
OC00829	5/1/2007	-	7 NEW FIRE SPRINKLERS
OC02928	3/1/2007	6/1/2007	INT RENO, STARBUCKS
OC03045	12/1/2006	-	INT DEMO
OC01446	7/1/2004	-	FIRE SUPR SYS
OC00912	6/1/2003	-	CMRA, CYBER GRIND
OC01792	11/1/2000	-	CMRA
OC01956	12/1/1997	-	WINDOW REPLACEMENT
OC01545	10/1/1997	-	CMRA FAT TUESDAY'S
OC01465	9/1/1997	-	SLAB
OC01350	9/1/1997	-	CMRA
OC01151	8/1/1995	-	CMRA
OC01123	8/1/1995	-	ROOF

Recording: \$ 18.50
Doc. Stamps: \$ 19,950.00

Prepared by:
Paula S. Chambers
Daniel Hicks, P.A.
421 South Pine Avenue
Ocala, Florida 34471

File Number: 2023-108DHRP

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 10/19/2023 11:34:39 AM
FILE #: 2023134828 OR BK 8172 PGS 327-328
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$19950.00 MDS: \$0 INT: \$0

Warranty Deed

Made this October 12, 2023 A.D. By **Lucky Trust, LLC, a Florida limited liability company**, whose post office address is: 7425 SW 74th Terrace, Miami, Florida 33143, hereinafter called the grantor, to **Singh & Sons Properties, LLC, a Florida limited liability company**, whose post office address is: 3720 SW College Road, Ocala, Florida 34474, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

See Attached Schedule "A"

Parcel ID Number: 2853-046-001

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Claudia Cuervo
Witness Printed Name Claudia Cuervo

Saidi Padron
Witness Printed Name Saidi Padron

Lucky Trust, LLC, a Florida limited liability company (Seal)

Steven Bukowski, as Manager
Address: 7425 SW 74th Terrace, Miami, Florida 33143

Diane Bukowski (Seal)
Diane Bukowski, as Manager
Address: 7425 SW 74th Terrace, Miami, Florida 33143

State of Florida
County of Marion

The foregoing instrument was acknowledged before me this 12 day of October, 2023, by Steven Bukowski and Diane Bukowski, as Managers of Lucky Trust, LLC, a Florida limited liability company, by means of personal presence, who are personally known to me or who have produced FLDL as identification.

B220-710-57-203-0
B220-173-58-784-0



FRANK PADRON
Commission # GG 953806
Expires March 16, 2024
Bonded Thru Budget Notary Services

Notary/Public
Print Name: Frank Padron
My Commission Expires: March 16, 2024

Recording: \$ _____
Doc. Stamps: \$ _____

Prepared by:
Paula S. Chambers
Daniel Hicks, P.A.
421 South Pine Avenue
Ocala, Florida 34471

File Number: 2023-108DHRP

"Schedule A"

A PORTION OF BLOCK 46, OLD SURVEY OCALA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK E, PAGES 1 & 2, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE NE CORNER OF SAID BLOCK 46; THENCE S. 00°04'21"W. A DISTANCE OF 32.53 FEET; THENCE N. 89°51'35"W. A DISTANCE OF 81.63 FEET; THENCE N. 00°01'24"E. A DISTANCE OF 32.48 FEET; THENCE S. 89°52'54"E. A DISTANCE OF 81.66 FEET TO THE POINT OF BEGINNING.

AND

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Recording: \$ 18.50
Doc. Stamps: \$ 19,950.00

Prepared by:
Paula S. Chambers
Daniel Hicks, P.A.
421 South Pine Avenue
Ocala, Florida 34471

File Number: 2023-108DHRP

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Claudia Cuervo
Witness Printed Name

Saidi Padron
Witness Printed Name

State of Florida
County of Marion

Lucky Trust, LLC, a Florida limited liability company (Seal)

Steven Bukowski, as Manager
Address: 7425 SW 74th Terrace, Miami, Florida 33143

Diane Bukowski (Seal)
Diane Bukowski, as Manager
Address: 7425 SW 74th Terrace, Miami, Florida 33143

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B220-710-57-203-0
B220-173-58-784-0



FRANK PADRON
Commission # GG 953806
Expires March 16, 2024
Bonded Thru Budget Notary Services

Notary/Public
Print Name: Frank Padron
My Commission Expires: March 16, 2024

Recording: \$ _____
Doc. Stamps: \$ _____

Prepared by:
Paula S. Chambers
Daniel Hicks, P.A.
421 South Pine Avenue
Ocala, Florida 34471

File Number: 2023-108DHRP

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Fictitious Name Detail

Fictitious Name

THE LODGE OCALA PUB & EATERY

Filing Information

Registration Number G24000121043
Status ACTIVE
Filed Date 09/27/2024
Expiration Date 12/31/2029
Current Owners 1
County MARION
Total Pages 1
Events Filed NONE
FEI/EIN Number NONE

Mailing Address

36 S MAGNOLIA AVENUE
OCALA, FL 34471

Owner Information

JRLE VENTURES LLC
36 PECAN DRIVE LOOP
OCALA, FL 34472
FEI/EIN Number: 99-4894202
Document Number: L24000392379

Document Images

[09/27/2024 -- Fictitious Name Filing](#)

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Detail by Entity Name

Florida Limited Liability Company
SINGH & SONS PROPERTIES LLC

Filing Information

Document Number	L17000037767
FEI/EIN Number	81-5441941
Date Filed	02/16/2017
Effective Date	02/16/2017
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	09/18/2023
Event Effective Date	NONE

Principal Address

4545 SW 60th Ave
Unit # 770113
OCALA, FL 34474

Changed: 03/27/2025

Mailing Address

P.O. Box 770113
OCALA, FL 34477-0113

Changed: 03/27/2025

Registered Agent Name & Address

SINGH, SATNAM
4545 SW 60th Ave
Unit # 770113
OCALA, FL 34474

Address Changed: 03/27/2025

Authorized Person(s) Detail

Name & Address

Title MGR

SINGH, SATNAM
5386 SW 40TH CIRCLE
OCALA, FL 34474

Title MGRM

SINGH, NIRANJAN
5386 SW 40TH CIRCLE
OCALA, FL 34474

Annual Reports

Report Year	Filed Date
-------------	------------

2024	04/26/2024
2025	03/27/2025
2026	04/27/2026

Document Images

04/27/2026 -- ANNUAL REPORT	View image in PDF format
03/27/2025 -- ANNUAL REPORT	View image in PDF format
04/26/2024 -- ANNUAL REPORT	View image in PDF format
09/18/2023 -- LC Amendment	View image in PDF format
04/23/2023 -- ANNUAL REPORT	View image in PDF format
04/28/2022 -- ANNUAL REPORT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
06/20/2020 -- ANNUAL REPORT	View image in PDF format
04/23/2019 -- ANNUAL REPORT	View image in PDF format
04/19/2018 -- ANNUAL REPORT	View image in PDF format
02/16/2017 -- Florida Limited Liability	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by FEI/EIN Number](#) /

Detail by FEI/EIN Number

Florida Limited Liability Company
JRLE VENTURES LLC

Filing Information

Document Number L24000392379
FEI/EIN Number 99-4894202
Date Filed 09/11/2024
Effective Date 09/11/2024
State FL
Status ACTIVE

Principal Address

36 PECAN DRIVE LOOP
OCALA, FL 34472

Changed: 05/01/2026

Mailing Address

36 PECAN DRIVE LOOP
OCALA, FL 34472

Changed: 05/01/2026

Registered Agent Name & Address

SANCHEZ, JOHNNY A
36 PECAN DRIVE LOOP
OCALA, FL 34472

Authorized Person(s) Detail

Name & Address

Title AMBR

SANCHEZ, JOHNNY
36 PECAN DRIVE LOOP
OCALA, FL 34472

Title AMBR

SANCHEZ, RACHAEL
36 PECAN DRIVE LOOP
OCALA, FL 34472

Annual Reports

Report Year	Filed Date
2025	04/30/2025
2026	05/01/2026

Document Images

[05/01/2026 -- ANNUAL REPORT](#)

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[04/30/2025 -- ANNUAL REPORT](#)

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[09/11/2024 -- Florida Limited Liability](#)

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City of Ocala
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471

NOTICE OF VIOLATION AND PUBLIC HEARING

SINGH & SONS PROPERTIES LLC
3720 SW COLLEGE RD
OCALA, FL 34474-4441

06/25/2026

SINGH, SATNAM
4545 SW 60TH AVE, UNIT 770113
OCALA, FL 34474

JRLE VENTURES LLC
36 PECAN DRIVE LOOP
OCALA, FL 34472

SANCHEZ, JOHNNY (Registered Agents)
36 PECAN DRIVE LOOP
OCALA, FL 34472

THE LODGE OCALA PUB & EATERY
36 S MAGNOLIA AVENUE
OCALA, FL 34471

Respondent(s) _____ /

Location of Violation: 36 S MAGNOLIA AVE/2853-046-001

Case Number: CE26-0787

Inspector Assigned: Osias Ferreira

Required Compliance Date: 08/10/2026

Public Hearing Date & Time: 08/13/2026 17:30

Violation(s) and How to Abate:

Section 82-182 Dangerous buildings declared nuisance; abatement required; time limits. Dangerous buildings declared nuisance; abatement required; time limits. Obtain the necessary permits to secure the property and fix any and all findings by the building department inspector. Stop using the second and third floor until properly secured and approved for. Maintain the occupancy on the first floor in accordance to the approved occupancy.

SECTION 122-51 BUILDING PERMIT REQUIRED

Building permit required. Obtain permits for all the work that took place and to secure the property

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code inspector elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

*City of Ocala - City Hall – 2nd Floor (Council Chambers)
110 SE Watula Avenue Ocala, FL 34471*

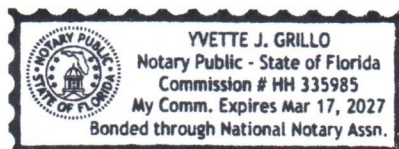
The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

Osias Ferreira Sr Code Inspector
oferreira@ocalafl.gov
352-789-5305





City of Ocala
Code Enforcement Division
6/25/2026 3:08 PM



ASI

SECURITY, INC.

(904) 622-2996



City of Ocala
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3RD STREET (2ND floor) OCALA, FLORIDA 34471

NOTICE OF VIOLATION AND PUBLIC HEARING

SINGH & SONS PROPERTIES LLC
3720 SW COLLEGE RD
OCALA, FL 34476-4441

SINGH, SATNAM
4545 SW 60TH AVE, UNIT 770113
OCALA, FL 34474

JRILE VENTURES LLC
36 PECAN DRIVE LOOP
OCALA, FL 34472

SANCHEZ, JOHNNY (Registered Agents)
36 PECAN DRIVE LOOP
OCALA, FL 34472

THE LODGE OCALA PUB & EATERY
36 S MAGNOLIA AVENUE
OCALA, FL 34471

06/25/2026

Respondent(s) _____

Location of Violation: 36 S MAGNOLIA AVE/2853-046-001

Case Number: CE26-0787

Inspector Assigned: Osias Ferreira

Required Compliance Date: 08/10/2026

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Section 82-182 Dangerous buildings declared nuisance; abatement required; time limits.
Dangerous buildings declared nuisance; abatement required; time limits. Obtain the necessary permits to secure the property and fix any and all findings by the building department inspector. Stop using the second and third floor until properly secured and approved for. Maintain the occupancy on the first floor in accordance to the approved occupancy.

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City of Ocala
Code Enforcement Division
6/25/2026 3:08 PM

**CITY OF OCALA
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor), OCALA, FLORIDA 34471**

CASE NO: CE26-0787

AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority personally appeared, Yvette Grillo, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 06/25/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

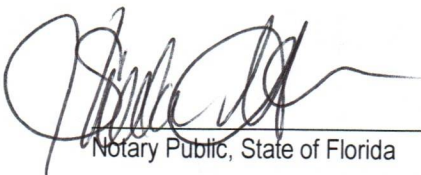
FURTHER, AFFIANT SAYETH NAUGHT.

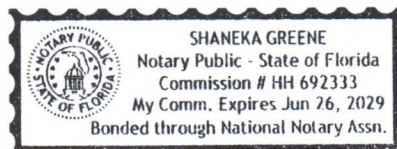
Dated: 06/25/2026


Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/25/2026 by Shaneka Greene, City of Ocala, who is personally known to me.


Notary Public, State of Florida



Fw: Dangerous Building Posting - 36 S Magnolia, 2nd and 3rd Floor

From: Truman Henson <thenson@ocalafl.gov>
Date: Wed 6/17/2026 4:57 PM
To: Jeff Shrum <JShrum@ocalafl.gov>; Matthew Leibfried <MLeibfried@ocalafl.gov>; Michael Anderson <MAnderson@ocalafl.gov>
Cc: Benjamin Maxson <bmaxson@ocalafl.gov>; Greg McClellan <gmccllellan@ocalafl.gov>; Dale Hollingsworth <dhollingsworth@ocalafl.gov>; Jennifer L. Buller <JBuller@ocalafl.gov>; Brian Cribbs <BCribbs@ocalafl.gov>; Jesse Bloom <jbloom@ocalafl.gov>

 2 attachments (892 KB)
1171 lodge first floor CO.pdf; 0367 last CO for 2nd and 3rd floor.pdf;

Pursuant to section 82-185 of the City of Ocala Code of Ordinances, the fire marshal informed me of concerns related to occupancy loading at the above address. The Ocala PD had informed him of what they believed to be significant overloading of the building. A review of the current Certificates of Occupancy revealed that there is a valid CO for the first floor, for assembly use with an occupant load of 94. The current COs for the second and third floors allow for a combined total of 5 occupants, and a business use. The PD reportedly counted approximately 330 people exiting the building on one recent night.

Based on that observation and the report from the fire marshal, I requested that code enforcement visit the site to attempt to verify that use and loading. During that visit the tenant stated that the second and third floors were in fact being used by business for assembly purposes (dancing, alcohol consumption). Additionally, structural modifications to the supporting beams and columns for the second floor were noted on the first floor. While a permit was issued for some work in the past, and the observed modifications may have been made in conformity to those plans, no inspections were ever conducted, and no modified CO was ever issued for the spaces.

Given the totality of the circumstances, including occupant loading, absence of reviewed and approved life safety/egress plans, emergency lighting, exit signage, and valid Certificates of Occupancy for the observed use, I determined that prohibiting occupancy of the second and third floor is necessary to ensure preservation of life safety. I have allowed continued occupancy of the first floor under the terms of the current CO, with allowed load of 94. I instructed my inspector to notify the tenant that any observed occupancy of the second or third floor may result in the revocation of the CO for the first floor, until such time as the entire building is brought into compliance.

Please see the inspector's report below for additional information and photos.

Truman Henson
Chief Building Official
City of Ocala
Growth Management Dept
201 SE 3rd Street (2nd Floor)
Ocala, FL 34471
(office) 352-629-8477 (mobile) 352-843-6810
Email: thenson@ocalafl.gov



From: Greg McClellan <gmccllellan@ocalafl.gov>
Sent: Wednesday, June 17, 2026 4:32 PM
To: Truman Henson <thenson@ocalafl.gov>; Benjamin Maxson <bmaxson@ocalafl.gov>; Phillip Moore <PMoore@ocalafl.gov>; Matthew Leibfried <MLeibfried@ocalafl.gov>; Dwain Thomas <DThomas@ocalafl.gov>; Jasmine Dieguez <jdieguez@ocalafl.gov>; Dale Hollingsworth <dhollingsworth@ocalafl.gov>; Jennifer L. Buller <JBuller@ocalafl.gov>; Michael Anderson <MAnderson@ocalafl.gov>; Brian Cribbs <BCribbs@ocalafl.gov>; Jesse Bloom <jbloom@ocalafl.gov>; Jeff Shrum <JShrum@ocalafl.gov>
Subject: Dangerous Building Posting - 36 S Magnolia, 2nd and 3rd Floor

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On June 17, 2026, the Building Department conducted a field inspection of the property in conjunction with Code Enforcement. During the inspection, the current tenant, Johnny Sanchez (352-678-7900), provided access to the second and third floors. Based on the tenant's statements and field verification by staff, it was confirmed that both floors are currently being utilized as a bar/Assembly occupancy.

Additionally, inspectors observed unpermitted structural work on the first floor of the building. The observed alterations are documented in the attached photographs.

Due to concerns regarding life safety and occupancy compliance, both stairways serving the second and third floors were posted as unsafe, and access doors were secured to prevent entry.

The tenant was advised that no person is permitted to access the second or third floors until the violations have been corrected and approved by the Building Department. The tenant was further advised that the maximum permitted occupant load on the first floor is 94 persons and that permit applications and construction plans addressing the violations must be submitted within ten (10) days. Failure to comply may result in revocation of the first-floor occupancy.

As a result of these findings, Code Enforcement Case No. CE26-0787 has been opened. Additional photographs, inspection notes, and supporting documentation have been uploaded to the case.



Jun 17, 2026 at 2:11:21 PM
1 SE Broadway St
Ocala FL 34471
United States
Ocala Historic Downtown Square



Jun 17, 2026 at 2:11:25 P
1 SE Broadway
Ocala FL 344
United Stat
Ocala Historic Downtown Squa



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Dangerous or Unsafe Do Not Enter

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Structure Name / Address: The Lodge, 36 S Mag 2nd/3rd Fl

Date: 6/17/2026

Inspector Name: Greg McElhara

Signature: Greg McElhara

☒ This structure has been inspected on the exterior and interior.

☐ This structure has been inspected on the exterior only (additional inspection may be required)

This structure has been inspected and found to be dangerous or unsafe. It is unsafe to enter or occupy.
Ocala, Florida - Code of Ordinances, Chapter 82 - BUILDINGS AND BUILDING REGULATIONS, Sec. 82-181,
Sec. 82-182, Sec. 82-183, Sec. 82-184, Sec. 82-185, Sec. 82-186, Sec. 82-187, or Sec. 82-188.

DO NOT REMOVE, COVER, OR VANDALIZE THIS NOTICE

Any person removing this notice shall be guilty of an offense as provided in section 1-9, City of Ocala Code of Ordinances.
State Law reference - Penalty for ordinance violations, F.S. § 162.22; status of ordinance violations, F.S. § 775.08.

Chief Building Official or designee

Building Division, 201 SE 3rd Street (2nd Floor), Ocala, FL 34401

Jun 17, 2026 at 3:27:19 PM

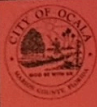
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Ocala FL 34401

United States



Jun 17, 2026 at 3:27:34 P
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Structure Name / Address: The Lodge, 76 S Magnolia Road/3rd Fl

Date: 6/17/2026

Inspector Name: Greg McMillan

Signature: Greg McMillan

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Greg McMillan
Chief Building Official or designee

Building Division, 200 E. 1st Avenue (2nd Floor) Ocala, FL 34401 Phone: 352.344.5441

Jun 17, 2026 at 3:27:58 P
2-98 SW Broadway
Ocala FL 344
United States



Jun 17, 2026 at 3:28:03 P
2-98 SW Broadway
Ocala FL 344
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Greg McClellan
Project Manager – Building Services
City of Ocala
201 SE 3rd Street (2nd floor)
Ocala, Florida 34471
352-629-8421 (p)
gmccllellan@ocalafl.gov



The City of Ocala provides fiscally responsible services consistent with the community's current and future expectations.

Dangerous Building Posting - 36 S Magnolia, 2nd and 3rd Floor

From Greg McClellan <gmcclellan@ocalafl.gov>
Date Wed 6/17/2026 4:32 PM
To Truman Henson <thenson@ocalafl.gov>; Benjamin Maxson <bmaxson@ocalafl.gov>; Phillip Moore <PMoore@ocalafl.gov>; Matthew Leibfried <MLeibfried@ocalafl.gov>; Dwain Thomas <DThomas@Ocalafl.gov>; Jasmine Dieguez <jdieguez@ocalafl.gov>; Dale Hollingsworth <dhollingsworth@ocalafl.gov>;
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The tenant was advised that no person is permitted to access the second or third floors until the violations have been corrected and approved by the Building Department. The tenant was further advised that the maximum permitted occupant load on the first floor is 94 persons and that permit applications and construction plans addressing the violations must be submitted within ten (10) days. Failure to comply may result in revocation of the first-floor occupancy.

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Date: 6/17/2026

Inspector Name: Greg McElhara

Signature: Greg McElhara

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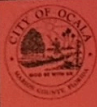
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Project Manager – Building Services
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352-629-8421 (p)
gmccllellan@ocalafl.gov



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RE: Dangerous Building Posting - 36 S Magnolia, All Floors

From: Greg McClellan <gmccllellan@ocalafl.gov>
Date: Wed 7/1/2026 3:17 PM
To: Truman Henson <thenson@ocalafl.gov>; Matthew Leibfried <MLeibfried@ocalafl.gov>; Michael Anderson <MAnderson@ocalafl.gov>
Cc: Benjamin Maxson <bmaxson@ocalafl.gov>; Dale Hollingsworth <dhollingsworth@ocalafl.gov>; Jennifer L. Buller <JBuller@ocalafl.gov>; Brian Cribbs <BCribbs@ocalafl.gov>; Jesse Bloom <jbloom@ocalafl.gov>

 5 attachments (7 MB)

Keystone Building Preliminary Structural Evaluation for First-Floor Occupancy; lodge 4.jpg; lodge 3.jpg; lodge 2.jpg; lodge 1.jpg;

Following a reinspection of the property with the owner's engineers, Mike Gartner, P.E., and Hal Barrineau, P.E., the engineers submitted an email stating:
"The observed condition creates a potential risk of structural instability affecting the occupied first-floor area below and therefore creates a risk to human life and public welfare."
Based on the engineers' findings and the conditions observed during the reinspection, the Building Department determined that the structure presented a dangerous condition and posted the property as a dangerous building for all floors.
The property owner, Gurpreet Singh (352-598-6102), was informed of the engineers' findings and acknowledged the hazardous condition. Mr. Singh expressed appreciation for the Building Department's decision to post the property as dangerous in order to protect public safety.

Greg McClellan
Project Manager – Building Services
City of Ocala
201 SE 3rd Street (2nd floor)
Ocala, Florida 34471
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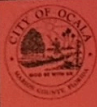
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Date: 6/17/2026

Inspector Name: Greg McMillan

Signature: Greg McMillan

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To Michael Anderson <MAnderson@ocalafl.gov>

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Chief Anderson,

As follow-up to your verbal notification to me and our subsequent meeting regarding the property at 36 S. Magnolia, and pursuant to City of Ocala Code of Ordinances section 82-185, I am requesting that you make a written report of your findings to me as Chief Building Official. There do not appear to be any records of valid Certificates of Occupancy for the activities allegedly taking place on the second and third floors of the building. Therefore, it is my intent to request the initiation of code enforcement proceedings against the property for the purpose of verifying the current use, supporting compliance, and imposing enforcement as may be deemed necessary.

Thank you for bringing this issue to my attention, and for your willingness to support our shared goal of protecting the life safety of our citizens.

Truman Henson
Chief Building Official
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Ocala, FL 34471
(Office) 352-629-8477 (Mobile) 352-843-6810

Keystone Building Preliminary Structural Evaluation for First-Floor Occupancy

From Mike Gartner <mike@caliberde.com>

Date Tue 6/30/2026 2:43 PM

To Greg McClellan <gmcclellan@ocalafl.gov>

Cc Mark Dodge (marktotalsite@gmail.com) <marktotalsite@gmail.com>; Joe Borge <joe@caliberde.com>; Hal Barrineau <hal@caliberde.com>

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Dear Mr. McClellan and Mr. Henson,

This correspondence concerns the building located at 36 S Magnolia Avenue, All Units, Ocala, Florida, identified as Marion County Parcel No. 2853-046-001. The building is a three-story commercial structure constructed circa 1886, according to the Marion County Property Appraiser, and is commonly referred to as the Keystone Building.

We understand that, following an incident at the building, City of Ocala officials discovered structural modifications that were made without the required permits and approvals. We further understand that the City revoked the certificate of occupancy for the second and third floors and required an engineering review to determine whether the first floor may remain occupied.

Caliber Design & Engineering LLC was retained by Mark Dodge with Total Site Construction, LLC to perform an initial limited structural evaluation of the existing structural system as it relates to first-floor occupancy. We performed a limited visual inspection on June 30, 2026. Our evaluation was limited to visual observations of exposed building and structural elements. We did not perform physical testing, destructive investigation, removal of finishes or coverings, review of hidden or latent conditions, or review of past reports concerning structural distress.

Based on our preliminary visual observations, a beam approximately 16 to 20 inches deep and 5 to 6 inches wide supports the center span of the second-floor framing system. The beam bears on 6x6 wood posts. One post near the west end of the beam appears to have been relocated without corresponding modification to the foundation, as evidenced by the prior post location visible in the flooring. The relocation also appears to have changed the load path within the beam system. It is unknown whether the beam itself was modified.

The posts appear to be out of plumb, and the beam appears to be laterally deflecting along its weak axis. The beam also appears to be twisting in a manner consistent with lateral-torsional buckling. Although some bracing has been retrofitted to restrain the bottom of the beam, the bracing appears inadequate based on our limited visual review.

Based on these observations, we find that the building, or the affected portion of the building, meets the definition of a dangerous condition under the 2023 Florida Building Code, Existing Building. The observed condition creates a potential risk of structural instability affecting the occupied first-floor area below and therefore creates a risk to human life and public welfare.

Further evaluation is required to determine the full extent of structural deficiencies and to design any required temporary stabilization and permanent repairs before the affected areas can be safely occupied. We estimate that a full structural evaluation can be performed within 30 to 60 days of authorization by the owner.

Respectfully,

Mike Gartner, P.E. and Hal Barrineau, P.E.

Mike Gartner, P.E.

Caliber Design & Engineering | 2300 SE 17th Street, Unit 1002, Ocala, FL 34471

o 352 789 6298

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Request for Review of Occupancy Compliance at 36 S Magnolia Ave

From Truman Henson <thenson@ocalafl.gov>

Date Mon 6/15/2026 1:17 PM

To Dale Hollingsworth <dhollingsworth@ocalafl.gov>; Jennipher L. Buller <JBuller@ocalafl.gov>

Cc Benjamin Maxson <bmaxson@ocalafl.gov>; Greg McClellan <gmccllellan@ocalafl.gov>; Michael Anderson <MAnderson@ocalafl.gov>; sduryea@ocalapd.org <sduryea@ocalapd.org>; Matthew Leibfried <MLeibfried@ocalafl.gov>

Good afternoon, I have received communication from the city fire marshal (copied below) in which he expresses concerns regarding use and occupancy loading at the above referenced address. Pursuant to section 82-185 of the City of Ocala Code of Ordinances, he has formally notified me of his concern, and I am therefore informing you with a request that you cause an investigation to be made to ensure compliance with requirements of the ordinance, Florida building and fire codes, and any Certificates of Occupancy that have been issued for this address. You are welcome to enlist Greg McClellan or other building department staff to support the completion of your investigation.

Thank you in advance for your attention to this potentially serious life safety concern.

Truman Henson

Chief Building Official

City of Ocala

Growth Management Dept

201 SE 3rd Street (2nd Floor)

Ocala, FL 34471

(office) 352-629-8477 (mobile) 352-843-6810

Email: thenson@ocalafl.gov



From: Michael Anderson <MAnderson@ocalafl.gov>

Sent: Thursday, June 11, 2026 11:09 AM

To: Truman Henson <thenson@ocalafl.gov>; Greg McClellan <gmccllellan@ocalafl.gov>; Benjamin Maxson <bmaxson@ocalafl.gov>; Jennipher L. Buller <JBuller@ocalafl.gov>; Dale Hollingsworth <dhollingsworth@ocalafl.gov>; Brian Cribbs <BCribbs@ocalafl.gov>; Jesse Bloom <jbloom@ocalafl.gov>; Sandra Duryea <sduryea@ocalapd.gov>

Cc: Clint Welborn <CWelborn@ocalafl.gov>

Subject: Request for Review of Occupancy Compliance at 36 S Magnolia Ave

Chief Building Official,

I am requesting a review of occupancy compliance at the Lodge/Loft Bar located at 36 S. Magnolia Avenue.

On June 6, 2026, officers with the Ocala Police Department observed what appeared to be a large number of patrons exiting the establishment. As a result, representatives from the Ocala Fire Prevention Department and the Ocala Police Department conducted a site visit on June 9, 2026. During that visit, no posted maximum occupancy load signs were observed on any of the building's three floors and numerous other fire code violations were noted.

Based on these observations, there is concern that the number of occupants present during peak weekend hours may exceed the approved occupancy load for the building. Occupancy limits are an important life-safety measure designed to ensure safe evacuation and adequate egress in the event of an emergency.

I respectfully request that your office verify the approved occupant load for this establishment and determine whether it is operating in compliance with all applicable building and fire safety requirements. If warranted, I would appreciate any inspection or enforcement action your department deems appropriate.

The purpose of this request is to help ensure the continued safety of patrons, employees, first responders, and the public. Thank you for your attention to this matter and for your continued service to our community.

Sincerely,



Clayton Anderson

Fire Marshal | Ocala Fire Rescue

505 NW MLK Jr. Ave. | Ocala, Florida 34475

T: 352-629-8386 | C: 352-572-0388 | E: manderson@ocalafl.gov