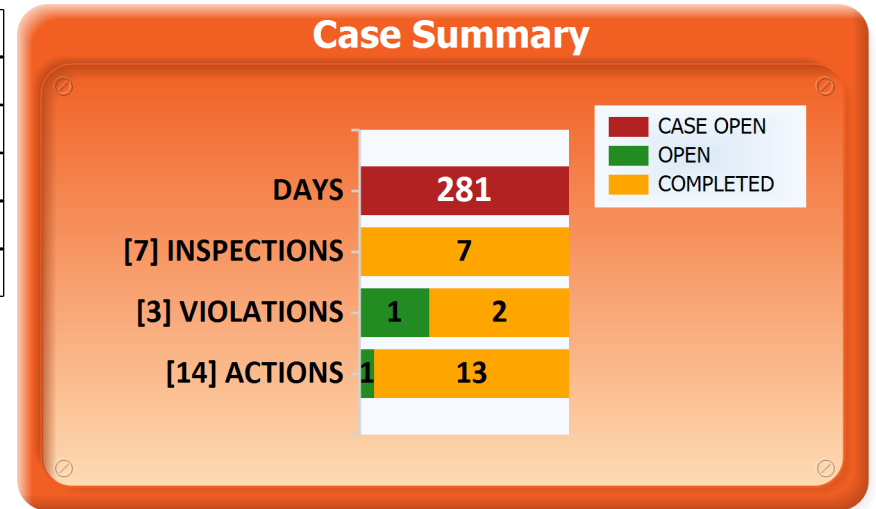


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0929

Description: No BTR		Status: NON COMP HEARING	
Type: ZONING		Subtype: MISC ZONING VIOLATION	
Opened: 8/26/2025	Closed:	Last Action: 6/11/2026	Flw Up: 5/29/2026
Site Address: 3131 SW COLLEGE RD UNIT 207 OCALA, FL 34474			
Site APN: 2378-010-004		Officer: OSIAS FERREIRA	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	COLLEGE PARK PLAZA LLC	PO BOX 358627 GAINESVILLE, FL 32635-8627			
RESPONDENT 1	Jehad Maksoud	3924 Mission Drive Jacksonville, FL 32217	(904)329-5851		gihad-gm14@hotmail.com
RESPONDENT 2	Lava Sports Bar, Inc.	3924 Mission Drive Jacksonville, FL 32217			gihad-gm14@hotmail.com
RESPONDENT 3	COLLEGE PARK PLAZA LLC	PO BOX 358627 GAINESVILLE, FL 32635-8627			
RESPONDENT 4	BOUGHANNAM, NIDAL	3206 NW 57TH TERRACE GAINESVILLE, FL 32606			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	12	\$106.32	\$106.32	5/18/26	CODE434	1450	CHECK	Lava Sports Bar, Inc.	SHG

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0929

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	\$18.75	5/18/26	CODE434	1450	CHECK	Lava Sports Bar, Inc.	SHG
Total Paid for CASE FEES:			\$125.07	\$125.07						
ADMIN POSTING	001-359-000-000-06-35960	2	\$4.92	\$4.92	5/18/26	CODE434	1450	CHECK	Lava Sports Bar, Inc.	SHG
CERTIFIED MAIL	001-359-000-000-06-35960	2	\$4.92	\$4.92	5/18/26	CODE434	1450	CHECK	Lava Sports Bar, Inc.	SHG
HEARING	001-359-000-000-06-35960	1	\$12.30	\$12.30	5/18/26	CODE434	1450	CHECK	Lava Sports Bar, Inc.	SHG
PREPARE NOTICE	001-359-000-000-06-35960	2	\$12.30	\$12.30	5/18/26	CODE434	1450	CHECK	Lava Sports Bar, Inc.	SHG
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$34.44	\$34.44						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$8.10	5/18/26	CODE434	1450	CHECK	Lava Sports Bar, Inc.	SHG
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$8.10	\$8.10						
FIELD POSTING	001-359-000-000-06-35960	1	\$11.03	\$11.03	5/18/26	CODE434	1450	CHECK	Lava Sports Bar, Inc.	SHG
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$22.06	5/18/26	CODE434	1450	CHECK	Lava Sports Bar, Inc.	SHG
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$33.09	\$33.09						
INSPECTORS	001-359-000-000-06-35960	2	\$32.42	\$32.42	5/18/26	CODE434	1450	CHECK	Lava Sports Bar, Inc.	SHG
SUPERVISORS	001-359-000-000-06-35960	4	\$88.24	\$88.24	5/18/26	CODE434	1450	CHECK	Lava Sports Bar, Inc.	SHG
Total Paid for INSPECTION FEES:			\$120.66	\$120.66						
TOTALS:			\$321.36	\$321.36						

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
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OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0929

SECTION 62-62 TAX CERTIFICATE REQUIRED	DALE HOLLINGSWORTH	8/25/2025	9/2/2025			No BTR for Food/Restaurant or Alcohol. Alcohol was applied for but never issued. Food applied for but never issued. DBPR also to be notified. Food BTR not required based on current operation (Food Truck). Alcohol issued on 09/02/2025.
SECTION 122-51 BUILDING PERMIT REQUIRED	DALE HOLLINGSWORTH	8/25/2025	10/29/2025			Overhead fan outside front doors installed without permit. Lighting installed over outdoor walkway in front of front doors without permit. Small storage building constructed at the rear of the business without permit. New Mini-split (HVAC) unit installed on rear exterior wall of business without permit. Installed sometime after 07/16/2025. Obtain permitting for all listed items.
SECTION 110-51 SIGN WORK REQUIRING PERMIT	DALE HOLLINGSWORTH	8/25/2025				"Lava Hookah & Sports Bar" business identity overhead sign was not permitted. Obtain a permit and get a final inspection for the sign.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
						On August 19, 2025, I was contacted by the Ocala Police Department inquiring about the "business license" (Business Tax Receipt) of Lava Sports Bar & Hookah Lounge at 3131 SW College Road, Unit 207/208. Emailing with the City of Ocala Licensing Analyst revealed the following: In July 2022, Mr. Maksoud applied for a Business

Case Details - No Attachments

City of Ocala

Case Number
CE25-0929

INITIAL	RDH	8/26/2025	8/26/2025	NON COMPLIANT	<p>Tax Receipt for a restaurant with seating up to 75 people, along with an alcohol permit for on-premises consumption. Both applications were voided and never issued.</p> <p>On March 1, 2024, he reapplied for an alcohol permit with the City; however, this application remains in pending status and has not been issued. He has not submitted a new Business Tax Receipt application for a restaurant since the original filing in 2022.</p> <p>I reached out to him by email on March 18, 2024, to make him aware of the open and expired permits at the location, but I did not receive a reply.</p> <p>He currently holds a state license for alcohol sales through DBPR (License #BEV5201465), but he does not have a corresponding license with DBPR for restaurant/food service.</p> <p>Conversation with the Police Department confirmed this business is in daily operation, operating between the hours of 4:00pm and 2:00am, serving food with a full food menu and serving alcohol for on-premises consumption. Internet search history also confirms full operation and special events being held at the business, such as birthday parties and live entertainment.</p> <p>In conducting a site inspection, although the business was closed at the time of inspection, I also discovered additional violations such as complete window coverage (zoning/permitting violation), unpermitted electrical work, unpermitted storage shed built for storing materials, unpermitted business identity sign at store front, and a food trailer at the rear of the business with an expired tag and obvious signs of storage at the site rather than removal on a daily basis as required by zoning</p>
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Case Details - No Attachments

City of Ocala

Case Number
CE25-0929

						<p>ordinance.</p> <p>Due to the violations observed, and understanding operations already taking place for quite some time without a business tax receipt, a Notice of Violation and Public Hearing is to be prepared and mailed providing a reasonable time to comply. That compliance date is being set for October 2nd, 2025. Failure to comply by that date, the case will proceed to prosecution at the scheduled October Code Enforcement Board hearing date.</p> <p>The Florida Department of Business and Professional Regulation will also be immediately notified to investigate any state violations.</p>
FOLLOW UP	RDH	1/5/2026	1/5/2026	NON COMPLIANT		<p>Only waiting on channel letter sign permit to be issued and finalized at this time (SGN25-0118). Waiting for plan corrections for sign permit. Follow-up extended.</p> <p>Made contact with the sign permit contractor and explained the situation, urging them to contact permitting to get the permit issued and finalized. Extension granted as Lava is not to fault at this time for the delayed permit issuance.</p>
CASE REVIEW	RDH	2/9/2026	2/9/2026	NON COMPLIANT		<p>Sign permit issuance.</p> <p>Sign permit still at plan corrections needed. Made contact via phone with J and J Signs and informed them of the violation. They advised they will get it corrected. I will extend this one more month and if not issued by that time, I will be proceeding with additional enforcement measures.</p>

Ocala Case Details - No Attachments

City of Ocala

Case Number
CE25-0929

CASE REVIEW	RDH	3/17/2026	3/17/2026	COMPLETED	As of this date, the sign permit remains with corrections noted and not issued. Due to the prolonged time, the case is being assigned to an inspector for formal enforcement action against the property owner for the sign remaining installed without issued permits.
FOLLOW UP	OSF	3/18/2026	3/18/2026	COMPLETED	"Lava Hookah & Sports Bar" business identity overhead sign was not permitted. SGN25-0118 was applied for by an after-the-fact contractor (unknown who initially installed the sign), but the permit remains unissued. Contact has been made with the sign contractor with no progress. Proceed with enforcement action against the both the property owner and business for the unpermitted sign. On 3/18/2026 I did an inspection for this case I just got assigned. A NOVPH will be mailed out to the the owners of the business and the property for the sign violation, since the had enough time to come into compliance.
HEARING INSPECTION	OSF	4/27/2026	4/27/2026	COMPLETED	On 4/27/2026 I had a special magistrate inspection, they have not complied yet the permit is not final. No new communication with the owner no changes on the permit.
COMPLIANCE	OSF	5/29/2026	5/29/2026	COMPLETED	Final Administrative Order compliance date. On 5/29/2026 I did a compliance inspection and observed that the permit application SGN25-0118 is still not issued as a permit. They have not comply with the order affidavit of non-compliance in filed.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	8/26/2025	8/26/2025	NOVPH

Case Details - No Attachments

City of Ocala

Case Number

CE25-0929

CERTIFIED MAIL	SHANEKA GREENE	8/26/2025	8/26/2025	<p>NOVPH MAILED (4) 9489 0090 0027 6697 0039 62 COLLEGE PARK PLAZA LLC PO BOX 358627 GAINESVILLE, FL. 32635-8627 9489 0090 0027 6697 0039 79 LAVA SPORTS BAR INC C/O JEHAD MASKSUD (REGISTERED AGENT) 3924 MISSION DRIVE UNIT 2 JACKSONVILLE, FL. 32217 9489 0090 0027 6697 0039 86 LAVA SPORTS BAR INC 3131 SW COLLEGE RD UNIT 207/208 OCALA, FL. 34474 9489 0090 0027 6697 0039 93 COLLEGE PARK PLAZA LLC C/O NIDAL BOUGHANNAM 3206 NW 57TH TERRACE GAINESVILLE, FL. 32606</p>
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Case Details - No Attachments

City of Ocala

Case Number
CE25-0929

PREPARE NOTICE	SHANEKA GREENE	8/26/2025	8/26/2025	<p>NOVPH - Violations and abatements entered in violations tab. Schedule for October Code Enforcement Board hearing. Set compliance date for October 2nd, 2025.</p> <p>Lava Sports Bar, Inc. c/o Jehad Maksoud (Registered Agent) 3924 Mission Drive Unit 2 Jacksonville, FL 32217</p> <p>Lava Sports Bar, Inc. 3131 SW College Road Unit 207/208 Ocala, FL 34474</p> <p>College Park Plaza, LLC P.O. Box 358627 Gainesville, FL 32635</p> <p>College Park Plaza, LLC c/o Nidal Boughannam 3206 NW 57th Terrace Gainesville, FL 32606</p>
OFFICER POSTING	DALE HOLLINGSWORTH	8/27/2025	8/27/2025	NOVPH READY FOR POSTING
ADMIN POSTING	SHANEKA GREENE	3/19/2026	3/19/2026	NOVPH

Case Details - No Attachments

City of Ocala

Case Number
CE25-0929

CERTIFIED MAIL	SHANEKA GREENE	3/19/2026	3/19/2026	<p>NOVPH MAILED (4) 9489 0090 0027 6697 0473 31 COLLEGE PARK PLAZA LLC PO BOX 358627 GAINESVILLE, FL. 32635-8627</p> <p>9489 0090 0027 6697 0473 48 LAVA SPORTS BAR INC C/O JEHAD MASKSUD (REGISTERED AGENT) 3924 MISSION DRIVE UNIT 2 JACKSONVILLE, FL. 32217</p> <p>9489 0090 0027 6697 0473 55 LAVA SPORTS BAR INC 3131 SW COLLEGE RD UNIT 207/208 OCALA, FL. 34474</p> <p>9489 0090 0027 6697 0473 62 COLLEGE PARK PLAZA LLC C/O NIDAL BOUGHANNAM 3206 NW 57TH TERRACE GAINESVILLE, FL. 32606</p>
PREPARE NOTICE	SHANEKA GREENE	3/19/2026	3/19/2026	NOVPH please include all the recipients
OFFICER POSTING	OSIAS FERREIRA	3/20/2026	3/20/2026	NOVPH READY FOR POSTING Posted at the property affidavit on file.
CONTACT	OSIAS FERREIRA	4/17/2026	4/17/2026	727-967-5797 called me and he told me they had uploaded all the documents for the sign permit SGN25-0118.

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	4/17/2026	4/14/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 110-51 and order to:</p> <p>1.) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code for the unpermitted sign by 4:00 pm on Thursday, May 28th, 2026. Once the permit(s) are obtained, all inspections for closure of the permit(s) shall be completed within ninety (90) days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00 am on Friday, May 29th, 2026, or if the permit(s) issued are not inspected and finaled for closure by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.</p> <p>2.) Pay the cost of prosecution of \$321.36 by May 28th, 2026.</p> <p>Non-compliance (Massey) Code Board hearing: 06/11/2026</p>
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	4/29/2026	4/29/2026	NEW BUSINESS

Case Details - No Attachments

City of Ocala

Case Number
CE25-0929

<p>CERTIFIED MAIL</p>	<p>SHANEKA GREENE</p>	<p>5/4/2026</p>	<p>5/4/2026</p>	<p>FAO MAILED (4) 9489 0090 0027 6697 0316 99 COLLEGE PARK PLAZA LLC PO BOX 358627 GAINESVILLE, FL. 32635-8627</p> <p>9489 0090 0027 6697 0317 05 LAVA SPORTS BAR INC C/O JEHAD MASKSOD (REGISTERED AGENT) 3924 MISSION DRIVE UNIT 2 JACKSONVILLE, FL. 32217</p> <p>9489 0090 0027 6697 0317 12 LAVA SPORTS BAR INC 3131 SW COLLEGE RD UNIT 207/208 OCALA, FL. 34474</p> <p>9489 0090 0027 6697 0317 29 COLLEGE PARK PLAZA LLC C/O NIDAL BOUGHANNAM 3206 NW 57TH TERRACE GAINESVILLE, FL. 32606</p>
<p>FIELD POSTING</p>	<p>OSIAS FERREIRA</p>	<p>5/6/2026</p>	<p>5/6/2026</p>	<p>FAO READY FOR POSTING Posted at the property and affidavit on file.</p>
<p>MASSEY</p>	<p>SHANEKA GREENE</p>	<p>6/11/2026</p>		

**BEFORE THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA**

THE CITY OF OCALA
Petitioner,

CASE NO: CE25-0929

vs.

**COLLEGE PARK PLAZA LLC
PO BOX 358627
GAINESVILLE, FL. 32635-8627**

**LAVA SPORTS BAR INC
C/O JEHAD MASKSOUD (REGISTERED AGENT)
3924 MISSION DRIVE UNIT 2
JACKSONVILLE, FL. 32217**

**LAVA SPORTS BAR INC
3131 SW COLLEGE RD UNIT 207/208
OCALA, FL. 34474**

**COLLEGE PARK PLAZA LLC
C/O NIDAL BOUGHANNAM 3206 NW 57TH TERRACE
GAINESVILLE, FL. 32606**

Respondents _____ /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on April 29th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A.** The Respondent(s), **COLLEGE PARK PLAZA LLC** and **LAVA SPORTS BAR INC**, owner(s) in charge of the property described as **2378-010-004 | 3131 SW COLLEGE PARK UNIT 207-208, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B.** That on and between August 26th, 2025, and April 27th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 110-51 SIGN WORK REQUIRING PERMIT**.

II. CONCLUSION OF LAW:

- A.** The Respondent(s), **COLLEGE PARK PLAZA LLC** and **LAVA SPORTS BAR INC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 110-51 SIGN WORK REQUIRING PERMIT**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A.** Find the Respondent(s) guilty of violating city code section(s): 110-51 and order to:
 - 1.) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code for the unpermitted sign by 4:00 pm on Thursday, May 28th, 2026. Once the permit(s) are obtained, all

inspections for closure of the permit(s) shall be completed within ninety (90) days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00 am on Friday, May 29th, 2026, or if the permit(s) issued are not inspected and finalized for closure by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.

2.) Pay the cost of prosecution of \$321.36 by May 28th, 2026.

- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.
- C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED; this 30th day of April 2026.

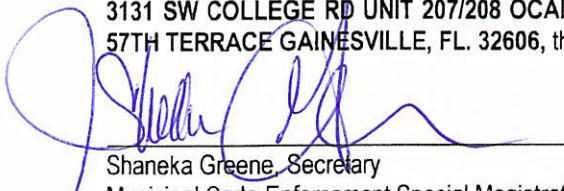
MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA



Ryan C. Fong, Special Magistrate
Municipal Code Enforcement Special Magistrate

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: COLLEGE PARK PLAZA LLC PO BOX 358627 GAINESVILLE, FL. 32635-8627; LAVA SPORTS BAR INC C/O JEHAD MASKSUD (REGISTERED AGENT) 3924 MISSION DRIVE UNIT 2 JACKSONVILLE, FL. 32217; LAVA SPORTS BAR INC 3131 SW COLLEGE RD UNIT 207/208 OCALA, FL. 34474; COLLEGE PARK PLAZA LLC C/O NIDAL BOUGHANNAM 3206 NW 57TH TERRACE GAINESVILLE, FL. 32606, this 30th day of April 2026.



Shaneka Greene, Secretary
Municipal Code Enforcement Special Magistrate

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT CODE BOARD IS TO BE HELD ON JUNE 11TH, 2026, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE INTIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.

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

CASE NO: CE25-0929

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 05/06/2026 post the Final Administrative Order to the property, located at 3131 SW COLLEGE RD UNIT 207.
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: 05/06/2026



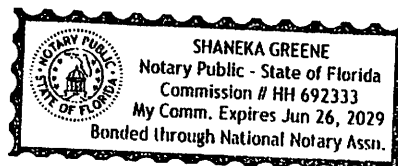
Senior Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/06/2026 by Shaneka Greene, City of Ocala, who is personally known to me.



Notary Public, State of Florida





LAVA

HOOKAH & SPORTS BAR

Slumba
MATTRESSES
TWIN • FULL • QUEEN • KING
SIZES AVAILABLE HERE
Uncover a truly wonderful
night's sleep
live life. sleep slumba.

Coors LIGHT

OPEN

208 207

Coors LIGHT

LAVA
HOOKAH & SPORTS BAR
Mon - Thurs 4pm to 2am
Fri - Sat & Sun 2pm to 2am

Coors LIGHT
POOL BAR

Coors LIGHT

Coors LIGHT

HOOKAH LOUNGE

Coors LIGHT
CELEBRATE RESPONSIBLY

Coors LIGHT
POOL BAR



City of Ocala
Code Enforcement Division
5/6/2026 1:27 PM



BEFORE THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA

THE CITY OF OCALA
Petitioner,

CASE NO: CE25-0929

vs.

COLLEGE PARK PLAZA LLC
PO BOX 358627
GAINESVILLE, FL. 32635-8627

LAVA SPORTS BAR INC
C/O JEHAD MASKSOUD (REGISTERED AGENT)
3924 MISSION DRIVE UNIT 2
JACKSONVILLE, FL. 32217

LAVA SPORTS BAR INC
3131 SW COLLEGE RD UNIT 207/208
OCALA, FL. 34474

COLLEGE PARK PLAZA LLC
C/O NIDAL BOUGHANNAM 3206 NW 57TH TERRACE
GAINESVILLE, FL. 32606
Respondents

FINAL ADMINISTRATIVE ORDER

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II. CONCLUSION OF LAW:

- A. The Respondent(s), COLLEGE PARK PLAZA LLC and LAVA SPORTS BAR INC, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 110-51 SIGN WORK REQUIRING PERMIT, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A. Find the Respondent(s) guilty of violating city code section(s): 110-51 and order to:
 - 1.) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code for the unpermitted sign by 4:00 pm on Thursday, May 28th, 2026. Once the permit(s) are obtained, all

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

CASE NO: CE25-0929

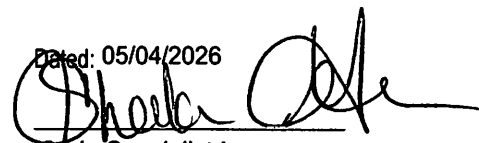
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

STATE OF FLORIDA
COUNTY OF MARION

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

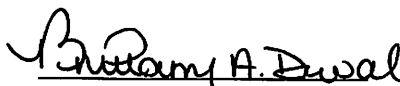
1. I did on 05/04/2026 post the Final Administrative Order to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

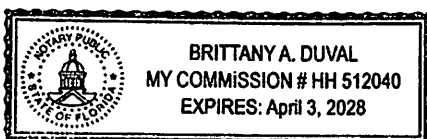
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 05/04/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 05/04/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida



**BEFORE THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA**

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE25-0929

**COLLEGE PARK PLAZA LLC
PO BOX 358627
GAINESVILLE, FL 32635-8627
Respondent /**

AFFIDAVIT OF NON-COMPLIANCE

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, Osias Ferreira, Senior Code Inspector Officer for the City of Ocala, who being duly sworn, deposes and says:

1. That on **04/29/2026**, the Municipal Code Enforcement Special Magistrate held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **05/29/2026**
3. That Respondent has not brought the property located in the city limits of Ocala, into compliance on; **05/29/2026**
4. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:

Abatement of violations as Ordered; SECTION 110-51
5. The prosecution costs remain paid. Any additional costs will result in a lien.

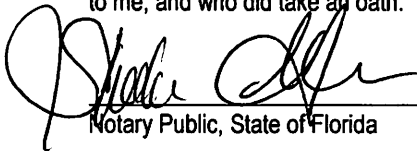
FURTHER AFFIANT SAYETH NOT.

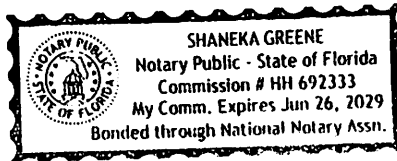
Dated May 29, 2026

Osias Ferreira
Senior Code Inspector
City of Ocala

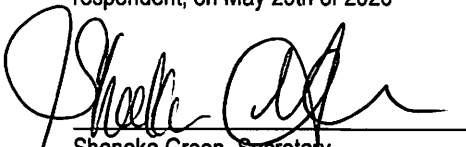
**STATE OF FLORIDA
COUNTY OF MARION**

The foregoing Affidavit of Non-Compliance was acknowledged before me this May 29th of 2026, by Osias Ferreira who is personally known to me, and who did take an oath.


Notary Public, State of Florida



I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail to respondent, on May 29th of 2026


Shaneka Green, Secretary
Municipal Code Enforcement Special Magistrate
Ocala, Florida