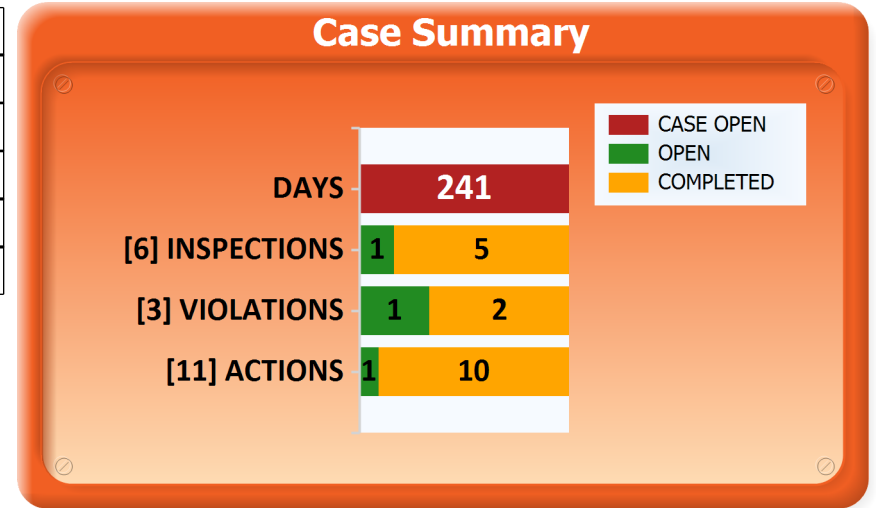


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0929

Description: No BTR		Status: HEARING	
Type: ZONING		Subtype: MISC ZONING VIOLATION	
Opened: 8/26/2025	Closed:	Last Action: 4/29/2026	Flw Up: 4/27/2026
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	\$0.00						

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	\$0.00						
Total Paid for CASE FEES:			\$125.07	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	2	\$4.92	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	2	\$12.30	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$34.44	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$8.10	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$11.03	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$33.09	\$0.00						
INSPECTORS	001-359-000-000-06-35960	2	\$32.42	\$0.00						
SUPERVISORS	001-359-000-000-06-35960	4	\$88.24	\$0.00						
Total Paid for INSPECTION FEES:			\$120.66	\$0.00						
TOTALS:			\$321.36	\$0.00						

VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES				

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

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				

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	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 MASKSOUD (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
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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
PREPARE NOTICE	SHANEKA GREENE	3/19/2026	3/19/2026	NOVPH please include all the recipients

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 MASKSOD (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>
OFFICER POSTING	OSIAS FERREIRA	3/20/2026	3/20/2026	<p>NOVPH READY FOR POSTING Posted at the property affidavit on file.</p>
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		NEW BUSINESS

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card

2378-010-004

[GOOGLE Street View](#)

Prime Key: 593711

[MAP IT+](#)

Current as of 8/26/2025

[Property Information](#)

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

[PC:](#) 16

Acres: 6.94

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

[Taxes / Assessments:](#)

Map ID: 163

[Millage:](#) 1001 - OCALA

[More Situs](#)

Situs: 3131 SW COLLEGE RD ALL
UNITS OCALA

[Current Property Value by Income](#)

Land Just Value	N/A		
Buildings	N/A		
Miscellaneous	N/A		
Total Just Value	\$7,694,933	Impact	
Total Assessed Value	\$7,654,642	Ex Codes:	(\$40,291)
Exemptions	\$0		
Total Taxable	\$7,654,642		
School Taxable	\$7,694,933		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$4,383,437	\$2,889,605	\$85,733	\$6,947,631	\$6,947,631	\$0	\$6,947,631
2023	\$4,383,437	\$2,969,323	\$85,733	\$6,871,694	\$6,871,694	\$0	\$6,871,694
2022	\$4,383,437	\$2,610,141	\$85,733	\$6,582,315	\$6,582,315	\$0	\$6,582,315

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6536/1181	02/2017	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$8,350,000
4579/0391	09/2006	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	Q	I	\$8,700,000
2928/1339	03/2001	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$5,699,400
2837/1290	08/2000	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	Q	I	\$4,972,000
2260/1206	06/1996	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$3,725,000
1692/1467	10/1990	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$3,000,000
1625/0501	12/1989	31 CERT TL	0	U	I	\$100

[Property Description](#)

SEC 26 TWP 15 RGE 21

PLAT BOOK H PAGE 041
 COLLEGE PARK SECOND ADD
 BLK J LOT 4 EXC COM EASTERNMOST COR OF LOT 4 TH
 N 48-52-05 W 225 FT TH S 41-07-55 W 23 FT TH
 S 48-52-05 E 225 FT TH N 41-07-55 E 23 FT TO POB
 & LOT 5 BLK J

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

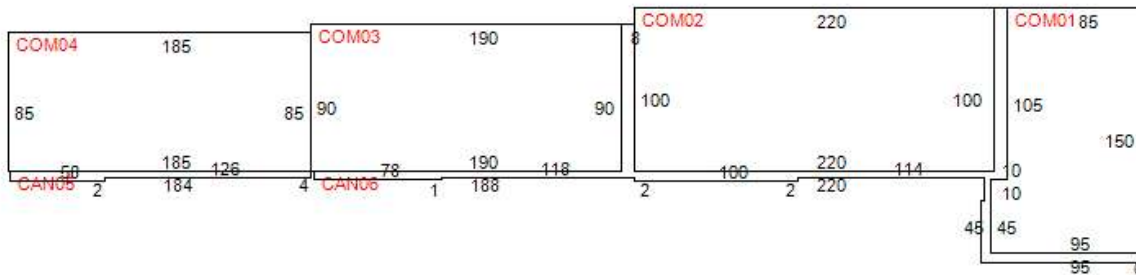
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1610	.0	.0	B2	302,306.00	SF	16.0000	1.00	1.00	1.00	4,836,896	4,836,896
Neighborhood 9932											Total Land - Class	\$4,836,896
Mkt: 2 70											Total Land - Just	\$4,836,896

[Traverse](#)

Building 1 of 1

COM01=L85D105L10D45R95U150.L93
 COM02=L220D100R220U100.L228D10
 COM03=L190D90R190U90.L190D5
 COM04=L185D85R185U85.L185D85R1
 CAN05=D6R58U2R126U4L184.R186

CAN06=R188U90R8D90R220U100R8D105L10D45R95D6L101U38R2U14L114D2L100U2L118D1L78U5.



Building Characteristics

Structure 4 - MASONRY NO PILAST
Effective Age 5 - 20-24 YRS
Condition 1
Quality Grade 600 - AVERAGE
Inspected on 6/27/2024 by 253

Year Built 1985
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 2230

Exterior Wall 24 CONC BLK-PAINT54 OCALA BLOCK

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	12.0	1.00	1985	0	13,200	M16 COMMUNITY SHOP CTR	100 %	N Y
2	12.0	1.00	1985	0	22,000	M16 COMMUNITY SHOP CTR	100 %	N Y
3	12.0	1.00	1985	0	17,100	M16 COMMUNITY SHOP CTR	100 %	N Y
4	12.0	1.00	1985	0	15,725	M16 COMMUNITY SHOP CTR	100 %	N Y
5	10.0	1.00	1985	0	852	CAN CANOPY-ATTACHD	100 %	N N
6	10.0	1.00	1985	0	4,358	CAN CANOPY-ATTACHD	100 %	N N

Section: 1

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

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	122,461.00	SF	5	1985	3	0.0	0.0
159 PAV CONCRETE	3,988.00	SF	20	1985	3	0.0	0.0
							Total Value - \$85,733

Appraiser Notes

COLLEGE PARK PLAZA AS OF 7/18/2023

- 101- SHERWIN WILLIAMS PAINT.....1-2FX 1X
- 102- AARON RENTAL.....2-2FX

- 202- GREENBERG DENTAL.....3-2FX 24X
- 203- BEAUTY DEPOT OUTLET.....2-2FX 2X
- 204- BEAUTY DEPOT OUTLET.....1-2FX
- 205- VACANT.....1-2FX
- 206- ROYAL ORCHID THAI CUISINE.....1-3FX 1-2FX 13X
- 207&208- LAVA SPORTS BAR.....2-2FX 6X
- 209- RENT A CENTER.....2-2FX 2X

- 301- KINGS CUTZ BARBER SALON.....1-2FX 2X
- 302- ADVANCE AMERICA.....1-3FX 1-2FX 3X
- 303- JAWS JUMBO BURGER.....2-4FX 9X (7X6 COL)
- 304- SUBWAY..... 1-3FX 1-2FX 5X
- 305- DOMINO'S.....2-2FX 7X
- 306- SUITE 306 CIGAR BAR.....1-5FX 1-2FX 3X
- 307 & 308- MARTINEZ MANGLARDI ATTORNEYS...2-2FX 2X
- 309- SAS SHOES.....1-2FX

- 401- RISING PHOENIX MARTIAL ARTS (2025).....2-2FX 8X (NII)
- 402- FLORIDA NO-FAULT /DIRECT GEN INS.....1-2FX
- 403- SMOCALA SMOKE & VAPE.....2-2FX
- 404- PREMIER NAILS & SPA.....2-2FX 6X
- 405- FOOT RELIEF.....1-2FX
- 405A- ESTRELLA INSURANCE.....1-2FX 4X EST
- 406- POKE GO (2025).....2-2FX 10X
- 407- WING STOP.....2-2FX 10X
- 408- MARIJUANA DOCTOR.....1-2FX 1X

ET ALS= DELAND TK PARTNERSHIP, ORMOND BEACH TK PARTNERSHIP,
& ABSOLUTE DEVELOPMENT CORPORATION

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
SITE24-0128	11/7/2024	-	NBG DEVELOPMENT POT HOLE REPAIR
TRE24-0126	10/21/2024	11/26/2024	REMOVAL OF DEAD PALM TREE
SGN24-0050	5/28/2024	5/30/2024	POKE GO WALL SIGN
ELE24-0227	5/28/2024	6/7/2024	CLEAR CHANNEL/ OFF-SITE SIGN/ELECTRIC
SGN22-0153	5/22/2024	6/17/2024	CLEAR CHANNEL / OFF-SITE SIGN
SITE23-0050	5/22/2024	7/10/2024	CLEAR CHANNEL / OFF-SITE SIGN
SGN23-0019	4/18/2023	-	ADVANCE AMERICA / WALL SIGN
BLD22-2872	12/12/2022	5/28/2024	LAVA SPORTS BAR/RENO
SGN22-0031	6/24/2022	-	WING STOP / SIGN
SITE21-0034	12/9/2021	12/27/2021	COLLEGE PARK / PKNG LOT REPAIR
BLD21-2171	11/15/2021	4/7/2022	WINGSTOP/ INT RENO

BLD21-1381	7/15/2021	11/24/2021	COLLEGE PARK / INTER RENO 406
BLD21-1335	6/2/2021	7/15/2021	CERTIFIED ASSOC/PARTITION WALLS
BLD20-2584	1/21/2021	4/20/2021	COLLEGE PARK / INT RENO
SGN20-0129	10/12/2020	-	RENT-A-CENTER / SIGN
SGN20-0080	7/10/2020	-	BEAUTY DEPOT/WALL SIGN
SGN19-0040	3/20/2019	-	WALL
SGN18-0095	8/29/2018	-	WALL
BLD18-0986	4/25/2018	-	REPAIR/RENOVATION/ #207/208 HITEK
SGN17-0040	4/6/2017	-	BOOST MOBILE/SIGN #A-405
SGN16-0140	3/8/2017	-	GREENBERG DENTAL WEST OCALA/WALL SIGN
BLD16-1360	10/11/2016	-	UNIT 202 INT RENO / GREENBERG DENTAL
BLD16-1142	9/28/2016	-	INT RENO UNIT 404
BLD16-0781	6/3/2016	6/20/2016	INT RENO UNIT 403
SGN15-0153	11/19/2015	-	ALLSTATE INSURANCE COMPANY/WALL SIGN
BLD15-1560	11/9/2015	-	MARTINEZ MANGLARDI INTERIOR RENO
BLD15-1112	8/3/2015	-	PIEDADS INTERIOR RENO
BLD15-1036	7/22/2015	-	PIEDADS INTERIOR RENO
BLD15-1037	7/16/2015	-	PIEDADS EARLY START
SGN15-0013	1/1/2015	2/17/2015	DOMINOS/WALL SIGN
SGN140044	3/3/2014	-	SHERWIN WILLIAMS SIGN
SGN13-0212	9/30/2013	-	DUNNELLON WINE & SPIRITS / SIGN
BLD13-0096	2/14/2013	-	ASPHALT MODIFICATIONS
SGN13-0002	1/28/2013	-	SIGN GAMERS EDGE
SGN12-0192	8/10/2012	-	BANNER TREASUE ISLAND
SGN12-0193	8/10/2012	-	BANNER
SGN12-0144	5/29/2012	5/29/2012	TREASURE ISLAND / TEMPORARY 5/29/12 - 6/11/12
SGN12-0145	5/29/2012	5/29/2012	TREASURE ISLAND / TEMPORARY 6/12/12 - 6/26/12
SGN10-0099	5/27/2010	7/1/2010	SIGN #102
OC01493	10/9/2009	-	INT. RENO
OC00590	4/1/2008	-	RENOVATE 303
OC00241	2/1/2008	-	SEPARATE 302,303
OC00433	2/1/2006	4/1/2006	INT RENO #306
OCO2774	9/1/2005	-	FIRE SUPRESSION #303
OC00591	3/1/2005	-	PLANET WING HOUSE
OC00643	3/1/2004	5/1/2004	INT RENOVATION
OC00333	2/1/2004	-	REMOVE INT WALLS
OC01251	7/1/2003	8/1/2003	CMRA #206
OC01270	7/1/2003	7/1/2003	CMRA #404
OC01307	7/1/2003	-	DOMINO`S PIZZA
OC01706	11/1/2002	-	CMRA #403
OC01023	7/1/2002	8/1/2002	CMRA FASHION CENTS
OC00400	3/1/2002	3/1/2002	FIRE SPR #206
OC01849	11/1/2001	-	CMRA
OC01812	11/1/2001	-	CMRA
OC01390	9/1/2000	-	RE-ROOF
OC01082	7/1/2000	-	GATEWAY COMPUTER
OC01063	7/1/2000	-	FOUNDATION SHORE UP
OC01061	7/1/2000	-	INT DEMO
OC00662	5/1/2000	-	OFFICE WALL
OC01399	9/1/1999	-	CMRA
OC01110	6/1/1998	-	CMRA #302
OC01179	7/1/1997	-	CMRA
OC01464	10/1/1995	-	CMRA(ALTOGHTER BEAUTY)
OC01094	7/1/1995	-	CMRA
OC00613	4/1/1995	-	CMRA
OC00596	4/1/1995	-	CMRA
OC01038	6/1/1994	-	CMRA
OC00387	3/1/1994	-	CMRA
OC00522	4/1/1993	-	CMRA
OC01734	11/1/1992	-	BLDG 01= CMRA
OC01759	11/1/1992	-	BLDG 02= CMRA

OC01601	10/1/1992	-	BLDG 01= CMRA
OC01672	10/1/1992	-	BLDG 01= CMRA
OC01072	7/1/1992	-	BLDG01= COMM R A
OC00038	1/1/1992	-	BLDG01= COMM R A
OC01703	10/1/1991	-	BLDG01= COMM R A
OC01368	8/1/1991	-	BLDG01= COMM R A
OC01306	8/1/1991	-	BLDG01= COMM R A
OC00998	6/1/1991	-	BLDG01= COMM R A
OC01578	9/1/1990	-	RENOVATIONS
OC01561	9/1/1990	-	RENOVATIONS
OC02172	11/1/1989	-	INTERIOR RENOVATIONS
OC00425	3/1/1987	-	ADD
OC00450	3/1/1987	-	ADD
OC01792	11/1/1986	-	ADD
OC01483	9/1/1986	-	ADD
OC01582	9/1/1986	-	REMODEL
OC01361	8/1/1986	-	ADD
OC01224	7/1/1986	-	ADD
OC00795	5/1/1986	-	ADD
OC00398	3/1/1986	-	ADD
OC00426	3/1/1986	-	ADD BLDG 02
OC00492	3/1/1986	-	ADD
OC01303	9/1/1985	-	ADD
OC01214	8/1/1985	-	ADD
OC01132	8/1/1985	-	ADD
OC00615	5/1/1985	-	ADD
OC00183	2/1/1985	-	ADD
OC00189	2/1/1985	-	ADD
OC00188	2/1/1985	-	ADD
OC00198	2/1/1985	-	ADD
OC00199	2/1/1985	-	ADD
OC00193	2/1/1985	-	ADD
OC00192	2/1/1985	-	ADD
OC00190	2/1/1985	-	ADD
OC00191	2/1/1985	-	ADD
OC00194	2/1/1985	-	ADD
OC00196	2/1/1985	-	ADD
OC00200	2/1/1985	-	ADD
OC00197	2/1/1985	-	ADD
OC00187	2/1/1985	-	ADD
OC00184	2/1/1985	-	ADD
OC00186	2/1/1985	-	ADD
OC00185	2/1/1985	-	ADD
OC00195	2/1/1985	-	ADD
OC18455	10/1/1984	-	ADD
OC18452	10/1/1984	-	ADD
OC18454	10/1/1984	-	BLDG 01= SHOPPING CTR
OC18453	10/1/1984	-	BLDG 01= SHOPPING CTR

Cost Summary

Buildings R.C.N.	\$5,281,530	2/5/2025				
Total Depreciation	(\$2,218,242)					
Bldg - Just Value	\$3,063,288		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$85,733	3/28/2024	1	\$5,281,530	(\$2,218,242)	\$3,063,288
Land - Just Value	\$4,836,896	1/3/2019				
Total Just Value	\$7,943,437	.				

27.
58,450.00



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 02/24/2017 01:25:51 PM
FILE #: 2017017053 OR BK 6536 PGS 1181-1183
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$58450.00 MDS: \$0 INT: \$0

PREPARED BY:
Michelle Gonzalez
Akerman LLP
Three Brickell City Centre
98 Southeast Seventh Street, Suite 1100
Miami, Florida 33131



RECORD AND RETURN TO:
James Salter
Salter Feiber, P.A.
3940 NW 16th Blvd., Building B
Gainesville, FL 32625-7399

Property Appraiser's No.: Tax Folio No. _____

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, made as of this 17th day of February, 2017, between **FWI 32 LLC**, a Delaware limited liability company (the "Grantor"), whose address is 197 Eighth Street, Suite 800, Boston, MA 02129, and **COLLEGE PARK PLAZA, LLC**, a Florida limited liability company (the "Grantee"), whose address is P.O. Box 358627, Gainesville, FL 32635.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, and by these presents does hereby grant, bargain, sell, and convey unto Grantee, its successors and assigns forever, that certain real property lying and being in the County of Marion, State of Florida, as more particularly described in Exhibit "A," attached hereto and made a part hereof (the "Property").

SUBJECT TO taxes and assessments for the year 2017 and subsequent years, all conditions, restrictions, limitations and easements of record, and all zoning and other governmental regulations, without reimposing same.

To have and to hold the same in fee simple forever.

And Grantor does hereby fully warrant the title to the Property, subject as aforesaid, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

WITNESSES:

FWI 32 LLC, a Delaware limited liability company

By: 213 Associates, L.P., a Delaware limited partnership, its sole member

By: 213, Inc., a Delaware corporation, its sole general partner

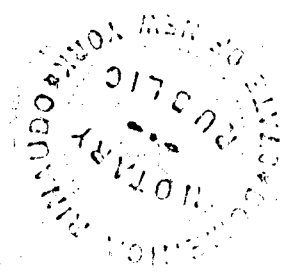
Alysa M. Pesante
Print Name: Alysa M. Pesante
Donna Rinaudo
Print Name: DONNA RINAUDO

By: Thomas J. Cannon, III
Thomas J. Cannon, III, its President
and not Individually

STATE OF New York)
COUNTY OF New York)ss:

The foregoing instrument was acknowledged before me this 17 day of February, 2017 by Thomas J. Cannon, III, as President and not Individually of 213, Inc., a Delaware corporation, the sole general partner of 213 Associates L.P., a Delaware limited partnership, the sole member of FWI 32 LLC, a Delaware limited liability company, on behalf of the limited liability company. He is personally known to me or produced a valid driver's license as identification.

Domenica Rinaudo
Notary Public
Print name: DOMENICA RINAUDO
Notary Public, State of New York
My commission expires: No. 01R16104357
Qualified in Kings County
Certificate Filed in Kings County
Commission Expires Jan. 20, 2020



Signature Page to Special Warranty Deed

EXHIBIT "A" TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Lot 4, Block J, according to a revised portion of COLLEGE PARK SECOND ADDITION, as per plat thereof, recorded and filed in Plat Book H, Page 41 of the Public Records of Marion County, Florida less and except the following portion of said Lot 4:

Begin at the Easternmost corner of said Lot 4 and run North 48° 52' 05" West along the Northeastern boundary of said Lot 4, a distance of 225.00 feet; thence run South 41° 07' 55" West a distance of 23.00 feet; thence run South 48° 52' 05" East a distance of 225.00 feet; thence run North 41° 07' 55" East 23.00 feet to the point of beginning.

and

Lot 5, Block J, according to the recorded subdivision of COLLEGE PARK SECOND ADDITION, as per plat thereof recorded in Plat Book H, Pages 36 and 36A, Public Records of Marion County, Florida.



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

Detail by Entity Name

Florida Limited Liability Company
COLLEGE PARK PLAZA, LLC

Filing Information

Document Number L16000214605
FEI/EIN Number 81-5121514
Date Filed 11/23/2016
Effective Date 01/01/2017
State FL
Status ACTIVE

Principal Address

3206 NW 57TH TERRACE
GAINESVILLE, FL 32635

Mailing Address

P.O.BOX 358627
GAINESVILLE, FL 32635

Registered Agent Name & Address

BOUGHANNAM, NIDAL
3206 NW 57TH TERRACE
GAINESVILLE, FL 32606

Authorized Person(s) Detail

Name & Address

Title MGR

BOUGHANNAM, NIDAL
P.O.BOX 358627
GAINESVILLE, FL 32635

Annual Reports

Report Year	Filed Date
2023	01/18/2023
2024	01/05/2024
2025	01/10/2025

Document Images

01/10/2025 -- ANNUAL REPORT	View image in PDF format
01/05/2024 -- ANNUAL REPORT	View image in PDF format
01/18/2023 -- ANNUAL REPORT	View image in PDF format
01/24/2022 -- ANNUAL REPORT	View image in PDF format
03/12/2021 -- ANNUAL REPORT	View image in PDF format
03/31/2020 -- ANNUAL REPORT	View image in PDF format
03/11/2019 -- ANNUAL REPORT	View image in PDF format
03/21/2018 -- ANNUAL REPORT	View image in PDF format
11/23/2016 -- Florida Limited Liability	View image in PDF format



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

Detail by Entity Name

Florida Profit Corporation
LAVA SPORTS BAR.INC.

Filing Information

Document Number	P22000049896
FEI/EIN Number	APPLIED FOR
Date Filed	06/17/2022
Effective Date	06/15/2022
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/22/2024

Principal Address

3131 SW COLLEGE RD
208
OCALA, FL 34474

Mailing Address

3924 MISSION DR
2
JACKSONVILLE, FL 32217

Registered Agent Name & Address

MAKSOD, JEHAD
3924 MISSION DR
2
JACKSONVILLE, FL 32217

Name Changed: 01/22/2024

Officer/Director Detail

Name & Address

Title President

maksoud , jehad
3924 mission dr
2
Jacksonville, FL 32217

Annual Reports

Report Year	Filed Date
2023	01/22/2024
2024	01/22/2024
2025	02/08/2025

Document Images

02/08/2025 -- ANNUAL REPORT	View image in PDF format
01/22/2024 -- REINSTATEMENT	View image in PDF format
06/17/2022 -- Domestic Profit	View image in PDF format



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

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

03/20/2026

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

Respondent(s) _____ /

Location of Violation: 3131 SW COLLEGE RD UNIT 207/2378-010-004

Case Number: CE25-0929

Officer Assigned: OSIAS FERREIRA

Required Compliance Date: 4/27/2026

Public Hearing Date & Time: 4/29/2026 10:30

Violation(s) and How to Abate:

SECTION 110-51 SIGN WORK REQUIRING PERMIT

"Lava Hookah & Sports Bar" business identity overhead sign was not permitted. Obtain a permit and get a final inspection for the sign.

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 enforcement officer 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 Senior Code Inspector

oferreira@ocalafl.gov

352-789-5305

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 03/20/2026 post the Notice of Violation & Public Hearing 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.

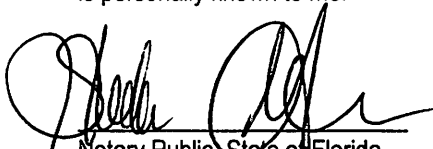
FURTHER, AFFIANT SAYETH NAUGHT.

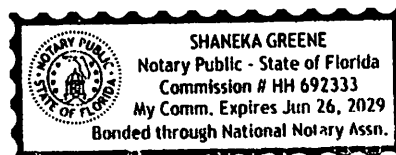
Dated: 03/20/2026


Senior Code Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/20/2026 by Shaneka Greene Code Specialist, 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
8

Coors LIGHT
LAVA
HOOKAH & SPORTS BAR
Mon - Thurs Open to 2am
Fri - Sat & Sun Open to 3am
NOTICE
PHOTO ID REQUIRED

Coors LIGHT



HOOKAH LOUNGE

Coors LIGHT



City of Ocala
Code Enforcement Division
3/20/2026 3:17 PM



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

03/20/2026

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

Respondent(s) _____ /

Location of Violation: 3131 SW COLLEGE RD UNIT 207/2378-010-004

Case Number: CE25-0929

Officer Assigned: OSIAS FERREIRA

Required Compliance Date: 4/27/2026

Public Hearing Date & Time: 4/29/2026 10:30

Violation(s) and How to Abate:

SECTION 110-51 SIGN WORK REQUIRING PERMIT
"Lava Hookah & Sports Bar" business identity overhead sign was not permitted. Obtain a permit and get a final inspection for the sign.

CARDIN

Scan QR code,
we will match
purchase up to
in bonus

✓ Instant redemp
✓ Purchase with
Amex, Discover

NO PURCHASE NECESSA
VOID WHERE PRO
PLEASE PLAY I

City of Ocala
Code Enforcement Division
3/20/2026 3:17 PM

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

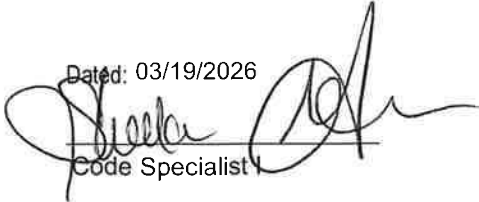
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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 03/19/2026 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.

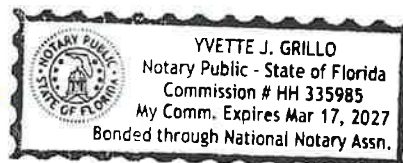
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 03/19/2026

Code Specialist

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/19/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala Code Enforcement Notice

From Dale Hollingsworth <dhollingsworth@ocalafl.gov>
Date Wed 8/27/2025 4:15 PM
To gihad-gm14@hotmail.com <gihad-gm14@hotmail.com>

 1 attachment (328 KB)

Notice of Violation & Public Hearing.pdf;

Good afternoon,

The attached notice is being provided to this email due to being the email listed for the Lava Sports Bar business tax receipt application. Review of the business revealed the application was never issued for Food/Restaurant or Alcohol. Additionally, there are permitting requirements not met for electrical additions outside, structural additions outside, and install of the Lava business sign. Please review the attached Notice of Violation and Public Hearing with further specific details concerning violations and how to abate them and reach out with any questions.

Your compliance required date is currently set for October 2nd, with a hearing to held October 9th if compliance is not met. I am more than willing to cancel any scheduled hearing with significant progress and compliance by that time.

Again, please feel free to respond to this email or give me a call if you would like to discuss futher.

Thanks,

Dale Hollingsworth

Chief Code Official

City of Ocala

201 SE 3rd Street (2nd Floor)

Ocala, FL 34471

Phone: 352-629-8460 office

Fax: (352) 629-8308

Email: dhollingsworth@ocalafl.gov



Outlook

RE: Lava Hookah Lounge

From Michelle Taylor <mtaylor@ocalafl.gov>**Date** Tue 8/19/2025 4:37 PM**To** Dale Hollingsworth <dhollingsworth@ocalafl.gov>

Good Afternoon Dale,

This is a summary of the application history for Jihad Maksoud:

- In July 2022, Mr. Maksoud applied for a Business 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.
- 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.
- 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.
- 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.

Please let me know if you need any additional details.

*Michelle M. Taylor***Licensing Analyst****City of Ocala Growth Management Dept.****201 SE 3rd Street, 2nd Floor | Ocala, FL 34471****Phone: 352-629-8487**

From: Dale Hollingsworth <dhollingsworth@ocalafl.gov>**Sent:** Tuesday, August 19, 2025 3:19 PM**To:** Michelle Taylor <mtaylor@ocalafl.gov>**Subject:** Lava Hookah Lounge

Good afternoon Michelle,

Will you please take a look at Lava Hookah Lounge and provide me a synopsis of any issued BTR's or known restrictions as far as their business operations? Address is below. They are reportedly operating a restaurant during the day and a night club at night, so we are doing our due diligence to determine what all the City has approved them to do, and then we will go from there ensuring they are within the scope of their allowances.

Thanks,

LAVA HOOKAH LOUNGE

[3131 SW College Rd Ste 207, Ocala, FL 34474](https://www.google.com/maps/place/3131+SW+College+Rd+Ste+207,+Ocala,+FL+34474)

Dale Hollingsworth

Chief Code Official

City of Ocala

201 SE 3rd Street (2nd Floor)

Ocala, FL 34471

Phone: 352-629-8460 office

Fax: (352) 629-8308

Email: dhollingsworth@ocalafl.gov



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



FW: Lava Sports Bar

From Michelle Taylor <mtaylor@ocalafl.gov>
Date Tue 8/19/2025 4:36 PM
To Dale Hollingsworth <dhollingsworth@ocalafl.gov>

I found this, it looks like he never replied.

Michelle M. Taylor

Licensing Analyst
City of Ocala Growth Management Dept.
201 SE 3rd Street, 2nd Floor | Ocala, FL 34471
Phone: 352-629-8487



From: Michelle Main
Sent: Monday, March 18, 2024 10:08 AM
To: gihad gm14 <gihad-gm14@hotmail.com>
Subject: RE: Lava Sports Bar

Good Morning,

We have identified open and expired permits at this location that may prevent you from obtaining a business tax receipt and an alcohol permit. When do you plan to complete these?

Michelle M. Main

Licensing Analyst
City of Ocala Growth Management Dept.
201 SE 3rd Street, 2nd Floor | Ocala, FL 34471
Phone: 352-629-8421



From: gihad gm14 <gihad-gm14@hotmail.com>
Sent: Thursday, March 14, 2024 12:36 PM
To: Michelle Main <mmain@ocalafl.gov>
Subject: Re: Lava Sports Bar

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Michelle
I dropped off what you need yesterday
Hope everything goes well
Thanks very much

Get [Outlook for Android](#)

From: Michelle Main <mmain@ocalafl.gov>
Sent: Wednesday, March 13, 2024 9:15:30 AM
To: gihad-gm14@hotmail.com <gihad-gm14@hotmail.com>
Subject: Lava Sports Bar

Good Morning,

I had a meeting with my supervisors this morning regarding your business and they concluded that this will not need to go to city council for resolution. I am going to process your application today, however I am missing a copy of you lease and a signed and notarized letter for the property owner giving you permission to sell alcohol(if not already stated in the lease). Please provide that documentation so I can move forward with the application process for you. If you have any further questions, feel free to reach out. Thank you and have a great day.

Michelle M. Main

Licensing Analyst
City of Ocala Growth Management Dept.
201 SE 3rd Street, 2nd Floor | Ocala, FL 34471
Phone: 352-629-8421





LAVA

HOOKAH & SPORTS BAR

Coors LIGHT

208

207



HOOKAH LOUNGE

Coors LIGHT



City of Ocala
Code Enforcement Division
3/18/2026 2:01 PM