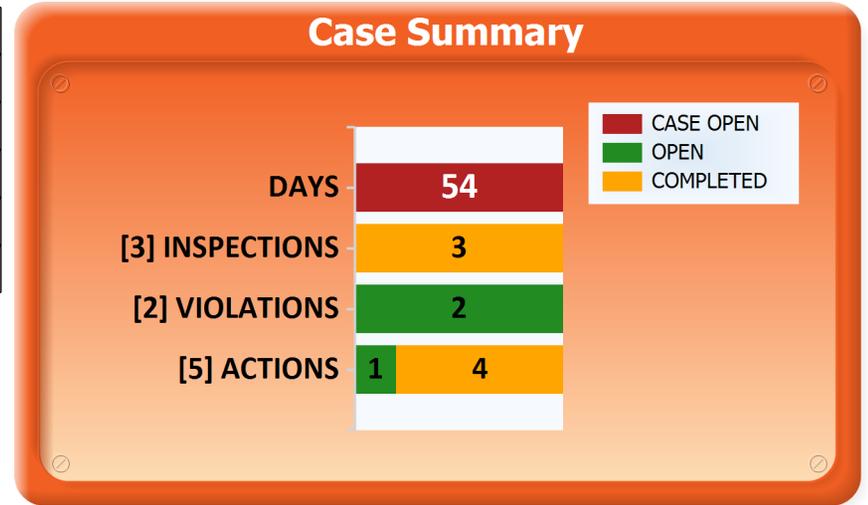


OCALA Case Details - No Attachments

City of Ocala

Case Number
CON25-0022

Description: Work without permits		Status: CONTRACTOR BOARD	
Type: CONTRACTORS		Subtype: UNLICENSED CONTRACTOR	
Opened: 4/17/2025	Closed:	Last Action: 6/12/2025	Flw Up: 6/9/2025
Site Address: 1416 E SILVER SPRINGS BLVD OCALA, FL 34470			
Site APN: 2833-013-147		Officer: OSIAS FERREIRA	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	4/21/2025	4/21/2025	NOH CONTRACTOR'C BOARD
CERTIFIED MAIL	SHANEKA GREENE	4/21/2025	4/21/2025	NOH MAILED 91 7199 9991 7039 7937 4423 AYMAN JABER MOHAMMAD 4730 SW 108TH PL OCALA FL 34476
CONTACT	OSIAS FERREIRA	4/17/2025	4/17/2025	Phone call with Greg Mccellan, he confirmed a Stop Work Order was posted at the property and confirmed the work taking place requires a permit. Electrical and framing work was taking place.
HEARING CONTRACTOR BOARD	YVETTE J GRILLO	6/12/2025		

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	6/6/2025	6/6/2025	<p>Find "Ayman Jaber Mohammad" guilty of violating city code sections:</p> <p>22-151(b)(6) by engaging in the business or acting in the capacity of a contractor, advertising oneself or business organization as available to be engaged in business, or acting in the capacity of a contractor without being duly registered or certified;</p> <p>22-151(b)(8) by commencing or performing work for which a building permit is required pursuant to any applicable building code provisions without such permit being in effect; and</p> <p>22-151(b)(12) by disregarding any municipal ordinance related to unlicensed or unregistered contractors; and order to:</p> <p>1.) Pay a fine to the City of Ocala Code Enforcement Division in the amount of \$100.00 per violation for a total of \$300 by 4:00pm on Thursday, July 3rd, 2025.</p> <p>2.) Pay the cost of prosecution to the City of Ocala Code Enforcement Division in the amount of \$136.61 by 4:00pm on Friday, July 3rd, 2025.</p> <p>A certified copy of this order imposing a civil penalty may be recorded in the public records and thereafter shall constitute a lien against any real or personal property owned by the violator. After three months from the filing of any such lien which remains unpaid, the contractor's board of examiners and appeals may authorize the city attorney to foreclose on the lien.</p>
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CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
CONTRACTOR	AYMAN JABER	4730 SW 108TH PL OCALA, FL 34476	(352)598-6850		SAMATARG2@AOL.COM
OWNER	KAK 786 LLC	6495 SW 51ST TER OCALA, FL 34474-5772			
RESPONDENT 1	AYMAN JABER	4730 SW 108TH PL OCALA, FL 34476	(352)598-6850		SAMATARG2@AOL.COM

OCALA Case Details - No Attachments

City of Ocala

Case Number
CON25-0022

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$14.36	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	3	\$66.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	3	\$37.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$136.61	\$0.00						
TOTALS:			\$136.61	\$0.00						

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	OSF	4/18/2025	4/18/2025	NON COMPLIANT		On 4/18/2025 I created a Notice To appear to the unlicensed contractor. It will be sent via certified mail and will be posted at the property as well.
FOLLOW UP	OSF	6/9/2025	6/9/2025	NON COMPLIANT		On 6/9/2025 I did a follow up for this case and observed that a permit was submitted and finalized for the work that took place, BLD25-1087. The case will continue to the hearing for the unlicensed contractor.
						While in the area, I observed vehicles parked at the listed commercial property, which I knew to be unoccupied. Upon closer inspection, I noticed a wheelbarrow in the front containing discarded drywall. I checked for permits and found no active permits associated with the address. However, there was a temporary preliminary electrical permit (PRLM25-0186) for a change of occupancy, which was finalized on 04/08/2025.

INITIAL	JLB	4/17/2025	4/17/2025	NON COMPLIANT	<p>The front door was open, and I observed someone painting inside. I announced myself and made contact with Ayman Jaber, who informed me that he was leasing the building. I requested permission to enter, which he granted.</p> <p>Inside, I observed what appeared to be new electrical wiring and outlets throughout the space, as well as new drywall. Mr. Jaber stated that they had recently closed off a doorway, altering the floorplan. I then returned to the building and explained the permitting requirements to Mr. Jaber. (Photos are attached.)</p> <p>I returned to my vehicle briefly to contact Building Inspector/Project Manager Greg McClellan. I informed him of my findings and conducted a FaceTime video call to show him the interior. Based on what he observed, he confirmed that permits would be required.</p> <p>I spoke to Mr. Jaber again and inquired who completed the work. He stated that he had done it himself. When asked if he was a licensed contractor, he said he was not. I asked he if he had any identification and if I could take a photo of his driver's license for the case. He allowed me to do so. I explained to Mr. Jaber that both electrical and building permits must be obtained by a licensed contractor. I also informed him that double permit fees would apply and that a Notice of Hearing for unlicensed contracting would be issued.</p> <p>Chief Code Official Dale Hollingsworth was notified of the situation. All information has been forwarded to Officer Osias Ferreira, who is assigned to contractor cases, for follow-up. Photos attached.</p>
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Case Details - No Attachments

City of Ocala

Case Number
CON25-0022

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 22-151 (A)12 PROCEEDING AND/OR COMPLETING ANY CONTRACTING WORK	OSIAS FERREIRA	4/18/2025				for which a permit is required, without properly obtaining all applicable permits or inspections.
SECTION 22-151 (A)8 FAILING IN ANY MATERIAL RESPECT TO COMPLY	OSIAS FERREIRA	4/18/2025				with the provisions of F.S. ch. 489 or any provision of this Code which directly relates to contracting.

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

THE CITY OF OCALA

CASE NO: CON25-0022

Petitioner,

VS.

AYMAN MOHAMMAD JABER

Respondents _____ /

**AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)**

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, OSIAS FERREIRA, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

1. Code Enforcement Special Magistrate Hearing:

	Cost	# of hour(s)	Total:
Attorney Fees:			

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	3	\$37.50

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	3	\$66.00

4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	1			\$18.75

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			

6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	Total:
Postage:			\$14.36	2	\$14.36

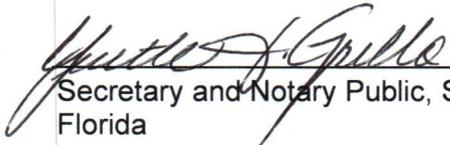
Total Costs: \$136.61

FURTHER. AFFIANT SAYETH NOT. Dated This:
6/6/2025

STATE OF FLORIDA
COUNTY OF MARION


OSIAS FERREIRA
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 6 Jun by OSIAS FERREIRA who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida



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 Real Estate

2833-013-147

[GOOGLE Street View](#)

Prime Key: 3312724

[MAP IT+](#)

Current as of 4/18/2025

[Property Information](#)

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

[PC: 11](#)

Acres: .15

KAK 786 LLC
6495 SW 51ST TER
OCALA FL 34474-5772

[Taxes / Assessments:](#)

Map ID: 196

[Millage:](#) 1001 - OCALA

Situs: 1416 E SILVER SPRINGS BLVD
OCALA

[2024 Certified Property Value by Income](#)

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$99,828
Total Assessed Value	\$99,828
Exemptions	\$0
Total Taxable	\$99,828

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$39,204	\$38,227	\$3,897	\$99,828	\$99,828	\$0	\$99,828
2023	\$39,204	\$40,828	\$3,897	\$97,345	\$97,345	\$0	\$97,345
2022	\$39,204	\$35,868	\$3,897	\$92,554	\$92,554	\$0	\$92,554

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7011/0867	07/2019	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$220,000
7011/0856	08/2018	08 CORRECTIVE	0	U	V	\$100
6818/0424	08/2018	07 WARRANTY	0	U	V	\$100
3938/0540	02/2005	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 16 TWP 15 RGE 22
PLAT BOOK A PAGE 182
LYNWOOD PARK
LOT 147 EXC THE W 10.75 FT THEREOF &

BLK M LOT 6 LYNWOOD PARK REPLAT (C-007) &
EXC THAT PART OF SAID LOTS LYING N OF S ROW OF ST RD 40

Parent Parcel: 2833-013-146

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	1100	.0	.0	B2	6,534.00	SF							

Neighborhood 9976 - COMM SR 40 - SE 3RD ST/SE 25TH
Mkt: 2 70

[Traverse](#)

Building 1 of 1

COM01=L49U28R42D17R7D11.



[Building Characteristics](#)

Structure 4 - MASONRY NO PILAST
Effective Age 8 - 35-39 YRS
Condition 3

Year Built 1950
Physical Deterioration 0%
Obsolescence: Functional 0%

Quality Grade 400 - FAIR
Inspected on 3/1/2021 by 117

Obsolescence: Locational 0%
Base Perimeter 154

Exterior Wall 24 CONC BLK-PAINT32 CONC BLK-STUCO38 WD SIDING-SHTG

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	12.0	1.00	1950	0	1,253 M11	ONE STORY STORE	100 %	N Y

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 1
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	4,079.00	SF	5	1985	3	0.0	0.0
159 PAV CONCRETE	844.00	SF	20	1985	3	0.0	0.0
114 FENCE BOARD	136.00	LF	10	1985	4	0.0	0.0

Appraiser Notes

VACANT RETAIL

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD19-1808	9/26/2019	10/1/2019	ROOF
BLD19-1545	9/17/2019	-	REPAIR/RENOVATION
BLD19-1547	8/7/2019	-	EARLY START AUTH



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

Detail by Entity Name

Florida Limited Liability Company
KAK 786 LLC

Filing Information

Document Number L08000012401
FEI/EIN Number 71-1045869
Date Filed 02/04/2008
Effective Date 02/04/2008
State FL
Status ACTIVE

Principal Address

6495 SW 51ST TER
OCALA, FL 34474

Changed: 01/07/2018

Mailing Address

6495 SW 51ST TER
OCALA, FL 34474

Changed: 01/07/2018

Registered Agent Name & Address

KESHWANI, NADIYA F
6495 SW 51ST TER
OCALA, FL 34474

Address Changed: 01/07/2018

Authorized Person(s) Detail

Name & Address

Title MGRM

KESHWANI, NADIYA F
6495 SW 51ST TER
OCALA, FL 34474

Annual Reports

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

2023	01/19/2023
2024	03/02/2024
2025	01/15/2025

Document Images

01/15/2025 -- ANNUAL REPORT	View image in PDF format
03/02/2024 -- ANNUAL REPORT	View image in PDF format
01/19/2023 -- ANNUAL REPORT	View image in PDF format
01/20/2022 -- ANNUAL REPORT	View image in PDF format
04/29/2021 -- ANNUAL REPORT	View image in PDF format
06/15/2020 -- ANNUAL REPORT	View image in PDF format
04/24/2019 -- ANNUAL REPORT	View image in PDF format
01/07/2018 -- ANNUAL REPORT	View image in PDF format
02/13/2017 -- ANNUAL REPORT	View image in PDF format
02/08/2016 -- ANNUAL REPORT	View image in PDF format
04/06/2015 -- ANNUAL REPORT	View image in PDF format
05/01/2014 -- ANNUAL REPORT	View image in PDF format
04/23/2013 -- ANNUAL REPORT	View image in PDF format
04/26/2012 -- ANNUAL REPORT	View image in PDF format
04/25/2011 -- ANNUAL REPORT	View image in PDF format
04/24/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
02/04/2008 -- Florida Limited Liability	View image in PDF format



CONTRACTOR'S BOARD OF EXAMINERS AND APPEALS
NOTICE OF HEARING / NOTICE TO APPEAR

CASE NUMBER: CON25-0022

I, THE UNDERSIGNED OFFICER, CERTIFY THAT I HAVE REASONABLE CAUSE TO BELIEVE THE BELOW NAMED PERSON, OR ENTITY (COMPANY), HAS COMMITTED A VIOLATION OF THE CITY OF OCALA CODE OF ORDINANCES AS STATED BELOW:

MONTH: 04 DATE: 17 YEAR: 2025 TIME OF VIOLATION: 1300 LOCATION: 1416 E SILVER SPRINGS BLVD

UNLICENSED CONTRACTOR (INDIVIDUAL)

LICENSED CONTRACTOR (INDIVIDUAL)

NAME: AYMAN JABER MOHAMMAD DOB: _____ PHONE: (352)598-6850

ADDRESS: 4730 SW 108TH PL CITY: OCALA STATE: FL ZIP: 34476
(MAILING ADDRESS)

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____
(IF DIFFERENT FROM MAILING ADDRESS)

UNLICENSED CONTRACTOR (COMPANY)

LICENSED CONTRACTOR (COMPANY)

COMPANY: _____ AGENT: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____
(MAILING ADDRESS)

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____
(IF DIFFERENT FROM MAILING ADDRESS)

VIOLATION(S) / DESCRIPTION:

- Sec. 22-151. - Grounds for disciplinary action
- Sec. 22-151 b(6)Engaging in the business or acting in the capacity of a contractor advertising oneself or a business organization as available to be engaged in business, or acting in the capacity of a contractor without being duly registered or certified
- Sec. 22-151 b(12)Disregarding any municipal ordinance relating to unlicensed or unregistered contractors.
- Sec. 22-151 b(8)Commencing or performing work for which a building permit is required pursuant to any applicable building code provisions without such permit being in effect.

RANGE OF PENALTIES:

UNLICENSED CONTRACTOR: (1) Require that restitution be provided to any party aggrieved by a violation of any provision of this article.
(2) Impose a fine of not more than \$500.00 per violation per day, up to a maximum of \$5,000.00 per day when multiple violations exist.

LICENSED CONTRACTOR: (1) Reprimand the holder of the certificate.
(2) Suspend any certificate holder who has obtained his certificate of competency from the city of the county, or through reciprocity, from all operations of construction for a period of not less than 30 days and not more than five years.
(3) Suspend the permitting privileges of a certificate holder who has obtained his certification or registration from the state. The suspension shall remain in effect for a period of not less than 30 days and not more than five years.
(4) Revoke the certificate of a certificate holder who has obtained his certificate of competency from the city or through reciprocity.
(5) Revoke the permitting privileges of a certificate holder who has obtained his certification or registration through the state.
(6) Bar the issuance or renewal of a certificate held by a certificate holder who has obtained his certificate of competency from the city or through reciprocity or bar the renewal of permitting privileges of a certificate holder who has obtained his certification or registration from the state.
(7) Require that restitution be provided to any party aggrieved by a violation of any provision of this article.
(8) Impose a fine of not more than \$500.00 per violation per day, up to a maximum of \$5,000.00 per day when multiple violations exist.

NOTE: Both licensed and unlicensed contractors may also be assessed a fee corresponding to the reasonable investigative and legal costs incurred by the city in prosecuting any violation against the person. Each day a willful, knowing violation continues shall constitute a separate offense under the provisions of this section and shall be punishable as such. For purposes of this section, a violation shall be deemed to commence on the date the violation first occurs.

YOU ARE HEARBY NOTIFIED THAT A HEARING WILL BE HELD AS INDICATED BELOW:

HEARING DATE: 06/12/2025 HEARING TIME: 1730

LOCATION: OCALA CITY HALL – COUNCIL CHAMBER / 110 SE WATULA AVENUE (2ND FLOOR) OCALA, FL 34471

* You may contact the undersigned officer or the Secretary of the Contractor's Board of Examiners and Appeals at (352) 629-8309 should you have any questions or concerns regarding this matter.

Signature of Recipient

04/18/2025 15:01

Date / Time

Osias Ferreira

Digitally signed by Osias Ferreira
Date: 2025.04.18 15:02:30
+04'00'

Signature of Officer

Tracking Number:

Remove X

9171999991703979374423

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 2:52 pm on April 28, 2025 in OCALA, FL 34476.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

Delivered, Left with Individual

OCALA, FL 34476

April 28, 2025, 2:52 pm

[See All Tracking History](#)

Feedback

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates



Return Receipt Electronic



USPS Tracking Plus[®]



Product Information



See Less ^



City of Ocala
Code Enforcement Division
4/17/2025 1:05 PM



City of Ocala
Code Enforcement Division
4/17/2025 1:19 PM



City of Ocala
Code Enforcement Division
4/17/2025 1:19 PM



City of Ocala
Code Enforcement Division
4/17/2025 1:20 PM



City of Ocala
Code Enforcement Division
4/17/2025 1:20 PM

IN ACCORDANCE WITH SECTION(S): SECTION 115 of the Florida Building Code.

STOP ALL WORK

Permit: N/A

Address: 1416 E SSB

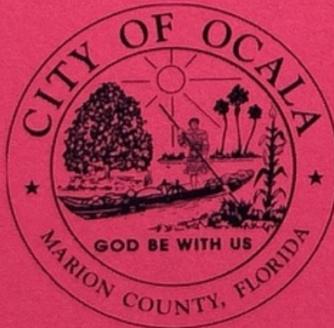
Comments:

122-51 Permit Required
FBC 105.1 Required (Permits)

DO NOT REMOVE, COVER, OR VANDALIZE THIS NOTICE

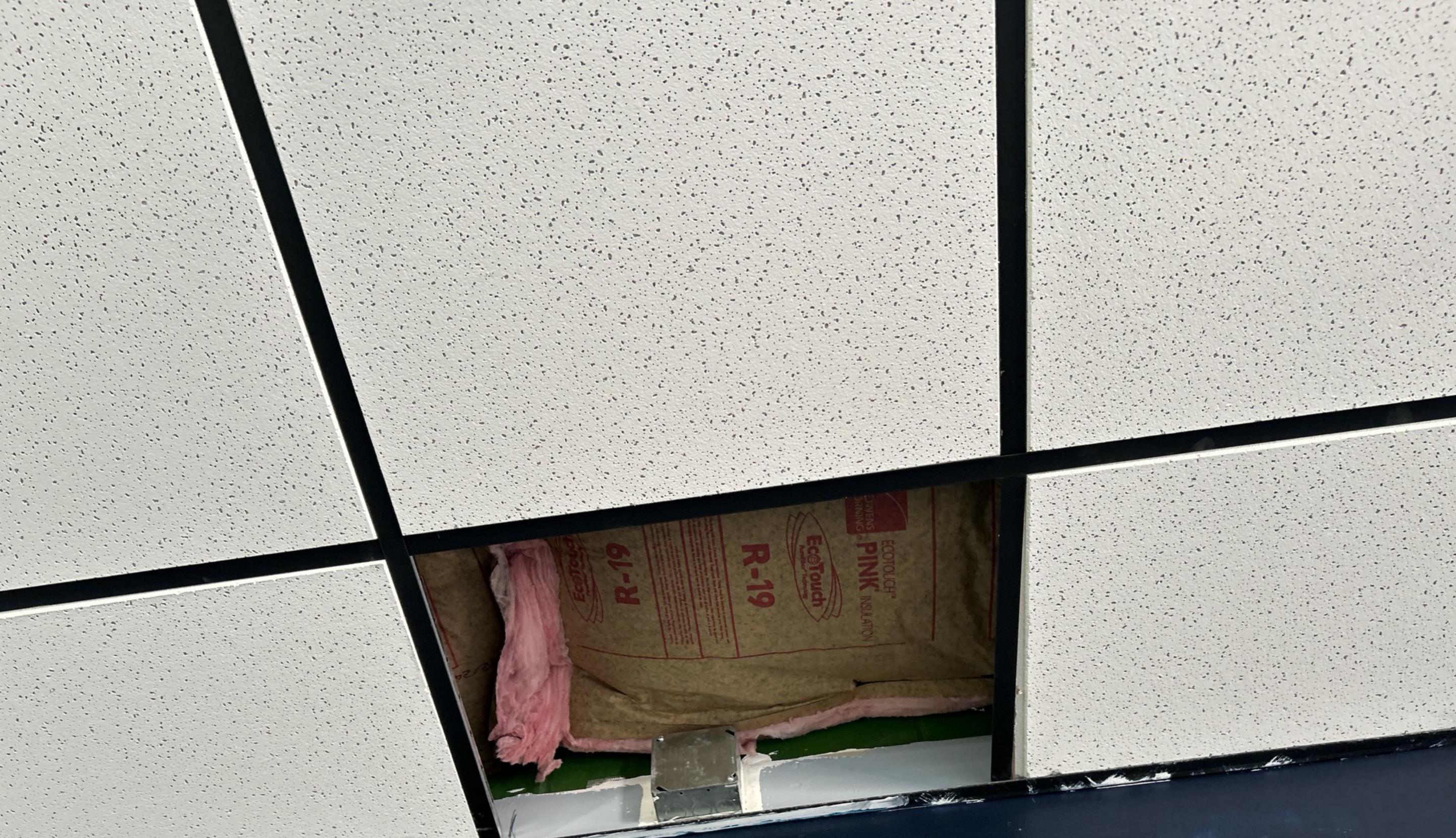
Where construction has commenced before a permit is obtained, all fees that would have been required for such construction shall be doubled.


Chief Building Official or designee



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

Inspector: [Signature]
Date: 4/17/25
Apr 17, 2025 at 2:45:24 PM
1416 E Silver Springs Blvd
Ocala FL 34470
United States



Apr 17, 2025 at 2:32:27 PM
1416 E Silver Springs Blvd
Ocala FL 34470
United States



Apr 17, 2025 at 2:33:40 PM
1416 E Silver Springs Blvd
Ocala FL 34470
United States



Apr 17, 2025 at 2:31:18 PM
1416 E Silver Springs Blvd
Ocala FL 34470
United States



Apr 17, 2025 at 2:34:34 PM
1416 E Silver Springs Blvd
Ocala FL 34470
United States



Apr 17, 2025 at 2:34:37 PM
1416 E Silver Springs Blvd
Ocala FL 34470
United States



1416

STOP ALL WORK
IN ACCORDANCE WITH SECTION 119.07(1) OF THE PENNSYLVANIA BUILDING CODE
Permit: *N/A* Comments: *122-31 Permit Required*
Reason: *N/E/S/S* *FDC 1051 Required (Penns)*
DO NOT REMOVE, COVER, OR VANDALIZE THIS NOTICE
Greg Melillo
4/17/25

Apr 17, 2025 at 2:45:19 PM
1416 E Silver Springs Blvd
Ocala FL 34470
United States

BUFFALO
TON

April