



## CONSTRUCTION TRADE LICENSING BOARD

January 5, 2026

2:00 PM

Administration Building,

4th Floor, BCC Meeting Room, 477 Houston Street,  
Green Cove Springs, FL 32043

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### Call to Order

### Approval of Minutes

Construction Trade Licensing Board Meeting Minutes November 12, 2025

### Public Comment

### New Business

1. Nominations of CTLB  
Elections of New Board Officers

### Old Business

1. Finding of Fact: Ali Marar P.E.  
Finalizing Disciplinary Action.

### Public Comment

### Adjournment

*In accordance with the Americans with Disabilities Act, any person needing accommodations to participate in this matter should contact Clay County Risk Management by mail at P.O. Box 1366, Green Cove Springs, Florida 32043, or by telephone at (904) 679-8596, no later than three (3) days prior to the hearing or proceeding for which this notice has been given. Deaf and hard-of-hearing persons can access the telephone number by contacting the Florida Relay Service at 1-800-955-8770 (Voice) or 1-800-955-8771 (TDD).*



Agenda Item  
CONSTRUCTION TRADE LICENSING BOARD

Clay County Administration Building  
Monday, January 5 2:00 PM

TO: Construction  
Trade Licensing  
Board

DATE:

FROM: Recording  
Secretary

SUBJECT:

AGENDA ITEM  
TYPE:

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ATTACHMENTS:

Description	Type	Upload Date	File Name
<input type="checkbox"/> Meeting Minutes	<input type="checkbox"/> Backup Material	12/24/2025	Construction_Trade_Licensing_Board_Meeting_Minutes_and_Attachments_November_12__2025.ADA_aw.pdf



## CONSTRUCTION TRADE LICENSING BOARD MEETING MINUTES

November 12, 2025

2:00 PM

Administration Building,  
4th Floor, BCC Meeting Room,  
477 Houston Street,  
Green Cove Springs, FL 32043

### Call to Order

**Present:** Wendell Hall - Chairman

Lesley Davidson

Michael Boucher

Joseph Wiggins

Kenneth Vogel

**Absent:** None

**Staff Present:** Courtney Grimm - County Attorney

Pat McQuiston – Deputy Director

Michael Brooks - Planning Examiner III

Chairman Wendell Hall called the meeting to order at 2:00 pm.

There were Board member introductions.

### Approval of Minutes

Construction Trade Licensing Board Meeting Minutes October 6, 2025.

Joseph Wiggins made a motion for approval of the October 6, 2025 CTLB Meeting minutes, seconded by Leslie Davidson, which carried unanimously.

### Public Comment

There was no public comment.

### New Business

No new business was discussed.

### Old Business

#### 1. Finding of Fact: Hearing for Ali Marar P.E.

A licensed engineer performing Private Provider Inspections.

This item was continued from the October Construction Trade Licensing Board Meeting.

*Item One (1) can be seen at [www.youtube.com/watch?v=mKzJ48ZV9Zk](http://www.youtube.com/watch?v=mKzJ48ZV9Zk), beginning at 1:30 and ending at 1:38:11. Below is a summary of the discussion and vote for this agenda item.*

Michael Brooks, Planner Examiner with the Building Department, addressed the Board to provide

updated details and information for the hearing regarding Ali Marar, P.E., as noted above. The information discussed is attached to the agenda.

Ali Marar, P.E., addressed the Board to provide details and information on the update regarding performing private provider inspections and performing duties under his licensure. Mr. Marar provided information for reference during his conversation. See Attachment A.

The Board had comments, questions, and discussions with Mr. Marar regarding access to plans, clarification for the objective for today meeting - escalate to the state board or allow the applicant to work in Clay County, performing inspections competently, completing and issuance of affidavits, educational background and certifications held by Mr. Marar, declaration statement, legal counsel/representation, applicant responsibility, contractor responsibility, Clay County Code, hands-on experience, reporting issues, finding of facts clarification, inspection privileges, purview of the Board, quality assurance audit, procedure/code compliancy checks, probable cause, ruling by the state is not based on the opinion of the CTLB, inspection privilege suspension, clarification of invoice, suggestions from the Board for moving forward, authority of the Board, request from the applicant for moving forward and the request to withdraw the case, clarification of the applicant doing inspections in Clay County, referring the case to the Engineering Board and recommendations from staff.

Following all discussions, Michael Boucher made a motion based on a noted lack of competence and inspections as a private provider, the issue be referred to the Board of Engineering to do a "Find of Facts" and continued suspension of inspections in Clay County until the findings of the Engineering Board, seconded by Leslie Davidson, which carried 4-1 with Joseph Wiggins in opposition.

### **Public Comment**

There was no public comment.

### **Adjournment**

Hearing no further business, Chairman Wendell Hall adjourned the meeting at 3:39 pm.

Attest:

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Committee Chairman

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Recording Deputy Clerk

**Attachment**  
**“A”**  
**Applicants Information**

Complaint synopsis:

Background-

FS 553.791 allows “the fee owner of a building or structure, or the fee owner’s contractor upon written authorization from the fee owner, may choose to use a private provider to provide building code inspection services with regard to such building or structure and may make payment directly to the private provider for the provision of such services.”

“Private provider” means a person licensed as a building code administrator under part XII of chapter 468, as an engineer under chapter 471, or as an architect under chapter 481.

(3) A private provider and any duly authorized representative may only perform building code inspection services **that are within the disciplines covered by that person's licensure or certification** under chapter 468, chapter 471, or chapter 481, including single-trade inspections. A private provider may not provide building code inspection services pursuant to this section upon any building designed or constructed by the private provider or the private provider's firm.

**553.72 Intent.—**

(1) The purpose and intent of this act is to provide a mechanism for the uniform adoption, updating, amendment, interpretation, and enforcement of a single, unified state building code, to be called the Florida Building Code, which consists of a single set of documents that apply to the design, construction, erection, alteration, modification, repair, or demolition of public or private buildings, structures, or facilities in this state and to the enforcement of such requirements and **which will allow effective and reasonable protection for public safety, health, and general welfare for all the people of Florida at the most reasonable cost to the consumer**. The Florida Building Code shall be organized to provide consistency and simplicity of use. The Florida Building Code shall be applied, administered, and enforced uniformly and consistently from jurisdiction to jurisdiction. The Florida Building Code shall provide for flexibility to be exercised in a manner that meets minimum requirements, is affordable, does not inhibit competition, and promotes innovation and new technology. **The Florida Building Code shall establish minimum standards primarily for public health and lifesafety, and secondarily for protection of property as appropriate.**

**COMPLAINT:**

553.791 (3) states that the inspection services must be within the disciplines of the individual performing the inspection. This relates back to the intent of the FBC, which is to provide for public health and lifesafety. The following attachments demonstrate that it is not in the best interest of the citizens of Clay County to allow Mr. Marar to continue to provide inspection services:



Ali Marar &lt;ali@aecintegrated.com&gt;

## Fwd: Private Provider Inspection Results - BLDC0525-0092 - 1101 BLANDING BLVD 122 , ORANGE PARK, FL, 32065

5 messages

Fadil Karmally <Fadil@aecintegrated.com>  
To: Ali Marar <ali@aecintegrated.com>

Mon, Aug 11, 2025 at 3:41 PM

Please see the email below from Clay County's building department.

Regards,

Fadil Karmally  
305-458-2620  
2532 Cortez Road,  
Jacksonville FL, 32246



----- Forwarded message -----

From: Steven Schoeff <Steve.Schoeff@claycountygov.com>  
Date: Mon, Aug 11, 2025 at 3:29 PM  
Subject: RE: Private Provider Inspection Results - BLDC0525-0092 - 1101 BLANDING BLVD 122 , ORANGE PARK, FL, 32065  
To: Robbin Fuller <Robbin.Fuller@claycountygov.com>, Fadil@aecintegrated.com <Fadil@aecintegrated.com>  
Cc: Patrick Mcquiston <Pat.McQuiston@claycountygov.com>

Sir:

You are required to be licensed as an inspector in any category for which you are performing inspections. If you are not licensed to perform these inspections, you will need to cease immediately. The Statutes read as follows:

553.791-(3) A private provider and any duly authorized representative may only perform building code inspection services that are within the disciplines covered by that person's licensure or certification under chapter 468, chapter 471, or chapter 481, including single-trade inspections. A private provider may not provide building code inspection services pursuant to this section upon any building designed or constructed by the private provider or the private provider's firm.

471.045 Professional engineers performing building code inspector duties.—Notwithstanding any other provision of law, a person who is currently licensed under this chapter to practice as a professional engineer may provide building code inspection services described in s. 468.603(5) and (8) to a local government or state agency upon its request, without being certified by the Florida Building Code Administrators and Inspectors Board under part XII of chapter 468. When performing these building code inspection services, the professional engineer is subject to the disciplinary guidelines of this chapter and s. 468.621(1)(c)-(h). Any complaint processing, investigation, and discipline that arise out of a professional engineer's performing building code inspection services shall

be conducted by the Board of Professional Engineers rather than the Florida Building Code Administrators and Inspectors Board. A professional engineer may not perform plans review as an employee of a local government upon any job that the professional engineer or the professional engineer's company designed.

History.—s. 7, ch. 98-419; s. 10, ch. 99-254; s. 28, ch. 2000-372; s. 8, ch. 2017-149.

468.603 (5) "Categories of building code inspectors" include the following:

- (a) "Building inspector" means a person who is qualified to inspect and determine that buildings and structures are constructed in accordance with the provisions of the governing building codes and state accessibility laws.
- (b) "Coastal construction inspector" means a person who is qualified to inspect and determine that buildings and structures are constructed to resist near-hurricane and hurricane velocity winds in accordance with the provisions of the governing building code.
- (c) "Commercial electrical inspector" means a person who is qualified to inspect and determine the electrical safety of commercial buildings and structures by inspecting for compliance with the provisions of the National Electrical Code.
- (d) "Electrical inspector" means a person who is qualified to inspect and determine the electrical safety of commercial and residential buildings and accessory structures by inspecting for compliance with the provisions of the National Electrical Code.
- (e) "Mechanical inspector" means a person who is qualified to inspect and determine that the mechanical installations and systems for buildings and structures are in compliance with the provisions of the governing mechanical code.
- (f) "Plumbing inspector" means a person who is qualified to inspect and determine that the plumbing installations and systems for buildings and structures are in compliance with the provisions of the governing plumbing code.
- (g) "Residential electrical inspector" means a person who is qualified to inspect and determine the electrical safety of one and two family dwellings and accessory structures by inspecting for compliance with the applicable provisions of the governing electrical code.
- (h) "Residential inspector" means a person who is qualified to inspect and determine that one-family, two-family, or three-family residences not exceeding two habitable stories above no more than one uninhabitable story and accessory use structures in connection therewith are constructed in accordance with the provisions of the governing building, plumbing, mechanical, accessibility, and electrical codes.
- (6) "Certificate" means a certificate of qualification issued by the department as provided in this part.
- (7) "Department" means the Department of Business and Professional Regulation.
- (8) "Plans examiner" means a person who is qualified to determine that plans submitted for purposes of obtaining building and other permits comply with the applicable building, plumbing, mechanical, electrical, gas, fire prevention, energy, accessibility, and other applicable construction codes. The term includes a residential plans examiner who is qualified to determine that plans submitted for purposes of obtaining building and other permits comply with the applicable residential building, plumbing, mechanical, electrical, gas, energy, accessibility, and other applicable construction codes. Categories of plans examiners include:
  - (a) Building plans examiner.
  - (b) Plumbing plans examiner.
  - (c) Mechanical plans examiner.
  - (d) Electrical plans examiner.
- (9) "Private provider" has the same meaning as in s. 553.791(1).

Please let me know how you intend to move forward.

Steve Schoeff, C.B.O., CRM

Building Official

P.O. Box 1366

Green Cove Springs, FL 32043

904-284-6307

steve.schoeff@claycountygov.com

You can access the online portal at the following link: CAP

**From:** Robbin Fuller <Robbin.Fuller@claycountygov.com>  
**Sent:** Monday, 11 August, 2025 1:14 PM  
**To:** Steven Schoeff <Steve.Schoeff@claycountygov.com>  
**Subject:** FW: Private Provider Inspection Results - BLDC0525-0092 - 1101 BLANDING BLVD 122 , ORANGE PARK, FL, 32065

**From:** Fadil Karmally <Fadil@aecintegrated.com>  
**Sent:** Friday, August 1, 2025 4:43 PM  
**To:** Robbin Fuller <Robbin.Fuller@claycountygov.com>  
**Subject:** Re: Private Provider Inspection Results - BLDC0525-0092 - 1101 BLANDING BLVD 122 , ORANGE PARK, FL, 32065

**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.

Good afternoon Robin,

What's a BN number?

Regards,

Fadil Karmally

305-458-2620  
2532 Cortez Road,  
Jacksonville FL, 32246

[REDACTED]

On Fri, Aug 1, 2025 at 2:21 PM Robbin Fuller <Robbin.Fuller@claycountygov.com> wrote:

Good afternoon,

I am going through all my registration files to make sure all my information is up to date, and I noticed I do not have your BN number. Could you please get that to me so I can update your file.

Thank you

**Robbin Fuller**

**Certified Permit Technician**

P.O. Box 1366

477 Houston Street  
Green Cove Springs, Florida 32043

Phone: 904-284-6300 ext. 3841

[permits@claycountygov.com](mailto:permits@claycountygov.com)

**You can access the online portal at the following link: CAP**

**From:** Fadil Karmally <Fadil@aecintegrated.com>  
**Sent:** Friday, August 1, 2025 11:36 AM  
**To:** Building Division Staff <BuildingStaff@claycountygov.com>; Kamal Yazji <kamaly1123@gmail.com>  
**Subject:** Private Provider Inspection Results - BLDC0525-0092 - 1101 BLANDING BLVD 122 , ORANGE PARK, FL, 32065

**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.

Good morning,

We are seeking to submit the following private provider inspections for permit BLDC0525-0092 - 1101 BLANDING BLVD 122 , ORANGE PARK, FL, 32065.

BLDC0525-0092 - 1101 BLANDING BLVD 122 , ORANGE PARK, FL, 32065 - PPI Wall Framing Commercial Inspection - 7/11/2025 - Ali Marar - Pass

BLDC0525-0092 - 1101 BLANDING BLVD 122 , ORANGE PARK, FL, 32065 - PPI Plumbing Final Commercial Inspection - 7/15/2025 - Ali Marar - Pass

BLDC0525-0092 - 1101 BLANDING BLVD 122 , ORANGE PARK, FL, 32065 -PPI Electrical Final Commercial Inspection - 7/15/2025 - Ali Marar - Pass

BLDC0525-0092 - 1101 BLANDING BLVD 122 , ORANGE PARK, FL, 32065 -PPI Handicap Accessibility Commercial Inspection - 7/18/2025 - Ali Marar - Pass

BLDC0525-0092 - 1101 BLANDING BLVD 122 , ORANGE PARK, FL, 32065 -PPI Building Final Commercial Inspection - 7/31/2025 - Ali Marar - Pass

Attached is the Final Inspection Report.

Regards,

Fadil Karmally

305-458-2620  
2532 Cortez Road,  
Jacksonville FL, 32246

[REDACTED]

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The information contained in this email and/or attachment(s) may be confidential and intended solely for the use of the individual or entity to whom it is addressed. This email and/or attachment(s) may contain material that is privileged or protected from disclosure under applicable law. If you are not the intended recipient or the individual responsible for delivering to the intended recipient, please notify sender immediately by telephone to obtain instructions as to whether information in this email and/or attachment(s) is confidential and privileged or protected from disclosure under applicable law.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The information contained in this email and/or attachment(s) may be confidential and intended solely for the use of the individual or entity to whom it is addressed. This email and/or attachment(s) may contain material that is privileged or

8/21/25, 4:10 PM

AEC Integrated Mail - Fwd: Private Provider Inspection Results - BLDC0525-0092 - 1101 BLANDING BLVD 122 , ORANGE PARK, ...

protected from disclosure under applicable law. If you are not the intended recipient or the individual responsible for delivering to the intended recipient, please notify sender immediately by telephone to obtain instructions as to whether information in this email and/or attachment(s) is confidential and privileged or protected from disclosure under applicable law.

---

**Ali Marar** <ali@aecintegrated.com>

Mon, Aug 11, 2025 at 4:45 PM

To: Robbin Fuller <Robbin.Fuller@claycountygov.com>, Fadil Karmally <Fadil@aecintegrated.com>, Patrick Mcquiston <Pat.McQuiston@claycountygov.com>, Steve.Schoeff@claycountygov.com

Good Afternoon, in reference to the below email, we have been conducting private provider inspections in Clay County under my Florida PE License in which I have attached for your reference. In reference to the BN number, Fadil whom is my office manager had reached out to me about my BN number and I was not sure what that was, but now considering this email thread, it makes sense. I apologize for any confusion. Do we need to do anything else.

Regards,  
Ali Marar PE  
(904)422-2128

{Quoted text hidden}

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 **Ali Marar PE License.pdf**  
913K

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**Steven Schoeff** <Steve.Schoeff@claycountygov.com>

Tue, Aug 12, 2025 at 9:02 AM

To: Ali Marar <ali@aecintegrated.com>, Robbin Fuller <Robbin.Fuller@claycountygov.com>, Fadil Karmally <Fadil@aecintegrated.com>, Patrick Mcquiston <Pat.McQuiston@claycountygov.com>

Yes sir, you do need to correct this error. You need to have someone that is properly licensed to do the PPI inspections. FS 471 does not allow for you to do these inspections without the requisite license under FS 468 unless you are employed by the municipality. See below:

471.045 Professional engineers performing building code inspector duties.—Notwithstanding any other provision of law, a person who is currently licensed under this chapter to practice as a professional engineer may provide building code inspection services described in s. 468.603(5) and (8) to a local government or state agency upon its request, without being certified by the Florida Building Code Administrators and Inspectors Board under part XII of chapter 468. When performing these building code inspection services, the professional engineer is subject to the disciplinary guidelines of this chapter and s. 468.621(1)(c)-(h). Any complaint processing, investigation, and discipline that arise out of a professional engineer's performing building code inspection services shall be conducted by the Board of Professional Engineers rather than the Florida Building Code Administrators and Inspectors Board. A professional engineer may not perform plans review as an employee of a local government upon any job that the professional engineer or the professional engineer's company designed.

I realize you have been doing the inspections, but this cannot continue.

Steve Schoeff, C.B.O., CFM

Building Official

P.O. Box 1366

Green Cove Springs, FL 32043

904-284-6307

steve.schoeff@claycountygov.com

You can access the online portal at the following link: CAP

**From:** Ali Marar <ali@aecintegrated.com>

**Sent:** Monday, 11 August, 2025 4:46 PM

**To:** Robbin Fuller <Robbin.Fuller@claycountygov.com>; Fadil Karmally <Fadil@aecintegrated.com>; Patrick Mcquiston <Pat.McQuiston@claycountygov.com>; Steven Schoeff <Steve.Schoeff@claycountygov.com>

**Subject:** Re: Private Provider Inspection Results - BLDC0525-0092 - 1101 BLANDING BLVD 122 , ORANGE PARK, FL, 32065

**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.

Good Afternoon, in reference to the below email, we have been conducting private provider inspections in Clay County under my Florida PE License in which I have attached for your reference. In reference to the BN number, Fadil whom is my office manager had reached out to me about my BN number and I was not sure what that was, but now considering this email thread, it makes sense. I apologize for any confusion. Do we need to do anything else.

Regards,

Ali Marar PE

(904)422-2128

On Mon, Aug 11, 2025 at 3:37 PM Fadil Karmally <Fadil@aecintegrated.com> wrote:

Please see the email below from Clay County's building department.

Regards,

Fadil Karmally

305-458-2620  
2532 Cortez Road,  
Jacksonville FL, 32246

[Quoted text hidden]  
[Quoted text hidden]

---

Ali Marar <ali@aecintegrated.com>

Tue, Aug 12, 2025 at 11:15 AM

To: Steven Schoeff <Steve.Schoeff@claycountygov.com>

Cc: Robbin Fuller <Robbin.Fuller@claycountygov.com>, Fadil Karmally <Fadil@aecintegrated.com>, Patrick Mcquiston <Pat.McQuiston@claycountygov.com>

Good Morning Mr. Steve, Thanks for your diligence on this matter. AEC Integrated has been conducting business in the State of Florida for more than 3 years working under the FS553.791 Statue. FS553.791 allows engineers to perform private provider inspections and plan review under

(f) "Duly authorized representative" means an agent of the private provider identified in the permit application who reviews plans or performs inspections as provided by this section and who is licensed as an engineer under chapter 471 or as an architect under chapter 481 or who holds a standard or provisional certificate under part XII of chapter 468. A duly authorized representative who only holds a provisional certificate under part XII of chapter 468 must be under the direct supervision of a person licensed as a building code administrator under part XII of chapter 468.

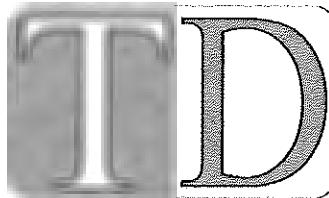
(n) "Private provider" means a person licensed as a building code administrator under part XII of chapter 468, as an engineer under chapter 471, or as an architect under chapter 481. For purposes of performing inspections under this section for additions and alterations that are limited to 1,000 square feet or less to residential buildings, the term "private provider" also includes a person who holds a standard certificate under part XII of chapter 468.

(o) "Private provider firm" means a business organization, including a corporation, partnership, business trust, or other legal entity, which offers services under this chapter to the public through licensees who are acting as agents, employees, officers, or partners of the firm. A person who is licensed as a building code administrator under part XII of chapter 468, an engineer under chapter 471, or an architect under chapter 481 may act as a private provider for an agent, employee, or officer of the private provider firm.

I am not aware that there are restrictions for a PE to be hired by a local government jurisdiction/municipality to conduct inspections or provide private provider work. The only restriction I am currently aware of is that a person who holds a provisional certificate may only practice under a CBO, or a local municipality/jurisdiction.

Regards,  
Ali Marar PE  
(904)422-2128

[Quoted text hidden]



T R A S K  
DAIGNEAULT  
LLP  
A T T O R N E Y S

THOMAS J. TRASK, B.C.S.\*  
JAY DAIGNEAULT, B.C.S.\*  
ERICA F. AUGELLO, B.C.S.\*  
RANDY D. MORA, B.C.S.\*  
ROBERT ESCHENFELDER, B.C.S.\*  
NANCY S. MEYER, B.C.S.\*  
ZOE RAWLS  
TAMMI E. BACH, B.C.S.\*

\* *Board Certified by the Florida Bar in  
City, County and Local Government Law*

**SENT VIA EMAIL**

August 15, 2025

Courtney K. Grimm, Esq.  
Clay County Attorney  
Clay County, Florida  
[Courtney.grimme@claycountygov.com](mailto:Courtney.grimme@claycountygov.com)

**Re: Private Provider Licensing and Application of Section 553.791, Fla. Stat.**

County Attorney Grimm:

I have the pleasure of representing AEC Integrated, LLC ("Integrated") and its owner Ali Marar. Mr. Marar, a licensed Professional Engineer, and his company serve as a private provider or private provider firm as those terms are defined by § 553.791, Fla. Stat. (the "Statute"), throughout the State of Florida. I have been asked to address an issue regarding Clay County's verification procedures regarding the operation of private providers within its jurisdiction.

Specifically, I would like to address your email sent to my client today, August 15, 2025, that opines that my client can only serve in a limited capacity as a private provider (conducting only mechanical or electrical inspections) as that is all his license under Chapter 471, Fla. Stat. in conjunction with § 553.791 (3), Fla. Stat. allows him to inspect. While I understand there can be a difference of opinions, respectfully, under the rules of statutory construction, the opinion is flawed.

As you know, the Statute allows for fee owners and contractors to elect to use the services of a private provider or private provider firm for plans review, inspection services, or both. The Statute defines a private provider as

a person licensed as a building code administrator under part XII of chapter 468, as an engineer under chapter 471, or as an architect under chapter 481. For purposes of performing inspections under this section for additions and alterations that are limited to 1,000 square feet or less to residential buildings, the term "private provider" also includes a person who holds a standard certificate under part XII of chapter 468.

§ 553.791 (1)(n), Fla. Stat.

The Statute goes on to provide, and which you have aptly quoted in your email, that "[a] private provider and any duly authorized representative may only perform building code inspection services that are within the disciplines covered by that person's licensure or certification under chapter 468, chapter 471, or chapter 481, including single-trade inspections." § 553.791 (3), Fla. Stat.

Whether or not a private provider is properly licensed to perform the required inspections is in the purview of the licensing authority, not the local jurisdiction. When a fee owner or contractor elects to use a private provider for plans review or building inspection services, the local jurisdiction has a very limited role in the process. While the Statute gives permissive authority to local jurisdictions to create a system of registration for private providers, that authority is limited to collecting information that allows the jurisdiction to “verify compliance with the licensure requirements of paragraph (1)(n) and the insurance requirements of subsection (18).” § 553.791 (17)(b), Fla. Stat. This narrow scope is clearly defined as the Statute provides that

A local enforcement agency, local building official, or local government may not adopt or enforce any laws, rules, procedures, policies, qualifications, or standards more stringent than those prescribed by this section.

§ 553.791 (17)(a), Fla. Stat.

Pursuant to the Statute, once the local jurisdiction has verified that the private provider is properly licensed, in this case under Chapter 471, Fla. Stat., and that the private provider carries the requisite amount of insurance, the private provider is registered. No further inquiry is authorized under the Statute, and that is because the local jurisdiction maintains no responsibility in the licensing or discipline of persons licensed under Chapters 468, 471, or 481, Fla. Stat. If the local jurisdiction suspects that a person acting as a private provider is not properly licensed to conduct the plans review or inspection services as contracted by the fee owner or contractor, the only recourse the local jurisdiction has is to file a complaint with DBPR and its underlying boards which have the express authority granted by the State Legislature to investigate and make determinations on whether a violation of licensing has occurred.

While the Statute is clear that a local jurisdiction possesses no such authority, my client has no desire to be averse to Clay County. In that vein, it may be helpful to explain why a professional engineer, as that term is defined by statute, has the ability and is properly licensed to perform inspection and plans review services, without limitation, pursuant to § 553.791 and Chapter 471, Fla. Stat.

An “engineer” in the State of Florida is defined as “a person who is licensed to engage in the practice of engineering” pursuant to Chapter 471, Fla. Stat.; this term includes both a “professional engineer” and a “licensed engineer”. § 471.005 (5), Fla. Stat. Chapter 471, Fla. Stat. also defines the term “engineering”, in relevant part, as

any service or creative work, the adequate performance of which requires engineering education, training, and experience in the application of special knowledge of the mathematical, physical, and engineering sciences to such services or creative work as consultation, investigation, evaluation, planning, and design of engineering works and systems, planning the use of land and water, teaching of the principles and methods of engineering design, engineering surveys, and the inspection of construction for the purpose of determining in general if the work is proceeding in compliance with drawings and specifications, any of which embraces such services or work, either public or private, in connection with any utilities, structures, buildings, machines, equipment, processes, work systems, projects, and industrial or consumer products or equipment of a mechanical, electrical, hydraulic, pneumatic, or thermal nature, insofar as they involve safeguarding life, health, or property; and includes such other professional services as may be necessary to the planning, progress, and completion of any engineering services.

§ 471.005 (7), Fla. Stat.

A professional engineer licensed in the State of Florida can perform all services considered “engineering” as listed above. One of those services is for “the inspection of construction for the purpose of determining if general if the work is proceeding in compliance with drawings and specifications...”. Further, § 471.0195, Fla. Stat. governs that all licensed engineers who “actively participate in the design of engineering works or systems in connection with buildings, structures, or facilities and systems covered by the Florida Building Code shall take continuing education courses and submit proof to the board...”. The “board” referenced here is the Board of Professional Engineers which is a division of the Department of Business and Professional Regulation, which is responsible for licensing and disciplining those practicing engineering in the State of Florida.

The Board of Professional Engineers (the “Board”) has the sole responsibility to determine who is qualified to receive a license pursuant to Chapter 471, Fla. Stat., and who has violated the terms of their license and will be subject to disciplinary proceedings. Section 471.033, Fla. Stat. describes what actions or inactions constitute grounds for disciplinary proceedings for those licensed under the chapter. One of those grounds is for “performing building code inspection services under s. 553.791, without satisfying the insurance requirements of that section.” This is important because it directly, and correctly, indicates that a person licensed pursuant to Chapter 471, Fla. Stat. has the qualifications to perform building code inspection services as a private provider.

Further, much like the Building Code Administrators and Inspectors Board (“BCAIB”) created pursuant to Chapter 468, the Board, has rulemaking authority. One of the rules promulgated by the Board specifically addresses disciplinary actions. 61G15-19.001, FAC. The rule states, in relevant part, that “a professional engineer who performs building code inspector or plans examiner duties in accordance with Section 471.045, or 468.603(6), (7), F.S., shall be subject to disciplinary action...”. Id. at (7).

The reference to § 471.045, Fla. Stat. is for building inspection services that are requested by local jurisdictions in lieu of the local jurisdiction performing those services in-house. This is similar to § 468.617, Fla. Stat. which allows a local jurisdiction to contract out for building department services to include building official services as well as plans review and building inspection services. Section 471.045, Fla. Stat. does not apply to Chapter 471 licensees acting as private providers and is wholly inapplicable to the issue at hand.

However, §§ 468.603(6) & (7), Fla. Stat., also referenced in the rule, are directly applicable when a Chapter 471 licensee is acting as a private provider. At the time the rule was promulgated §§ 468.603 (6) & (7), Fla. Stat. read as follows<sup>1</sup>:

(6) “Categories of building code inspectors” include the following:

(a) “Building inspector” means a person who is qualified to inspect and determine that buildings and structures are constructed in accordance with the provisions of the governing building codes and state accessibility laws.

(b) “Coastal construction inspector” means a person who is qualified to inspect and determine that buildings and structures are constructed to resist near-hurricane and hurricane velocity winds in accordance with the provisions of the governing building code.

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<sup>1</sup> The statutory section has been amended several times since the promulgation of the rule. The sections referenced in the rule have changed.

(c) "Commercial electrical inspector" means a person who is qualified to inspect and determine the electrical safety of commercial buildings and structures by inspecting for compliance with the provisions of the National Electrical Code.

(d) "Electrical inspector" means a person who is qualified to inspect and determine the electrical safety of commercial and residential buildings and accessory structures by inspecting for compliance with the provisions of the National Electrical Code.

(e) "Mechanical inspector" means a person who is qualified to inspect and determine that the mechanical installations and systems for buildings and structures are in compliance with the provisions of the governing mechanical code.

(f) "One and two family dwelling inspector" means a person who is qualified to inspect and determine that one and two family dwellings and accessory structures are constructed in accordance with the provisions of the governing building, plumbing, mechanical, accessibility, and electrical codes.

(g) "Plumbing inspector" means a person who is qualified to inspect and determine that the plumbing installations and systems for buildings and structures are in compliance with the provisions of the governing plumbing code.

(h) "Residential electrical inspector" means a person who is qualified to inspect and determine the electrical safety of one and two family dwellings and accessory structures by inspecting for compliance with the applicable provisions of the governing electrical code.

(7) "Plans examiner" means a person who is qualified to determine that plans submitted for purposes of obtaining building and other permits comply with the applicable building, plumbing, mechanical, electrical, gas, fire prevention, energy, accessibility, and other applicable construction codes. The term includes a residential plans examiner who is qualified to determine that plans submitted for purposes of obtaining building and other permits comply with the applicable residential building, plumbing, mechanical, electrical, gas, energy, accessibility, and other applicable construction codes.

Categories of plans examiners include:

- (a) Building plans examiner.
- (b) Plumbing plans examiner.
- (c) Mechanical plans examiner.
- (d) Electrical plans examiner.

Since § 553.791, Fla. Stat. authorizes private providers, those licensed pursuant to Chapters 468, 471, and 481, Fla. Stat., to conduct the plans review and building inspections services for those areas which they are properly licensed, and Chapter 471, Fla. Stat. authorizes licensees to perform the services referenced in § 468.603 (6) & (7), Fla. Stat. (prior to amendment), a professional engineer who is properly licensed is authorized to perform all plans review and inspection services as listed above.

With that background, you have been made aware that Mr. Marar, is a licensed Professional Engineer (PE 92978). My understanding is that you have been provided proof of his licensure and compliance with the insurance requirements of the Statute. As such, Mr. Marar is authorized by the Statute to perform private provider services for plans review and inspections, inclusive of those detailed in Chapter 468, Fla. Stat. If you feel that he is conducting inspections contrary to Chapter 471, Fla. Stat., you may feel free to take that up with the Board, otherwise, you have no legal authority to prevent him from exercising his right to perform inspections for which he is demonstrably qualified to conduct.

I hope that I was able to convey what is a rather dense area of the law, and shed light on the matter so that my client and Clay County can work together to better serve the citizens, property owners, and business owners effectively and efficiently. I am happy to discuss the matter further if you have any questions regarding this legal analysis.

TRASK DAIGNEAULT, LLP.

*Erica F. Augello*

Erica F. Augello, Esq., B.C.S., Partner  
[erica@cityattorneys.legal](mailto:erica@cityattorneys.legal)

/EFA

cc: Steve Schoeff, CBO, CFM ([steve.schoeff@co.clay.fl.us](mailto:steve.schoeff@co.clay.fl.us))  
Client



Ali Marar &lt;ali@aecintegrated.com&gt;

**Building Dept Grievance - AEC Integrated - Ali Marar**

Ali Marar <ali@aecintegrated.com>  
To: Howard.Wanamaker@claycountygov.com, Chereese.Stewart@claycountygov.com, Commissioners@claycountygov.com  
Cc: courtney.grimm@claycountygov.com, Erica Augello <Erica@cityattorneys.legal>

Thu, Aug 21, 2025 at 7:01 PM

Dear County Manager, Board, and Commissioners,

I would like to bring to your attention a serious matter currently taking place in Clay County with respect to the Building Department. I hold great respect for all members of the department and the important work they perform on behalf of the County. I have made every effort to address this issue civilly with Mr. Schoeff and the department directly; however, due to the severity of the misunderstanding and misinterpretation of law, I feel it is necessary to bring this matter to your attention.

On August 12, 2025, I received an email from Mr. Steve Schoeff, the Building Official for Clay County, informing me that I was no longer permitted to perform inspections within the County. I have attached this correspondence for your reference. Following this notice, I requested a meeting, which was granted. On August 14, 2025, I met with Mr. Schoeff, during which he formally revoked my ability to practice as a Private Provider in Clay County. His stated reason was that I do not hold licensure under the Building Code Administrators and Inspectors Board.

I respectfully disagree with this interpretation of statute. I am a licensed Professional Engineer in good standing with the State of Florida and currently practice as a Private Provider under Florida Statute 553.791. This statute expressly authorizes licensed engineers to act as Private Providers for plan review and inspection services. Nowhere does the statute require additional licensure under the Building Code Administrators and Inspectors Board in order to perform these services.

By imposing requirements not contained in FS 553.791, Mr. Schoeff is misinterpreting the law and unlawfully denying me the legal right to practice as authorized by Florida Statute. These actions have caused significant harm to me personally, to my company, and to my clients. At this time, I am experiencing financial damages, reputational harm, and the loss of current and future business opportunities. Several of my clients are now left with incomplete projects—many of which are more than 50% complete—yet I am barred from fulfilling the remainder of my contractual obligations.

Additionally, after discussion with the County Attorney, I was advised that I should still be authorized to conduct electrical and mechanical inspections under my current licensure. Despite this, the Building Department has continued to deny me this right. I have included correspondence previously sent to both the County Attorney and Mr. Schoeff outlining these issues, yet my ability to work remains restricted.

Although I do have legal representation, I believe open communication with County leadership should continue, as we are not in litigation. I wish to stress that I mean no harm and seek no unnecessary conflict. However, given the ongoing damages and my inability to perform the work for which I have been lawfully contracted, I may be left with no option but to pursue legal action if this matter is not promptly resolved.

Accordingly, I respectfully request that the Board and County leadership determine that the Building Department, under Mr. Schoeff's direction, is not in compliance with state statute, and that my right to perform services as a Private Provider within Clay County be restored in accordance with Florida law.

Thank you for your attention to this important matter. I trust the County will take appropriate action to ensure that Florida Statutes are properly enforced and that my professional rights are upheld. In the case I need to be reached, I can be contacted at (904) 422-2128.

Respectfully Submitted,

Ali Marar

3 attachments

AEC Integrated Mail - Fwd\_ Private Prov..DING BLVD 122 , ORANGE PARK, FL, 32065.pdf  
388K

AEC Integrated Mail - AEC Integrated - Private Provider Licensure.pdf  
198K

Ltr to Clay County re Private Provider Licensing (Ch. 471).pdf  
212K

**FILED**

**Florida Engineers  
Management Corporation  
9/9/2025 Rebecca Sammons**

**FILED**  
Department of Business and Professional Regulation  
Senior Deputy Agency Clerk  
CLERK: Brandon Nichols  
Date: 9/2/2025  
File #:

**Petition for Declaratory Statement Before the Florida Board of Professional Engineers**

**I. Petitioner Information**

Name: Ali Marar, P.E.  
Address: 2532 Cortez Road, Jacksonville, FL 32246  
E-mail: ali@aecintegrated.com  
Telephone: (904) 422-2128

**DS 2025-036**

**II. Statutory Provisions and Rules at Issue**

This petition seeks a declaratory statement regarding the applicability of the following statutes and rules:

- Section 471, Florida Statutes (2019)  $\diamond$  Licensure and authority of Professional Engineers.
- Section 553.791, Florida Statutes  $\diamond$  Private Provider Inspections and Plan Reviews.
- Part XII, Chapter 468, Florida Statutes  $\diamond$  Certification of Building Code Administrators, Plans Examiners, and Inspectors.
- Section 120.565, Florida Statutes (2019)  $\diamond$  Declaratory Statement by Agencies.
- Chapter 28-105, Florida Administrative Code  $\diamond$  Declaratory Statements.

**III. Statement of Circumstances**

Petitioner is a licensed Professional Engineer in the State of Florida in good standing under Chapter 471, F.S. Petitioner provides professional engineering services and, when duly authorized, also provides inspection and plan review services as a Private Provider under Section 553.791, F.S.

Certain building officials have asserted that a Professional Engineer must also hold a Plans Examiner license or Building Inspector certification under Part XII of Chapter 468, F.S. in order to act as a Private Provider or perform inspections and plan review services pursuant to Section 553.791, F.S.

**IV. Substantial Effect on Petitioner**

The applicability of the above statutory provisions directly and substantially affects Petitioner™s ability to lawfully and effectively conduct professional practice. Failure to clarify this matter imposes unnecessary restrictions, creates conflicts with local jurisdictions, and results in economic harm.

**V. Relief Requested**

1. That a Florida-licensed Professional Engineer may lawfully provide inspection and plan review services as a Private Provider under Section 553.791, F.S., without the need for certification as a Plans Examiner or Building Inspector under Part XII, Chapter 468, F.S.
2. That a Florida-licensed Professional Engineer may act as a Private Provider in the private sector without being employed by or affiliated with a local government.

**VI. Certification**

I hereby certify that the facts set forth herein are true and correct to the best of my knowledge and belief.

Respectfully submitted,



Ali Marar, P.E.

Date: August 28, 2025

**Ali Marar, P.E.**  
2532 Cortez Road  
Jacksonville, FL 32246  
E-mail: [ali@aecintegrated.com](mailto:ali@aecintegrated.com)  
Phone: (904) 422-2128

August 28, 2025

Via U.S. Mail / E-Mail  
Florida Board of Professional Engineers  
Attn: Board Clerk  
2639 North Monroe Street, Suite B-112  
Tallahassee, FL 32303  
E-mail: [board@fbpe.org](mailto:board@fbpe.org)

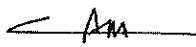
**Re: Petition for Declaratory Statement**

Dear Board Clerk,  
Enclosed please find my Petition for Declaratory Statement submitted pursuant to Section 120.565, Florida Statutes and Chapter 28-105, Florida Administrative Code.

This petition seeks clarification from the Florida Board of Professional Engineers regarding whether Florida-licensed Professional Engineers may provide Private Provider inspection and plan review services under Section 553.791, F.S., without additional certification, and whether they may act as Private Providers in the private sector without local government employment.

Thank you for your assistance.

Respectfully submitted,

  
Ali Marar, P.E.

**Notice of Filing of Petition for Declaratory Statement**

**AGENCY:** Florida Board of Professional Engineers (FBPE)

**PETITIONER:** Ali Marar, P.E.

**DATE RECEIVED:** August 28, 2025

**STATUTORY PROVISIONS AT ISSUE:**

- Section 471, Florida Statutes
- Section 553.791, Florida Statutes
- Part XII, Chapter 468, Florida Statutes

**SUMMARY:**

The Petition seeks clarification on whether a Florida-licensed Professional Engineer may:

1. Provide inspection and plan review services under Section 553.791, F.S., without additional certification.
2. Act as a Private Provider in the private sector without local government employment.

**CONTACT INFORMATION:**

Florida Board of Professional Engineers

Attn: Board Clerk

2639 North Monroe Street, Suite B-112

Tallahassee, FL 32303

E-mail: [board@fbpe.org](mailto:board@fbpe.org)

Phone: (850) 521-0500

**TIME FOR INTERVENTION:**

Any person whose substantial interests may be affected may file a motion to intervene within 21 days of publication in the Florida Administrative Register, per Rule 28-105.0027, F.A.C.

**STATE OF FLORIDA  
FLORIDA BOARD OF PROFESSIONAL ENGINEERS**

**IN RE: PETITION FOR DECLARATORY STATEMENT  
BY ALI MARAR, P.E.**

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**FINAL ORDER**

This matter came before the Florida Board of Professional Engineers (hereinafter "Board") pursuant to section 120.565, Florida Statutes at a duly-noticed public meeting held on October 9, 2025, in Jacksonville, Florida. The Petitioner, Ali Marar, P.E. ("Petitioner") was present and was not represented by legal counsel.

The Petition for Declaratory Statement ("Petition") was filed September 9, 2025, was assigned Number DS 2025-036, and was publicly noticed in Vol. 51, No. 182 of the September 18, 2025, Florida Administrative Register.

In the Petition, Petitioner asks the Board to issue two (2) separate but related statements regarding the activities of a licensed Florida Professional Engineer in regards to activities authorized by Section 553.791, F.S.:

A. That a Florida-licensed Professional Engineer may lawfully provide inspection and plan review services as a Private Provider under Section 553.791, F.S., without the need for certification as a Plans Examiner or Building Inspector under Part XII, Chapter 468, F.S.

B. That a Florida-licensed Professional Engineer may act as a Private Provider in the private sector without being employed by or affiliated with a local government.

**FINDINGS OF FACT**

1. The facts considered by the Board are as alleged in the Petition, a copy of which is attached hereto and incorporated by reference herein, as expounded upon at the meeting, with no further investigation by the Board. The facts are hereby adopted and incorporated by reference as the findings of fact by the Board.

2. No Petitions for Intervention or any comments were filed on the Petition.

### **CONCLUSIONS OF LAW**

3. The Board is authorized to issue this Declaratory Statement by Section 120.565, Florida Statutes and Rule 28-105, Florida Administrative Code.

4. The Petition is in compliance with the requirements of Section 120.565, F.S. and Rule 28-105.002, F.A.C.

5. Petitioner is a Licensed Florida Professional Engineer, subject to the Authority of the Board regarding discipline of that license, and therefore has legal standing to request a Declaratory Statement from the Board pursuant to section 120.565, F.S.

6. Section 120.565, Florida Statutes, reads as follows:

#### 120.565. Declaratory statement by agencies

(1) Any substantially affected person may seek a declaratory statement regarding an agency's opinion as to the applicability of a statutory provision, or of any rule or order of the agency, as it applies to the petitioner's particular set of circumstances.

(2) The petition seeking a declaratory statement shall state with particularity the petitioner's set of circumstances and shall specify the statutory provision, rule, or order that the petitioner believes may apply to the set of circumstances.

(3) The agency shall give notice of the filing of each petition in the next available issue of the Florida Administrative Register and transmit copies of each petition to the committee. The agency shall issue a declaratory statement or deny the petition within 90 days after the filing of the petition. The declaratory statement or denial of the petition shall be noticed in the next available issue of the Florida Administrative Register. Agency disposition of petitions shall be final agency action

7. Rule 28-105.001, Florida Administrative Code, reads as follows:

A declaratory statement is a means for resolving a controversy or answering questions or doubts concerning the applicability of statutory provisions, rules, or orders over which the agency has authority. A petition for declaratory statement may be used only to resolve questions or doubts as to how the statutes, rules, or orders may apply to the petitioner's particular circumstances. A declaratory statement is not the appropriate means for determining the conduct of another person or for obtaining a policy statement of general applicability from an agency.

8. Section 553.791, F.S. (2025), provides in relevant part as follows:

**553.791 Alternative plans review and inspection.**

(1) As used in this section, the term:

\* \* \*

(d) **“Building code inspection services” means those services described in s. 468.603(5) and (8) involving the review of building plans as well as those services involving the review of site plans and site work engineering plans or their functional equivalent, to determine compliance with applicable codes and those inspections required by law, conducted either in person or virtually, of each phase of construction for which permitting by a local enforcement agency is required to determine compliance with applicable codes.**

\* \* \*

(n) **“Private provider” means a person licensed as a building code administrator under part XII of chapter 468, as an engineer under chapter 471, or as an architect under chapter 481.** For purposes of performing inspections under this section for additions and alterations that are limited to 1,000 square feet or less to residential buildings, the term “private provider” also includes a person who holds a standard certificate under part XII of chapter 468.

\* \* \*

(o) **“Private provider firm” means a business organization, including a corporation, partnership, business trust, or other legal entity, which offers services under this chapter to the public through licensees who are acting as agents, employees, officers, or partners of the firm.** **A person who is licensed as a building code administrator under part XII of chapter 468, an engineer under chapter 471, or an architect under chapter 481 may act as a private provider for an agent, employee, or officer of the private provider firm.**

\* \* \*

(3) **A private provider and any duly authorized representative may only perform building code inspection services that are within the disciplines covered by that person’s licensure or certification under chapter 468, chapter 471, or chapter 481, including single-trade inspections.** A private provider may not provide building code inspection services pursuant to this section upon any building designed or constructed by the private provider or the private provider’s firm.

\* \* \*

(10) **If the private provider is a person licensed as an engineer under chapter 471 or an architect under chapter 481 and affixes his or her professional seal to the affidavit required under subsection (6), the local building official must issue the requested permit or provide a written notice to the permit applicant identifying the specific plan features that do not comply with the applicable codes, as well as the specific code chapters and sections, within 10 business days after receipt of the permit application and affidavit.** In such written notice, the local building official must provide with specificity the plan’s deficiencies, the reasons the permit application failed, and the applicable codes being violated. If the local building official does not provide specific written notice to the permit applicant within the prescribed 10-day

period, the permit application is deemed approved as a matter of law, and the local building official must issue the permit on the next business day.

\* \* \*

(19) When performing building code inspection services, a private provider is subject to the disciplinary guidelines of the applicable professional board with jurisdiction over his or her license or certification under chapter 468, chapter 471, or chapter 481. All private providers shall be subject to the disciplinary guidelines of s. 468.621(1)(c)-(h). Any complaint processing, investigation, and discipline that arise out of a private provider's performance of building code inspection services shall be conducted by the applicable professional board.

(Emphasis added)

9. Pursuant to the plain language of ss. 553.791(1)(n) and (3), F.S., the Board concludes that a Florida licensed Professional Engineer may provide inspection and plan review services as a private provider, without the need for certification as a Plans Examiner or Building Inspector under Part XII, Chapter 468, F.S.

10. The Board further concludes that there is no provision in section 553.791, F.S., which requires a Florida Licensed Professional Engineer acting as a private provider to be employed by or affiliated with a local government, or which prevents said engineer from acting as a Private Provider in the public sector.

This Final Order shall become effective upon filing with the Clerk of the Department of Business and Professional Regulation.

**DONE AND ORDERED** this \_\_\_\_ day of November, 2025.

**BOARD OF PROFESSIONAL ENGINEERS**

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Zana Raybon, Executive Director  
*for* Denise Ramsey, PE, Chair

**NOTICE OF RIGHT TO JUDICIAL REVIEW**

A PARTY WHO IS ADVERSELY AFFECTED BY THIS FINAL ORDER IS ENTITLED TO JUDICIAL REVIEW PURSUANT TO SECTION 120.68, FLORIDA STATUTES. REVIEW PROCEEDINGS ARE GOVERNED BY THE FLORIDA RULES OF

APPELLATE PROCEDURE. SUCH PROCEEDINGS ARE COMMENCED BY FILING ONE COPY OF A NOTICE OF APPEAL WITH THE AGENCY CLERK OF THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION AND A SECOND COPY, ACCOMPANIED BY FILING FEES PRESCRIBED BY LAW, WITH THE DISTRICT COURT OF APPEAL, FIRST DISTRICT, OR WITH THE DISTRICT COURT OF APPEAL IN THE APPELLATE DISTRICT WHERE THE PARTY RESIDES. THE NOTICE OF APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF RENDITION OF THE ORDER TO BE REVIEWED.

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by U.S. Mail to **Ali Marar, P.E.**, 2532 Cortez Road, Jacksonville, FL 32246; and by interoffice or electronic mail to **Board of Professional Engineers**, 2400 Mahan Drive, Tallahassee, FL 32308; and by electronic mail to **Lawrence D. Harris**, Senior Assistant Attorney General, [Lawrence.Harris@myfloridalegal.com](mailto:Lawrence.Harris@myfloridalegal.com) this \_\_\_\_\_ day of November, 2025.

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## **Discussion items from 10/06/2025 CTLB Meeting:**

1. **Probation-** Probation could be enforced on a Locally Licensed Contractor governed by this Board. The CTLB could set the conditions of the Probation, such as Timeframe, expectations and the penalty for non-compliance. Probation for a Licensee regulated by another Board would be unenforceable. A Finding of Fact and referral to the other respective Board would be more appropriate.
2. **Quality Assurance-** This is achieved through our Code Compliance checks. These are somewhat random, as we select all PPI inspections from a selected date for the Code compliance follow-ups. This covers a broader sampling of the inspections being performed.
3. **Uniformity of Enforcement-** We currently require License information and employment verification for all “Duly Authorized Representatives”, regardless of the qualification method of the Private Provider.



## Building Department

### PRIVATE PROVIDER PLAN REVIEW AUDITING PROCEDURE

#### **PURPOSE:**

A fee owner of a building or their contractor may elect to use a Private Provider to provide alternative plans review and/or inspections in place of the Clay County building department for the purpose of enforcing the Florida Building Code. Building permits must be obtained from Clay County Building Department as required under the Florida Building Code and all applicable Florida Building Codes need to be adhered to and enforced. The purpose of an audit is to confirm that the building code plans review and inspection services have been properly performed and all required documentation has been properly recorded.

#### **SCOPE:**

The auditing of Plan Review performed by a private provider is to ensure building code compliance and shall be performed as needed. The audit of a private provider or private provider firm shall take place up to a maximum of four times a year unless a condition of a building is discovered that constitutes an immediate threat to public safety and welfare as defined in Florida Statute 553.791.

#### **AUDIT CRITERIA:**

The audit may include but not be limited to; occupancy type, occupant load, means of egress, fire barriers, life safety systems, structural systems, critical components, mechanical, electrical and plumbing components, etc. as required for the purpose of auditing plans review.

#### **PROCESS AND OBJECTIONS:**

Audits performed of private providers on construction projects shall be documented on a form developed by Clay County and made available on the county's website for the preceding two quarters. In the event of a failed plans review audit, a notice with detailed findings will be provided to the private provider as soon as possible. Clay County building department staff will make every effort to assist in the resolution of the deficiencies with the private provider and the contractor.



**Department of Economic  
and Development Services**

**STANDARD OPERATING PRIVATE PROVIDER AUDIT PROCEDURES**

**Purpose**

In accordance with Florida Statute 553.791(1)(b) these procedural guidelines are established for inspection audits pertaining to construction projects that utilize inspection services by a private provider.

The purpose of inspection audits is to confirm adherence to the Florida Building Codes, NFPA, Clay County ordinances, and conformity with the approved construction documents.

**Scope**

Florida Statute 553.791(1)(b) defines the term "audit". Each local code enforcement agency may audit the performance of building code inspection services by private providers operating within the local jurisdiction up to four (4) times a year, unless the condition of a building poses an immediate threat to public safety and welfare.

According to Florida Statute 553.791(1)(b), the following actions do not constitute an audit and shall not be limited: investigation of complaints reported to the building official and site visits to ensure private providers are performing required inspections.

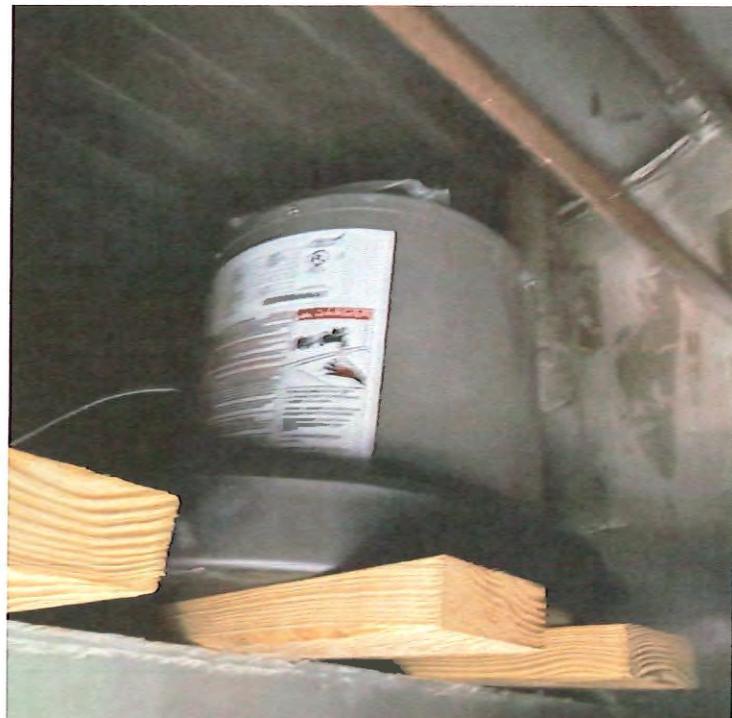
According to Florida Statute 553.791(9), The local Building Official may visit the building site as often as necessary to verify that the Private Provider is performing all required inspections. This process, will be known as a Code Compliance Check.

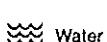
**Procedure**

1. An audit may be performed, as needed, during construction and construction work on the structure may continue, without delay, while the inspection audit is completed.
2. Projects are identified for inspection audits through a daily report of Private Provider's previously completed inspections.
3. Building Official will have the required access to the job site per FBC 110.5
4. Once on site, staff will begin the audit process.
5. Once an audit has been completed a Audit Report will be completed and a copy left on site, uploaded to the permit documents folder and emailed to the Private Provider firm.
6. If no issues are identified, then the audit process is completed.
7. Per 553.791 (1) (b) any minimum mandatory inspections required under the building code that have not been performed or properly recorded will be included on the Audit Report form.

8. It shall be the responsibility of the Private Provider Company as the Inspector of record to address any minimum mandatory inspections not met or inspections not properly recorded that have been identified on the Audit Report.

9. Building Official will then confirm the corrections for compliance.





Residential Electric  
Professional Classic  
Point-of-Use Water Heaters

The new degree of comfort.™

## Professional Classic™ Point-of-Use electric water heaters feature a space-saving design for installation in limited spaces

### Efficiency

- .93 EF for 30-gallon model
- Single resistored stainless steel heating element to prolong anode rod and tank life

### Features

- High efficiency heating element
- Over-temperature protector cuts off power in excess temperature situations
- Automatic thermostat keeps water at desired temperature
- Wall bracket for easy wall mount installations and corrosion resistant 1/4 turn drain valve included with 2.5 gallon model

### Plus...

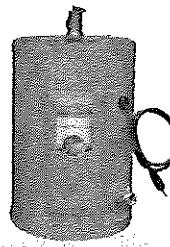
- Temperature and pressure relief valve
- Exclusive Rheemglas® tank lining resists corrosion and prolongs tank life
- Meets or exceeds National Appliance Energy Conservation Act (NAECA) requirements
- These units are U.L. listed and comply with Underwriter's Laboratories Specifications 174
- Enhanced-flow brass drain valve on 2.5-gallon model
- Low lead compliant

### Warranty

- 6-Year limited tank and parts warranty.\*

\*See Residential Warranty Certificate for complete information

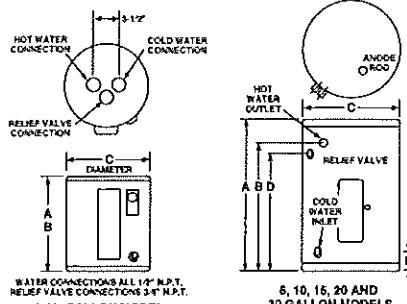
Units meet or exceed ANSI requirements and have been tested according to D.O.E. procedures. Units meet or exceed the energy efficiency requirements of NAECA, ASHRAE standard 90, ICC Code and all state energy efficiency performance criteria.



2.5-Gallon



6, 10, 15, 19.9  
and 30-Gallon



## Professional Classic Point-of-Use

2.5, 6, 10, 15, 19.9 and 30-Gallon Capacities  
120 Volt AC  
2-Wire Single Phase Electric



DESCRIPTION		FEATURES		ROUGHING IN DIMENSIONS (SHOWN IN INCHES)					ENERGY INFO.
GAL. CAP.	MODEL NUMBER	HEIGHT A	HT. TO HOT WATER OUTLET B	DIAMETER C	HT. TO SIDE T&P VALVE D	HT. TO COLD WATER INLET E	APPROX. SHIP WT. (LBS.)	ENERGY FACTOR	
2.5	PROE2.5 RH POU	14	14	9-3/4	—	—	22	N/A	
6	PROE6.1 RH POU	15-1/4	12-1/2	15-3/4	11-1/2	4-1/4	36	N/A	
10	PROE10.1 RH POU	23	20-1/2	15-3/4	19-1/2	4-1/4	46	N/A	
15	PROE15.1 RH POU	24-1/4	22	17-3/4	21	4-1/2	54	N/A	
19.9	PROE20.1 RH POU	25-1/4	22-3/4	19-3/4	21-3/4	5	69	N/A	
30	PROE30.1 RH POU*	30	23	21-3/4	23	2-3/4	91	0.93	

Energy Factor based on D.O.E. (Department of Energy) test procedures.

\*For double element, substitute "2" suffix for "1". Not available in 120 volt. Available with 2-wire (single phase) outlet only. (6000 watt max.).

• **2.5 gallon model:** 1/2" N.P.T. inlet and outlet. Relief valve connection 3/4".

Available with 120 or 240 volt AC single phase only, 120v (1440W) 240v (1500W)

Power cord supplied with 120 volt model's only.

• **6 through 30 gallon models:** 3/4" N.P.T. outlet, inlet, anode rod, T & P valve connections. Not available with 3 phase wiring.

Water heaters furnished standard with 120 volt AC, 2000 watt single element.

Special wiring options - a limited number of wiring options are available. Consult factory for price and availability.

**CONSTRUCTION DETAILS:** The cold water enters the tank a few inches from the bottom. Both hot and cold water lines may be connected directly to the water heater without special nipples or tees. The relief valve simply screws into the opening provided.

*In keeping with its policy of continuous progress and product improvement, Rheem reserves the right to make changes without notice.*

Rheem Water Heating • 101 Bell Road  
Montgomery, Alabama 36117-4305 • [www.rheem.com](http://www.rheem.com)



INTEGRATED HOME COMFORT

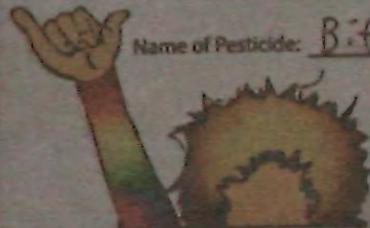
PRINTED IN U.S.A. 09/13 WP FORM NO. PROE RHPOL

This is a violation of Florida Statutes for anyone other than the homeowner to remove the water of any tree.

## FunGuy Pest Inspections

FunGuyPest@gmail.com  
(904) 631-5794

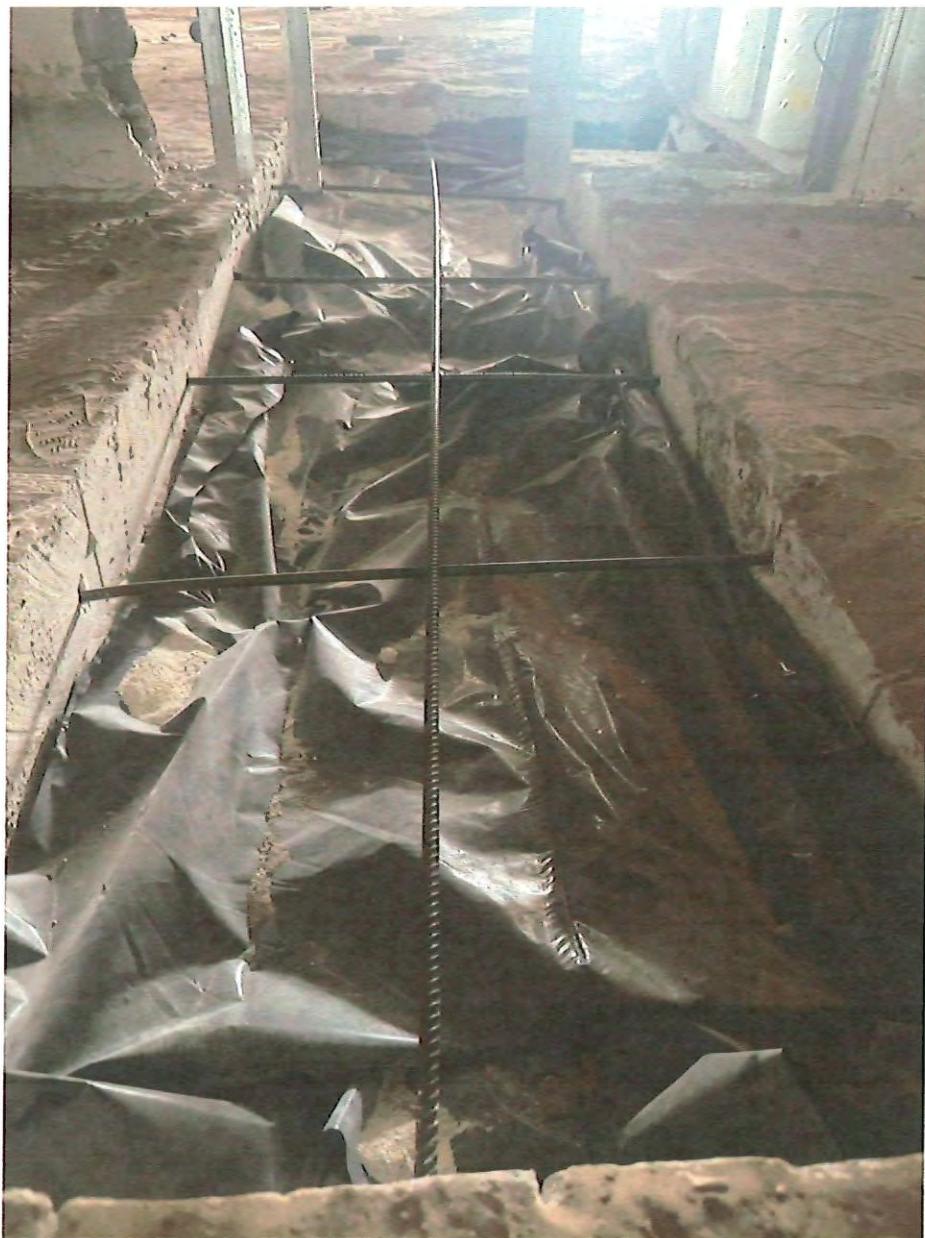
FunGuy Pest Inspections performed a Termite Pre-Treatment



Name of Pesticide: Bifenthrin 1% + .12%

Date: 7/22/25

Technician: Jake Lathan  
WDO Inspector







Regards,

Fadil Karmally  
305-458-2620  
2532 Cortez Road,  
Jacksonville FL, 32246



# LETTER FROM CLATT

**From:** [Fadi Karmally](#)  
**To:** [Building Division Staff](#)  
**Subject:** Private Provider Inspection Results - BLDC0724-0152 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 -  
**Date:** Monday, June 2, 2025 11:34:30 AM

**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.

Good afternoon,

We would like to submit inspection results for permit BLDC0724-0152 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068.

BLDC0724-0152 - 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 - PPI Gas Pressure Commercial Inspection - 5/12/2025 - Passed - Ali Marar.

BLDC0724-0152 - 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 - PPI Framing Commercial Inspection - 5/15/2025 - Passed - Ali Marar.

BLDC0724-0152 - 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 - PPI Insulation Commercial Inspection - 5/16/2025 - Passed - Ali Marar.

BLDC0724-0152 - 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 - PPI Fire Wall Commercial Inspection - 5/16/2025 - Passed - Ali Marar.

BLDC0724-0152 - 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 - PPI Top Out Plumbing Commercial Inspection - 5/20/2025 - Passed - Ali Marar.

BLDC0724-0152 - 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 - PPI Electric Wall Cover Inspection - 5/20/2025 - Passed - Ali Marar.

BLDC0724-0152 - 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 - PPI Electric Ceiling Cover Inspection - 5/20/2025 - Passed - Ali Marar.

BLDC0724-0152 - 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 - PPI Mechanical Rough Commercial Inspection - 5/20/2025 - Passed - Ali Marar.

BLDC0724-0152 - 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 - Electric Final - 5/24/2025 - Passed - Ali Marar.

BLDC0724-0152 - 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 - Plumbing Final - 5/24/2025 - Passed - Ali Marar.

# Revised Results



Ali Marar <ali@aecintegrated.com>

## Revised: Private Provider Inspection Results - BLDC0724-0152 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068

Ali Marar <ali@aecintegrated.com>

To: Building Division Staff <buildingstaff@claycountygov.com>

Mon, Jun 2, 2025 at 11:38 AM

Hi, the inspection results submitted shall omit the Electrical and Plumbing Final. The inspection results shall be as follows.

BLDC0724-0152 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068.

BLDC0724-0152 - 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 - PPI Gas Pressure Commercial Inspection - 5/12/2025 - Passed - Ali Marar.

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BLDC0724-0152 - 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 - PPI Electric Ceiling Cover Inspection - 5/20/2025 - Passed - Ali Marar.

BLDC0724-0152 - 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 - PPI Mechanical Rough Commercial Inspection - 5/20/2025 - Passed - Ali Marar.

----- Forwarded message -----

From: Fadil Karmally <Fadil@aecintegrated.com>

Date: Mon, Jun 2, 2025 at 10:34 AM

Subject: Private Provider Inspection Results - BLDC0724-0152 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 - To: Building Division Staff <buildingstaff@claycountygov.com>

Good afternoon,

We would like to submit inspection results for permit BLDC0724-0152 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068.

BLDC0724-0152 - 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 - PPI Gas Pressure Commercial Inspection - 5/12/2025 - Passed - Ali Marar.

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BLDC0724-0152 - 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 - PPI Mechanical Rough Commercial Inspection - 5/20/2025 - Passed - Ali Marar.

BLDC0724-0152 - 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 - Electric Final - 5/24/2025 - Passed - Ali Marar.

BLDC0724-0152 - 1660 JEREMIAH ST STE 201 , MIDDLEBURG, FL, 32068 - Plumbing Final - 5/24/2025 - Passed - Ali Marar.

Regards,

Fadil Karmally  
305-458-2820  
2532 Cortez Road,  
Jacksonville FL, 32246



## CLAY COUNTY PLANNING COMMISSION

477 Houston Street  
Green Cove Springs, FL 32043

### INVOICE

Invoice Number: 3450737552110

Due Date: Due Upon Receipt

Total Amount Due: \$4,800.00

#### Billed To

Ali Marar

2532 Cortez Road

904-422-2128

ali@aecintegrated.com

#### Invoice Breakdown

Description	Amount (USD)
Application Review & Processing Fee	\$ 2,800.00
Zoning & Compliance Assessment	\$ 700.00
Legal & Administration Fees	\$ 600.00
Public Notification & Documentation	\$ 700.00
<b>Total Amount Due</b>	<b>\$ 4,800.00</b>

## **Remittance Instructions**

- **Wire Transfer Instructions:** Provided upon request.
- **Important:** A **signed copy** of this invoice must be returned **along with your wire payment receipt** to this email for confirmation.

---

## **Notes**

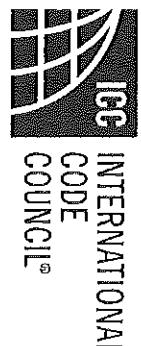
Please settle this invoice promptly to ensure timely finalization of your **application approval**.  
Failure to complete payment may delay the issuance of official approval documentation.

For any further details or inquiries, please reply directly to this email.

---

Thank you for your prompt attention to this payment.

**Best Regards,**  
**CLAY COUNTY PLANNING COMMISSION**  
477 Houston Street  
Green Cove Springs, FL 32043



# INTERNATIONAL CODE COUNCIL

## ALI MARAR

The International Code Council attests that the individual named on this certificate has satisfactorily demonstrated knowledge as required by the International Code Council by successfully completing the prescribed written examination based on codes and standards then in effect, and is hereby issued this certification as:

### Commercial Building Inspector

Given this day August 26, 2025

Certificate No. 10623636

*David Spencer*  
David Spencer, CBO  
President, Board of Directors

*Joe Beld*  
Joe Beld  
Chief Executive Officer





Agenda Item  
CONSTRUCTION TRADE LICENSING BOARD

Clay County Administration Building  
Monday, January 5 2:00 PM

TO: DATE:

FROM:

SUBJECT: Elections of New Board Officers

AGENDA ITEM

TYPE:

---



Agenda Item  
CONSTRUCTION TRADE LICENSING BOARD

Clay County Administration Building  
Monday, January 5 2:00 PM

TO: Construction  
Trade Licensing  
Board

DATE:

FROM:

SUBJECT: Finalizing Disciplinary Action.

AGENDA ITEM  
TYPE:

---

ATTACHMENTS:

Description	Type	Upload Date	File Name
<input type="checkbox"/> Finding of Fact	Backup Material	12/30/2025	finding_of_fact_draft_dsada.pdf

BEFORE THE CONSTRUCTION TRADES LICENSING BOARD  
(LOCAL APPEALS BOARD)

CLAY COUNTY, FLORIDA

vs.

ALI MARAR

In re: Private Provider Conduct

FINAL ORDER

This matter came before the Construction Trades Licensing Board of Clay County, Florida, in its capacity as the Local Appeals Board of Clay County, Florida, for review of the conduct of Mr. Ali Marar, a Private Provider performing plan review and inspections within Clay County.

Having considered the testimony, documentary evidence, and the record as a whole, the Board hereby issues its Final Order.

**I. JURISDICTION**

The Local Appeals Board has jurisdiction pursuant to applicable provisions of the Florida Building Code, Florida Statutes, and the Clay County Code governing the oversight and performance of Private Providers operating within the County.

**II. FINDINGS OF FACT**

Based on the evidence presented, the Board finds as follows:

1. While acting as a Private Provider in Clay County, Florida, Mr. Marar approved inspections on multiple construction projects that contained numerous violations of the Florida Building Code. These violations varied in severity and occurred across multiple disciplines.
2. The pattern and extent of these violations demonstrate incompetence in the performance of Mr. Marar's duties as a Private Provider.
3. While acting in his capacity as a Licensed Florida Professional Engineer, Mr. Marar submitted an affidavit asserting that a particular renovation project had been completed in full compliance with the Florida Building Code.

At the time the affidavit was executed, the renovation work had already been completed. The conditions referenced in the affidavit could not have been verified without destructive inspections, and no such inspections were performed by Mr. Marar prior to issuing the affidavit.

4. Prior to receiving the affidavit of Mr. Marar, Clay County staff had been in communication with the owner/contractor and were aware that the project had been completed without the required

inspections. Staff also understood that the owner/contractor was attempting to avoid the destructive inspections necessary to verify compliance.

5. When Clay County conducted the required destructive inspections, numerous violations of the Florida Building Code were identified, and corrective actions were required to bring the project into compliance.

### III. CONCLUSIONS

1. The conduct of Mr. Marar found above constitutes incompetence and failure to perform required duties governing Private Providers in accordance with the Florida Building Code, Florida Statutes and any applicable Clay County regulations.

2. The submission of an affidavit by Mr. Marar attesting to full Code compliance without performing the necessary inspections constitutes a material misrepresentation and a failure to exercise the professional diligence required of a Licensed Florida Professional Engineer as well as of a Private Provider.

### IV. ORDER

Based on the foregoing Findings of Fact and Conclusions, it is hereby ORDERED:

1. Mr. Marar is found to have acted incompetently in the performance of his duties as a Private Provider within Clay County, Florida.
2. Any future application by Mr. Marar to resume Private Provider services within Clay County shall require demonstration of competency, compliance history, and any additional conditions deemed appropriate by the Building Official.

DONE AND ORDERED in Clay County, Florida, this \_\_\_\_ day of January, 2026.

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Chair  
Construction Trades Licensing Board  
In its capacity as Local Appeals Board  
Clay County, Florida