



Marion County Board of County Commissioners

Building Safety ▪ Licensing

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Marion County License Review Board Minutes December 12, 2023

The monthly meeting of the Marion County License Review Board was held at the Growth Management Building, 2710 E. Silver Springs Blvd., Ocala, FL 34470.

The Chairman called the meeting to order at 5:30 pm. An official recording of the meeting was made by the Marion County Building Safety Department with BIS recording software.

1. **INVOCATION**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL:**

Board members present were: Lee W Kitzmiller - Chairman, Roger Sandor 1st Chair, James Duryea, Fawn Singletary, Zachary Curry, Jeremiah Bennett, and John Michael Gartner, Jr., Alternates – Alan O’Cull and Charles Stokes Jr.

Board members absent were: None.

Also attending: Antoinette Hernandez - Board Secretary; Ryan Arbuckle, Supervisor of Investigations/Licensing for Marion County Building Department; Michael Savage-Marion County Building Official; Chad Wicker, Marion County Assistant Director for Building Department; Michelle Fanelli, Manager for Marion County Building Department Permitting and Licensing; Valdoson Shealey, Assistant County Attorney for Marion County.

4. **ADOPTION OF MINUTES FROM PREVIOUS MEETING:**

James Duryea moved to adopt November 14, 2023 Minutes. Roger Sandor seconds. All in favor. Motion passed unanimously.

5. **LICENSE REVIEW OF CONTRACTORS:**

Incoming Contractors through Letter of Reciprocity: None.

Applicants to take G.I.T.S Exam: James Duryea moved and Roger Sandor seconds to approve the list as presented. Motion passed unanimously.

6. **LIENS FOR UNLICENSED & LICENSED CONTRACTORS:** James Duryea moved and Roger Sandor seconds to approve the list of liens to be issued as presented. Motion passed unanimously.

7. **OLD BUSINESS:**

LRB 2023-6 Curry and Son Investment Group, LLC v. Leamon Gregory Lunday / Weitlund Construction LLC

Recused Board Member – Zachary Curry, Jeremiah Bennett, and John Michael Gartner Jr.

Parties present – Ryan Arbuckle, Marion County Investigator – sworn; Zachary Curry, complainant – sworn; Leamon Gregory Lunday, contractor - sworn.

Zachary Curry presents update, states he and James Curry are very happy with the progress of house. The house is 98% complete. All that is needed is the septic and driveway.

Leamon Gregory Lunday presents update that the house is almost complete and can have the house completed within the next 30 days.

James Duryea motions to continue case until the next License Review Board Meeting on January 9, 2024. Roger Sandor seconds the motion. The motion passed unanimously.

8. **NEW BUSINESS:**

LRB 2023-7 Jason Gabriel v. Travis Aldana / Aldana Contracting LLC

Jason Gabriel sworn, gives testimony.

Travis Aldana sworn, gives testimony.

John Michael Gartner Jr. motions that Travis Aldana did not act in a fashion which reflected upon his competency as a contractor, and therefore moves to dismiss the case. Roger Sandor seconds the motion. The motion passed unanimously.

LRB 2023-8 Maria Mijares v. Mark Norman / Mark Norman Construction Inc.

Recused Board Member – Roger Sandor

Ryan Arbuckle (previously sworn) presents case.

Maria Mijares sworn, gives testimony.

Mark Norman Sworn gives testimony.

James Duryea motions to postpone case to the February 13, 2024 docket to allow contractor to reroof house, have all inspections completed, and have the permit COED. Charles Stokes seconds the motion. The motion passed to continue the case, 6-2 vote.

9. **OTHER BUSINESS:**

Elections of Officers

Alan O’Cull motions to keep Lee Kitzmiller as the Chairman of the License Review Board. James Duryea seconds the motion. The motion passed unanimously.

Alan O’Cull nominates and motions to have Jeremiah Bennett as the First Chair. Charles Stokes seconds the motion. The motion passed unanimously.

The meeting adjourned at approx. 7:17 PM.

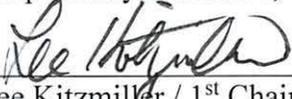
The next scheduled meeting will be Tuesday, January 9th, 2024 at 5:30 p.m.

10. **NOTATION FOR RECORD:** None.

11. **PUBLIC COMMENT:**

Chairman Lee Kitzmiller wishes everyone a very Merry Christmas, Happy New Year, and Happy Holidays to all.

Respectfully submitted,



Lee Kitzmiller / 1st Chair



Antoinette Hernandez / Secretary

cc: Marion County Board of County Commissioners - Assistant County Attorney
Marion County Board of County Commissioners Record Clerk