



Marion County

License Review Board

Meeting Agenda

Tuesday, October 8, 2024

5:30 PM

Marion County Main Training
Room

"MEMBERS OF THE PUBLIC ARE ADVISED THAT THIS MEETING / HEARING IS A PUBLIC PROCEEDING, AND THE CLERK TO THE BOARD IS MAKING AN AUDIO RECORDING OF THE PROCEEDINGS, AND ALL STATEMENTS MADE DURING THE PROCEEDINGS, WHICH RECORDING WILL BE A PUBLIC RECORD, SUBJECT TO DISCLOSURE UNDER THE PUBLIC RECORDS LAW OF FLORIDA. BE AWARE, HOWEVER, THAT THE AUDIO RECORDING MAY NOT SATISFY THE REQUIREMENT FOR A VERBATIM TRANSCRIPT OF THE PROCEEDINGS, DESCRIBED IN THE NOTICE OF THIS MEETING, IN THE EVENT YOU DESIRE TO APPEAL ANY DECISION ADOPTED IN THIS PROCEEDING."

1. **Invocation**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Adoption of Minutes of Previous Meeting**
 - 4.1. Marion County License Review Board Minutes - September 10, 2024
5. **License Review - Contractors - Exam & Reciprocity - None**
6. **Unlicensed & Licensed Contractors**
 - 6.1. See attached list
7. **Old Business**
 - 7.1. LRB 2024-22 Keith Ellis v. Christopher Hanmer / Florida Energy Water & Air
8. **New Business**
 - 8.1. LRB 2024-23 Marion County Building Dept. v. Christopher Matthew Tanner / Tanner Construction Group, LLC
 - 8.2. LRB 2024-24 Marion County Building Dept. v. Christopher James Whigham / Elite Fire Protection Inc.
9. **Other**
 - 9.1. Election of Officers

- 10. Notation for Record
- 11. Public Comment



Marion County License Review Board

Agenda Item

File No.: 2024-16632

Agenda Date: 10/8/2024

Agenda No.: 4.1.

SUBJECT:

Marion County License Review Board Minutes - September 10, 2024



Marion County Board of County Commissioners

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

Marion County License Review Board Minutes September 10, 2024

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 Kitzmiller, Jeremiah Bennett, James Duryea, Fawn Singletary, John “Mike” Gartner Jr., Zachary Curry
Alternates – Alan O’Cull

Board members absent were: Roger Sandor, Charles Stokes

Also attending: Antoinette Hernandez, Board Secretary; Ryan Arbuckle, Supervisor of Investigations for Marion County Building Department; James Rogers, Investigation for Marion County Building Department, Michael Savage, Marion County Building Official/Director; Michelle Fanelli Marion County Building Safety Manager Permitting/Licensing; Valdoson Shealy, Assistant County Attorney for Marion County.

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

James Duryea moved to adopt August 13, 2024 Minutes. Jeremiah Bennett seconds. All in favor. Motion passed unanimously.

5. **LICENSE REVIEW OF CONTRACTORS:**

Incoming Contractors through Letter of Reciprocity: James Duryea moved to accept list as presented. Jeremiah Bennett seconds. All in favor. Motion passed unanimously.

Applicants to take G.I.T.S Exam: None.

6. **LIENS FOR UNLICENSED & LICENSED CONTRACTORS:** None.

7. **OLD BUSINESS:**

LRB 2024-18 James Mura v. Marion County Building Dept. (Appeal of citations)

Ryan Arbuckle – Investigator present

James Mura – contractor - not present – served notice via certified mail

Ryan Arbuckle withdraws all 3 citations (956202, 956202-1, 956202-2).

8. **NEW BUSINESS:**

LRB 2024-19 Henry Romain v. Donald Thomas Yates/Flo Energy LLC

James Rogers - Investigator present & sworn.

Henry Romain - Complainant – present & sworn.

Donald Thomas Yates - Contractor – not present – served noticed via certified mail

James Duryea moves to hear the case. Jeremiah Bennett seconds the motion. All in favor.

James Rogers presents case to Board.

Henry Romain provides testimony.

James Duryea moves the Board finds that Donald Thomas Yates/Flo Energy LLC did preform work in a manner that showed a lack of competency by not pulling any inspections and abandoning the job. Alan O’Cull seconds the motion.

Vote – Motion passed unanimously.

2nd Motion – James Duryea moves that this Board take action against Donald Thomas Yates/Flo Energy LLC by directing the Marion County Building Official to withhold the issuance of any permits until this case has been total resolved and to the County’s liking. Alan O’Cull seconds the motion.

Vote – Motion passed unanimously.

LRB 2024-20 Marion County v. Joshua Hildebrand/Coastline Roofing Company

Ryan Arbuckle – Investigator – present and sworn

Joshua Hildebrand – Contractor – not present – served notice via certified mail

James Duryea moves to hear case. Mike Gartner seconds the motion. All in favor.

Ryan Arbuckle presents case to the Board.

James Duryea moves the Board find that Joshua Hildebrand/Coastline Roofing Company LLC preformed work which was in violation of the Marion County licensing codes by not pulling final inspections and therefore abandoning the job.

Vote – The motion passed unanimously

2nd motion – James Duryea moves that this Board take action against Joshua Hildebrand/Coastline Roofing Company LLC by directing the Marion County Building Official to withhold the issuance of any permits until said permit has been finalled with passing inspections. Alan O’Cull seconds the motion.

Vote – The motion passed unanimously.

LRB 2024-24 LRB 2024-22 Keith Ellis v. Christopher Hamner/Florida Energy Water & Air

James Rogers – Investigator – present and sworn.

Keith Ellis – Complainant - present and sworn

Lisa Ellis – Complainant’s wife – present, not sworn – will not be providing testimony

Christopher Hamner – not present – was served via certified mail.

James Duryea moves to hear case. Jeremiah Bennett seconds. All in favor.

James Rogers presents case to Board.

Keith Ellis provides testimony.

James Duryea moves that this Board withhold final decision to the next available hearing to give the Contractor, Christopher Hamner an opportunity to complete the job and close this permit. Alan O’Cull seconds the motion.

Vote – The motion has passed 6 to 1

It is the Boards decision to postpone this case to the next available hearing, October 8, 2024 @ 5:30 p.m.

9. OTHER BUSINESS:

Marion County Building Department has been filing more administrative complaints regarding re-permitting. Contractors are re-permitting four and five times and no repercussions have been taken. The Department will be bringing these cases to the Board.

The meeting adjourned at approx. 7:12 PM.

The next scheduled meeting will be Tuesday, October 8th, 2024 at 5:30 p.m.

10. NOTATION FOR RECORD: None.

11. PUBLIC COMMENT: None.

Respectfully submitted,

Lee Kitzmiller / Chair

Antoinette Hernandez / Secretary

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



Marion County License Review Board

Agenda Item

File No.: 2024-16764

Agenda Date: 10/8/2024

Agenda No.: 6.1.

SUBJECT:
See attached list



Marion County Board of County Commissioners

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

ORDER OF THE MARION COUNTY LICENSE REVIEW BOARD

This cause having come before the License Review Board of Marion County, Florida on, upon notification by the Marion County Building Department in Case Number(s) **961405** and the Board having considered the same, it is hereby found and ordered that:

1. Pursuant to Section 5.5-66(c)(3)(f) of Marion County Ordinance Number 18-25, Citation Number(s) **961405** was issued to **BENIGNO DELEON** and the Marion County Building Safety Department has notified the Board that the violator has not contested the citation or paid the civil penalty within the time frame allowed.
2. The Board hereby orders **BENIGNO DELEON; located at 4065 SW 49TH AVE, Ocala, FL 34474** to pay the civil penalty set forth on the citations in the amount of **\$500.00**. Pursuant to Section 5.5-66(c) (3) (g) of Marion County Ordinance Number 18-25.
3. A certified copy of this order shall be recorded in the public records of Marion County, Florida and shall constitute a lien against any real or personal property owned by the violator.

Done and ordered by the License Review Board of Marion County, Florida this **8th day of October, 2024**.

MARION COUNTY LICENSE REVIEW BOARD

LEE KITZMILLER, CHAIRMAN



**Marion County
Board of County Commissioners**

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

ORDER OF THE MARION COUNTY LICENSE REVIEW BOARD

This cause having come before the License Review Board of Marion County, Florida on, upon notification by the Marion County Building Department in Case Number(s) **961406** and the Board having considered the same, it is hereby found and ordered that:

1. Pursuant to Section 5.5-66(c)(3)(f) of Marion County Ordinance Number 18-25, Citation Number(s) **961406** was issued to **BENIGNO DELEON** and the Marion County Building Safety Department has notified the Board that the violator has not contested the citation or paid the civil penalty within the time frame allowed.
2. The Board hereby orders **BENIGNO DELEON; located at 4065 SW 49TH AVE, OCALA, FL 34474** to pay the civil penalty set forth on the citations in the amount of **\$300.00**. Pursuant to Section 5.5-66(c) (3) (g) of Marion County Ordinance Number 18-25.
3. A certified copy of this order shall be recorded in the public records of Marion County, Florida and shall constitute a lien against any real or personal property owned by the violator.

Done and ordered by the License Review Board of Marion County, Florida this **8th day of October, 2024**.

MARION COUNTY LICENSE REVIEW BOARD

LEE KITZMILLER, CHAIRMAN



Marion County License Review Board

Agenda Item

File No.: 2024-16633

Agenda Date: 10/8/2024

Agenda No.: 7.1.

SUBJECT:

LRB 2024-22 Keith Ellis v. Christopher Hanmer / Florida Energy Water & Air



**Marion County
Board of County Commissioners**

LRB 2024-22

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400

Action Order # <u>664879</u>	FOR OFFICE USE:	LRB 2024-22
	LRB Case #	_____
Code Case #	_____	

COMPLAINT FORM - PART I

- Building Code Issues/Permitting Issues Fill out Part I
- Contractor/Licensing Issues Fill out Part I *and* Part II

COMPLAINANT INFORMATION:

DATE OF YOUR CALL or VISIT: 2023-2024

Name: KEITH A. ELLIS

Address: 1083 SE 56TH AVENUE OCALA, FLORIDA 34480

Daytime (8am-5pm) Phone Number: 352-368-1606 Cell Phone Number: 352-572-6731
(TEXT ONLY)

Email (if you would prefer electronic correspondence): ELLISK2213@AOL.COM

Address or Parcel ID that your complaint refers to: 1083 SE 56TH AVENUE OCALA, FLORIDA 34480

Complaint is about: *(circle)*

- | | | |
|-------------|-------------------|-------------------------|
| Mobile Home | Building Addition | Department Staff Member |
| Shed | <u>Contractor</u> | Other: _____ |



**Marion County
Board of County Commissioners**

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NATURE OF COMPLAINT

NOTE: If the subject of your complaint is a contractor licensed by the State of Florida, a copy of this form will be sent to them, pursuant to 455.225(1) Florida Statutes.

Please provide the date(s) of occurrence and as much detail of the incident as you can. If applicable, provide copies of any quotes, invoices, or correspondence.

From February 2023 - April 2024, Contractor hired by LOWES Ocala, Fl. To install a NEW Water Heater.
Contractor issued PERMIT on March 02, 2023. Extended (3) times. Failed inspection (2) times.
March 21, 2023: Inspection FAIL.

Many failed attempts to call this company, at least (3). Spoke with Charles, Brandon, Gene, Blair, James.

**FEAW had phone issues: No phone operator, No Voice mail, Rings until it disconnects ect.

Janurary 05, 2024: FEAW sent CARLOS Who didnt speak english and didnt know what to do. He made phone calls, text pictures of the Water Heater. He then went back to his van and drove away.

January 16, 2024: FEAW ****"No Call, No Show"!***

January 18, 2024: FEAW sent Angel who worked on the Water Heater, replacing old materal.

February 21, 2024: Inspection FAIL.

February 26, 2024: FEAW ****"No Call, Show"!***

IF FILING A COMPLAINT AGAINST A LICENSED CONTRACTOR:

You must sign and date that you have read and understood the following statement:

Florida Statute (837.06) False Official Statements: Whoever knowingly makes a false statement, in writing, with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree.

Keith A. Ellis
Signature (Required to file complaint)

April 18, 2024
Date



**Marion County
Board of County Commissioners**

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400

CONTRACTOR COMPLAINT FORM - PART II

SUBJECT OF COMPLAINT: (Fill in only if complaint is against a Licensed Contractor)

Name: _____

Business Name: FLORIDA ENERGY WATER & AIR

Address: 6505 EDGEWATER DR. ORLANDO, FLORIDA 32810

Phone: 1-321-382-1157

License Number: LIC CFC023606

In addition to your written statement in **PART I**, please document your contractual relationship with the Contractor and provide evidence of supporting allegations. Answer as many questions below as possible to assist us in investigating your complaint.

PROVIDE COPIES OF ANY OF THE FOLLOWING IF AVAILABLE:

1. Proof of the contract between you and the contractor
2. Proof of payment to the contractor – cancelled checks (front and back), receipts, closing statements, etc.
3. Liens, judgments and notices to owner, including copies of related work orders, bills, and subcontracts Warranties.

I am complaining in my capacity as the:

Homeowner [] Subcontractor [] Building Department [] Contractor

Check the category that best summarizes the work that was performed or what the contractor did for you:

- Built house [] Remodeled house [] Built addition to a house [] Commercial roof work
 Re-roofed the entire house [] Built a commercial structure
 Remodeled or built an addition to a commercial structure [] A/C or heating work at the residence
 Installed a pool [] other, please explain INSTALATION OF WATER HEATER

Please circle the letter(s) for the category that best describes your basic complaint:

- A. Poor workmanship by contractor
 B. Job finished, but contractor will not correct problems
C. Roof leaks, and contractor will not repair
D. Contractor failed to pay subcontractors/suppliers
 E. Contractor taking an unreasonably long time to do the job
F. Contractor abandoned job
 G. Financial dishonesty/misconduct by contractor
H. Contractor exceeded the scope of his/her license



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PLEASE ANSWER ALL OF THE FOLLOWING QUESTIONS IN THIS SECTION. IF A QUESTION DOES NOT APPLY TO YOUR COMPLAINT, WRITE "N/A".

BASIC BACKGROUND DATA:

1. Is the work site located inside [] City limits or [] County limits?

2. What is the street address and city of the work site? 1083 SE 56TH AVENUE OCALA, FLORIDA 34480

3. These questions may relate to the contractor's building code compliance:

Was the contract in writing? [] YES [] NO

Contract Price: \$ \$1775.00 Date of Contract: N/A

Approximate Date that Work Began: 02/16/2023

Approximate Date that Work Ended: NOT FINISHED

4. Was the permit obtained from the Marion County Building Department? [] YES [] NO
If NO, was a permit required? [] YES [] NO

5. What was the name of the person who pulled the permit? FLORIDA ENERGY WATER & AIR

6. What was the permit number? 2023030167

7. Was the permit obtained on time? [] YES [] NO

8. Was the Certificate of Occupancy issued? [] YES [] NO

9. If the Certificate of Occupancy was not issued, explain why. N/A

10. Were any inspections missed or performed late? [] YES [] NO

11. Was the Final Inspection passed? [] YES [] NO



**Marion County
Board of County Commissioners**

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FINANCIAL QUESTIONNAIRE:

1. What was the total contract price? \$ \$1775.00
2. What was the total price paid to the contractor? \$ \$1775.00 Demand payment before job started!
3. If you hire another contractor what is the estimated cost to finish the job? \$ NO
(Attach estimates from licensed contractor(s))
4. Were you obligated to pay any subcontractors or suppliers that the contractor was required to pay?
[] YES [X] NO
5. Are there any unpaid bills owed to subcontractors or suppliers which the contractor was responsible to pay for? [] YES [X] NO
6. What is the total amount of the unpaid bills? \$ N/A
7. Did the contractor sign any statements stating that the bills had been paid? [] YES [X] NO
8. Has the contractor been terminated? [] YES [X] NO
9. Has the job been finished by you or a new contractor? [] YES [X] NO

WORKMANSHIP:

1. List the three (3) most serious items of your complaint and/or those which your contractor will not repair. Use a separate sheet of paper if necessary.
DAMAGE TO WATER HEATER BACKSIDE SKIN DURING INSTALL.
VENTING
GAS LINE
2. Has the contractor offered to repair any and all damage that was caused? [] YES [X] NO
3. Has the contractor made an attempt to repair the damage? [] YES [X] NO
If YES, how many times? INDICATED THE WARRANTY WOULD STAND.
4. Have you had another licensed contractor, architect, or engineer inspect the work?
[X] YES [] NO (3) FAILED INSPECTIONS
If YES, list the name of the other licensed contractor, architect, or engineer who performed the inspection: MICHAEL BROWN, MICHAEL HAMBLIN

Rogers, James

From: Rogers, James
Sent: Friday, June 28, 2024 10:11 AM
To: CHRISHANMER@GMAIL.COM
Subject: Complaint
Attachments: 664879.PDF

Importance: High

Good morning,

I have attached a copy of a complaint the Marion County Building Department has received against your company. Please respond within 10 days so we may try to resolve this issue.

Thank you,



**Marion
County**
FLORIDA

James Rogers
Licensing Permitting Investigator
Building Safety

Marion County Board of County Commissioners
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Main: 352-438-2400 | Cell: 352-572-6283

[Empowering Marion for Success!](#)

Under Florida law, emails to our organization are public records. If you do not want your email reviewed in response to a public records request, contact this office by phone.

Rogers, James

From: Rogers, James
Sent: Monday, July 15, 2024 8:58 AM
To: CHRISHANMER@GMAIL.COM
Cc: PERMITTING@MYFEWA.COM
Subject: Complaint 2nd Attempt
Attachments: 664879.PDF

Importance: High

Good morning,

I am attaching a copy of a complaint the Marion County Building Department has received against your company. Please review and respond within 5 days so we may try to resolve this matter or will be scheduled to go in front of the License review Board.

Thank you,



**Marion
County**
FLORIDA

James Rogers
Licensing Permitting Investigator
Building Safety

Marion County Board of County Commissioners
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Main: 352-438-2400 | Cell: 352-572-6283

Empowering Marion for Success!

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Rogers, James

From: postmaster@smtp2.marioncountyfl.org
To: CHRISHANMER@GMAIL.COM
Sent: Friday, June 28, 2024 10:12 AM
Subject: Relayed: Complaint

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

CHRISHANMER@GMAIL.COM

Subject: Complaint



Complaint

Rogers, James

From: postmaster@smtp1.marioncountyfl.org
To: CHRISHANMER@GMAIL.COM
Sent: Monday, July 15, 2024 8:58 AM
Subject: Relayed: Complaint 2nd Attempt

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

CHRISHANMER@GMAIL.COM

Subject: Complaint 2nd Attempt



Complaint 2nd
Attempt

Rogers, James

From: postmaster@myfewa.com
To: PERMITTING@MYFEWA.COM
Sent: Monday, July 15, 2024 8:59 AM
Subject: Delivered: Complaint 2nd Attempt

Your message has been delivered to the following recipients:

PERMITTING@MYFEWA.COM (PERMITTING@MYFEWA.COM)

Subject: Complaint 2nd Attempt



**Marion County
Board of County Commissioners**

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

July 26, 2024

CERTIFIED MAIL #7020 2450 0002 0559 3862

**CHRISTOPHER ALAN HANMER
FLORIDA ENERGY WATER & AIR
6505 EDGEWATER DR
ORLANDO, FL 32810
CT # 13443**

Dear Mr. Hanmer;

Please be advised a formal complaint, Case # **LRB 2024-22** has been brought against you by:

Complainant's Name: **KEITH ELLIS
1083 SE 56TH AVE
OCALA, FL 34480**

Before the Marion County License Review Board at their meeting on **Tuesday, September 10th, 2024** at **5:30 P.M.** in the Marion County Growth Management Building – Training Facility at 2710 E. Silver Springs Blvd. Enclosed is a copy of the complaint and supporting documentation.

It is requested that you attend this meeting. You may bring legal counsel to this meeting (if you so desire.) Any additional documentation substantiating your claim must be received ten (10) working days prior to the hearing as it is accepted as evidence and therefore becomes part of the case file. You will be given five (5) minutes to present your case and then a two (2) minute rebuttal.

Please contact the License Review Board Secretary at 438-2429 on **Monday, September 9th, 2024** to verify the status of this complaint. **Should you settle your dispute prior to the case date, please ask the complainant to send the Building Department a written statement before the scheduled hearing date requesting the complaint be withdrawn.**

Please be advised, if any person or persons wish to appeal a decision of the license review board made at the above hearing, a record of the proceedings will be needed by such person or persons as well as a verbatim record. If you wish to preserve the testimony given at the hearing, you must make your own arrangements to do so. If any person requiring special equipment should contact the Board Secretary at least two (2) business days prior to the meeting.

Sincerely,

Antoinette Hernandez
License Review Board Secretary



**Marion County
Board of County Commissioners**

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

July 26, 2024

CERTIFIED # 7020 2450 0002 0559 3879

KEITH ELLIS
1083 SE 56TH AVE
OCALA, FL 34480

Dear Mr. Ellis;

Please be advised your formal complaint, **Case #LRB 2024-22** has been received against:
Contractors Name:

**CHRISTOPHER ALAN HANMER
FLORIDA ENERGY WATER & AIR
6505 EDGEWATER DR
ORLANDO, FL 32810**

Before the Marion County License Review Board at their meeting on **Tuesday, September 10th, 2024 at 5:30 P.M.** In the Marion County Growth Management Building – Training Facility at, 2710 E. Silver Springs Blvd. A copy of the complaint has been sent to the contractor.

It is requested that you attend this meeting. You may bring legal counsel to this meeting (if you so desire.) Any additional documentation substantiating your claim must be received ten (10) working days prior to the hearing as it is accepted as evidence and therefore becomes part of the case file. You will be given five (5) minutes to present your case and then a two (2) minute rebuttal.

Please contact the License Review Board Secretary at 438-2429 on **Monday, September 9th, 2024** to verify the status of this complaint. **Should you settle your dispute prior to the case date, please ask the complainant to send the Building Department a written statement before the scheduled hearing date requesting the complaint be withdrawn.**

Please be advised, if any person or persons wish to appeal a decision of the license review board made at the above hearing, a record of the proceedings will be needed by such person or persons as well as a verbatim record. If you wish to preserve the testimony given at the hearing, you must make your own arrangements to do so. If any person requiring special equipment should contact the Board Secretary at least two (2) business days prior to the meeting.

Sincerely,

Antoinette Hernandez
License Review Board Secretary

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

BLOD
A#2

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE
LB 2024-22 A# 1664879

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Christopher Hammer d/b/a Florida Energy Water
Street and Apt. No., or PO Box No.

1505 Edgewater Dr.

City, State, ZIP+4®

Orlando, FL 32810



24

7020 2450 0002 0550 0000 0540 0207

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your **25** **ds.**

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

BUDG
0112

For delivery information, visit our website at www.usps.com®.

LRB 2024-22 AL # 10879

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No. or PO

City, State

Keith Ellis

1083 SE 56th Ave

Ocala FL 34480



26

7020 2450 0002 0559 3879

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your

27 Is.

SENDER: COMPLETE THIS SECTION**COMPLETE THIS SECTION ON DELIVERY**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature Agent
 Addressee

B. Received by (Printed Name)
 Gary Jones

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

1. Article Addressed to:

Christopher Hammer
 Florida Energy Water: Air
 6505 Edgewater Dr.
 Orlando, FL 32810



9590 9402 5886 0038 4464 48

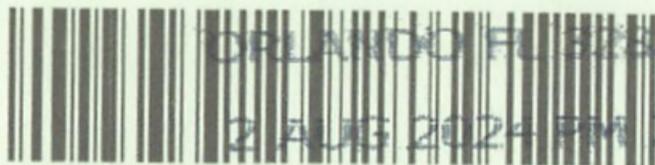
2. Article Number (Transfer from service label)

020 2450 0002 0559 3862

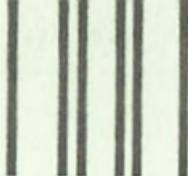
3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

28

USPS TRACKING #



2 AUG 2024 PM 2 L



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 5886 0038 4464 48

United States
Postal Service

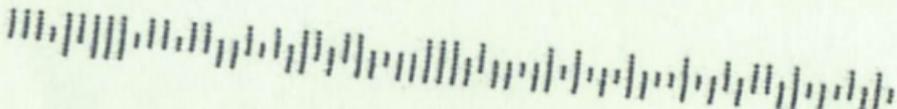
• Sender: Please print your name, address, and ZIP+4® in this box•

Marion County
Board of County Commissioners
Building Department
2710 East Silver Springs Blvd.
Ocala, FL 34470

URB2024-22

AO# 104879.

70-700610



**Marion County
Building Safety Department
BUILDING PERMIT**

PERMIT #: 2023030167

ISSUED: 03-02-2023

PERMIT TYPE: R18PIR18 RES PLUMBING - WATER

EXPIRATION: 05-30-2024

JOB DESCRIPTION: 40 GAL GAS WATER HEATER SAME FOR SAME SIZE CHANGEOUT AT GARAGE

JOB ADDRESS: 1083 SE 56TH AVE

OWNER INFORMATION:

ELLIS KEITH A
1083 SE 56TH AVE

CONTRACTOR INFORMATION:

FLORIDA ENERGY WATER & AIR
6505 EDGEWATER DR

OCALA FL 34480-5060

ORLANDO FL 32810

PARCEL NUMBER: 29675-002-10

SUBDIVISION: INDIAN TRAILS

LOT: 10 **BLOCK:** B

RANGE-TOWNSHIP-SECTION: 22 - 15 - 24

TOTAL SQFT:

NOC: NOT REQUIRED

SETBACKS FRONT:

REAR:

LEFT:

RIGHT:

This permit will become null and void if construction is not started and a passing inspection obtained within six (6) months.

Notice: Demolition Permits are active for only (60) sixty days from the date of issuance.

In addition to the requirements in this permit, there may be additional restrictions applicable to this property that may be found in the records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. s:553.79(10),F.S.

It is the responsibility of the owner or Asbestos contractor to comply with the provisions of s.469.003 of the Florida Statutes and to notify the Department of Environmental Regulation of his/her intentions to remove asbestos, when applicable, in accordance with state and federal laws.

CALL BEFORE YOU DIG: 1-800-432-4770

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AT THE MARION COUNTY CLERK OF COURTS AND A CERTIFIED COPY FILED AT THE BUILDING DEPARTMENT, BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. (F.S. 713.135)

ADDITIONAL PERMIT INFORMATION:

7.17.24 - 4TH EXT REQUEST DENIED PER MS. MUST REPERMIT - AL

7.15.24 - 4TH EXT REQUEST SUBMITTED FOR APPROVAL - AL

04/23/24- 3RD 30 DAYS EXT PER MR SAVAGE- MR

3.5.24- HOMEOWNER CALLED IN STATING THIS CONTRACTOR WILL NOT FIX THE PROBLEMS THAT KEEP FAILING THE FINAL INSPECTIONS AND THEY ARE NON RESPONSIVE TO REQUEST FROM HOMEOWNER. CONSISTENT NO SHOW ON APPOINTMENTS SET TO COMPLETE THE WORK. THE JOB WAS HIRED OUT 3RD PARTY FROM LOWES. - AM

12/20/23- 2ND 90 DAY EXT REQUEST GRANTED PER (TC) -DM

**For Inspections schedule online: <https://www.marioncountyfl.org/inspections>
or call (352) 438-2400**

Permit #: 2023030167

08/31/23- 1ST 90 DAYS EXT PER JS- MR

For Inspections schedule online: <https://www.marioncountyfl.org/inspections>
or call (352) 438-2400

CD-Plus Report

Selected PERMIT_INSP Records.

<u>Insp Desc</u>	<u>Insp Code</u>	<u>Request Date</u>	<u>Schedule Insp</u>	<u>Result</u>	<u>Result Date</u>	<u>Result Insp</u>
241 FINAL PLUMBING	241					
241 FINAL PLUMBING	241	3/21/2023	BU341MB2	81	3/21/2023	BU341MB2
241 FINAL PLUMBING	241	2/21/2024	BU341MH02	81	2/21/2024	BU341MH02
241 FINAL PLUMBING	241	5/15/2024	BU341MH02	82	5/15/2024	BU341MH02

G2427.10.2.1 (503.10.2.1)General.

A vent connector shall be made of noncombustible corrosion-resistant material capable of withstanding the vent gas temperature produced by the appliance and of sufficient thickness to withstand physical damage.

METAL DUCT VENTING PIPE IS NOT INSTALLED PROPERLY AT THE T-FITTING. T IS NOT THE PROPER SIZE TO FIT TIGHTLY, THE TOP OF THE T-FITTING IS ATTACHED ON THE OUTSIDE OF THE MAIN FLUE PIPE THROUGH THE CEILING. THE PIPE FITTINGS ARE DIRECTIONAL AND ARE REQUIRED TO BE FIT INSIDE THE THE NEXT LEADING TO THE OUTSIDE.

A SEDIMENT TRAP SHALL BE INSTALLED DOWNSTREAM OF THE APPLIANCE SHUTOFF VALVE AS CLOSE TO THE INLET OF THE APPLIANCE AS PRACTICAL G2419.4 (408.4) E4203.1.3
NO SEDIMENT TRAP INSTALLED

G2422.1.2 (411.1.3)Connector installation.

Appliance fuel connectors shall be installed in accordance with the manufacturer 19s instructions and Sections G2422.1.2.1 through G2422.1.2.4.

GAS LINE FROM THE REGULATOR TO THE APPLIANCE IS BENT SHOULD BE REPLACED

241 PB 241 FINAL PLUMBING 0 5/15/2024 82 5/15/2024 BU341MH02

NO CORECTIONS MADE, HOMEOWNER SAYS NO ONE HAS COME TO MAKE THE NECESSARY REPAIRS TO THIS INSTALLATION

G2427.10.2.1 (503.10.2.1)General.

A vent connector shall be made of noncombustible corrosion-resistant material capable of withstanding the vent gas temperature produced by the appliance and of sufficient thickness to withstand physical damage.

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**Marion County
Board of County Commissioners**

Building Safety • Permitting

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildingpermits@marionfl.org

Permit Extension Request

PERMIT # 2073030117

DATE: 8/31/2023

Your permit may be extended with an approved request. ~~There is a \$30 fee for each extension granted.~~ FEE SUSPENDED AT THIS TIME. If your permit has already expired and the permit extension request has not been approved, you will be required to resubmit a new permit application.

Expired extension fees are calculated at \$30 per 90 day increment.

Demo permit extension fees are calculated at \$30 for 30 days **ONLY**

The permit extension fee and payment of any existing Building Safety Department fees owed will be required at time of extension approval.

Please state the reason and length of time required for the permit extension below:

Scheduling a final inspection

GENIS HERRERA
Print name of **authorized** property owner/contractor

[Signature]
Signature of **authorized** property owner/contractor

Type of Permit: <u>Pipes Plumbing WH</u>	Office Use: _____
Last Inspection: <u>241-81</u>	Prior Extensions: <u>0</u>
Expiration Date: <u>8-29-23</u>	Date: <u>3-21-23</u>
Issued: <u>3-2-23</u>	
<input checked="" type="checkbox"/> Extension Approval <input type="checkbox"/> 30 days <input checked="" type="checkbox"/> 90 day's	<input type="checkbox"/> Last Ext, will need to be re-permitted
<input type="checkbox"/> Extension Denied, will need to re-permit	
<u>Jermanal Steach</u> Authorized approval signature - Building Safety	<u>8/31/23</u> Date

PMT 10 - REV 1-11-22

MR



Marion County Board of County Commissioners

Building Safety • Permitting

2710 E. Silver Springs Blvd. Ocala, FL 34470 Phone: 352-438-2400 buildingpermits@marionfl.org

Fee Added DM

Permit Extension Request

PERMIT # 2023030167

DATE: 12/13/2023

Your permit may be extended with a \$30.00 processing fee starting October 1, 2023 (THIS FEE IS NON-REFUNDABLE). If your permit has already expired and the permit extension request has not been approved, you will be required to resubmit a new permit application.

- Expired extension fees are calculated at \$30 per 90-day increment. Demo permit extension fees are calculated at \$30 for 30 days ONLY

The permit extension fee and payment of any existing Building Safety Department fees owed will be required at time of extension.

Please state the reason and length of time required for the permit extension below:

Period inspection we fixed too homeowner wants to schedule final inspection

CHARLES FRANKLIN Print name of authorized property owner/contractor

[Signature] Signature of authorized property owner/contractor

Type of Permit: R18-Plumbing Status of Permit: Apply [X] Issued Last Inspection: 241 Expiration Date: 11.29.23

Office Use: Prior Extensions: 1 Date Permit Issue: 03.02.23 Date: 03.21.23

Extension Approval 30 days [X] 90 day's Extension Denied, will need to re-permit

Last Ext, will need to be re-permitted

[Signature] Authorized Signature - Building Safety

12/20/23 Date

REV 10-1-23

Empowering Marion for Success

marionfl.org

MARION COUNTY

Transaction Number	Transaction Date	Posting Date	Payment Slip Number	Status
1254142	12/19/2023	12/19/2023	PT 2023030167	POSTED

Address: 1083 SE 56TH AVE
 Owner: ELLIS KEITH A COA #:
 Permit Type: R18PLO Job Desc: 40 GAL GAS WATER HEATER SAME FOR SAME SIZE CHAN
 Applicant: CHRISTOPHER ALAN HANMER
 DBA: FLORIDA ENERGY WATER & AIR
 Cust. WO#:
 Swr Meter: Wtr Meter:

PAYOR:

Fee Information

Fee Code	Description	GL Account	Amount	Waived
BD18-PTEXT	BD18 PERMIT EXTENSION PRO FEE	EP318322-322010	\$30.00	
Total Fees			\$30.00	

Payment Information

Pay Code	Account / Check Number	Amount
VISA	7806	\$30.00
Total Cash		\$0.00
Total Non Cash		\$30.00
Grand Total		\$30.00

User: BU341DM4 Cashier: BU341CC3 Location: 1 Station: DP20210489

Memo:



**Marion County
Board of County Commissioners**

Building Safety ▪ Permitting

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildingpermits@marionfl.org

Permit Extension Request

PERMIT # 2023030167

DATE: 4/19/24

Your permit may be extended with a \$30.00 processing fee starting October 1, 2023 (THIS FEE IS NON-REFUNDABLE). If your permit has already expired and the permit extension request has not been approved, you will be required to resubmit a new permit application.

- Expired extension fees are calculated at \$30 per 90-day increment.
- Demo permit extension fees are calculated at \$30 for 30 days **ONLY**

The permit extension fee and payment of any existing Building Safety Department fees owed will be required at time of extension.

Please state the reason and length of time required for the permit extension below:

This permit is expired and the homeowner is ready to schedule the final inspection and close the permit. Please extend for 90 days.

Chris Hammer

Print name of **authorized** property owner/contractor

Chris Hammer

Signature of **authorized** property owner/contractor

Type of Permit: <u>Rig Res Plumbing Water heater - No fee</u>	Office Use:	<u>2</u> <u>8/31/23</u>
Status of Permit: <input type="checkbox"/> Apply <input checked="" type="checkbox"/> Issued	Prior Extensions: <u>2</u> <u>12/20/23</u>	Date Permit Issue: <u>3/2/23</u>
Last Inspection: <u>241 - 81</u>	Date: <u>2/21/24</u>	
Expiration Date: <u>3/19/24</u>		
<input type="checkbox"/> Extension Approval <input checked="" type="checkbox"/> 30 days / <input type="checkbox"/> 90 day's	<input checked="" type="checkbox"/> Last Ext, will need to be re-permitted	
<input type="checkbox"/> Extension Denied, will need to re-permit _____		
<u>[Signature]</u>		<u>4-26-24</u>
Authorized Signature - Building Safety		Date

Empowering Marion for Success

marionfl.org

REV 10-1-23

MR



**Marion County
Board of County Commissioners**

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

**BEFORE THE MARION COUNTY LICENSE REVIEW BOARD
OF MARION COUNTY, FLORIDA**

CERTIFIED MAIL: 7020 2450 0002 0559 4005
7020 2450 0002 0559 4012

Keith Ellis
Petitioner

LRB 2024-22

v.

Christopher Alan Hanmer / Florida Energy Water & Air
Contractor
CT# 13443/CFC023606

BOARD ORDER

The matter coming to be heard before the Marion County License Review Board for consideration of the complaint filed against the Contractor/Respondent.

Service of this complaint was made by certified mail, and the Respondent was duly advised.

The License Review Board hereby finds as fact: to postpone their final decision to the next available hearing to give Christopher Hanmer / Florida Energy Water & Air the opportunity to complete job and close permit.

And as a conclusion of law finds the Contractor:

- Performed work in a manner which shows a lack of competency
- Performed work in a negligent manner
- Performed work which is in violation of Marion County codes
- Misrepresented the cost/scope/quality or timetable of work performed
- Engaged in dishonest trade practices by not paying the concrete company.
- Allowed his/her contractor's certificate to be used by others
- Engaged in an activity which reflects upon his/her competency as a contractor

And; therefore, the Board's decision is to postpone final decision to the next available License Review Board Hearing on October 8, 2024 @ 5:30 p.m.

Based upon the gravity of the offense, the License Review Board of Marion County has taken the following action on this case:

- Postponed 30 days
- Dismissed with prejudice without prejudice
- Withholding of permitting privileges until case has been resolved.
- Revoke permitting privileges in Marion County
- Letter of Reprimand on file with DBPR
- Made to pay restitution in the amount \$
- Fine in the amount of \$
- Suspension of Certificate
- Revocation of Certificate

A copy of this Order will be placed in the records of the Marion County Building Department and, if Contractor is State Certified/Registered, this ORDER will also be forwarded to the Department of Business and Professional Regulation, State of Florida.

A contractor may petition the Board to rehear a decision of revoking or suspending their certificate of competency or authorizing withholding of building permits. **The petition must be received by the Marion County Building Department on a form provided by the Department by 5:00 p.m. on the tenth (10th) calendar day after the date of execution of this Order.** A decision of the License Review Board may be appealed by writ of certiorari to the Circuit Court in and for Marion County within thirty (30) days after the date of execution.

FURTHER, the Marion County License Review Board makes the RECOMMENDATION to the Florida Construction Industry Licensing Board (FCIL Board), Jacksonville, FL to impose on the State Registration the following penalty:

- No further action
- Postponed 90 days
- Dismissed
- Withholding of permitting privileges until restitution is made
- Suspension of permitting privileges in Marion County
- Made to pay restitution in the amount of \$
- Fine in the amount of \$

In accordance with Florida Statutes, Chapter 489.131(7) (c) and (d), the disciplined contractor, the complainant, or the Department of Business and Professional Regulation may challenge the local enforcement body's recommended penalty to the FCIL Board. A challenge shall be filed within sixty (60) days of the issuance of the recommended penalty with the FCIL Board in Jacksonville, Florida. If challenged, there is a presumptive finding of probable cause, and the case may proceed before the FCIL Board without the need for a probable cause hearing.

Failure of the disciplined contractor, the complainant, or the Department of Business and Professional Regulation to challenge the local enforcement body's recommended penalty within the time period set forth above shall constitute a waiver of the right to a hearing before the FCIL Board.

A waiver of the right to a hearing before the FCIL Board shall be deemed an admission of the violation, and the penalty recommended shall become the final order according to the procedures developed by FCIL Board rule without further FCIL Board action. The disciplined contractor may Appeal this Board action to the district court.

DONE AND ORDERED by the Marion County License Review Board this **September 10th, 2024.**

LICENSE REVIEW BOARD OF
MARION COUNTY



Lee Kitzmiller /Chair



**Marion County
Board of County Commissioners**

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

September 13, 2024

CERTIFIED MAIL #7020 2450 0002 0559 4012

**CHRISTOPHER ALAN HANMER
FLORIDA ENERGY WATER & AIR
6505 EDGEWATER DR
ORLANDO, FL 32810
CT # 13443**

Dear Mr. Hanmer;

Please be advised a formal complaint, Case # **LRB 2024-22** has been brought against you by:

Complainant's Name: **KEITH ELLIS
1083 SE 56TH AVE
OCALA, FL 34480**

Before the Marion County License Review Board at their meeting on **Tuesday, October 8th, 2024** at **5:30 P.M.** In the Marion County Growth Management Building – Training Facility at 2710 E. Silver Springs Blvd. Enclosed is a copy of the complaint and supporting documentation.

It is requested that you attend this meeting. You may bring legal counsel to this meeting (if you so desire.) Any additional documentation substantiating your claim must be received ten (10) working days prior to the hearing as it is accepted as evidence and therefore becomes part of the case file. You will be given five (5) minutes to present your case and then a two (2) minute rebuttal.

Please contact the License Review Board Secretary at 438-2429 on **Monday, October 7th, 2024** to verify the status of this complaint. **Should you settle your dispute prior to the case date, please ask the complainant to send the Building Department a written statement before the scheduled hearing date requesting the complaint be withdrawn.**

Please be advised, if any person or persons wish to appeal a decision of the license review board made at the above hearing, a record of the proceedings will be needed by such person or persons as well as a verbatim record. If you wish to preserve the testimony given at the hearing, you must make your own arrangements to do so. If any person requiring special equipment should contact the Board Secretary at least two (2) business days prior to the meeting.

Sincerely,

Antoinette Hernandez
License Review Board Secretary



**Marion County
Board of County Commissioners**

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

**BEFORE THE MARION COUNTY LICENSE REVIEW BOARD
OF MARION COUNTY, FLORIDA**

CERTIFIED MAIL: 7020 2450 0002 0559 4005
7020 2450 0002 0559 4012

Keith Ellis
Petitioner

LRB 2024-22

v.

Christopher Alan Hanmer / Florida Energy Water & Air
Contractor
CT# 13443/CFC023606

BOARD ORDER

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Service of this complaint was made by certified mail, and the Respondent was duly advised.

The License Review Board hereby finds as fact: to postpone their final decision to the next available hearing to give Christopher Hanmer / Florida Energy Water & Air the opportunity to complete job and close permit.

And as a conclusion of law finds the Contractor:

- Performed work in a manner which shows a lack of competency
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- Performed work which is in violation of Marion County codes
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And; therefore, the Board's decision is to postpone final decision to the next available License Review Board Hearing on October 8, 2024 @ 5:30 p.m.

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DONE AND ORDERED by the Marion County License Review Board this **September 10th, 2024.**

LICENSE REVIEW BOARD OF
MARION COUNTY



Lee Kitzmiller /Chair



**Marion County
Board of County Commissioners**

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

September 13, 2024

CERTIFIED MAIL #7020 2450 0002 0559 4012

**CHRISTOPHER ALAN HANMER
FLORIDA ENERGY WATER & AIR
6505 EDGEWATER DR
ORLANDO, FL 32810
CT # 13443**

Dear Mr. Hanmer;

Please be advised a formal complaint, Case # **LRB 2024-22** has been brought against you by:

Complainant's Name: **KEITH ELLIS
1083 SE 56TH AVE
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Before the Marion County License Review Board at their meeting on **Tuesday, October 8th, 2024** at **5:30 P.M.** In the Marion County Growth Management Building – Training Facility at 2710 E. Silver Springs Blvd. Enclosed is a copy of the complaint and supporting documentation.

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Sincerely,

Antoinette Hernandez
License Review Board Secretary

7020 2450 0002 0559 4005

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

BLDG

For delivery information, visit our website at www.usps.com®.

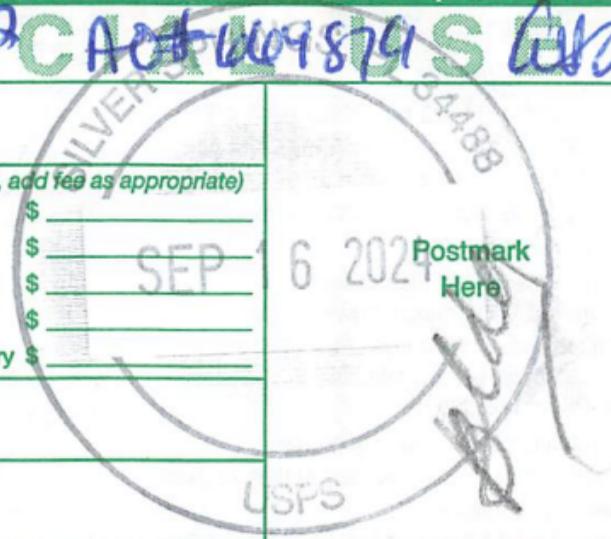
ULB 2024-22 A01609879

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____



Postage

\$

Total Postage and Fees

\$

Se

St

Ch

Keith Ellis
1083 SE 56th Ave.
Ocala, FL 34480

45

PS

047

See Reverse for Instructions

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;
 - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
 - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
 - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your **46** **ls.**

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

SLDG

For delivery information, visit our website at www.usps.com®.

ULB 2024-22 AOT# 664879

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ |
| <input type="checkbox"/> Adult Signature Required | \$ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |



Postage

\$

Total Postage and Fees

\$

Sent To

Street a

City, St

Christopher Alan Hanmer
Florida Energy Water & Air
6505 Edgewater Dr.
Orlando, FL 32810

47

PS For

Reverse for Instructions

7020 2450 0002 0559 4012

Certified Mail service provides the following benefits:

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- Electronic verification of delivery or attempted delivery.
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- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
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IMPORTANT: Save this receipt for your

48 ls.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Keith Ellis
1083 SE 56th Ave.
Ocala, FL 34480



9590 9402 5886 0038 4524 63

2. Article Number (Transfer from service label)

7020 2450 0002 0559 4005

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Lisa Ellis

-
- Agent
-
-
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input checked="" type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input checked="" type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ on Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

49

USPS TRACKING#



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 5886 0038 4524 63

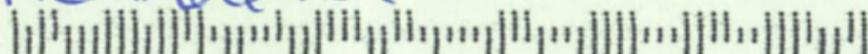
United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Marion County
Board of County Commissioners
Building Department
2710 East Silver Springs Blvd.
Ocala, FL 34470

LB2024-22
AD# 645879

0-700610



50

ALERT: HURRICANE HELENE, FLOODING, AND SEVERE WEATHER IN THE SOUTHEASTERN U....

USPS Tracking®

FAQs >

Tracking Number:

Remove X

70202450000205594012

Copy

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

Latest Update

Your item was delivered to an individual at the address at 3:04 pm on September 18, 2024 in ORLANDO, FL 32810.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

ORLANDO, FL 32810

September 18, 2024, 3:04 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



USPS Tracking Plus®



Product Information



See Less ^

[Track Another Package](#)



Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)



Marion County License Review Board

Agenda Item

File No.: 2024-16634

Agenda Date: 10/8/2024

Agenda No.: 8.1.

SUBJECT:

LRB 2024-23 Marion County Building Dept. v. Christopher Matthew Tanner / Tanner Construction Group, LLC



**Marion County
Board of County Commissioners**

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

September 23, 2024

CERTIFIED MAIL #7020 2450 0002 0559 4050

CHRISTOPHER MATTHEW TANNER
TANNER CONSTRUCTION GROUP, LLC
16407 NW 174TH DR
STE E
ALACHUA, FL 32615
CT # 18313

Dear Mr. Tanner;

Please be advised a formal complaint, Case # LRB 2024-23 has been brought against you by:

Complainant's Name: **MARION COUNTY BUILDING DEPT.
2710 E. SILVERSPRINGS BLVD
OCALA, FL 34470**

Before the Marion County License Review Board at their meeting on **Tuesday, October 8th, 2024** at **5:30 P.M.** in the Marion County Growth Management Building – Training Facility at 2710 E. Silver Springs Blvd. Enclosed is a copy of the complaint and supporting documentation.

It is requested that you attend this meeting. You may bring legal counsel to this meeting (if you so desire.) Any additional documentation substantiating your claim must be received ten (10) working days prior to the hearing as it is accepted as evidence and therefore becomes part of the case file. You will be given five (5) minutes to present your case and then a two (2) minute rebuttal.

Please contact the License Review Board Secretary at 438-2429 on **Monday, October 7th, 2024** to verify the status of this complaint. **Should you settle your dispute prior to the case date, please ask the complainant to send the Building Department a written statement before the scheduled hearing date requesting the complaint be withdrawn.**

Please be advised, if any person or persons wish to appeal a decision of the license review board made at the above hearing, a record of the proceedings will be needed by such person or persons as well as a verbatim record. If you wish to preserve the testimony given at the hearing, you must make your own arrangements to do so. If any person requiring special equipment should contact the Board Secretary at least two (2) business days prior to the meeting.

Sincerely,


Antoinette Hernandez
License Review Board Secretary



**Marion County
Board of County Commissioners**

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

**ADMINISTRATIVE REVIEW
MARION COUNTY LICENSE REVIEW BOARD**

LRB# 2024-23

COMPLAINANT/PETITIONER:

Marion County Licensing Division - Building Official
2710 East Silver Springs Boulevard
Ocala, FL 34470
(352) 438-2429

CONTRACTOR/RESPONDENT

CHRISTOPHER MATTHEW TANNER
DBA / TANNER CONSTRUCTION GROUP, LLC
Certificate # 18313
16407 NW 174TH DR
STE E
ALACHUA, FL. 32615
(386) 413-0001
(352) 949-9072

Contractor is in violation of Florida Building Code 105.4 and Marion County Code of Ordinances 5.5-33(i)(1) by having allowed to expire and/or exhausted all extensions without obtaining a passing inspection within a 180-day period, on permits 2020100736 and 2024020326, constituting abandonment of the job.

COMPLAINT CERTIFICATION, PLEASE READ CAREFULLY BEFORE SIGNING.

I HEREBY CERTIFY AND/OR AFFIRM THAT ALL INFORMATION FURNISHED IN THIS COMPLAINT IS TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

Signature of Investigator: *Ami Roman*

Date: 8-22-2024

CODE ENFORCEMENT SERVICES

Marion County, Florida

CDPR4205 - Action Order Detail Report

OPEN DATE: August 21, 2024 TIME: 12:32 PM ACTION ORDER NBR: 666444

OPENED BY: BU341AH2 DUE DATE: 8/21/2024 DISPATCHED BY:

COMPLAINANT: Date/Time:

TYPE: NAME: KARL HAMILTON
CTZN ADDRESS: 6750 NW HWY 320 MICANOPY
 PHONE: 571-209-0798
 FAX:

ALLEGED VIOLATORS:

Property Owner NAME: _____
 Tenant ADDRESS: _____
 PHONE: _____
 FAX: _____

ALLEGED VIOLATION(S):

CON-PERMIT CON - PERMITS

2024020326 SFR PERMIT EXPIRED-APPLY STATUS. PERMIT HAS BEEN SUSPENDED. THIS PERMIT WAS A RE-PERMIT TO REPLACE EXPIRED PERMIT 2020100736 WHICH ONLY HAD FINALS REMAINING. WORK HAS BEEN PERFORMED NOT YET COMPLETED, PERMIT HAS NOT HAD ANY PROGRESS.SEE NOTES

LOCATION OF VIOLATION(S):

6750 NW HWY 320 MICANOPY

RANGE: 19 TOWNSHIP: 15 SECTION: 17

DIRECTIONS / NOTES:

There has been 2 prior action orders: 639307 & 666008 that were closed.

PROPERTY INFORMATION: LEGAL: _____ ALTERNATE KEY: _____ ZONING: _____

INSPECTION DATE: _____ CODE OFFICER: ROMAN, LUIS

INSPECTION STATUS: VALID: _____ INVALID: _____ REFERRED: _____ CLEARED: _____

VIOLATION CODE / REMARKS:

NOTICE OF HEARING DATE: _____ RESULTS: _____ FINE LEVIED: _____

CASE REVIEWED BY: _____ APPROVAL DATE: _____

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

BUDG

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

LB 2024-23 AD # 666444 SE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____



Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Christopher Tanner / Tanner Construction
Street and Apt. No., or PO Box No. Group, LLC

16407 NW 174th Dr Ste E

City, State, ZIP+4®
Alachua, FL 32615

57

7020 0207 2450 0002 0559 4050

Certified Mail service provides the following benefits:

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- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
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 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

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IMPORTANT: Save this receipt for your

58 **is.**

ALERT: HURRICANE HELENE, FLOODING, AND SEVERE WEATHER IN THE SOUTHEASTERN U....

USPS Tracking®

FAQs >

Tracking Number:

Remove X

70202450000205594050

Copy

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

Latest Update

Your item was forwarded to a different address at 9:34 am on September 26, 2024 in ALACHUA, FL. This was because of forwarding instructions or because the address or ZIP Code on the label was incorrect.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Alert

Forwarded

ALACHUA, FL

September 26, 2024, 9:34 am

Arrived at USPS Regional Facility

JACKSONVILLE FL DISTRIBUTION CENTER

September 24, 2024, 9:34 pm

[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



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)



Marion County License Review Board

Agenda Item

File No.: 2024-16635

Agenda Date: 10/8/2024

Agenda No.: 8.2.

SUBJECT:

LRB 2024-24 Marion County Building Dept. v. Christopher James Whigham / Elite Fire Protection Inc.



**Marion County
Board of County Commissioners**

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

September 23, 2024

CERTIFIED MAIL #7020 2450 0002 0559 4043

**CHRISTOPHER JAMES WHIGHAM
ELITE FIRE PROTECTION INC
24636 MADISON STREET
ASTATULA, FL 34705
CT # 16148**

Dear Mr. Whigham;

Please be advised a formal complaint, Case # **LRB 2024-24** has been brought against you by:

Complainant's Name: **MARION COUNTY BUILDING DEPT.
2710 E. SILVERSPRINGS BLVD
OCALA, FL 34470**

Before the Marion County License Review Board at their meeting on **Tuesday, October 8th, 2024 at 5:30 P.M.** In the Marion County Growth Management Building – Training Facility at 2710 E. Silver Springs Blvd. Enclosed is a copy of the complaint and supporting documentation.

It is requested that you attend this meeting. You may bring legal counsel to this meeting (if you so desire.) Any additional documentation substantiating your claim must be received ten (10) working days prior to the hearing as it is accepted as evidence and therefore becomes part of the case file. You will be given five (5) minutes to present your case and then a two (2) minute rebuttal.

Please contact the License Review Board Secretary at 438-2429 on **Monday, October 7th, 2024** to verify the status of this complaint. **Should you settle your dispute prior to the case date, please ask the complainant to send the Building Department a written statement before the scheduled hearing date requesting the complaint be withdrawn.**

Please be advised, if any person or persons wish to appeal a decision of the license review board made at the above hearing, a record of the proceedings will be needed by such person or persons as well as a verbatim record. If you wish to preserve the testimony given at the hearing, you must make your own arrangements to do so. If any person requiring special equipment should contact the Board Secretary at least two (2) business days prior to the meeting.

Sincerely,

Antoinette Hernandez
License Review Board Secretary



**Marion County
Board of County Commissioners**

Building Safety ▪ Licensing

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildinglicensing@marionfl.org

**ADMINISTRATIVE REVIEW
MARION COUNTY LICENSE REVIEW BOARD**

LRB# 2024-24-----

COMPLAINANT/PETITIONER:

Marion County Licensing Division - Building Official
2710 East Silver Springs Boulevard
Ocala, FL 34470
(352) 438-2429

CONTRACTOR/RESPONDENT

Christopher James Whigham
DBA/ Elite Fire Protection Inc
Certificate # 16148
24636 Madison Street
Astatula, FL 34705
(352)639-4119

Contractor is in violation of the Florida Building Code 105.4 and Marion County Code 5.5-33 (i) (1) having 2 expired permits# 2020042033 and 2019011320, and has made no attempt to final the above-mentioned permits, thus abandoning the jobs

COMPLAINT CERTIFICATION, PLEASE READ CAREFULLY BEFORE SIGNING.

I HEREBY CERTIFY AND SWEAR THAT ALL INFORMATION FURNISHED IN THIS COMPLAINT IS TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT. I UNDERSTAND THAT MY TESTIMONY AT THE HEARING SHALL BE GIVEN UNDER OATH AND THAT ANY INCORRECT, INCOMPLETE, OR FALSE STATEMENTS OF INFORMATION FURNISHED BY MYSELF MAY SUBJECT MY COMPLAINT TO IMMEDIATE DISQUALIFICATION AND DISMISSAL

Signature of Investigator: James Roger-----

Date: 8-27-24-----

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

Handwritten initials/signature

For delivery information, visit our website at www.usps.com®

UPB 2024-24 AD # 050254

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Handwritten initials/signature

2024

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Christopher James Whigham / Elite Fire Protection

Street and Apt. No., or PO Box No.

24634 Madison St

City, State, ZIP+4®

Astataula, FL 34705

65

7020 2450 0002 0550 2000 0547 0202

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- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

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IMPORTANT: Save this receipt for your

66 s.

ALERT: HURRICANE HELENE, FLOODING, AND SEVERE WEATHER IN THE SOUTHEASTERN U....

USPS Tracking®

FAQs >

Tracking Number:

Remove X

70202450000205594043

Copy

Schedule a Redelivery (<https://tools.usps.com/redelivery.htm>)

Latest Update

We attempted to deliver your item at 11:28 am on September 26, 2024 in ASTATULA, FL 34705 and a notice was left because an authorized recipient was not available. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice beginning September 27, 2024. If this item is unclaimed by October 11, 2024 then it will be returned to sender.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivery Attempt: Action Needed

Notice Left (No Authorized Recipient Available)

ASTATULA, FL 34705

September 26, 2024, 11:28 am

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

September 25, 2024, 9:09 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



Schedule Redelivery



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



Marion County License Review Board

Agenda Item

File No.: 2024-16636

Agenda Date: 10/8/2024

Agenda No.: 9.1.

SUBJECT:
Election of Officers