



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 November 12, 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, Roger Sandor, John “Mike” Gartner Jr., Zachary Curry.
Alternates – Alan O’Cull, Charles Stokes.

Board members absent were: None.

Also attending: Antoinette Hernandez, Board Secretary; Ryan Arbuckle, Supervisor of Investigations for Marion County Building Department; James Rogers, Investigator for Marion County Building Department, Luis Roman, Investigator for Marion County Building Department; Michael Biganzoli Acting Building Official for Marion County Building Department; Valdoson Shealy, Assistant County Attorney for Marion County.

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

James Duryea moves to adopt September 10, 2024 Minutes. Roger Sandor seconds. All in favor. The 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 moves to accept list presented. Roger Sandor seconds. All in favor. The motion passed unanimously.

6. LIENS FOR UNLICENSED & LICENSED CONTRACTORS:

James Duryea moves to accept list presented. Roger Sandor seconds. All in favor. The motion passed unanimously.

7. OLD BUSINESS:

LRB 2024-13 Vina Szymczak v. Shawn Kevin Hughes/Trident Pool Solutions, LLC

Ryan Arbuckle – Investigator – present and sworn
Vina Szymczak – Complainant – not present
Shawn Kevin Hughes – Contractor - not present

Complainant and Contractor were both served via certified mail.

October 28, 2024 – Contractor Shawn Kevin Hughes officially removed himself from permit, 2023080044. Complainant was sent notification by Contractor.

Per Ryan Arbuckle there is no enforceable code by the Building Department at this time.

Permit 2023080044 expired on October 14, 2024.

There is no pool contractor listed on permit 2023080044 at this time.

Per Michael Biganzoli, Acting Building Official for Marion County, everything that was previously noted and required on the permit are at a standstill until new Pool Contractor is added to permit. There is no state statute that requires a contractor to complete the work and the Building Department cannot force the contractor to do so.

James Duryea moves that this Board find that Shawn Kevin Hughes of Trident Pool Solutions, LLC performed work in a manner that showed a lack of competency by not completing the job, not following Marion County ordinance, and by performing work in a negligent manner. Roger Sandor seconds the motion. The motion passed unanimously.

Action of Board – James Duryea moves that this Board act against Shawn Kevin Hughes of Trident Pool Solutions, LLC by instructing Marion County to submit all records of this case to DBPR for review of the findings of tonight's meeting and from all prior meetings. Roger Sandor seconds. The motion passed unanimously.

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

James Rogers – Investigator – present and sworn
Keith Ellis – Complainant - present and sworn
Christopher Hanmer – Contractor - not present

Christopher Hanmer was properly served via certified mail.

Per James Rogers, permit number 2024080908 has been finalized and closed on October 25, 2025.

James Duryea moves to dismiss the case with prejudice. Roger Sandor seconds the motion.

The motion passed unanimously.

8. **NEW BUSINESS:**

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

Luis Roman – Investigator - present & sworn.
Christopher Matthew Tanner – Contractor not present.

Board member, Mike Gartner recused himself from this case.

Christopher Matthew Tanner was not properly served.

Board will not hear case at this time, contractor was not properly served. The Board instructs Marion County Building Department to publish hearing notice in paper.

Board sets case to the next License Review Board Hearing on December 10, 2024.

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

James Rogers - Investigator present & sworn.
Christopher James Whigham – Contractor not present.

Christopher James Whigham was not properly served.

Board will not hear case at this time, contractor was not properly served. The Board instructs Marion County Building Department to publish hearing notice in paper.

Board sets case to the next License Review Board Hearing on December 10, 2024.

LRB2024- 25 Lester Kornfeld v. Mark Clifton Norman/Mark Norman Construction

Ryan Arbuckle – Investigator - present & sworn
Lester Kornfeld – Complainant – present & sworn
Chris Lewis - Attorney for Mark Norman – present and sworn - 5216 SW 91st Drive, Gainesville, FL 32605
Mark Norman - present - not sworn

Roger Sandor recuses himself from this case.

Case is under litigation at this time with Marion County Clerk of Court - case number 2024-CA-1618.

Board cannot hear case due to pending litigation.

Complainant objects to Board not hearing case, he states there is a judgment by the clerk.
As of 11/12/2024 there is no Judgment entered in case 2024CA1618.

It is the Board's Decision to remove case from the docket.

The Complainant may ask for case to be added to the next available docket once Court case has concluded and must provide the Judgment ordered by the Court.

9. **OTHER BUSINESS:**

Election of Officers.

Alan O’Cull nominates Lee Kitzmiller for Chairman and motions to have him remain the Chairman of the Board. Roger Sandor seconds the motion.
The motion passed unanimously

Alan O’Cull nominates Jeremiah Bennett as Vice-Chairman and motions to have him remain the Vice-Chairman of the Board. Roger Sandor seconds the motion.
The motion passed unanimously.

Lee Kitzmiller will remain Chairman of the License Review Board
Jeremiah Bennett will remain Vice-Chairman of the License Review Board

The meeting adjourned at approx. 6:32 PM.

The next scheduled meeting will be Tuesday, December 10th, 2024 at 5:30 p.m.

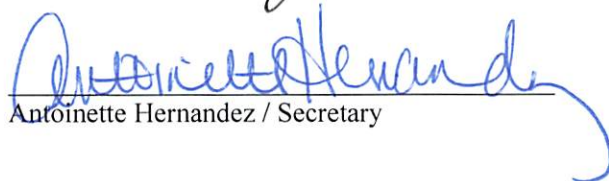
10. **NOTATION FOR RECORD:** None.

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