

RUDOLPH (RUDY) KRAUSE, CHAIRMAN, CBC048885  
STEVE ROY HENSON, VICE-CHAIRMAN, ENG I 222A  
GARY CENTONZE, BOARD MEMBER, CFC1425735  
FRANK HERRADA, BOARD MEMBER, CAC1817003  
DONALD W. HORTON, CRC057947  
MIA SANTOS, LAYPERSON  
VENETIA FLOWERS, LAYPERSON  
BRENT ROBINSON, LAYPERSON  
CHARLES E. MILLER, FIRST ALTERNATE, CGC023830

**MINUTES**  
**MONROE COUNTY**  
**CONTRACTORS EXAMINING BOARD**  
**REGULAR MEETING**  
**TUESDAY MAY 7, 2024 9:30 A.M. – 4:30 P.M.**  
**MARATHON GOVERNMENT CENTER**

**Contractor Examiner Board Meeting Webinar Information**

Topic: Contractor Examiner Board Meeting – **May 7, 2024**

Participation via Telephone, Computer, or Mobile App.

Webinar starts at 9:00 a.m. Meeting starts at 9:30 a.m.

Please click the link below to join the webinar:

<https://mcbocc.zoom.us/j/86480673485>

Or iPhone one-tap :

US: +16465189805,,86480673485# or +16699006833,,86480673485#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 518 9805 or +1 669 900 6833

Webinar ID: 864 8067 3485

International numbers available: <https://mcbocc.zoom.us/j/86480673485>

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1. Call to Order / Roll Call **9:43 Venetia Flowers, Don Horton, Gary Centonze, Steve Henson, Frank Herrada, Mia Sanos, Chair Rudy Krause**

2. Excused Absence Approval –**Brent Robinson-Out of Town \*\*Steve Henson moved to accept excused absence. Don Horton 2<sup>nd</sup>-passed\*\***

**\*\*Rudy Krause announced that this is the last meeting for Member Venetia Flowers and Alternate Member Charlie Miller. He provided thanks for their years of service for the County on this Board.\*\***

3. Agenda Changes **From County-Page 3 #3 name correction Should be Alexis Valdes instead of Andre Valdes**

**Add On: #13 Industry Input-Why do Demo Permits need Refrigerant Recovery Forms prior to issuance?**

**New Business #14- Discussion of Peter Morris's Email regarding Planning questions**

**Add on by Lachelle Thompson: New Business #15 Permits on Jobsites**

4. Approval of Agenda **\*\*Don Horton moved for approval-Frank Herrada 2<sup>nd</sup>-Passed\*\***

5. Approval of Minutes for March 12, 2024 (must have participated in meeting to move or second) **Frank Herrada Moved for approval-Venetia Flowers 2<sup>nd</sup>-Passed\*\***

6. Next scheduled meeting: July 9, 2024

**\*\*New Attorney-Dirk Smits introduced himself to the Board. He is a Board-Certified City & Local Government Attorney\*\***

7. Swearing - in of Witnesses to Testify **Dirk Smits**

8. "Is there anyone from the public who would like to speak on an Agenda item?" **No**

9. Have any Board members been contacted outside the presence of this meeting regarding an agenda item?" If so, would you please disclose the nature of the contact? **No**

Old Business:

10. Renewal / reinstatement request of expired Certificate of Competency 2-year renewal period expired on October 31, 2023.

1. Steven B Weaver/Building Contractor/County RB483B-State Registration RB29003847-continued from March 12, 2024, meeting **\*\*On Zoom-Sworn in By Dirk Smits- Don Horton moved to renew license-Save Henson 2<sup>nd</sup> -Passed- Asked to check address 105 Avenue E\*\***

New Business:

11. Lien request for non-payment of citation, imposition of fines & costs

1. Case No:23300114  
Name: Rivas, Argelio

MCC: 6-77 Certificate of Competency Required: unlicensed contractor  
MCC: 6-202 11 a & b Violate County Ordinance  
Issued: December 21, 2023  
Intent to Lien notice mailed: April 2, 2024  
Fine: \$1000.00  
Administrative Cost: \$187.30

**\*\*Don Horton Moved to file lien for total cost if not paid within 30 days-Gary Centonze 2<sup>nd</sup>-  
Passed\*\***

2. Case No: 23300109  
Name: Sergio, Silva  
MCC: 6-234 a Advertising  
Issued: November 29, 2023  
Intend to Lien notice mailed: April 2, 2024  
Fine: \$500.00  
Administrative Cost: \$216.35

**\*\*Steve Henson moved to file lien for total cost if not paid within 30 days-Don Horton 2<sup>nd</sup>-  
Passed\*\***

3. Case No: 23400013  
Name: Casco, Josue Alfaro  
MCC: 6-234 a Advertising  
Issued: October 31, 2023  
Intent to Lien notice mailed: April 9, 2024  
Fine: \$500  
Administrative Cost: \$206.10

**\*\*Steve Henson moved to file lien for total cost if not paid within 30 days-Gary Centonze 2<sup>nd</sup>-  
Passed\*\***

## 12. Construction trade applications

1. Pazos, Juan/ New Application/ Specialty Painting Contractor **Approved/test-Don Horton**
2. Pujol, David/ New Application/Air Conditioning Class B **Approved/test-Steve Henson**
3. Valdes, Andre/ New Application/ Reciprocity/Building Contractor **Approved-Gary Centonze**
4. Vazquez, Miguel/ New Application/ Reciprocity/Insulating Specialty **Approved-Frank Herrada**

## 13. Don Horton May 7, 2024

He provided copies of the County Refrigerant Recovery Statement and want to know why this form is submitted at permit issuance before the work is done instead of before final inspections? **\*\*BO Griffin answered that it is needed to for the Clean Air Act of 1992\*\***

**Don Horton-Is this in the FBC or are we enforcing Federal Acts?**

**Rey Ortiz-We are open to any suggestions to uphold these laws. We have responsibilities over the FBC**

**BO Griffin-Demo permit is not needed to remove refrigerant. He wants this done before the permit as a maintenance issue.**

14. Rudy Krause May 7, 2024

Attorney Dugan provided by email a letter to the Board from Peter Morris regarding Planning issues being discussed at CEB meeting.

**Rudy would like Attorney Smits to research this issue and return to the CEB with information regarding what types of planning questions can be discussed and if something needs to go to the BOCC to clarify their previous resolution 165-2021 regarding this subject. Rudy is not asking people to be available in person for these questions. He wants them to be available by Zoom to the meetings**

**Frank Herrada then asked if permits can bypass planning for some items like they do in other municipalities. MCC 114 code review procedures**

**Don Horton asked if there is a Memo of Understanding between Building and Planning about permits that can be excepted from planning**

**Rey Ortiz-There is not currently. Chapter 6 MCC states that permit issuance can only happen if the plans are OK with BO & Planning Director.**

**Steve Henson would like to see the MOU between the departments to improve efficiency.**

15. Permits on Jobsites-Lachelle Thompson

Permit cards are not being displayed onsite. Contractors are saying that they are not displaying them because of Irma. They need to be displayed.

**Rudy Krause asked if this is a requirement of the Florida Building Code or the Monroe County Code?**

**Rey Ortiz said it is required by FBC.**

**Rudy Krause asked Lachelle what she felt was an OK solution to this issue and she would like a reminder email sent out to the industry.**

**Rey Ortiz said he would send it out.**

**Gary Centonze asked that since anonymous complaints are no longer allowed have there been less complaints.**

**Lachelle Thomson answered that yes there has been a decrease in complaints.**

## INDUSTRY INPUT

Industry Input: We will now open the floor for any comments or questions from the construction industry or public. Please either use the raised hand feature on Zoom or make sure that you have filled out a green speaker card if you are here in person.

Jethon is there anyone with their hand raised on Zoom? **No**

Do we have any in person speakers signed up to speak? **No**

Old Business for Industry Input:

1. Previous asked questions remaining on agenda until completed (including who and when the question was presented to the board)

a. Don Horton – Sept. 12, 23

Can permit contact section auto populate the contractor(s)/ emails listed on the contractor section of the permit? On hold-this future update has been requested.

b. Mia Santos/ Jan. 16, 24

Permit card – Addition of permit conditions returned to the printable format as part of the permit card.

**\*\*Rey Ortiz put in the request with IT to make change\*\***

c. Public speaker – Mr. Ubranski – July 11, 23

Online permitting system requiring an inclusive Search program that includes historical data. **\*\*Oracle is working on this\*\***

d. Steve Henson and board members/ Jan. 16, 24

Requested a blast email be sent out and notify contractors and the public of the penalties that an unlicensed contractor and no permit can be faced with in Monroe County. On hold for BOCC approval.

e. Chairman Krause/ March 14, 23

Continued conversation on current County Ordinances that are more stringent than the Florida Building Code and/or FEMA regulations-update requested on inspections ordinance after last BOCC

**\*\*Kelly Dugan-July BOCC is when this discussion is planned\*\***

f. Gary Centonze/ Steve Henson – Sept. 12, 23

Update from CEB Attorney – Update on the recommendation by the CEB to the BOCC

Increasing the current Monroe County Violation fines from \$ 500.00 to \$ 2,000.00 per violation. **Rudy**

**Krause wants to know what happened with the Recommendation by the CEB to issue Notices to Appear instead of Violations.**

**Rick Griffin will have an answer at the next meeting.**

2. Questions brought forward from last month's discussion questions

a. Rudy Krause – March 12, 2024

Website needed to be updated on the 90 day extension language. **\*\*Ed Koconis revised language-1<sup>st</sup> extension is free with a \$100 fee for each additional extension\*\***

b. Rudy Krause – March 12, 2024

There is some odd language in some mechanical permits that made the public think that extra fees will be charged. **\*\*Rey Ortiz-There are many different reasons permit fees can be added after issuance. This is static language to account for those possibilities.\*\***

3. Discussion of New Item:Don Horton May 7, 2024

It is taking 2 weeks for a re-review. Are we still looking into how to reduce this time frame?

**Rey Ortiz-He will remind staff to keep these additional cycles moving more quickly when they can, if they do not have new comments.**

Mia Santos May 7, 2024

There is an issue with Oracle that licenses need to be refreshed on permits.

**Rey Ortiz-Oracle and the Building Department are aware, and we are looking for a solution.**

Mia Santos May 7, 2024

Sometimes on permits the next day inspections cannot be scheduled.

**Rey Ortiz-Has not heard any complaints about this issue. He will look into it.**

[Chairman to read into record]

If there is nothing further from the public, then this closes out the industry input section of this meeting and we will continue with the rest of the CEB Agenda.

## 15. Staff Reports

1. Rick Griffin Building Official - CEB Secretary **None**
2. Rey Ortiz Assistant Building Official – Dir. Contractor licensing Dept. **Building Inspection Website is about to go live with forms and info for Architects and Engineers to be able to do required Milestone inspections.**
3. Legal Report, Contractors Examining Board Attorney-Dirk Smits- **He will work on reconciling BOCC resolution with Peter Morris’s Memo, MCC 6-101 & Land Development Code need to be reconciled. He offered to provide his cell phone and email to the CEB. This will be sent out by County Staff before the next meeting to all CEB members.**
4. Kelly Dugan/ Assistant County Attorney **Nothing further**
5. LaChelle Thompson, Unlicensed Contractor Code Investigator **Report Submitted**

**Rudy Krause asked LaChelle if she is having issues with Trucks advertising not being present- She has not noticed this being an issue.**

**Frank Herrada asked if the county is considering bringing back JC Code for Continuing Education.**

**Rey Ortiz- We no longer need to bring him in. He is doing free online trainings**

**Harry Kostic & Armand Messina from Contractors Association were present and said that they would like to see these trainings offered with inspectors and contractors together and would like to see more in person trainings. They asked if the continuing education fee that is charged on each permit can be used to facilitate this.**

**Rey Ortiz-We might have limited on how those funds are used, but he will look into it for the next meeting. Also when this training is offered in person, the Building Department will be closed with no inspections offered for the two days of the training.**

**The CEB is aware of this and it is OK with them.**

**Don Horton wanted to announce that the Army Corps is having an open meeting on May 21 from 9-1 at Marathon City Hall.**

Meeting adjourned: \_\_\_12:12 pm\_\_\_\_\_

**Jamie Gross CEB liaison /Senior Licensing Coordinator  
Monroe County Contractors Examining Board**

Meeting Location - Open to the public:  
Marathon Government Center  
BOCC Room Second Floor  
2798 Overseas Highway  
Marathon, Fl. 33050

PURSUANT TO FLORIDA STATUTE SECTION [286.0105 FS](#), be advised that, if a person decides to appeal the decision made by the Contractors' Examining Board (CEB) with respect to any matter considered at today's hearing, that person will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711".

NOTICE: It shall be the responsibility of *each* Respondent or other person addressing the Board to bring an interpreter if the party is **NOT** able to understand or speak the English language.