

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  
VACANT, LAYPERSON  
BRENT ROBINSON, LAYPERSON

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

**Contractor Examiner Board Meeting Webinar Information**

Topic: Contractor Examiner Board Meeting – July 9, 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://mcbooc.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://mcbooc.zoom.us/u/krisaekaX>

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1. Call to Order / Roll Call **9:39 am- Mia Santos, Frank Herrada, Gary Centonze, Chairman Rudy Krause**

2. Excused Absence Approval –Don Horton-unavailable, Steve Henson-medical, & Brent Robinson-unavailable **Frank Herrada moved to excuse absences. Gary Centonze 2<sup>nd</sup>. Motion Passed.**

3. Agenda Changes **None**

4. Approval of Agenda **Frank Herrada moved to approve. Mia Santos 2<sup>nd</sup>. Motion Passed.**

5. Approval of Minutes for May 7, 2024 (must have participated in meeting to move or second) **Frank Herrada moved to approve. Mia Santos 2<sup>nd</sup>. Motion Passed.**

6. Next scheduled meeting: September 10, 2024
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**

New Business:

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

1. Richard C Showers/Building Contractor/County SP2224-State Registration RX11066983  
**License type corrected verbally at the meeting to Drywall. Frank Herrada moved to approve. Mia Santos 2<sup>nd</sup>. Motion Passed.**

2. Thomas Carden/General Contractor/County GC478A-State Registration RG291104028 **Frank Herrada moved to approve. Gary Centonze 2<sup>nd</sup>. Motion Passed.**

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

1. Case No:24300012  
Name: Flores, Alfonso  
MCC: 6-77 Certificate of Competency Required: unlicensed contractor  
MCC: 6-234 a, b , c-Advertisements, vehicles and contracts  
Issued: February 29, 2024  
Intent to Lien notice mailed: June 7, 2024  
Fine: \$1000.00  
Administrative Cost: \$221.03

**Gary Centonze moved to file lien for total costs plus fine if not paid in 30 days. Frank Herrada 2<sup>nd</sup>. Motion passed.**

2. Case No: 23300108  
Name: Salina, Yuliesky  
MCC: 6-234 a, b , c Advertisements, vehicles and contracts  
Issued: November 22, 2023  
Intend to Lien notice mailed: June 7, 2024  
Fine: \$500.00  
Administrative Cost: \$182.85

**Frank Herrada moved to file lien for total costs plus fine if not paid in 30 days. Frank Herrada 2<sup>nd</sup>. Motion Passed.**

12. Construction trade applications

1. Rodriguez, Oscar/ New Application/ Specialty Painting Contractor **Gary Centonze Approved**
2. Gallardo, Dairon/ New Application/Specialty Painting Contractor **Mia Santos Approved**
3. Munguia-Flores, Stephanie/ New Application/ Specialty Painting Contractor **Frank Herrada Approved**
4. Herrick, Brandon/ New Application/Specialty Painting Contractor **Mia Santos Approved**
5. Frias-Ruano, Yasiel/New Application/ Specialty Flooring Contractor **Frank Herrada Approved**
6. Perez, Noel/New Application/Specialty Cabinetry and Millwork Contractor **Rudy Krause Approved**
7. Hopley, Paul/New Application/Residential Contractor **Gary Centonze Approved**
8. Siciliano, Mario/New Application/Specialty Cabinetry and Millwork Contractor **Rudy Krause Approved**
9. Ramirez Betanco, Reylin Obdulio/New Application/Specialty Painting Contractor **Frank Herrada Approved**
10. Aguilar Melchor, David Demetrio/New Application/Specialty Painting Contractor **Mia Santos Approved**

**\*\*Took a break from 10:30 am until 10:10 am\*\***

13. Notice to Appear:

**\*\* Atty Dugan asked to move that all evidence be accepted-There were no objections. \*\*  
Gary Centonze asked the Homeowner was also cited. Lachelle Thompson answered no.  
Permit: R-RDML-2024-0841 has been applied for after the fact, but not yet issued.**

Case No: 24100068

Name: Ramirez, Nicolas Sajbin

Company: Sajbin Remodeling LLC

MCC: 6-77: Certificate of Competency Required **Frank Herrada moves to find in violation.  
Gary Centonze 2<sup>nd</sup>. Motion Passed**

6-202 (5) Disregard or Violate building, safety, health, insurance of workers, compensation laws. Employing unlicensed workers **Frank Herrada moves to find in violation. Gary Centonze 2<sup>nd</sup>. Motion Passed.**

6-234 a, b, c Contractor's License number on advertisements, vehicles and contracts **Frank Herrada moves to find in violation. Mia Santos 2<sup>nd</sup>. Motion Passed.**

6-202 11 a & b Violate County Ordinance, state statues 489, Construction **Frank Herrada moves to find in violation for unpermitted work. Gary Centonze 2<sup>nd</sup>. Motion passed.**

Standards/administrative rule

Good Service: 05/17/2024 in field

Fine: Notice

Investigator: Lachelle Thompson

Previous Violations: None

**Penalty Phase for MCC violations:**

**6-77: Rudy Krause moved to fine \$2500.00. Gary Centonze 2<sup>nd</sup>. Motion passed.**

**6-202 (5): Frank Herrada moved to fine \$2500.00. Mia Santos 2<sup>nd</sup>. Motion passed.**

**6-234 a, b, c: Gary Centonze moved to fine \$2500.00. Mia Santos 2<sup>nd</sup>. Motion passed.**

**6-202 11 a, b: Frank Herrada moved to fine \$2000.00. Rudy Krause 2<sup>nd</sup>. Motion passed.**

**Frank Herrada moved to charge \$353.50 in administrative costs. Mia Santos 2<sup>nd</sup>. Motion passed.**

**Rudy Krause as chairman stated that the total fines and administrative costs (\$9853.50) be paid within 30 days or placed to lien with no further action requested from the DBPR.**

14. Discussion of Filling Vacant Layperson seat on CEB. **Direction from CEB members: Reach out to Ms. Sarah Girard to ask her if she wishes to be considered an applicant for this cycle, as she applied for the previous cycle, and open the application process up to see if others are interested as well.**

**\*\*Took a Break from 11:50 am until 12:04 pm\*\***

## 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?

Do we have any in person speakers signed up to speak?

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. **Mia Santos has reported that this feature is now working better as more users register in the system. Those that are registered can auto-populate.**

b. Mia Santos/ Jan. 16, 24

Permit card – Addition of permit conditions returned to the printable format as part of the permit card. On hold this future update has been requested **Rey Ortiz has instructed the Building Department to put all conditions directly on the drawings so there is no need to print additional pages. He cannot speak to whether or not Bio, Planning, & Flood are following this or not.**

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

Online permitting system requiring an inclusive Search program that includes historical data. On hold this future update has been requested **Rey Ortiz-this is available by submitted a public records request. Rudy Krause asked if there is a fee for this. Mia Santos answered that in her experience if the information requested has already been scanned there is no fee. If it has not been scanned there may be a fee.**

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. On hold until after BOCC discusses the inspections ordinance. **Troy Winterfield-Only the inspections at sale of lower enclosures and the 299 rule are more stringent. \*\*The wording of this item will be changed on the next agenda to reflect that we are only waiting for an update from the BOCC's discussion relating to inspections ordinance\*\***

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. **Rick Griffin-We are adopting a tiered policy with Kelly brining up a code amendment to the BOCC.**

**Kelly Dugan-This will be a new ordinance and it will take 2-3 months to complete the process.**

**Lachelle Thompson- We are looking at a hybrid tier fee structure from \$500-\$2000 for each violation The scope of work, phase of construction, & life safety will be taken into consideration when deciding if a fine or a Notice to Appear is needed.**

**Gary Centonze would like updates to remind CEB members to reach out to the BOCC about this issue.**

g. Rudy Krause- March 12, 2024

What planning issues can be discussed going forward-update on reconciliation of Peter Morris's memo and BOCC resolution. **Atty Smits provided a memo to each CEB member outlining the situation. His recommendation is that the CEB send him back to the County Administrator/BOCC with at the recommendation to either create rules that would manage this conflict between the BOCC resolutions and our current code as to staff appearance at meetings or make a change to the code.**

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

a. Mia Santos May 7, 2024

There is an issue with Oracle that licenses need to be refreshed on permits. On hold-this future update has been requested **Mia Santos said this was fine.**

b. Frank Herrada May 7, 2024

Is the county considering bringing back JC Code for Continuing Education?

Harry Kostic & Armand Messina from Contractors Association also expressed interest in offering these training services for County inspectors together with Contractors.

**Frank Herrada mentioned that this may no longer be needed due to the change in law regarding Continuing Education.**

**Rey Ortiz encouraged everyone at the meeting or listening to carefully read the law before deciding not to do the continuing education. He believes there is a sunset date. He also believes that CEUs are still important for everyone to have.**

**Frank Herrada announced that the City of Key West is offering training on August 1 & 2.**

**Rick Griffin said he spoke to John from JC Code and he no longer has grant money available for in person trainings, but his trainings are online.**

### 3. Discussion of New Item:

Frank Herrada asked about new DBPR licensing being offered and if the County would be accepting those.

**Jamie Gross-We have the list of new license types and are working to change the application to accommodate those new types when they are issued by DBPR.**

[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 **No**

2. Rey Ortiz Assistant Building Official – Dir. Contractor licensing Dept. **BOAF report-They looked at changes in State Law. There is a big push to get Permit Techs ICC Certified as this position is not just clerical. They discussed Hurricane Modeling and Monroe County is in good shape. They have learned across the state that wind loads can be 180 mph. The Safety Inspection Program is on task & compliant as discussed at BOAF. The Fire Marshall Association would like to see that program expanded to buildings that are not condos.**

**Frank Herrada asked about the new law that will shorten Permitting Review times. Rey said that this law will take effect on January 1 and that it was discussed at BOAF and our systems are being updated to comply.**

3. Dirk Smits, Contractors Examining Board Attorney **The hearing went well & he will work on developing the rules**

4. Kelly Dugan/ Assistant County Attorney **No**

5. LaChelle Thompson, Unlicensed Contractor Code Investigator **Report Submitted**

Meeting adjourned: \_\_\_\_1:09 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.