

RUDOLPH (RUDY) KRAUSE, CHAIRMAN, CBC048885  
STEVE ROY HENSON, VICE-CHAIRMAN, ENG I 222A  
GARY CENTONZE, BOARD MEMBER, CFC1425735  
FRANK HERRADA, BOARD MEMBER, CAC1817003  
VACANT, BOARD MEMBER  
MIA SANTOS, LAYPERSON  
SARAH GIRARD, LAYPERSON  
BRENT ROBINSON, LAYPERSON

**MINUTES**  
**MONROE COUNTY**  
**CONTRACTORS EXAMINING BOARD**  
**REGULAR MEETING**  
**TUESDAY JANUARY 14, 2025 9:30 A.M. – 4:30 P.M.**  
**MARATHON GOVERNMENT CENTER**

**Contractor Examiner Board Meeting Webinar Information**

Topic: Contractor Examiner Board Meeting – **January 14, 2025**

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/u/krisaekaX>

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1. Call to Order / Roll Call **9:45 am Mia Santos, Steven Henson, Gary Centonze, Brent Robinson, Sarah Girard, Chair Rudy Krause**
2. Excused Absence Approval – **Frank Herrada requests excusal-Steve Henson moved to excuse-Gary Centonze 2<sup>nd</sup>-Passed**
3. Agenda Changes **Remove #3 on page 2 as they paid their fine prior to the meeting.**
4. Approval of Agenda **Steve Henson moved to approve-Brent Robinson 2<sup>nd</sup>-Passed**
5. Approval of Minutes for November 12, 2024 (must have participated in meeting to move or second) **Steve Henson moved to approve-Mia Santos 2<sup>nd</sup>-Passed**

6. Next scheduled meeting: March 11, 2025
7. Swearing - in of Witnesses to Testify **Dirk Smits did this for in person attendees. Those on Zoom will be sworn in as needed.**
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 June 30, 2024.

1 Richard Dacres Jr./Underground Utility & Excavation/RU4454 State Registration RU11066635

**Steve Henson moved to approve-Gary Centonze 2<sup>nd</sup>-Passed**

2. Elizabeth Perez-Lavin/Painting & Decorating/SP4300 **Sworn in on Zoom. Brent Robinson moved to approve-Steve Henson 2<sup>nd</sup>-Passed**

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

1. Case No:24100009  
Name: Reese Foster  
MCC: 6-77 Certificate of Competency Required: unlicensed contractor  
MCC 6-234 a, b, c Contractor's license number on advertisements  
Issued: January 17, 2024  
Intent to Lien notice mailed: December 13, 2024  
Fine: \$1000.00  
Administrative Cost: \$396.26

**Steve Henson moved to place a lien for total amount if not paid within 30 days. Gary Centonze 2<sup>nd</sup>-Passed.**

2. Case No: 24100067  
Name: Aldahir Flores  
MCC: 6-77 Certificate of Competency Required: unlicensed contractor  
Issued: May 15, 2024  
Intent to Lien notice mailed: December 13, 2024  
Fine: \$500.00  
Administrative Cost: \$392.40

**Gary Centonze moved to place lien for total amount if not paid within 30 days. Mia Santos 2<sup>nd</sup>-Passed.**

3. Case No: 24100088  
Name: Jake Wildner  
MCC: 6-77 Certificate of Competency Required: unlicensed contractor  
Issued: August 16, 2024  
Intent to Lien notice mailed: December 13, 2024  
Fine: \$500.00  
Administrative Cost: \$311.65

**This item was removed as the fine was paid prior to the start of the meeting.**

**Break from 10:12 until 10:20**

12. Construction trade applications

1. Rodolfo Espinosa/New Application/Tile, Terrazzo & Marble **Sarah Girard Approved**
2. Timothy Brinton/New Application/Asphalt & Sealcoating **Steve Henson Continued to March meeting. He needs to meet with B.O. to determine the type of license for his product**
3. Omar Gonzalez/New Application/Tile, Terrazzo & Marble **Brent Robinson Approved**
4. Robert Lenhardt/New Application/Painting & Decorating **Mia Santos Approved**
5. Horatio Leal/Reciprocity/Glass & Glazing **Gary Centonze Approved**

13. CEB Board Member, Frank Herrada renewal for membership to the Contractors Board due to expire in March 2025. He is requesting an additional three-year term to expire in March of 2028. **Gary Centonze moved to approve-Mia Santos 2<sup>nd</sup>-Passed.**

Old Business:

14. Approval of Ms. Sarah M. Girard to the Contractors Board for a three-year term starting November 12, 2024 thru November 12, 2027. This was approved by the BOCC at the December 11, 2024 meeting. **Read into record**

15. Replacement of CEB Member-Don Horton **Ad can be placed on website and sent to construction industry by email. Gary Centonze would like the commissioners to be notified of the advertisement.**

## 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 or Jovanie is there anyone with their hand raised on Zoom? **No**

Do we have any in person speakers signed up to speak? **None at the beginning of industry input, but Armand Messina of the Florida Keys Contractors Association came in late with a speaker card**

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. Chairman Krause/ March 14, 23

Continued conversation on Flood Ordinance: Update from the BOCC discussion relating to inspections ordinance. This is on hold awaiting FEMA decision after receiving letter or meeting with Lori Lehr. **Kelly Dugan-This is on the agenda for the BOCC meeting 01/15/2025 as a discussion item.**

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

Update from County 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 including notifying construction industry of changes. Update needed on ordinance creation. **Gary Centonze asked if this affects the Homeowner. Kelly Dugan-Homeowner issues are usually handled by the Code Department. The Ordinance is in draft process and being worked on. It has not yet been presented to the BOCC. Hopefully, it will be presented within the next month or 2. Rudy Krause asked Lachelle Thompson about bringing offenders in front of the CEB. She answered that it will only happen for life safety issues.**

c. Rudy Krause- March 12, 2024

What planning issues can be discussed going forward-update on reconciliation of Peter Morris's memo and BOCC resolution. Update needed on creation of rules for this issue. **Framework and proposed rules were provided to CEB by Dirk Smits. Steve Henson wants to know why planning cannot be available by Zoom. He says that the bottom line is that we need this for permits. Dirk Smits-The sticking point is that planning is not interested in a dialogue. He is advocating for the CEB but may have to go back to the BOCC for satisfaction. Steve Henson does not want a war with the planning department. He said it is not productive. Dirk Smits will continue to advocate with Peter Morris. Rudy Krause agreed to add a time certain for planning issues to the CEB agenda.**

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

a. Frank Herrada/November 12, 2024

Can the County make sure all permits are closed on a parcel when a Certificate of Occupancy is issued? **Rick Griffin has been working with Ed Koconis on a system to help close these permits. This can be an issue with condos. Rudy Krause-On Single Family homes are permits closed before a CO is issued? Rick Griffin-There are 8000 expired permits in Community Plus and we are working on a system for those. Rey Ortiz-the issue is that permit holders are not closing items. Armand Messina-Who is responsible for this? Rey Ortiz-The permit holder, whoever that is. Frank Herrada (zoom)- Can the County monitor a contractor with the CEB for permit pulling suspension if they have a history of not closing permits. Rey Ortiz-State Statute (553) does not allow this.**

**Ed Koconis-We close out permits on the main structure, but if a permit is open on an accessory structure, it cannot be hold up the CO.**

b. Rudy Krause/November 12, 2024

Can Electrical Access be in the setbacks? **This information was provided by planning and it in your binders.**

c. Rudy Krause/November 12,2024

Would like to know how many citations are given before a matter is forwarded to the State's Attorney.

**Kelly Dugan-There is not set number that she could find but MCC 6-270 c 3 says that the CEB can refer repeat violators.**

d. Rudy Krause/November 12, 2024

Moved to have the CEB attorney put together the recommendation to issue a PSA. Specifically that if a person is brought in front of the CEB they are facing fines of up to \$2500/day/violation. **Dirk Smits provided language for a PSA that included both motions made and will work with Kelly to get this to the right venue.**

e. Steve Henson/November 12, 2024

Moved to have the CEB attorney put together the recommendation to issue a PSA. Specifically to make the public aware of the consequences of unlicensed contracting including that it could be a felony if we are under an Execute Order/Disaster Declaration.

**Steve Henson moved to approve the revised PSA- Mia Santos 2<sup>nd</sup> -Passed.**

**3. Discussion of New Item:**

a. Rudy Krause/January 14, 2025

Would like to have a discussion regarding Senate Bill 60 that took effect July 1, 2021. This bill eliminated anonymous complaints for Code Enforcement, including Unlicensed Contracting. He would specifically like to

know if the name and address provided of the complainant is being verified by staff. **Rudy Krause-People are making complaints using other people's names as the complainant.**

**Kelly Dugan-State Law does not require staff to verify complainant, but violations are always verified. Name and address are the only things required by the law to make a complaint. No one is required to provide a phone number.**

**Rudy Krause-Can the County make the requirements stricter than the State Law? Otherwise using a fake name is no different than an anonymous complaint.**

**Kelly Dugan-would have to investigate it. There may not be an appetite to make this harder on staff. Anonymous complaints being banned have already made complaint numbers drop.**

b. Rudy Krause/January 14, 2025

Would like Ed Koconis to give an overview of the 90-day extension form update and the faster County Review times for permitting.

**Ed Koconis-New law mandated faster review times in certain situations. Monroe County has sped up all review times to match this law. The applicant also has new time requirements for submitted corrections. They have 10 business days unless they ask for a waiver. The 90-day extension application has been amended to include this waiver and make those times more variable. Once the complete plan review is done is when the email with the link for the form will be sent to the applicant. If the corrections are not sent and the extension is not filed, the permit could be expired.**

c. Armand Messina, Florida Keys Contractors Association/January 14, 2025

Wants to give an update on the Continuing Education Class held in the Marathon office of Monroe County on 02/12/2025 & 02/13/2025. It is fill with a waiting list, but he is trying to get the number moved up. FKCA and the City of Marathon are providing food.

d Armand Messina, Florida Keys Contractors Association/January 14, 2025

He is getting complaints that inspectors cannot go onto condo properties.

**Rey Ortiz-Inspectors can only go to public areas of condos, nothing with access that is limited.**

e. Mia Sanots/January 14, 2025

If a new document or a new procedure is being used by the County is an email notification being sent out to the industry?

Rudy Krause-would also find this helpful and a grace period for new changes would be useful as well.

**Rick Griffin and Rey Ortiz will follow up on this with staff to make sure it is happening.**

[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. **Legislative Session begins in March**
3. Dirk Smits, Contractors Examining Board Attorney **No**
4. Kelly Dugan/ Assistant County Attorney **No**
5. LaChelle Thompson, Unlicensed Contractor Code Investigator **Report Submitted**

**Rudy Krause and Gary Centonze asked about lien procedures.**

**Kelly Dugan explained our process for filing liens with the Clerk of Courts.**

Meeting adjourned: \_\_\_12:56\_\_\_\_\_

### **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.