

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 **MARCH 11, 2025** 9:30 A.M. – 4:30 P.M.
MARATHON GOVERNMENT CENTER

Contractor Examiner Board Meeting Webinar Information

Topic: Contractor Examiner Board Meeting – **March 11, 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://mcboecc.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://mcboecc.zoom.us/j/86480673485>

1. Call to Order / Roll Call **9:34/Steve Henson, Frank Herrada, Gary Centonze, Mia Santos, Sarah Girard, Chair Rudy Krause**
2. Excused Absence Approval **Brent Robinson for Family/Personal reasons-Frank Herrada moved to approve. Mia Santos 2nd-passed**
3. Agenda Changes **Need to add another applicant, Jeffrey Whipple to Page 2, Old Business, Number 15**
4. Approval of Agenda **Mia Santos moved to approve. Gary Centonze 2nd-passed**
5. Approval of Minutes for January 14, 2025 (must have participated in meeting to

move or second) **Steve Henson moved to approve. Sarah Girard 2nd-passed.**

6. Next scheduled meeting: May 13, 2025
7. Swearing - in of Witnesses to Testify **Dirk Smits did the swearing in.**
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 Jorge Ricart /Painting & Decorating/SP3745 **Frank Herrada moved to approve. Gary Centonze 2nd-Passed.**

11. Construction trade applications

1. Timothy Brinton/New Application/Tile, Terrazzo & Marble **License type should be listed as Masonry-Approved by Steve Henson**
2. Timothy Brinton/New Application/Painting & Decorating **Approved by Sarah Girard**
3. Raymond Beverage /New Application/Electrical Contractor **Approved by Frank Herrada**
4. Robert Smith/New Application/Fencing Contractor/Active Aluminum Specialty SP4470 **Approved Mia Santos**

12. CEB Board Member, Steve Henson, ENG I 222A renewal for membership to the Contractors Board due to expire in May 2025. He is requesting an additional three-year term to expire in May of 2028. **Frank Herrada moved to approve. Gary Centonze 2nd-Passed**

13. CEB Board Member, Gary Centonze, CFC1425735 renewal for membership to the Contractors Board due to expire in May 2025. He is requesting an additional three-year term to expire in May of 2028. **Frank Herrada moved to approved. Mia Santos 2nd-Passed.**

Old Business:

14. Approval of Mr. Frank Herrada, CAC1817003 to the Contractors Board for a three-year term starting March 23, 2025 thru March 23, 2028. This was approved by the BOCC at the February 19, 2025 meeting. **Rudy Krause read into record**

15. Replacement of CEB Member-Don Horton-2 applicants so far
 1. Kimberly Sowder SCC131152954 Marine Contractor
 2. Matthew Turk CBC12664902 Building Contractor
 3. **Jeffrey Whipple CGC1536599 General Contractor**

Gary Centonze moved to select Mr. Turk. Mia Santos 2nd. Steve Henson offered an amendment to ask both Mr. Turk and Ms. Sowder (both applicants from the Upper Keys) to attend the May meeting to be interviewed. Gary Centonze accepted the amendment. Motion passed as amended.

Steve Henson requests that an email be sent regarding this seat vacancy to all the Commissioners and City Managers of the 5 Municipalities.

In discussion regarding the code section 6-264 as it relates to this open position, Frank Herrada moved to ask Ms. Dugan to eliminate the required alternate position for CEB membership listed in MCC 6-264 due to difficulty finding anyone who is eligible to fill that position. Sarah Girard 2nd-passed.

Took a break at 10:19 and resumed meeting at 10:32.

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? **No- One person filled out a speaker card, but he left before industry input.**

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-March 26 is the meeting date with FEMA.**

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. **Kelly Dugan-A fee schedule and memo were provided in the binders. She was planning on putting the approval to advertise the new ordinance, but with the changes requested to the code section earlier in the meeting, it may not be on the BOCC agenda until April.**

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. **Dirk Smits provided a memo in binders outlining the rules that he has presented to the Planning Department.**

Rudy Krause spoke to Chrstine Hurley regarding this issue, and she is working something out. Please give it until the next meeting to see what she comes up with.

Frank Herrada wanted to let the County know that the City of Key West has hired someone to be a gate keeper for permits that need to go to planning and what just needs to be reviewed by building.

Rey Ortiz-We will have a proposed solution for this issue at the next meeting.

d. Ed Koconis will give an update about previous industry input questions that were placed on hold. **Updates on these permitting software issues were provided on the spreadsheet in the binders.**

Mia Santos-Not all fees are being calculated correctly.

Ed Koconis will check to make sure that staff has been trained correctly to stop this issue.

Rudy Krause asked about the automated inspection emails that are going out. They are confusing his customers and do not provide any needed information. Do they need to go out or can they be stopped?

Ed Koconis will check to see if these emails are required and discontinue them if they are not.

Sarah Girard-if she is not listed as a contact, can she see the permit information?

Ed Koconis-It is up to the applicant of the permit to grant contact authority. He did not know that design professionals were being left off of permits.

Rey Ortiz will provide a memo to CEB regarding architects being placed on permits. Permit owners are responsible.

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

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. Update was requested on whether the County would be willing to do this or not. **Information on FS 162.21 (3) b provided in binders. Kelly Dugan-No phone number is required, and verification is not called for by state to the county. County's position is that it will not be checked.**

3. Discussion of New Item:

a. Mia Santos/March 11, 2025

There are some review items in the permit process that do not have timelines by which they must be completed, such as legal review (lockout affidavit) and owner builder determination. She is wondering what she can tell her clients about how long these types of processes take.

Ed Koconis-new planning resources have been added lately to address these types of issues.

Rey Ortiz-Planning is working on a process for legal reviews to be addressed at the May CEB meeting. Owner builders cannot be done until all other reviews are approved. Once it goes to that status it should be resolved in a couple of days. He is under statutory guidelines.

[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. **He is watching the current legislative session and will bring bills later in the process. BOAF is taking an active approach.**
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 wants to know if another person is being hired to replace Doug Peel who has moved to a different position.

Lachelle Thompson- Yes, hopefully starting next week. Will be introduced at the May meeting.

Frank Herrada wants to acknowledge the County’s participation with the state on unlicensed contracting stings.

Rick Griffin wants to let the CEB know that they are working to make sure Owner Builders are not using unlicensed contractors.

Gary Centonze said Key West is testing Owner Builders and wants to know if they County is?

Rey Ortiz looks at the scope of work and then interviews the Owner Builder to make sure that they have the ability to do the work including following contracting laws and exemptions. He also lets them know that the unlicensed contractor investigators will be checking. If he feels they are not qualifier, then they are denied and must get a contractor.

Frank Herrada thanked the county for the February Continuing Education Seminar. Rudy Krause agreed.

Gary Centonze wants to know the current DBPR rules regarding qualifying companies, as an example people selling their licenses as a “retirement plan.”

Rey Ortis wants to do some research on the issue and will get back to the CEB.

Meeting adjourned: ___12:03_____

**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.