

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 MAY 13, 2025 9:30 A.M. – 4:30 P.M.**  
**MARATHON GOVERNMENT CENTER**

**Contractor Examiner Board Meeting Webinar Information**

Topic: Contractor Examiner Board Meeting – **May 13, 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 **9:33 am Mia Santos, Frank Herrada, Steve Henson, Gary Centonze, Sarah Girard, Chairman Rudy Krause**

2. Excused Absence Approval –Steve Henson, scheduling conflict **No excuse needed, Mr. Henson was present.**

**Brent Robinson requested an excuse for personal reasons-Frank Herrada moved to approve-Steve Henson 2<sup>nd</sup>-passed**

3. Agenda Changes **None**

4. Approval of Agenda **Frank Herrada moved to approve-Steve Henson 2<sup>nd</sup>-Passed**

5. Approval of Minutes for March 11, 2025 (must have participated in meeting to move or second) **Steve Henson moved to approve-Gary Centonze 2<sup>nd</sup>-Passed**
6. Next scheduled meeting: July 8, 2025
7. Swearing - in of Witnesses to Testify **Dirk Smits for both in person and online**
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 Everado Perez /Painting & Decorating/SP4231 **Attended on Zoom-Frank Herrada moved to approve-Mia Santos 2<sup>nd</sup>-Passed.**

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

1. James Gresham/Registered Roofing/RC619 **Attended on Zoom-Mia Santos moved to approve-Frank Herrada 2<sup>nd</sup>-Passed**

**Rick Griffin introduced new inspector-Dylan Diemel**

**Lachelle Thompson introduced new unlicensed contractor investigator-Patrick Cirulli**

12. Construction trade applications

1. Rick Zapka/New Application/Tile, Marble & Terrazzo **Mia Santos-Approved**
2. Zbynek Pavlicek/New Application/Aluminum, Vinyl & Plastics **Sarah Girard-Approved**
3. Carlos Castillo /New Application/Painting & Decorating **Mia Santos-Approved**
4. Jose Angel/New Application/Cabinet & Millwork/Active Painting & Decorating SP4440 **Frank Herrada-Approved**
5. Jose Angel/New Application/Tile, Marble & Terrazzo/Active Painting & Decorating SP4440 **Frank Herrada-Approved**

6. Jose Angel/New Application/Flooring/Active Painting & Decorating SP4440 **Frank Herrada-Approved**
7. Carlos Neira/Reciprocity/General Contractor **Gary Centonze-Approved**
8. Reylin Ramirez Betanco/New Application/Plastering/Active Painting & Decorating SP21403 **Steve Henson-Approved**
9. Reylin Ramirez Betanco/New Application/Tile, Marble & Terrazzo/Active Painting & Decorating SP21403 **Steve Henson-Approved**
10. Reylin Ramirez Betanco/New Application/Cabinet & Millwork/Active Painting & Decorating SP21403 **Steve Henson-Approved**
11. Francisco Gonzalez/New Application/Drywall Specialty **Gary Centonze-Approved**
12. Jose Garay/New Application/Masonry **Rudy Krause-Approved**

13. Lien Request for non-payment of citation, imposition of fines & costs

1. Case No: 24100075  
Name: Jesus Carrillo  
MCC:6-77 Certificate of Competency Required: unlicensed contractor  
Issued: August 8, 2024  
Intent to Lien notice mailed: April 10, 2025  
Fine: \$500.00  
Administrative Costs: \$221.00

**Mia Santos moved to go forward with lien and administrative costs for a total of \$721.00 if not paid in 30 days. Gary Centonze 2<sup>nd</sup>-Passed.**

2. Case No: 24100082  
Name: Juan Mayancela  
MCC: 6-77 Certificate of Competency Required: unlicensed contractor  
Issued: August 1, 2024  
Intent to Lien notice mailed: April 10, 2025  
Fine: \$500.00  
Administrative Cost: \$254.10

**Gary Centonze moved to go forward with lien and administrative costs for a total of \$754.10 if not paid in 30 days. Frank Herrada 2<sup>nd</sup>-Passed.**

3. Case No: 24100087  
Name: Rolando Valladares  
MCC: 6-77 Certificate of Competency Required: unlicensed contractor  
Issued: August 16, 2024  
Intent to Lien notice mailed: April 10, 2025  
Fine: \$500.00  
Administrative Cost: \$286.60

**Gary Centonze moved to go forward with lien and administrative costs for a total of \$786.60 if not paid in 30 days. Steve Henson 2<sup>nd</sup>-Passed.**

9:58 am – 10:10 am break

14. Notice to Appear

Case No: 25100041

Name: Luc Charles

Company Name: Cutting Edge Concrete Restoration LLC

MCC: 6-77 Certificate of Competency Required: unlicensed contractor

MCC: 6-202 11 a & b Violate County Ordinance, state statutes 489, construction standards/administrative rule

Good Service: April 2, 2025

Fine: Notice

Investigator: Lachelle Thompson

Previous Violations: None

**Mr. Charles was sworn in by Dirk Smits as he was not present at the beginning of the meeting. Kelly Dugan on behalf of Monroe County moved the packet provided by Investigator Thompson into evidence.**

**Steve Henson moved to find in violation of MCC 6-77. Frank Herrada 2<sup>nd</sup>-Passed with unanimous roll call.**

**Steve Henson moved to find in violation of MCC 6-202. Frank Herrad 2<sup>nd</sup>-Passed with unanimous roll call.**

**Steve Henson moved for a penalty of \$2500.00 for the first violation. He also moved for a penalty of \$2500.00 for the second violation, plus administrative costs which total \$489.42. The total owed is \$5489.42. Roll call requested. Motion Passed.**

**Mia Santos-Yes**

**Frank Herrada-Yes**

**Steve Henson-Yes**

**Gary Centonze-No**

**Sarah Girard-Yes**

**Rudy Krause-No**

Old Business:

15. Approval of Mr. Gary Centonze, CFC1425735 to the Contractor Board for a three-year term starting May 22, 2025 thru May 22, 2028. This was approved by the BOCC at the April 16, 2025 meeting. **Read into record by Rudy Krause**

16. Approval of Mr. Steve Henson, ENG I 222A to the Contractors Board for a three-year term starting May 22, 2025 thru May 22, 2028. This was approved by the BOCC at the April 16, 2025 meeting. **Read into record by Rudy Krause**
17. Replacement of CEB Member-Don Horton-requested 2 to interview
  1. Kimberly Sowder SCC131152954 Marine Contractor
  2. Matthew Turk CBC12664902 Building Contractor

**Dirk Smits announced that because a person with a CBC license applied our code requires that the CEB select him over another license type.**

**Frank Herrada moved to recommend Matthew Turk as a new CEB member to the BOCC.  
Gary Centonze 2<sup>nd</sup>-Passed**

**Sarah Girard-Yes  
Gary Centonze-Yes  
Steve Henson-Yes  
Frank Herrada-Yes  
Mia Santos-Yes  
Rudy Krause-Yes**

## **INDUSTRY INPUT**

“Pursuant to BOCC Resolution 165-2021, the Contractors Examining Board shall include a section for “Industry Input” at each scheduled meeting.”

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**

**Emily Schemper was introduced as the new Growth Management Director**

**Devin Tolpin was introduced the new Director of Planning & Environmental Resources**

**Time Approximate 11:00 am-Planning/Environmental Issues**

1. 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. **Emily Schemper-Florida Statute has a local planning agency to make BOCC recommendations. Planning Commission is this body for Monroe County. CEB can express concerns to Planning but not make BOCC recommendations. Questions for industry items can be answered. Her idea is that she will watch and see how the meeting runs this first time but may be making some change to the process going forward specifically to have the answers to CEB questions provided by staff in writing so that they can be referred to at later dates.**

**Rudy Krause asked if Devin Tolpin is over both planning and environmental resources.**

**Emily-Yes, but Mike Roberts may be brought in to answer issues.**

2. 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.

**Emily Schemper-It is true that the legal review has no timeline, but it is very important that it be done to make sure these items are enforceable. Title histories can be very complicated. Title opinions are often asked for and will probably be required by owners/title companies. This new requirement will be announced in advance to give the construction industry time to adjust. She is hoping to give 3 months’ notice before the requirement starts. Title opinions that have exceptions must be fully reviewed by legal. Often outside council reviews these. Opinions made without exceptions will make the review faster. She is working to add more resources to this process to make it faster.**

Existing Conditions Reports can be done for a fee by County Biologist Staff. It is an option to people and may help the permit review move faster.

May BOCC agenda will have a discussion item regarding affordable housing permit waivers and how it affects the building department. They will discuss whether or not to keep offering waivers for building permit fees for affordable housing.

There will also be a discussion on expiring Bio/Environmental processes from the State. The staff will coordinate with FEMA and FWC to see if they are going to let these expire or if they will continue. They process for dealing with endangered species habitat may have owners/contractors coordinating directly with FWC instead of Monroe County doing it for them.

The April BOCC meeting had a discussion on food trucks. Right now, they can either be permitted as temporary or permanent depending on the site. BOCC wants the code to clarify that a temporary permit is only once. It cannot be renewed. The code amendment is slated to be on the June BOCC meeting.

Rudy asked if this is one time only or only 6 months per year.

Emily-BOCC is looking for one time only, with the exception of things associated with a special assembly permit/usage.

Steve Henson asked if there was a written plan for what food trucks would have to adhere to.

Emily-The change to the code is only that temporary permit cannot be issued more than once. They would need to follow the guidelines already in the code for restaurants. There is a link on the website regarding requirements with a memo from fire marshal.

Gary Centonze asked how long it would take from approval to this being law.

Kelly Dugan said it has to go to the State after approval, but it is usually done within 30 days.

Emily-A letter is being drafted to those who have a temporary permit, so they know that this is happening.

Frank Herrada has an issue with some homeowners needing partial fencing in some areas where fencing is not allowed due to key deer issues. This fencing is being requested specifically for families that have children with disabilities. Can this be done in a way that is similar to the lockout structure where the fence would need to be removed upon the sale or transfer of the property.

Emily Schemper-This currently needs approval from the FWC and Mike Roberts has the contact information for them that can be provided. If these federal regulation items that were talked about

earlier do expire, then we may be able to have a discussion about changing the fencing requirements in our code.

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.

**Rudy Krause asked if an increase in size for lower enclosures will be permitted once the new ordinance takes effect.**

**Rick Griffin- Yes, but those details are still being worked out. Any improvement on a lower enclosure must be brought into FEMA compliance if it was not previously conforming.**

**Emily Schemper provided information on new flood plain ordinance/resolutions in binders including a timetable for implementation. They are working on a plan to allow people to apply for these new permits soon, but wait to approve them until the law becomes effective.**

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- The public hearing will be at the BOCC meeting on May 21, 2025 including deleting the requirement that the CEB has alternate members after the direction from the CEB at the last meeting.**

**Rudy Krause asked when violators would be given a notice to appear.**

**Kelly-repeat violators and consumer complaints go before the CEB. Others will follow the fee schedule in the ordinance.**

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

a. Frank Herrada-March 11, 2025

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 the building department. He is wondering if the County would consider something similar.

**Emily Schemper-The scopes of work on permits are being reviewed to see if planning is needed. They are working with the Oracle system to see if some items can be bypassed in needed planning reviews. There is a check box in the permit that asks if you are increasing the footprint and we will be**

trying to use that as a way to trigger those planning reviews so that they can only be reviewed by planning if necessary.

b. Sarah Girard-March 11, 2025

If she is not listed as a contact on the permit, can she not see the permit information?

**Rey Ortiz provided a memo. The permit holder is the only one who can provide permit access to others.**

c. Gary Centonze-March 11, 2025

Would like to know the current DBPR rules regarding qualifying multiple companies.

**Rey Ortiz provided a memo with the requirements from the Florida Administrative Code. DBPR does not limit the number of companies that someone can qualify.**

3. **Discussion of New Item:**

a. Sarah Girard-May 13, 2025

Would like a discussion on House Bill 1461.

**This bill did not pass. Discussion not needed.**

b. Frank Herrada May 13, 2025

Can a building code administrator be a private provider and provide inspections and plans review for all disciplines with only the building code administrator license?

**Rey Ortiz they can open a private provider firm and be a private provider, but in order to conduct plans review and inspections they must have individual licenses for those disciplines. He will provide this in writing for the next meeting but did not want to make him wait for the answer.**

**Rey Ortiz gave an oral presentation on engrossed bills (bills waiting on Governor's signature) that are being followed by BOAF. A printout from BOAF on this presentation is included in the CEB file.**

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

Meeting adjourned: \_\_1:33 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.