

**BUILDING BOARD
MEETING
JANUARY 22, 2019**

MEMBERS PRESENT: Jeffery Masters, Chairman
Charles Brox, Suzy Hackett,
Robert Haynes, Sean Howard,
Lisa Kellythorne, Thomas "TJ" Thornberry

OTHERS PRESENT: Deputy City Clerk Mary Kelly
Randy Cole, Chief Building Official
David Jackson, Board Attorney
Luis Garza, Kevin Rhoad

CALL TO ORDER/ANNOUNCEMENTS

- A. Roll Call
- B. Next Scheduled Meeting
- February 26, 2019

CITIZENS COMMENTS ON AGENDA ITEMS ONLY

- There were none.

APPROVAL OF MINUTES

- A. November 27, 2018
- Mr. Howard MOVED, Ms. Hackett SECONDED approval of the November 27, 2018 minutes. MOTION CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

- Deputy City Clerk Mary Kelly swore in all participants.
- A. Violation Continuation - Casas del Sol - Geraldo Garza, Qualifier
- Mr. Randy Cole, Chief Building Official, reviewed the history of the violations at 3400 St. Croix Court, stating this item had been continued from the Board's November 27, 2018 meeting.
- Discussion ensued regarding the project's status and Casas del Sol's plans and ability to complete same, with members confirming the following: (1) no fees had been paid; (2) final inspection had not been scheduled; (3) the building permit had expired; (4) \$2,133.67 of outstanding fees remained; (5) the property owner had not added to the project's specifications; (6) the property owner did not live in the house as electricity and plumbing had not been completed; (7) the property owner had retained an attorney; (8) no liens were placed against the property at this time (9) the outstanding amount of the final draw was \$30,000.

- Mr. Luis Garza, Casas del Sol, stated he planned to schedule final inspections for the week the hurricane shutters arrived, providing a detailed update on the project's remaining work.
- Messrs. Howard and Brox expressed concern Casas del Sol would not complete the house.
- Mr. Garza explained difficulties with cash flow had impacted the project's schedule.
- Mr. Brox spoke in favor of revoking the license holder's permitting privileges.
- Mr. Thornberry expressed sympathy for the homeowner, questioning if Casas del Sol was still procuring business.
- Mr. Garza replied in the negative. He then asked if the Building Division could assist him with a subcontractor who refused to fix work completed incorrectly.
- Mr. Cole replied in the negative. He asserted the unfinished home posed a threat to the public's health, safety and welfare, adding the structure did not meet Punta Gorda Code or Florida Building Code in its current condition.
- Mr. Howard asked if the cost of hiring a different contractor to complete the home had been researched.
- Mr. Kevin Rhoad, property owner, replied affirmatively; however, the cost would be significant.
- Mr. Masters inquired as to the action the Board could take.
- Board Attorney David Jackson replied permitting privileges in the City could be suspended or revoked with the understanding Casas del Sol could finish their current projects.
- Ms. Hackett MOVED, Mr. Brox SECONDED to revoke the permitting privileges of Casas Del Sol and to allow completion of the projects currently under construction.
- Mr. Cole presented the Board with information regarding the specific charges.
- Discussion ensued regarding the language necessary for the motion.
- Ms. Hackett WITHDREW her MOTION.
- Mr. Brox WITHDREW his SECOND.
- Mr. Howard MOVED, Ms. Hackett SECONDED to find Casas Del Sol and its license holder guilty on Charge 1, Willful or Deliberate Disregard and Violation of any Provision of Punta Gorda Code Chapter 7, Counts 1-4; guilty on Charge 2, Abandoning a Construction Project in which the Contractor is Engaged or under Contract as a Contractor, Count 1; guilty on Charge 4, Failing to Obtain Inspections including but not limited to Final Inspections, Count 3; not guilty on Charge 3, Count 1; not guilty on Charge 4, Counts 1-2; to revoke their Certificate of Competency in the City of Punta

Gorda; to leave extension of the permit at 3400 St. Croix Court to the Building Official's discretion. MOTION CARRIED UNANIMOUSLY.

- Mr. Cole obtained current contact information from Mr. Garza.
- Discussion ensued regarding Casas del Sol's project at Macedonia Drive.

ADJOURNMENT

- Meeting Adjourned: 10:00 a.m.

Jeffery Masters, Chairman

Sara Welch, Recording Secretary