

MINUTES March 11, 2015  
OF THE CITY OF KEY WEST  
CONTRACTOR'S EXAMINING BOARD  
KEY WEST FLORIDA

DOMINGO CASTELLANOS, CHAIRMAN

CALL TO ORDER: 3:04 PM.

PRESENT:

Domingo Castellanos, Chairman  
Merrill Sands  
Rick Milleli  
Dan Acevedo  
Frank Balbuena

ABSENT:

Norman Wood  
Paul Marotte

STAFF:

Carolyn Walker, Secretary  
Ron Ramsingh, City Attorney  
Bonnita Badget, Code Officer

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motioned by Member Milleli  
Second by Member Sands

APPROVAL OF MINUTES

Motioned by Member Milleli  
Second by Member Balbuena

## ACTION ITEM

### **15-CEB-61**

#### **920 Eisenhower Drive**

Witnesses were sworn in.

Charges were read into the record:

Wayne Garcia (hearing)

Code Officers Bonnita Badget

920 Eisenhower Drive

Working without benefit of a building permit plus 2<sup>nd</sup> stop work order one week later.

Member Milelli recused himself due to conflict of interest.

On 2/12/15 Officer Badget placed a stop-work-order at 920 Eisenhower Drive, where she observed 3 men demolishing a deck and upstairs porch balcony at the rear and side yard. Owner stated people were coming from Miami to raise the house. On 2/18/15 Officer Badget noted that permit was still in review, with a list of missing documents required for approval. Officer Badget went to the jobsite where she observed an out of town sub-contractor shoring the house. She then placed a 2nd stop-work-order.

Permit was paid for (including fines) and picked up the same day; 2/18/15. Subcontractor Brownie Companies LLC registered on 2/19/15. No inspections have been requested or conducted as of 3/9/15.

Additional information: On 7/21/14 Wayne Garcia received a stop work order for interior demo. This permit was subsequently applied for, paid for, and has received a final inspection. On 11/3/14 Wayne Garcia applied to "repair existing rear cottage." This permit was rejected; after the FEMA coordinator conducted a site visit and noted that the structure was already substantially improved below BFE and now needs a variance.

Wayne Garcia is a Certified Building Contractor with an active city and state license.

No previous violations.

Member Milelli stated a conflict of interest.

Chairman Mingo asked if Contractor Garcia admitted or contested the charges. Garcia states that he disagreed with the charges; primarily because the owner hired the other workers without his knowledge or consent.

Brief discussion by the Board. Evidence showed that the contractor did not sign the permit application until the permit was ready to pick up – after the work was commenced. Also, contractor stated no contract was in place between the property owner and himself.

Member Sands motioned to dismiss the charges, seconded by Member Acevedo. All in favor.

## **15-CEB-60**

### **1724 Rose Street**

15CEB60 Wayne Garcia (hearing)  
Code Officer Bonnita Badgett  
1724 Rose Street  
Working without benefit of building permit.

On 2/11/15 Office Badgett placed a stop-work-order at 1724 Rose Street for contractor removing and replacing windows with framing (approximately 8).

On 2/11/15 Wayne Garcia applied for the permit, included some other interior and exterior work at the property. The permit was approved and issued, with fines, on 2/13/15.

No inspections have been requested or conducted.

Contractor Garcia admitted the charges.

Member Sands motioned letter of reprimand and \$100 administrative fee, seconded by Member Balbuena.

DISCUSSION ITEM (none)

Meeting adjourned 3:51 pm.

Respectfully submitted,  
Cwalker  
Carolyn Walker,  
Secretary