

MINUTES

CHARLOTTE COUNTY CONSTRUCTION INDUSTRY LICENSING BOARD 18500 Murdock Circle, Room 119, Port Charlotte, Florida 33948

August 7, 2025, at 4:00 pm

Charlotte County Board of County Commissioners does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in meetings, programs, and activities. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, TDD/TTY 941.743.1234, or by email to David.Lyles@charlottecountyfl.gov.

A. CALL TO ORDER & OPENING STATEMENT

Charles Hackbarth, Chairman calls meeting to order at 4:00PM

- This meeting of the Charlotte County Construction Industry Licensing Board is now called to order. This board is responsible for certain contractor licensing requirements and for conducting discipline hearings to determine the validity of alleged violations brought forth by the County.

B. ROLL CALL

B: Tammy Breden, Clerk to the Board

Kevin Correll
Michael Melton
Brian Midolo
Charles Hackbarth
Christopher Knight
Dianne Quilty
Michael LaPorta
Jeffrey Lustig

NOT PRESENT:

Dianne Quilty

STAFF PRESENT:

Robert Berntsson, Stand in for Board Attorney
David Moscosco, Assistant County Attorney
Shawn Horton, Code Enforcement & Licensing Manager
Gail Gursky, Supervisor, Code Compliance
Shawn McNulty, Community Development Building Official
Tom Atkinson, Certified Code Compliance Officer
Daryl Dillow, Certified Code Compliance Officer
Kenneth Garcia, Certified Code Compliance Officer
Tammy Breden, Senior Administrative Assistant and Clerk to the Board

C. NEXT MEETING DATE

October 2, 2025, at 4:00 pm

D. APPROVAL OF MINUTES

MOTION to approve August 7, 2025, minutes: Michael Melton made motion to approve minutes, John Don;lan seconds. Motion carries 8:0.

E. AGENDA CHANGES

David Moscosco; Assistant County Attorney: read Legal Opinion regarding Authority of Charlotte County to take action against state certified contractors.

F. SWEARING IN OF ALL THOSE GIVING TESTIMONY

By: Tammy Breden, Clerk to the Board: administered oath to those who gave testimony.

G. CONSENT – AFFIDAVITS OF NONCOMPLIANCE FINES

All matters listed under this item are routine and action will be accomplished by one motion without separate discussion of each item. If discussion is desired by a member of the Board, that item(s) will be removed from the Consent Agenda and considered separately. **Upon Board approval of the Affidavits of Noncompliance, each case will be assessed with an additional \$20.00 for the cost.**

	Citations				
	Name	CIT No.	Case #	Amount	Officer Name
1	Martin E Jones	6450	CIT-25-00025	\$1,000	KG
2	Martin E Jones	6451	CIT-25-00026	\$1,000	KG
3	Melvin Torres	6127	CIT-25-00044	\$1,000	KG

MOTION: Michael Melton motioned to accept the fines as stated on Affidavit of Non-Compliance. Michael Laporta seconds. Motion carries 8:0.

H. CONTESTING CITATIONS- NONE

I. DISCIPLINE CASES Motion’s Upheld: Please see Appendix 1 ON Page

1 Donato Mosquera Tom Atkinson

dba Arielle Development Corp.

Certified General Contractor

License No. CGC1509635

CIL-23-00374

- a. Motion: Mike Melton made a motion to close the public portion of the case. Brian Modilo seconds motion. Motion carries 8:0

- b. Motion upheld: Please see Appendix 1 on page

2 Todd D. Danto

Tom Atkinson

Danto Electric, Inc.

Certified Electrical Contractor

License No. CEC13007391

Case No. CIL-23-00335

- a. Motion: Mike Melton made a motion to close the public portion of the case. John Donlan seconds motion. Motion carries 8:0
- c. Mike Melton reopened public portion Mike Laporta seconds for staff. Motion carries 8:0
- d. Brian Midilo closes public portion. Mike Melton seconds. Motion carries 8:0
- e. Motion's upheld: Please see Appendix. 1 on P

3 James Rallo

Tom A

dba J Patrick Construction Inc.

Certified Building Contractor

License No. CBC1259426

Case No. CIL-25-00029

- a. Motion: Brian Midilo made a motion to close public portion of discipline case. Mike Melton seconds motion. Motion carries 8:0
- b. Motion upheld: Please see Appendix 1 P

4 Leonardo Uzcategui Ken G

dba Invision Real Estate Investments LLC

Certified General Contractor

License No. CGC1513630

Case No. CIL-24-00383

- a. Motion: Mike Melton made a motion to close public portion of case. Mike Laporta seconds. Motion carries 8:0
- b. Motion upheld: Please see Appendix 1 on page

5 Cody Hastings Daryl D

dba Hastings Roofing Service Inc.

License No. CCC1330946

Case No. CIL-25-00022

- a. Motion: Brian Midilo made a motion to close public portion of the case. Kevin Correll seconds. Motion carries 8:0
- b. Motion upheld: Please see Appendix 1 page

6 James V Jankowski Daryl D

dba James Jankowski Enterprises Inc.

Certified Building Contractor

License No. CBC1264369

Case No. CIL-25-00028

- a. Motion: Mike Laporta made a motion to close public portion of the case. Mike

Melton seconds. Motion carries 8:0

- b. Motion upheld: Please see Appendix 1 page

J. OLD BUSINESS

None

K. NEW BUSINESS

None

L. OLD BUSINESS None

M. REPORT FROM THE LICENSING MANAGER

Shawn McNulty stands in for Shawn Horton, Community Development, Code Enforcement & Licensing Manager
76 Onsite Investigations
16 Citations Issues
42 Front Desk, Face to Face Appointments

N. REPORT FROM THE BUILDING DEPARTMENT

Shawn McNulty, Building Official Community Development,
Permits issued are down 20%
159 Single Family Permits issues June was 163
2835 permits issued down from June's 3600

O. REPORT FROM THE ASSISTANT COUNTY ATTORNEY

David Moscosco, Assistant County Attorney:

P. BOARD ATTORNEY COMMENTS

Robert Berntsson ESQ

Q. REPORT FROM CONSTRUCTION INDUSTRY LICENSING BOARD MEMBERS

None

R. ADJOURNMENT

Any person who decides to appeal a decision of this Board will need a record of the proceedings pertaining there to and therefore may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence. upon which the appeal is to be based.

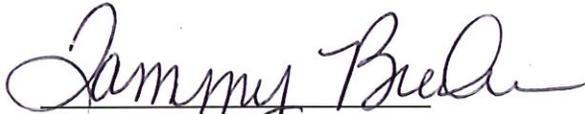
MOTION: Michael Melton motioned to adjourn hearing. John Donlan seconds.

MOTION: Motion carries 8:0. Charles Hackbarth, Chairman adjourned at 4:58 PM.

CHARLOTTE COUNTY
CONSTRUCTION INDUSTRY LICENSING BOARD
MINUTES OF June 5, 202
READ AND APPROVED on August 7, 2025


FOR CHARLES HACKBARTH
Charles Hackbarth, Chairman

ATTEST:



Tammy Breden
Sr. Administrative Assistant
Community Development Department
Code Enforcement and Contractor Licensing Division

Complete files of all cases, as well as taped recordings of all proceedings of this meeting, are kept in the Community Development Department and are available to the public.

Any person who decides to appeal a decision of this Board will need a record of the proceedings pertaining thereto, and therefore may need to ensure that a verbatim record of the proceedings are made, which record includes the testimony and evidence upon which the appeal is to be based.

Appendix 1. DISCIPLINE CASES

1 **Donato Mosquera**
dba Arielle Development Corp.

Tom Atkinson

Certified General Contractor
License No. CGC1509635
Case No. CIL-23-00374

Donato Mosquera: Not Present

- Donato Mosquera was not present to provide testimony to the Construction Industry Licensing Board, hereinafter, (Board)
- Licensing investigator Tom Atkinson provided testimony to the Board.

The Respondent was charged with the following:

FLORIDA BUILDING CODE

110.3 and 110.5, adopted by Charlotte County Code 3-2-23: The building official upon notification from the permit holder or his or her agent, shall make the following inspections, and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The building official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection. Additionally, it shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

CHARLOTTE COUNTY CODE

Section 3-2-47(b)(4) - Willful or deliberate disregard and violation of any lawful order of the board, any provisions of **Charlotte County Code, chapter 3-2, chapter 3-9**, any provisions of any code adopted pursuant to this chapter, or any state law regulating the construction industry, including **Chapter 489 and Part I of Chapter 455**.

3-2-47(b)(20) - Failing to obtain inspections including but not limited to final inspections.

You were previously notified of these violations by Notice of Violation dated **November 15, 2023**. You are hereby notified to comply with these cited sections within **thirty (30) days** by renewing the expired permits, as well as obtaining timely inspections including final inspections.

You were previously notified of these violations by telephone communication, e-mails, and video conference meeting where violation(s) were discussed.

Upon consideration, it is **ORDERED:**

1. The allegations of fact set forth in the Notice of Violation are approved and adopted and incorporated herein by reference as findings of fact.
2. The conclusions of law alleged and set forth in the Notice of Violation are approved and adopted and incorporated herein.

UPON THESE FINDINGS, it is **FURTHER ORDERED:**

That **Donato Mosquera's** permitting privileges and right to work as a contractor in Charlotte County be **REVOKED**.

It is further ordered a copy of this case along with a copy of this case along with a copy the Board's order be forwarded to the Department of Business and Professional Regulation and Florida Construction Industry Licensing Board (FCILB) with the recommendation the FCILB order **Donato Mosquera's** to renew the permits in a timely manner and obtain final inspections as required by the Florida Building Code. It is also recommended if **Donato Mosquera's** fails to comply, the FCILB order the

State Certified Building Contractor's License of Donato Mosquera's be REVOKED by the Florida Construction Industry Licensing Board.

In accordance with Florida Statutes, Chapter 489.131(7)(c)(d), & (e), the disciplined contractor, the complainant, or the Department of Business and Professional Regulation may challenge the local jurisdiction enforcement body's recommended penalty for Board action to the State Construction Industry Licensing Board. A challenge shall be filed within sixty (60) days of the issuance of the recommended penalty to the State Construction Industry Licensing Board in Tallahassee, Florida.

MOTION FOR CILB RECOMMENDATIONS DISCUSSION: Michael Melton made a motion to approve staff recommendations and Kevin Correll second's motion
Motion was passed unanimously.8:0

2 Todd Donato

Tom/Daryl

Danto Electric, Inc.

Certified Electrical Contractor

License No. CEC13007391

Case No. CIL-23-00335

Todd Danto: Not Present

- Todd Danto was not present to provide testimony to the Construction Industry Licensing Board, hereinafter,
- Licensing investigator Tom Atkinson provided testimony to the board

The Respondent was charged with the following:

IN THAT YOU violated Florida Building Code Chapter 1, Section 105.1, adopted by Charlotte County Code 3-2-23, , Charlotte County Building Code 3-2-47(b)(4), and 3-2- 47(b)(31), by failing to obtain the required Charlotte County Building permit prior to electrical work and wall repair at 373 Seminole Blvd NW, Port Charlotte, Charlotte County, Fl.

FLORIDA BUILDING CODE

Section 105.1 - adopted by Charlotte County Code 3-2-23: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit

CHARLOTTE COUNTY CODE

Section 3-2-47(b)(4) - Willful or deliberate disregard and violation of any lawful order of the board, any provisions of Charlotte County Code, chapter 3-2, chapter 3-9, any provisions of any code adopted pursuant to this chapter, or any state law regulating the construction industry, including Chapter 489 and Part I of Chapter 455.

3-2-47(b)(31) - Proceeding on any job without obtaining applicable local building department permits and inspections.

You were previously notified of these violations by a warning letter dated August 14, 2023. You are hereby notified to comply with these cited sections within thirty (30) days by obtaining permit(s), as well as obtaining timely inspections including final inspections.

as obtaining timely inspections including final inspections.

You were previously notified of these violations by telephone communication, e-mails, and video conference meeting where violation(s) were discussed.

Upon consideration, it is **ORDERED**:

1. The allegations of fact set forth in the Notice of Violation are approved and adopted and incorporated herein by reference as findings of fact.
2. The conclusions of law alleged and set forth in the Notice of Violation are approved and adopted and incorporated herein.

UPON THESE FINDINGS, it is **FURTHER ORDERED**:

That **Todd Danto's** permitting privileges and right to work as a contractor in Charlotte County be **REVOKED**.

It is further ordered a copy of this case along with a copy of this case along with a copy the Board's order be forwarded to the Department of Business and Professional Regulation and Florida Construction Industry Licensing Board (FCILB) with the recommendation the FCILB order **Todd Danto's** to renew the permits in a timely manner and obtain final inspections as required by the Florida Building Code. It is also recommended if **Todd Danto's** fails to comply, the FCILB order the State Certified Building Contractor's License of **Todd Danto's** be **REVOKED** by the Florida Construction Industry Licensing Board.

In accordance with Florida Statutes, Chapter 489.131(7)(c)(d), & (e), the disciplined contractor, the complainant, or the Department of Business and Professional Regulation may challenge the local jurisdiction enforcement body's recommended penalty for Board action to the State Construction Industry Licensing Board. A challenge shall be filed within sixty (60) days of the issuance of the recommended penalty to the State Construction Industry Licensing Board in Tallahassee, Florida.

MOTION FOR CILB RECOMMENDATIONS DISCUSSION: Michael Melton made a motion to approve staff recommendations and Brian Midilo second's motion
Motion was passed unanimously.8:0

3 James Rallo
dba J Patrick Construction Inc.
Certified Building Contractor
License No. CBC1259426
Case No. CIL-25-00029

Daryl Dillow

James Rallo: Not Present

- James Rallo was not present to provide testimony to the Construction Industry Licensing Board, hereinafter
- Licensing investigator Tom Atkinson provided testimony to the board

The respondent was charged with the following:

FLORIDA BUILDING CODE

105.1 - adopted by **Charlotte County Code 3-2-23**: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

110.3 and 110.5, adopted by Charlotte County Code 3-2-23: The building official upon notification from the permit holder or his or her agent, shall make the following inspections, and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The building official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection. Additionally, it shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work

that are required by this code.

CHARLOTTE COUNTY CODE

Section 3-2-47(b)(4) - Willful or deliberate disregard and violation of any lawful order of the board, any provisions of **Charlotte County Code, chapter 3-2, chapter 3-9**, any provisions of any code adopted pursuant to this chapter, or any state law regulating the construction industry, including **Chapter 489 and Part I of Chapter 455**.

3-2-47(b)(20) - Failing to obtain inspections including but not limited to final inspections.

You were previously notified of these violations by warning letter dated **May 12, 2025**. You are hereby notified to comply with these cited sections within **thirty (10) days** by renewing the expired permits, as well as obtaining timely inspections including final inspections.

You were previously notified of these violations by telephone communication, e-mails, and video conference meeting where violation(s) were discussed.

Upon consideration, it is **ORDERED**:

1. The allegations of fact set forth in the Notice of Violation are approved and adopted and incorporated herein by reference as findings of fact.
2. The conclusions of law alleged and set forth in the Notice of Violation are approved and adopted and incorporated herein.

UPON THESE FINDINGS, it is FURTHER ORDERED:

That **James Rallo 's permitting** privileges and right to work as a contractor in Charlotte County be **REVOKED**.

It is further ordered a copy of this case along with a copy of this case along with a copy the Board's order be forwarded to the Department of Business and Professional Regulation and Florida Construction Industry Licensing Board (FCILB) with the recommendation the FCILB order **James Rallo** to renew the permits in a timely manner and obtain final inspections as required by the Florida Building Code. It is also recommended if **James Rallo** fails to comply, the FCILB order the State Certified Building Contractor's License of **James Rallo** be **REVOKED** by the Florida Construction Industry Licensing Board.

In accordance with Florida Statutes, Chapter 489.131(7)(c)(d), & (e), the disciplined contractor, the complainant, or the Department of Business and Professional Regulation may challenge the local jurisdiction enforcement body's recommended penalty for Board action to the State Construction Industry Licensing Board. A challenge shall be filed within sixty (60) days of the issuance of the recommended penalty to the State Construction Industry Licensing Board in Tallahassee, Florida.

MOTION FOR CILB RECOMMENDATIONS DISCUSSION: Michael Laporta made a motion to approve staff recommendations and Michael Melton second's motion
Motion was passed unanimously.8:0

<p>4 Leonardo Uzcategui dba Invision Real Estate Investments LLC Certified General Contractor License No. CGC1513630 Case No. CIL-25-00021</p>	<p>Ken G</p>
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Leonardo Uzcategui: Not Present

- **Leonardo Uzcategui** was not present to provide testimony to the Construction Industry Licensing Board, hereinafter,
- Licensing investigator **Ken Garcia** provided testimony to the board

The Respondent was charged with the following:

FLORIDA STATUTES

489.126(2)(a) A contractor who receives, as initial payment, money totaling more than 10 percent of the contract price for repair, restoration, improvement, or construction to residential real property must: (a) Apply for permits necessary to do work within 30 days after the date payment is made, except where the work does not require a permit under the applicable codes and ordinances, and

(b) Start the work within 90 days after the date all necessary permits for work, if any, are issued,

489.126(b)(3) A contractor who receives money for repair, restoration, addition, improvement, or construction of residential real property in excess of the value of the work performed shall not, with intent to defraud the owner, fail or refuse to perform any work for any 90-day period.

(b) Proof that a contractor received money for the repair, restoration, addition, improvement, or construction of residential real property and that the amount received exceeds the value of the work performed by the contractor and that:

1. The contractor failed to perform any of the work for which he or she contracted during any 60-day period.
 - (1)
2. The failure to perform any such work during the 60-day period was not related to the owner's termination of the contract or a material breach of the contract by the owner; and
 - (2)
3. The contractor failed, for an additional 30-day period after the date of mailing of notification as specified in paragraph (c), to perform any work for which he or she contracted,
 - (3)
 - (4) gives rise to an inference that the money in excess of the value of the work performed was taken with the intent to defraud.
 - (5)
 - (6) **489.129 (2) (g)** Committing mismanagement or misconduct in the practice of contracting that causes financial harm to a customer. Financial mismanagement or misconduct occurs when:
 - (7) 2. The contractor has abandoned a customer's job, and the percentage of completion is less than the percentage of the total contract price paid to the contractor as of the time of abandonment, unless the contractor is entitled to retain such funds under the terms of the contract or refunds the excess funds within 30 days after the date the job is abandoned... "

FLORIDA BUILDING CODE

Section 105.1 - adopted by **Charlotte County Code 3-2-23**: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit

Section 110.3 and 110.5, adopted by **Charlotte County Code 3-2-23**: The building official upon notification from the permit holder or his or her agent, shall make the following inspections, and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The building official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection. Additionally, it shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

CHARLOTTE COUNTY CODE

Section 3-2-47(b)(4) - Willful or deliberate disregard and violation of any lawful order of the board, any provisions of **Charlotte County Code, chapter 3-2, chapter 3-9**, any provisions of any code adopted pursuant to this chapter, or any state law regulating the construction industry, including **Chapter 489 and Part I of Chapter 455**.

3-2-47(b)(20) -Failing to obtain inspections including but not limited to final inspection.

IN THAT YOU were contracted to build a single-family home at 12162 Van Loon Ave, Port Charlotte Fl, 33981 and failed to obtain a permit within the thirty days allotted to you per Florida Statutes after receiving a 16% deposit of \$30,000.00. After ninety days of no activity, a refund was requested by the customer via certified mail return receipt, to no avail.

You were previously notified of these violations by a warning letter dated **February 12, 2025**. You are hereby notified to comply with these cited sections within **ten (10) days** by obtaining permit(s), as well as obtaining timely inspections including final inspections.

UPON THESE FINDINGS, it is **FURTHER ORDERED**:

That **Leonardo Uzcategui 's permitting** privileges and right to work as a contractor in Charlotte County be **SUSPENDED**.

It is further ordered a copy of this case along with a copy of this case along with a copy the Board's order be forwarded to the Department of Business and Professional Regulation and Florida Construction Industry Licensing Board (FCILB) with the recommendation the FCILB order **Leonardo Uzcategui** to renew the permits in a timely manner and obtain final inspections as required by the Florida Building Code. It is also recommended if **Leonardo Uzcategui** fails to comply, the FCILB order the State Certified Building Contractor's License of **Leonardo Uzcategui** be **SUSPENDED** by the Florida Construction Industry Licensing Board. It is the recommendation of the Department that the CILB formally recommended the Department of Business and Professional Regulation (DBPR) to provide restitution to the customer in this case and request the DBPR issue an Order of Restitution in the amount of \$30,000.

In accordance with Florida Statutes, Chapter 489.131(7)(c)(d), & (e), the disciplined contractor, the complainant, or the Department of Business and Professional Regulation may challenge the local jurisdiction enforcement body's recommended penalty for Board action to the State Construction Industry Licensing Board. A challenge shall be filed within sixty (60) days of the issuance of the recommended penalty to the State Construction Industry Licensing Board in Tallahassee, Florida.

MOTION FOR CILB RECOMMENDATIONS DISCUSSION: Michael Melton made a motion to approve staff recommendations and John Donlon second's motion
Motion was passed unanimously.8:0

5 Cody Hastings **Daryl D**
dba Hastings Roofing Service Inc.
License No. CCC1330946
Case No. CIL-25-00022

Cody Hastings: Not Present

- Cody Hastings was not present to provide testimony to the Construction Industry Licensing Board, hereinafter
- Licensing investigator Daryl Dillow provided testimony to the board

The respondent was charged with the following:

FLORIDA BUILDING CODE

105.1 - adopted by **Charlotte County Code 3-2-23**: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

110.3 and 110.5, adopted by Charlotte County Code 3-2-23: The building official upon notification from the

permit holder or his or her agent, shall make the following inspections, and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The building official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection. Additionally, it shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

CHARLOTTE COUNTY CODE

Section 3-2-47(b)(4) - Willful or deliberate disregard and violation of any lawful order of the board, any provisions of **Charlotte County Code, chapter 3-2, chapter 3-9**, any provisions of any code adopted pursuant to this chapter, or any state law regulating the construction industry, including **Chapter 489 and Part I of Chapter 455**.

3-2-47(b)(20) - Failing to obtain inspections including but not limited to final inspections.

You were previously notified of these violations by a warning letter dated April 28, 2025. You are hereby notified to comply with these cited sections within ten (10) days by obtaining permit(s), as well as obtaining timely inspections including final inspections.

You were previously notified of these violations by telephone communication, e-mails, and video conference meeting where violation(s) were discussed.

Upon consideration, it is **ORDERED**:

1. The allegations of fact set forth in the Notice of Violation are approved and adopted and incorporated herein by reference as findings of fact.
2. The conclusions of law alleged and set forth in the Notice of Violation are approved and adopted and incorporated herein.

It is further ordered a copy of this case along with a copy of this case along with a copy the Board's order be forwarded to the Department of Business and Professional Regulation and Florida Construction Industry Licensing Board (FCILB) with the recommendation the FCILB order **Cody Hastings** to renew the permits in a timely manner and obtain final inspections as required by the Florida Building Code. It is also recommended if **Cody Hastings** fails to comply, the FCILB order the State Certified Building Contractor's License of **Cody Hastings** be **REVOKED** by the Florida Construction Industry Licensing Board.

In accordance with Florida Statutes, Chapter 489.131(7)(c)(d), & (e), the disciplined contractor, the complainant, or the Department of Business and Professional Regulation may challenge the local jurisdiction enforcement body's recommended penalty for Board action to the State Construction Industry Licensing Board. A challenge shall be filed within sixty (60) days of the issuance of the recommended penalty to the State Construction Industry Licensing Board in Tallahassee, Florida.

MOTION FOR CILB RECOMMENDATIONS DISCUSSION: Brian Midilo made a motion to approve staff recommendations and Michael Laporta second's motion
Motion was passed unanimously.8:0

6 James V Jankowski
dba James Jankowski Enterprises Inc.
Certified Building Contractor
License No. CBC1264369
Case No. CIL-25-00028

Daryl D

James V Jankowski: Not Present

- James V Jankowski was not present to provide testimony to the Construction Industry Licensing Board, hereinafter
- Licensing investigator Daryl Dillow provided testimony to the board

The respondent was charged with the following:

FLORIDA BUILDING CODE

105.1 - adopted by **Charlotte County Code 3-2-23**: Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

110.3 and 110.5, adopted by Charlotte County Code 3-2-23: The building official upon notification from the permit holder or his or her agent, shall make the following inspections, and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The building official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection. Additionally, it shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

CHARLOTTE COUNTY CODE

Section 3-2-47(b)(4) - Willful or deliberate disregard and violation of any lawful order of the board, any provisions of **Charlotte County Code, chapter 3-2, chapter 3-9**, any provisions of any code adopted pursuant to this chapter, or any state law regulating the construction industry, including **Chapter 489 and Part I of Chapter 455**.

3-2-47(b)(20) - Failing to obtain inspections including but not limited to final inspections.

You were previously notified of these violations by a warning letter dated May 23, 2025. You are hereby notified to comply with these cited sections within fifteen (15) days by obtaining permit(s), as well as obtaining timely inspections including final inspections.

You were previously notified of these violations by telephone communication, e-mails, and video conference meeting where violation(s) were discussed.

Upon consideration, it is **ORDERED**:

1. The allegations of fact set forth in the Notice of Violation are approved and adopted and incorporated herein by reference as findings of fact.
2. The conclusions of law alleged and set forth in the Notice of Violation are approved and adopted and incorporated herein.

It is further ordered a copy of this case along with a copy of this case along with a copy the Board's order be forwarded to the Department of Business and Professional Regulation and Florida Construction Industry Licensing Board (FCILB) with the recommendation the FCILB order **James V Jankowski** to renew the permits in a timely manner and obtain final inspections as required by the Florida Building Code. It is also recommended if **James V Jankowski** fails to comply, the FCILB order the State Certified Building Contractor's License of **James V Jankowski** be **REVOKED** by the Florida Construction Industry Licensing Board.

In accordance with Florida Statutes, Chapter 489.131(7)(c)(d), & (e), the disciplined contractor, the complainant, or the Department of Business and Professional Regulation may challenge the local jurisdiction enforcement body's recommended penalty for Board action to the State Construction Industry Licensing Board. A challenge shall be filed within sixty (60) days of the issuance of the recommended penalty to the State Construction Industry Licensing Board in Tallahassee, Florida.

MOTION FOR CILB RECOMMENDATIONS DISCUSSION: Michael Melton made a motion to approve staff recommendations and John Donlan second's motion. Motion was passed unanimously.8:0