

Council

Anne Gerwig, Mayor
John T. McGovern, Vice Mayor
Michael Drahos, Councilman
Michael J. Napoleone, Councilman
Tanya Siskind, Councilwoman

Manager
Paul Schofield

July 6, 2017

Mr. Justin Howen
J Howen Inc
7225 Brickyard Cir
Lake Worth, FL 33467

**RE: Notice of Hearing Pursuant to Section 489.113, Florida Statutes;
Jacek Tomasik, CBO referring J Howen Inc**

Dear Mr. Howen:

This letter is to notify you that the Village of Wellington Construction Board of Adjustments and Appeals (CBAA) will conduct a hearing to review the number of expired building permits currently under your license. The hearing is scheduled for **Monday, September 18th, 2017 at 6:30 P.M.** The purpose of this hearing is to determine if you or those in your employ have committed a willful violation of the provisions of the Florida Building Code, specifically sections: 105.4.1, 105.4.1.3, 105.4.1.5, 105.5.3.

The following documents are included with this notice:

- Exhibit A. List of Expired Permits as of July 6th, 2017;
- Exhibit B. Letter sent on July 13th, 2016 containing list of expired permits;
- Exhibit C. Email sent on July 13th, 2016 containing list of expired permits;

According to Section 489.113, Florida Statutes and Section 113.4 of Florida Building Code as amended by Village of Wellington, the Construction Board of Adjustments and Appeals (CBAA) will convene as the Local Construction Regulation Board (LCRB).

As the LCRB the CBAA may deny, suspend, revoke, or limit your authority as a certified contractor to obtain a building permit or permits with specific conditions, if the LCRB finds through the public hearing process that you or those you employ committed fraud or a willful building code violation within the Village of Wellington.

The quasi-judicial proceeding in the above matter will only consider the evidence presented and heard at a Regular Meeting of the Wellington Construction Board of Adjustments and Appeals scheduled for **Monday September 18th, 2017 at 6:30 P.M.**

The meeting will be held at the Wellington Village Hall, 12300 Forest Hill Blvd., Wellington, FL 33414, on the First Floor in the Village Council Chambers.

You should be prepared to attend this meeting and present evidence to the Board so that an appropriate decision may be rendered.

Please Note: Failure to appear will not prevent this matter from being heard in your absence.

If you have any questions regarding this notice or you are unable to attend, please contact our office at (561) 753-2430 ext. 2526 during business hours.

Expired PermitsJul 6, 2017
9:39:52 AM**EXHIBIT A**

Contractor Name	PermitID	Application Full Address	Application Type Code
J HOWEN INC	10-2123	689 CYPRESS GREEN CIR WELLINGTON, FL 33414	MISC
	10-2378	582 JUNIPER PL WELLINGTON, FL 33414	MISC
	10-3402	612 DRACENA DR WELLINGTON, FL 33414	MISC
	11-1271	14810 HORSESHOE TRCE WELLINGTON, FL 33414	MISC
	11-2746	14984 HORSESHOE TRCE WELLINGTON, FL 33414	MISC
	11-3391	1078 CRASSULA CT C WELLINGTON, FL 33414	MISC
	11-4182	2480 SANDSTONE CT WELLINGTON, FL 33414	MISC
	12-2097	11125 ISLE BROOK CT WELLINGTON, FL 33414	MISC
	12-296	273 SCARBOROUGH TER WELLINGTON, FL 33414	MISC
	12-3873	11234 PINE VALLEY DR WELLINGTON, FL 33414	MISC
	13-1048	1372 NORTHAMPTON TER WELLINGTON, FL 33414	MISC
	13-1199	8976 BIDDLE CT	MISC
	13-2381	1248 WATERWAY COVE DR WELLINGTON, FL 33414	MISC
	13-2951	2330 SUNDERLAND AVE WELLINGTON, FL 33414	MISC
	13-609	12805 TIMBER PINE TRL WELLINGTON, FL 33414	MISC
	14-1404	1525 CHAPPAREL WAY WELLINGTON, FL 33414	MISC

14-2556	1604 BAYRIDGE PL	MISC
	WELLINGTON, FL 33414	
14-3619	1738 FARMINGTON CIR	MISC
	WELLINGTON, FL 33414	
14-3859	13348 DOUBLETREE CIR	MISC
	WELLINGTON, FL 33414	
14-4511	13595 CHATSWORTH VILLAGE DR	MISC
	WELLINGTON, FL 33414	
15-2701	10735 HIDDEN BEND WAY	MISC
	WELLINGTON, FL 33414	
15-3291	11960 SUELLEN CIR	MISC
	WELLINGTON, FL 33414	
15-3384	1217 PERIWINKLE PL	MISC
	WELLINGTON, FL 33414	
15-3519	13149 VALERIAN WAY	MISC
	WELLINGTON, FL 33414	
15-4224	10644 OLD HAMMOCK WAY	MISC
	WELLINGTON, FL 33414-3148	
16-123	13292 OPAL LN	MISC
	WELLINGTON, FL 33414	
16-2408	12303 GINGERWOOD LN	MISC
	WELLINGTON, FL 33414	
16-3518	12692 HEADWATER CIR	MISC
	WELLINGTON, FL 33414	

J HOWEN INC	- Count	28
Overall - Count		28

Jul 6, 2017



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J HOWEN INC
7225 BRICKYARD CIR
LAKE WORTH, FL 33467

July 13, 2016

Dear Sir/Madam:

According to Wellington Building Department records, your company has **24 permits with no activity for over 6 months (list enclosed)** or which have not received approval of final inspection and become invalid in accordance with Florida Building Code section:

105.4.1.3 Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 6 months after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 3 months each. The extension shall be requested in writing and justifiable cause demonstrated, prior to expiration.

To extend a permit, the Permit Extension Request form located on our website www.wellingtonfl.gov/permits under Building Forms must be completed and either submitted to the building department at city hall or emailed to buildingdocs@wellingtonfl.gov. When extending the permit, please ensure that all licensure and insurance requirements are up to date. The 90 day extension will be granted once it has been approved by the Building Official and fees have been paid.

You are expected to comply with this notice within 90 days; an extension of time can be granted upon reasonable written request. Failure to comply with the time limitation of this notice by not closing all of the expired permits issued under the name of your company will be considered a willful building code violation. Such violation may initiate further action against your local or state licensure up to a limitation or termination of privileges of obtaining future building permits in Wellington and other jurisdictions in the State of Florida.

If you have any questions regarding this notice or feel you have received this notice in error please contact the Building Department at (561) 753-2430 during business hours.

Sincerely,

Dara O'Connor

Permit Technician | Village of Wellington | 12300 Forest Hill Blvd | Wellington, FL 33414
Tel: 561-753-2506 | Fax: 561-791-4045 | Doconnor@wellingtonfl.gov | www.wellingtonfl.gov

Building Department

Cc: file

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A GREAT HOMETOWN

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15-00003384	J HOWEN INC	13149 VALERIAN WAY
15-00003519	J HOWEN INC	

EXHIBIT C

From: Dara O'Connor
To: "jhoweninc@hotmail.com"
Subject: Expired Permits
Date: Wednesday, July 13, 2016 11:28:00 AM
Attachments: [image001.png](#)

J HOWEN INC
7225 BRICKYARD CIR
LAKE WORTH, FL 33467

July 13, 2016

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Save time, get your permit online!

BuildingDocs@wellingtonfl.gov