

This action is against Justin Howen, State Certified General Contractor License # CGC1515113, d/b/a J Howen Inc. located at main address: 7225 Brickyard Circle, Lake Worth, FL 33467 and license location: 728 Ridge Rd Apt 22, Lantana, FL 33462, and Mr. Howen's failure to complete final inspections on all permits issued to J Howen Inc that remain in expired status.

On June 28, 2016, a report was run by Dara O'Connor revealing that J Howen Inc had 24 expired permits.

On July 13, 2016 Mr. Howen was notified via email and letter **(Exhibits B & C)** that he currently had 24 expired permits under his license with the Village of Wellington. The email and mailing also included a detailed expired permit report clearly indicating the 24 permits that have not received final inspections **(included in Exhibits B & C)**. Within this notification was also a statement indicating that he was to comply with the notice within 90 days and failure to comply with the time limitation of the notice by not closing all of the expired permits issued under the name of the company would be considered a willful building code violation. Such violation may initiate further action against the local or state licensure up to limitation or termination of privileges of obtaining future building permit in Wellington and other jurisdictions in the State of Florida.

Research of DBPR's database revealed that Mr. Howen's Certified General Contractor License CGC1515113 is listed as Current and Active; he has been registered with DBPR since March 28, 2008 **(Exhibit 1)**. A review of the DBPR discipline database revealed no complaints on file.

On July 06, 2017 a report was run by Dara O'Connor revealing that J Howen Inc had 28 expired permits **(Exhibit A)**.

On July 06, 2017 a Notice of Hearing (NOH) **(Exhibit 2)** containing a current list of expired permits **(Exhibit A)**, the original letter sent in 2016 **(Exhibit B)**, and the original email sent in 2016 **(Exhibit C)**, was sent via email, regular mail, and certified mail to Mr. Howen at 7225 Brickyard Cir, Lake Worth, FL 33467, Pursuant to Section 489.113, Florida Statutes, for Monday, September 18, 2017 at 6:30pm. Contained in the NOH was a statement explaining that the hearing was to determine if the contractor has 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.

On July 17, 2017 and July 24, 2017 the letters were returned to sender **(Exhibits 3 & 4)**.

On July 24, 2017 Dara O'Connor spoke with Mr. Howen's secretary at 10:00am via phone who advised that the mailing address is 728 Ridge Rd. Apt 22, Lantana, FL 33462. The packet was the resent to Mr. Howen at the new address **(Exhibit 5)**.

On July 26, 2017 the Village of Wellington received the signed return receipt by Maria Howen **(Exhibit 6)**.

On August 28, 2017 Jacek Tomasik and Dara O'Connor began to receive copies of letters **(Exhibits 7 & 8)** written by J Howen Inc that were addressed to the homeowners with the expired permits. These letters contained inaccurate threats stating that the Village of Wellington would lien their homes if the permit did not get closed. The letters also described fees that were not a part of our currently adopted permit fee schedule **(Exhibit 9)**.

On August 30, 2017, as requested by the contractor, Dara O'Connor sent an updated list of Expired Permits via email to Mr. Howen **(Exhibit 10)**. During that week, Mr. Howen requested and received 11 permit extensions. 9 of those permits were closed with an approved inspection and the others remained expired.

On September 14, 2017 Mr. Howen was notified via email that due to Hurricane Irma, the hearing has been postponed and he would be advised once a new date had been chosen **(Exhibit 11)**.

On September 19, 2017 Mr. Howen was sent via mail and email a new NOH with a hearing date of Monday, October 16, 2017 at 6:30pm **(Exhibits 12 & 13)**. He was advised in this NOH that he had until Monday, October 02, 2017 to close all of the expired permits in order to be relieved from attending the hearing.

On September 26, 2017 Mr. Howen came to the Building Department counter and spoke with Dara O'Connor. Mr. Howen advised that he would like a list of all of his expired permits so he can renew them all at once. Dara gave him the original list that was sent to him via mail and email on July 06, 2017. Rachel Kopp showed him how to look online and determine if the permits have been closed or if they are still open/expired. He was advised that that if he would like an updated report ran (requiring internal research prior to running the report), it could be ready by Thursday, September 28, 2017 or he could research each of them through the public website. Mr. Howen was also advised that if he submits all of the permit extensions at one time, it will take us some time to process them as each permit requires separate research and sign off by a supervisor. He is aware that he has until October 02, 2017 to close all of the permits.

On September 26, 2017 Mr. Howen submitted 17 permit extension requests to the counter.

On September 27, 2017 all 17 of the permit extension requests were processed and granted pending payment of the fees. Rachel Kopp spoke with Mr. Howen's secretary via phone and advised her that the renewed permits were ready for pick up pending payment of fees. She advised Rachel that she would be in on September 28, 2017 to pick up and pay for the renewed permits.

On September 29, 2017 extensions were paid for and picked up by Justin Howen's secretary.

On October 03, 2017 Dara O'Connor ran a report that revealed that J Howen Inc has 12 Expired Permits **(Exhibit 14)**. Also on October 03, 2017 Dara O'Connor forwarded the Notice of Hearing to Mr. Howen who then confirmed receipt of the notice **(Exhibit 15)**.