



April 29, 2019

Sent via: CERTIFIED LETTER & 1st CLASS MAIL

Mr. Patrick Silas, Jr.
Patrick Silas Land Development Co., LLC
5420 NW Nassau Ct.
Port St. Lucie, FL 34983

1190 SW Jericho Ave.
Port St. Lucie, FL 34953

**Re: Notice of Hearing
Contractor Complaint – 2811 D Stoneway Lane**

Dear Mr. Silas:

This pertains to the complaint submitted to the City of Fort Pierce against you, as a contractor, in the above-referenced case and provides you with notice of the hearing that has been scheduled on such complaint. The item has been forwarded to the Board for hearing **9:00 a.m. May 14, 2019, in the City Commission Chambers on the first floor of City Hall.**

The Respondent may be represented by counsel at the hearing, may present relevant evidence, and will be given an opportunity to cross examine witnesses. A copy of the Rules of Procedure for Disciplinary Matters for the Fort Pierce Board of Examiners of Contractors may be obtained upon request from the Building Department.

If you have any further questions, please call my assistant at (772) 467-3188.

Sincerely,

Shaun Coss, CFM
Building Department Coordinator

SC/km
Enclosures

C (via email): Paul Thomas, CBO, CFM, Building Official
Linda Cox, City Clerk/Asst. City Manager
Board Attorney – Iola Mosley
Contractor's License File
Complainant

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Sudderth, Reed A.		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Contractors Board	
MAILING ADDRESS P.O. Box 12755		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Fort Pierce	COUNTY St Lucie	<input checked="" type="checkbox"/> CITY	<input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
DATE ON WHICH VOTE OCCURRED 8/14/18		NAME OF POLITICAL SUBDIVISION: City Board	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTEE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Reed Sudderth, hereby disclose that on Aug 14, 20 18 :

(a) A measure came or will come before my agency which (check one or more)

inured to my special private gain or loss;

inured to the special gain or loss of my business associate, in contract with owner as 8/15/18 ;

inured to the special gain or loss of my relative, _____ ;

inured to the special gain or loss of _____, by whom I am retained; or

inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

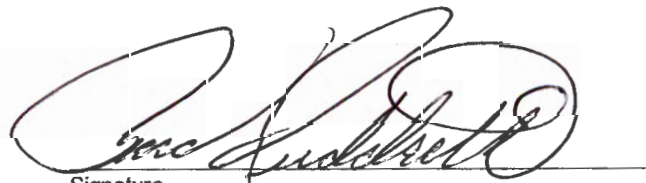
(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

We bid new work to be performed at address in complaint. Nowork has been started by CRS Plumbing at this time. We are in contract at this time.

**Thank you Reed Sudderth
DBA CRS Plumbing LLC**

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

8/5/18
Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

APR 9 2019

APR 9 2019

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Reed Sunderth		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Contractors Licensing	
MAILING ADDRESS P.O. Box 12255 SLG.		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
CITY Ft Pierce	COUNTY FIA	NAME OF POLITICAL SUBDIVISION:	
DATE ON WHICH VOTE OCCURRED MAR 19		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

RECEIVED

APR 9 2019

Building Department

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

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DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Reed Suddeth, hereby disclose that on Mar 12, 20 19:

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

in concert with owner

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

MARCH 12 / 19
Date Filed

[Signature]
Signature

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**BOARD OF EXAMINERS OF CONTRACTORS
OF THE CITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION**

SHIRLEY ANN GIBSON,

Complainant,

vs.

PATRICK SILAS,

DIB/A PATRICK SILAS JR. LAND DEVELOPMENT CO., LLC

State of Florida Certified General Contractor No. CBC1254328, Respondent.

Address of Alleged Violation(s): 424 N. 29TH ST.

ORDER OF CONTINUANCE

THIS MATTER came before the Board of Examiners of Contractors of the City of Fort Pierce, Florida (the "Board") for hearing on March 12, 2019, upon the Complaint filed by the Complainant, Shirley Ann Gibson against the Respondent, Patrick Silas, dba Patrick Silas Construction, Inc., dated February 8, 2019, and the Notice of Alleged Charges filed by the Building Official with the Building Department of the City of Fort Pierce, Florida (the "Department") also dated February 8, 2019, based upon said Complaint. The Complainant appeared at previous hearing on March 12, 2019, the Respondent was not present. The Board, having received and heard the representations made by the Complainant, and the Department, and being otherwise advised in the premises, makes the following findings and determinations:

A. The Respondent is a State of Florida certified building contractor.

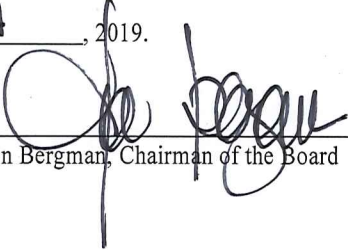
B. At the commencement of the hearing, the Chair indicated that since the Respondent was not present that the item be continued.

C. In considering such findings, the Board, by unanimous vote, adopted a motion to continue said hearing to provide the parties with the opportunity to resolve matters presented by the Complaint. Accordingly, it is

ORDERED as follows:

1. The hearing before the Board is hereby continued to the next meeting, taking place **April 9, 2019 promptly at 9 AM in the City Commission Chambers at Fort Pierce City Hall, located at 100 N. US Hwy. 1, Fort Pierce.**

DATED this 14th day of MARCH, 2019.



Don Bergman, Chairman of the Board

CERTIFICATE OF SERVICE

In my capacity as Secretary for the Board of Examiners of Contractors of the City of Fort Pierce, Florida, I certify that a true and correct copy of the above Order was furnished by U.S. Mail and, if designated, emailed to: the Complainant, Shirley Ann Gibson, 424 N. 29th St., 34947, Fort Pierce, FL 34982; the Respondent, Patrick Silas, dba Patrick Silas Jr. Land Development Co., LLC, 5420 NW Nassau Ct., Port St. Lucie, FL 34983 and also 1190 SW Jericho Ave., Port St. Lucie, FL 34953; City of Fort Pierce Building Department, Attention: Shaun Coss, Building Department Coordinator, PO Box 1480, Fort Pierce, FL 34954-1480, scoss@city-ftpiece.com; and Iola Mosley, Esquire, Assistant City Attorney, Post Office Box 1480, 100 North U.S. Highway One, Fort Pierce, FL 34954-1480 on 15 day of March, 2019.



Secretary for Board of Examiners of Contractors



THE SUNRISE CITY

FORT PIERCE
BUILDING DEPARTMENT
Florida

February 26, 2019

Sent via: CERTIFIED LETTER & 1st CLASS MAIL

Mr. Patrick Silas, Jr.
Patrick Silas Land Development Co., LLC
5420 NW Nassau Ct.
Port St. Lucie, FL 34983

1190 SW Jericho Ave.
Port St. Lucie, FL 34953

**Re: Notice of Hearing
Contractor Complaint – 424 N. 29th St.**

Dear Mr. Silas:

This pertains to the complaint submitted to the City of Fort Pierce against you, as a contractor, in the above-referenced case and provides you with notice of the hearing that has been scheduled on such complaint. The item has been forwarded to the Board for hearing **9:00 a.m. March 12, 2019, in the City Commission Chambers on the first floor of City Hall.**

The Respondent may be represented by counsel at the hearing, may present relevant evidence, and will be given an opportunity to cross examine witnesses. A copy of the Rules of Procedure for Disciplinary Matters for the Fort Pierce Board of Examiners of Contractors may be obtained upon request from the Building Department.

If you have any further questions, please call my assistant at (772) 467-3188.

Sincerely,

Shaun Coss, CFM
Building Department Coordinator

SC/km
Enclosures

C (via email): Paul Thomas, CBO, CFM, Building Official
Linda Cox, City Clerk/Asst. City Manager
Board Attorney – Iola Mosley
Contractor's License File
Complainant



CONTRACTOR COMPLAINT AFFIDAVIT

Please return completed and notarized form to Building Department (772-260-0374)

Person or company complaint is against: Patrick Silas Construction
 Address of alleged offense: 424 North 29th Street

Made by: (Mr. /Mrs. (Ms.) Shirley Ann Gibson
 Address: 424 North 29th Street
 City: Fort Pierce, FL
 Home Phone: 772-461-8455 Work/Cell Phone: 772-332-0590
 Email Address: sgibson01@Bellsouth.net

BEFORE ME, the above signed authority, personally appeared to file a complaint against:

Name of Person and/or Company: Patrick Silas
 Phone Number: 772-260-0374
 Address: _____
 City: _____ State: _____ Zip: _____
 Email: _____

In detail, clearly state your complaint below: (Please include any contracts, bills, cancelled checks, correspondences, etc.)

Paid Patrick Silas \$ 20,000.00
Paint not finished correctly
Door to short, floor not laid correct.
Bathroom tile wrong
Free outlets not shown for oven or stove
AC vent removed in foyer and not replaced.
Ceiling messed
Chipped tile in two bedrooms.

I have paid \$ 20,000 to: _____

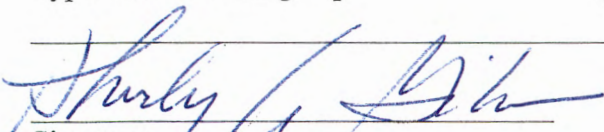
By check Wells fargo Money Order _____ other _____

Continue to next page to fill out alleged charges.


The Checked boxes specify the charges being brought against the above named contractor under the Fort Pierce Code of Ordinance, Section 5-52:

- (1) Obtaining a certificate by fraud or misrepresentation.
- (2) Committing fraud or deceit in the practice of contracting.
- (3) Committing incompetency or misconduct in the practice of contracting.
- (4) Committing gross negligence, repeated negligence, or negligence resulting in a significant danger to life or property.
- (5) Abandoning a construction project in which the contractor is engaged or under contract as a contractor. (A project may be presumed abandoned after ninety days if the contractor terminates the project without just cause or without proper notification to the owner, including the days.)
- (6) Committing mismanagement or misconduct in the practice of contracting that causes financial harm to a customer. Financial mismanagement or misconduct occurs when:
 - (a) Valid liens have been recorded against the property of a contractor's customer for supplies or services ordered by the contractor for the customer's job; the contractor has received funds from the customer to pay for the supplies or services; and the contractor has not had the liens removed from the property, by payment or by bond, within seventy- five (75) days after the date of such liens;
 - (b) 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 thirty (30) days after the date the job is abandoned.
 - (c) The contractor's job has been completed, and it is shown that the customer has had to pay more for the contracted job than the original contract price, as adjusted for subsequent change orders, unless such increase in cost was the result of circumstances caused by the customer, or was otherwise permitted by the terms of the contract between the contractor and the customer.
- (7) Substantial departure from, or disregard, of plans or specifications without consent the owner or his duly authorized representative;
- (8) Knowingly or deliberately disregarding or violating any applicable building codes or laws of the state, county or city;
- (9) Willfully and deliberately engaging in a type or class of contracting for which the contractor is not licensed or registered;
- (10) Being disciplined by any other municipality or county;
- (11) Failing to actively supervise construction projects for which the contractor has applied for and obtained a building permit; or for projects for which the contractor is, by contract; responsible;
- (12) Contracting with persons or firms not having a certificate or competency issued by the city for work or services to be performed within the city when said persons or firms are required by this chapter to possess such a certificate of competency in order to perform the contracted work or services;
- (13) Proceeding on any job without obtaining the applicable building department permits and inspections.
- (14) Being convicted or found guilty, regardless of adjudication, of a crime in any jurisdiction which directly relates to the practice of contracting or the ability to practice contracting.
- (15) Knowingly combining or conspiring with an uncertified or unregistered person by allowing his certificate or registration to be used by the uncertified or unregistered person with intent to evade the provision of this code. When a certificate holder or registrant allows his certificate or registration to be used by one (1) or more business organizations without having any active participation in the operations, management, or control of such business organizations, such act constitutes prima facie evidence of an intent to evade the provisions of this Code.

Type of action being requested of the Board (Note: If seeking a refund, this would be a civil matter.)


Signature

SWORN TO AND SUBSCRIBED BEFORE ME this 8 day of February, 2019.

Notary Signature: 





Top

Living room ceiling

1. Chandelier (electric box) damaged

2. Holes in the ceiling (AC vent was removed)



Top

Emitted during

1 - vent missing



French door

Top

- 1- holes in the concrete
- 2- holes " " "
- 3- " " " "
- 4- door will not open correctly
- 5- concrete damage
- 6- door leans when open

Pantry (Top)

#1

Door Bell
Wire
cut



#2

#3

- door bell wire cut

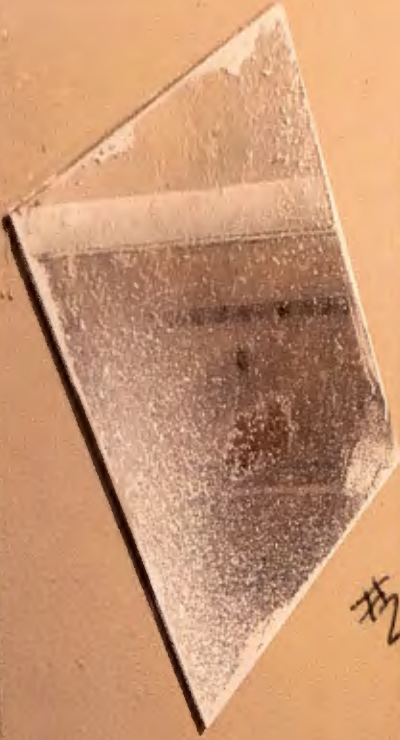
Top

Pantry
Door

Door cut sheet #1

top

Rear Entry



#2

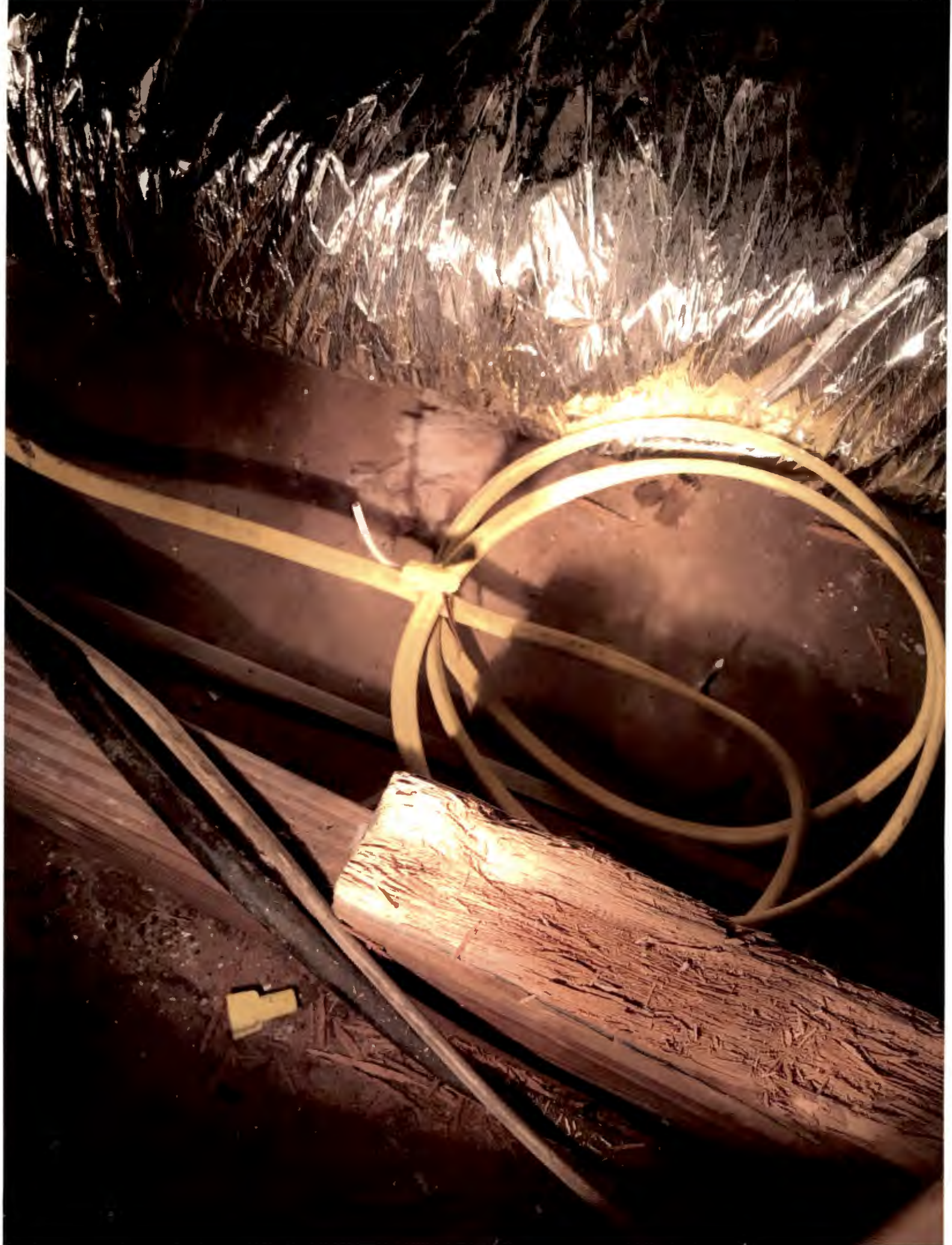
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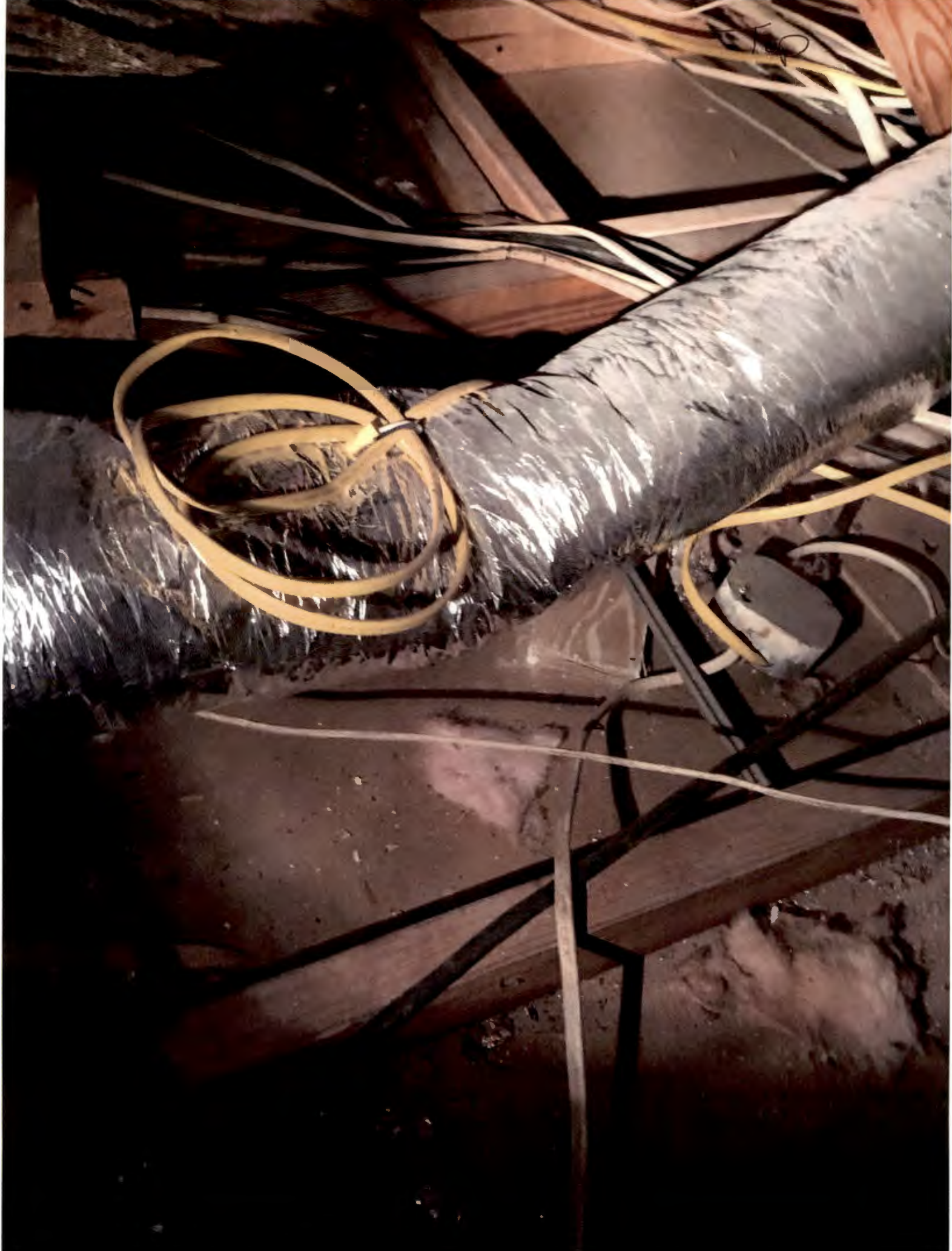
#3



#1







Top

Office Ceiling
A Whole



Top

Pendant





700

TOP



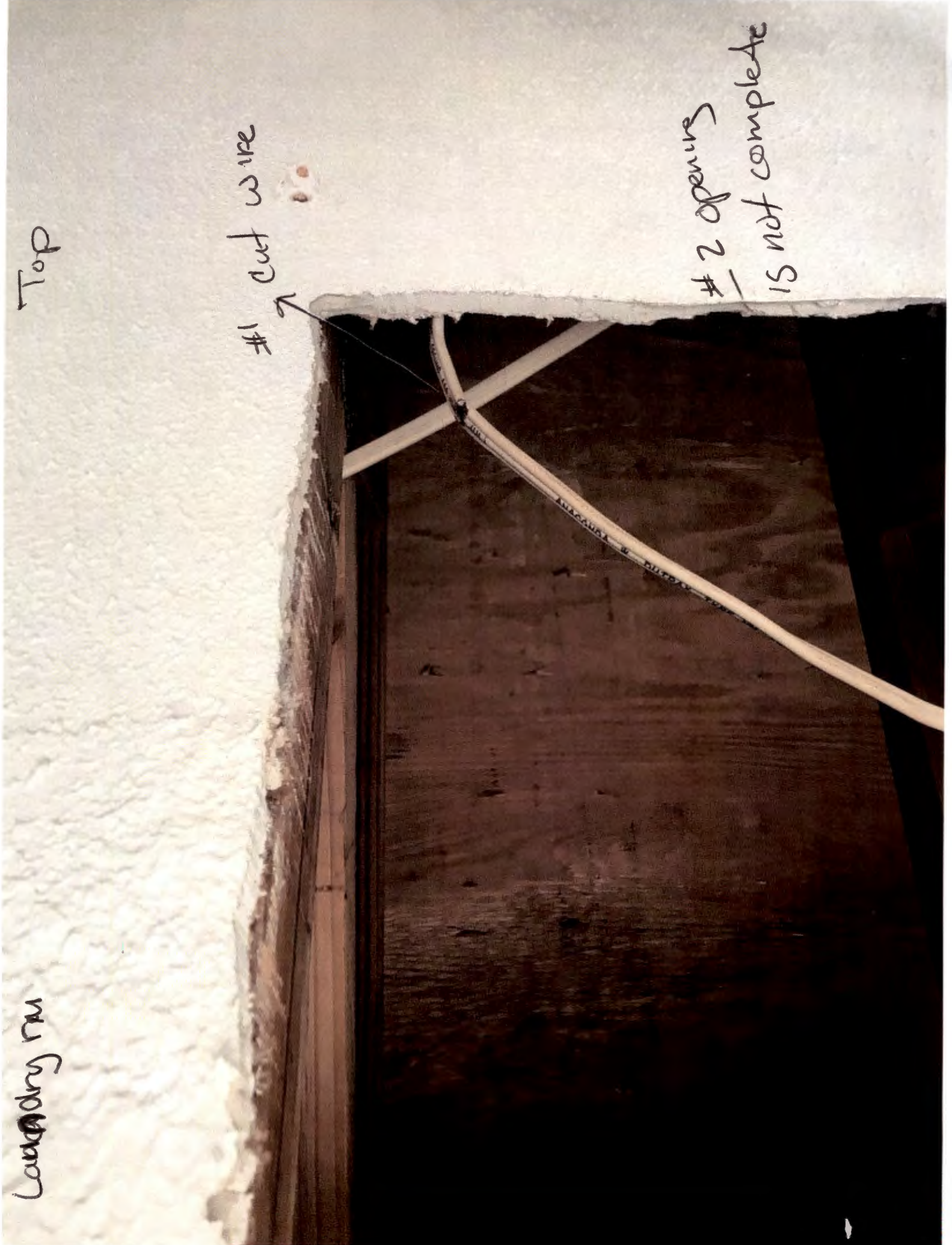
Top

#1 cut wire



#2 openings
is not complete

Laundry rm



Top

#2

#3

#1



- 1 - double oven out let missing
- 2 - Stove top outlet missing
- 3 - Dishwasher and disposal missing





Top

BATH #2

#1 →

Chipped
Bath tub



BATH #2



#1

do/

BATH # 2

1

3

2



- 1- Fixture missing
- 2- Fixture missing
- 3- wall was not complete

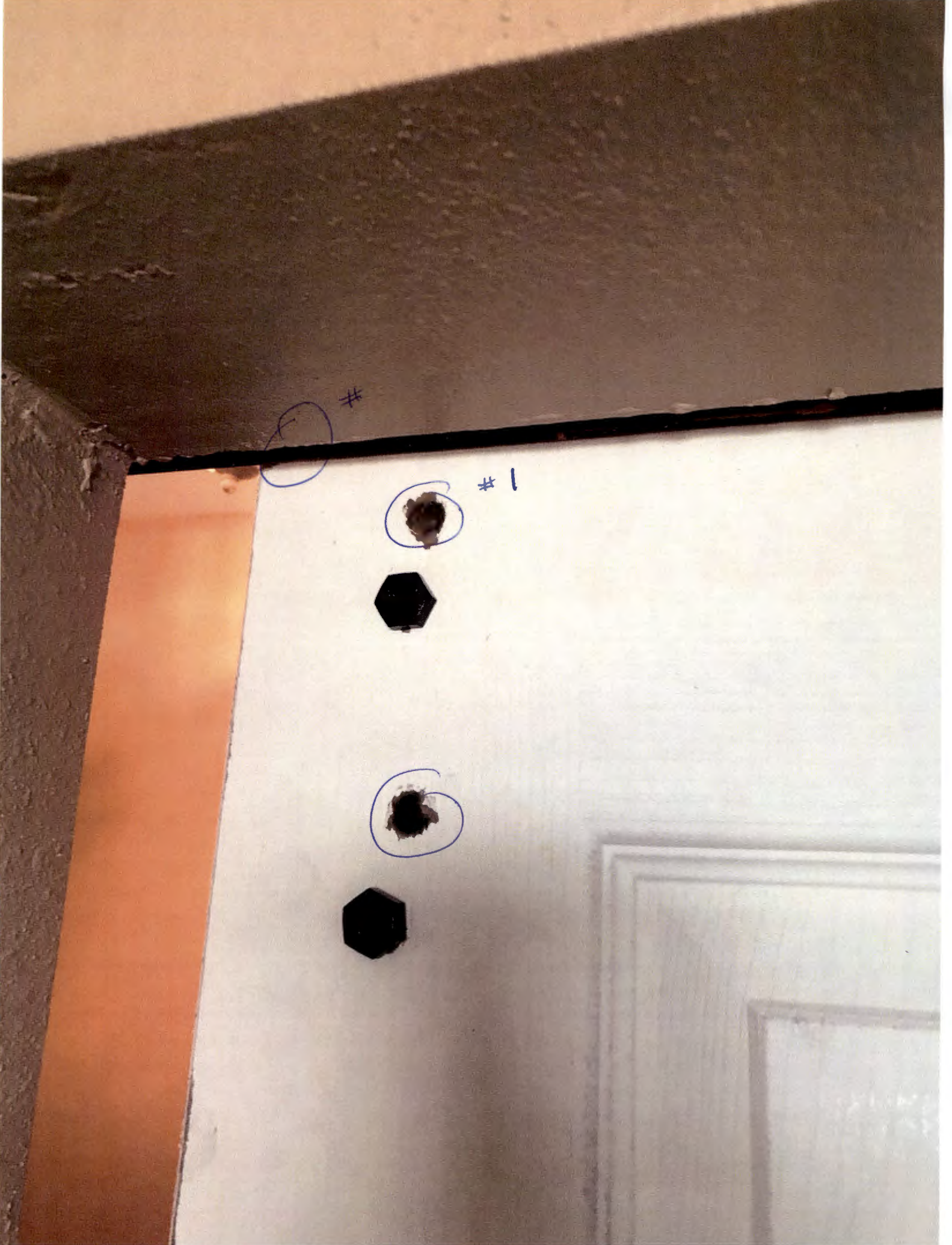




dog

BATH # 2

Bathroom window not complete



#

1

#

Bath #2 (inside)

1- holes in the doors.

2- door has a sits from the wall almost an inch.

Top

Bath #2

Track is not level

#1

Door
MISSING



1 - missing door

2 - door track is not level

Top

Bed Rm #3

Tile Chipped

#2

↓
#1



~~to~~
Pamela
Riv

#2

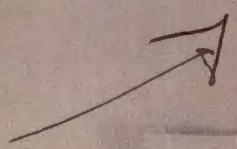


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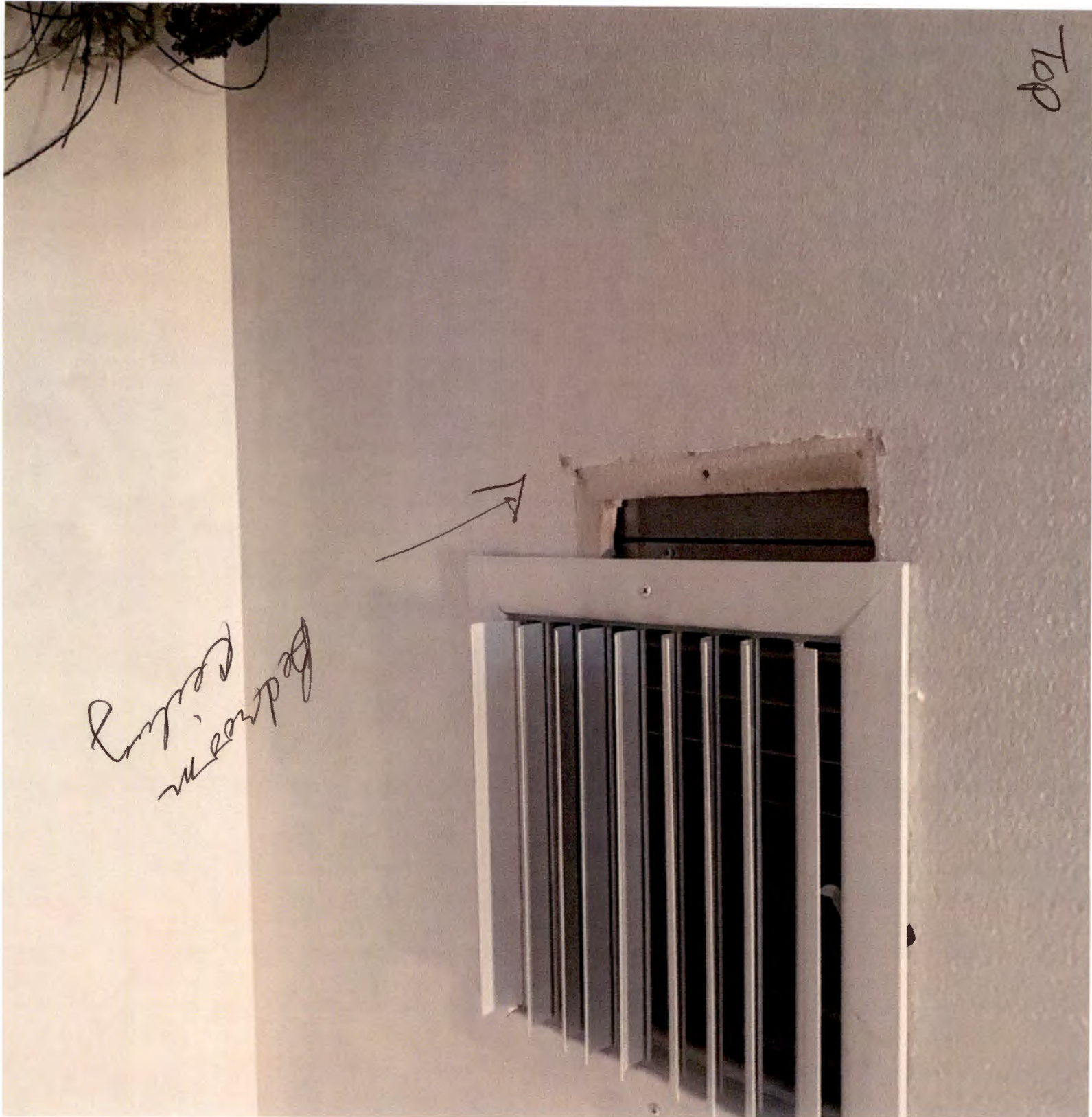
Top

!- window casing damage

Top



Bedroom
ceiling



Top

Once

Computer Table



#

Foyer vent



#2

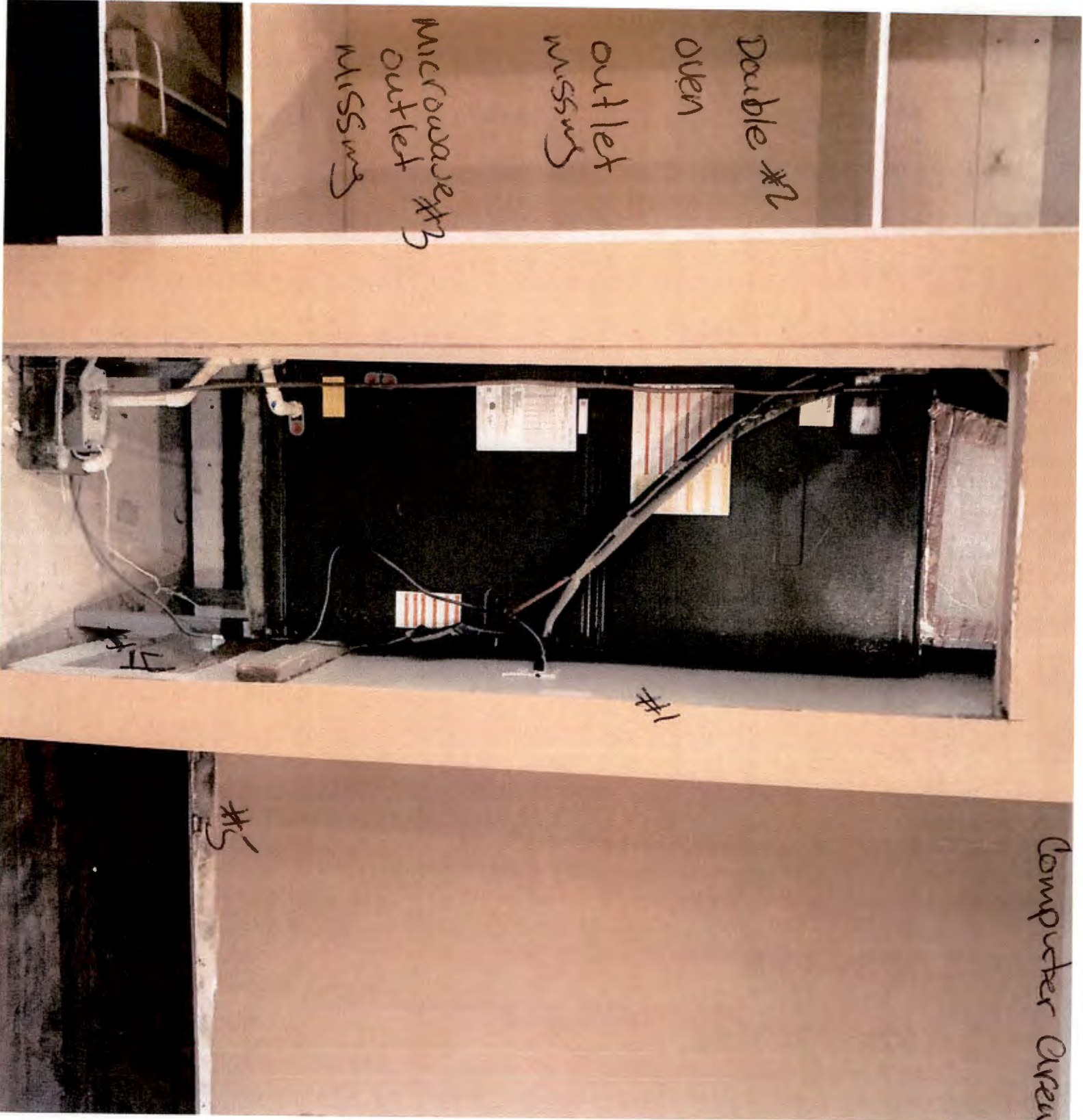
1. Recessed and drywall installed INCORRECTLY
2. VENT MISSING in foyer

Top

Over Computer table



Top



microware #3
outlet
missing

outlet
missing

Double #2
oven

#1

Computer Area

#5

1- door missing

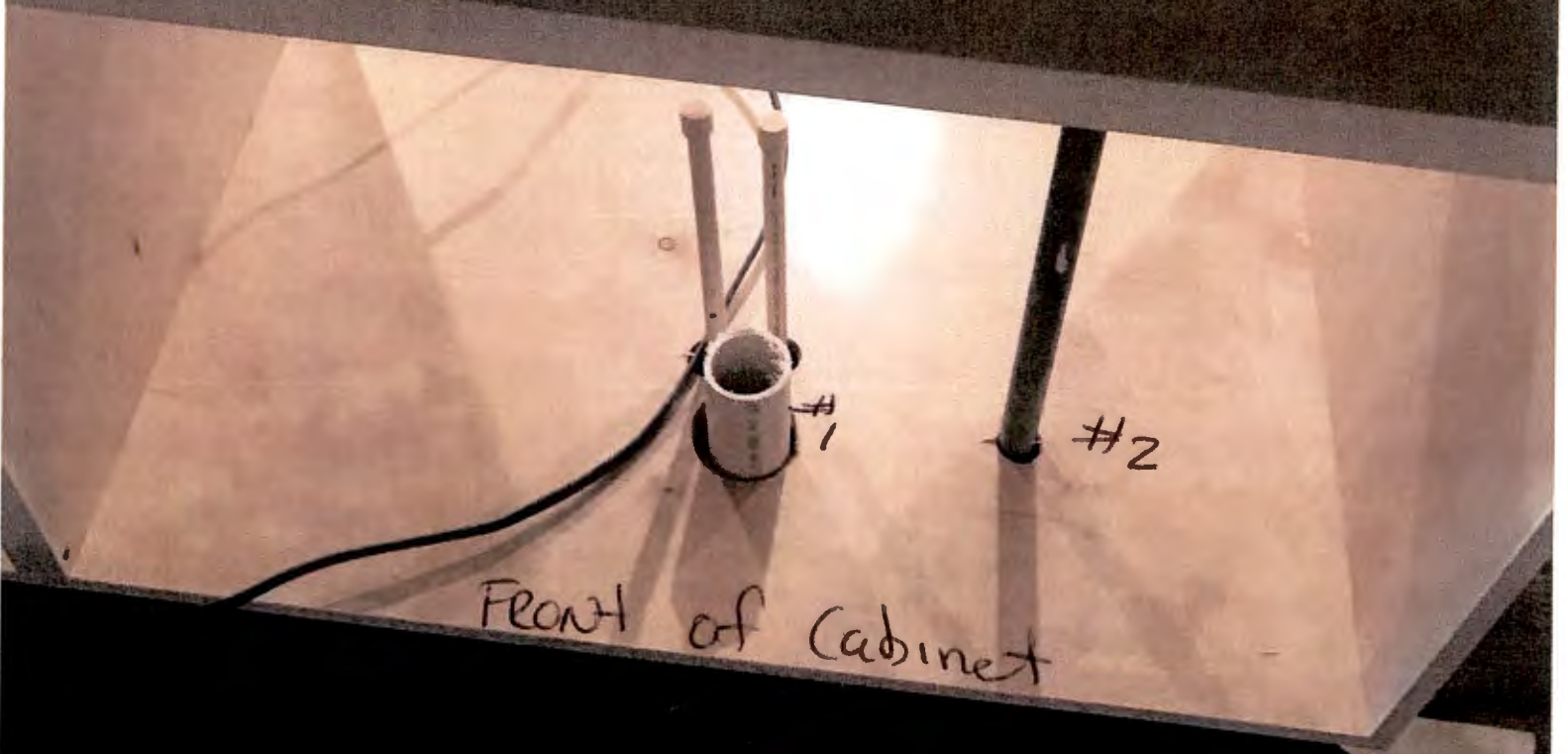
2- outlet missing / oven

3- microwave outlet missing

4- vent missing

5- damage floor

Top



Front of Cabinet

Kitchen

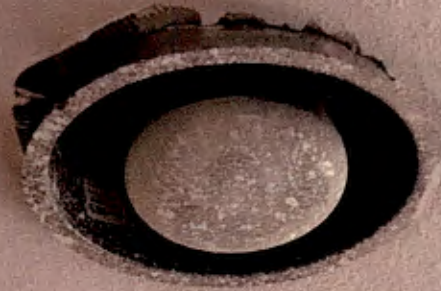


Top

Top

Kitchen

#1



#2



Top



Terminal
Living
Room

Clay



Jan

Living room ceiling (North)

1) hole in the ceiling

Formal
Living Rm



Top

Living Room ceiling

- 1- hole in the ceiling (North)
2. hole in the ceiling (center of living room)

Feb 8, 2019 4:09:18 PM EST
 File Edit List Commands Help
 Print 8:14:51 AM RION
 Revision

Contractor Name Search

Name: PATRICK

Name	Number		Type	License Nbr/error Message
PATRICK L MILAS JR LAND DEVELO	38619	O	BLCB	19 00020107
PATRIOT PLUMBING, INC	43850	O	PLCF	19 00025944
PATRIOT TECHNOLOGIES NWP INC	46308	O	AST1	17 00028858 Lic expired
PAUL BENNETT BUILDERS, LLC	46880	O	BLCB	18 00029546 Lic expired
PAUL CAN DO, INC.	11430	O	RSCR	18 00017696 Lic expired
PAUL DANIEL ELECTRIC INC	44796	O	ELEC	15 00027033 Lic expired
PAUL DAVIS RESTORATION &	44135	O	RSCR	18 00026275 Lic expired
PAUL FITZPATRICK PLUMBING INC	10306	O	PLCF	19 00011432 Reqmnt not met
PAUL FRISCHKORN, INC.	36996	O		No contractor license
PAUL JACQUIN & SONS	38568	O	GNGC	19 00020044
PAUL JACQUIN & SONS INC	36911	O	RFCC	19 00018040
PAUL JACQUIN & SONS, INC	38567	O	GNGC	19 00020043
PAUL W WILSON PLUMBING, INC	46227	O	PLCF	18 00028753 Lic expired
PAULIE PROPANE & NATURAL	43655	O	LPCX	16 00025724 Lic expired
PAULSEN & SONS CONTRACTING INC	43830	O	BLCB	19 00025919 Reqmnt not met
PAV-CO CONTRACTING INC.	44589	O	GNGC	19 00026781
PAVE TECH	6091	O	PURX	02 00006098 Lic expired
PAVECO INCORPORATED	46174	O	GNGC	17 00028698 Lic expired

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Licensee Details

Licensee Information

Name: **SILAS, PATRICK LAWRENCE JR. (Primary Name)
PATRICK L SILAS JR LAND DEVELOPMENT CO LLC (DBA Name)**

Main Address: **5420 NW NASSAU CT
PORT ST LUCIE Florida 34983**

County: **ST. LUCIE**

License Mailing:

LicenseLocation: **5420 NW NASSAU CT
PORT ST LUCIE FL 34983**

County: **ST. LUCIE**

License Information

License Type: **Certified Building Contractor**

Rank: **Cert Building**

License Number: **CBC1254328**

Status: **Current with Probation,Active**

Licensure Date: **05/24/2006**

Expires: **08/31/2020**

Special Qualifications **Qualification Effective**
Construction Business **05/24/2006**

Alternate Names

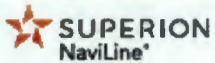
[View Related License Information](#)

[View License Complaint](#)

[2601 Blair Stone Road, Tallahassee FL 32399](#) :: Email: **[Customer Contact Center](#) :: Customer Contact Center: 850.487.1395**

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public.



- ★ Business 0038619
 - Officers
 - Miscellaneous info
 - Licenses
 - Documents

Business Information

Name: PATRICK L SILAS JR LAND
Business address: LICENSE ADDRESS
 FT PIERCE FL 34950
Mailing address: 1190 SW JERICHO AVE
 PORT ST LUCIE FL 34953
Business phone: (772) 260-0374
Emergency phone: 0

Other Business Information

Location ID: 99
Date opened: 1
Federal tax ID:
Type of ownership: CC
Type of business:
Contractor flag: Y
Status date:

Business Owner

Owner: PATRICK SILAS JR LAND DE
Address: 1190SW JERICHO AVE
 PORT ST LUCIE FL 34953
Phone: 0
Social Security:
Drivers license:
Date of birth:

- Print
- Cancel
- Exit
- Refresh
- Business Hist...
- Names History
- Images

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99999997
L/01/1980
CORPORATION
L/01/1980





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
PATRICK L. SILAS JR. LAND DEVELOPMENT CO. LLC

Filing Information

Document Number	L06000002429
FEI/EIN Number	33-1129951
Date Filed	01/08/2006
Effective Date	01/08/2006
State	FL
Status	ACTIVE
Last Event	LC DISSOCIATION MEM
Event Date Filed	07/30/2015
Event Effective Date	NONE

Principal Address

5420 NW Nassau Ct
Port St Lucie, FL 34953

Changed: 02/28/2018

Mailing Address

5420 NW Nassau Ct
Port St Lucie, FL

Changed: 02/28/2018

Registered Agent Name & Address

Silas Construction & Development
5420 NW Nassau Ct
Port St Lucie, FL 34953

Name Changed: 03/14/2016

Address Changed: 02/28/2018

Authorized Person(s) Detail

Name & Address

Title MGR

SILAS, PATRICK L., Jr.
5420 NW Nassau Ct
Port St Lucie, FL



THE SUNRISE CITY

FORT PIERCE
BUILDING DEPARTMENT
Florida

Sent via: CERTIFIED LETTER & 1st CLASS MAIL

February 11, 2019

Mr. Patrick L. Silas, Jr.
Patrick Silas Land Development Co., LLC
5420 NW Nassau Ct.
Port St. Lucie, FL 34983

1190 SW Jericho Ave.
Port St. Lucie, FL 34953

Re: 424 N. 29th St.

Dear Mr. Silas:

This letter is to inform you that a complaint has been filed with the City of Fort Pierce against you, as the holder of a Contractor's Certificate of Competency, and/or as a contractor certified by the State of Florida. Attached is a copy of the complaint affidavit that has been filed with the Building Department.

You may submit to the Director of Building and Code Enforcement a written response to this complaint within 15 days of the date of this letter. The complaint and your response will be reviewed by the Building Official and Building Department Coordinator, and the complaint shall be referred to the Board for a hearing. You will be notified of the date, time, and place of the hearing.

If you have any further questions, please call my assistant at (772) 467-3188.

Sincerely,

Shaun Coss, CFM
Building Department Coordinator

SC/km
Attachment

cc: Paul Thomas, CBO, CFM, Building Official
Iola Mosley, Board Attorney
Linda Cox, City Clerk
Contractor's License File
Complainant



CONTRACTOR COMPLAINT AFFIDAVIT

Please return completed and notarized form to Building Department (772-260-0374)

Person or company complaint is against: Patrick Silas Construction
 Address of alleged offense: 424 North 29th Street

Made by: (Mr. /Mrs. (Ms.)) Shirley Ann Gibson
 Address: 424 North 29th Street
 City: Fort Pierce, FL
 Home Phone: 772-461-8455 Work/Cell Phone: 772-332-0590
 Email Address: sgibson01@bellsouth.net

BEFORE ME, the above signed authority, personally appeared to file a complaint against:

Name of Person and/or Company: Patrick Silas
 Phone Number: 772-260-0374
 Address: _____
 City: _____ State: _____ Zip: _____
 Email: _____

In detail, clearly state your complaint below: (Please include any contracts, bills, cancelled checks, correspondences, etc.)

Paid Patrick Silas \$20,000.00
Paint not finished correctly
Door to Short, Floor not Laid correct.
Bathroom tile wrong
Free outlets not shown for oven or stove
AC vent removed in foyer and not replaced.
Ceiling messed
Chipped tile in two bedrooms.

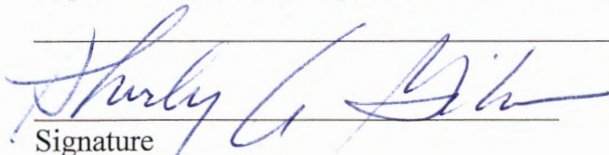
I have paid \$ 20,000 to: _____

By check Wells fargo Money Order _____ other _____

The Checked boxes specify the charges being brought against the above named contractor under the Fort Pierce Code of Ordinance, Section 5-52:

- (1) Obtaining a certificate by fraud or misrepresentation.
- (2) Committing fraud or deceit in the practice of contracting.
- (3) Committing incompetency or misconduct in the practice of contracting.
- (4) Committing gross negligence, repeated negligence, or negligence resulting in a significant danger to life or property.
- (5) Abandoning a construction project in which the contractor is engaged or under contract as a contractor. (A project may be presumed abandoned after ninety days if the contractor terminates the project without just cause or without proper notification to the owner, including the days.)
- (6) Committing mismanagement or misconduct in the practice of contracting that causes financial harm to a customer. Financial mismanagement or misconduct occurs when:
 - (a) Valid liens have been recorded against the property of a contractor's customer for supplies or services ordered by the contractor for the customer's job; the contractor has received funds from the customer to pay for the supplies or services; and the contractor has not had the liens removed from the property, by payment or by bond, within seventy- five (75) days after the date of such liens;
 - (b) 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 thirty (30) days after the date the job is abandoned.
 - (c) The contractor's job has been completed, and it is shown that the customer has had to pay more for the contracted job than the original contract price, as adjusted for subsequent change orders, unless such increase in cost was the result of circumstances caused by the customer, or was otherwise permitted by the terms of the contract between the contractor and the customer.
- (7) Substantial departure from, or disregard, of plans or specifications without consent the owner or his duly authorized representative;
- (8) Knowingly or deliberately disregarding or violating any applicable building codes or laws of the state, county or city;
- (9) Willfully and deliberately engaging in a type or class of contracting for which the contractor is not licensed or registered;
- (10) Being disciplined by any other municipality or county;
- (11) Failing to actively supervise construction projects for which the contractor has applied for and obtained a building permit; or for projects for which the contractor is, by contract; responsible;
- (12) Contracting with persons or firms not having a certificate or competency issued by the city for work or services to be performed within the city when said persons or firms are required by this chapter to possess such a certificate of competency in order to perform the contracted work or services;
- (13) Proceeding on any job without obtaining the applicable building department permits and inspections.
- (14) Being convicted or found guilty, regardless of adjudication, of a crime in any jurisdiction which directly relates to the practice of contracting or the ability to practice contracting.
- (15) Knowingly combining or conspiring with an uncertified or unregistered person by allowing his certificate or registration to be used by the uncertified or unregistered person with intent to evade the provision of this code. When a certificate holder or registrant allows his certificate or registration to be used by one (1) or more business organizations without having any active participation in the operations, management, or control of such business organizations, such act constitutes prima facie evidence of an intent to evade the provisions of this Code.

Type of action being requested of the Board (Note: If seeking a refund, this would be a civil matter.)


Signature

SWORN TO AND SUBSCRIBED BEFORE ME this 8 day of February, 2019

Notary Signature: 