



HOME OF PELICAN ISLAND
BUILDING DEPARTMENT
FIRE PREVENTION OFFICE

1225 MAIN STREET • SEBASTIAN, FLORIDA 32958
TELEPHONE: (772) 589-5537 FAX (772) 589-2566

SEBASTIAN CONSTRUCTION BOARD

REGULAR MEETING

February 17, 2026 @ 6:00 P.M.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES: Meeting from November 10, 2025
5. UNFINISHED BUSINESS: None
6. NEW BUSINESS: QUASI JUDICIAL/PUBLIC HEARINGS

A. QUASI-JUDICIAL DISCIPLINARY HEARING:

Procedures quasi-judicial public hearing:

- Chair opens hearing
- Attorney reads the Title
- Construction Board Members disclose ex-parte communication or conflict of interest or site visits
- City Clerk swears in all who intend to offer testimony
- Staff presents findings and analysis 30 min. time limit
- Respondent cross examination
- Respondent or respondent's agent makes presentation – 30 min. time limit
- Staff cross examination
- Board Members asks questions of the respondent and staff
- Chair opens the floor to the public for anyone in favor of the disciplinary action – 5 min/person time limit
- Chair opens the floor to the public for anyone opposing the disciplinary action – 5 min/person time limit
- Appellant provided opportunity to respond to any issues
- Staff rebuttal, if any
- Construction Board deliberation
- Chair calls for a motion
- Construction Board Action

1. IN THE MATTER OF MS. ADRIAN BUSTAMANTE D/B/A DIAMOND QUALITY ROOFING INC

ALLEGED VIOLATION OF THE FOLLOWING SECTIONS OF THE SEBASTIAN CITY CODE OF ORDINANCES THAT OCCURRED AT THE FOLLOWING LOCATIONS IN SEBASTIAN:

- 241 MIDVALE TERRACE

APPLICABLE CODE SECTION FROM THE CITY CODE OF ORDINANCES:

SECTION 26-172. – CAUSES FOR DISCIPLINARY ACTION

THE FOLLOWING ACTS CONSTITUTE CAUSE FOR DISCIPLINARY ACTION UNDER THIS ARTICLE:

(2) Committing fraud or deceit in the practice of contracting; and ,

(8) Knowingly or deliberately disregarding or violating any applicable building codes or laws of the state, county or city.

9. BRIEF ANNOUNCEMENTS:

10. ADJOURN

NOTE:

- **IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE ON THE ABOVE MATTERS, HE/SHE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSES, HE/SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY IN EVIDENCE ON WHICH THE ALL APPEALS ARE BASED.**
- **PER CITY CODE OF ORDINANCES, §26-40:
DECISIONS BY CONSTRUCTION BOARD ACTING AS THE BOARD OF APPEALS MAY BE APPEALED TO THE CITY COUNCIL. APPLICATION FOR APPEAL OF THE CONSTRUCTION BOARD ORDER SHALL BE FILED WITH THE CITY CLERK WITIN TEN DAYS OF THE DECISION OF THE CONSTRUCTION BOARD.**
- **PER CITY CODE OF ORDINANCES, §26-175:
DECISIONS OF THE CONSTRUCTION BOARD ACTING AS A DISCIPLINARY BOARD ARE BY CERTIORARI.**

**CITY OF SEBASTIAN
SEBASTIAN CONSTRUCTION BOARD
MINUTES OF REGULAR MEETING
NOVEMBER 10, 2025**

I. Call to Order -- Chairman Fortier called the meeting to order at 6:18 p.m.

II. Pledge of Allegiance -- was recited by all

III. Roll Call:

Present

Mr. Wilcher

Mr. Roberts

Chair Fortier

Mr. Scheskowsky

Ms. Carbano-Excused Absence

Also Present

Wayne Eseltine, Building Official/Fire Marshal

Bridget Eakins, Recording Secretary

IV. Announcements and/or Modifications -- None

V. Approval of Minutes -- August 26, 2025

There were no objections to the minutes as presented. The minutes were approved unanimously.

VI. Public Input -- None

VII. Unfinished Business -- None

VIII. New Business --

A. Review of proposed Ordinance O-25-16; Regarding Contractor Licensing Category Changes:

The Building Official began by presenting background information on the City's contractor licensing categories. He explained that Resolution R-96-62, adopted in 1996, established the original list of local contractor license categories. Under this system, the Construction Board served as the sponsoring authority for individuals seeking local licensure. The Building Official explained that applicants appeared before the Board for approval before

being eligible to take the required examination. He informed that this sponsorship process ended around 2007 during a period of reduced staffing within the city. At that time, it was anticipated that Indian River County would begin sponsoring local licenses at the county level, consistent with practices in surrounding counties. The Building Official noted that contractor category lists historically varied widely between municipalities statewide, which created challenges for contractors working across jurisdictions.

The Building Official then outlined recent legislative changes governing local contractor licensing. He reported that in May 2024, Senate Bill 1142 preempted most local licensing requirements, with limited exceptions. Florida Statute 163.211 now expressly preempts occupational (local contractor) licensing to the state and supersedes all local government licensing requirements, prohibiting municipalities from maintaining local licenses except as specifically authorized. Florida Statute 489.117(4)(a)(1) was amended to allow municipalities to regulate only those local licenses that “substantially correspond” with state-recognized specialty contractor categories. Additionally, DBPR was directed to establish new specialty categories by July 1, 2025.

Using the new state specialty categories, staff reviewed all currently active specialty contractors in the City’s database to determine which local licenses substantially correspond to the updated state list. A summary of this review was provided on page two of the packet. The Building Official advised that several existing local license categories do not substantially correspond to any state specialty category. These licenses will no longer be renewed or offered. He clarified that if a contractor performs work requiring a building permit, an appropriate state or state-aligned specialty license will be required. Affected license categories were identified on page two as well.

He further explained that a Contractor Licensing Changes Notification Form will be sent to all affected contractors in the City’s database. The Building Department is also in the process of updating its licensing module so that each contractor will be assigned a unique project number, enabling online document submission and renewal.

The Building Official reviewed the new comprehensive list of contractor licensing categories, which now includes all Division I and Division II contractors, electrical contractors, all specialty trade categories, fire suppression, journeyman classifications, and various other categories currently recognized by the State of Florida. He noted that locally licensed Division I and II contractors must continue to be registered with the state, and that requirement has not changed.

He then summarized the accompanying list of definitions for each category. These definitions were taken directly from the applicable Florida Statutes and the Florida Administrative Code. They were used to determine how existing local licenses align with the state specialty categories. Both the list of categories and their definitions will be available to the public at the Building Department and on the City’s website.

The Building Official concluded by introducing Proposed Ordinance O-25-16, which amends Chapter 26, Buildings and Building Regulations, Article VI – Contractors. The ordinance will be presented to the City Council on Wednesday, November 13th. Council will receive the full staff report along with all materials reviewed during the meeting. The staff report includes an executive summary and recommends approval to ensure the City's regulations conform to state law.

He noted that the ordinance strikes the contractor licensing definitions previously located in Section 26-161 to prevent conflicts with state statute or administrative code. The definition of Handyman Services, as established in the Florida Administrative Code, was added to this section, as the City still issues a Handyman Business Tax Receipt, and the updated definition clarifies permissible and prohibited work. Additional updates include revised definitions for state-registered contractors and clarified certification procedures consistent with current requirements.

The Building Official then asked the Board if there were any further questions. Hearing none, he requested that the Board consider a motion recommending approval of Proposed Ordinance O-25-16 to the City Council.

During the Board's discussion, Chairman Fortier asked whether the City of Sebastian currently sponsors or issues contractor licenses. The Building Official confirmed that the city discontinued sponsoring licenses in 2007, but historically did so before that date. He stated that while the City no longer issues such licenses, it must update its categories to remain in compliance with Florida Statutes and to maintain accurate records of individuals previously licensed under the City's system.

Chairman Fortier questioned the value of changing categories if Sebastian no longer actively licenses contractors. The Building Official responded that local licensing was never fully eliminated statewide, and municipalities are required to maintain codified licensing categories for compliance, enforcement, and historical recordkeeping. He explained that Sebastian's current code was outdated and inconsistent with state law, and modernization was necessary.

A discussion followed regarding the "handyman" classification. Chairman Fortier asked how the ordinance would affect individuals operating as handymen. The Building Official explained that a handyman is not a licensed trade under Florida law and is only required to obtain a business tax receipt. The city cannot regulate the work of a handyman beyond state law, but can treat unlicensed activity as a violation if an individual performs work requiring a state license. Chairman Fortier expressed concern that the handyman classification could be abused. The Building Official acknowledged this possibility but noted that enforcement tools remain available for unlicensed contracting.

Chairman Fortier inquired about staffing levels within the Building Department. The Building Official reported that the department currently consists of four full-time inspectors and plans examiners, three administrative staff, and additional part-time personnel. He confirmed that he serves as both Building Official and Fire Marshal, assisted by part-time staff with many years of experience. Chairman Fortier commented that the department has been functioning well and that many reviews have been completed efficiently.

B. Review of proposed Ordinance O-25-16; Regarding Contractor Licensing Category Changes:

After additional discussion, Chairman Fortier called for a vote on whether to recommend approval of Proposed Ordinance O-25-16 to the City Council. There were no objections to the ordinance as presented. The proposed ordinance was approved unanimously.

X. Board Matters -- None

XI. Building Official Matters -- None

XII. Attorney Matters -- None

XIII. Adjourn -- With no further matters to address, Chairman Fortier adjourned the meeting at 6:46 p.m.



**CITY OF SEBASTIAN
CONSTRUCTION BOARD
NOTICE OF VIOLATION/HEARING**

**CONSTRUCTION BOARD IN AND FOR THE
CITY OF SEBASTIAN, FLORIDA**

Petitioner,

v.

**MS. ADRIAN BUSTAMANTE
DBA DIAMOND QUALITY ROOFING INC
3060 SE FAIRMONT ST.
STUART, FL. 34997**

Respondent(s).

Case No. 26-1
Hearing Date: FEBRUARY 17, 2026
Parcel ID#: 31382500001379000006.0
Property Address: 241 MIDVALE TER.
SEBASTIAN, FL 32958
Legal Description: SEBASTIAN HIGHLANDS UNIT 11 BLK
379 LOT 6 PBI 7-56H
State License No. CCC1332574

NOTICE OF VIOLATION AND HEARING

A. NOTICE OF VIOLATION:

The City of Sebastian Construction Board (hereinafter BOARD) hereby notifies you of an alleged violation of the following sections of the Sebastian City Code of Ordinances:

1. **26-172 (2) Committing fraud or deceit in the practice of contracting and;**
2. **26-172 (8) Knowingly or deliberately disregarding or violating any applicable building codes or laws of the state, county or the city.**

The address(es) of the real properties upon which these violations occurred are: **241 MIDVALE TERRACE., SEBASTIAN, FLORIDA, INDIAN RIVER COUNTY.**

B. NOTICE OF HEARING:

Please be advised that the City of Sebastian Construction Board is set to convene and hear this matter at a Quasi-Judicial Hearing on:

TUESDAY, FEBRUARY 17, 2026 AT 6:00 P.M. IN THE CITY COUNCIL CHAMBERS LOCATED AT 1225 MAIN STREET, SEBASTIAN, FLORIDA.

YOU ARE REQUESTED to appear before the BOARD at that time to answer and defend the allegations that you have violated the above cited provisions of the Code of Ordinances of the City of Sebastian.

If you fail to attend, the BOARD may base its findings and act solely on the presentation made at the BOARD Hearing.

YOU MAY APPEAR WITH OR WITHOUT AN ATTORNEY. YOU HAVE A RIGHT TO PRESENT WITNESSES AND DOCUMENTS AND CROSS-EXAMINE THE OTHER PARTY'S WITNESSES.

**CITY OF SEBASTIAN
CONSTRUCTION BOARD
NOTICE OF VIOLATION/HEARING
Page 2 of 2**

If the BOARD finds that you have committed a violation, it may order immediate compliance with the Code and provide in the order, an administrative fine **NOT TO EXCEED \$1,000.00 per violation**, AND/OR suspend certificate holder, revoke a certificate, place certificate holder on probation as well as file a complaint with Department of Business and Professional Regulation (DBPR).

If any decision of the BOARD affects you and you decide to appeal any decision made at this meeting with respect to any matter considered, you will need a record of the proceedings and for such purposes, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

THE ABOVE NOTICE IS REQUIRED BY STATE LAW. ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS OWN COST TO ARRANGE TO PROVIDE THE TRANSCRIPT.

Please be advised that the procedures of the BOARD are governed by the Code of Ordinances of the City of Sebastian. Copies of these Ordinances may be obtained at the office of the City Clerk, City of Sebastian.



January 9, 2026

Dear Cathy Testa:

The following is in response to your request for proof of delivery on your item with the tracking number:
9488 9090 0027 6005 1353 41.

Item Details

Status: Delivered, Left with Individual
Status Date / Time: January 9, 2026, 2:52 pm
Location: STUART, FL 34997
Postal Product: USPS Ground Advantage™
Extra Services: Signature Confirmation™
Actual Recipient Name: A BUSTAMANTE

Note: Actual Recipient Name may vary if the intended recipient is not available at the time of delivery.

Shipment Details

Weight: 1.0oz

Recipient Signature

Signature of Recipient:	
Address of Recipient:	3060

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



January 9, 2026

Dear Cathy Testa:

The following is in response to your request for proof of delivery on your item with the tracking number: **9488 9090 0027 6005 1353 34**.

Item Details

Status: Delivered, Left with Individual
Status Date / Time: January 9, 2026, 4:42 pm
Location: PORT SAINT LUCIE, FL 34952
Postal Product: USPS Ground Advantage™
Extra Services: Signature Confirmation™
Actual Recipient Name: A BUATIMANTR

Note: Actual Recipient Name may vary if the intended recipient is not available at the time of delivery.

Shipment Details

Weight: 1.0oz

Recipient Signature

Signature of Recipient:

Address of Recipient:

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



HOME OF PELICAN ISLAND
CONTRACTOR LICENSING
1225 Main Street
Sebastian, FL 32958
(772) 388-8234

**SEBASTIAN
CONSTRUCTION BOARD
LICENSE REGISTRATION FORM**

DATE 9/16/21

**IF YOU ARE "STATE" LICENSED AND TOOK A "STATE" LICENSING EXAM,
NO FEE IS REQUIRED. ALL OTHER LICENSES REQUIRE A \$30.00 REGISTRATION FEE**

APPLICANT'S FULL NAME Adrian Bustamante

QUALIFYING: SOLE PROP. () PARTNERSHIP () CORP. () LLC ()

NAME OF FIRM OR COMPANY Diamond Quality Roofing

BUSINESS ADDRESS 6163 St Michael Dr PHONE 352-258-4826

CITY Stuart STATE Fl ZIP 34997

E-MAIL ADDRESS diamondqualityroofing@gmail.com

MAILING ADDRESS 6163 St Michael Dr PHONE _____

CITY Stuart STATE Fl ZIP 34997

LICENSE BEING REGISTERED Roofing LICENSE #: CCC1332574

QUALIFIER'S SIGNATURE [Signature]

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this 16 day of September
2021 by Adrian Bustamante who is _____ personally known or who has X
produced identification. Type of identification produced: Drivers License

[Signature]
Official Signature of Notary Public

Notary Seal

REQUIRED PAPERWORK

- 1) General Liability
- 2) Workman's Comp. and/or Exemption
- 3) Copy of current State Registration, Certification or Letter of Reciprocity
- 4) Proof of Business Tax Receipt



THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION



Florida Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

ONLINE SERVICES

- Apply for a License
- Verify a Licensee
- View Food & Lodging Inspections
- File a Complaint
- Continuing Education Course Search
- View Application Status
- Find Exam Information
- Unlicensed Activity Search
- AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

5:46:41 PM 12/4/2025

Licensee Information

Name:	BUSTAMANTE, ADRIAN (Primary Name)
	DIAMOND QUALITY ROOFING INC (DBA Name)
Main Address:	2181 SE MIDTOWN RD PORT ST LUCIE Florida 34952
County:	ST. LUCIE
License Location:	3060 SE FAIRMONT ST STUART FL 34997
County:	MARTIN

License Information

License Type:	Certified Roofing Contractor
Rank:	Cert Roofing
License Number:	CCC1332574
Status:	Current,Active
Licensure Date:	04/27/2020
Expires:	08/31/2026

Special Qualifications Qualification Effective

Construction Business	04/27/2020
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Alternate Names

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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

Ron DeSantis, Governor

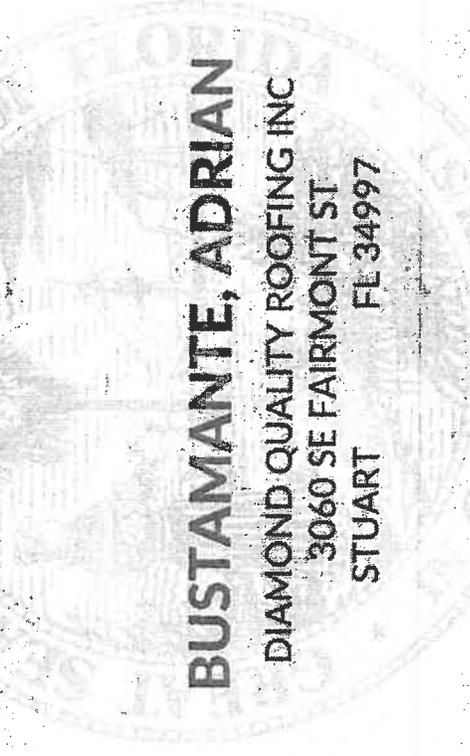
Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



BUSTAMANTE, ADRIAN

DIAMOND QUALITY ROOFING INC
3060 SE FAIRMONT ST
STUART FL 34997

LICENSE NUMBER: CCC1332574

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com



ISSUED: 07/10/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Contractor Licensing Report

Generated 12/4/2025

Contractor Type	Business Name	Name	Registration Number	Address	Phone	E-mail Address
Roofing	DEPENDABLE ROOFING INC	RAUL LICONA	CCC1334346	1236 17TH AVE SW VERO BEACH, FL 32962	() 77-2569	LICONRA@HOTMAIL.COM
	DEPENDABLE ROOFING SYSTEMS, INC.	RAUL LICONA	CCC1325690	P.O. BOX 650721 VERO BEACH, FL 32962	(772) 569-0880	vl7598@bellsouth.net
	DE'RION GROUP LLC	DERION KENROY BLIDGEN	CCC1330567	4625 45TH ST VERO BEACH, FL 32967	(772) 538-6922	DERIONGROUP@GMAIL.COM
	DIAMOND QUALITY ROOFING INC	ADRIAN BUSTAMANTE	CCC1332574	6163 ST MICHAEL DR STUART, FL 34997	(352) 258-4826	DIAMONDQUALITYROOFING@GMAIL.COM
	DIRECT METAL ROOFING, INC	BRUCE GOODMAN	CCC1336006	3815N US 1, SUITE 117 COCOA, FL 32926	(321) 204-7663	jessica@directmetalloof.com
	DIRECT METAL ROOFING, INC, DBA PRO ROOFING	ETHEN DEVOE	CCC1331291	38115 N US HWY 1 SUITE 61 COCOA, FL 32926	(321) 204-7663	PRODUCTION@DIRECTMETALROOF.COM
	DIVERSIFIED ROOFING SOLUTIONS INC	MATTHEW DROZD	CCC1330205	450 S OLD DIXIE HWY 1 JUPITER, FL 33458	(561) 841-5676	GERIS@DIVERSIFIEDROOFINGFL.COM
	DIVERSITY ROOFING INC.	RAMSES RODRIGUEZ	CCC1333801	3114 SE ELLENDALE ST STUART, FL 34997	(772) 888-6920	INFO@DIVERSITYROOF.F.COM
	DOGA CONSTRUCTION INC	GABRIELA VENEGAS	CCC1333736	5541 NW 74 AVE MIAMI, FL 33166	(786) 440-4283	DANIEL@DOGACONSTRUCTION.COM
	DOING ROOFING, CO.	ARTURO REYNOSO	CCC1332511	4047 US HWY 1 #9 FORT PIERCE, FL 34946	(772) 332-3767	DOINGROOFINGCO@GMAIL.COM
	DOUGLASS RESTORATION INC	MICHAEL DOUGLASS	CCC1330263	3821 B TAMiami TRAIL 306 PORT CHARLOTTE, FL 33952	(941) 628-3115	PERMITS@DRIROOFING.COM
	DR ROOFERS	DOUGLAS BENOIT	CCC1333172	2951 HESSEY AVE SUITE 7 MELBOURNE, FL 32935	(321) 802-9100	PERMITS@DRROOFERS.COM
	DS DEVELOPMENT GROUP LLC dba COMPLETE ROOFING CONSTRUCTION	KENNETH STANLEY	CCC1330272	5754 STATE ROAD 542 W SUITE 5 WINTER HAVEN, FL 33880	(863) 656-8660	CRCONTRACTORSERVICES@GMAIL.COM
	DSB CONSTRUCTION CONTRACTORS CORP	LISSETTE PADILLA	CCC1329197	8231 NW 13 ST PEMBROKE PINES, FL 33024	(954) 520-7663	LISSETTE@DSBC.COM
	DURA GUARD ROOFING	CHARLES LOWE	CCC1334033	1241 SE INDIAN ST STE 104 STUART, FL 34997	(561) 802-7663	faith@duraguardroof.com



QUASI-JUDICIAL HEARING - Staff Report

1. **Contractor Name:**

**Ms. Adrian Bustamante
DBA Diamond Quality Roofing Inc
3060 SE Fairmont St.
Stuart, Fl. 34997
State License No. CCC1332574**

2. **Property address where alleged violation occurred:**

241 Midvale Terrace Sebastian, Fl. 32958

3. **Causes for Disciplinary Action from City of Sebastian Code of Ordinance:**

1. 26-172 (2) Committing fraud or deceit in the practice of contracting and;
2. 26-172 (8) Knowingly or deliberately disregarding or violating any applicable building codes or laws of the state, county or city.

4. **Violation Descriptions:**

a. Narrative of alleged violation:

On 1/15/2025 a building permit for roof replacement was issued to Adrian Bustamante DBA Diamond Quality Roofing Inc under permit no. 25-156. On this permit there are 4 required building inspections listed: Sheathing / Re-Nail, Dry in/ Flashing, Roof in Progress and Final Roof inspection as required by Florida Building Code 110.3. Two expired permit notifications were sent to the contractor by the building department. A 30 day notice was sent on 6/16/25 and an Expired Permit Notice of Violation was sent on 7/14/25.

On or about the week of November 17th the owner of 241 Midvale Terrace, Mr. Charles Cleavenger presented in person to the building department a final inspection report that was given to him by the contractor that indicated roof permit 25-156 at his residence had received a final roof inspection along with some pictures of the roof sheathing nailing pattern in several areas and a re-nailing affidavit signed by the contractor Adrian Bustamante. The building department records did not show that any inspections had been performed on this roof. Mr. Cleavenger left is number with the building department while an investigation was conducted to determine the validity of the inspection report.

After further investigation the following was discovered; the inspection completion date shown on the report was on 1/19/25 which is a Sunday when city hall is closed and showed an upload

date of 1/20/25 which was Martin Luther King Day when city hall was also closed. The permit record showed that all of the pre-requisite inspections for the roof were not completed and these must be completed prior to the final inspection becoming available for scheduling in the permitting software system MyGovernmentOnline (MGO). An inquiry was made to ask MGO if they could assist us to determine if the inspection report was valid. It was determined that the Work Order Number and Inspection Number on the report matched up with a previously completed final inspection report performed on 4/15/22 at 562 Rolling Hill Dr. under permit number 22-955 which was previously issued to Diamond Quality Roofing Inc. It was readily apparent that this final inspection report was fraudulently altered in an attempt to deceive the owner and the building department into thinking the roof had received a final inspection. The contractor through their login credentials in MGO, are the only people that would have had access to the final inspection report that was performed under their permit number 22-955. The owner indicated he needed this roof closed out to satisfy his insurance company. The building official reached out to Diamond Quality Roofing to make arrangements to meet on site to remove portions of the roof to uncover the underlayment and inspect the attachment of the shingles and accessories. During this conversation, the contractor's representative again made reference to the falsified final inspection report, insisting the final inspection was already completed. The building official stated that we had other open inspections that were not scheduled and needed to be verified before we could close out the permit. The deputy building official Dan Hainey, made arrangements with the roofer's representative to meet on site to verify code compliance. After this site visit was made, applicable comments were entered into the permit system and the roof permit was completed and closed.

5. Staff Summary of Causes for Disciplinary Action:

- a. 26-172 (2) Sufficient evidence has been acquired to show that the contractor Adrian Bustamante fraudulently altered an official inspection report in attempt to deceive the owner and the building department in violation of City Code of Ordinance 26-172(2); committing fraud or deceit in the practice of contracting.

- b. 26-172 (8) The contractor Adrian Bustamante violated Florida Building Code 110.1 and 110.3. FBC 110.1 states the work shall remain exposed and provided with access until approved. The roof was completed without pre-requisite inspections being performed. FBC 110.3 states the Building Official shall make inspections upon notification from the permit holder. The contractor failed to schedule any inspections. The required inspections are listed on the permit and the contractor Adrian Bustamante, has been issued previous roofing permits in the City of Sebastian and knows the sequence and requirements for inspections. This is a violation of City Code of Ordinance 26-172(8); knowingly or deliberately disregarding or violating any applicable building codes or laws of the state, county or city.


Wayne Eseltine, Building Official / Fire Marshal
Building Department

1/5/2026
Date

APPLICABLE FLORIDA BUILDING CODE SECTIONS TO THE DISCIPLINARY HEARING

FOR DIAMOND QUALITY ROOFING LLC

SECTION 110 INSPECTIONS

110.1 General. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain exposed and provided with access for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the owner or the owner's authorized agent to cause the work to remain exposed and provided with access for inspection purposes. The building official shall be permitted to require a boundary line survey prepared by a Florida licensed professional surveyor and mapper whenever the boundary lines cannot be readily determined in the field. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

110.3 Required inspections. The building official upon notification from the permit holder or his or her agent shall make the following inspections, or any other such inspection as deemed necessary 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.



Inspection Report

Inspection Date: 1/19/2025 9:45:00 AM

PASSED

ADRIAN BUSTAMANTE should contact Sebastian at (772) 589-5537 for further information.

Permit Number

25-156

Work Order Number

16655038

Inspection Number

12358807

Jurisdiction

Sebastian

Inspection Type

Final Roof

Inspector

Sam Smith

Customer

ADRIAN BUSTAMANTE

Address

241 MIDVALE TER SEBASTIAN FL
32958

Phone

(352) 258-4826

Scheduled

1/19/2025 12:00:00 AM

Completed

1/19/2025 9:45:00 AM

Uploaded

1/20/2025 8:54:47 AM

Details

814-521-3948 w
CHARLES

Ryan,

When you have a moment please take a look at the attached inspection report. A homeowner brought this report in to us from their contactor saying that the final was performed after they received an expired permit notification from us. The permit no. is 25-156 in our system. We do not see any record of any inspection ever being performed. The inspection report says it was completed by Sam Smith on 1/19/25 which is a Sunday, so that does not make sense, there is no record of an afterhours fee being paid for a weekend inspection, I have looked through the audit trail and found nothing near that date, and ran a completed inspection report for Sam Smith and he did no inspections on or near the 1/19/25 date. See attached.

Can you search by Work Order Number 16655038 or Inspection Number 12358807? I can't find a way to do that on my end, to see where this report could have come from or if it's valid.

Any ideas?

Thank you



Wayne Eseltine, CBO FSI CFM
BUILDING DIRECTOR / FIRE MARSHAL

772-388-8235

weseltine@CityOfSebastian.org

1225 Main Street, Sebastian, FL 32958

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[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Wayne Eseltine

From: Ken Jenkins <ken@scpsc.org>
Sent: Friday, December 05, 2025 3:17 PM
To: Wayne Eseltine; Ryan Hutchinson; MyGovernmentOnline Support
Subject: Re: Strange issue with an Inspection Report in Sebastian

External Sender - From: (Ken Jenkins <ken@scpsc.org>)

This message came from outside your organization.

Hi Wayne-

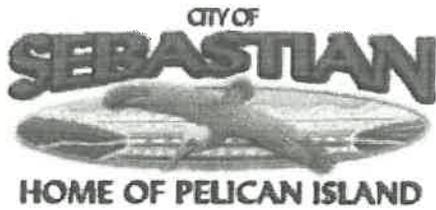
It appears that the contractor altered the inspection report from another inspection report that truly was conducted under permit number 22-955. The original/correct inspection report is shown below, which contains the same Work Order Number and Inspection Number. So, we can surmise, with confidence, that the report provided to you was altered and subsequently fraudulent.



Ryan Hutchinson
CHIEF TECHNOLOGY OFFICER

Post Office Box 1870
Gray, LA 70359
E-mail: ryan@scpsc.org

Phone: (985) 851-2900
Support: (866) 957-3764
Cell: (985) 226-0075
Fax: (985) 851-4472



Inspection Report **Inspection Date: 4/15/2022 9:45:00 AM**

PASSED

**ADRIAN BUSTAMANTE should call
Sebastian at
(772) 589-5537 for further information**

Permit Number

22-955

Work Order Number

16655038

Inspection Number

12358807

Jurisdiction

Sebastian

Inspection Type

Final Roof

Inspector

Sam Smith

Customer

ADRIAN BUSTAMANTE

Address

562 ROLLING HILL DR SEBASTIAN
32958

Phone

(352) 258-4820

Scheduled

4/15/2022 12:00:00 AM

Completed

4/15/2022 9:45:00 AM

Uploaded

4/15/2022 8:54:47 AM

Details

Thanks,

Ken Jenkins

Customer Resource Manager - What Can We Help You Do Today?

985.851.0760 / Ext. 2035 - MyGovernmentOnline.org

From: Wayne Eseltine <weseltine@CityOfSebastian.org>

Sent: Wednesday, December 3, 2025 1:25 PM

To: Ryan Hutchinson <ryan@scpdc.org>; Ken Jenkins <ken@scpdc.org>; MyGovernmentOnline Support <support@mygovernmentonline.org>

Subject: Strange issue with an Inspection Report in Sebastian



2025 Holiday Schedule

The following is the holiday schedule for 2025.

Wednesday, January 1	New Year's Day
Monday, January 20	Martin Luther King, Jr.
Monday, February 17	President's Day
Monday, May 26	Memorial Day
Friday, July 4	Independence Day
Monday, September 1	Labor Day
Tuesday, November 11	Veteran's Day
Thursday, November 27	Thanksgiving Day
Friday, November 28	Friday after Thanksgiving
Wednesday, December 24	Day before Christmas Day
Thursday, December 25	Christmas Day
Thursday, January 1, 2025	New Year's Day



Inspection Report **Inspection Date: 1/19/2025 9:45:00 AM**

PASSED

ADRIAN BUSTAMANTE should contact Sebastian at (772) 589-5537 for further information.

Permit Number	Work Order Number	Inspection Number
<u>25-156</u>	<u>16655038</u>	<u>12358807</u>
Jurisdiction	Inspection Type	Inspector
<u>Sebastian</u>	<u>Final Roof</u>	<u>Sam Smith</u>
Customer	Address	Phone
ADRIAN BUSTAMANTE	<u>241 MIDVALE TER SEBASTIAN FL 32958</u>	(352) 258-4826
Scheduled	Completed	Uploaded
<u>1/19/2025 12:00:00 AM</u>	<u>1/19/2025 9:45:00 AM</u>	<u>1/20/2025 8:54:47 AM</u>

Details

814-521-3948 w
CHARLES

Received inspection report in person from the property owner Charles Cleavenger, who said the contractor gave him this report to show the roof final inspection was passed. The owner provided his name and number on the report while the building department investigated the validity of the report. Upon further investigation, it was discovered that the circled areas above in this report were altered by the contractor using a final inspection report previously performed for the same contractor on a completely different address to make it look like the final inspection for this owner's address was approved.

Inspection date of 1/19/25 would have been on a Sunday, followed by the Uploaded date of 1/20/25 which was Martin Luther King day when city hall was closed. The final inspection would not have been available to schedule in the building department software system MGO since the preceding 3 inspections were never completed.



Inspection Report **Inspection Date: 4/15/2022 9:45:00 AM**

PASSED

ADRIAN BUSTAMANTE should contact Sebastian at (772) 589-5537 for further information.

Permit Number

22-955

Work Order Number

16655038

Inspection Number

12358807

Jurisdiction

Sebastian

Inspection Type

Final Roof

Inspector

Sam Smith

Customer

ADRIAN BUSTAMANTE

Address

562 ROLLING HILL DR, SEBASTIAN
32958

Phone

(352) 258-4826

Scheduled

4/15/2022 12:00:00 AM

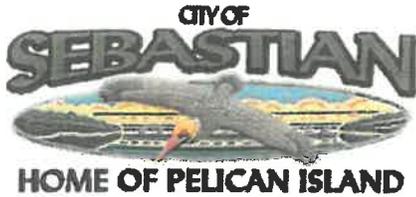
Completed

4/15/2022 9:45:00 AM

Uploaded

4/15/2022 8:54:47 AM

Details



Inspection Report

Inspection Date: 4/15/2022 9:45:00 AM

PASSED

ADRIAN BUSTAMANTE should contact Sebastian at (772) 589-5537 for further information.

Permit Number

22-955

Work Order Number

16655038

Inspection Number

12358807

Jurisdiction

Sebastian

Inspection Type

Final Roof

Inspector

Sam Smith

Customer

ADRIAN BUSTAMANTE

Address

562 ROLLING HILL DR, SEBASTIAN
32958

Phone

(352) 258-4826

Scheduled

4/15/2022 12:00:00 AM

Completed

4/15/2022 9:45:00 AM

Uploaded

4/15/2022 8:54:47 AM

Details

This is the original final inspection report performed on 4/15/2022 that the contractor used to fraudulently alter and submit to the owner and subsequently the building department as proof the final inspection was performed for 241 Midvale Terrace. All of the underlined areas were altered on the report in an attempt to deceive the owner and the building department. The circled Work Order Number and Inspection Number was used to track down the original inspection report through the building department software provider MGO, which proved the inspection report was a fraudulent document. The contractor is the only one that would have had access to this original report. They would need their log in credentials through the MGO software system in order to access the permit under their license and download the pdf document.

You can download this report or request additional inspections at www.MyGovernmentOnline.org.

For software assistance please call 866.957.3764.

For questions about this inspection please contact your jurisdiction



CITY OF SEBASTIAN, FLORIDA
 1225 Main Street Sebastian, Fl. 32958
 PH: (772) 589-5537 FAX: (772) 589-2566
BUILDING PERMIT

PERMIT INFORMATION		LOCATION INFORMATION		
PERMIT NO:	25-156	ISSUE DATE:	01/15/2025	
WORK TYPE:	ROOF REPLACEMENT			
PERMIT TYPE:	RESIDENTIAL ROOFING			
TOTAL FEES PAID:	169.00	DATE PAID:	1/7/2025	
		ADDRESS:	241 MIDVALE TER	
		LOT / BLK:		
		SUBDIVISION:	SEBASTIAN HIGHLANDS UNIT 11	
		PARCEL NUMBER:	31382500001379000006.0	
CONTRACTOR INFORMATION		OWNER INFORMATION		
NAME:	DIAMOND QUALITY ROOFING INC - ADRIAN BUSTAMANTE		NAME:	CHARLES G & COLLEEN A CLEAVENGER
ADDRESS:	6163 ST MICHAEL DR		ADDRESS:	241 MIDVALE TERRACE
LICENSE NO:	CCC1332574		PHONE:	No Number Provided
PHONE:	(352) 258-4826			
DESCRIPTION OF WORK: tear off shingle install new shingle				
REQUIRED INSPECTIONS				

DRY IN / FLASHING _____ FINAL ROOF _____ ROOF IN PROGRESS _____
 SHEATHING / RE-NAIL _____

THIS PERMIT BECOMES NULL AND VOID IF CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS FROM ISSUANCE, OR IF CONSTRUCTION IS SUSPENDED, OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME.

THE CONTRACTOR HAS CERTIFIED BY SIGNATURE OF APPLICATION, THIS DOCUMENT AND PLANS AND SPECIFICATIONS ARE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED OR NOT.

**** NOTICE **** IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL AGENCIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

**** WARNING TO OWNER ****

YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

THIS PERMIT SHALL BE AVAILABLE ON SITE AT ALL TIMES. INSPECTIONS SHALL BE COMPLETED PRIOR TO PERMIT EXPIRATION TO AVOID ADDITIONAL FEES.
REQUEST INSPECTIONS: By phone at 772-589-5537 OR online at www.mygovernmentonline.org



HOME OF PELICAN ISLAND
BUILDING DEPARTMENT
1225 MAIN STREET • SEBASTIAN, FLORIDA 32958
TELEPHONE: (772) 589-5537 • FAX (772) 589-2566

EXPIRED PERMIT- 30 DAY NOTICE

Date: 06/16/2025

Contractor: DIAMOND QUALITY ROOFING INC
6163 ST MICHAEL DR
STUART, FL 34997

Owner: CHARLES G & COLLEEN A
CLEAVENGER
241 MIDVALE TERRACE
SEBASTIAN, FL 32958

Permit No: 25-156

Work Description: ROOF REPLACEMENT

Permit Address: 241 MIDVALE TER
SEBASTIAN FL 32958

Expiration Date: 07/14/2025

Dear Permit Holder,

The above referenced permit(s) has not had an approved inspection for 150 days or more and will expire on the expiration date shown above unless an approved inspection has been granted. In accordance with Florida Building Code Section 105.4 and City of Sebastian Land Development Code 54-1-2.3(2) permits that have expired due to lack of progress or abandonment become null and void.

Please schedule inspections through the customer portal at MyGovernmentOnline or by calling **772-589-5537**

If an inspection cannot be scheduled and performed prior to the expiration date, a written request to the Building Official showing just cause for the delay may be submitted for review. Reinstatements and period of time allotted to obtain an approved inspection will be at the discretion of the Building Official.

NOTE: Expired permits that are not re-instated within 180 days from the original expiration date require a new permit in accordance with FBC 105.4.1.2. A new permit application will be required along with appropriate plan submittals. All existing work and new work is required to be brought up to the current code. New permit(s) will require the payment of all permit fees including applicable sub-permits and plan review fees.

LICENSED CONTRACTORS who fail to comply with the above directive may have an immediate administrative hold placed on their license. The department may seek disciplinary action through the City of Sebastian Construction Board.

If you have questions, please contact the Building Department at 772-589-5537

Sincerely,

Wayne Eseltine
Building Official



HOME OF PELICAN ISLAND
BUILDING DEPARTMENT
1225 MAIN STREET • SEBASTIAN, FLORIDA 32958
TELEPHONE: (772) 589-5537 • FAX (772) 589-2566

EXPIRED PERMIT NOTICE OF VIOLATION

Date: 7/14/2025

Contractor: DIAMOND QUALITY ROOFING
INC
6163 ST MICHAEL DR
STUART, FL 34997

Owner: CHARLES G & COLLEEN A
CLEAVENGER
241 MIDVALE TERRACE
SEBASTIAN, FL 32958

Permit No: 25-156

Expiration Date: 7/14/2025

Work Description: ROOF REPLACEMENT

Permit Address: 241 MIDVALE TER, SEBASTIAN, FL 32958

Dear Permit Holder,

The above referenced permit(s) has not had an approved inspection for 180 days and is now expired. In accordance with Florida Building Code Section 105.4 and City of Sebastian Land Development Code 54-1-2.3(2) permits that have expired due to lack of progress or abandonment become null and void. By way of this letter a **STOP WORK ORDER IS NOW IN EFFECT** for the above permit(s) and no further inspections are authorized. A violation has been placed on this property, which may jeopardize the issuance of any future permits and/or sale of said property.

The original permit may be re-instated within 30 days from the date this notice of violation is received with a written request to the Building Official showing just cause for the delay and paying the expired permit fee. Re-instatements and period of time allotted to obtain an approved inspection will be at the discretion of the Building Official.

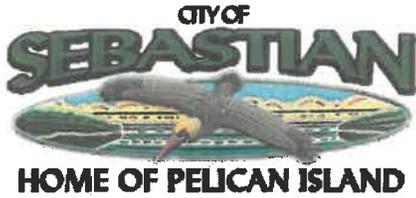
NOTE: Expired permits that are not re-instated within 180 days from the original expiration date require a new permit in accordance with FBC 105.4.1.2. A new permit application will be required along with appropriate plan submittals. All existing work and new work is required to be brought up to the current code. New permit(s) will require the payment of all permit fees including applicable sub-permits and plan review fees.

LICENSED CONTRACTORS who fail to comply with the above directive may have an immediate administrative hold placed on their license. The department may seek disciplinary action through the City of Sebastian Construction Board.

If you have questions, please contact the Building Department at 772-589-5537

Sincerely,

Wayne Eseltine
Building Official



Inspection Report **Inspection Date: 12/31/2025 2:32:00 PM**

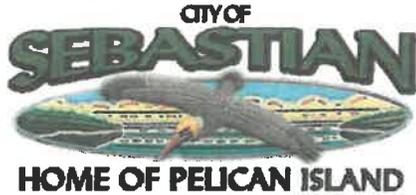
PASSED

Adrian Bustamante should contact Sebastian at (772) 589-5537 for further information.

Permit Number 25-156	Work Order Number 43069454	Inspection Number 35520591
Jurisdiction Sebastian	Inspection Type Sheathing / Re-Nail	Inspector Daniel Hainey
Customer Adrian Bustamante	Address 241 MIDVALE TER, SEBASTIAN 32958	Phone (352) 258-4826
Scheduled 12/31/2025 12:00:00 AM	Completed 12/31/2025 2:32:00 PM	Uploaded 12/31/2025 2:44:30 PM

Details

ENTIRE RE-ROOFING OF HOUSE WAS COMPLETED WITH OUT INSPECTION, 5 MONTHS AFTER RECEIVING THE EXPIRED PERMIT NOTICE EMAIL 7/14/2025, THE CONTRACTOR RE-OPENED THE PERMIT AND UPLOADED SHEATHING RE-NAILING PHOTO'S AND A RE-NAILING SIGNED AFFIDAVIT DATED 1/15/25. THE AFFIDAVIT WAS ACCEPTED TO APPROVE THE SHEATHING RE-NAILING REQUIREMENT.



Inspection Report **Inspection Date: 12/31/2025 2:44:48 PM**

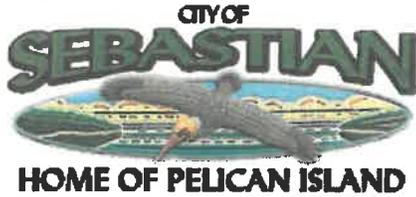
PASSED

Adrian Bustamante should contact Sebastian at (772) 589-5537 for further information.

Permit Number 25-156	Work Order Number 43069458	Inspection Number 35520729
Jurisdiction Sebastian	Inspection Type Dry In / Flashing	Inspector Daniel Hainey
Customer Adrian Bustamante	Address 241 MIDVALE TER, SEBASTIAN 32958	Phone (352) 258-4826
Scheduled 12/31/2025 12:00:00 AM	Completed 12/31/2025 2:44:48 PM	Uploaded 12/31/2025 3:02:10 PM

Details

I MET WITH THE ROOFING COMPANY SUPERVISOR ON 12/15/2025 AND THE HOME OWNER AT 241 MIDVALE TER. TO OPEN THE ROOF SHINGLES IN MULTIPLE AREAS TO VERIFY THE UNDERLAYMENT INSTALLED WAS THE APPROVED WEATHER ARMOR SB-1 (PEEL AND STICK) AND THAT THE SHINGLES WERE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. THIS WAS DONE IN FOUR AREAS OF THE ROOF, THE INSTALLATION OF THE SHINGLES AND THE UNDERLAYMENT WERE FOUND TO BE CODE COMPLIANT. THE SUPERVISOR WAS LEFT TO REPAIR THE OPENED AREAS OF THE ROOF.



Inspection Report **Inspection Date: 12/31/2025 3:02:22 PM**

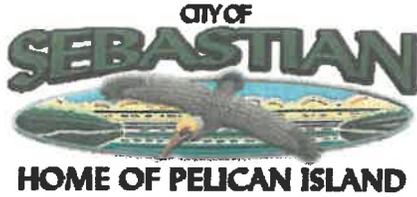
PASSED

Adrian Bustamante should contact Sebastian at (772) 589-5537 for further information.

Permit Number 25-156	Work Order Number 43069460	Inspection Number 35520737
Jurisdiction Sebastian	Inspection Type Roof In Progress	Inspector Daniel Hainey
Customer Adrian Bustamante	Address 241 MIDVALE TER, SEBASTIAN 32958	Phone (352) 258-4826
Scheduled 12/31/2025 12:00:00 AM	Completed 12/31/2025 3:02:22 PM	Uploaded 12/31/2025 3:03:27 PM

Details

SHINGLE NAILING PER MANUF. SPEC.S VARIFIED 12/15/2025



Inspection Report

Inspection Date: 12/31/2025 3:03:34 PM

PASSED

Adrian Bustamante should contact Sebastian at (772) 589-5537 for further information.

Permit Number

25-156

Work Order Number

43069466

Inspection Number

35520797

Jurisdiction

Sebastian

Inspection Type

Final Roof

Inspector

Daniel Hainey

Customer

Adrian Bustamante

Address

241 MIDVALE TER, SEBASTIAN 32958

Phone

(352) 258-4826

Scheduled

12/31/2025 12:00:00 AM

Completed

12/31/2025 3:03:34 PM

Uploaded

12/31/2025 3:12:56 PM

Details

12/15/2025 FINAL INSPECTION FOUND LOOSE RIDGE VENT ENDS, SHORT NAILS USED AND END SHINGLES WERE NOT EMBEDDED IN ROOFING CEMENT PER CODE, THIS WAS FOUND AT EACH END OF TWO RIDGE VENTS. ON 12/17/2025 INSP. JOHN P. WENT BACK TO THE JOBSITE TO VERIFY THAT THE RIDGE VENT REPAIRS AND THE ROOF REPAIRS DUE TO OPENING AREAS FOR INSPECTION WERE COMPLETED AND CODE COMPLIANT. JOHN NOTIFIED ME LATER DAY THAT THE FINAL ROOF INSPECTION PASSED.

You can download this report or request additional inspections at www.MyGovernmentOnline.org.

For software assistance please call 866.957.3764.

For questions about this inspection please contact your jurisdiction