

January 24, 2025

From: Porter Metcalf, Jr.

To: Melissa, Columbia County Building and Zoning Department

Subject: Construction Permit Renewal, New Residential Construction #000048065

Ref: (a) Phone conversation with Melissa, January 23, 2025

Melisa,

Per your guidance, I am furnishing past challenges that to a greater part was beyond my control and by which has taken considerable effort to get the finalization of our building construction back on track.

As I shared with you, I originally was going to source our red iron building through a reputable national builder but made the decision to go local in Lake City to bring business to the local economy in that we were to eventually become residents when our metal building/barndominium was completed.

The supplier in Lake City took a considerable long time to order and deliver our building. When delivered, (un-inventoried) the components were literally dumped on the ground of our property causing damage. The same individual who unloaded our building components from the metal building manufacture supplier flatbed was the same to erect our building as recommended by our building supplier. When this individual began the erection process, he brought upon our lot a broken down lift he could not keep running and his small crew of young men often failed to show up for work and eventually quit on him. He soon after hired a Mexican crew working on ladders. Further, this erection contractor failed to show up himself and supervise. At a particular point in time I had to fire him and bring on another contractor from out of state (GA), again recommended by the Lake City building supplier. This individual made repairs but did not complete the detail work and complete the soffit and fascia work, but for all practical matters the building was enclosed, roll-up and entry doors installed, etc. I came up the weekend when this contractor's work was to be completed with my wife and went over a few areas of concern and immediately upon arrival on our property, this erection contractor demanded payment that was approximately \$10,000 over his estimate. I paid the contractor expecting him to finish the work which remained over the weekend, but he relayed some very harsh words and walked off the job entirely. This contractor walked off leaving \$3,816 of ordered materials that had only arrived the day before we arrived and not present in advance for his work crews. This all happened around April 26, 24 the date of the check I paid him. As my wife and I have been using our savings for the work up to this point which had become pretty much exhausted due to unexpected cost overages we encountered largely due to the building supplier and his recommended subcontractors excessive costs not anticipated nor budgeted for,

we were placed in a position where we had to save up for several months for the next stage in our construction process. I might add, I sent out certified letters to the building supplier and his second recommended erection contractor seeking that they finish the work but received no response nor did they take any efforts to remedy their failures. My wife and I finally resolved to ourselves, that we had been scammed by the two and pressed on.

Just short of 6 months later and after saving up for the expense, Lynch Drilling did our well and was paid October 18, 2024.

Next phase for us was the electric, which I paid in full last Friday, January 17, 2023 to Townsend Electric even though he could not finish the work last weekend till this week due to bad weather. Trevor Townsends work was outstanding!

In review, once we received the building components the following work was done and paid:

October 4, 2023      Al Fields was paid for completed site prep and concrete work.

October 4, 2023      Cochran Plumbing was paid for completed foundation plumbing work.

December 12, 2023   Joseph Rourks was paid in advance for his erection work and later fired.

April 26, 2023      Corry Hutto was paid for repairs to Joseph Rourks work and walked off the job before completing the punch list, remaining fascia and soffit work as well as outstanding minor detailed work.

October 18, 2024      Lynch Drilling was paid for our well.

January 17, 2023      Townsend Electric was paid for electrical.

Remaining work:

Septic - to be done within the next month or two, North FL septic.

Interior - to be done by Ryan Zecher, framing projected to begin sometime in March. We will have Ryan Zecher finish any minor exterior work in need of completion.

In regards to the permitting, I had Brittany Dunn, Account Executive, UES, Gainesville, FL do my permitting for me. Brittany wrote back to me when she had taken care of the permitting stating that the permitting was set up for 2 years vice the typical one-year in case the building took longer. We assumed this covered all

work to be done and each contractor informed me that they would schedule the permit inspections and see that such was done. I was under the impression we had two years to complete the build, not being fully knowledgeable on all aspects of this process ... we thought we were progressing ok to finish by September 2025. We are saving up for the septic work and hopeful to have that done next month or early March. Framing for the interior is to begin sometime in March per Ryan Zecher.

I hope you can help us minimize any large additional expense for renewing the permitting. I thought I had two years and the permits were open till each was done within the time period.

Thanks Melisa for any help in this matter to minimize the expense will be greatly, greatly appreciated.



Porter Metcalf, Jr.  
407.256.5103



Provided FL DL M396654820000

State of FL County of OSCEOLA  
The foregoing instrument was acknowledged before me  
this 24 day of January, 2025.  
by Oliver Porter Metcalf Jr  
Vice Bla Notary Public  
My Commission Expires 02/16/2027

