

THE LANZA LAW FIRM

March 23, 2021

W. Justin Vogel
Chief Legal Counsel
Florida Building Commission, Office of Codes & Standards
Department of Business and Professional Regulation
2601 N. Blair Stone Road
Tallahassee, FL 32399
REF: DS 2021- 005 (D# 24227125)

Dear Mr. Vogel:

We do not concur with Ms. Katherine Barbieri's letter dated March 22, 2021 in which she encourages the dismissal of our client, Mr. Carlos Lanza's, RA, petition for a Declaratory Statement from the Florida Building Commission. The Watersong community in St. Lucie County is comprised of 90+ single family residential lots, of which 22 have completed residences and 4 residences are currently under construction. This community is growing and there are 66 vacant single family residential lots that are available for construction. The St. Lucie County Building Department continues to approve new construction permits in the Watersong community and that is why the Declaratory Statement is appropriate since this community is growing, and more residences are and will be built. Our client is working with two Watersong community vacant lot owners in designing and constructing their residences and the Declaratory Statement will help guide the residence's design. Mr. Lanza's clients are referencing these recently completed homes and similar homes currently under construction as examples of the homes they wish for him to design. Mr. Lanza has informed his clients that his interpretation conflicts with what is and has been approved by the St. Lucie County Building Department which could pose a future liability for him and present life safety issues. As a result of the St. Lucie County Building Department's continual approval of these plans and issuance of construction permits in the Watersong community, the Declaratory Statement is being requested for clarification on issues my client believes conflict with the Florida Building Code.

Sincerely,

/s/ Anthony Lanza
Anthony Lanza, Esq.
The Lanza Law Firm
TheLanzalawfirm@gmail.com
(786) 302-7148

cc: Mo Madani, Building Codes & Standards Office
Daniel S. McIntyre, St. Lucie County Attorney
Douglas Harvey, St. Lucie County Building Official
Katherine Barbieri, St. Lucie County Asst Attorney