PASCO COUNTY CONSTRUCTION BOARD

Regular Meeting

MINUTES

THE MINUTES WERE PREPARED
IN AGENDA ORDER AS
PUBLISHED AND NOT IN THE
ORDER IN WHICH THE ITEMS WERE HEARD

January 9, 2008 at 9:30 a.m.

West Pasco Government Center, Board Room
7530 Little Road
New Port Richey, Florida

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**Members**
- Woody Tucker  Chairman
- George Maniates  Vice-Chairman - **Absent**
- George Black
- Bob Carroll
- Thomas Gottberg
- Joel Stevenson

**Advisory Staff**
- Cynthia M. Jolly, P.E.
- Timothy J. Moore  Building Official
- Rune Lero  Training Officer
- Debra Russo  Board Secretary

**Alternate Members**
- Ruth Ludaker – **Absent**

**Legal Counsel**
- Kristi Wooden  Senior Assistant County Attorney

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**I.  Call to Order**

Chairman Tucker called the meeting to order at 9:30 a.m.

**1.  Pledge of Allegiance**

Chairman Tucker led the Pledge of Allegiance to the Flag.
2. Invocation

Mr. Lero gave the Invocation.

3. Roll Call

Mr. Moore called the roll. Mr. George Maniates, Ms. Ruth Ludaker, and Ms. Cynthia Jolly were absent. Ms. Kristi Wooden arrived to the meeting at 9:45 a.m.

4. Administration of Oath

Ms. Russo administered the Oath to those who planned to give testimony.

II. Minutes

1. None.

III. Proposed Rules and Regulations or Other Business

1. Building Official’s Comments

None.

2. County Attorney’s comments:

None.

IV. Hearing of Appeals

1. PCCB2008-035 Domingo Velez
   Address: 38242 Hamrich Dr Dade City FL
   APPEAL OF BUILDING OFFICIAL’S DECISION (Painting App.)

Mr. Paul Ferlita read the case into the record.

Mr. Domingo Velez gave his name, address, and occupation.

Mr. Lero explained this was an original application for a painting contractor license. The work experience on the application indicated Mr. Velez had worked in a management
position for Supermarket General Construction in New Jersey for thirty years and one year as a manager for an apartment complex in Dade City. The applicant provided two letters of recommendation and proof of experience that were read into the record. His net worth was listed as over $580,000; he answered all the questions as to financial stability in the negative; and, his credit report indicated there were no liens or judgments.

Mr. Lero said both letters of recommendation were nondescript and did not prove Mr. Velez worked 40 hours per week/52 weeks per year for four years for proof experience to show he had been in the painting business. Based upon those facts, Staff denied his application.

Mr. Velez said he had no further information to submit to substantiate he had been working full time for four years as a painting contractor. He explained the work he did in New Jersey, his part time painting for which he received no compensation, and his three years of experience in Florida as a painter.

Chairman Tucker said the requirement was four years of full time painting and that accrued painting experience was acceptable if it totaled four years, which this did not.

**MR. STEVENSON MOVED** to uphold the Building Official’s decision to deny the application; **MR. GOTTBERG SECONDED.**

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.

2. Rick Hughes – (Bob’s OK Plumbing Inc) Discussion about requirements for Water Softener Permits.

This item was continued to the February 20, 2008 PCCB meeting in New Port Richey.

V. **Request for Reduction of Fines / Extension of Time**

1. CCEB2006-177 Robert & Rhonda Stopler
   Address 8501 Berkley Dr Hudson Fl
   Violation Address: 8501 Berkley Dr Hudson Fl
   **Request for Waiver of Fine**

Mr. Ferlita read the case into the record.

Mr. Robert Stopler gave his name, address, and occupation. He said he believed the contractor he originally hired was licensed. After he started the work and he received partial payment, he was arrested for working without a license. A new contractor was
hired to take over the project and fix what had been done incorrectly. Re-starting the job was time-consuming.

Mr. Lero gave the chronology of the case that first came before the Board on July 19, 2006 at which time a compliance date of September 19, 2006 was set into place. In response to a request from the owner on September 20, 2006, the Board granted a 60 day extension. He explained further using the overhead projector to highlight the sequence of events and read a letter from the new contractor, Mr. Ronnie Bryant, Qualified Services Corporation, explaining his participation in the project. The fine that included interest and fees amounted to $2,100.

Mr. Lero asked why the permit had not been picked up until December 12.

Mr. Stopler responded that he did not know.

Mr. Lero gave his recommendation to the Board regarding the case.

**MR. CARROLL MOVED** to reduce the fine to $1,100 payable within 30 days or it would revert back; **MR. BLACK SECONDED.**

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.

2. CCEB2007-175 Gayle Avillion  
Address 10940 Felsdale Ave Port Richey FL  
Violation Address: 10940 Felsdale Ave Port Richey Fl  
Request for Extension of Time

Mr. Ferlita read the case into the record.

Ms. Gayle Avillion gave her name, address, and occupation. She said she did not know until December 4th that her application for a variance had been denied. The deck had been removed but she was waiting for her brother and father to return to Florida in March to remove the posts.

Mr. Lero gave the history of the case. It came to the County as a PID on April 19, 2007 and went before the Board on June 20, 2007 at which time the owner was given 180 days to come into compliance or face a $100 per day fine. As of today, the fine plus the interest and filing fee amounted to $2,000. He concurred with Ms. Avillion regarding the date for the denial of the vacation of easement.

**MR. STEVENSON MOVED** to grant an extension until April 1st to come into compliance, waive the fine until that time after which it would be a $150 per day fine; **MR. GOTTBERG SECONDED.**
Mr. Carroll said he felt the owner had ample time to come into compliance.

Chairman Tucker called on the motion; the motion carried with Mr. Carroll voting nay.

3. CCEB2007-254  Anthony Verzi  
   Address  6449 Sutters Mill Rd New Port Richey Fl  
   Violation Address: 6449 Sutters Mill Rd New Port Richey FL  
   Request for Extension of Time

Mr. Ferlita read the case into the record.

Mr. Anthony Verzi gave his name and address. He said he obtained a variance on November 29th but he did not receive the paperwork until Christmastime. The permit was ready to be picked up and he was waiting for a letter from the Health Department that the work would not affect the septic tank.

Mr. Lero said the case came to the County as a PID in June of 2007 and on August 15, 2007, the Board allowed 120 days to come into compliance or face a $100 per day fine. On November 29th, the DRC approved the variance request. He explained further and said that as of today, the fine plus the interest and filing fee amounted to $2,400.

Mr. Verzi said he thought he needed approximately seven days to come into compliance.

MR. GOTTBERG MOVED to allow 30 days to come into compliance or pay a $100 per day fine; MR. STEVENSON SECONDED.

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.

VI. New Cases

1. PCCB2008-001  James Short  
   Address  14230 Nottingham Trl Hudson Fl  
   Violation Address: 14230 Nottingham Trl Hudson Fl  
   Violation: Unpermitted/unremoved brown & green 24x60 Mobile Home as per permit #596071 Affidavit

Mr. Ferlita read the case into the record.

Mr. James Short gave his name and address. He said he was aware of the allegations made by the County with regard to his property and he pled guilty. Most of the structure
had been removed and the engineer he hired said a portion of the structure could be
saved for another use; he needed approximately 30 days to come into compliance.

Mr. Lero said by signing the affidavit for replacement of mobile homes, Mr. Short was
relieved from impact fees or the impact fees that normally would have been associated
with the permit for a dwelling. What Mr. Short proposed to do with the mobile home
once it was removed was secondary; what was before the Board today was his failure
to remove the home as per his affidavit. He said he did not object to allowing 30 or 60
days.

MR. CARROLL MOVED to find the owner in violation, accept his plea of guilty, give him
60 days to come into compliance, or face at $150 per day fine; MR. GOTTBERG
SECONDED.

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.

2. PCCB2008-002    Sherry Gemberling
   Address 15250 Little Ranch Rd Springill Fl
   Violation Address: 15250 Little Ranch Rd Springhill Fl
   Violation: Unpermitted/unremoved brown Block Structure as
   Per permit #395628 Affidavit

Mr. Ferlita read the case into the record.

Mr. Sherry Gemberling stated her name and address. She stated she was aware of the
allegations made by the County with respect to the property and she pled guilty.

Mr. Lero explained the affidavit was for a replacement and gave the background of the
violation that had been on-going for almost six years. He displayed photographs of the
structures and of the property. Originally, the owner was told the structure was on a
sinkhole and was considered by insurance as a sinkhole total loss. It was going to be
removed and an additional home was put on the property. Subsequently, Ms.
Gemberling received documentation from another engineering firm that the house was
not in jeopardy of being on a sinkhole. As a result, she elected to keep the house on
the property. He explained further regarding possible remedies.

Ms. Tana Lily spoke on behalf of her mother. She explained they needed approximately
$16,200 in fees in order to keep the second dwelling on the property. She spoke further
regarding the affidavit, the permit process, and of not being aware of the violation until
just recently.
Brief discussion followed by the Board regarding the fine versus the impact fee, zoning issues, the date notification was left at the site, removal of the existing mobile home, fees, and the value of having an extension if funds needed to come into compliance were not available.

Mr. Lero said the issue was there could only be one dwelling on the property; one of the two houses had to go. Six years ago, the owner made a decision as to which house stayed and which was to be removed. As of today, both structures were still on the property. He recommended 60 days to remove the mobile home or to come up with another solution.

MR. STEVENSON MOVED to find the owner guilty, allow 60 days to come into compliance, or pay a $150 per day fine; MR. BLACK SECONDED.

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.

3. PCCB2008-003 Lisa Denny
   Address 22130 Bell Harbor Dr Land O Lakes Fl
   Violation Address: 22130 Bell Harbor Dr Land O Lakes Fl
   Violation: 12x14 addition at rear of house

Mr. Ferlita read the case into the record.

Mr. Denny stated he would speak as on behalf of his wife who was out of town.

Mr. Lero asked if the Board would hear the case in absentia and accept evidence as he had good service as indicated by a green card/return receipt.

MR. BLACK MOVED to hear the case in absentia and accept all evidence; MR. CARROLL SECONDED.

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.

Mr. Lero said Staff received a PID complaint on October 19, 2007. They inspected the site on October 25, 2007 and left a Short Form Notice of Violation. He showed photographs of the violation and said that to date no applications had been applied for.

Mr. Denny said although the work his contractor did passed all the inspections, the structure did not appear in the County records and the contractor had since passed away.
Mr. Lero stated the owner needed to obtain a permit. He explained further using photographs and the permit search. He recommended 180 days to come up with a permit and successfully pass all inspections.

**MR. CARROLL MOVED** to find a violation existed, allow 180 days to bring into compliance, pass all final inspections, or pay a $150.00 per day fine; **MR. GOTTBERG SECONDED.**

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.

4. PCCB2008-004 Shannon Mcmanigal
   Address 4639 Birdsong Blvd Lutz Fl
   Violation Address: 4639 Birdsong Blvd Lutz Fl
   Violation: **Remodeling**

Mr. Ferlita read the case into the record.

Mr. Lero asked if the Board would hear the case in absentia and accept evidence as he had good service as indicated by a green card/return receipt.

**MR. BLACK MOVED** to hear the case in absentia and accept all evidence; **MR. CARROLL AND MR. GOTTBERG SECONDED.**

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.

Mr. Lero said Staff received a Building Inspection PID complaint on October 29, 2007. The site was inspected on October 31, 2007 and a Short Form Notice of Violation was left. He explained the violation, showed photographs of the violation, and said an application was “in play.” He recommended 180 days to come into compliance.

**MR. STEVENSON MOVED** to find a violation existed, allow 180 days to come into compliance, to obtain and successfully complete all inspections, or face a $150.00 per day fine; **MR. GOTTBERG SECONDED.**

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.
5. PCCB2008-005  Zbigniew & Agnieszka Domek  
Address 22364 Dupree Dr Land O Lakes Fl  
Violation Address: 22364 Dupree Dr Land O Lakes Fl  
Violation: 16x24 Deck  

Mr. Ferlita read the case into the record.  

Mr. Zbigniew Domek stated his name and address. He said he was aware of the allegations made by the County with respect to his property and he pled guilty. He stated he applied for a permit and would need 60 days to come into compliance.  

Mr. Lero displayed the application Mr. Domek filed for the unpermitted work and said he was agreeable to the 60 days.  

MR. GOTTBERG MOVED to accept the plea of guilty, allow 60 days to come into compliance, or face a $100 per day fine; MR. STEVENSON SECONDED.  

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.  

6. PCCB2008-006  Brian & Bonifacia Becher  
Address 14366 US Hwy 41 Springhill Fl  
Violation Address: 14366 US Hwy 41 Springhill Fl  
Violation: 2- Mobile Home Setups, 12 x14 Block building  

Mr. Ferlita read the case into the record.  

Mr. Brian Becher stated his name and address. He said he was aware of the allegations made by the County with respect to his property and he pled guilty. He requested 180 days to come into compliance.  

Mr. Lero asked why he needed that much time to come into compliance.  

Mr. Becher said he needed to find a different draftsman and a different engineering company. He said used the mobile homes for storage and he needed to build another structure such as a pole barn.  

Mr. Lero said he would not agree to 180 days.  

MR. STEVENSON MOVED to accept the plea of guilty, allow 90 days to come into compliance or face a $150 per day fine; MR. GOTTBERG SECONDED.  

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.
7. PCCB2008-007 James & Claire Repetto  
Address 6926 Lingo Ct New Port Richey Fl  
Violation Address: 6926 Lingo Ct New Port Richey Fl  
Violation: **12x30 addition with garage door, garage to habitable room**

Mr. Ferlita read the case into the record.

Mr. James Repetto stated his name and address. He said his mother, Claire Repetto, was deceased and he was the owner of the property. He explained the permits were ready but he could not pick them up until he had $3,000. He explained further. He pled guilty and requested 90 days to come into compliance.

Mr. Lero said the large amount of money due was as a result of the new impact fee Ordinance and Mr. Repetto was being assessed for the additional space.

**MR. CARROLL MOVED** to accept the plea of guilty, allow 60 days to come into compliance, or face a $150 per day fine; **MR. BLACK SECONDED**.

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.

8. PCCB2008-009 Kenneth Applegate  
Address 11622 Hammond Dr Hudson Fl  
Violation Address: 11622 Hammond Dr Hudson Fl  
Violation: **Shed with plumbing & electric, 16x20 addition, working outside scope of permit #516478, air condition on shed**

Mr. Ferlita read the case into the record.

Mr. Kenneth Applegate stated his name, address, and occupation. He said he was aware of the allegations made by the County with respect to his property and he pled guilty. He said the Zoning Department approved the two structures on the property and the septic system had been approved by the County Health Department. He explained the work that needed to be finished and said he was aware that impact fees needed to be paid. He requested 30 days to come into compliance.

Mr. Lero said the original permit was for a plain shed and, as Mr. Applegate stated, Zoning allowed structures on the property. He displayed photographs of the structure to show the alterations done in the back and the addition to the side. He recommended the Board give the owner a time certain to obtain the permits as well as successfully pass all the inspections with a total package of 180 days.
Mr. Applegate explained what had to be completed.

MR. GOTTBERG MOVED to accept Mr. Applegate’s plea of guilty, give him 180 days to come into compliance with permitting and successfully pass all inspections or pay a $150 per day fine; MR. STEVENSON SECONDED.

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.

9. PCCB2008-011 Galleria Land Trust 1
   Address 130 Whitaker Rd Ste A Lutz Fl
   Violation Address: 21010 State Rd 54 Lutz Fl
   Violation: Interior Walls & Electrical

Mr. Ferlita read the case into the record.

Mr. Carl Stutzman stated his name and address; he said his relationship with Galleria Land Trust was that of a tenant.

Mr. Lero said he had a letter from Mr. Ken Jones representing the Trust.

Ms. Wooden explained Mr. Stutzman was not a trustee and he could not speak on behalf of the owner. However, he could speak as a witness.

Mr. Lero asked if the Board would hear the case in absentia and accept evidence as he had good service as indicated by a green card/return receipt.

MR. CARROLL MOVED to hear the case in absentia and accept all evidence; MR. STEVENSON SECONDED.

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.

Mr. Lero said the case came from Building Inspections. Staff inspected the site on November 13, 2007 and left a Short Form Notice of Violation. He presented photographs of the property to explain the violation that included electrical, air-conditioning, and lighting. He said he received a letter from the trustee who said he was unaware of the work that was taking place. To date there were no applications for the work that had taken place.

Mr. Stutzman stated they were in the process of getting the plans done. A new contractor was hired and the application was ready but they did not have an engineer’s stamp on the plans yet. He explained further and said they tried to due all of the due diligence they could to move the process along.
Mr. Lero recommended the Board allow 150 days to come into compliance or assess the appropriate per day fine.

**MR. STEVENSON MOVED** to find Case No. PCCB2008-011 in violation, give them 150 days to come into compliance, or face a $150.00 per day fine; **MR. GOTTBERG SECONDED.**

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.

10. PCCB2008-012 Florida Wash Design LLC  
    Address 4007 E Colonial Dr Orlando Fl  
    Violation Address: 11227 US Hwy 19 Port Richey Fl  
    Violation: **Renovation of Building**

Mr. Ferlita read the case into the record.

Mr. Lero asked if the Board would hear the case in absentia and accept evidence as he had good service as indicated by a green card/return receipt.

**MR. BLACK MOVED** to hear the case in absentia and accept all evidence; **MR. CARROLL SECONDED.**

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.

Mr. Lero said the case came through Building Inspections. Staff inspected the site on September 19, 2007 and left a Short Form Notice of Violation. After that, a PID was received from an individual. The owners were not present but there had been communication with the plan examiners and the owners requested an additional 60 days to obtain the permits. He said four applications had been submitted (electric, remodeling the bathroom, a sign, a building canopy) and he explained the violations through photographs. He recommended 180 days to come into compliance as well as successfully pass all inspections.

**MR. GOTTBERG MOVED** to find Florida Wash Design LLC guilty, allow 180 days to obtain all permits, and successfully pass all final inspections, or face a $150.00 per day fine; **MR. BLACK SECONDED.**

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.
11. PCCB2008-014 Emilia & Gene Guyster  
Address 12907 Pepper Pl Tampa Fl  
Violation Address: 5119 St Rd 54 New Port Richey Fl  
Violation: Roofing & Windows

Mr. Ferlita read the case into the record.

Ms. Emila Guyster stated her name and address. She stated her name was incorrect on the paperwork; it was Emila and not Emilia. She pled guilty to the violation and explained there were damages to her home due to a hurricane.

MR. CARROLL MOVED to accept the plea of guilty, allow 90 days to come into compliance including final inspection, or face a $150.00 per day fine; MR. BLACK SECONDED.

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.

12. PCCB2008-015 Zoja Kubiak  
Address 3138 Ranch Pl Blvd Zephyrhills Fl  
Violation Address: 3138 Ranch Pl Blvd Zephyrhills Fl  
Violation: Aluminum Carport

Mr. Ferlita read the case into the record.

Ms. Zoja Kubiak stated her name and address. She said she was aware of the allegations made by the County with respect to her property and she pled guilty. She said she had applied for the permit and it should be forthcoming very soon.

Mr. Lero gave the status of the permit.

MR. GOTTBERG MOVED to accept the plea of guilty, allow 90 days to come into compliance with final inspections or face a $100.00 per day fine; MR. BLACK SECONDED.

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.

13. PCCB2008-016 John & Brenda Boehm  
Address 1533 Salmonberry St Wesley Chapel Fl  
Violation Address: 1533 Salmonberry St Wesley Chapel Fl  
Violation: Screen Room
Mr. Ferlita read the case into the record.

Ms. Brenda Boehm stated her name and address. She said she was aware of the allegations made by the County with respect to her property and she pled guilty. The plans examiner said he was waiting for her contractor to bring back the new plan.

Mr. Lero explained the plans examiner needed a Florida Product Approval number for the screen room panels. It appeared that was holding up the permit.

Ms. Boehm gave the status of the project.

Mr. Gottberg explained what was involved in obtaining a Florida Product Approval number.

**MR. STEVENSON MOVED** to accept the plea of guilty, allow 90 days to come into compliance with successfully passing all inspections, or face a $150.00 per day fine; **MR. BLACK SECONDED.**

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.

14. PCCB2008-017 Roger & Theresa Barrette
Address 11004 Morning Dove Ln Spring Grove Il
Violation Address: 30224 Lettingwell Cir Wesley Chapel Fl
Violation: **Screen Room**

In Compliance.

15. PCCB2008-018 Clark Iliana
Address 13046 Happy Hill Rd Dade City FL
Violation Address: 13046 Happy Hill Rd Dade City Fl
Violation: **Roof Over & Shed**

Mr. Ferlita read the case into the record.

Ms. Iliana Clark stated her name and address. She said she was aware of the allegations made by the County with respect to her property and she pled guilty. She said she had taken care of the septic and had applied for the permit. She requested 180 days to come into compliance.

Mr. Lero asked who was doing the work at the site.
Ms. Clark said her husband and her brother who were in construction were doing the work.

Mr. Lero stated he was agreeable to the 180 days as long as it included successfully passing all of the final inspections.

**MR. GOTTBERG MOVED** to accept the plea of guilty, allow 180 days to come into compliance and successfully pass all inspections, or face a $150.00 per day fine; **MR. BLACK SECONDED**.

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.

16. **PCCB2008-020** Eileen Jean & Peter Frost  
    Address 9121 Dresden Ln Port Richey Fl  
    Violation Address: 9121 Dresden Ln Port Richey Fl  
    Violation: **Garage to Habitable Space**

Mr. Ferlita read the case into the record.

Mr. Peter Frost and Ms. Eileen Frost stated their name and address. Mr. Frost said he was aware of the allegations made by the County with respect to his property and he pled guilty. He requested 180 days to come into compliance.

Mr. Lero said he was agreeable to the 180 days as long as it included their obtaining the permit and successfully passing all inspections.

**MR. CARROLL MOVED** to accept the plea of guilty, allow 180 days to come into compliance and successfully pass all final inspections, or face a $150.00 per day fine; **MR. BLACK SECONDED**.

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.

17. **PCCB2008-025** Natalie Porakischwili & Kristine Hallisey  
    Address 6130 Main St New Port Richey Fl  
    Violation Address: 12811 College Hill Dr Hudson FL  
    Violation: **Windows and Doors**

Mr. Ferlita read the case into the record.
Mr. Lero asked if the Board would hear the case in absentia and accept evidence as he had good service as indicated by first class mailing, posting at the site, and posting at the Government Center.

**MR. GOTTBERG MOVED** to hear the case in absentia and accept all evidence; **MR. BLACK SECONDED.**

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.

Mr. Lero stated the violation was reported by Building Inspections. Staff inspected the site on October 24, 2007 and left a Short Form Notice of Violation. He said Staff had been notified that the owner could not attend today’s hearing but he had called his contractor to obtain the permits. He requested 30 to 60 days to come into compliance.

Mr. Lero recommended 180 days to obtain the permit and successfully pass all inspections.

**MR. STEVENSON MOVED** to find PCCB2008-025 in violation, allow 180 days to come into compliance, obtain all permits, and successfully pass all inspections, or face a $150.00 per day fine; **MR. GOTTBERG SECONDED.**

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.

18. PCCB2008-026 Key Vista Master Homeowners Assoc Inc  
Address Po Box 1418 Palm Harbor Fl  
Violation Address: Key Vista Blvd Holiday FL  
Violation: Irrigation  
In Compliance.

19. PCCB2008-027 Allan Prigel  
Address 4303 Lorimar Ln Land O Lakes FL  
Violation Address: 4303 Lorimar Ln Land O Lakes FL  
Violation: Doors & Stairs  
In Compliance.

20. PCCB2008-028 Ernest Perkins  
Address 13412 Grandville Ave Hudson Fl  
Violation Address: 13412 Grandville Ave Hudson Fl  
Violation: 12x25 tin & wood structure, 12x12 structure, 10x20 shed, 12x20 structure, 10x16 shed with a/c.

Mr. Ferlita read the case into the record.
Mr. Ernest Perkins stated his name and address. He said he was aware of the allegations made by the County with respect to his property and he pled guilty. He said he could neither read nor write and could not find anyone to help him fill out the paperwork. Two of the buildings in violation had been taken down and he needed 90 days complete the work.

Mr. Lero recommended the Board give Mr. Perkins 150 days to remove the buildings.

Chairman Tucker asked Mr. Perkins if it was his intention to remove all of the eight buildings.

Mr. Perkins said he wanted to keep the greenhouse.

**MR. BLACK MOVED** to accept the plea of guilty, allow him 150 days to come into compliance, or face a $150.00 per day fine; **MR. STEVENSON SECONDED.**

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.

21. PCCB2008-029 Rooring Automotive LLC  
Address 8725 Bay Pointe Dr Tampa FL  
Violation Address: 10321 Us Hwy 301 Dade City FL  
Violation: Doors & Windows.

Mr. Ferlita read the case into the record.

Mr. Lero asked if the Board would hear the case in absentia and accept all evidence into the record as there was good service as indicated by a green card/return receipt.

**MR. BLACK MOVED** to hear the case in absentia and accept all evidence into the record; **MR. GOTTBERG SECONDED.**

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.

Mr. Lero said Staff was out on minimum housing and they left a Short Form of Violation on October 30, 2007. He displayed photographs and said a permit application was in place for the windows and doors. He recommended 180 days to come into compliance.

**MR. CARROLL MOVED** to find CCEB2008-029 in violation, allow them 160 days to successfully obtain permits and pass all inspections, or pay a $175.00 per day fine; **MR. GOTTBERG SECONDED.**

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.
Mr. Ferlita read the case into the record.

Mr. William Bailey stated his name and address. He said he was aware of the allegations made by the County with respect to his property and he pled not guilty. He said he was not the owner of the property when the violations occurred.

Ms. Wooden read Article III, Section 18-36 of the Code regarding building permits that included “failing to obtain a Building Permit for work previously undertaken without a permit when such permit was required is a violation of the Code. This section also applies to persons who purchase or otherwise obtain land or structure upon which there is an existing violation or work was performed without the required permit and who, after a warning, failed to obtain and ‘after the fact’ permit to cure the violation or to demolish or restore the structure to its original condition in order to cure the violation.”

Mr. Bailey said that at the time he purchased the property, no one told him of the existing violations.

Ms. Wooden said he might have some private remedy against the seller who did not come forth with all of the disclosures.

Chairman Tucker asked how much time Mr. Bailey needed to come into compliance.

Mr. Lero said he would be willing to speak further with Mr. Bailey to go over the options available to him and said he would recommend 180 days to obtain the permits and successfully pass all inspections.

MR. STEVENSON MOVED to fine William & Dolores Bailey Living Trust in violation, allow 180 days to come into compliance, and meet all final inspections, or face a $150.00 per day fine; MR. GOTTBERG SECONDED.

MR. STEVENSON AMENDED his motion to say pass all final inspections; MR. GOTTBERG SECONDED.

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.
23. PCCB2008-031  Lee Alvin Beverly Michie  
Address 18827 Firethorn Dr Springhill Fl  
Violation Address: 18827 Firethorn Dr Springhill Fl  
Violation: **Garage to Habitable Space**

Mr. Ferlita read the case into the record

Mr. Lee Michie stated his name and address. He said he was aware of the allegations made by the County with respect to his property and he pled guilty. He said the area was 1,000 square feet and he requested 180 days to come into compliance even if it meant converting the space back into a garage.

Mr. Lero said he was in agreement with the 180 days and if Mr. Michie elected to return the area to its original state, he would need to obtain a demolition permit as a record of what was done to cure the violation.

**MR. BLACK MOVED** to accept the plea of guilty, allow 180 days to bring the building into compliance, successfully pass all inspections, or face a $150.00 per day fine; **MR. GOTTBERG SECONDED.**

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.

24. PCCB2008-032  Southern Land Holdings LLC  
Address 14902 Winding Creek Ct Ste 105c Tampa Fl  
Violation Address: 8017 Land O Lakes Blvd Land O Lakes Fl  
Violation: **Renovation of Building.**

Mr. Ferlita read the case into the record.

Mr. Lero asked if the Board would hear the case in absentia and accept evidence, as there was good service as indicated by green card/return receipt.

**MR. GOTTBERG MOVED** to hear the case in absentia and accept all evidence; **MR. STEVENSON SECONDED.**

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.

Mr. Lero said this was a Building Department complaint through minimum housing inspections. Staff inspected the site on November 6, 2007 and left a Short Form Notice of Violation. He explained the violation and displayed photographs of the work that was done. He said no applications had been filed. He recommended 180 days to come into compliance.
MR. STEVENSON MOVED to find PCCB2008-032 in violation, allow them 180 days to obtain all necessary permits and successfully complete all inspections or face a $150.00 per day fine; MR. BLACK SECONDED.

Chairman Tucker called on the motion; the vote was unanimous and the motion carried.

25. PCCB2008-033 Paul Branch Revocable Trust, Delores Johnson Trustee
    Address 13647 Happy Hill Rd Dade City Fl
    Violation Address: 10625 Houston Ave #15 Hudson Fl
    Violation: **Windows and Doors**

In Compliance.

VII. **Continued Cases: 1:30 pm**

1. CCEB2007-192 Colleen Golden
    Address: 7304 Maryland Ave Hudson FL
    Violation Address: 7304 Maryland Ave Hudson Fl
    Violation: **Building Apartment below base flood**

Mr. Lero stated this case would be continued to a date to be determined.

THE BOARD RECESSED AT 11:40 A.M. AND RECONVENED AT 11:50 A.M. ALL MEMBERS WERE PRESENT.

MS. WOODEN LEFT THE MEETING AT 11:40 A.M.

VIII. **Consent Agenda**

IX. **Unfinished Business**

None

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X. **Old Business Status Review**

XI. **Adjournment**

The meeting adjourned at 12:05 p.m.

PASCO COUNTY CONSTRUCTION BOARD
REGULAR MEETING
JANUARY 9, 2008

(SEAL)

Prepared By: ____________________________
Sandra Merkel, Deputy Clerk