

PASCO COUNTY CONSTRUCTION BOARD

Regular Meeting

MINUTES

October 17, 2007 at 10:00 a.m.

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

Members

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

Advisory Staff

Cynthia M. Jolly, P.E. – **Absent**
Development Director
Timothy J. Moore
Building Official
Rune Lero
Training Officer
Debra Russo
Board Secretary

Alternate Members

Thomas Drunasky – **Absent**
Ruth Ludaker

Legal Counsel

Kristi Wooden
Senior Assistant County Attorney

I. Call to Order

Chairman Kennedy called the meeting to order at 10:04 a.m.

Chairman Kennedy led the Pledge of Allegiance.

Mr. Rune Lero, Building Official, gave the invocation.

1. Roll Call

Mr. Timothy Moore, Building Official, called the roll. All members were present except Mr. George Maniates and Mr. Thomas Drunasky. Ms. Cynthia Jolly was absent.

2. Administration of Oath

Ms. Russo administered the oath to all those who planned to testify.

II. Minutes

There were none.

III. Proposed Rules and Regulations or Other Business

1. Building Official's Comments

Mr. Lero said this was the first meeting of the Pasco County Construction Board, which was a reflection of the new Ordinance adopted by the Board of County Commissioners. All cases, both licensing and investigation, would be heard by the same Board.

Mr. Lero said that next month's hearing, on November 15, 2007, would be in New Port Richey and that there would be a recess for lunch because it was expected to be a heavy agenda.

2. County Attorney's comments:

Ms. Wooden pointed out that the new Ordinance concerning requests for reduction and/or waivers of fine stated that any person may submit their request in writing and the Board could respond in a like manner. She explained further the portions of the new Ordinance that directly affected the Construction Board. She cautioned the Board members not to discuss the written or submitted cases except at the meeting due to the Sunshine Laws.

IV. Hearing of Appeals

1. CLB2007-028 Christian Lube

Mr. Lero explained that the applicant had been denied a painting contractor's license because the application did not provide sufficient proof of experience and because the financial responsibility section was unacceptable. He explained further.

Mr. Christian Lube explained his situation and was willing to provide further information.

MR. TUCKER MOVED to accept evidence submitted by Mr. Lube; **MR. BLACK AND MR. GOTTBORG SECONDED.**

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

Further discussion followed between the Board, Staff, and the applicant. Staff withdrew one of the reasons for denial, the lack of proof of experience, but the other reason,

financial responsibility, remained intact. The County Attorney reviewed the specifics of the denial.

MR. CARROLL MOVED to uphold the Building Official's decision; **MR. BLACK SECONDED.**

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

It was suggested Mr. Lube reapply with further information for the Building Department.

V. Request for Reduction of Fines / Extension of Time

1. CCEB2006-042 Joseph & Berta Pullaro
Address 1017 S 66th St Tampa FL
Violation Address: 14816 Capri Ln Hudson FL
REQUEST FOR WAIVER/REDUCTION OF FINE

Mr. Paul Ferlita, Building Inspector, read the case into the record.

Mr. Lero explained the case and explained the status of the case.

Mr. Joseph Pullaro was present and pleaded guilty.

MR. BLACK MOVED to accept documentation from Mr. Pullaro; **MS. LUDAKER AND MR. TUCKER SECONDED.**

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

Mr. Pullaro gave a timeline of the work. He had a letter from an architect stating Mr. Pullaro had hired him and why the project was taking so long. There were other issues on the property which he felt were unseen at the time of the original complaint.

Mr. Lero explained other issues on the site and said Staff's estimate of their actual cost on this case was \$1,000.00. This citation was for an 8' by 8' shed, which was in compliance at this time; however, the fine was still unpaid. Staff recommended a \$1,000.00 fine.

MR. GOTTBORG MOVED to reduce the fine to \$1,000.00 payable within 30 days; **MR. BLACK SECONDED.**

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

2. CCEB2006-134 Joseph & Berta Pullaro
Address 1017 66th St Tampa Fl
Violation Address: 14816 Capri Ln Hudson Fl
REQUEST FOR WAIVER/REDUCTION OF FINE

Mr. Paul Ferlita, Building Inspector, read the case into the record.

Mr. Lero explained the case and explained the status of the case. Staff recommended reducing the fine to \$1,000.00, payable within 30 days.

Mr. Joseph Pullaro was present and pleaded guilty.

MR. BLACK MOVED to reduce the fine to \$1,000.00; **MS. LUDAKER SECONDED.**

MR. BLACK MOVED to reduce the fine to \$1,000.00 payable within 60 days; **MS. LUDAKER SECONDED.**

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

3. CCEB2007-157 Frank & Angela Ambrogio
Address 10010 Lake Dr New Port Richey Fl
Violation Address: 10010 Lake Dr New Port Richey Fl
REQUEST FOR EXTENSION OF TIME

Mr. Paul Ferlita, Building Inspector, read the case into the record.

Mr. Frank Ambrogio was present and explained his case.

Mr. Lero explained the case and said the original time was not up yet but the applicant needed a variance and further information for the permits to be issued. Staff recommended an additional 30 days.

MR. TUCKER MOVED to extend the deadline by 30 days; **MR. BLACK SECONDED.**

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

4. CCEB2007-191 Karen Sadzinski & Michelle Jurek
Address 6541 Tower Rd Hudson Fl
Violation Address: 6541 Tower Rd Hudson Fl
REQUEST FOR EXTENSION OF TIME

Mr. Paul Ferlita, Building Inspector, read the case into the record.

Ms. Sadzinski and Ms. Jurek were present.

Mr. Joe Masson, S.E. Signature Construction, was present to represent the applicants. He explained the violations and what steps had been taken to correct the work. He asked for an additional 90 days to finish the work.

Mr. Lero explained the case and said the work was very near complete, everything so far met the code, and the applicants had worked diligently toward this goal. Staff agreed to the additional 90 days.

MR. TUCKER MOVED to extend the deadline by 90 days; **MR. GOTTBURG SECONDED.**

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

5. CCEB2007-249 Rachel Croom
Address 40135 Pretty Red Bird Rd Zephyrhills Fl
Violation Address: 40135 Pretty Red Bird Rd Zephyrhills Fl
REQUEST FOR EXTENSION OF TIME

Mr. Paul Ferlita, Building Inspector, read the case into the record.

Ms. Rachel Croom was present and explained her case. The original deadline had not expired but she had encountered so many obstacles, she had finally obtained a demo permit and was planning to remove the violation. There were several violations to be considered.

Staff recommended an additional 90 days.

MR. BLACK MOVED to extend the deadline by 90 days; **MS. LUDAKER SECONDED.**

MR. BLACK WITHDREW HIS MOTION.

MR. CARROLL MOVED to extend the deadline by 90 days, to include demolition, or face a \$100.00 per day fine; **MS. LUDAKER SECONDED.**

Discussion followed.

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

VI. New Cases

1. CCEB2007-320 Brian Mcaloon
Address 4311 Rudder Way New Port Richey Fl
Violation Address: 4311 Rudder Way New Port Richey Fl
Violation: **Remodeling with windows & Air Condition, & Porch
To habitable room.**
Parcel: 18-26-16-038a-00100-0660

Mr. Paul Ferlita, Building Inspector, read the case into the record.

Mr. Lero asked that the case be heard in absentia as there was good service.

MR. BLACK AND MR. CARROLL MOVED to hear the case in absentia; **MR. GOTTBURG SECONDED.**

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

Mr. Lero explained the case and gave Staff's recommendation.

MR. BLACK MOVED to find the applicant in violation and to allow 90 days to come into compliance or face a \$100.00 per day fine; **MR. STEVENSON SECONDED.**

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

2. CCEB2007-322 Robert Govoruhk & Kristen Ainsworth
Address 9303 Spare Dr New Port Richey Fl
Violation Address: 9247 Spare Dr New Port Richey Fl
Violation: **2 story structure with shingle roof**
Parcel: 21-25-17-0140-22800-0560

Mr. Paul Ferlita, Building Inspector, read the case into the record.

Mr. Lero asked that the case be heard in absentia as there was good service.

MR. STEVENSON MOVED to hear the case in absentia; **MR. BLACK SECONDED.**

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

Mr. Lero explained the case and gave Staff's recommendation.

MR. GOTTBURG MOVED to find the applicant in violation and to allow 90 days to come into compliance or face a \$150.00 per day fine; **MR. STEVENSON SECONDED.**

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

3. CCEB2007-323 Carole Levine
Address 6526 Margaret Dr Port Richey Fl
Violation Address: 6526 Margaret Dr Port Richey Fl
Violation: **Addition at end of Mobile Home**
Parcel: 09-25-16-0760-00000-1550

Mr. Paul Ferlita, Building Inspector, read the case into the record.

Ms. Levine was present and pleaded not guilty. She considered the work as “repair” not “new construction.”

Mr. Lero explained the case and showed photos of the work and the site. There were no permits. Staff recommended 90 days to come into compliance or face a \$100.00 per day fine.

MR. TUCKER MOVED to find the applicant in violation and allow 90 days to come into compliance or face a \$100.00 per day fine; **MR. BLACK SECONDED.**

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

4. CCEB2007-324 Andrew & Marina Kulick
Address 427 Mintwood Tarpon Springs Fl
Violation Address: 5221 Hawk Dr Holiday Fl
Violation: **Garage converted to bedroom, electric, mechanical & plumbing.**
Parcel: 20-26-16-0640-00000-8490

Mr. Paul Ferlita, Building Inspector, read the case into the record.

Mr. Kulick was present and pleaded not guilty as the building was completed before he bought the residence.

Staff explained the circumstances.

MR. CARROLL MOVED to find the applicant in violation and allow 90 days to come into compliance or face a \$100.00 per day fine; **MR. BLACK SECONDED.**

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

5. CCEB2007-325 Michael M Cadieux
Address 322 Mckee Dr Gallup NM
Violation Address: 14948 Edgewater Cir Hudson
Violation: **Unfinished garage to habitable room, new windows & Finished enclosed aluminum porch to habitable room.**
Parcel: 24-24-16-0080-00e00-0201

Mr. Paul Ferlita, Building Inspector, read the case into the record.

Mr. Cadieux was present and pleaded not guilty.

Staff explained the circumstances of the site and explained the photos. Due to a letter submitted by the applicant, Staff withdrew the finished porch work portion of the complaint in order to further investigate. The remainder of the violations remained in place. He also mentioned the flood zone status of the site.

'There was extensive discussion between Staff, the Board, and the applicant.

MR. TUCKER MOVED to find the applicant in violation "of windows and enclosed garage," and allow 90 days to come into compliance or face a \$100.00 per day fine; **MS. LUDAKER SECONDED.**

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

6. CCEB2007-326 Zachary & Sabrina Smith
Address 8602 Wagon Wheel Ln Bayonet Point Fl
Violation Address: 8602 Wagon Wheel Ln Bayonet Point Fl
Violation: **Finished enclosed porch to habitable room**
Parcel: 02-25-16-051j-00001-1400

Mr. Paul Ferlita, Building Inspector, read the case into the record.

Mr. Lero asked that the case be heard in absentia as there was good service.

MR. BLACK MOVED to hear the case in absentia; **MR. GOTTBURG SECONDED.**

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

Mr. Lero explained the case and gave Staff's recommendation.

MR. BLACK MOVED to find the applicant in violation and to allow 90 days to come into compliance or face a \$150.00 per day fine; **MR. STEVENSON SECONDED.**

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

7. CCEB2007-327 Phillip & Hannalore Kohan
Address 1055 3rd Street North, Safety Harbor, FL 34695
Violation Address: 16139 Chief Drive, Holiday, FL 34607
Violation: **Expired Permit – Garage to habitable room**
Parcel:

Mr. Paul Ferlita, Building Inspector, read the case into the record.

Ms. Hannalore Kohan was present and pleaded guilty. She requested 180 days to complete the work.

MR. BLACK MOVED to find the applicant in violation and allow 180 days to come into compliance or face a \$100.00 per day fine; **MR. GOTTBURG SECONDED.**

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

8. CCEB2007-329 Shelly & Royce Mcanally
Address 15227 Valdosta Rd Springhill FL
Violation Address: 15227 Valdosta Rd Springhill FL
Violation: **Expired Permit # 571935 with unresolved inspections**
Parcel: 22-24-18-0010-00400-0130

Mr. Paul Ferlita, Building Inspector, read the case into the record.

Mr. Lero asked that the case be heard in absentia as there was good service.

MR. STEVENSON MOVED to hear the case in absentia; **MR. GOTTBURG SECONDED.**

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

Mr. Lero explained the case and gave Staff's recommendation.

MR. BLACK MOVED to find the applicant in violation and to allow 90 days to come into compliance or face a \$150.00 per day fine plus the condition that all the inspections be completed within the 90-day time frame; **MR. GOTTBURG SECONDED.**

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

9. CCEB2007-331 Nicholas Mavica
Address 4324 St Lawrence Dr New Port Richey FI
Violation Address: 4324 St Lawrence Dr New Port Richey FI
Violation: **Pool**
Parcel: 13-26-16-0010-00000-0100

Mr. Paul Ferlita, Building Inspector, read the case into the record.

Mr. Mavica was present and pleaded guilty. He had applied for permits and requested 90 days to complete the work.

MR. TUCKER MOVED to find the applicant in violation and allow 90 days to come into compliance or face a \$100.00 per day fine; **MR. STEVENSON SECONDED.**

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

10. CCEB2007-335 Pasqualino Russo
Address 7505 Hawthorn Dr Port Richey FI
Violation Address: 7219 Johnson Rd Port Richey FI
Violation: **Electrical, frame, exterior doors, & Plumbing**
Parcel: 10-25-16-0020-00200-0250

Mr. Paul Ferlita, Building Inspector, read the case into the record.

Mr. Lero asked that the case be heard in absentia as there was good service.

MR. BLACK MOVED to hear the case in absentia; **MR. GOTTBURG SECONDED.**

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

Mr. Lero explained the case and gave Staff's recommendation.

MR. STEVENSON MOVED to find the applicant in violation and to allow 90 days to come into compliance or face a \$150.00 per day fine; **MR. BLACK SECONDED.**

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

11. CCEB2007-337 John Wiggins
Address 18640 Greensboro St Springhill Fl
Violation Address: 18640 Greensboro St Springhill Fl
Violation: **Unpermitted/unremoved 20x40 white mobile home
Permit #628132 affidavit**
Parcel: 05-24-18-0010-00000-2900

Mr. Paul Ferlita, Building Inspector, read the case into the record.

Mr. Lero asked that the case be heard in absentia as there was good service.

MR. BLACK MOVED to hear the case in absentia; **MR. GOTTBURG SECONDED.**

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

Mr. Lero explained the case and gave Staff's recommendation.

MR. TUCKER MOVED to find the applicant in violation and to allow 90 days to come into compliance or face a \$200.00 per day fine; **MR. GOTTBURG SECONDED.**

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

12. CCEB2007-340 Jessie Fuentes
Address 10076 Frierson Lake Dr Hudson Fl
Violation Address: 10076 Frierson Lake Dr Hudson Fl
Violation: **Carport with storage room**
Parcel: 06-25-17-0520-00000-5110

Mr. Paul Ferlita, Building Inspector, read the case into the record.

Mr. Eugenio Fuentes asked to speak on behalf of Jessie Fuentes.

MR. BLACK MOVED to hear the case in absentia as there was good service; **MS. LUDAKER SECONDED.**

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

Staff explained the violation and gave a history of other violations which had been cleared.

MR. TUCKER MOVED to find the applicant in violation and allow 90 days to come into compliance or face a \$100.00 per day fine; **MR. STEVENSON SECONDED.**

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

13. CCEB2007-342 Harold Revette
Address 17734 Coonhide Rd Springhill Fl
Violation Address: 17734 Coonhide Rd Springhill Fl
Violation: **Expired permit 526158 with unresolved inspections**
Parcel: 05-25-18-0020-00000-2390

Mr. Paul Ferlita, Building Inspector, read the case into the record.

Mr. Lero asked that the case be heard in absentia as there was good service.

MR. GOTTBURG MOVED to hear the case in absentia; **MR. STEVENSON SECONDED.**

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

Mr. Lero explained the case and gave Staff's recommendation.

MR. BLACK MOVED to find the applicant in violation and to allow 90 days to come into compliance or face a \$150.00 per day fine; **MR. GOTTBURG SECONDED.**

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

14. CCEB2007-344 Phyllis Giffen
Address 6716 Bonnie Blue Dr Zephyrhills Fl
Violation Address: 6716 Bonnie Blue Dr Zephyrhills Fl
Violation: **Garage to Habitable Room**
Parcel: 06-26-20-0010-00000-0130

Mr. Paul Ferlita, Building Inspector, read the case into the record.

Mr. Lero asked that the case be heard in absentia as there was good service.

MR. STEVENSON MOVED to hear the case in absentia; **MR. GOTTBURG SECONDED.**

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

Mr. Lero explained the case and gave Staff's recommendation.

MR. TUCKER MOVED to find the applicant in violation and to allow 90 days to come into compliance or face a \$150.00 per day fine; **MR. GOTTBURG SECONDED.**

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

15. CCEB2007-347 Edward & Lourdes Bujarski
Address 1011 Wisper Run Ct Lutz Fl
Violation Address: 1011 Wisper Run Ct Lutz Fl
Violation: **8x20 Screen Enclosure on side of house**
Parcel: 35-26-18-0050-00000-0330

Mr. Paul Ferlita, Building Inspector, read the case into the record.

Mr. Lero asked that the case be heard in absentia as there was good service.

MR. TUCKER MOVED to hear the case in absentia; **MR. GOTTBURG SECONDED.**

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

Mr. Lero explained the case and gave Staff's recommendation.

MR. STEVENSON MOVED to find the applicant in violation and to allow 90 days to come into compliance or face a \$150.00 per day fine; **MR. GOTTBURG SECONDED.**

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

16. CCEB2007-348 Hadzi Palevic & Djulije Lijharevic
Address 5047 Reseda Dr New Port Richey Fl
Violation Address: 5047 Reseda Dr New Port Richey Fl
Violation: **10x12 Building**
Parcel: 20-26-16-0040-00000-1110

Mr. Paul Ferlita, Building Inspector, read the case into the record.

Mr. Palevic was present and pleaded guilty.

MR. STEVENSON MOVED to find the applicant in violation and allow 90 days to come into compliance or face a \$100.00 per day fine; **MR. BLACK AND MR. GOTTBORG SECONDED.**

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

17. CCEB2007-349 Michael & Debra Battista
Address 7451 Grand Blvd Port Richey Fl
Violation Address: 12869 Circle Lake Dr Hudson Fl
Violation: **2nd Doublewide Mobile Home**
Parcel: 05-25-17-0020-00000-1350

Mr. Paul Ferlita, Building Inspector, read the case into the record.

Mr. Lero asked that the case be heard in absentia as there was good service.

MR. GOTTBORG MOVED to hear the case in absentia; **MR. STEVENSON SECONDED.**

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

Mr. Lero explained the case and gave Staff's recommendation.

MR. TUCKER MOVED to find the applicant in violation and to allow 90 days to come into compliance or face a \$150.00 per day fine; **MR. STEVENSON SECONDED.**

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

18. CCEB2007-350 Eva Llorens & Rosali Vera
Address 7404 Terrace Dr Hudson Fl
Violation Address: 7404 Terrace Dr Hudson Fl
Violation: **14x16 room addition to Mobile Home**
Parcel: 34-24-16-0080-00b00-0010

Mr. Paul Ferlita, Building Inspector, read the case into the record.

Mr. Lero asked that the case be heard in absentia as there was good service.

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

21. CCEB2007-353 Lynn Miholics
Address 3352 Darlington Rd Holiday Fl
Violation Address: 3352 Darlington Rd Holiday Fl
Violation: **Garage to Habitable Space & 14X30 Building**
Parcel: 25-26-15-006b-00000-7430

Mr. Paul Ferlita, Building Inspector, read the case into the record.

Ms. Lynn Miholics was present and pleaded guilty.

MR. TUCKER MOVED to find the applicant in violation and allow 180 days to come into compliance or face a \$100.00 per day fine; **MR. BLACK SECONDED.**

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

VII. Continued Cases

None

RECESS

THE BOARD RECESSED AT 12:27 P.M. AND RECONVENED AT 12:44 P.M. ALL MEMBERS WERE PRESENT.

X. Adjournment

MR. BLACK MOVED to adjourn; **MR. STEVENSON SECONDED.**

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

The Board adjourned at 1:08 p.m.

PASCO COUNTY CONSTRUCTION BOARD
REGULAR MEETING
OCTOBER 17, 2007

(SEAL)

Prepared by:

Katie McCormick, Deputy Clerk