

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**

June 17, 2009 at 9:30 a.m.

**Historic Pasco County Courthouse,
Board Room, Second Floor,
37918 Meridian Avenue, Dade City, Florida**

Members

George Maniates	Chairman
Jamie Soderland	Vice-Chairman
George Black	
Bob Carroll	
Woody Tucker	
Joel Stevenson	
Mike Currie	
Ruth Ludaker - Absent	
Tom Gottberg	

Advisory Staff

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

Legal Counsel

Kristi Wooden
Senior Assistant County Attorney

I. Call to Order

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

1. Pledge of Allegiance

Chairman Maniates led the Pledge of Allegiance to the Flag.

2. Invocation – Rune Lero

Mr. Lero gave the Invocation.

3. Roll Call

Mr. Lero called the roll. Ms. Ludaker and Ms. Jolly were absent.

4. Administration of Oath

Ms. Russo administered the Oath to all those who planned to present testimony.

II. Minutes

1. Request to approve minutes of the April 15, 2009 Pasco County Construction Board

MR. STEVENSON MOVED approval of the April 15, 2009 minutes; **MS. SODERLAND SECONDED.**

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

III. Proposed Rules and Regulations or Other Business

1. Building Official's Comments

There were none.

2. County Attorney's comments:

There were none.

IV. New Cases

1. PCCB2009-131 Patricia Priest
Address: 342 La Hacienda Dr Indian Rocks Beach Fl
Violation Address: 3133 Pineview Dr Holiday Fl
Violation: **Alteration of Trusses & New French Doors**

Mr. Moore read the case into the record.

Ms. Russo swore in Ms. Patricia Priest.

Ms. Patricia Priest stated her name and address for the record. She stated she was aware of the allegations and pled not guilty. She explained that she had a lease purchase option with a contractor that wanted to purchase the house. The person leasing the home stopped paying the rent and was evicted. She discovered that they had completed unauthorized renovations in the home and requested a year to come into compliance.

Chairman Maniates asked if she had current permits for the work.

Ms. Priest stated she did not have permits but had met with several different engineers to figure out what need to be corrected. Her intent was to correct the violations.

Mr. Lero gave the history of the case and showed pictures on the overhead projector of the renovations that had been done. There was an issue with a possible support beam to the home being removed. He recommended the Board find her in violation, allow 180 days to obtain the permits and successfully pass inspections, or face an appropriate per day fine.

Ms. Priest said it had been difficult to get a consistent answer regarding what corrections were needed. She said the problem was money and she needed all the time she could get.

Mr. Tucker asked if there was a safety issue.

Mr. Lero thought the truss support issue would be a safety concern.

MS. SODERLAND MOVED to find the homeowner in violation, allow 180 days to obtain proper permits and pass all final inspections or face a \$150.00 per day fine; **MR. STEVENSON SECONDED.**

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

2. PCCB2009-158 Carol Goodrich
Address: 21331 Lake Bambi Cir Land O Lakes Fl
Violation Address: 21331 Lake Bambi Cir Land O
Lakes Fl
Violation: **Shed**

Mr. Moore read the case into the record.

Ms. Carol Goodrich stated her name and address for the record and said she was aware of the allocations. She pled guilty and noted she had the architectural design for the wood shed.

Mr. Lero recommended the Board accept the guilty plea, allow her 180 days to obtain the permits and pass all final inspections or face the appropriate per day fine.

MR. TUCKER MOVED to accept the guilty plea, allow 180 days to come into complete compliance and pass all final inspections or face \$150.00 per day fine; **MR. STEVENSON SECONDED.**

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

3. PCCB2009-159 Stracum River Investment LLC
 Address: 3766 Pinetree Dr St James City Fl
 Violation Address: 21330 Lake Bambi Cir Land O
 Lakes Fl
 Violation: **Shed**

Mr. Moore read the case into the record.

Ms. Russo swore in Mr. John McGyer.

Mr. John McGyer, agent for Stracum River Investments LLC, said he was waiting for the person that put the shed up to arrive. He pled guilty.

Mr. Lero stated that an LLC could not obtain an owner/builder permit, there would have to be a contractor issued permit. Staff recommended 180 days be given to obtain the permit and successfully pass all inspections or face an appropriate per day fine.

MR. CURRIE MOVED to find Mr. McGyer in violation, allow 180 days to come in full compliance and pass all final inspections or face a \$150.00 per day fine; **MS. SODERLAND SECONDED.**

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

4. PCCB2009-160 Christine Ritter
 Address: 11904 Old Tuscany Pl New Port Richey Fl
 Violation Address: 11904 Old Tuscany Pl New Port
 Richey Fl
 Violation: **Screen Room**

Mr. Moore read the case into the record.

Mr. Lero requested this case be heard in absentia as there was good service.

MR. CARROLL MOVED to hear the case in absentia; **MS. SODERLAND SECONDED.**

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

Mr. Lero said the case came to his office as a Public Information Department complaint on April 21, 2009 and a short form Notice of Violation was left at the site on April 27, 2009. Staff recommended the Board find the homeowner in violation, allow 180 days to obtain a permit and successfully pass inspections or face a \$200.00 per day fine.

MR. BLACK MOVED to find the homeowner in violation, allow 180 days to come into compliance and pass all final inspections or face a \$200.00 per day fine; **MR. GOTTBERG SECONDED.**

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

5. PCCB2009-162 David & Wendy Kall
 Address: 5157 Silent Lp 314 New Port Richey Fl
 Violation Address: 5157 Silent Lp 314 New Port
 Richey Fl
 Violation: **New Windows**

Mr. Moore read the case into the record.

Mr. Lero requested this case be heard in absentia as there was good service.

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

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

Mr. Lero said the case came to his office as a Public Information Department complaint and a short form Notice of Violation was left. Staff recommended the Board find the homeowners in violation, allow 180 days to obtain a permit and successfully pass inspections or face a \$200.00 per day fine.

MR. CURRIE MOVED to find the homeowner in violation, allow 180 days to come into compliance and pass all final inspections or face a \$200.00 per day fine; **MR. GOTTBERG SECONDED.**

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

6. PCCB2009-163 Joseph & Patricia Conover
Address: 5157 Silent Lp 102 New Port Richey Fl
Violation Address: 5157 Silent Lp 102 New Port
Richey Fl
Violation: **New Windows**

Mr. Moore read the case into the record.

Mr. Lero requested this case be heard in absentia as there was good service.

MS. SODERLAND MOVED to hear the case in absentia; **MR. CURRIE SECONDED.**

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

Mr. Lero said this case came to his office as a Public Information Department complaint and a short form Notice of Violation was left. Staff recommended the Board find the homeowners in violation, allow 180 days to obtain a permit and successfully pass inspections or face a \$200.00 per day fine.

MR. GOTTBERG MOVED to find the homeowners in violation, allow 180 days to come into compliance and pass all final inspections or face a \$200.00 per day fine; **MR. STEVENSON SECONDED.**

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

7. PCCB2009-164 Marion & Elaina Shanks
Address: 5157 Silent Lp 204 New Port Richey Fl
Violation Address: 5157 Silent Lp 204 New Port
Richey Fl
Violation: **New Windows**

Mr. Moore read the case into the record.

Mr. Lero requested this case be heard in absentia as there was good service.

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

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

Mr. Lero said this case came to his office as a Public Information Department complaint. He noted a permit had been issued for the windows. Staff recommended the Board find the homeowners in violation, allow 180 days to obtain a permit and successfully pass inspections or face a \$200.00 per day fine.

MR. STEVENSON MOVED to find the homeowner in violation, allow 180 days to come into compliance and pass all final inspections or face a \$200.00 per day fine; **MR. CURRIE SECONDED.**

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

8. PCCB2009-168 Donald Grieco
Address: 3333 Chauncy Rd Holiday Fl
Violation Address: 3333 Chauncy Rd Holiday Fl
Violation: **In Ground Pool**

Mr. Moore read the case into the record.

Mr. Lero requested this case be heard in absentia as there was good service.

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

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

Mr. Lero said this case came to his office as a Public Information Department complaint and a short form Notice of Violation was left. Staff recommended the Board find the homeowner in violation, allow 180 days to obtain a permit and successfully pass all inspections or face a \$200.00 per day fine.

MR. STEVENSON MOVED to find the homeowner in violation, allow 180 days to come into compliance and pass all final inspections or face a \$200.00 per day fine; **MR. GOTTBURG SECONDED.**

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

9. PCCB2009-169 Erin Knorr
Address: 1515 Carillon St Holiday Fl
Violation Address: 1515 Carillon St Holiday Fl
Violation: **15x16 Deck & Masonry fireplace & 25x25
Wooden Structure**

Mr. Moore read the case into the record.

Mr. Lero requested this case be heard in absentia as there was good service.

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

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

Mr. Gary Smith, Building Inspector, stated that the 25' x 25' wooden structure had been removed. The deck and fireplace were still in violation.

Mr. Lero said this case came to his office as a Public Information Department complaint and a short form Notice of Violation was left. Staff recommended the Board find the homeowner in violation, allow 180 days to obtain a permit and successfully pass all inspections or face a \$200.00 per day fine.

MR. GOTTBURG MOVED to find the homeowner in violation, allow 180 days to come into compliance and pass all final inspections or face a \$200.00 per day fine; **MR. CURRIE SECONDED.**

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

10. PCCB2009-171 Manuela Savignano
Address: 13414 Sunfish Dr Hudson Fl
Violation Address: 13414 Sunfish Dr Hudson Fl
Violation: **above ground pool, new a/c & new
windows, doors**

Mr. Moore read the case into the record.

Ms. Russo swore in those who planned to present testimony.

Ms. Christine Phillips stated her name and address for the record. She said the property belonged to her mother-in-law and she did not have a letter of representation.

Mr. Lero asked the Board to hear the case in absentia.

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

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

Mr. Lero recommended the Board find the homeowner in violation and allow 180 days to obtain the permit and successfully pass all inspections or face an appropriate per day fine.

Ms. Phillips stated she was trying to get permits for the violations but did not know what to do regarding the pool because it was there when they moved in five years ago.

MR. CURRIE MOVED to find the homeowner in violation, allow 180 days to come into full compliance and pass all final inspections or face \$150.00 per day fine; **MR. BLACK SECONDED.**

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

11. PCCB2009-172 Maria Spano
Address: 7538 Redcoat Ave Port Richey Fl
Violation Address: 7538 Redcoat Ave Port Richey Fl
Violation: **Unfinished enclosed aluminum porch
Remodeled with windows & stucco walls**

Mr. Moore read the case into the record.

Mr. Lero requested this case be heard in absentia as there was good service.

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

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

Mr. Lero said this case came to his office as a Public Information Department complaint and a short form Notice of Violation was left. Staff recommended the Board find the homeowner in violation, allow 180 days to obtain a permit and successfully pass all inspections or face a \$200.00 per day fine.

MS. SODERLAND MOVED to find the homeowner in violation, allow 180 days to come into compliance and pass all final inspections or face a \$200.00 per day fine; **MR. TUCKER SECONDED.**

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

12. PCCB2009-173 Dragan Romanovic
Address: 940 NW 56th St Ft Lauderdale Fl
Violation Address: 16324 Bosley Dr Springhill Fl
Violation: **Barn Structure**

Mr. Moore read the case into the record.

Mr. Lero requested this case be heard in absentia as there was good service.

MS. TUCKER MOVED to hear the case in absentia; **MS. SODERLAND SECONDED.**

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

Mr. Lero said this case came to his office as a Public Information Department complaint and a short form Notice of Violation was left. Staff recommended the Board find the homeowner in violation, allow 180 days to obtain a permit and successfully pass all inspections or face a \$200.00 per day fine.

MR. BLACK MOVED to find the homeowner in violation, allow 180 days to come into compliance and pass all final inspections or face a \$200.00 per day fine; **MR. GOTTBORG SECONDED.**

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

13. PCCB2009-174 Williams Realty & Investment Inc
Address: 12925 US Hwy 41 Springhill Fl
Violation Address: 18335 SR 52 Hudson Fl
Violation: **Shed & Aluminum Carport**

Mr. Moore read the case into the record.

Ms. Bonnie Williams gave her name and address for the record.

Ms. Russo swore in Ms. Bonnie Williams.

Ms. Williams said she was aware of the allocations and pled guilty. An engineer was hired and they were waiting on the inspector to approve the plans.

Mr. Lero recommended the Board find them in violation, accept the guilty plea, allow 180 days to obtain a permit and successfully pass the inspection or face the appropriate per day fine.

MR. TUCKER MOVED to find the property owner in violation, allow 180 days to come into compliance and pass all final inspections or face \$150.00 per day fine; **MR. STEVENSON SECONDED.**

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

14. PCCB2009-175 Beth Rutz
Address: 14241 Bellamy Brothers Blvd Dade City Fl
Violation: Address 14241 Bellamy Brothers Blvd Dade City Fl
Violation: **Barn, Pool, & Deck**

Mr. Moore read the case into the record.

Ms. Beth Rutz and her husband Mr. Mark Baynart stated their names and addresses for the record. They pled guilty and requested 180 days to correct the violation.

Mr. Lero recommended the Board accept the guilty plea, find them in violation of not having the appropriate permits, allow 180 days to obtain the permits and pass all final inspections or an appropriate per day fine.

MR. CURRIE MOVED to find the homeowner in violation, allow 180 days to come into full compliance and pass all final inspections or face \$150.00 per day fine; **MR. GOTTBURG SECONDED.**

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

15. PCCB2009-176 Mark Asbury
Address: 9450 Bonnet Lake Dr New Port Richey Fl
Violation Address: 9450 Bonnet Lake Dr New Port Richey Fl
Violation: **12x14 Wooden Structure with window & door & electric & plumbing**

Mr. Moore read the case into the record.

Mr. Mark Asbury gave name and address and pled guilty to the violation. He asked the Board for 180 days to come into compliance.

Mr. Lero recommended the Board accept the guilty plea, find him in violation of not having the appropriate permit, allow 180 days to obtain a permit and successfully pass all inspections or face an appropriate per day fine.

MR. STEVENSON MOVED to find the homeowner in violation, allow 180 days to come in full compliance and pass all final inspections or face \$150.00 per day fine; **MR. BLACK SECONDED.**

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

16. PCCB2009-179 Nhikhe Nguyen
Address: 6406 Chapel Pines Blvd Zephyrhills Fl
Violation Address: 6406 Chapel Pines Blvd
Zephyrhills Fl
Violation: **above ground pool**

Mr. Moore read the case into the record.

Mr. Lero requested this case be heard in absentia as there was good service.

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

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

Mr. Lero said this case came to his office as a Public Information Department complaint and a short form Notice of Violation was left. Staff recommended the Board find the homeowners in violation, allow 180 days to obtain a permit and successfully pass all inspections or face a \$200.00 per day fine.

MR. STEVENSON MOVED to find the homeowner in violation, allow 180 days to come into compliance and pass all final inspections or face a \$200.00 per day fine; **MR. GOTTBURG SECONDED.**

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

17. PCCB2009-181 Nina Rivera
Address: 3541 Windham Dr Holiday Fl
Violation Address: 3541 Windham Dr Holiday Fl
Violation: **6x6 Plastic shed & 6x10 Wooden shed**

Mr. Moore read the case into the record.

Mr. Lero requested this case be heard in absentia as there was good service.

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

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

Mr. Lero said this case came to his office as a Public Information Department complaint and a short form Notice of Violation was left. Staff recommended the Board find the homeowner in violation, allow 180 days to obtain a permit and successfully pass all inspections or face a \$200.00 per day fine.

MR. GOTTBERG MOVED to find the homeowner in violation, allow 180 days to come into compliance and pass all final inspections or face a \$200.00 per day fine; **MR. BLACK SECONDED.**

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

18. PCCB2009-182 Frederick Carl Donatelli
Address: 1532 Flotilla Dr Holiday Fl
Violation: **Unlicensed Electrical Contractor**

Mr. Moore read the case into the record.

Mr. Fred Donatelli stated his name and address for the record. He stated he did not have a license and that he was not doing electrical work. He said he had cut a hole in the drywall and placed the outlet box in it but there were no electrical wires being pulled. He said the electrician had pulled the permit for the electrical.

Mr. Gary Smith, Building Inspector, stated he had visited the property. He reviewed pictures of the violation and said the house was already under a stop work order for remodeling. He explained further what type of remodeling was being done.

Mr. Lero explained that permits were pulled and were still open for this address. Brief discussion followed.

MR. CURRIE MOVED to find Mr. Donatelli in violation of doing electrical work without proper licensing and fine him \$200.00 payable within 30 days; **MR. STEVENSON SECONDED.**

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

19. PCCB2009-183 Geraldine Puorro
Address: 9135 Greenbriar Ln Port Richey Fl
Violation: Address: 9135 Greenbriar Ln Port Richey Fl
Violation: **Remodeling & Plumbing**

Mr. Moore read the case into the record.

Mr. David Allen Ziegler, stated that Ms. Geraldine Puorro was co-owner of the property. He was aware of the allegations and pled guilty. He said all the permits had been pulled and that the house would be completed within 30 to 60 days. He requested 180 days to come into compliance.

Mr. Lero stated both names were on the warranty deed to the property. He recommended the Board allow 180 days to come into compliance and successfully pass all final inspections or face an appropriate per day fine.

MR. TUCKER MOVED to accept the guilty plea, find the property owner in violation, allow 180 days to successfully pass all final inspections or pay \$150.00 per day fine; **MR. CURRIE SECONDED.**

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

V. Continued Cases:

None.

VI. Request for Reduction of Fines / Extension of Time

1. PCCB2008-402 Mary Russell
Address: 55 Sayle Jones Rd Locust Fork Al
Violation Address: 14745 Nottingham Trl Hudson Fl
REQUEST FOR EXTENSION OF TIME

Mr. Moore read the case into the record.

Mr. Lero read a letter into the record from Ms. Russell that requested a four to six month extension due to medical and family reasons.

Mr. Lero explained the case had come before the Board on December 17, 2008. Ms. Russell was not present for that hearing. She was found guilty, given 180 days to obtain all permits and pass all final inspections or face a \$200.00 per day fine. He gave a brief history on the case and said the fine would begin to accrue tomorrow. There were no permit applications on file at this time.

MS. SODERLAND MOVED to deny the request for extension of time; **MR. CURRIE SECONDED.**

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

2. PCCB2008-411 Thomas Levatino
Address: 3430 Calera Dr Holiday Fl
Violation Address: 3430 Calera Dr Holiday Fl
REQUEST FOR EXTENSION OF TIME

Mr. Moore read the case into the record.

Mr. Tom Levatino gave his name and address for the record. He said he was trying to obtain a permit but had to get a variance first and it was taking a long time. He needed the time extension to complete the process.

Mr. Lero reviewed documentation from Mr. Levantio showing a timeline of what had happened to date. He recommended ninety days be given to obtain the permit and pass all final inspections. Brief discussion followed regarding the current efforts to obtain the permit and the initial deadline date.

MR. TUCKER MOVED to grant a ninety day extension and pass all final inspections or pay a \$200.00 per day fine; **MR. GOTTBURG SECONDED.**

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

3. PCCB2008-420 Kristin Handy
Address: 15516 Lenway Rd Springhill Fl
Violation Address: 15116 Lenway Rd Springhill Fl
REQUEST FOR EXTENSION OF TIME

Mr. Moore read the case into the record.

Mr. Gui Antenelli stated his name and address for the record. He submitted a letter of authorization to represent Ms. Kristin Handy.

Ms. Wooden noted the letter was acceptable.

Mr. Antenelli explained that Mr. and Mrs. Handy had both lost employment a few months ago and moved to Maryland for support. The home was currently for sale and he was helping with the sale of the home. Potential buyers were told there was a violation that needed to be corrected. He stated there was no intention of fixing the violation and asked for a 180 day extension to sell the home.

Mr. Lero recommended the Board deny the request.

MR. BLACK MOVED to deny the request; **MR. GOTTBURG SECONDED.**

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

4. PCCB2008-332 Chris & Wendy Maldony
Address: 4430 Fox Ridge Blvd Wesley Chapel Fl
Violation Address: 26525 Lawrence Ave Wesley
Chapel Fl
REQUEST FOR EXTENSION OF TIME

Mr. Moore read the case into the record.

Ms. Russo swore in those who planned to give testimony.

Ms. Wendy Maldony and Mr. Chris Maldony stated their names and a corrected address for the record. They explained that when they bought the barn and had it put on the property, they did not know there was a stipulation that required a home to be on the property with the barn. They also did not know a permit was required to put the barn up. They explained there were further issues regarding the purchase of a lot next door that they were trying to purchase in order to have enough land to build a home. They asked the Board for a 180 day extension to work everything out.

Mr. Lero stated the case was regarding an un-permitted 24 x 36 metal building and to date there were 29 days of non-compliance with a fine of \$150.00 per day accruing. He said if the Board extended the time, the total fine amount of \$13,800.00 would be waived and a new deadline date would be established.

Discussion followed between the Board, Staff, and Mr. and Mrs. Maldony.

MR. CARROLL MOVED to submit to Staff Mr. and Mrs. Maldony's packet of paperwork; **MR. BLACK SECONDED.**

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

MR. TUCKER MOVED to grant a 180 day extension, waive the accrued fine of \$13,800.00, and at the end of the 180 extension pass all final inspections or pay a \$200.00 per day fine; **MR. BLACK SECONDED.**

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

5. PCCB2009-238

Dustin Prevatt

Address: 5722 Biscayne Ct New Port Richey Fl

REQUEST FOR 2nd ENTITY (irrigation contr.)

Mr. Moore read the case into the record.

Mr. Dustin Prevatt stated his name and address for the record.

Mr. Lero stated this was a request for a second entity for an irrigation contractor. He said the reason Mr. Prevatt requested a second entity was because he wanted to join a company called Florida Grounds, Inc. He read a letter into the record that requested the second entity. He also gave his employment history, assets, and back tax information.

Ms. Kristi Wooden read a portion of the Ordinance into the record regarding second entity's and appeals.

Mr. Prevatt noted this was not an appeal.

Mr. Lero said it was not an appeal, it was presented to the Board as a second entity request.

Ms. Wooden asked if Mr. Moore, Building Official had made a determination.

Mr. Lero noted that they were recommending denial and asked if they should stop the case, send a denial letter out, and rescheduled for an appeal hearing on the case.

Ms. Wooden said they could treat the hearing today as the appeal of the denial as long as everyone understood the standard that the Board needed to find in order to approve the second entity.

Mr. Moore noted the standard would be the same as for a person, Mr. Prevatt would have to have control of the operation and it would be his license at risk. Brief discussion followed.

Mr. Prevatt explained that his LLC was active, but he had inactivated his company license in Pasco County so he could take on the second entity full time.

Mr. Moore recommended denial and noted that the Board would make the ultimate decision regarding an appeal. He stated that Mr. Prevatt could come into the permitting office and change the name of his company and it would be a routine act.

Ms. Wooden clarified for the record that Mr. Prevatt wanted the Board to hear the appeal today.

Mr. Prevatt answered he wanted the appeal for the second entity heard today.

MR. GOTTBURG MOVED for denial; **MR. BLACK SECONDED.**

MR. GOTTBURG AMENDED the motion of denial to include that the Building Official's decision would be upheld; **MR. BLACK SECONDED THE AMENDMENT.**

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

6. PCCB2007-428

Ebrahim Mehranipornejad

Address: 19614 Deer Lake Rd Lutz FL

Violation Address: 12634 US Hwy 41 Springhill FL

REQUEST FOR REDUCTION OF FINE

Mr. Lero read the case into the record and gave the history of the fine reduction request. Staff requested the item be brought back to the Board and recommended the fine be reduced to \$1.00 payable within 30 days.

MS. SODERLAND MOVED to reduce the existing fine to \$1.00 payable within 30 days; **MR. CURRIE SECONDED.**

Brief discussion followed regarding the previous reduction amount and the review that Senior Staff had done.

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

7. PCCB2009-015

Shiela Ritchey

Address: 4024 Armour Dr. Holiday FL

REQUEST FOR EXTENSION OF TIME

Mr. Moore read the case into the record.

Mr. Nicholas Zamora noted he would translate.

Ms. Wooden asked what was his relationship to Ms. Jalesa Alvarado.

Mr. Zamora said she was his sister's friend.

Ms. Wooden explained how the translation process would work and asked that each statement made be translated word for word.

Mr. Nicholas Zamora, the translator, gave his name and address for the record.

Ms. Jalesa Alvarado gave her name and address for the record and presented a letter that stated she had appeared for Mr. Artemio Barquera Remerez, who was the new homeowner. He was in Mexico and left her in charge of the house.

Ms. Wooden said Staff had provided a letter from Mike Wells, Property Appraiser, that referenced a warranty deed from Shiela Ritchey to Artemio Barquera Remerez. She said if there was a warranty deed that reflected the transfer of the property, then Ms. Alvarado could speak on his behalf. Staff provided a deed that showed the property transfer.

Mr. Zamora translated discussion between the Board, Staff, and Ms. Alvarado.

The discussion revealed the following:

- There were issues regarding a mistake the County made with the lot number when the title was signed. Permission was needed from Ms. Shiela Ritchey to change the lot number but she could not be located. The correction needed to be made before a permit could be pulled. There was documentation from the Property Appraiser that showed a correction was made. Staff thought the person trying to obtain the permit did not have that information.

- The only violation left on the property was the 12 x 14 shed, which she intended to keep. The shed was a manufactured shed and it was too close to the property line. An engineering design was needed for the shed.
- Staff recommended a 90 day extension be given to obtain a permit and successfully pass an inspection or face a per day fine. An inspector would be sent out to verify that the other violations were removed.
- It was possible that a variance would be needed because the shed was close to the property line. The floor in the shed was wood so it was possible that the shed could be moved and a variance would not be needed.
- Ms. Alvarado had Power of Attorney and should be able to obtain permits. She understood the process would take time and money.
- The 90 day time extension would start from today's date.

MR. STEVENSON MOVED to grant a 90 day extension, obtain all permits, and successfully pass all final inspections or face a \$150.00 per day fine; **MR. GOTTBURG SECONDED.**

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

Mr. Zamora translated the motion for Ms. Alvarado. She was advised to bring the letter from the Property Appraiser regarding the lot number to the permitting office when she applied for the permit.

8. PCCB2008-368

Joe and Rosa Kaylor
Address: 15924 Brenda St. Hudson FL
REQUEST FOR EXTENSION OF TIME

Mr. Moore read the case into the record.

Mr. Michael Sherimanty stated his name and address and provided a letter of representation.

Ms. Wooden reviewed the letter and noted he could represent Joe and Rosa Kaylor.

Mr. Sherimanty noted that Rosa was his fiancée and that he was frequently out of town. He had taken care of all of the violations except for the above the ground pool and did not know what needed to be done to obtain a permit for that. He requested a 90 day extension.

Mr. Lero noted the five original violations were an above ground pool, a screen enclosure for a pool, a shed, a carport attached to a shed, and a detached aluminum carport. There was an affidavit in the file from Building Inspector, Gary Smith that noted he had visited the property on May 9, 2009 and the detached aluminum carport had been removed.

Mr. Gary Smith, Building Inspector, stated a mobile home and decks that were originally on the property had been removed but they were not part of the original violation. There were still four violations present on the property.

Mr. Lero stated the compliance date was May 19, 2009 and there were 29 days of non-compliance. He noted the per day fine was \$150.00 and the total amount accrued to date was \$4,350.00.

Mr. Sherimanty said he had the engineering for the shed and would try to apply for three of the permits tomorrow. He said he did not know how to permit an above the ground pool.

Staff advised that Central Permitting should be able to help with the pool requirements.

MR. TUCKER MOVED to grant a 90 day extension, waive the existing fine, obtain the permits, come into complete compliance, pass all final inspections at the end of the 90 days or face a \$200.00 per day fine; **MR. GOTTBURG SECONDED.**

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

VII. Hearing of Appeals

None.

VIII. Consent Agenda

None.

IX. Unfinished Business

None.

X. Old Business Status Review

None.

THE BOARD RECESSED AT 11:35 A.M. AND RECONVENED AT 11:50 A.M. ALL BOARD MEMBERS WERE PRESENT. SENIOR ASSISTANT COUNTY ATTORNEY MS. KRISTI WOODEN WAS ABSENT.

XI. Adjournment

Chairman Maniates asked about the date change for the August meeting.

Mr. Lero noted the August 19, 2009 meeting had been changed to August 12, 2009, 9:30 a.m., New Port Richey.

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

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

The meeting adjourned at 12:11 p.m.

PASCO COUNTY CONSTRUCTION BOARD
REGULAR MEETING
JUNE 17, 2009

(SEAL)

Office of Paula S. O'Neil, Clerk and Comptroller

Prepared by: _____
Sandra Bader, Board Clerk
Board Records Department