

**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**

**JULY 15, 2009**

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

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**Members**

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

**Advisory Staff**

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

**Legal Counsel**

Kristi Wooden  
Senior Assistant County Attorney

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**I. Call to Order**

Chairman Manaties called the meeting to order at 9:29 a.m.

1. Pledge of Allegiance

Chairman Maniates led the Pledge of Allegiance to the Flag.

2. Invocation

Mr. Rune Lero gave the Invocation.

### 3. Roll Call

Mr. Moore called the roll. Ms. Jamie Soderland, Mr. George Black and Ms. Cynthia Jolly were absent.

### 4. Administration of Oath

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

## II. Minutes

1. Request to Approve Minutes of **May 19, 2009** Pasco County Construction Board.

**MR. GOTTBURG MOVED** approval of the noted minutes; **MR. STEVENSON 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

None

2. County Attorney's comments

None

## IV. New Cases

1. PCCB2009-184 James Farmer  
Address 5691 Woodvalley Rd Tallahassee Fl  
Violation Address: 12434 Coronado Way New Port Richey  
Violation: **new air condition & heat with electric, new windows, new roof.**

Mr. Timothy Moore, Building Official, read the item into the record.

Mr. James Farmer stated his name for the record and pled guilty.

Mr. Rune Lero, Training Officer, recommended the Board accept the guilty plea, find a violation existed and allow 180 days to come into compliance or face an appropriate per day fine. He added the applicant had obtained a permit for the air conditioning on July 14, 2008; however, inspections were still required.

Mr. Farmer explained the history of the item. He said he should have his roofing permit issued by July 15, 2009.

**MR. TUCKER MOVED** to accept the guilty plea, find a violation existed and allow 180 days to come into compliance or face a \$150.00 per day fine; **MR. GOTTBORG SECONDED.**

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

2. PCCB2009-185 Larry & Joanne Couch  
Address 18735 Lansford Dr Hudson Fl  
Violation Address: 18735 Lansford Dr Hudson Fl  
Violation: **Garage**

Mr. Jim Lloyd read the item into the record.

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

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

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

Mr. Lero said this item came to his office as a Public Information Department Complaint and a Short Form Notice of Violation was left at the site. He explained the violation through photographs utilizing the overhead projector. Staff recommended the Board find a violation existed and allow 180 days to obtain permitting and successfully pass all inspections or face a \$200.00 per day fine.

**MR. CURRIE MOVED** approval of Staff's recommendation; **MR. GOTTBORG SECONDED.**

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

3. PCCB2009-186 Shane & Lora Stevens  
Address 2734 Land O Lakes Blvd Land O Lakes Fl  
Violation Address: 2734 Land O Lakes Blvd Land O  
Lakes  
Violation: **2 new air condition units**

Mr. Lloyd read the item into the record.

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

**MR. TUCKER MOVED** to hear this item in absentia; **MR. STEVENSON SECONDED.**

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

Mr. Lero gave a brief explanation of the violation through photographs utilizing the overhead projector. Staff recommended the Board find a violation existed and allow 180 days to obtain permitting and successfully pass all inspections or face a \$200.00 per day fine.

**MR. GOTTBORG MOVED** approval of Staff's recommendation; **MR. STEVENSON SECONDED.**

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

4. PCCB2009-189 Dennis & Leigh Karchner  
Address 5745 Mockingbird Dr New Port Richey Fl  
Violation Address: 5745 Mockingbird Dr New Port  
Richey Fl  
Violation: **Screen room addition**

Mr. Moore read the item into the record.

Ms. Leigh Karchner stated her name for the record. She stated the screen room addition existed when she purchased the property.

Mr. Lero requested that Ms. Kristi Wooden, Senior Assistant County Attorney, read Section 118-38 from the Ordinance which explained the guidelines regarding the purchase of properties with existing violations.

Ms. Wooden read into the record Section 118-38 from the Ordinance.

Mr. Lero further explained that since the violation existed when it was purchased, the current property owner was responsible to bring the violation into compliance. He explained further through photographs utilizing the overhead projector. Staff recommended the Board find a violation existed and allow 180 days to come into compliance or face an appropriate per day fine.

Ms. Karchner explained they had made several attempts to contact the previous owner to find out if there had been applications filed for the proper permits. She gave a brief history of the item.

Ms. Wooden clarified the guidelines of the Ordinance which stated the current property owner was responsible for any violations.

Ms. Karchner confirmed that they would need to obtain a permit in order to remove the violation.

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

Mr. Bob Carroll confirmed what “complete compliance” meant.

**MR. CURRIE MOVED** to amend the motion to find a violation existed and allow 180 days to obtain permitting 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.

5. PCCB2009-190 Toua Do  
Address 31428 Bridgegate Dr Wesley Chapel Fl  
Violation Address: 15004 Bellamy Bros Blvd Dade  
City Fl  
Violation: **Garage Structure**

This item was dismissed.

6. PCCB2009-194 Julian Rose Mamo  
Address 12538 Choctaw Trl Hudson Fl  
Violation Address: 12538 Choctaw Trl Hudson Fl  
Violation: **addition**

Mr. Lloyd read the item into the record.

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

**MR. TUCKER MOVED** to hear the item 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 at the site. Staff recommended the Board find a violation existed and allow 180 days to obtain permitting and successfully pass all inspections or face a \$200.00 per day fine.

**MR. GOTTBERG MOVED** approval of Staff's recommendation; **MR. TUCKER SECONDED.**

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

7. PCCB2009-196 Eleanor Flammia  
Address 18511 Kelly Rd Springhill Fl  
Violation Address: 18511 Kelly Rd Springhill Fl  
Violation: **concrete block walls**

Mr. Lloyd read the item into the record.

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

**MS. LUDAKER MOVED** to hear the item in absentia; **MR. GOTTBERG SECONDED.**

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

Mr. Lero gave a brief explanation of the item through photographs utilizing the overhead projector. Staff recommended the Board find a violation existed and allow 180 days to obtain permitting and successfully pass all inspections or face a \$200.00 per day fine.

**MR. STEVENSON MOVED** approval of Staff's recommendation; **MR. CURRIE SECONDED.**

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

8. PCCB2009-198 Heather Rowa  
Address 1248 Maybury Dr Holiday Fl  
Violation Address: 1248 Maybury Dr Holiday Fl  
Violation: **8x12 shed**

Mr. Lloyd read the item into the record.

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

**MR. TUCKER MOVED** to hear the item in absentia; **MR. GOTTBERG 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 at the site. He gave a brief explanation of the violation through photographs utilizing the overhead projector. Staff recommended the Board find a violation existed and allow 180 days to obtain permitting and successfully pass all inspections or face a \$200.00 per day fine.

**MR. STEVENSON MOVED** approval of Staff's recommendation; **MR. GOTTBERG SECONDED.**

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

9. PCCB2009-199 Patrick Sullivan & Stephen Matis  
Address 6438 Clark St Hudson Fl  
Violation Address: 6438 Clark St Hudson Fl  
Violation: **altering a Chickee structure. The structure is no Longer Exempt from the Florida Building code as described In F.S. 553.73 (9) (i)**

Mr. Lloyd read the item into the record.

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

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

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

Mr. Lero explained under Florida Statute 553, Chickee Huts were exempt from the Florida Building Code provided it met all conditions as done by the Miccosukee or Seminole Indians and it would have to be built with all wood and natural materials. He gave a brief explanation of the violation through photographs utilizing the overhead projector. Staff recommended the Board find a violation existed and allow 180 days to obtain permitting and successfully pass all inspections or face a \$200.00 per day fine.

**MR. STEVENSON MOVED** approval of Staff's recommendation; **MR. GOTTBERG SECONDED.**

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

10. PCCB2009-201 Jose & Bertha Contreras  
Address 27306 Karefree Ct Dade City Fl  
Violation Address: 27306 Karefree Ct Dade City Fl  
Violation: **garage with electric, framing, plumbing,  
Windows and doors.**

Mr. Lloyd read the item into the record.

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

**MS. LUDAKER MOVED** to hear the item 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 at the site. He gave a brief explanation of the violation through photographs utilizing the overhead projector.

Mr. Eddie Bennett, Building Inspector, stated his name for the record.

Discussion followed between Mr. Lero and Mr. Bennett regarding the violations on the property.

Staff recommended the Board find a violation existed and allow 180 days to obtain permitting and successfully pass all inspections or face a \$200.00 per day fine.

**MR. GOTTBERG MOVED** approval of Staff's recommendation; **MR. TUCKER SECONDED.**



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

11. PCCB2009-202 SBB Properties Inc  
Address 12450 Citation Rd Springhill Fl  
Violation Address: 10509 Land O Lakes Blvd LOL  
Violation: **Mobile home pre-set & mobile home setup**

Mr. Moore read the item into the record.

Mr. Emery Clayton Powers, Jr. stated his name for the record; he purchased the property and was the new owner and pled guilty.

Ms. Wooden stated the County would need to amend their Administrative Complaint to reflect Mr. Powers as the new owner. She said Mr. Powers had an option to either waive service of notice or proceed on the matter.

Mr. Powers chose to proceed on the matter and waive service of the new Administrative Complaint.

Staff recommended the Board accept the guilty plea, find a violation existed and allow 180 days to obtain permitting and successfully pass all inspections or face an appropriate per day fine.

**MR. STEVENSON MOVED** to accept the guilty plea, find a violation existed and allow 180 days to gain compliance; **MS. LUDAKER SECONDED.**

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

12. PCCB2009-203 Bas & Sons LLC  
Address 6520 Ridge Rd Port Richey Fl  
Violation Address: 12551 Eden Ave Hudson Fl  
Violation: **Wood & Aluminum Structure with electric**

Mr. Moore read the item into the record.

Ms. Beth Fifer, representative of the property owner, stated her name for the record. She provided documentation to Ms. Kristi Wooden, Senior Assistant County Attorney, to show her authority to speak on behalf of the Company and pled guilty.

Staff recommended the Board accept the guilty plea, find a violation existed and allow 180 days to obtain the permit and successfully pass inspections or face an appropriate per day fine.

**MR. CURRIE MOVED** to accept the guilty plea, find a violation existed and allow 180 days to gain compliance 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.

13. PCCB2009-204 John & Sara Hartnett  
Address 3029 Bluff Blvd Holiday Fl  
Violation Address: 4017 Valencia Dr New Port Richey  
Fl  
Violation: **Remodeling with door & garage door**

Mr. Moore read the item into the record.

Ms. Sara Hartnett stated her name for the record and pled guilty.

Mr. Lero confirmed with Ms. Hartnett that she was aware of the notice that was left on the property in violation regarding the carport.

Ms. Hartnett said she had not received the notice and explained there was a tenant living on the property at this time.

Staff recommended the Board find a violation existed and allow 180 days to obtain the permit and successfully pass all inspections or face an appropriate per day fine.

**MR. STEVENSON MOVED** to accept the guilty plea, find a violation existed and allow 180 days to gain compliance or face a \$150.00 per day fine; **MR. TUCKER SECONDED.**

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

14. PCCB2009-205 Larry & Denise Gallo  
Address 10110 Osceola Dr New Port Richey Fl  
Violation Address: 10110 Osceola Dr New Port  
Richey Fl  
Violation: **12x20 garage shed, room addition,  
garage enclosed**

Mr. Moore read the item into the record.

Ms. Denise Gallo stated her name for the record and pled guilty. She stated she had obtained four permits.

Staff recommended the Board allow 180 days to successfully pass all inspections or face an appropriate per day fine.

**MR. TUCKER MOVED** to accept the guilty plea, find a violation existed and allow 180 days to successfully pass all inspections or face a \$150.00 per day fine; **MS. LUDAKER SECONDED.**

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

Ms. Gallo confirmed what she would need to do once she received letters from the Engineer.

Mr. Lero explained that would go to the Building Inspections Department.

15. PCCB2009-206 Nancy & Skevos Saroukos  
Address 1301 Excalibur St Holiday Fl  
Violation Address: 1301 Excalibur St Holiday Fl  
Violation: **Construction of Shed**

Mr. Lloyd read the item into the record.

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

**MR. TUCKER MOVED** to hear the item 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 at the site. He gave a brief explanation of the violation through photographs utilizing the overhead projector. Staff recommended the Board find a violation existed and allow 180 days to obtain permitting and successfully pass all inspections or face a \$200.00 per day fine.

**MR. TUCKER MOVED** approval of Staff's recommendation; **MR. STEVENSON SECONDED.**

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

16. PCCB2009-207 Christopher & Andrea Clarke  
Address 3809 Forest Park PI Land O Lakes Fl  
Violation Address: 3809 Forest Park PI Land O Lakes  
Fl  
Violation: **Garage**

Mr. Lloyd read the item into the record.

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

**MS. LUDAKER MOVED** to hear the item in absentia; **MR. TUCKER 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 at the site. He gave a brief explanation of the violation through photographs utilizing the overhead projector. Staff recommended the Board find a violation existed and allow 180 days to obtain permitting and successfully pass all inspections or face a \$200.00 per day fine.

**MR. CURRIE MOVED** approval of Staff's recommendation; **MR. GOTTBURG SECONDED.**

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

17. PCCB2009-208 Joseph Wythe  
Address 3145 Payne St New Port Richey Fl  
Violation Address: 3145 Payne St New Port Richey Fl  
Violation: **12x12 deck**

Mr. Moore read the item into the record.

Mr. Joseph Wythe stated his name for the record and pled guilty.

Mr. Gottberg recused himself from this item.

Staff recommended the Board accept the guilty plea, find a violation existed and allow 180 days to obtain permitting and successfully pass all inspections or face an appropriate per day fine.

**MR. STEVENSON MOVED** accept the guilty plea, find a violation existed and allow 180 days to gain compliance or face a \$150.00 per day fine; **MS. LUDAKER SECONDED.**

Chairman Maniates called on the motion; the motion carried with Mr. Gottberg abstaining.

18. PCCB2009-210 Pearl & Carl Mamone  
Address 3705 Elmwood Dr Holiday Fl  
Violation Address: 3705 Elmwood Dr Holiday Fl  
Violation: **Finished open porch enclosed with walls, Windows & door**

Mr. Moore read the item into the record.

Mr. Carl Mamone stated his name for the record and pled guilty.

Staff recommended the Board accept the guilty plea, find a violation existed and allow 180 days to obtain permitting and successfully pass all inspections or face an appropriate per day fine.

Mr. Mamone explained he had not obtained a permit yet because he had a stroke and was out of work.

**MR. CURRIE MOVED** that the Board accept the guilty plea, find a violation existed and allow 180 days to obtain permitting and successfully pass all 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.

19. PCCB2009-212 Brian & Deborah Faison  
Address 5614 Gray Rd Wesley Chapel Fl  
Violation Address: 5614 Gray Rd Wesley Chapel Fl  
Violation: **aluminum screen porch attached to mobile, Aluminum roof on structure**

Mr. Moore read the item into the record.

Mr. Eugene Foust stated his name for the record. He had purchased the property a year ago and was the new owner.

Staff checked the Pasco County Property Appraiser to ensure he was the current owner.

Ms. Wooden stated the County would need to amend their Administrative Complaint to reflect Mr. Foust as the property owner. She said Mr. Foust had an option to either waive service of notice or proceed on the matter.

Mr. Foust chose to proceed on the matter and waive service of the new Administrative Complaint.

Staff recommended the Board accept the guilty plea, find a violation existed and allow 180 days to obtain the permits and successfully pass all inspections or face an appropriate per day fine.

Mr. Foust confirmed how the process worked and how the double fees would be assessed.

**MR. STEVENSON MOVED** to accept the guilty plea, find a violation existed and allow 180 days to gain compliance or face \$150.00 per day fine; **MR. GOTTBERG SECONDED.**

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

20. PCCB2009-219 Petra Hernandez  
Address 37625 Granada Ave Dade City Fl  
Violation Address: 15109 Hillsborough Ave Dade City  
Violation: **Interior Remodeling**

Mr. Lloyd read the item into the record.

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

**MS. LUDAKER MOVED** to hear the item in absentia; **MR. TUCKER 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 at the site. He gave a brief explanation of the violation through photographs utilizing the overhead projector. Staff recommended

the Board find a violation existed and allow 180 days to obtain permitting and pass all inspections or face a \$200.00 per day fine.

Mr. Eddie Bennett, Building Inspector, stated his name for the record. He gave a brief explanation regarding the violation through photographs utilizing the overhead projector.

Staff recommended this case be dismissed due to lack of proof of interior remodeling.

**MR. STEVENSON MOVED** approval of Staff's recommendation; **MR. GOTTBORG SECONDED.**

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

21. PCCB2009-220 Carl Penoyer  
Address 37808 Chancey Rd Zephyrhills Fl  
Violation Address: 37808 Chancey Rd Zephyrhills Fl  
Violation: **Failure to remove single wide cream & brown Mobile home as per permit # 568787**

Mr. Moore read the item into the record.

Mr. Carl Penoyer stated his name for the record and pled not guilty.

Ms. Francis Penoyer stated her name for the record.

Mr. Lero reviewed an Affidavit utilizing the overhead projector that was signed by an agent representing the contractor that stated the mobile home would need to be removed

Mr. Penoyer explained he was not aware of the Affidavit. He gave a brief history of the item. He proposed that he would pay the 2005 Impact Fees in order to allow the mobile home to remain on the property.

Chairman Maniates explained there would still be an issue of removing the mobile home.

Discussion followed regarding how the proposal would work. It was determined there were more details that would need to be taken care of than just paying the impact fees.

Ms. Wooden read Section 18-57 of the Pasco County Code Entitled "Unpermitted/Unremoved Mobile and Manufactured Homes" and explaining how the process worked.

Mr. Penoyer asked if there was a remedy to allow the mobile home to stay on the property by paying the impact fees that would have been due for placing another home on the property in 2005.

Mr. Lero stated the answer to Mr. Penoyer's proposal was not within the purview of this Board. He explained it could be done but it would not be retroactive to 2005; it would be looked at as if the mobile home was placed on the property today. He explained further.

Staff recommended the Board accept the guilty plea, find a violation existed and allow 30 days to obtain permitting and successfully pass all inspections or allow 30 days to remove the mobile home as per the Affidavit or face an appropriate per day fine.

Mr. Penoyer stated there was a tenant in the mobile home right now and requested 90 to 180 days to gain compliance.

Staff was not in agreement with Mr. Penoyer's request.

**MR. STEVENSON MOVED** to find a violation existed and allow 30 days to obtain a permit and gain compliance or face a \$150.00 per day fine; **MR. CURRIE SECONDED.**

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

22. PCCB2009-221 Douglas & Laura Walker  
Address 12527 1<sup>st</sup> Isle Port Richey Fl  
Violation Address: 12527 1<sup>st</sup> Isle Port Richey Fl  
Violation: **10x14 addition**

Mr. Moore read the item into the record.

Mr. Douglas Walker stated his name for the record and pled guilty.

Staff recommended the Board accept the guilty plea, find a violation existed and allow 180 days to obtain permitting and successfully pass all inspections or face an appropriate per day fine.

**MR. CURRIE MOVED** to accept the guilty plea, find a violation existed and allow 180 days to gain compliance or face a \$150.00 per day fine; **MS. LUDAKER SECONDED.**

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



23. PCCB2009-223 Robert Parks  
Address 14415 Siren Ln Hudson Fl  
Violation Address: 7825 Parkway Blvd Hudson Fl  
Violation: **New Air Condition**

Mr. Lloyd read the item into the record.

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

**MR. TUCKER MOVED** approval to hear the item in absentia; **MR. STEVENSON SECONDED.**

Mr. Lero said this case came to his office as a Public Information Department Complaint and a Short Form Notice of Violation was left at the site. He explained the violation through photographs utilizing the overhead projector. Staff recommended the Board find a violation existed and allow 180 days to gain compliance or face a \$200.00 per day fine.

**MR. GOTTBERG MOVED** approval of Staff's recommendation; **MR. STEVENSON SECONDED.**

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

24. PCCB2009-224 David Raymond Gordon  
Address 12831 Kent Grove Dr Springhill Fl  
Violation Address: 12831 Kent Grove Dr Springhill Fl  
Violation: **Wood Deck**

Mr. Moore read the item into the record.

Mr. David R. Gordon stated his name for the record and pled guilty. He stated he had a medical condition that may require surgery; he asked if that became an issue if he would be allowed an extension.

Chairman Maniates advised Mr. Gordon to maintain communication with Staff and that would probably not be a problem.

Staff recommended the Board accept the guilty plea, find a violation existed and allow 180 days to obtain permitting and successfully pass all inspections or face an appropriate per day fine.

**MR. CURRIE MOVED** to accept the guilty plea, find a violation existed and allow 180 days to gain compliance or face a \$150.00 per day fine; **MR. GOTTBERG SECONDED.**

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

25. PCCB2009-225 Dianna Swauger  
Address 10403 Woodland Dr Hudson Fl  
Violation Address: 10403 Woodland Dr Hudson Fl  
Violation: **Mobile Home Setup**

Mr. Moore read the item into the record.

Ms. Dianna Swauger stated her name for the record and pled not guilty.

Mr. Tim Caruthers, brother to Ms. Swauger and Executor of their Father's Will, stated his name for the record. He gave a brief history of the item.

Ms. Wooden explained the responsibility of an individual either inheriting or purchasing properties with existing violations. She advised the Board that the County had named the appropriate party in their Administrative Complaint.

Discussion followed regarding a sticker on the window of the mobile home. Further discussion followed regarding conversations between the property owner and their Contractor.

Staff recommended the Board find a violation existed and allow 180 days to obtain permitting and successfully pass all inspections or face an appropriate per day fine. He explained how a mobile home set up permit process worked.

**MR. CURRIE MOVED** to find a violation existed and allow 180 days to gain compliance 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.

26. PCCB2009-227 Mill Pond Professional Center LLC  
Address 567 Oceanside Ct Palm Harbor Fl  
Violation Address: 7633 Cita Ln New Port Richey Fl  
Violation: **interior remodeling build outs, electric, plumbing, & mechanical**

This item was dismissed.

27. PCCB2009-228 James & Sandra Carroll  
Address 7037 Van Buren St New Port Richey Fl  
Violation Address: 6113 Dublin Dr New Port Richey Fl  
Violation: **Pool Screen enclosure**

Mr. Moore read the item into the record.

Mr. Jim Carroll stated his name for the record and pled not guilty.

Mr. John Boens, with Lightening Aluminum, stated his name for the record. He explained at the time he applied for permitting on this project there was another Jim Carroll on the record which confused the matter.

Staff recommended the Board find a violation existed and allow 180 days to obtain permitting and successfully pass all inspections or face an appropriate per day fine.

**MR. TUCKER MOVED** to find a violation existed and allow 180 days to gain compliance or face a \$150.00 per day; **MS. LUDAKER SECONDED.**

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

28. PCCB2009-229 Maaser 21 LLP  
Address 1410 Lake Tarpon Ave Ste e Tarpon Springs  
Fl  
Violation Address: 2418 Merchant Ave Odessa Fl  
Violation: **Remodeling Unit**

Mr. Lloyd read the item into the record.

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

**MS. LUDAKER MOVED** to hear the item in absentia; **MR. TUCKER SECONDED.**

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

Mr. Herbert Tomer, Electrical Inspector II, gave a brief explanation through photographs utilizing the overhead projector. He explained what permits would be required to perform the work in the photographs.

Staff recommended the Board find a violation existed and allow 180 days to gain compliance or face a \$200.00 per day fine.

**MR. STEVENSON MOVED** approval of Staff's recommendation; **MR. GOTTBURG SECONDED.**

Chairman Maniates called on the motion; the vote was unanimous with Mr. Tucker abstaining.

29. PCCB2009-232 Dorann Thompson & Terry Peppers  
Address 36806 Eden St Zephyrhills Fl  
Violation Address: 36806 Eden St Zephyrhills Fl  
Violation: **Shed**

Mr. Moore read the item into the record.

Mr. Terry Peppers stated his name for the record and pled guilty.

Ms. Dorann Thompson stated her name for the record.

Staff recommended the Board accept the guilty plea, find a violation existed and allow 180 days to obtain permitting and successfully pass all inspections or face an appropriate per day fine.

**MR. TUCKER MOVED** to accept the guilty plea, find a violation existed and allow 180 days to gain compliance as stated by Staff 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.

30. PCCB2009-234 Juan Flores & Kimberly Clark  
Address 3335 Williamsburg LP Holiday Fl  
Violation Address: 3335 Williamsburg LP Holiday Fl  
Violation: **New Windows & Doors**

Mr. Lloyd read the item into the record.

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

**MR. TUCKER MOVED** to hear the item 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 at the site. He gave a brief explanation of the violation through photographs utilizing the overhead projector. Staff recommended the Board find a violation existed and allow 180 days to obtain permitting and successfully pass all inspections or face a \$200.00 per day fine.

**MR. GOTTBERG MOVED** approval of Staff's recommendation; **MS. LUDAKER SECONDED.**

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

31. PCCB2009-236 Ernest Perkins  
Address 13412 Grandville Ave Hudson FI  
Violation Address: 13412 Grandville Ave Hudson FI  
Violation: **Metal Structures**

Mr. Moore read the item into the record.

Mr. Ernest Perkins stated his name for the record and pled not guilty. He gave a brief history of the item and explained the structure had been on the property since the 1970's.

Mr. Lero explained the homeowner had been before this Board in the past for other violations and in those cases had removed whatever the violations were at that time. He explained further through photographs utilizing the overhead projector.

Mr. Perkins explained that his neighbors had got together and signed a petition to keep the fencing there and approximately a year ago a new neighbor moved in and had complained about it. He understood the red tag he received was for the greenhouse.

Mr. Lero said there was a member of the public that wanted to speak on the matter should the Board be inclined to hear them.

Chairman Maniates asked the Members if they wanted to hear from the member of the public; it was determined they would be heard.

Mr. Dennis Ray stated his name for the record. He said he lived next door to the homeowner in violation and gave a brief history of the item. He said the structure was poorly instructed and would not be safe during hurricane season. He requested the Board have the structure removed as soon as possible.

Mr. Lero said there was another member of the public who wished to speak.

Mr. Harold Harmon stated his name for the record and offered documentation for review by the Board.

**MR. TUCKER MOVED** to review documentation; **MS. LUDAKER SECONDED.**

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

Mr. Lero placed the letter on the overhead projector and read it to the Board which stated Mr. Harmon was acting Manager of the Park in the absence of Mr. Art Gulven.

Mr. Harmon continued to give a brief history of the item.

Ms. Wooden said the issue was if it was a structure that required a permit; and if so, how long it would take to obtain proper permitting.

Mr. Lero said there was another member of the public who wished to speak.

Mr. Michael Thompson stated his name for the record. He said he was the former Manager of Nature's Park. When he was the Manager there were several neighbor complaints regarding the structure in violation. The structure was built approximately 6 years ago and had gradually gotten bigger as time went on with new additions to it.

Mr. Perkins gave a response to the neighbors' complaints. He explained what the structure was.

Staff recommended the Board find a violation existed and allow 180 days to obtain permitting and successfully pass all inspections or face an appropriate per day fine.

Mr. Lero clarified for the record the portion of the structure that was determined to be in violation.

Ms. Wooden clarified the County's Administrative Complaint encompassed the entire structure that was reflected in the photograph utilizing the overhead projector because there had been discussion that it was a fence and it was the County's contention that the entire structure was in violation and would require a permit.

**MR. GOTTBURG MOVED** to find a violation existed and allow 180 days to gain compliance as stated by Staff or face a \$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**

None

VII. **Hearing of Appeals**

None

VIII. **Consent Agenda**

None

IX. **Unfinished Business**

None

X. **Old Business Status Review**

None

**THE BOARD RECESSED AT 10:42 A.M. AND RECONVENED AT 10:57 A.M. ALL MEMBERS WERE PRESENT.**

XI. **Adjournment**

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

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

The meeting adjourned at 11:30 p.m.

PASCO COUNTY CONSTRUCTION BOARD  
REGULAR MEETING  
JULY 15, 2009

(SEAL)

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

Prepared by: \_\_\_\_\_  
Vickie Perez, Board Records Clerk  
Board Records Department