

Pasco County Construction Board

Thursday, February 18, 2021

9:30 AM Meeting



West Pasco Government Center
8731 Citizens Dr., 1st Floor, Board Room
New Port Richey, FL 34654

Members

Joe Matissek
Dave Curtin
Woody Tucker, Jr.
George Maniates
Victor Geiger
Vicki Trenchard
Bob Nixon

Advisory Staff

Glenn Wardell
Deputy Building Official
(County Rep./Building Official Designee)

Desirae Negersmith
Board Secretary

Legal Counsel

Kristi Sims
Senior Assistant County Attorney

I. Call to Order

1. Pledge of Allegiance
2. Invocation
3. Administration of Oath (All Hearing Participants)
4. Roll Call

PUBLIC COMMENT

The Public will be given the opportunity to comment on any proposition appearing in Sections II, III, XI, and XII below which are not quasi-judicial. Items appearing in Sections IV, V, VI, VII, VIII, and IX, and X are considered as quasi-judicial and are not considered as public hearings. In quasi-judicial cases, only parties and witnesses of parties may participate unless allowed by the Pasco County Construction Board.

II. Organizational/Other General Business

1. Selection of Chair and Vice-Chair
2. Staff's Comments –
2. Building Official's Comments –
3. County Attorney's Comments –

III. Minutes

Minutes to be approved from the **February 20, 2020** Board Hearing.

IV. New Cases

NONE

V. Request for Extension of Time

NONE

VI. Requests for Reduction/Waiver of Fine

NONE

VII. Waiver of Appearance/Agreements for Entry of Orders by Board

NONE

VIII. Continued Cases

NONE

IX. Appeals

NONE

X. Cases in Compliance/To Be Withdrawn

NONE

XI. Orders to be Ratified Cases

1. **BV18-00429 ALISON OPHEIM**
Address: 1140 ROSEFAIRE PL ODESSA, FL 33556-6072
Violation Address: **3530 CINCINNATI DRIVE HOLIDAY FL 34691**
Parcel Number: 25-26-15-006D-00000-9700
Violation:
 - a. *Complete Re roof without Permit.*
 - b. *New Windows and Entry Door.*
 - c. *New Split Mechanical System. (Serial # ESG170643430)*

2. **BV18-00144 BRANDON & LYNN GOULD**
Address: 13520 GARRIS DR HUDSON FL 34667-4511
Violation Address: **9737 DENTON AVENUE HUDSON, FL 34667**
Parcel Number: 13 24 16 0030 00500 0092
Violation:
 - a. *Relocation of Mobile Home Without a Permit.*

3. **BV18-00424 12445 LAND TRUST GORDON NIKOLE TRUSTEE**
Address: PO BOX 1598 ZEPHYRHILLS,FL 33539
Violation Address: **12445 PRICE LANE SPRING HILL, FL 34610**
Parcel Number: 25-26-15-006D-00000-9700
Violation:
 - a. *Remodel of mobile home to include windows, door, roof, and porch*

4. **BV18-00388 MUSA MANORS LLC**
Address: 923 NE 24TH ST BOCA RATON FL 33431
Violation Address: **17210 RIDGELINE TRAIL HUDSON, FL 34667**
Parcel Number: 07 24 17 0020 00000 0120
Violation:
 - a. *Unpermitted Interior Remodel Including all Trades*

5. **BV18-00011 HARVEY ROBERT BRANDON**
Address: 20327 FREESTONE DR DADE CITY,FL33523
Violation Address: **20327 FREESTONE DR DADE CITY,FL33523**
Parcel Number: 28-23-21-0010-00000-0100
Violation:
 - a. *Block wall on southwest corner of mobile home approx. 13 x 20 and shed with electric*

6. **VIO-021834 OSWALT JEFFREY A.**
Address: 21512 SOUTHWOOD DRIVE LUTZ, FL33549-4198
Violation Address: **21512 SOUTHWOOD DRIVE LUTZ, FL33549-4198**
Parcel Number: 36 26 18 0020 00400 0130
Violation:
 - a. *Addition to house - Has been removed- site visit 2/18/2020*

7. **BV19-00084 FREDERICK DOUGLAS ELLIS**
Address: 8609 VIVA VIA HUDSON, FL 34667
Violation Address: **8609 VIVA VIA HUDSON, FL 34667**
Parcel Number: 23-24-16-0290-00000-0530

Violation:

- a. *Accessory structure at rear (after 2013)*
- b. *Re-roof flat roof at rear (after 2013)*
- c. *Wood accessory structure at northeast elevation.*

8. BV17-00177 LEDESMA JULIE PERDOMO

Address: 12123 DEERTRACK LOOP, SPRING HILL, FL 34610
Violation Address: **12123 DEERTRACK LOOP, SPRING HILL, FL 34610**
Parcel Number: 01-25-17-0030-00200-0090

Violation:

- a. *new 12 x 25 habitable area separate of house with electric and plumbing(bathroom)*
- b. *10 x 10 aluminum roof with post*
- c. *10 x 32 porch without permit*
- d. *conversion of porch on house to habitable area*

9. BV18-00164 O'BRIEN PROPERTY GROUP 2 LLC C/O CHRISTOPHER D. DREW

Address: 2211 ASHLEY OAKS CIR WESLEY CHAPEL, FL 33544
Violation Address: **6714 SANDRA DRIVE PORT RICHEY ,FL34668**
Parcel Number: 09-25-16-0030-00000-0400

Violation:

- a. *Conversion of (FGR) Finished Garage to (BAS) Living area, (Approx. 12'X24')*
- b. *Electrical systems lying in Soil near Septic system.*

10. BV18-00318 DREZ KC

Address: 1025 NORMANDY BOULEVARD HOLIDAY, FL 34691
Violation Address: **1025 NORMANDY BOULEVARD HOLIDAY, FL 34691**
Parcel Number: 36 26 15 0890 00000 8940

Violation:

- a. *Unpermitted 10'x10' alum. roof on post*
- b. *Unpermitted 10'x32' finished open porch*
- c. *Unpermitted Enclosure of 10'x13' porch to habitable area*
- d. *Unpermitted New living quarters being built rear corner of lot w/ plumbing & electric*

11. BV19-00050 CHARLES EDGY-(RALPHS 34408 INC) REP BY: KENNETH CHAPMAN

Address: 34408 STATE ROAD 54 ZEPHYRHILLS, FL 33543
Violation Address: **34408 STATE ROAD 54 UNIT 529 ZEPHYRHILLS, FL 33543**
Parcel Number: 18-26-21-0000-00800-0000

Violation:

- a. *Approx. 20ft x 12ft wood and aluminum carport with electric built without permits*

12. BV19-00168 HOSTIA RUDDY

Address: 1140 ROSEFAIRE PL ODESSA, FL 33556-6072
Violation Address: **1831 BEACHWAY LANE, ODESSA, FL 33556**
Parcel Number: 34-26-17-0010-00100-0080

Violation:

- a. *Unpermitted interior remodel including all trades*
- b. *Unpermitted framing, electrical, mechanical alterations and additions*
- c. *Unpermitted electrical exterior panel*
- d. *Unpermitted concrete slab replacement / repair*

13. BV18-00383 MHC HOLIDAY TRAVEL LLC

Address: 2 N RIVERSIDE PLAZA STE 800 CHICAGO IL 60606
Violation Address: **1622 AIRES DR HOLIDAY FL 34690**
Parcel Number: 31 -26-1 6-0010-01400-0060

Violation:

- a. *Unpermitted interior remodel including all trades*

XII. Adjournment

Pasco County only makes an audio recording and prepares Minutes of Board proceedings.

If a party desires to appeal any decision made by the Board with respect to any matter considered at a hearing, that party will need a record of the proceedings and, for such purpose, that party must make its own arrangements to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

Any appeal of the Pasco County Construction Board's final order shall be to the Circuit Court and shall be filed within 30 days of that final order per Chapter 162.11, Florida Statutes.