

PASCO COUNTY CONSTRUCTION BOARD

ANNOTATED MINUTES

FEBRUARY 21, 2021

**PREPARED IN THE OFFICE OF
NIKKI ALVAREZ-SOWLES, CLERK & COMPTROLLER**

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

9:30 A.M.

**WEST PASCO GOVERNMENT CENTER, BOARD ROOM, 1ST FLOOR
8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654**

Members

Joe Matissek
Dave Curtin - **ABSENT**
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

Acting Chairman Maniates called the meeting to order at 9:31 a.m.

- 1. Pledge of Allegiance**
- 2. Invocation**

Ms. Jessica Rodriguez, Deputy Clerk, gave the Invocation and led the Pledge of Allegiance to the Flag.

3. Administration of Oath

There was none.

4. Roll Call

Ms. Rodriguez called the roll. All members were present with the exception of Mr. Dave Curtin who was absent. Mr. Nixon arrived to the meeting at 9:45 a.m.

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.

There was none.

II. Organizational/Other General Business

1. Selection of Chair and Vice-Chair –

Ms. Sims spoke regarding organizational matters and the Board not being able to meet since February 2020 due to the Pandemic. She spoke briefly about the Board purpose and the process, a new attorney in the office, new prosecutor in the office, the succession process, the selection of Chairman and Vice-Chairman process, the meetings being held every other month according to schedules, the Board being complete with 10 and having 7 at the time, and to encourage the members to seek out future volunteers for the Aluminum Specialist and the 2 Citizen positions available. She advised the Board for a selection of a new Chairman and Vice-Chairman.

The Board approved to nominate Mr. Maniates as Chairman.

Discussion was held regarding the time a member would serve as Chairman on the Board, with the Board in agreeance to 1 year at the time.

The Board approved for the term limit of Chairman being 1 year starting from February 2021 until February 2022.

Ms. Sims added clarification to make sure the motion included that the term would be from February 2021 through February 2022.

The Board approved to nominate Ms. Trenchard as Vice-Chairman.

The Board approved that the Vice-Chairman term limit would be from February 2021 through February 2022.

2. Staff's Comments -

Mr. Wardell introduced himself and thanked the members for attending the meeting. He briefly introduced Staff members and their positions in the organization. He also introduced Ms. Sally Sherman, Development Services Administrator, and welcomed the new members to the Board.

3. Building Official's Comments –

There were none.

4. County Attorney's Comments –

Ms. Sims briefly introduced Mr. Patrick Moore, Assistant County Attorney, who was working on litigation appeals, starting the process of transitioning, redistributing the workload, and that she would be working with Mr. Moore during the meetings.

Mr. Patrick Moore, Assistant County Attorney, introduced himself and gave spoke regarding his background, having worked with County for 5 years, and 5 years with State Attorney, with similar duties as Ms. Sims, and his hope for a smooth process for future meetings.

Ms. Sims noted that the Agenda did not have much to review for the County Attorney's Comments section, and would present an in-depth overview presentation from the Pasco County Advisory Boards Summary of Ethics, Sunshine Law and Public Records Requirements for Advisory Boards booklet, handed out by Ms. Negersmith, for the new members on the procedures and rules for the Board. She spoke regarding the post Board Orders, jurisdiction with the Board being advisory and sitting in a quasi-judicial capacity, licensing issues and how they were addressed, Chapter 18 Pasco County Code of Ordinances section, different categories for licensing, different scenarios with local constructors having the Board review the case, material Code Violations and financial penalties, having citizens from different trades on the Board to make decisions based on their backgrounds and perspectives, administrative complaints brought from the County pertaining to construction on the property without proper permits maintained, reviewing and making changes to the cases as they seemed necessary, members with 3 absences in a row had the possibility of being dismissed, 5 members of the Board constituting a quorum, the role of the Clerk's Office at the meetings, and Ms.

Negersmith being the Board Secretary and ensuring that the Agenda be closed 2 weeks ahead of a meeting.

Chairman Maniates thanked Ms. Sims for her presentation and asked if any of the members had questions.

Ms. Sims encouraged the Board to ask questions regarding anything pertaining to items on the Agenda, that questions could be emailed Mr. Moore or to her, and she spoke regarding the Sunshine Laws summary, the Standards of Conduct, the Board being Public Officials and the acceptance of gifts was not permitted, the Ethics Laws review, the voting conflicts review and examples, and the voting conflict form and the Financial Interest form that was filed with the Supervisor of Elections Office.

Ms. Sally Sherman, ACA Development Services, spoke briefly regarding the forms being an easy process.

Chairman Maniates recommended that the Board submit their applications in person and have the Supervisor of Elections Office date stamp the forms.

Ms. Sims continued with her presentation and informed the members assurance on making sure the forms were filled out properly before submittal to different offices, media communications between the Board members not being permitted as part of the Public Meetings Act regulations, audibly friendly clarification, review of the “reply all” rule in e-mails, unpermitted violation examples, the timelines given to cure violations process, inspection warrants obtained from the County Attorney’s Office with incompliant citizens process, oral decision made within a period of time with monetary penalties, the process of the Orders being presented to the Board of County Commissioners and documents being recorded in Official Records, that extension of times could be requested and per day fines could be reduced or removed by the Board, the Board having standard motion statements provided for future meetings, reduction to liens process, cases heard in absentia, the ex-parte disclosures process, and the litigation and appeals update.

III. Minutes

The Board approved the February 20, 2020 Pasco County Construction Board Meeting minutes.

IV. New Cases

There were none.

V. Request for Extension of Time

There were none.

VI. Requests for Reduction/Waiver of Fine

There were none.

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

There were none.

VIII. Continued Cases

There were none.

IX. Appeals

There were none.

X. Cases in Compliance/To Be Withdrawn

There were 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*

The Board approved to authorize to ratify the signatures of previous Chairman Kelly Miller's and member Mr. Maniates.

Discussion was held regarding the cases; the process on how the cases were handled; clarification for the members to voice their concerns if they had any for future meetings or cases; and the important value each member had on the Board.

XII. Adjournment

The Board approved to adjourn the meeting at 11:20 a.m.

PASCO COUNTY CONSTRUCTION BOARD
REGULAR MEETING
FEBRUARY 18, 2021



Office of Nikki Alvarez-Sowles, Esq., Clerk & Comptroller

Prepared by: *J. Rodriguez*
Jessica Rodriguez, Records Clerk III
Board Records Division