

**PASCO COUNTY CONSTRUCTION BOARD
HYBRID VIRTUAL MEETING**

ANNOTATED MINUTES

JUNE 17, 2021

**PREPARED IN THE OFFICE OF
NIKKI ALVAREZ-SOWLES, Esq., 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.

**HISTORIC PASCO COUNTY COURTHOUSE BOARD ROOM 2ND FLOOR
37918 MERIDIAN AVENUE, DADE CITY, FL 33525**

Members

George Maniates, Chairman
Vicki Trenchard, Vice-Chairman
Joe Matissek
Dave Curtin - **ABSENT**
Woody Tucker, Jr.
Victor Geiger
Bob Nixon

Advisory Staff

Anthony Mastracchio
Deputy Building Official
(County Rep. /Building Official Designee)

Desirae Negersmith
Thuyvy Connelly
Board Secretary

Legal Counsel

Patrick Moore
Assistant County Attorney

I. Call to Order

Chairman Maniates called the meeting to order at 9:32 a.m.

1. Pledge of Allegiance

Chairman Maniates led the Pledge of Allegiance to the Flag.

2. Invocation

Ms. Jessica Rodriguez, Deputy Clerk, gave the Invocation.

3. Administration of Oath

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

4. Roll Call

Ms. Rodriguez called the roll. All members were present with the exception of Mr. Dave Curtin who was absent.

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. Staff's Comments

Chairman Maniates welcomed back Mr. Anthony Mastracchio and congratulated Mr. Chris on his Supervisory position. He thanked Staff for their work.

2. Building Official's Comments

There was none.

3. County Attorney's Comments

Mr. Moore noted the anticipation of the Governor's signing on new legislation that would likely affect the local licensing code categories; that it will be presented to the BCC and discussion could be held at a later date.

III. Minutes

The Board approved the February 18, 2021 Pasco County Construction Board Meeting minutes.

Mr. Moore reviewed the meeting procedures to be followed.

IV. New Cases

Mr. Moore reviewed the notice procedures followed.

The Board approved to hear cases 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 20, 21 and 28 in absentia.

1. **BV20-00057** **FREDO SUSAN**

A Waiver of Appearance was completed by the property owner prior to the meeting.

The Board approved to authorize the Chairman's signature on an Agreement for Entry of Order by the Board.

2. **BV20-00060** **RAYMOND KELLY**

The Board approved to hear cases 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 20, 21, and 25 in absentia.

Mr. Moore read the case into the record.

Mr. Vance Fletcher, Building Inspector, reviewed the violation and responded to questions asked by the Board while photographs were displayed.

Mr. Mastracchio spoke regarding the need for a permit for any structural changes to a dock.

Motion to find the respondent guilty on all violations and to order the respondent to cure the violations before December 1, 2021 or face a \$250.00 per day penalty.

Mr. Tucker stated if anyone on the Board was in disagreement with a motion they would need to speak to be heard.

Discussion followed regarding the violation; conversations with the property owner; and that proper notice was provided.

The Board approved to find the respondent guilty on all violations and to order the respondent to cure the violations before December 1, 2021 or face a \$250.00 per day penalty.

3. BV20-00065 MONTGOMERY, GLENN D & WENDY E

The Board approved to hear cases 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 20, 21, and 25 in absentia.

Mr. Moore read the case into the record.

Mr. Christopher Maine, Building Inspector, reviewed the violation and responded to questions asked by the Board while photographs were displayed.

The Board approved to find the respondent guilty on all violations and to order the respondent to cure the violations before December 1, 2021 or face a \$250.00 per day penalty.

4. BV20-00066 RUMORE, VICENZINO & AMY & RUMORE, LINDA

The Board approved to hear cases 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 20, 21, and 25 in absentia.

Mr. Moore read the case into the record.

Mr. Vance Fletcher, Building Inspector, reviewed the violation and responded to questions asked by the Board while photographs were displayed.

Mr. Mastracchio spoke regarding the property flood zone and the FEMA standards.

The Board approved to find the respondent guilty on all violations and to order the respondent to cure the violations before December 1, 2021 or face a \$250.00 per day penalty.

5. BV20-00067 HERNANDEZ, JOSE A

The Board approved to hear cases 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 20, 21, and 25 in absentia.

Mr. Moore read the case into the record.

Mr. Christopher Maine, Building Inspector, reviewed the case while photographs were displayed.

The Board approved to find the respondent guilty on all violations and to order the respondent to cure the violations before December 1, 2021 or face a \$250.00 per day penalty.

6. BV20-00071 SHERA SABRI

The Board approved to hear cases 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 20, 21, and 25 in absentia.

Mr. Moore read the case into the record.

Mr. Christopher Maine, Building Inspector, reviewed the violation and responded to questions asked by the Board while photographs were displayed.

Mr. Mastracchio spoke regarding the FEMA standards.

The Board approved to find the respondent guilty on all violations and to order the respondent to cure the violations before December 1, 2021 or face a \$250.00 per day penalty.

7. BV20-00073 FARDELLO, MICHAEL L

The Board approved to hear cases 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 20, 21, and 25 in absentia.

Mr. Moore read the case into the record.

Mr. Christopher Maine, Building Inspector, reviewed the violation and responded to questions asked by the Board while photographs were displayed.

The Board approved to find the respondent guilty on all violations and to order the respondent to cure the violations before December 1, 2021 or face a \$250.00 per day penalty.

8. BV20-00078 JOSEPH PETER LADUCA JR

The Board approved to hear cases 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 20, 21, and 25 in absentia.

Mr. Moore read the case into the record.

Mr. Rocco Dottoli, Building Inspector, reviewed the case while photographs were displayed.

The Board approved to find the respondent guilty on all violations and to order the respondent to cure the violations before December 1, 2021 or face a \$250.00 per day penalty.

9. BV20-00085 CAPASSO, BERNARD J JR

The Board approved to hear cases 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 20, 21, and 25 in absentia.

Mr. Moore read the case into the record.

Mr. Rocco Dottoli, Building Inspector, reviewed the case while photographs were displayed.

Discussion followed regarding possible immediate threats to health and safety, and the required permits.

The Board approved to find the respondent guilty on all violations and to order the respondent to cure the violations before July 5, 2021 or face a \$250.00 per day penalty.

10. BV20-00086 WEISNER, DIANE C

Mr. Moore read the case into the record.

The case was withdrawn by the Building Official. No action was required.

11.BV20-00093 PERKINS, STEVEN

The Board approved to hear cases 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 20, 21, and 25 in absentia.

Mr. Moore read the case into the record.

Mr. Christopher Maine, Building Inspector, reviewed the violation and responded to questions asked by the Board while photographs were displayed.

The Board approved to find the respondent guilty on all violations and to order the respondent to cure the violations before December 1, 2021 or face a \$250.00 per day penalty.

12.BV20-00094 CONOVER, SEAN P & SUZANNE M

The Board approved to hear cases 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 20, 21, and 25 in absentia.

Mr. Moore read the case into the record.

Mr. Christopher Maine, Building Inspector, reviewed the violation and responded to questions asked by the Board while photographs were displayed.

The Board approved to find the respondent guilty on all violations and to order the respondent to cure the violations before December 1, 2021 or face a \$250.00 per day penalty.

13.BV20-00096 INFANTE, SAHILY CRUZ

The Board approved to hear cases 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 20, 21, and 25 in absentia.

Mr. Moore read the case into the record.

Mr. Vance Fletcher, Building Inspector, reviewed the violation and responded to questions asked by the Board while photographs were displayed.

The Board approved to find the respondent guilty on all violations and to order the respondent to cure the violations before December 1, 2021 or face a \$250.00 per day penalty.

14.BV20-00097 JOHNSON, MELISSA

The Board approved to hear cases 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 20, 21, and 25 in absentia.

Mr. Moore read the case into the record.

Mr. Vance Fletcher, Building Inspector, reviewed the violation and responded to questions asked by the Board while photographs were displayed.

The Board approved to find the respondent guilty on all violations and to order the respondent to cure the violations before December 1, 2021 or face a \$250.00 per day penalty.

15.BV20-00102 PATTERSON, DAN

The Board approved to hear cases 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 20, 21, and 25 in absentia.

Mr. Moore read the case into the record.

Mr. Vance Fletcher, Building Inspector, reviewed the case while photographs were displayed.

The Board approved to find the respondent guilty on all violations and to order the respondent to cure the violations before December 1, 2021 or face a \$250.00 per day penalty.

16.BV20-00104 AZOUKI, MADELINE

The Board approved to hear cases 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 20, 21, and 25 in absentia.

Mr. Moore read the case into the record.

Mr. Rocci Dottoli, Building Inspector, reviewed the violation and responded to questions asked by the Board while photographs were displayed.

The Board approved to dismiss A, roofing and progress expired permit portion of the violation, and find the respondent guilty on the new A/C unit and to order the respondent to cure the violations before December 1, 2021 or face a \$250.00 per day penalty.

17. BV20-00107 DEVITO, ANTHONY JAMES

The Board approved to hear cases 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 20, 21, and 25 in absentia.

Mr. Moore read the case into the record.

Mr. Vance Fletcher, Building Inspector, reviewed the case while photographs were displayed.

The Board approved to find the respondent guilty on all violations and to order the respondent to cure the violations before December 1, 2021 or face a \$250.00 per day penalty.

18. BV20-00109 MARTINEZ, GEORGE L & APONTE EILEEN

A Waiver of Appearance was completed by the property owner prior to the meeting.

The Board approved to authorize the Chairman's signature on an Agreement for Entry of Order by the Board.

19. BV20-00115 WILLIAMS, GAY

A Waiver of Appearance was completed by the property owner prior to the meeting.

The Board approved to authorize the Chairman's signature on an Agreement for Entry of Order by the Board.

20. BV20-00120 CUEVAS, FERNANDO B. & COLON, AMY J.

The Board approved to hear cases 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 20, 21, and 25 in absentia.

Mr. Moore read the case into the record.

Mr. Vance Fletcher, Building Inspector, reviewed the violation and responded to questions asked by the Board while photographs were displayed.

Mr. Mastracchio also responded to questions asked by the Board.

The Board approved to find the respondent guilty on all violations and to order the respondent to cure the violations before December 1, 2021 or face a \$250.00 per day penalty.

21. BV20-00121 LANE-GLO BOWL, INC. C/O LANGLO CHRIS L

The Board approved to hear cases 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 20, 21, and 25 in absentia.

Mr. Moore read the case into the record.

Mr. Vance Fletcher, Building Inspector, reviewed the violation and responded to questions asked by the Board while photographs were displayed.

The Board approved to find the respondent guilty on all violations and to order the respondent to cure the violations before December 1, 2021 or face a \$250.00 per day penalty.

Discussion followed regarding the violation.

22. BV20-00125 KARKHECK, MICHAEL ALFRED

A Waiver of Appearance was completed by the property owner prior to the meeting.

The Board approved to authorize the Chairman's signature on an Agreement for Entry of Order by the Board.

23. BV20-00126 KOROBOS, THOMAS C

A Waiver of Appearance was completed by the property owner prior to the meeting.

The Board approved to authorize the Chairman's signature on an Agreement for Entry of Order by the Board.

24. BV20-00127 FIELDS, AMANDA

The Board approved to continue the item to August 19, 2021 in New Port Richey.

25. BV20-00128 SHAW, TERESA

The Board approved to hear cases 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 20, 21, and 25 in absentia.

Mr. Moore read the case into the record.

Mr. Rocco Dottoli, Building Inspector, reviewed the violation and responded to questions asked by the Board while photographs were displayed.

The Board approved to find the respondent guilty on all violations and to order the respondent to cure the violations before December 1, 2021 or face a \$250.00 per day penalty.

26. BV21-00011 BOWEN, CLIVE

A Waiver of Appearance was completed by the property owner prior to the meeting.

The Board approved to authorize the Chairman's signature on an Agreement for Entry of Order by the Board.

V. Request for Extension of Time

27. BV18-00383 MHC Holiday Travel LLC

Mr. Moore read the case into the record.

Mr. Mastracchio reviewed the request and noted there were no objections.

Discussion was held regarding the circumstances and a suggestion to extend the time until December 1, 2021.

The Board approved to grant the time extension to December 1, 2021 and to waive the fines.

VI. Requests for Reduction/Waiver of Fine

28.BV18-00087 COMMIT REAL ESTATE HOLDINGS LLC

Mr. Moore read the case into the record.

Discussion followed regarding the request; the timeline; and the Staff's recommendation.

Mr. Christian Hockley, representative, was present and in agreement with Staff's recommendation.

The Board approved Staff's recommendation of the fine reduction to \$3,550.00 to be paid within 30 days or the fine would revert back to the original fine amount.

29.BV19-00034 NELLIE M PELLINO

Mr. Moore read the case into the record.

Ms. Negersmith, reviewed the violation and responded to questions asked by the Board while photographs were displayed.

Discussion followed regarding property ownership; Staff's recommendation; the owner's intention; and the value of the property compared to the fine fee.

The Board approved Staff's recommendation to waive the fine fee.

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

The Board approved to authorize the Chairman's signature on all Orders under Section VII.

30.BV20-00064 KOPCZYNSKI, ANDREW

A waiver of Appearance was completed by the property owner prior to the meeting.

31. BV20-00068 SISIC, ADEM & IZETA

A waiver of Appearance was completed by the property owner prior to the meeting.

**32. BV20-00069 GOSS, JAMES & LYN TRUST C/O TEMPLE TERRACE
VILLAGE INC**

A waiver of Appearance was completed by the property owner prior to the meeting.

**33. BV20-00070 FUTURE HOME DEVELOPERS LLC c/o SAMUEL
VARTANIAN**

A waiver of Appearance was completed by the property owner prior to the meeting.

**34. BV20-00074 SUNCOAST RECOVERY CENTERS OF FLORIDA INC
C/O THOMAS V SAXON**

A waiver of Appearance was completed by the property owner prior to the meeting.

35. BV20-00075 SMITH, STEVEN R & TERRY

A waiver of Appearance was completed by the property owner prior to the meeting.

36. BV20-00083 PRE QRP LLC C/O GERSICK ARLEEN TRUSTEE

A waiver of Appearance was completed by the property owner prior to the meeting.

37. BV20-00084 LECHOWICZ, WLADYSLAW

A waiver of Appearance was completed by the property owner prior to the meeting.

38. BV20-00095 MARTIN, CLIFFORD W IV

A waiver of Appearance was completed by the property owner prior to the meeting.

39. BV20-00106 LBERT, PRISCILLA & GARCIA, ARTURITO AVELAR

A waiver of Appearance was completed by the property owner prior to the meeting.

40. BV20-00110 PELOQUIN, CAROL L OR SWANSON, GUSTAVE C

A waiver of Appearance was completed by the property owner prior to the meeting.

41. BV20-00111 KILGORE, JONATHAN H

A waiver of Appearance was completed by the property owner prior to the meeting.

42. BV20-00112 MCKNIGHT, SUSAN F. & MCKNIGHT, MICHAEL H. JR

A waiver of Appearance was completed by the property owner prior to the meeting.

43. BV20-00122 MARTINEZ, YUDELQUIS

A waiver of Appearance was completed by the property owner prior to the meeting.

44. BV20-00124 RAMIC, DERMIN

A waiver of Appearance was completed by the property owner prior to the meeting.

45. BV20-00133 FIGUEROA, HUMBERTO

A waiver of Appearance was completed by the property owner prior to the meeting.

VIII. Continued Cases

There was none.

IX. Appeals

There was none.

X. Cases in Compliance/To Be Withdrawn

The cases listed below are in compliance and were withdrawn.

**46.BV20-000105 BLACKWELL TRADE CENTERS INC c/o GARY L.
BLACKWELL II**

Mr. Moore noted the case was withdrawn.

XI. Orders to be Ratified Cases

There was none.

Chairman Maniates complimented Staff on the meeting packet and the professional presentation.

XII. Adjournment

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



PASCO COUNTY CONSTRUCTION BOARD
HYBRID VIRTUAL REGULAR MEETING
JUNE 17, 2021

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

Prepared by: Carolyn H. Mendez
Carolyn Mendez, Records Clerk I
Board Records Division