

Pasco County Construction Board

Thursday, August 19, 2021

9:30 AM Meeting



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

Members

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

Advisory Staff

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

Desirae Negersmith
Board Secretary

Legal Counsel

Kristi Sims
Senior Assistant County Attorney

Patrick Moore
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, XI, XII 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. Staff's Comments –
2. Building Official's Comments –
3. County Attorney's Comments –

III. Minutes

Minutes to be approved from the **October 17, 2019 & June 17, 2021** Board Hearing

IV. New Cases

- 1. BV20-00136 STATEN JAMES I JR & ALEXIS R**
Address: 6332 WISTERIA LOOP LAND O LAKES, FL 34638
Violation Address: **6332 WISTERIA LOOP LAND O LAKES, FL 34638**
Parcel Number: Parcel ID # 02 26 18 0020 00400 0000
Flood Information: Flood Zone: X
Violation:
a. Concrete/Cinderblock Footings.

Chris Maine

- 2. BV20-00139 8206 CLOVER HILL LOOP LAND TRUST FUBAR LLC TRUSTEE**
Address: 18167 US HWY 19 STE 100 CLEARWATER, FL 33764
Violation Address: **8206 CLOVER HILL LOOP HUDSON, FL 34667**
Parcel Number: 02-25-16-051H-00001-0030
Flood Information: Flood Zone: X
Violation:
a. Exceeding scope of re-roof permit (20B14839) to include structural alterations to roof joist and reconstruction of Finished Open Porch at rear of house.
b. Structural alterations to Screened Pool Enclosure.

Vance Fletcher

- 3. BV20-00140 HILL BERNIE**
Address: 12716 RIVER MILL DR HUDSON, FL 34667-2575
Violation Address: **12716 RIVER MILL DR HUDSON, FL 34667-2575**
Parcel Number: 02-25-16-051L-00001-3210
Flood Information: Flood Zone: X
Violation:
a. New doors and windows.
b. Structural alterations to house.

Vance Fletcher

- 4. BV20-00147 RODRIGUEZ JOSE HUMBERTO**
Address: 7812 SYLVAN DR HUDSON, FL 34667
Violation Address: **7812 SYLVAN DR HUDSON, FL 34667**
Parcel Number: 34-24-16-013B-00000-3090
Flood Information: Flood Zone: X
Violation:
a. Poured a concrete foundation at the rear of the house and constructed an unfinished open porch on the foundation.

Vance Fletcher

- 5. BV20-00148 J & C ENTERPRISES OF PASCO INC C/O JOSEPH CATALANO**
Address: 9407 HOLNWON CT HUDSON, FL 34667
Violation Address: **15910 US HIGHWAY 19 HUDSON, FL. 34567**
Parcel Number: 23-24-16-0050-00200-0110
Flood Information: Flood Zone: X
Violation:
a. Constructed an aluminum carport at rear of body shop building without proper permits.

Vance Fletcher

- 6. BV20-00151 NATHY CONSTRUCTION GENERAL SERVICES INC
C/O LEYVA PEREZ, RAMON**
Address: 2903 W WATERS AVE TAMPA, FL 33614-1832
Violation Address: **6638 SIERRA TERRACE NEW PORT RICHEY, FL 34652**
Parcel Number: 06-26-16-002A-00000-0640
Flood Information: Flood Zone: AE
Violation:
a. Full house remodel to include Structural, Electrical, Plumbing, Windows, Garage OH Door, Water Heater, and Service Panel

Rocco Dottoli

- 7. BV20-00154 BOWEN ANN MARIE**
Address: 2617 CHEVAL DR HOLIDAY, FL 34690-3863
Violation Address: **2617 CHEVAL DR HOLIDAY, FL 34690-3863**
Parcel Number: 30-26-16-0110-00000-4990
Flood Information: Flood Zone: X
Violation:
a. Converting Unfinished Garage to habitable space.
b. Structural alterations to Finished Garage door opening.
c. Installed new Front Entry Door.
d. Installed new window into altered garage door opening

Vance Fletcher

8. **BV20-00155** **KIRCHNER NOAH**
 Address: 9240 HILLTOP DR NEW PORT RICHEY, FL 34654
 Violation Address: **9240 HILLTOP DR NEW PORT RICHEY, FL 34654**
 Parcel Number: 23-25-16-0020-00000-0650
 Flood Information: Flood Zone: X
 Violation:
 a. Converting unfinished detached carport to a finished detached garage to include electrical.
Vance Fletcher
9. **BV20-00157** **TSITLAKIDIS CATHERINE**
 Address: 4822 WEASEL DR NEW PORT RICHEY, FL 34653-6540
 Violation Address: **3544 SEVEN SPRINGS BLVD NEW PORT RICHEY, FL 34655**
 Parcel Number: 22-26-16-004A-00000-3240
 Flood Information: Flood Zone: X
 Violation:
 a. Converted Finished Screen Porch to habitable space to include electrical.
 b. New windows.
 c. A/C split unit.
Vance Fletcher
10. **BV20-00160** **MAX CASH BUYERS, LLC C/O MIDDLETON BRANDON**
 Address: 218 E BEARSS AVE STE 335 TAMPA, FL 33613
 Violation Address: **13621 STACEY DRIVE, HUDSON, FL 34667**
 Parcel Number: 32-24-16-0330-00000-4510
 Flood Information: Flood Zone: AE
 Violation:
 a. Full interior remodel to include all trades.
 b. Structural alterations to house.
 c. Water Heater.
Vance Fletcher
11. **BV20-00171** **HAGELINE DENNIS R**
 Address: 6317 MIDLAND ST ZEPHYRHILLS, FL 33542-2764
 Violation Address: **6317 MIDLAND ST ZEPHYRHILLS, FL 33542-2764**
 Parcel Number: 02-26-21-0110-00000-1570
 Flood Information: Flood Zone: X
 Violation:
 a. Unpermitted Mobile Home replacement.
Chris Maine
12. **BV20-00172** **GRANT CHARLES**
 Address: 8209 NEW YORK AVE HUDSON, FL 34667-3459
 Violation Address: **7235 POTOMAC DRIVE PORT RICHEY, FL 34668**
 Parcel Number: 22-25-16-076C-00000-9310
 Flood Information: Flood Zone: X
 Violation:
 a. Window replacement.
 b. Roof replacement.
 c. A/C changed out.
Rocco Dottoli
13. **BV20-00177** **RAMOS ANGEL A & RODRIGUEZ NORCA ARELIS P**
 Address: 7639 BRAMBLEWOOD DRIVE, PORT RICHEY, FL 34668
 Violation Address: **7639 BRAMBLEWOOD DRIVE, PORT RICHEY, FL 34668**
 Parcel Number: 27-25-16-001D-00000-1330
 Flood Information: Flood Zone: X
 Violation:
 a. Replaced windows.
 b. Replaced Garage Door.
Rocco Dottoli
14. **BV21-00104** **COMFORT LEVEL HOUSING OF FLORIDA LLC**
 C/O JOSEPH M MULLER
 Address: 2946 BAY VIEW DR SAFTEY HARBOR, FL 34695
 Violation Address: **9305 TEAK STREET, NEW PORT RICHEY, FL 34654**
 Parcel Number: 12-25-16-0090-05100-0180
 Flood Information: Flood Zone: X
 Violation:
 a. Interior Remodel.
 b. New windows.
 c. New Entry doors
Christopher Maine

V. Request for Extension of Time

- 15. BV19-00103 BRUCE ALLEN BUMSTEAD**
Address: 15324 CARRIE LN HUDSON, FL 34667-3707
Violation Address: **15324 CARRIE LN HUDSON, FL 34667-3707**
Parcel Number: 24-24-16-0050-00A00-0104
Flood Information: Flood Zone: X
Violation:
a. Addition(s) to CMU Garage Structure (2013-2017)

VI. Requests for Reduction/Waiver of Fine

- 16. BV18-00345 FLORIDA GULF COAST PIRATE , LLC
C/O MICHAEL S. JUNKINS**
Address: 8650 VIXEN LANE PORT RICHEY, FL 34668
Violation Address: **1919 CANYON ROAD VESTAVIA, AL 35216**
Parcel Number: 11-25-16-0160-00000-1810
Flood Information: Flood Zone: X
Violation:
a. Garage enclosed by removing the garage vehicle door and installing a wall with window

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

- 17. BV20-00138 A ABC TIRES & AUTO REPAIR LLC C/O VO BINH VAN
& PHAM TINA**
Address: 2553 MICAH DR TRINITY, FL 34655-5172
Violation Address: **13243 US HIGHWAY 19 HUDSON, FL 34667**
Parcel Number: 33-24-16-0170-00000-0211
Flood Information: Flood Zone: AE
Violation:
a. Newly installed Vehicle Lift (unrelated to BV18-00404 violation).
b. Newly installed Alignment Machine.
c. Alterations and Violations to Electrical.

Rocco Dottoli

- 18. BV20-00144 COLLETON CHRISTOPHER J.**
Address: 10622 CORD STREET NEW PORT RICHEY, FL 34654
Violation Address: **10622 CORD STREET NEW PORT RICHEY, FL 34654**
Parcel Number: 16-25-17-0080-12700-0220
Flood Information: Flood Zone: X
Violation:
a. Structural Interior and Exterior Alterations to include Building, Plumbing and Electrical.
b. Doors and Windows.

Chris Maine

- 19. BV20-00153 FRITZ ROBERT & BETTY**
Address: 16320 EAST RD HUDSON, FL 34667
Violation Address: **16320 EAST RD HUDSON, FL 34667**
Parcel Number: 15-24-17-0020-00000-6273
Flood Information: Flood Zone: X
Violation:
a. Addition at rear of mobile home.
b. Wood structure at rear of property in progress.
c. Unfinished detached garage to include electrical and mechanical.
d. Above ground swimming pool.
e. Deck around swimming pool.
f. Utility shed to include electrical.

Vance Fletcher

- 20. BV20-00158 BELL TERRY L & DARLA M**
Address: 13930 KING AVE HUDSON, FL 34667-1330
Violation Address: **13924 KING AVENUE HUDSON, FL 34667**
Parcel Number: 33-24-16-0070-00000-2290
Flood Information: Flood Zone: AE
Violation:
a. Placed un-permitted shed on a property that does have a principle structure LDC 530.3.

Vance Fletcher

21. BV20-00173 GARROT SHARON
Address: 7243 ORCHID LAKE RD NEW PORT RICHEY, FL 34653
Violation Address: **7243 ORCHID LAKE RD NEW PORT RICHEY, FL 34653**
Parcel Number: 27-25-16-001A-00000-3180
Flood Information: Flood Zone: X
Violation:
 a. Replacement of windows.

Rocco Dottoli

VIII. Continued Cases

22. BV20-00127 FIELDS, AMANDA
Address: PO BOX 5175 WINTER PARK, FL. 32793
Violation Address: **9021 SAINT REGIS LN PORT RICHEY, FL. 34668**
Parcel Number: 21-25-16-0970-00000-8960
Flood Information: Flood Zone: X
Violation:
 a. Converted Finished Garage to habitable space to include all Trades.

Vance Fletcher

IX. Appeals

NONE

X. Cases To Be Withdrawn

NONE

XI. Orders to be Ratified Cases

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.