

# Pasco County Construction Board

## Thursday, June 23, 2022

### 9:30 AM Meeting



Historic Pasco Co Courthouse  
37918 Meridian Ave, Board Room  
Dade City, FL 33525

#### **Members**

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

#### **Advisory Staff**

Anthony Mastracchio  
James Friedrichs  
Deputy Building Official  
(County Rep./Building Official Designee)  
Thuyvy Connelly  
Board Secretary

#### **Legal Counsel**

Kristi Sims  
Senior Assistant County Attorney  
Patrick Moore  
Senior Assistant County Attorney

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#### **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 **April 14, 2022**, Board Hearing

#### **IV. New Cases**

1. **BV20-00209**      **GREG PRATT SOLO 401K PRATT GREGORY TRUSTEE**  
Address:                    6106 RIDGEWAY DR ZEPHYRHILLS, FL 33542  
Violation Address:      **37747 NEWAL AVENUE, ZEPHYRHILLS, FL 33542**  
Parcel Number:          03-26-21-0060-00000-0990  
Flood Information:      Flood Zone: X  
Violation:  
    a. *Remodel of a mobile home.*  
    b. *Converting screened in porch to living space (2 Bedrooms)*

*Chris Maine*

2. **BV20-00256**      **MOORE TIMOTHY J & JOYCE ANN**  
Address:                    8411 SANDEN DR WESLEY CHAPEL, FL 33545  
Violation Address:      **8411 SANDEN DRIVE, WESLEY CHAPEL, FL 33545**  
Parcel Number:          28-25-20-0010-F2800-0020  
Flood Information:      Flood Zone: X  
Violation:  
    a. *Open deck with roof on rear.*

*Chris Maine*

3. **BV21-00009**      **STAR 2021-SFR2 BORROWER LP**  
Address:                    591 W PUTNAM AVE GREENWICH, CT 06830  
Violation Address:      **3745 HABANA STREET, NEW PORT RICHEY, FL 34652**  
Parcel Number:          19-26-16-0030-00000-0940  
Flood Information:      Flood Zone: X  
Violation:  
    a. *New doors and windows.*  
    b. *New split mechanical system.*  
    c. *Converted Unfinished Garage to habitable space.*  
    d. *Full interior remodel to include all trades.*  
    e. *Structural alterations to Garage door opening.*

*Vance Fletcher*

4. **BV21-00019**      **TFM3.BIZ HOLDINGS LLC**  
Address:                    12846 MARSH ROAD, SPRING HILL, FL 34610  
Violation Address:      **12846 MARSH ROAD, SPRING HILL, FL 34610**  
Parcel Number:          05-25-18-0020-00000-2480  
Flood Information:      Flood Zone: X  
Violation:  
    a. *Unpermitted Shed/Structure.*

*Chris Maine*

5. **BV21-00020**      **BETT CHERI M & BETT KENNETH J**  
Address:                    3909 VERSAILLES DR TAMPA, FL 33634  
Violation Address:      **18210 HANSON ROAD, LAND O LAKES, FL 34638**  
Parcel Number:          09-25-18-0000-02000-0060  
Flood Information:      Flood Zone: X  
Violation:  
    a. *Unpermitted water heater.*

*Chris Maine*

6. **BV21-00025**      **PHEW LLC C/O WINNE, PETER**  
Address:                    13314 LISA DR HUDSON, FL 34667  
Violation Address:      **11305 MARQUERITE AVENUE, NEW PORT RICHEY, FL 34654**  
Parcel Number:          12-25-16-0090-07000-0410  
Flood Information:      Flood Zone: X  
Violation:  
    a. *Mobile home being demolished without proper permit.*

*Vance Fletcher*

7. **BV21-00028**      **ROBINSON BEVERLY ALMA**  
Address:                    6406 KENTFIELD AVENUE, NEW PORT RICHEY, FL 34653  
Violation Address:      **6406 KENTFIELD AVENUE, NEW PORT RICHEY, FL 34653**  
Parcel Number:          33-25-16-051A-00000-0070  
Flood Information:      Flood Zone: X  
Violation:  
    a. *New A/C – Heat split unit.*  
    b. *New windows.*

*Vance Fletcher*

**8. BV21-00034      SERAFIN LUKASZ & SHARMILA**  
Address:                    4939 FLORAMAR TER # 409 NEW PORT RICHEY, FL 34652  
Violation Address:      **9325 FULTON AVENUE, HUDSON, FL 34667**  
Parcel Number:         13-24-16-0040-00100-0040  
Flood Information:      Flood Zone: X  
Violation:

*a. Interior/exterior remodel to include structural and electrical alterations.*

*Vance Fletcher*

**9. BV21-00038      SS PROPERTIES I LLC**  
Address:                    10260 FISHER AVE TAMPA, FL 33619  
Violation Address:      **37351 CARRINGER ROAD, DADE CITY, FL 33523**  
Parcel Number:         15-24-21-0000-00600-0060  
Flood Information:      Flood Zone: X  
Violation:

*a. Removed an existing mobile home without demo permit.*  
*b. Installed a new mobile home without setup permit.*

*Chris Maine*

**10. BV21-00041      SS PROPERTIES I LLC**  
Address:                    10260 FISHER AVE TAMPA, FL 33619  
Violation Address:      **37438 CARRINGER ROAD, DADE CITY, FL 33523**  
Parcel Number:         15-24-21-0000-00600-0000  
Flood Information:      Flood Zone: X  
Violation:

*a. Removed an existing mobile home without demo permit.*  
*b. Installed a new mobile home without setup permit.*

*Chris Maine*

**11. BV21-00042      SS PROPERTIES I LLC**  
Address:                    10260 FISHER AVE TAMPA, FL 33619  
Violation Address:      **37444 CARRINGER ROAD, DADE CITY, FL 33523**  
Parcel Number:         15-24-21-0000-00600-0000  
Flood Information:      Flood Zone: X  
Violation:

*a. Removed an existing mobile home without demo permit.*  
*b. Installed a new mobile home without setup permit.*

*Chris Maine*

**12. BV21-00044      SS PROPERTIES I LLC**  
Address:                    10260 FISHER AVE TAMPA, FL 33619  
Violation Address:      **37412 CARRINGER ROAD, DADE CITY, FL 33523**  
Parcel Number:         15-24-21-0000-00600-0000  
Flood Information:      Flood Zone: X  
Violation:

*a. Removed an existing mobile home without demo permit.*  
*b. Installed a new mobile home without setup permit.*

*Chris Maine*

**13. BV21-00046      SS PROPERTIES I LLC**  
Address:                    10260 FISHER AVE TAMPA, FL 33619  
Violation Address:      **37450 CARRINGER ROAD, DADE CITY, FL 33523**  
Parcel Number:         15-24-21-0000-00600-0000  
Flood Information:      Flood Zone: X  
Violation:

*a. Removed an existing mobile home without demo permit.*  
*b. Installed a new mobile home without setup permit.*

*Chris Maine*

**14. BV21-00047      ONE STOP CONSTRUCTORS INC**  
Address:                    718 SW PORT ST LUCIE BLVD STE 9 PORT ST LUCIE, FL 34953  
Violation Address:      **38923 CHAPMAN STREET, DADE CITY, FL 33523**  
Parcel Number:         26-23-21-0020-00E00-0040  
Flood Information:      Flood Zone: X  
Violation:

*a. Complete home remodel includes structural, electrical, plumbing, and mechanical.*

*Chris Maine*

**15. BV21-00054 COLLURA SAMUEL JOSEPH JR**  
Address: 1052 MULTIFLORA LOOP LUTZ, FL 33558  
Violation Address: **7102 DAGGETT TERRACE, NEW PORT RICHEY, FL 34655**  
Parcel Number: 22-26-16-004A-00000-2690  
Flood Information: Flood Zone: AE, X  
Violation:  
*a. Structural alteration to include removal of garage OH door and framing the opening and installing a window in wall.*

*Rocco Dottoli*

**16. BV21-00056 BOOKER LARRY WAYNE BJ**  
Address: 9931 OLD LAKELAND HWY DADE CITY, FL 33525  
Violation Address: **13134 KEEL COURT, HUDSON, FL 34667**  
Parcel Number: 33-24-16-0160-00800-0111  
Flood Information: Flood Zone: AE  
Violation:  
*a. Auxiliary structural (gazebo with solid roof within 15 feet of mean high-water line) structural enclosure below elevated mobile home below BFE.*

*Rocco Dottoli*

**17. BV21-00057 L & K RE LLC c/o SPILIOTIS, KALLIOPI G**  
Address: 5419 BOWLINE BEND NEW PORT RICHEY, FL 34652  
Violation Address: **6928 CLARK STREET, HUDSON, FL 34667**  
Parcel Number: 33-24-16-0010-00000-0460  
Flood Information: Flood Zone: AE  
Violation:  
*a. Structural alterations at multiple locations throughout the exterior of the building to include alterations to a window opening, an A/C condenser platform, a structural post at the front of the building, and multiple locations on the exterior walls.*  
*b. 2 Un-permitted split mechanical systems.*  
*c. Multiple un-permitted doors at rear of structure.*  
*d. Un-permitted window at front of structure.*  
*e. Multiple un-permitted water heaters.*  
*f. Plumbing alterations throughout the structure.*  
*g. Electrical alterations throughout the structure.*  
*h. Surveillance cameras at multiple locations throughout the structure.*

*Vance Fletcher*

**18. BV21-00059 ALVELO MINERVA**  
Address: 7121 ADARE DR NEW PORT RICHEY, FL 34653  
Violation Address: **7121 ADARE DR NEW PORT RICHEY, FL 34653**  
Parcel Number: 33-25-16-0090-00000-0250  
Flood Information: Flood Zone: AE  
Violation:  
*a. Demolition of finished enclosed porch*  
*b. Demolition of finished screen porch.*  
*c. Interior remodel to include electric and plumbing*  
*d. New windows and doors.*

*Chris Maine*

**19. BV21-00064 MROCZEK RAYMOND S & CINDY**  
Address: 35943 88TH AVE LAWTON, MI 49065  
Violation Address: **6431 CLARK STREET, HUDSON, FL 34667**  
Parcel Number: 28-24-16-011A-00000-0290  
Flood Information: Flood Zone: AE  
Violation:  
*a. Structural alterations to gangway to floating dock.*

*Rocco Dottoli*

**20. BV21-00071 STEINER COREY**  
Address: 7826 ADEN LOOP, NEW PORT RICHEY, FL 34655  
Violation Address: **7826 ADEN LOOP, NEW PORT RICHEY, FL 34655**  
Parcel Number: 22-26-16-004I-00001-3930  
Flood Information: Flood Zone: AE  
Violation:  
*a. Un-permitted wood structure approximately 10'x10' at rear of property.*

*Vance Fletcher*

**21. BV21-00073**      **NEW RESIDENTIAL BORROWER 2022-SFR1 LLC**  
**C/O RENU PROPERTY MG LLC**  
Address:                    2350 POINTE PKWY STE 250 CARMEL, IN 46032  
Violation Address:      **5226 SPARROW DRIVE, HOLIDAY, FL 34690**  
Parcel Number:          20-26-16-0640-00000-8330  
Flood Information:      Flood Zone: X  
Violation:  
*a. New windows throughout house.*  
*b. Structural alterations to multiple window openings*  
*c. Un-permitted Swimming pool.*  
*d. Converted a Finished Screen Aluminum Porch to a Finished Enclosed Aluminum Porch*

*Vance Fletcher*

**22. BV21-00077**      **ABOUSSLEMAN GUY P**  
Address:                    8624 BERKLEY DR HUDSON, FL 34667  
Violation Address:      **4233 OAKFIELD AVENUE, HOLIDAY, FL 34691**  
Parcel Number:          19-26-16-0060-00000-2420  
Flood Information:      Flood Zone: X  
Violation:  
*a. Conversion of finished enclosed porch to habitable space and enlarging the footprint of room.*  
*b. Conversion of garage to habitable space.*  
*c. Windows.*

*Rocco Dottoli*

**23. BV21-00088**      **WELCH PHILLIP P**  
Address:                    2712 WOODHALL TER PALM HARBOUR, FL 34685  
Violation Address:      **2038 WALLACE BOULEVARD, HOLIDAY, FL 34691**  
Parcel Number:          35-26-15-0010-00000-0150  
Flood Information:      Flood Zone: X  
Violation:  
*a. FEMA Trailer (mobile home) installed without set-up, to include attached Aluminum Carport, shed, detached Aluminum carport.*

*Rocco Dottoli*

**24. BV21-00092**      **LITTLE RANCH TRUST PMB 603**  
Address:                    4142 MARINER BLVD SPRING HILL, FL 34609  
Violation Address:      **14928 LITTLE RANCH ROAD, SPRING HILL, FL 34610**  
Parcel Number:          14-24-17-0010-00000-2100  
Flood Information:      Flood Zone: X  
Violation:  
*a. Un-permitted addition approximately 8x8 at front of mobile home.*  
*b. Un-permitted open porch at front of mobile home.*  
*c. Un-permitted wood structure approximately 15x20 at the side of property.*  
*d. Package Mechanical system with an expired permit (19M03824).*  
*e. Mini Split Mechanical system with an expired permit (19M03824).*

*Vance Fletcher*

## **V. Request for Extension of Time**

**25. BV21-00011**      **BOWEN CLIVE**  
Address:                    11311 CHICAGO AVENUE, NEW PORT RICHEY, FL 34654  
Violation Address:      **11311 CHICAGO AVENUE, NEW PORT RICHEY, FL 34654**  
Parcel Number:          12-25-16-0090-07000-0100  
Flood Information:      Flood Zone: X  
Violation:  
*a. Interior/exterior remodel.*  
*b. New windows and doors (structural alterations).*  
*c. Wood deck at front entry.*  
*d. Plumbing and electrical alterations.*  
*e. Conversion of finished carport to habitable space.*

**26. BV20-00026**      **STEWART CHRISTINE LIVING TRUST**  
**c/o STEWART CHRISTINE LIVING TRUSTEE**  
Address:                    3011 FINCH DRIVE, HOLIDAY, FL 34690  
Violation Address:      **3011 FINCH DRIVE, HOLIDAY, FL 34690**  
Parcel Number:          12-25-16-0090-07000-0100  
Flood Information:      Flood Zone: X  
Violation:  
*a. Garage conversion to habitable space.*  
*b. Additional electrical and plumbing alterations.*

## **VI. Requests for Reduction/Waiver of Fine**

- 27. BV17-00390            SHERRI KOLKOWSKI**  
Address:                    18622 WHITE PINE CIR, HUDSON, FL 34667  
Violation Address:        **9327 MOREHEAD LANE, PORT RICHEY, FL 34668**  
Parcel Number:            23-25-16-0160-00000-7320  
Flood Information:        Flood Zone: X  
Violation:  
*a. Unpermitted windows.*
- 28. BV17-00465            GWEN CONLON & JEFF KNAPPINS**  
Address:                    10143 FRIERSON LAKE DR, HUDSON, FL 34669  
Violation Address:        **10215 FRIERSON LAKE DRIVE, HUDSON, FL 34669**  
Parcel Number:            06-25-17-0770-00000-5480  
Flood Information:        Flood Zone: A, X  
Violation:  
*b. Preset and set up of mobile home without permits.*
- 29. BV18-00242            ICE HOUSE OF ST PETERSBURG LLC**  
Address:                    P.O. BOX 714, TAMPA, FL 33601  
Violation Address:        **2107 GUNN HWY (UNIT 101, 102, 103), ODESSA, FL 33556**  
Parcel Number:            27-26-17-0020-00100-0040  
Flood Information:        Flood Zone: X  
Violation:  
*c. Interior Remodel of commercial units on site (101-104).*
- 30. BV18-00338            THOMAS SAKSE**  
Address:                    3647 HARBORVIEW CT, NEW PORT RICHEY, FL 34652  
Violation Address:        **3647 HARBORVIEW CT, NEW PORT RICHEY, FL 34652**  
Parcel Number:            12-26-15-0020-05100-0080  
Flood Information:        Flood Zone: AE  
Violation:  
*a. Re-roof without an approved permit (expired permit).*  
*b. Interior remodel including electrical, mechanical, water heater, window.*  
*a. Expired permits: Re-roof, add/modify gas, irrigation.*
- 31. BV20-00095            MARTIN CLIFFORD W IV**  
Address:                    8521 EHREN CUTOFF, LAND O LAKES, FL 34639  
Violation Address:        **8521 EHREN CUTOFF, LAND O LAKES, FL 34639**  
Parcel Number:            30-25-19-0000-00500-0012  
Flood Information:        Flood Zone: AE, X  
Violation:  
*a. Converted Finished Enclosed Porch to habitable space.*  
*b. Constructed Unfinished Open Porch at rear of house.*  
*c. Constructed wood structure at front of property.*  
*d. Above ground swimming pool.*  
*e. Constructed deck around swimming pool.*  
*f. Enclosed portion of pole barn to include electric.*

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

- 32. BV20-00225            LUPPINO JEFFERY**  
Address:                    5609 GRINDSTONE LOOP WESLEY CHAPEL, FL 33544  
Violation Address:        **26719 BRAHMA DRIVE, WESLEY CHAPEL, FL 33544**  
Parcel Number:            02-26-19-0030-00001-0600  
Flood Information:        Flood Zone: X  
Violation:  
*a. Unpermitted carport/storage area attached to steel building.*

*Chris Maine*

**33. BV21-00005 FITCHETT DEMISE & TERRY**  
Address: 5831 BEVERLY DRIVE, HUDSON, FL 34667  
Violation Address: **5831 BEVERLY DRIVE, HUDSON, FL 34667**  
Parcel Number: 32-24-16-0340-00000-5060  
Flood Information: Flood Zone: AE, VE  
Violation:  
*a. CMU addition.*  
*b. CMU retaining wall.*  
*c. Excavation for in ground pool.*  
*d. Fill over 5 yards.*

*Rocco Dottoli*

**34. BV21-00007 RAMOS DAYSLEYBIS SANTIESTEBAN**  
Address: 4005 W GREY ST, TAMPA, FL 33609  
Violation Address: **7235 PALISADE DRIVE, PORT RICHEY, FL 34668**  
Parcel Number: 15-25-16-0320-00000-1410  
Flood Information: Flood Zone: X  
Violation:

- a. Un permitted full house remodel to include windows, entry doors, plumbing, electric, added second kitchen, conversion of original kitchen to studio apartment.*

*Vance Fletcher*

**35. BV21-00012 QUINTANA LUZ**  
Address: 3308 ROCK ROYAL DRIVE, HOLIDAY, FL 34691  
Violation Address: **3535 HENDRIX STREET, NEW PORT RICHEY, FL 34652**  
Parcel Number: 24-26-15-0830-00001-5850  
Flood Information: Flood Zone: AE, X  
Violation:  
*a. Roofing.*  
*b. Conversion garage to habitable space.*

*Rocco Dottoli*

**36. BV21-00015 BUTLER KEVIN SCOTT & ASHLEY NICOLE**  
Address: 4541 SEABERG ROAD, ZEPHYRHILLS, FL 33541  
Violation Address: **4541 SEABERG ROAD, ZEPHYRHILLS, FL 33541**  
Parcel Number: 16-26-21-0010-05100-00C0  
Flood Information: Flood Zone: X  
Violation:  
*a. Steel structure in back yard.*

*Chris Maine*

**37. BV21-00016 FE FAYRON LLC**  
Address: PO BOX 3414 PLANT CITY, FL 33563  
Violation Address: **4106 PEACEFUL LANE, ZEPHYRHILLS, FL 33541**  
Parcel Number: 15-26-21-0030-11500-0020  
Flood Information: Flood Zone: X  
Violation:  
*a. Conversion garage to habitable space.*

*Chris Maine*

**38. BV21-00023 DUPREY RAMON A**  
Address: 3115 BUCKNER COURT, HOLIDAY, FL 34690  
Violation Address: **3115 BUCKNER COURT, HOLIDAY, FL 34690**  
Parcel Number: 19-26-16-0600-00000-2060  
Flood Information: Flood Zone:  
Violation:  
*a. Structural alterations to mobile home to include removal of large window, modifying opening and installing new entry door*  
*b. Creating new openings on each side of new door and installing windows*  
*c. Construction of new structural masonry steps.*

*Rocco Dottoli*

**39. BV21-00024 4713 KENNEDY DR LLC**  
Address: 4713 KENNEDY DRIVE, NEW PORT RICHEY, FL 34652  
Violation Address: **4713 KENNEDY DRIVE, NEW PORT RICHEY, FL 34652**  
Parcel Number: 17-26-16-0260-00000-1840  
Flood Information: Flood Zone: X  
Violation:  
*a. New windows.*  
*b. New front door.*

*Vance Fletcher*

**40. BV21-00026 RIDDLE JASON S**  
Address: 13905 MURIEL AVENUE HUDSON, FL 34667  
Violation Address: **13905 MURIEL AVENUE HUDSON, FL 34667**  
Parcel Number: 33-24-16-0010-00000-0550  
Flood Information: Flood Zone: AE  
Violation:  
*a. Installed new windows and doors.*  
*b. Installed new A/C - Heat split unit.*

*Vance Fletcher*

**41. BV21-00027 VANJELGERHUIS MATTHEW & GILROY ISABEL**  
Address: 1050 DEAL LANE, HOLIDAY, FL 34691  
Violation Address: **1050 DEAL LANE, HOLIDAY, FL 34691**  
Parcel Number: 36-26-15-0900-00000-9560  
Flood Information: Flood Zone: AE, VE  
Violation:  
*a. New windows and doors.*  
*b. Interior remodel to include alterations to electrical.*

*Vance Fletcher*

**42. BV21-00029 ASSAF CAMIL & HALL KATIE**  
Address: 15023 MATTOON DRIVE, SPRING HILL, FL 34610  
Violation Address: **15023 MATTOON DRIVE, SPRING HILL, FL 34610**  
Parcel Number: 01-24-17-0010-00001-8620  
Flood Information: Flood Zone: X  
Violation:  
*a. New doors.*  
*b. Poured a concrete slab that exceeds 500 square feet in which there is an expired permit (16B13969).*

*Vance Fletcher*

**43. BV21-00032 RIEGER CHARLES M & HILDEGARD W REVOCABLE TRUST  
RIEGER CHARLES M & HILDEGARD W TRUSTEES**  
Address: 3035 BUCKNER COURT, HOLIDAY, FL 34690  
Violation Address: **3035 BUCKNER COURT, HOLIDAY, FL 34690**  
Parcel Number: 19-26-16-0600-00000-1990  
Flood Information: Flood Zone: AE, X  
Violation: Structural alterations to Mobile Home include  
*a. Replacement of Mobile Home Windows with Non-Mobile Home Windows.*  
*b. Enclosing Finished Screen Aluminum Porch.*  
*c. Enclosing Unfinished Aluminum Porch.*  
*d. Adding Finished Screen Aluminum Porch under Finished Carport.*  
*e. Structural Alterations to Finished Carport by Removing Structural Post*

*Rocco Dottoli*

**44. BV21-00035 LEIGHTON PATRICK J**  
Address: 2143 HOYLE DR HOLIDAY, FL 34691  
Violation Address: **2137 HOYLE DRIVE, HOLIDAY, FL 34691**  
Parcel Number: 30-26-16-0160-00000-5270  
Flood Information: Flood Zone: X  
Violation:  
*a. Interior remodel of a mobile home to include alterations to the electrical, plumbing, sub-flooring, and interior/exterior walls.*

*Vance Fletcher*

**45. BV21-00036 MILIAN YOICY**  
Address: 2610 TEMPLEWOOD DRIVE, HOLIDAY, FL 34690  
Violation Address: **2610 TEMPLEWOOD DRIVE, HOLIDAY, FL 34690**  
Parcel Number: 30-26-16-0080-00000-2780  
Flood Information: Flood Zone: X  
Violation:  
*a. Installation of Windows, Door.*  
*b. Structural alteration to ceiling joist includes structural beam and structural post.*

*Rocco Dottoli*



**46. BV21-00043      PRIETO ADALBERTO MARTINEZ & GARCIA FELINA RODRIGUEZ**  
Address:                    10820 BRIDLETON ROAD, PORT RICHEY, FL 34668  
Violation Address:        **10820 BRIDLETON ROAD, PORT RICHEY, FL 34668**  
Parcel Number:            15-25-16-019D-00000-4100  
Flood Information:        Flood Zone: X  
Violation:  
*a. Wood structure approximately 10x15 at rear of property.*  
*b. Un-permitted Split Mechanical System (2017).*  
*c. Un-permitted Mini Split Mechanical System (2017).*  
*d. New front entry door.*

*Vance Fletcher*

**47. BV21-00053      CARRILLO ORLANDO & MARY LUZ**  
Address:                    7208 POP DRIVE, WESLEY CHAPEL, FL 33545  
Violation Address:        **7208 POP DRIVE, WESLEY CHAPEL, FL 33545**  
Parcel Number:            33-25-20-0010-00000-0370  
Flood Information:        Flood Zone: X  
Violation:  
*a. Two sheds installed within 2 feet of property line.*

*Chris Maine*

**48. BV21-00060      MONTANO ANDREA RINCON**  
Address:                    6223 OAK CLUSTER CIR TAMPA, FL 33634  
Violation Address:        **5232 SPARROW DRIVE, HOLIDAY, FL 34690**  
Parcel Number:            20-26-16-0640-00000-8340  
Flood Information:        Flood Zone: X  
Violation:  
*a. Converted Unfinished Garage to habitable space to include all Trades.*  
*b. Converted Finished Screen Porch to habitable space.*  
*c. Un-permitted screen porch at rear of house.*  
*d. Unpermitted concrete that the screen porch has been built on.*  
*e. Un-permitted doors and windows.*  
*f. Un-permitted Split Mechanical System.*  
*g. Un-permitted Mini Split Mechanical System.*  
*h. Electrical alterations.*

*Vance Fletcher*

**49. BV21-00061      LAVIOLETTE, ROGER LEE**  
Address:                    7811 OLDFIELD ROAD NEW PORT RICHEY, FL 34653  
Violation Address:        **7811 OLDFIELD ROAD NEW PORT RICHEY, FL 34653**  
Parcel Number:            03-26-16-0070-04900-0000  
Flood Information:        Flood Zone: X  
Violation:  
*a. Un-permitted aluminum carport approximately 20x40 on side of mobile home.*  
*b. Un-permitted concrete that the carport is attached to.*

*Vance Fletcher*

**50. BV21-00062      SHIREMAN BOBBI JO**  
Address:                    12222 JOAVAJIN ROAD, DADE CITY, FL 33525  
Violation Address:        **12222 JOAVAJIN ROAD, DADE CITY, FL 33525**  
Parcel Number:            03-25-21-0000-02200-0030  
Flood Information:        Flood Zone: AE, X  
Violation:  
*a. Un-permitted wood canopy in back yard.*

*Chris Maine*

**51. BV21-00065      MCKAY URIEL W JR & HAWK SALLY J**  
Address:                    5749 DRUMMOND WAY NAPLES, FL 34119  
Violation Address:        **6050 TOWER ROAD, LAND O LAKES, FL 34638**  
Parcel Number:            02-26-18-0010-00000-0111  
Flood Information:        Flood Zone: X  
Violation:  
*a. Finished Detached Utility Converted to Habitable Living (SFR), to include Mechanical Split System, Electrical Panel Change out, Water Conditioner.*

*Rocco Dottoli*

**52. BV21-00066 RICHARDS SIDNEY H & VIOLET**  
Address: 17930 COOK LANE, SPRING HILL, FL 34610  
Violation Address: **17930 COOK LANE, SPRING HILL, FL 34610**  
Parcel Number: 05-25-18-0020-00000-2580  
Flood Information: Flood Zone: A, X  
Violation:  
*a. Un-permitted metal building approximately 20x30 to include electrical that appears to be encroaching on to the neighboring property.*  
*b. Un-permitted concrete approximately 20x30 that the metal building is built on.*  
*c. Un-permitted metal building approximately 30x60.*  
*d. Un-permitted concrete approximately 30x60 that the metal building is built on.*  
*Vance Fletcher*

**53. BV21-00067 OLDECK WALTER & CYNTHIA A**  
Address: 38607 BENIGER DR ZEPHYRHILLS, FL 33540  
Violation Address: **38607 BENIGER DR ZEPHYRHILLS, FL 33540**  
Parcel Number: 23-26-21-0040-00G00-0300  
Flood Information: Flood Zone: X  
Violation:  
*a. Un-permitted aluminum screen room with electric.*  
*Chris Maine*

**54. BV21-00069 GONZALEZ ALAIN SUAREZ**  
Address: 1917 TARPON COURT, WESLEY CHAPEL, FL 33543  
Violation Address: **1917 TARPON COURT, WESLEY CHAPEL, FL 33543**  
Parcel Number: 31-26-20-0020-00000-0490  
Flood Information: Flood Zone: AE, X  
Violation:  
*a. Unpermitted Shed in back yard.*  
*Chris Maine*

**55. BV21-00070 BARRIER REEF PROPERTIES, LLC**  
**c/o ADAMS, EDWARD T**  
Address: 15702 ALLMAND DR HUDSON, FL 34667  
Violation Address: **6873 CLARK STREET, HUDSON, FL 34667**  
Parcel Number: 28-24-16-0030-00000-0131  
Flood Information: Flood Zone: AE  
Violation:  
*a. 2 Un-permitted decks approximately 15'x15' located at the rear of the property.*  
*Vance Fletcher*

**56. BV21-00072 VARNEY LAURA L**  
Address: 45 CLINTON ST FITCHBURG, MA 01420  
Violation Address: **5125 BOTANY DRIVE, HOLIDAY, FL 34690**  
Parcel Number: 29-26-16-0550-00000-0350  
Flood Information: Flood Zone: X  
Violation:  
*a. Construction of Finished Open Aluminum.*  
*b. Conversion of Finished Cabana to Finished Screen Aluminum to include electric.*  
*c. Conversion of Finished Open Aluminum to Finished Enclosed Aluminum to include structural.*  
*Rocco Dottoli*

**57. BV21-00076 MCQUIRE JR., BENJAMIN MICHELE & SHRINER, LYDIA LOUISE**  
Address: 7602 CONGRESS ST STE 4, NEW PORT RICHEY, FL 34653  
Violation Address: **7855 ORANGEWOOD LAKES, NEW PORT RICHEY, FL 34653**  
Parcel Number: 03-26-16-0070-05000-0000  
Flood Information: Flood Zone: X  
Violation:  
*a. Converted aluminum carport to an enclosed garage to include electrical.*  
*b. Un-permitted windows in the mobile home.*  
*c. Structural alterations to the window openings in the mobile home.*  
*Vance Fletcher*

**58. BV21-00080 MILLER LANCE**  
Address: 3434 33RD AVE N ST PETERSBURG, FL 33713  
Violation Address: **11131 CALUMET DRIVE, NEW PORT RICHEY, FL 34654**  
Parcel Number: 08-25-17-0530-00000-1600  
Flood Information: Flood Zone: AE  
Violation:  
*a. Un-permitted addition located at west side of mobile home.*  
*b. Un-permitted screen porch added to west side of mobile home.*  
*c. Un-permitted wood structure to include electrical located at east side of the property.*

*Vance Fletcher*

**59. BV21-00081 JOHNNY'S ITALIAM GRILL LLC c/o VISICARO, JOHN**  
Address: 17 DIAMOND DR LAKE HOPATCONG, NJ 07849  
Violation Address: **11131 CALUMET DRIVE, NEW PORT RICHEY, FL 34654**  
Parcel Number: 28-24-16-0120-00A00-0160  
Flood Information: Flood Zone: X  
Violation:  
*a. Unsafe/Un-permitted Electric.*  
*b. Concrete Slab (structural).*  
*c. Construction of Cooler Box.*

*Rocco Dottoli*

**60. BV21-00082 JOHNNY'S ITALIAM GRILL LLC c/o VISICARO, JOHN**  
Address: 17 DIAMOND DR LAKE HOPATCONG, NJ 07849  
Violation Address: **6438 AUREAU AVENUE, HUDSON, FL 34667**  
Parcel Number: 28-24-16-0120-00A00-0160  
Flood Information: Flood Zone: X  
Violation:  
*a. Unsafe/Un-permitted Electric.*  
*b. Concrete Slab (structural).*  
*c. Construction of Cooler Box.*  
*d. Open Permit 16B13921.*

*Rocco Dottoli*

**61. BV21-00084 6418 AUREAU AVE LLC c/o VISICARO, JOHN**  
Address: 17 DIAMOND DR LAKE HOPATCONG, NJ 07849  
Violation Address: **6418 AUREAU AVENUE, HUDSON, FL 34667**  
Parcel Number: 28-24-16-0120-00A00-0160  
Flood Information: Flood Zone: X  
Violation:  
*a. Construction of Pergola.*  
*b. Concrete Slab.*  
*c. Cooler Box*  
*d. Open Permit 16B13921.*  
*e. Expired Permit 17B09452.*

*Rocco Dottoli*

**62. BV21-00085 SANTANA CARLOS ESCALANTE  
& PEREZ ALFONSO SARAH YEPSI**  
Address: 6204 KELLER DR PORT RICHEY, FL 34668  
Violation Address: **6204 KELLER DR PORT RICHEY, FL 34668**  
Parcel Number: 21-25-16-056A-00000-1160  
Flood Information: Flood Zone: AE  
Violation:  
*a. Structural alteration to CMU wall (created window opening).*  
*b. Installation of window.*  
*c. Water heater.*  
*d. Conversion of garage to habitable space.*  
*e. Installation of mini split*

*Rocco Dottoli*

**63. BV21-00086 HAGEN DAIN & CORRIGAN KERRI**  
Address: 4308 KIBLER LANE, HOLIDAY, FL 34691  
Violation Address: **4308 KIBLER LANE, HOLIDAY, FL 34691**  
Parcel Number: 31-26-16-0160-00000-1420  
Flood Information: Flood Zone: X  
Violation:  
*a. Construction of wood structure with metal roof attached to rear of Mobile Home.*

*Rocco Dottoli*

**64. BV21-00087**      **QUAN CAPITAL LLC c/o URFALI, SHAUL**  
 Address:                    1022 LAND O LAKES BLVD SUITE 201 LUTZ, FL 33549  
 Violation Address:      **1537 EXCALIBUR STREET, HOLIDAY, FL 34690**  
 Parcel Number:          31-26-16-0220-00000-7190  
 Flood Information:      Flood Zone: X  
 Violation:  
     *a. Un-permitted windows.*  
     *b. Un-permitted roof.*  
     *c. Structural alterations to Finished Open Porch located at front of house.*

*Vance Fletcher*

**65. BV21-00093**      **SIDDIQUI RAFAT ALI & ANILA**  
 Address:                    4920 DURNEY ST NEW PORT RICHEY, FL 34652  
 Violation Address:      **4920 DURNEY ST NEW PORT RICHEY, FL 34652**  
 Parcel Number:          17-26-16-0630-00000-1230  
 Flood Information:      Flood Zone: AE, VE  
 Violation:  
     *a. Un-permitted open porch approximately 12'x20' at rear of house.*  
     *b. Un-permitted aluminum structure approximately 4'x10' at rear of property.*  
     *c. Un-permitted window.at rear of house.*

*Vance Fletcher*

**66. BV21-00093**      **SIDDIQUI RAFAT ALI & ANILA**  
 Address:                    4920 DURNEY ST NEW PORT RICHEY, FL 34652  
 Violation Address:      **4920 DURNEY ST NEW PORT RICHEY, FL 34652**  
 Parcel Number:          17-26-16-0630-00000-1230  
 Flood Information:      Flood Zone: AE, VE  
 Violation:  
     *a. Un-permitted open porch approximately 12'x20' at rear of house.*  
     *b. Un-permitted aluminum structure approximately 4'x10' at rear of property.*  
     *c. Un-permitted window.at rear of house.*

*Vance Fletcher*

**67. BV21-00094**      **MUNROE JOHN & TRACEY**  
 Address:                    6253 CANDLEWOOD DRIVE WESLEY CHAPEL, FL 33544  
 Violation Address:      **6253 CANDLEWOOD DRIVE WESLEY CHAPEL, FL 33544**  
 Parcel Number:          02-26-19-0030-00001-0410  
 Flood Information:      Flood Zone: X  
 Violation:  
     *a. Un-permitted carport.*  
     *b. Multiple unpermitted habitable structures.*  
     *c. Alterations to Interior and Exterior to include Building, Electrical, and Plumbing.*  
     *d. Windows and Doors.*

*Chris Maine*

**68. BV21-00099**      **OIKONOMOU ANTONIOS**  
 Address:                    4501 KEELBOAT PLACE, NEW PORT RICHEY, FL 34652  
 Violation Address:      **4501 KEELBOAT PLACE, NEW PORT RICHEY, FL 34652**  
 Parcel Number:          18-26-16-0560-00000-0210  
 Flood Information:      Flood Zone: AE, X  
 Violation:  
     *a. Structural Alterations to rear of home.*  
     *b. Windows.*  
     *c. A/C.*

*Rocco Dottoli*

**VIII. Continued Cases**

**IX. Appeals**

*NONE*

**X. Cases To Be Withdrawn**

*NONE*

**XI. Liens To Be Signed**

## **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.