

PINELLAS COUNTY CONSTRUCTION LICENSING BOARD SPECIAL MAGISTRATE AGENDA

**January 29, 2024
Board of County Commissioners' Assembly Room
L. White, Special Magistrate**

Welcome to Pinellas County Construction Licensing Board Special Magistrate hearings. The Special Magistrate is charged with conducting hearings to determine whether an alleged violation of the County Code has occurred. In order to meet that obligation, all parties, or their representatives, will be allowed an opportunity to be heard on matters relevant to the alleged violation(s). All witnesses offering testimony or presenting evidence will be required to swear or affirm that the testimony they provide is the truth.

The order of presentation will begin with the County presenting their evidence of the alleged violation(s) and then the Defendant shall present his/her case. Both parties shall have an opportunity to cross-examine all witnesses. The Special Magistrate may question any witness.

The Clerk will announce the names of the cases from the agenda. When you hear your case called, please respond by coming to the podium with your representative and/or any witnesses to be sworn in. When addressing the Special Magistrate, please speak clearly into the microphone.

Any person who decides to appeal the decision of the Construction Licensing Board Special Magistrate with respect to any matter considered at this hearing will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Record is not provided by Pinellas County.

ORDER OF BUSINESS:

1. Call to Order
2. Administration of Oath to Defendants / Witnesses
3. Cases
4. County Attorney Matters (as needed)
5. Adjournment / Hearing Closed

9:00 A.M.

County Attorney Matter
Uncontested Cases (No Hearing Required)

ITEM: 01

MATTER: Job Abandonment; Financial mismanagement causing financial harm
CASE NO: 2023-2609-1
INVESTIGATOR: L. Thomas
CITATION(S) NO: C23-2077; C23-2078
DEFENDANT: David Greiner
NOTICE ADDRESS: David Greiner (Defendant)
4621 34th Avenue N.
St. Petersburg, FL 33713
VIOLATION ADDRESS: 6325 3rd Avenue N
St. Petersburg, FL 33710

VIOLATION(S):

Code Section	Location	Citation # and Violation
489.129 ((1)(J))	6325 3 rd Avenue N St. Petersburg, FL 33710	C23-2077 Licensed (revoked) pool contractor abandoned a construction project where no work was performed for more than 90 days after the signing of the contract for a pool installation located in Pinellas County, FL.
489.129 (1/g/2)	6325 3 rd Avenue N St. Petersburg, FL 33710	C23-2078 Licensed (revoked) pool contractor committed mismanagement in the practice of contracting that caused financial harm to a customer by abandoning the pool project located in Pinellas County, FL.

ITEM: 02

MATTER: Sub-Contracting Code Violation
CASE NO: 2023-2537-1
INVESTIGATOR: J. Padgett
CITATION(S) NO: C23-0182
DEFENDANT: Vishal Ramjit
NOTICE ADDRESS: Vishal Ramjit (Defendant)
151 Pheasant Dr.
Haines City, FL 33844
VIOLATION ADDRESS: 12012 Park Blvd.
Seminole, FL 33772

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (8)	12012 Park Blvd. Seminole, FL 33772	C23-0182 Subcontracting to unlicensed contractor, Yasser Rodriguez, to perform an interior remodel consisting of electrical, plumbing, drywall and structural/framing work at a property in Pinellas County, FL.

Contested Cases

ITEM: 03

MATTER: Unlicensed Contracting Code Violation; Sub-Contracting Code Violation

CASE NO: 2021-1526-2

INVESTIGATOR: C. Ferland

CITATION(S) NO: C23-1392; C23-1393

DEFENDANT: Kirk Schilling

NOTICE ADDRESS: Kirk Schilling
107 E Avenida San Juan
San Clemente, CA 92672
and
Sylvia, Darrin (Property Owner of Violation Address)
12 Wood St.
Apt. 3
Plymouth, MA 02360-3043
And
Sylvia, Darrin (Violation Address)
7101 59th St. N.
Pinellas Park, FL 33781

VIOLATION ADDRESS: 7101 59th St. N.
Pinellas Park, FL 33781

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (1)	7101 59 th St. N. Pinellas Park, FL 33781	C23-1392 Unlicensed contracting to perform structural framing within Pinellas County, FL.
22-14 (8)	7101 59 th St. N. Pinellas Park, FL 33781	C23-1393 Subcontracting work to unlicensed contractor Francis Richard Carroll to perform structural framing in Pinellas County, FL.

ITEM: 04

MATTER: Advertising Code Violation
CASE NO: 2023-2683-1
INVESTIGATOR: C. Ferland
CITATION(S) NO: C23-1319
DEFENDANT: Erin Leece
NOTICE ADDRESS: Erin Leece (Defendant)
1866 Belleair Rd.
Clearwater, FL 33764
and
Sunforge Energy (Defendant DBA)
1866 Belleair Rd.
Clearwater, FL 33764
VIOLATION ADDRESS: Via Facebook, Social Media

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (6)	Via Facebook, Social Media	C23-1319 Advertising via social media in Pinellas County, FL that he/she is a contractor, is qualified to engage in business as a contractor, or that he/she will perform work in a trade regulated by said statute or said Laws of Florida without being duly qualified to so act.

ITEM: 05

MATTER: No Permit Code Violation; Unlicensed Contracting Code Violation

CASE NO: 2023-2611-1

INVESTIGATOR: C. Ferland

CITATION(S) NO: C23-1286; C23-1287

DEFENDANT: Rick P. Nassenstein

NOTICE ADDRESS: Rick P. Nassenstein (Defendant)
135 Harbor Dr.
Palm Harbor, FL 34683
and
Komenda, Jason, Registered Agent for
Gulf to Bay Flippers LLC (Defendant DBA)
135 Harbor Dr.
Palm Harbor, FL 34683
and
Gulf to Bay Flippers LLC
(Property Owner of Violation Address)
135 Harbor Dr.
Palm Harbor, FL 34683-5404

VIOLATION ADDRESS: 1820 Sutherland Dr. W.
Palm Harbor, FL 34683

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (5)	1820 Sutherland Dr. W. Palm Harbor, FL 34683	C23-1286 Work without the required permit to perform new roof, ac, windows, doors, fascia, electrical and interior demo/remodel within Pinellas County, FL.
22-14 (1)	1820 Sutherland Dr. W. Palm Harbor, FL 34683	C23-1287 Unlicensed contracting to perform new roof, ac, windows, doors, fascia, electrical and interior demo/remodel within Pinellas County, FL.

ITEM: 06**Respondent's Motion to Continue Granted
To May 20, 2024**

MATTER: No Permit Code Violation; Unlicensed Contracting Code Violation; Sub-Contracting Code Violation; Advertising Code Violation

CASE NO: 2023-2809-1

INVESTIGATOR: C. Ferland

CITATION(S) NO: C23-1416; C23-1417; C23-1418; C23-1419

DEFENDANT: Tracey Gamlen

NOTICE ADDRESS: Tracey Gamlen (Defendant)
10529 Homestead Dr.
Tampa, FL 33618
and
Gamlen, Tracey, Registered Agent for
Cinderella Homes LLC (Defendant DBA)
10529 Homestead Dr.
Tampa, FL 33618
and
Hansen, Wanda Faye
Hansen, Richard Joseph (Property Owners of Violation Address)
13982 Whisperwood Dr.
Clearwater, FL 33762-3348
And
Hansen, Wanda Faye
(Witness for Plaintiff)
13982 Whisperwood Dr.
Clearwater, FL 33762-3348

VIOLATION ADDRESS: 14031 Egret Ln.
Clearwater, FL 33762
And
Via Construction Management Agreement

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (5)	14031 Egret Ln. Clearwater, FL 33762	C23-1416 Work without the required permit to perform interior remodel to include demo, electrical, plumbing, framing, & drywall within Pinellas County, FL.
22-14 (1)	14031 Egret Ln. Clearwater, FL 33762	C23-1417 Unlicensed contracting to perform interior remodel to include demo, electrical, plumbing, framing, & drywall within Pinellas County, FL.

22-14 (8)	14031 Egret Ln. Clearwater, FL 33762	C23-1418 Subcontracting to unlicensed contractor Jesse Harrison to perform electrical work within Pinellas County, FL.
22-14 (8)	14031 Egret Ln. Clearwater, FL 33762	C23-1419 Subcontracting to unlicensed contractor Jesse Harrison to perform electrical work within Pinellas County, FL.

ITEM: 07

MATTER: Advertising Code Violation
CASE NO: 2023-2752-1
INVESTIGATOR: J. Padgett
CITATION(S) NO: C23-0355
DEFENDANT: Robert L. Ruhl
NOTICE ADDRESS: Robert L. Ruhl (Defendant)
552 Vista Trail Ct.
Palm Harbor, FL 34683
and
Robert L Ruhl, Registered Agent for
Bob's All In One Handyman, LLC (Defendant DBA)
552 Vista Trail Ct.
Palm Harbor, FL 34683
VIOLATION ADDRESS: Facebook.com/Nextdoor.com

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (6)	Facebook.com/Nextdoor.com	C23-0355 Unlicensed contractor advertising carpentry services to the public, via Facebook.com/Nextdoor.com, in Pinellas County, FL.

ITEM: 08

MATTER: Unlicensed Contracting Code Violation; No Permit Code Violation; Advertising Code Violation
2023-2620-1

CASE NO: 2023-2620-1

INVESTIGATOR: J. Padgett

CITATION(S) NO: C23-0389; C23-0390; C23-0391; C23-0392

DEFENDANT: Jason Leissner

NOTICE ADDRESS: Jason Leissner (Defendant)
3258 Indian Gulf Ln.
Spring Hill, FL 34607
and
Leissner, Jason P, Registered Agent for
Adam's Plumbing, Inc. (Defendant DBA)
3258 Indian Gulf Ln.
Spring Hill, FL 34607
and
Richter, Kathryn Olivia
(Property Owner of Violation Address)
1932 Lillian Ave.
Tarpon Springs, FL 34689-3873
And
Richter, Kathryn Olivia
(Witness for Plaintiff)
1932 Lillian Ave.
Tarpon Springs, FL 34689-3873

VIOLATION ADDRESS: 1932 Lillian Ave.
Tarpon Springs, FL 34689

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (1)	1932 Lillian Ave. Tarpon Springs, FL 34689	C23-0389 Plumbing contractor committing mismanagement and misconduct causing financial harm to the homeowner while performing plumbing and septic work at a residence in Pinellas County, FL.
22-14 (1)	1932 Lillian Ave. Tarpon Springs, FL 34689	C23-0390 Plumbing contractor performing plumbing and septic work while license is in an expired status with the PCCLB at a residence in Pinellas County, FL.
22-14 (5)	1932 Lillian Ave. Tarpon Springs, FL 34689	C23-0391 Plumbing contractor performing unpermitted plumbing and septic work while license is in an expired status with the PCCLB at a residence in Pinellas County, FL.

22-14 (6)	1932 Lillian Ave. Tarpon Springs, FL 34689	C23-0392 Plumbing contractor advertising to the public, via estimate #861, plumbing and septic work while license is in an expired status with the PCCLB at a residence in Pinellas County, FL.
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ITEM: 09

MATTER: Advertising Code Violation; Holding Out Code Violation
CASE NO: 2023-2813-1
INVESTIGATOR: J. Padgett
CITATION(S) NO: C23-0398; C23-0399
DEFENDANT: Jessie Reynolds
NOTICE ADDRESS: Jessie Reynolds (Defendant)
415 E. Oakwood St.
Tarpon Springs, FL 34689
and
Jessie Reynolds (Defendant)
10143 Grove Dr.
Port Richey, FL 34668
And
Evans, Randall Scott
Evans, Michelle L (Property Owner(s) of Violation Address)
1325 Kinsmere Dr.
Trinity, FL 34655-4523
VIOLATION ADDRESS: 1701 N. Fort Harrison Ave.
Clearwater, FL 33755

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (6)	1701 N. Fort Harrison Ave. Clearwater, FL 33755	C23-0398 Unlicensed contractor advertising electrical, plumbing, roofing, fencing, concrete, painting and demolition services to the public, via vehicle, at a property in Pinellas County, FL.
22-14 (4)	1701 N. Fort Harrison Ave. Clearwater, FL 33755	C23-0399 Unlicensed contractor holding himself out to the public as being licensed while advertising electrical, plumbing, roofing, fencing, concrete, painting and demolition services to the public, via vehicle, at a property in Pinellas County, FL.

ITEM: 10

MATTER: Advertising Code Violation
CASE NO: 2023-2694-1
INVESTIGATOR: J. Padgett
CITATION(S) NO: C23-2066; C23-2067; C23-2068; C23-2069
DEFENDANT: Jeff Macurdy
NOTICE ADDRESS: Jeff Macurdy (Defendant)
9225 Ulmerton Rd.
Suite M
Largo, FL 33771
and
Macurdy, Jeffrey T, Registered Agent for
Pinellas Pools.com (Defendant DBA)
6283 105th Ave. N.
Pinellas Park, FL 33782
And
Beachway Seminole Condo Assn Inc.
(Property Owner of Violation Address)
10033 Dr. Martin Luther King St. N.
Ste. 300
St. Petersburg, FL 33716-3830
And
Greg Levesque (Witness for Plaintiff)
10764 70th Ave.
#5302
Seminole, FL 33772
VIOLATION ADDRESS: Beachway Seminole Condos
10764 70th Ave.
Seminole, FL 33772

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (1)	Beachway Seminole Condos 10764 70 th Ave. Seminole, FL 33772	C23-2066 Unlicensed pool contractor performed electrical work (Invoice # 1262) at the condo pool complex located in Pinellas County, FL.
22-14 (5)	Beachway Seminole Condos 10764 70 th Ave. Seminole, FL 33772	C23-2067 Unlicensed pool contractor coordinated electrical work at the condo pool complex without an active permit being obtained at a property located in Pinellas County, FL.

22-14 (6)	Beachway Seminole Condos 10764 70 th Ave. Seminole, FL 33772	C23-2068 Unlicensed pool contractor submitted an invoice (#1262) as a transmission of services to be provided to the condo board for payment for electrical work at the condo pool complex located in Pinellas County, FL.
22-14 (6)	Beachway Seminole Condos 10764 70 th Ave. Seminole, FL 33772	C23-2069 Unlicensed pool contractor submitted an invoice (#1205) as a transmission of services to be provided to the condo board for payment for electrical work at the condo pool complex located in Pinellas County, FL.