

**Construction Licensing Board
Pinellas County
July 10, 2023 Meeting Minutes**

The Pinellas County Construction Licensing Board (PCCLB) met in a regular session at 1:33 PM on this date in the Palm Room at the Pinellas County Communications Building, 333 Chestnut Street, Clearwater, Florida.

Present

Alan Holderith, Jr., Chair, General Contractor
Michael Kelly, Vice-Chair, Pool Contractor
Kevin Garriott, North County Building Official
Jason Holloway, Consumer Representative
Marina Kron, Class A HVAC Contractor
Chief James Millican, Fire Official
William Sheehan, Residential Contractor
Michael Sofarelli, Architect
Evelyn Spencer, Pinellas County Building Official
Mark Vasquez, Beach Community Building Official (late arrival)

Not Present

Douglas Erwin, Electrical Contractor
Steven James II, Roofing Contractor
Lawrence Schear, Consumer Representative
Don Tyre, South County Building Official
John Wear, Plumbing Contractor

Others Present

Michelle Krickovic, Director, Contractor Licensing Department (CLD)
David Barrera, Assistant County Attorney
Jude Reazin, Code Enforcement Division Manager
Shirley Westfall, Board Reporter, Deputy Clerk
Other interested individuals

All documents provided to the Clerk's Office have been made a part of the record.

CALL TO ORDER

Chair Holderith called the meeting to order at 1:33 PM.

PLEDGE OF ALLEGIANCE

Chair Holderith led the Pledge of Allegiance.

ROLL CALL – CONFIRMATION OF QUORUM

Ms. Krickovic conducted a roll call of the members and confirmed the presence of a quorum.

INTRODUCTION OF CONTRACTOR LICENSING AND CODE ENFORCEMENT STAFF

Ms. Krickovic introduced the staff members in attendance and welcomed new Assistant County Attorney David Barrera.

APPROVAL OF MINUTES FOR THE PCCLB MEETING OF MAY 8, 2023

Mr. Kelly moved that the minutes of the May 8 meeting be approved. The motion was seconded by Mr. Holloway and carried unanimously.

APPROVAL OF CONSENT AGENDA

Chair Holderith indicated that supporting documentation for the following Consent Agenda items is included in the agenda packet:

- Special Magistrate Hearing Minutes: April 24, 2023
- Examination Committee Reports: May 2023
- Change of Status Committee Reports: May 2023
- Expired Permit Violations: April/May 2023

The Expired Permit Violation cases were forwarded to the PCCLB from various building departments for disciplinary action by the Board due to expired permits. The contractors have been notified of this hearing by certified mail or constructive services. The Director recommends the Board accept the allegations as filed in the Administrative Complaint as findings of fact and enter a Final Order to be signed by the Chairman; and that each final order include the following:

- Reprimand for permit violation
- Fine of \$300
- Administrative costs (mailings and/or service costs)
- Thirty (30) days to comply. If not, the license is subject to suspension.

Change of Status Applications Administratively approved by Board Rule 2.03:

- Nolan Goins – C11745 Residential Contractor, After Hours Painting
- Pablo Patricio – C11742 Residential Contractor, Builtx Construction LLC

Mr. Kelly made a motion, which was seconded by Chief Millican, to approve the Consent Agenda items. Upon call for the vote, the motion carried 9 to 1, with Mr. Sheehan abstaining.

Mr. Vasquez arrived at 1:38 PM.

PUBLIC HEARINGS

The Board conducted informal administrative hearings in accordance with Section 120.57(2), Florida Statutes. The respondents elected informal hearings, defaulted by not executing an Election of Rights, or failed to respond, and were therefore scheduled for informal hearings by the Board to resolve the complaints. The actions taken are the Final Orders of the PCCLB.

Chair Holderith administered the Oath to the individuals planning to give testimony.

ROBERT D'ANDREA, JR.

Referring to documents included in the agenda packet, Ms. Krickovic provided information regarding 34 expired permit violations from the City of Largo that were issued to D'Andrea Electric, Inc..

Robert D'Andrea, Jr., appeared and provided background information regarding the issue, including that the company has been in business for 62 years; that he received 29 certified letters from the City of Largo in one day without any prior notice of an issue; that some of the permit violations date back to 2004 and 2005; and that the issue appears to have happened when the City of Largo transferred to a new E-Ticket program; whereupon, he responded to queries by the members.

Following lengthy discussion, Mr. Sheehan made a motion to continue the hearing for two months to allow Mr. D'Andrea, Jr., time to work with the City of Largo. Following brief comments made by Mr. D'Andrea, Jr., Mr. Sheehan amended his motion for a continuance to one month; whereupon, Chair Holderith noted that the PCCLB meets every other month, and Mr. Sheehan reamended his motion to a two-month continuance. The motion was seconded by Chief Millican and carried unanimously.

JUSTIN ROMANSKI

Chair Holderith introduced the case and requested that Mr. Romanski provide additional information regarding eight expired permits.

Justin and Angela Romanski, Romo's Plumbing & AC, Inc, appeared, and Mr. Romanski provided information regarding the expired permits, indicating that he has been a licensed plumber since 2008; and that he has never had an issue like this. He indicated that the property associated with the expired permits was being utilized as an Airbnb; that he had difficulty accessing the building due to changes in property management; and that he is requesting leniency in relation to the PCCLB fines.

Responding to a query by Chair Holderith, Mr. Romanski related that the fines are related to the installation of eight water heaters at a property located in Treasure Island; whereupon, Ms. Krickovic indicated that each expired permit violation carries a \$300 fine, and Mr. Holderith noted that the fines would total \$2,400; whereupon, Ms. Krickovic indicated that an email has been received from the City of Treasure Island outlining the challenges in closing out the permits.

Mr. Sheehan made a motion to reduce the fines to a total of \$500; whereupon, discussion ensued. Responding to queries by the members, Ms. Krickovic stated that the aforementioned email from the City of Treasure Island confirms that there has been ongoing communication in an attempt to rectify the issue.

Following discussion, Chief Millican moved to amend Mr. Sheehan's motion and proposed waiving the fines based on the evidence presented. The motion was seconded by Mr. Kelly. Responding to a query by Mr. Holloway, Ms. Krickovic related that the County has been unable to pursue expired permit violations for the past two years due to the Governor's tolling of permits during the pandemic. Upon call for the vote, the motion carried 8 to 2, with Mr. Vasquez and Ms. Spencer dissenting.

REGULAR AGENDA

Certificate without Examination Recommendations

None.

Report – Insurance Violation Fee Waivers

None.

Report – Collections write-down

None.

Introduction of New Members

Ms. Krickovic related that two vacancies exist on the examination committees; and that Charles Spitzer has been recommended to the Electrical Examination Committee, noting that he has had a state license since 1979. Mr. Sheehan made a motion, which was seconded by Chief Millican and carried unanimously, that Mr. Spitzer be appointed to the Electrical Examination Committee.

Ms. Krickovic indicated that Davie Kent has been recommended to the Plumbing Examination Committee, noting that he has been a plumbing inspector with the City of Largo since 2019; whereupon, Chief Millican made a motion, which was seconded by Mr. Vasquez and carried unanimously, that Mr. Kent be appointed to the Plumbing Examination Committee.

Director's Report

Ms. Krickovic provided updates on the following topics:

HOUSE BILL (HB) 1383 UPDATE

Ms. Krickovic provided an update on HB 1383, indicating that it amends HB 735 and includes the extension of all specialty licensing to July 1, 2024; whereupon, she discussed the CLD's efforts to inform contractors of the changes resulting from the legislation, surveys and data collection, and the development of a strategy for the next legislative session. In response to queries by the members, Ms. Krickovic provided clarifying comments and elaborated on survey responses and voluntary and mandatory license classifications.

NEW CONTRACTOR APPLICATIONS – OUT OF STATE

Ms. Krickovic related that a committee comprised of CLB members and Examination Committee members has identified the following recommendations for the Board to consider relating to out-of-state applicants:

1. Adopt the same jurisdictions for reciprocity as endorsed by the State and that are published by the Construction Industry Licensing Board.
2. Recognize exams that are substantially similar to local trade exams for Pinellas County.
3. Applicants who cannot submit the verification of construction experience notarized by a locally licensed contractor must either apply to the State or choose to work for

a locally licensed or registered contractor in that trade to gain the experience that is required.

Following discussion regarding the application review process, Mr. Kelly made a motion, which was seconded by Mr. Holloway and carried unanimously, to accept the three recommendations.

Ms. Krickovic indicated that an additional meeting of the committee will be scheduled to review examination guidelines relating to military service and education in lieu of construction experience.

OTHER BUSINESS

Ms. Krickovic provided an update on the following topics:

- Communication efforts regarding upcoming contractor license renewals
- Consolidation of the CLD as a Division of Building and Development Review Services and relocation to 440 Court Street, Clearwater
- Acknowledgement of the PCCLB's 50-year anniversary

Management Report – Investigations

Mr. Reazin provided an update regarding the approximate number of citations issued this calendar year; whereupon, he noted that the department is developing new processes in an attempt to streamline citation issuance; and that work is being done with the new attorney to ensure that rules are being followed and enforced correctly.

Citizens to be Heard

At the request of Chair Holderith, Ms. Krickovic related that just prior to the meeting, it was learned that a contractor is contesting an expired permit violation and noted that staff is not prepared to present the case at this time, but recommended that the contractor be given the opportunity to present the information; whereupon, Mr. Kelly made a motion that Case No. EP23-10049 be removed from the Expired Permit Violations approved earlier in the meeting under the Consent Agenda and be presented to the Board. The motion was seconded by Mr. Holloway and carried unanimously.

CASE NO. EP-23-10049

Attorney Steven McCommon appeared and stated that he represents Derric Stull, individually, and Ridge Valley Exteriors; whereupon, he provided information regarding the citation, the location of the subject property, and efforts to resolve the issue.

Derric Stull, Ridge Valley Exteriors, appeared and elaborated on the citation and new company processes to prevent a similar error in the future.

Responding to queries by the members, Mr. Stull indicated that the project was a re-roof; and that his request is for the permit and violation to be closed; whereupon, Mr. Sheehan made a motion to that effect. Chair Holderith clarified that it is not within the purview of the CLB to close out permits; however, the Board may waive or mitigate fines for expired permits. Thereupon, discussion ensued, and Ms. Krickovic suggested that since there was no time to prepare for the case, that it be continued to September to allow Mr. Stull to rectify the issue.

Following discussion, Mr. Holloway moved to continue the case to the September meeting. The motion was seconded by Mr. Sofarelli and carried unanimously.

HB 735

Logan Catt addressed the Board and stated his concerns regarding the impacts of HB 735; whereupon, Mr. Holloway offered to speak with him after the meeting to further discuss the topic.

ADJOURNMENT

The meeting was adjourned at 3:31 PM.