

**Construction Licensing Board  
Pinellas County  
September 9, 2024 Meeting Minutes**

The Pinellas County Construction Licensing Board (PCCLB) met in regular session at 1:40 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  
Steven James II, Roofing Contractor  
Brian Rusu, Beach Community Building Official  
Lawrence Schear, Consumer Representative  
Don Tyre, South County Building Official  
John Wear, Plumbing Contractor

**Not Present**

Douglas Erwin, Electrical 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

**Others Present**

Michelle Krickovic, Director, Contractor Licensing Department (CLD)  
David Barrera, Assistant County Attorney  
Jude Reazin, Code Enforcement Division Manager  
Tammy Burgess, 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 1:40 PM.

## **PLEDGE OF ALLEGIANCE**

Chair Holderith led the Pledge of Allegiance.

## **ROLL CALL – CONFIRMATION OF A QUORUM**

Ms. Krickovic conducted a roll call of the members and noted the lack of a quorum; whereupon, Chair Holderith indicated that items requiring a vote will not be addressed at this time.

## **CONTRACTOR LICENSING AND CODE ENFORCEMENT STAFF**

Ms. Krickovic introduced the staff members in attendance.

## **APPROVAL OF MINUTES FOR THE PCCLB MEETING OF JULY 8, 2024**

This item was not addressed.

## **APPROVAL OF THE CONSENT AGENDA**

This item was not addressed.

## **REGULAR AGENDA**

Chair Holderith related that there are no Certificate without Examination Recommendations, Insurance Violation Fee Waivers, or Collections Reports; whereupon, Ms. Krickovic indicated that the Financial Disclosure Form is past due and encouraged the members to submit the form if they have not already.

### **Board Appointment Solicitation**

Ms. Krickovic provided brief comments regarding House Bill (HB) 1483 and its impact on the PCCLB's relationship with Chapter 489 of Florida Statutes, which governs state-certified contractors and boards. She cited Chapter 489.131(10), Florida Statutes, and indicated that it requires that boards which license and discipline contractors, and which consist of more than seven members, must have three or more consumer representatives as members; whereupon, she related that the PCCLB currently has two consumer representatives; that solicitation for a third member is underway; and that she hopes to introduce the new member at the November PCCLB meeting.

In response to a query by Chair Holderith, Attorney Barrera indicated that he believes that a 16-member board would require that nine members be present for a quorum.

### Public Hearings

Ms. Krickovic provided an update regarding the status of the administrative complaint against state-certified contractor Richard Metz, which was discussed at the July PCCLB meeting and continued to today's meeting. She indicated that the Board previously revoked his license following a series of unresolved complaints and unpaid citations; that Mr. Metz has since resolved all outstanding issues and unpaid citations; that the administrative complaint has been withdrawn and the liens that were previously filed against him have been released; whereupon, she related that Mr. Metz is now able to work in Pinellas County.

Ms. Krickovic pointed out that the Board's ability to revoke a state-certified contractor's license has changed due to HB 1483, as it is now only able to prohibit state-certified contractors from pulling new permits; and that the Board cannot revoke licensing privileges unless the Department of Business and Professional Regulation (DBPR) has already done so, which was a mitigating factor in resolving Mr. Metz's outstanding issues.

In response to a comment and a query by Mr. Kelly, Ms. Krickovic reiterated the limitations imposed by HB 1483, indicating that the PCCLB's governance over state-certified contractors has changed; that the Board no longer has the authority to suspend a contractor's ability to work in the county in any capacity, as it had done in the past; and that the Board must now have a more active role in promoting complaints regarding state-certified contractors to the DBPR.

### Director's Report

Ms. Krickovic displayed the PCCLB's new SharePoint website and highlighted its features and resources, as well as changes that have been made to the CLD's website.

Ms. Krickovic provided information regarding challenges associated with recent reductions in staff and indicated that she hopes to present the Department's budget, as approved by the Board of County Commissioners, at the November PCCLB meeting.

### Management Report – Investigations

Mr. Reazin indicated that the Code Enforcement Department is undergoing some changes related to a new short-term rental enforcement initiative, which is anticipated to cause an increase in permitting enforcement caseloads for the Contractor Licensing, Code Enforcement, and Building Departments; and that staffing for the Code

Enforcement Department is being augmented with the addition of four full-time employees and the transfer of one position from the CLD.

### Citizens to be Heard

Chair Holderith related that there are citizens present who would like to provide impact statements regarding TP3 Building Solutions LLC/Dorman T. Payne III; that Mr. Payne was licensed in July 2019 and holds a Certified Building Contractor's (CBC) license, which expired on August 31, 2024; and that his current status is "delinquent, active"; whereupon, at the Chair's request, Ms. Krickovic explained that Mr. Payne's CBC license is not current and active; and that he has not been eligible to work in Pinellas County or the State of Florida since September 3, 2024.

Upon the Chair's call for citizens to be heard, the following individuals appeared and expressed their concerns:

Thomas Barthel, St. Petersburg  
Jennifer Frey, St. Petersburg  
Michael Huddleston, St. Petersburg  
Tony MacFarland, St. Petersburg  
Lorrie Russell, St. Petersburg  
Josh Bunn, no address provided  
Michelle Roache, on behalf of John Roache, St. Petersburg

In response to queries by Messrs. Kelly and Tyre, Ms. Krickovic provided clarifying comments and indicated that violations previously issued to Mr. Payne by the PCCLB were not forwarded to the DBPR, as it was not customary to do so under the Special Act that was in effect at the time; and that staff will investigate the citizens' complaints further since they are serious and concerning.

Upon the Chair's call for remaining citizens to be heard, Donna Campbell, Seminole, appeared and expressed her concerns. Chair Holderith indicated that Ms. Campbell's comments seem to be relating to an administrative issue; whereupon, Ms. Krickovic indicated that she will investigate.

### **ADJOURNMENT**

Chair Holderith adjourned the meeting at 2:30 PM.