

**Construction Licensing Board
Pinellas County
July 14, 2025 Meeting Minutes**

The Pinellas County Construction Licensing Board (PCCLB) met in regular session at 1:35 PM on this date in the First Floor Conference Room, 310 Court Street, Clearwater, Florida.

Present

Michael Kelly, Vice-Chair, Pool Contractor
Kevin Garriott, North County Building Official
Steven James II, Roofing Contractor
Marina Kron, Class A HVAC Contractor
Jim McKillen, County Building Official
Chief James Millican, Fire Official
Brian Rusu, Beach Community Building Official
Lawrence Schear, Consumer Representative
Michael Sofarelli, Architect
Don Tyre, South County Building Official
John Wear, Plumbing Contractor

Not Present

Alan Holderith Jr., Chair, General Contractor
Douglas Erwin, Electrical Contractor
Jason Holloway, Consumer Representative
William Sheehan, Residential Contractor

Others Present

Andrew Nielsen, Interim Executive Director, Contractor Licensing Department
Yardley Collett, Assistant County Attorney
Jude Reazin, Code Enforcement Division Manager
Jessica Oakes, Board Reporter, Deputy Clerk
Other interested individuals

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

CALL TO ORDER

Acting Chair Kelly called the meeting to order at 1:35 PM.

PLEDGE OF ALLEGIANCE

Acting Chair Kelly led the Pledge of Allegiance.

ROLL CALL – CONFIRMATION OF A QUORUM

Mr. Nielsen introduced himself and provided brief comments regarding his background; whereupon, he conducted a roll call of the members and confirmed the presence of a quorum.

CONTRACTOR LICENSING AND CODE ENFORCEMENT STAFF

Mr. Reazin introduced the staff members in attendance; whereupon, Building Enforcement and Contractor Licensing Manager Leila Kheireddine introduced herself and indicated that she is now overseeing contractor licensing.

APPROVAL OF MINUTES FOR THE PCCLB MEETING OF MARCH 10, 2025

Upon acting Chair Kelly's call for a motion to approve the minutes for the March PCCLB meeting, Chief Millican made a motion, which was seconded by Mr. James and carried unanimously.

APPROVAL OF THE CONSENT AGENDA

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

- Special Magistrate Hearing Minutes: March 14, March 17, April 14, April 25, June 9, and June 20, 2025
- Examination/Change of Status Committee Reports: April through June 2025
- Change of Status Applications Administratively Approved by Board Rule 2.03:
 - Tonya Nielsen, Specialty Fence Erection
 - Sean Welch, Specialty Drywall
- Final Orders Expired Permit Violations: None for this period
- Temporary Licenses - Emergency Order 02-2025 issued by DBPR has extended the expiration date for previously reported Temporary Licenses to May 30, 2025. In addition to the Temporary Licenses reported at our last meeting, the following new Temporary Licenses have also been issued:
 - Jose Lespe, Electrical Contractor / C-11856-TEMP (Orange County)
 - Carlos Lumpamoke, Residential Contractor / C-11853-TEMP (St Johns County)

- Tomas Gonzalez, Electrical Contractor / C-11850-TEMP (Palm Beach County)
- Chris Krauser, Residential Contractor / C-11849-TEMP (Jackson County)
- Michael Zekry, Building Contractor / C-11852-TEMP (Pasco County)
- James Sellers, Electrical Contractor / C-11848-TEMP (Lake County)

Upon acting Chair Kelly's call for a motion to approve the Consent Agenda, Chief Millican made a motion, which was seconded by Mr. Garriott and carried unanimously.

REGULAR AGENDA

Certificate without Examination Recommendations

GREGORY HOLLE

Acting Chair Kelly administered the Oath to the individual planning to give testimony and indicated that Mr. Holle is an Irrigation System Specialty Contractor; that while he was licensed from 1998 until 2010, he was unable to sustain his contractor's license due to personal reasons; and that he wishes to be reinstated without an examination.

Mr. Holle explained that his license lapsed following an accident in late 2009; and that he is a certified arborist and landscape contractor. Responding to queries by acting Chair Kelly, Mr. Holle also confirmed that his continuing education units are current; whereupon, he provided information regarding his previous work in irrigation and related that he would like to resume working in commercial blueprint bidding; and that most contractors now want to have a licensed irrigation contractor and a landscape contractor do both at the same time.

In response to a query by Chief Millican, acting Chair Kelly clarified that the Board has previously reinstated contractors without examination for similar reasons; and that Mr. Holle's license did not lapse for disciplinary reasons. Thereupon, Chief Millican made a motion, which was seconded by Mr. Wear. Upon acting Chair Kelly's call for the vote to reinstate Mr. Holle, the motion carried unanimously.

Insurance Violation Fee Waivers

Mr. Nielsen indicated that there are no Insurance Violation Fee Waivers to report.

Collections Report

Mr. Nielsen indicated that there is nothing to report.

Director's Report

Mr. Nielsen indicated that the members should each have a copy of a document received from the County Attorney's Office (CAO); that the purpose of the document is to ensure the members are aware that, in addition to the PCCLB, the CAO represents multiple other parties and departments within the County; and that Attorney Collett is available to answer any questions; whereupon, he requested that a vote be taken regarding the document.

At the acting Chair's request, Attorney Collett provided information regarding the document and indicated that additional steps would need to be taken if direct, adverse conflict arose between two County departments or entities simultaneously being represented by the CAO. Responding to queries by the members, Attorney Collett discussed her role as the Board's legal representative and the purpose of the document; whereupon, Chief Millican made a motion, which was seconded by Mr. Wear. Upon acting Chair Kelly's call for the vote, relative to the motion for ongoing common representation by the CAO, the motion carried unanimously. In response to queries by Mr. Rusu, Attorney Collett clarified that acting Chair Kelly would be signing the document on behalf of the Board.

Thereupon, Mr. Nielsen provided the names of Board members whose appointments are expiring on September 30, 2025.

Management Report – Investigations

Mr. Reazin introduced the Code Enforcement Division's newest Contractor Licensing Investigator, Norman Nichols, and provided brief comments regarding his background; whereupon, he discussed various changes within the Contractor Licensing Department and Building and Development Review Services, as well as staff's efforts to identify potential areas for improvement.

ADJOURNMENT

Upon the acting Chair's call for a motion to adjourn, Chief Millican made a motion; whereupon, the meeting was adjourned at 1:53 PM.