Construction Licensing Board
Pinellas County
January 12, 2026 Meeting Minutes

The Pinellas County Construction Licensing Board (PCCLB) met in regular session at 1:30 PM on this date in the First Floor Conference Room, 310 Court Street, Clearwater, Florida.

<u>Present</u>

Alan Holderith, Chair, General Contractor
Craig Boyle, Pool/Aluminum/Veneer Contractor
Douglas Erwin, Electrical Contractor
Kevin Garriott, North County Building Official
Brian Kron, Class A HVAC Contractor
Brian Rusu, Beach Community Building Official
Lawrence Schear, Consumer Representative
Michael Sofarelli, Architect
John Soucy, Consumer Representative
John Wear, Plumbing Contractor

<u>Not Present</u>

Steven James II, Roofing Contractor
Jim McKillen, County Building Official
Chief James Millican, Fire Official

<u>Others Present</u>

Andrew Nielsen, Interim Executive Director, Contractor Licensing Department (CLD)
Cheryl Leyenaar, Administrative Support Specialist
Jude Reazin, Code Enforcement Division Manager
Joe Morrissey, Senior Assistant County Attorney
Ashley Pabilonia, 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

Chair Holderith called the meeting to order at 1:30 PM.

PLEDGE OF ALLEGIANCE

Chair Holderith led the Pledge of Allegiance.

ROLL CALL

Mr. Nielsen conducted a roll call of the members; whereupon, Ms. Leyenaar confirmed the presence of a quorum.

CONTRACTOR LICENSING AND CODE ENFORCEMENT STAFF

At Mr. Nielsen's request, the staff members in attendance introduced themselves.

APPROVAL OF MINUTES FOR THE PCCLB MEETING OF NOVEMBER 17, 2025

Mr. Erwin made a motion for approval, which was seconded by Mr. Rusu 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: November 10
- Examination/Change of Status Committee Reports: December 2025
- Change of Status Applications Administratively Approved by Board Rule 2.03:
    - Ryan Bober, C-11880 – ASAP Glass & Door, Inc (Glass and Glazing Specialty License)
    - Andrew Thomas Humiston, C-11569 – Drywall Tech, LLC (Gypsum Drywall Specialty License)
- Final Orders Expired Permit Violations: None
- Revoked Licenses: None

Mr. Boyle made a motion for approval, which was seconded by Mr. Erwin and carried unanimously.

LOCAL TECHNICAL AMENDMENTS (LTA) TO THE FLORIDA BUILDING CODE

Chair Holderith referenced a lengthy presentation and discussion which occurred at the September PCCLB meeting regarding a proposed LTA from the City of Pinellas Park and summarized the events leading up to and following the meeting. He indicated that, at the time, the Board was informed that no action was required to uphold the decision for denial of the LTA, which was made by the Board of Adjustment and Appeals (BOAA) of the Florida Building Code; and that, since then, legal counsel has advised that action by the Board is necessary in order to deny the LTA; whereupon, he clarified that a simple majority vote would be required to ratify the BOAA's decision.

Mr. Schear arrived at 1:34 PM.

Erica Augello introduced herself and indicated that she is the City Attorney for the City of Pinellas Park; and that, based on her conversations with Assistant County Attorney Yardley Collett, she believes that the City is entitled to a new hearing before the PCCLB due to its membership having changed since the September meeting; whereupon, Chair Holderith confirmed that there are no objections to a brief presentation by Ms. Augello. He also noted that a two-thirds vote would be required if the members desired to overturn the BOAA's decision to deny the LTA.

Ms. Augello briefly discussed the LTA's progression through the approval process and explained that it was reviewed and denied by the BOAA; that the reasoning provided for the denial was that the LTA was too restrictive; and that the denial was appealed by the City and subsequently rejected by the BOAA; whereupon, she noted that the PCCLB's Special Act requires that the LTA be brought before the PCCLB for a final appeal.

Thereupon, Ms. Augello indicated that the LTA would benefit the City's Community Rating System (CRS) rating, which relates to flood insurance; that the proposed LTA is comparable to other regulations throughout Pinellas County; and that this is the least restrictive method for the City to harden the community from future floods and hurricane damage.

Ms. Augello provided additional technical details regarding the proposed LTA and indicated that there were discussions at the previous meeting related to the amendment's potential conflict with Senate Bill (SB) 180, which states that a local government cannot make any changes that are more restrictive or burdensome to their local land development regulations; and that the provisions of SB 180 do not apply since the LTA is an amendment to the Florida Building Code, which is a State regulation and not a local regulation; whereupon, she also noted that it is the City's position that the LTA is not more restrictive than the regulations adopted by other jurisdictions and would impact a minimal number of residents.

Ms. Augello pointed out that the City has not received any objections from the community with regard to the proposed LTA; whereupon, she requested that the Board consider overturning the BOAA's recommendation, which would allow the City to impose development regulations that are similar to those adopted by neighboring jurisdictions.

In response to a query by Mr. Sofarelli, Ms. Augello clarified that the LTA would increase the City's CRS rating, which would allow for a reduction in flood insurance costs for the entire community. Responding to a query by Mr. Rusu, Ms. Augello, with input from Pinellas Park Community Development Administrator Nick Colonna, provided clarifying details regarding the proposed LTA, including that while carports would be permitted, garages would not be allowed.

Chair Holderith indicated that while SB 180 was discussed at the previous hearing, he does not believe it was a factor in the PCCLB's and BOAA's decisions; whereupon, at Chair Holderith's request, BOAA member Bill Bingham appeared and provided additional details regarding the BOAA's rationale for recommending denial of the LTA, including that he believes that homeowners should be able to park in their garage and store their belongings in a secure environment.

In response to queries by Mr. Wear, Ms. Augello indicated that the LTA might impact homeowners with existing garages if the property is redeveloped; whereupon, Mr. Bingham added that there are multiple methods by which to improve a CRS rating.

Responding to a query by Mr. Schear, City of Pinellas Park Planning and Development Services Director Erica Lindquist provided information regarding certain specifications and requirements within the proposed LTA; whereupon, discussion ensued.

Chair Holderith indicated that the Board's options are to either ratify or overturn the BOAA's decision; whereupon, Mr. Rusu made a motion to ratify the BOAA's recommendation not to approve the LTA, which was seconded by Mr. Kron.

Mr. Sofarelli expressed concern regarding the reasoning associated with denial of the proposed LTA; whereupon, following the Chair's call for the vote, the motion carried by a vote of 9 to 1, with Mr. Sofarelli dissenting.

In response to a query by Chair Holderith, Attorney Morrissey provided brief comments regarding Sunshine Law requirements and indicated that there is nothing particularly wrong with two members of the BOAA being in attendance at today's meeting.

Thereupon, Chair Holderith indicated that the following two items are not listed on the agenda:

Selection of Vice-Chair

Chair Holderith indicated that former PCCLB member and Vice-Chair Mike Williams has relocated; and that while Mr. Rusu has agreed to serve as the new Vice-Chair, he must first be nominated by one of the members, which will be followed by a vote; whereupon, Mr. Wear made a motion to nominate Mr. Rusu as Vice-Chair. The motion was seconded by Mr. Erwin and carried unanimously.

Special Magistrate Appointments

Attorney Morrissey indicated that the PCCLB is responsible for appointing Special Magistrates; that, at this time of year, it is customary for the PCCLB to ratify the current Special Magistrates and appoint them for another one-year term; and that the currently serving Special Magistrates are Jeffrey Fuller and James Mathieu; whereupon, he requested a motion to ratify and appoint the two Special Magistrates.

Thereupon, Mr. Rusu made a motion to appoint the two existing Special Magistrates, Jeffrey Fuller and James Mathieu. The motion was seconded by Mr. Boyle and carried unanimously.

REGULAR AGENDA

Certificate without Examination Recommendations: None

This item was not addressed.

Insurance Violation Fee Waivers: None

This item was not addressed.

Collections Report: None

This item was not addressed.

Adoption of FY 26 Budget and Resolution

Chair Holderith indicated that the budget presented to the Board at the last meeting only reflected expenses; and that the budget included in the agenda packet now includes revenue; whereupon, he noted that expenses exceed revenue.

In response to comments by Chair Holderith, Attorney Morrisey indicated that he believes that the CLD and Office of Management and Budget are working on a solution; and that revenue was overestimated; whereupon, Mr. Nielsen related that the deficit has existed for at least the past five years.

Upon Chair Holderith's call for a motion, Mr. Soucy made a motion to approve the budget. The motion was seconded by Mr. Wear and carried unanimously.

DIRECTOR'S REPORT

Mr. Nielsen indicated that there are two vacancies on the PCCLB for a Residential Contractor and a South County Building Official; and that the vacancies have been posted.

MANAGEMENT REPORT – INVESTIGATIONS

Mr. Reazin reported that staff continues to adapt to recent changes and interpretations of the law. He also indicated that he will be presenting the contracts for Special Magistrates Jeffrey Fuller and James Mathieu to the Board of County Commissioners on January 20; and that the Special Magistrates are now under Code Enforcement.

CITIZENS TO BE HEARD

This item was not addressed.

ADJOURNMENT

Mr. Wear made a motion to adjourn, which was seconded by Mr. Boyle and carried unanimously; whereupon, the meeting was adjourned at 2:09 PM.