

# City of Port St. Lucie

## Special Magistrate Hearing

### Meeting Minutes - Final

121 SW Port St. Lucie  
Blvd.  
Port St. Lucie, Florida  
34984

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**Wednesday, April 23, 2025**

**9:00 AM**

**City Hall, Council Chambers**

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1. Meeting Called to Order

A SPECIAL MAGISTRATE HEARING of the City of Port St. Lucie was called to order by Special Magistrate Claudette Pelletier on April 23, 2025, at 9:30 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Claudette Pelletier, Special Magistrate  
Isa Alvarez, Contractor Licensing Coordinator  
Jennifer Vannatter, Licensing Investigator  
Daron Subryan, Licensing Investigator  
Beth Barensen, Permitting Manager  
Richard Shiller, Deputy City Attorney  
Shanna Donleavy, Deputy City Clerk

2. Pledge of Allegiance

The Special Magistrate led the assembly in the Pledge of Allegiance.

3. Swearing in Code Specialist and/or Building Investigators

The Deputy City Clerk administered the Oath of Testimony to staff.

4. Approval of Minutes

**4.a** Approval of Hearing Minutes March 26th, 2025

[2025-376](#)

The minutes were approved.

5. Late Abatements and/or Postponements

Coordinator Alvarez stated that the following cases were postponed: 31881, 31718, 31867, and 31850. She stated that Case numbers 30550, 31821, and 30853 were abated.

6. Approval of Agenda

The Special Magistrate approved the agenda.

7. Introduction of Cases

8. Violation/Compliance

- 8.a** Hear Violation/Compliance Cases and Approve the Staff Recommendation

[2025-377](#)

There was nothing heard under this item.

9. Certification of Fine/Lien

- 9.a** Hear Certification of Fine/Lien Cases and Approve the Staff Recommendation

[2025-379](#)

Vannatter 31630 9168 S US Highway 1

Licensing Investigator Vannatter, previously sworn, read the case presentation into the record, and presented photos that were taken at the time of the inspections showing the subject property and violations. She explained the previous Special Magistrate's ruling and added that compliance had not been obtained.

The Deputy City Clerk swore in Steve Darby & Mark Paradiso, who stated that they had applied to the Planning & Zoning Department. Coordinator Alvarez stated that fees had to be paid.

The Special Magistrate granted a 30-day (May 28, 2025) extension.

Vannatter 31792 319 SE Via Sangro

Licensing Investigator Vannatter previously sworn, read the case presentation into the record, and presented photos that were taken at the time of the inspections showing the subject property and violations. She explained the previous Special Magistrate's ruling and added that compliance had not been obtained.

The Deputy City Clerk swore in Horace Escoffery who stated that he needed to update the plans but his architect was out of the country until the end of the month.

The Special Magistrate granted a 30-day (May 28, 2025) extension.

Vannatter 31754 1443 SE Huffman Rd

Licensing Investigator Vannatter previously sworn, read the case presentation into the record, and presented photos that were taken at the time of the inspections showing the subject property and violations. She explained the previous Special Magistrate's ruling and added that compliance had not been obtained.

The Deputy City Clerk swore in Jamil El Srouji who stated that they were having some internal conflict but were hoping to resolve it within a week; he requested an extension.

The Special Magistrate granted a 60-day (June 25, 2025) extension.

Vannatter      31572      2061 SW Burman St

Licensing Investigator Vannatter previously sworn, read the case presentation into the record, and presented photos that were taken at the time of the inspections showing the subject property and violations. She explained the previous Special Magistrate's ruling and added that compliance had not been obtained.

The Deputy City Clerk swore in Alexander Ginarte who stated that they had submitted all corrections/documents and added that he would remove the portable today.

The Special Magistrate granted a 30-day (May 28, 2025) extension.

Vannatter      31589      1041 SW Biltmore St

Licensing Investigator Vannatter previously sworn, read the case presentation into the record, and presented photos that were taken at the time of the inspections showing the subject property and violations. She explained the previous Special Magistrate's ruling and added that compliance had not been obtained.

The Deputy City Clerk swore in Gary Simmon and Charlotte Lowe who stated that the contractor informed them that he submitted the corrections.

The Special Magistrate granted a 30-day (May 28, 2025) extension.

Vannatter      31628      398 NW Dorchester St

Licensing Investigator Vannatter previously sworn, read the case presentation into the record, and presented photos that were taken at the time of the inspections showing the subject property and violations. She explained the previous Special Magistrate's ruling and added that compliance had not been obtained.

The Deputy City Clerk swore in Alaa Shreiteh who stated that he submitted the corrections to Plan Review last week.

The Special Magistrate granted a 30-day (May 28, 2025) extension.

Laponza      31827      1946 SW Biltmore St

Licensing Investigator Vannatter, reading for Investigator Laponza & previously sworn, read the case presentation into the record, and she presented photos that were taken at the time of the inspections showing the subject property and violations. She explained the previous Special Magistrate's ruling and added that compliance had not been obtained.

The Deputy City Clerk swore in Joseph Perretta who stated that his General Contractor had applied for the permits with two passes and one fail. Licensing Investigator Vannatter stated that they would need Planning & Zoning approval for the master permit.

The Special Magistrate granted a 60-day (June 25, 2025) extension.

Laponza      31409      10513 SW Meeting St unit 104

Licensing Investigator Vannatter, reading for Investigator Laponza & previously sworn, read the case presentation into the record, and she presented photos that were taken at the time of the inspections showing the subject property and violations. She explained the previous Special Magistrate's ruling and added that compliance had not been obtained.

The Deputy City Clerk swore in Michael Roberts who stated that they had a lot of difficulties transitioning from a restaurant to retail and requested more time as the permits were in review.

The Special Magistrate granted a 30-day (May 28, 2025) extension.

Laponza      31598      201 SW Port St. Lucie Blvd Unit 107 & 108

Licensing Investigator Vannatter, reading for Investigator Laponza & previously sworn, read the case presentation into the record, and she presented photos that were taken at the time of the inspections showing the subject property and violations. She explained the previous Special Magistrate's ruling and added that compliance had not been obtained.

The Deputy City Clerk swore in Robert Wallser who stated that there were some issues with the electrical panel and had recently submitted the plans to Planning & Zoning.

The Special Magistrate granted a 60-day (June 25, 2025) extension.

Laponza      31747      325 SW Bridgeport Dr

(Clerk's Note: Luis Perez, Customer Service Specialist-Contract, previously sworn, acting as the translator.)

Licensing Investigator Vannatter, reading for Investigator Laponza & previously sworn, read the case presentation into the record, and she presented photos that were taken at the time of the inspections showing the subject property and violations. She explained the previous Special Magistrate's ruling and added that compliance had not been obtained.

The Deputy City Clerk swore in Ernesto Lopez who stated that he had submitted the corrections which were under review.

The Special Magistrate granted a 30-day (May 28, 2025) extension.

Subryan    31779      1462 SW Abingdon Ave

(Clerk's Note: Luis Perez, Customer Service Specialist-Contract, previously sworn, was acting as the translator.)

Licensing Investigator Subryan, previously sworn, read the case presentation into the record, presented photos that were taken at the time of the inspections showing the subject property and violations. He explained the previous Special Magistrate's ruling and added that compliance had not been obtained. He stated that a title processor had contacted staff but the violation was not abated.

The Deputy City Clerk swore in Maritza Rodriguez who stated that the house was sold, and the new owners were advised of the violation and would take responsibility.

The Deputy City Clerk swore in Beth Barnese, Permitting Manager.

Richard Shiller, Deputy City Attorney, inquired if the new owners provided in writing, that they were aware of violation & would take responsibility, to which Ms. Rodriguez replied in the affirmative. Deputy City Attorney Shiller recited the statute that allowed for violation transfers to the new owner.

Ms. Barnese stated that staff would generate a new case for the new owners.

The Special Magistrate granted a 30-day (May 28, 2025) extension.

Vannatter     31687     532 NW Mercantile PI Unit 113

Licensing Investigator Vannatter, previously sworn, read the case presentation into the record, presented photos that were taken at the time of the inspections showing the subject property and violations. She explained the previous Special Magistrate's ruling and added that compliance had not been obtained.

The Deputy City Clerk swore in Kate Rolfson. Robert Wallser, still under oath, stated that he was acting General Contractor for this property. He added that the plumbing permit was the issue & the electrical permit had been applied for. Licensing Investigator Vannatter stated that they needed a Commercial Interior permit with the electrical & plumbing sub permit to resolve the violation. Ms. Barnese stated that the door hanger explained which permit was needed and added that no steps were taken to abate the violation. Therefore, she requested that the lien be certified. Mr. Wallser stated that they could demo the property within 30 days and requested an extension. Ms. Rolfson stated that they did not renew the tenant's lease and would demo the improvements.

The Special Magistrate granted a 30-day (May 28, 2025) extension.

10. How Parties are Notified

Coordinator Alvarez read the following into the record: A Notice of Hearing or Notice of the Certification of Fine was sent to the violator by Certified Mail Return Receipt Requested to the address listed in the Tax Collector's Office for tax notices or to the address listed in the County Property Appraiser's Database. If the green card was returned, it was placed in the file and was either signed, unsigned or unclaimed. Ten days before the hearing, an agenda was posted on the bulletin board in the lobby of Port St. Lucie City Hall. Also, a Notice of Hearing was posted on the property in question, along with an Affidavit of Posting, which included a copy of the notice posted and the date and places of its posting. If the certification card was not returned to the Building Department, then within ten days before the Hearing, posting was completed in the same manner as if the card was returned unclaimed as stated above. The photos shown at the hearing were kept and maintained as public records of the City of Port St. Lucie's Building Department.

11. Introduction of Cases Without Parties Present

The following cases without parties were read into the record by the coordinator:

31851     1898 SE Port St. Lucie Blvd  
31855     167 SW Grove Ave  
31768     762 SW Del Rio Blvd  
31811     866 SE Quiescent Ln

31416 582 NW Archer Ave  
31595 526 SE Marydale Terr  
31734 2164 NW Reserve Park Trace  
31730 6196 NW East Deville Cir

12. Public to be Heard

There was nothing heard under this item.

13. Adjourn

There being no further business, the meeting was adjourned at 10:22 a.m.

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Shanna Donleavy, Deputy City Clerk