

City of Port St. Lucie

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



Meeting Agenda

Wednesday, April 23, 2025

9:00 AM

City Hall, Council Chambers

Special Magistrate Hearing

1. **Meeting Called to Order**
2. **Pledge of Allegiance**
3. **Swearing in Code Specialist and/or Building Investigators**
4. **Approval of Minutes**
 - 4.a Approval of Hearing Minutes March 26th, 2025 [2025-376](#)
5. **Late Abatements and/or Postponements**
6. **Approval of Agenda**
7. **Introduction of Cases**
8. **Violation/Compliance**
 - 8.a Hear Violation/Compliance Cases and Approve the Staff Recommendation [2025-377](#)
9. **Certification of Fine/Lien**
 - 9.a Hear Certification of Fine/Lien Cases and Approve the Staff Recommendation [2025-379](#)
10. **How Parties are Notified**
11. **Introduction of Cases Without Parties Present**
12. **Public to be Heard**
13. **Adjourn**

NOTICE: Anyone who requires a translator, auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City of Port St. Lucie program, service, or activity, should contact the office of Natalie Cabrera, Human Resources Department, City of Port St. Lucie, City Hall Bldg. A, 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida 34984-5099, as soon as possible but no later than 48 hours before the scheduled event.

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, if a person decides to appeal any decision made by the City Council, board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)



Agenda Summary

2025-376

Agenda Date: 4/23/2025

Agenda Item No.: 4.a

Placement: Approval of Minutes

Action Requested: Motion / Vote

Approval of Hearing Minutes March 26th, 2025

Submitted By: Isa Alvarez, Contractor Licensing Coordinator, Building Department

Strategic Plan Link: The City's Goal of a high-performing city government organization.

Presentation Information: N/A

Staff Recommendation: Move that the special magistrate approve the meeting minutes.

Alternate Recommendations:

1. Move that the special magistrate amend the recommendation and approve the meeting minutes.
2. Move that the special magistrate not approve the recommendation and provide staff with direction.

Background: Per Chapter 37 of the City's Code of Ordinances, the Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: Meeting Minutes to be provided

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes - Draft

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

Wednesday, March 26, 2025

9:00 AM

City Hall, Council Chambers

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 March 26, 2025, at 9:06 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
Evelyn Rojas, Finance
Jennifer Vannatter, Licensing Investigator
James LaPonza, Licensing Investigator
Richard Shiller, Deputy City Attorney
Yaniz Wyckoff, Police Officer
Daisy Ruiz, Deputy City Clerk

2. Pledge of Allegiance

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

3. Swearing in Code Specialist and/or Building Investigators

The Deputy City Clerk administered the Oath of Testimony to the Building Investigators and City Staff.

4. Approval of Minutes

4.a Approval of Hearing Minutes January 29th, 2025

[2025-286](#)

The Special Magistrate approved the minutes from January 29, 2025, Special Magistrate Hearing.

5. Late Abatements and/or Postponements

Isa Alvarez, Contractor Licensing Coordinator, announced that the following cases were postponed:

Case #: Address:
31849 312 SW Molloy St.
31751 991 SE Thornhill Dr.

31752	4019 SW Port St. Lucie Blvd. Unit 7
31788	1400 SE Goldtree Dr. Unit 207
31768	762 SW Del Rio Blvd.
31759	500 NW University Blvd 118
31816	307 NW Belmont Cir.
31565	2593 SW Gritto Cir.
31805	155 SW Peacock Blvd.
31801	12423 NW McGregor Ln.
31829	1935 SE Port St. Lucie Blvd.
31773	375 SW Jack St.
31594	486 SE Nome Dr.
30915	1261 SW Porter Rd.
30853	1702 SW Bayshore Blvd.

Ms. Alvarez advised that the following cases were late abatements:

Case #:	Address:
31787	1579 SE Minorca Ave.
31789	1486 SE Grapeland Ave.
31780	844 SW Del Rio Blvd.
31838	818 SW Abingdon Ave.
31760	1820 SW Nantucket Ave.
31764	685 SW Sail Ter.
31700	534 NW Mercantile Pl. Unit 115
31638	5330 NW Nekome St.
31617	1288 SE Industrial Blvd.
31603	1261 SW Ackward Ave.
31461	556 SW Undallo Rd.
31551	1802 SW Fears Rd.
31596	9074 S US Highway 1 Highway

6. Approval of Agenda

The Special Magistrate approved the agenda as submitted.

7. Introduction of Cases

8. Lien Modifications and Vacate Requests

8.a Hear Lien Modifications and Vacate Requests

[2025-288](#)

Evelyn Rojas, Finance, Lien Services, indicated that the vacate request for Case #24-01989, 10 CW Properties LP, 280 SW Port St. Lucie Blvd., had come from City staff, had been found by the City to be invalid, and required the Special Magistrate's signature.

9. Violation/Compliance

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

[2025-289](#)

(Clerk's Note: This case was called after Item 10.a.)

VANNATTER CASE # 31416 582 SW ARCHER AVE.

Jennifer Vannatter, Building Licensing Investigator, previously sworn, read the case presentation and Staff's recommendation into the record. She presented the photos that were taken at the time of the inspection, showing the subject property and violation. Investigator Vannatter indicated that an inspection was necessary.

Vana Kinchen was present and did not provide any testimony. Ms. Alvarez stated she would speak to the Respondent and provide her with further details as to how to proceed with the case.

Special Magistrate Pelletier ordered that the Respondent comply by April 23, 2025, and if not in compliance with the above date that she be assessed a fine in the amount of \$25/day plus \$195 in investigation costs. The Respondent was advised she had 30 days to appeal the order.

10. Certification of Fine/Lien

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

[2025-290](#)

VANNATTER CASE # 31691 456 SE FAIRCHILD AVE.

Jennifer Vannatter, Building Licensing Investigator, previously sworn, read the case presentation and Staff's recommendation into the record. She presented the photos that were taken at the time of the inspection, showing the subject property and violation.

The Deputy City Clerk administered the Oath of Testimony to the Respondent, Ruth Valdes. Ms. Valdes indicated that she is working with the architects and requested an extension. Investigator Vannatter indicated she knew that the Requestor would be requesting a variance and was working with Planning and Zoning. She stated that she had no issue with the Respondent's request. Ms. Valdes indicated that she had a hearing with Planning and Zoning on April 1st, 2025.

The Special Magistrate asked the Respondent how long of an extension she would need, to which Ms. Valdes requested a month's extension, but Investigator Vannatter suggested a 60-day extension.

Special Magistrate Pelletier granted the Respondent a 60-day extension. Ms. Alvarez indicated the new compliance date would be May 27, 2025, and the new hearing date would be May 28th.

VANNATTER CASE # 31589 1041 SW BILTMORE ST.

Jennifer Vannatter, Building Licensing Investigator, previously sworn, read the case presentation and Staff's recommendation into the record. She presented the photos that were taken at the time of the inspection, showing the subject property and violation.

The Deputy City Clerk administered the Oath of Testimony to Charlotte Lowe and Gary Simmion. Mr. Simmion stated they were working on his case and requested an extension. Ms. Lowe requested an extension.

The Special Magistrate inquired if the City had any objection to an extension, to which Investigator Vannatter indicated she had no objection and agreed to a 30-day extension.

Special Magistrate Pelletier granted a 30-day extension and advised that the new compliance date would be April 23, 2025.

VANNATTER CASE # 31572 2061 SW BURMAN LN.

Jennifer Vannatter, Building Licensing Investigator, previously sworn, read the case presentation and Staff's recommendation into the record. She presented the photos that were taken at the time of the inspection, showing the subject property and violation. Investigator Vannatter indicated that they were advised that the prefabricated bathroom had been removed; however, she had not yet confirmed the information. She indicated that the plan review had failed.

The Deputy City Clerk administered the Oath of Testimony to the Respondent, Alexander Ginarte Gonzalez. He stated he needed more time to work with the architect.

The Special Magistrate inquired if the City had any objection to an extension, to which Investigator Vannatter agreed to a 30-day extension.

Special Magistrate Pelletier granted the Respondent a 30-day extension and provided a new compliance date of April 23, 2025.

VANNATTER CASE # 31192 1049 SE SHAKESPEARE
AVE.

Jennifer Vannatter, Building Licensing Investigator, previously sworn, read the case presentation and Staff's recommendation into the record. She presented the photos that were taken at the time of the inspection, showing the subject property and violation.

The Deputy City Clerk administered the Oath of Testimony to Jennae Jeffree, daughter of the Respondent. She explained that she was present on behalf of the Respondent as she was pregnant and required bed rest. Ms. Jeffree indicated that she was working with an architect.

Investigator Vannatter advised that they granted the Respondent a 90-day extension in June 2024, September 2024 and December 2024. She explained that there had not been any action or correspondence since then. Investigator Vannatter stated she had no objection to providing another 90-day extension.

Special Magistrate Pelletier granted the Respondent a 90-day extension and provided that the new hearing date would be June 25, 2025.

VANNATTER CASE # 31628 398 NW DORCHESTER ST.

Jennifer Vannatter, Building Licensing Investigator, previously sworn, read the case presentation and Staff's recommendation into the record. She presented the photos that were taken at the time of the inspection, showing the subject property and violation. She explained that the Respondent applied for a permit and was currently in plan review failed status.

The Deputy City Clerk administered the Oath of Testimony to Alaa Shreiteh and Maria Alvarez, who indicated they applied for a single-family residential home in February and paid the fine to obtain the permit, however, they later received an email from plan review stating they needed to update some codes because the house was being built in 2021, and by the time it was completed the codes had changed. Ms. Alvarez requested an extension.

Investigator Vannatter advised that she did not have an issue with providing a 30-day extension.

Special Magistrate Pelletier granted the Respondents a 30-day extension and provided that the new hearing date would be April 23, 2025.

LAPONZA CASE # 31720 1214 SW GATLIN BLVD 108

James LaPonza, Building Licensing Investigator, previously sworn, read the case presentation and Staff's recommendation into the record. He presented the photos that were taken at the time of the inspection, showing the subject property and violation. Investigator LaPonza reported that the Respondent had applied for a permit; however, the permit was in failed status in plan review.

The Deputy City Clerk administered the Oath of Testimony to David Fadusa. He confirmed he was present on behalf of the Respondent and advised he had communicated with the contractor recently and they were waiting on the architect to finish up the renderings.

Investigator LaPonza inquired if he was the tenant, to which Mr. Fadusa responded in the affirmative and stated he was the general manager for the shops. He suggested providing a 60-day extension to May 28, 2025.

Special Magistrate Pelletier granted a 60-day extension to May 28, 2025.

LAPONZA CASE # 31646 540 NW UNIVERSITY BLVD STE 108

James LaPonza, Building Licensing Investigator, previously sworn, read the case presentation and Staff's recommendation into the record. He presented the photos that were taken at the time of the inspection, showing the subject property and violation. Investigator LaPonza stated that the permit was currently awaiting Fire District Plan Review.

The Deputy City Clerk administered the Oath of Testimony to John Clark. He apologized for not attending the previous hearing in January 2025. Mr. Clark indicated that the Fire District had staffing issues, which caused delays with their permit being reviewed. He requested an extension, to which Investigator LaPonza advised he would have no objection to a 60-day extension, May 28, 2025.

Special Magistrate Pelletier granted a 60-day extension to May 28, 2025.

LAPONZA CASE # 31543 706 SW PORT ST. LUCIE BLVD.

James LaPonza, Building Licensing Investigator, previously sworn, read the case presentation and Staff's recommendation into the record. He presented the photos that were taken at the time of the inspection, showing the subject property and violation. Investigator LaPonza stated that the permit was currently awaiting Fire District Plan Review.

The Deputy City Clerk administered the Oath of Testimony to Jose Esquivel. He stated he spoke to the Fire District that morning, and they advised Mr. Esquivel to request a 60-day extension. Investigator LaPonza indicated that they had no objection to a 60-day extension.

Special Magistrate Pelletier granted a 60-day extension.

LAPONZA CASE # 31409 10513 SW MEETING ST. UNIT 104

James LaPonza, Building Licensing Investigator, previously sworn, read the case presentation and Staff's recommendation into the record. He presented the photos that were taken at the time of the inspection, showing the subject property and violation.

The Deputy City Clerk administered the Oath of Testimony to Michael Roberts. He stated that the previous information relayed was inaccurate and noted that there was a meeting held the previous week with all the City Departments involved. Mr. Roberts requested a 30-day extension. Investigator LaPonza clarified that the City was only requesting an issued permit.

Special Magistrate Pelletier granted a 30-day extension, April 22, 2025.

LAPONZA CASE # 30365 1702 SW BAYSHORE BLVD.

James LaPonza, Building Licensing Investigator, previously sworn, read the case presentation and Staff's recommendation into the record. He presented the photos that were taken at the time of the inspection, showing the subject property and violation.

The Deputy City Clerk administered the Oath of Testimony to Miguel Gonzalez, he stated that he was the contractor for the project. He advised that the permit expired about a month ago and stated the work had been completed but lacked the final inspections. Mr. Gonzalez indicated they would have to apply for a new permit.

Beth Barensen, Permit Manager, indicated that the contractor would need to reapply for the permit and advised that the contractor could not request an extension of the permit since it had already expired.

Mr. Gonzalez clarified if he could request an extension to resubmit for the permit, to which Richard Bartholomew, Deputy Building Official, explained there were several emails sent to the contractor stating that the permit would be expiring soon.

Investigator LaPonza inquired how long it would take to reapply for a permit, to which Mr. Gonzalez stated they would apply by tomorrow. Investigator LaPonza recommended a 60-day extension, May 27, 2025.

Special Magistrate Pelletier granted a 60-day extension, May 27, 2025.

Ms. Alvarez reminded the Contractor to apply for the permit with the current Code Cycle.

(Clerk's Note: The Special Magistrate called a case under Item 9.a.)

11. How Parties are Notified

Ms. Alvarez stated that 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. The Special Magistrate indicated he found proper notice.

12. Introduction of Cases Without Parties Present

The cases without parties present:

Building Violations:

Case #:	Address:
31789	1462 SW Abingdon Ave.
31821	1880 SE Port St. Lucie Blvd.
31754	1443 SE Huffman Rd.
31792	319 SE Via Sangro
31811	866 SE Quiescent Lane
31630	9168 S US Highway 1 Highway
31819	2216 SE Newcastle Ter
31658	500 NW University Blvd. Ste 107
31827	1946 SW Bilmore St.
31766	743 SW Anaconda Rd.
31761	11374 SW Stockton Pl.

Building Certification of Fine:

Case #: Address:

31570 1638 SE Holiday Rd.

31651 1202 SW Curry St.

31619 382 NE Ardsley Dr.

31441 671 SE Stow Ter.

31526 262 SW Tulip Blvd.

31724 2392 SW Caballero St.

31326 1700 SE Hillmoor Dr. Unit 102

30187 218 SE Walters Ter.

13. Public to be Heard

There were no comments from the public.

14. Adjourn

There being no further business, the meeting was adjourned at 10:21 a.m.

Daisy Ruiz, Deputy City Clerk



Agenda Summary

2025-377

Agenda Date: 4/23/2025

Agenda Item No.: 8.a

Placement: New Business

Action Requested: Motion / Vote

Hear Violation/Compliance Cases and Approve the Staff Recommendation

Submitted By: Isa Alvarez, Contractor Licensing Coordinator, Building Department

Strategic Plan Link: The City's Goal of a high-performing city government organization.

Presentation Information: The Licensing Investigator will present their findings and then the alleged violator, if present, will have an opportunity to testify/present evidence to the special magistrate. The Licensing Investigator will provide a summary of the prior proceedings, present any developments in the case, and state the department's recommendations to the special magistrate. Thereafter, the alleged violator will have an opportunity to be heard.

Staff Recommendation: For **Violation Hearings** - Move that the special magistrate find the properties in violation of the Code and approve the compliance date as requested. For **Compliance Hearings** - find that the properties remain in violation of the Code and issue an Order imposing applicable fine(s) that may become a lien on the property.

Alternate Recommendations:

1. For **Violation Hearings**, move that the special magistrate find the property in violation but announce a compliance date different than recommended by the City. For **Compliance Hearings**, find that the properties remain in violation of the Code and issue an Order imposing a fine different than recommended by the City.
2. Move that the special magistrate not certify or approve the presented case and provide staff direction or issue the appropriate order.

Background: Per Chapter 37 of the City's Code of Ordinances, the Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: List of Building Violation Cases

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Building Violations – 4/23/25

#	Specialist	Case No.	Respondent(s)	Respondent Address
1	Daron Subryan	31881	Anielka Orozco Cruz & Ivis Cruz	758 SW BYRON ST
2	Jennifer Vannatter	31718	330 Enterprise Property LLC	320 NW ENTERPRISE DR UNIT 121
3	Jennifer Vannatter	31851	Morningside Commons LLC	1898 SE PORT ST LUCIE BLVD
4	Jennifer Vannatter	31855	Celeste Laureore & Florian Pierre	167 SW GROVE AVE
5	James LaPonza	30550	J BARON 1031 INVESTMENTS LLC & BARON SHOPPES PSL VENTURES LLC	10256 S US HWY 1 HWY
6	James LaPonza	31867	RICHARD R LEAHONG & BEVERLY M LEAHONG	1134 SW GAIL AVE
7	James LaPonza	31850	Wisky Gerardo Desimo & Jessy Desimo & Gerard J Desimo	407 SW LACROIX AVE
8	James LaPonza	31768	Eduviges Arevalo & Eunice Arevalo	762 SW DEL RIO BLVD



Agenda Summary

2025-379

Agenda Date: 4/23/2025

Agenda Item No.: 9.a

Placement: New Business

Action Requested: Motion / Vote

Hear Certification of Fine/Lien Cases and Approve the Staff Recommendation

Submitted By: Isa Alvarez, Contractor Licensing Coordinator, Building Department

Strategic Plan Link: The City's Goal of a high-performing city government organization.

Presentation Information: The Licensing Investigator will present the case and make a recommendation to special magistrate. Alleged violator if present will have the opportunity to be heard.

Staff Recommendation: Move that the Special Magistrate find that the property remains noncompliant and issue an order certifying the fine and administrative charges on the property in accordance with City recommendations.

Alternate Recommendations:

1. Move that the Special Magistrate find that the property remains noncompliant and amend the City's recommendations and issue an order certifying the fine and administrative charges on the property.
2. Move that the Special Magistrate not certify or approve the presented case and provide staff direction.

Background: Per Chapter 37 of the City's Code of Ordinances, the Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: List of Certification of Fine Cases

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Building Certification of Fines – 4/23/25

#	Specialist	Case No.	Respondent(s)	Respondent Address
9	Daron Subryan	31821	Morningside Commons LLC	1880 SE PORT ST LUCIE BLVD
10	Daron Subryan	31779	Maritza Rodriguez Machado	1462 SW ABINGDON AVE
11	Jennifer Vannatter	31630	Bre Throne East Port Plaza LLC	9168 S US HWY 1 HWY
12	Jennifer Vannatter	31811	Nicholas J Penevolpe	866 SE QUIESCENT LN
13	Jennifer Vannatter	31792	Horace D Escoffery	319 SE VIA SANGRO
14	Jennifer Vannatter	31416	Vana C Kinchen	582 NW ARCHER AVE
15	Jennifer Vannatter	31754	NEPA 772 LLC	1443 SE HUFFMAN RD
16	Jennifer Vannatter	31628	Alaa Mohammad N Shreiteh	398 NW DORCHESTER ST
17	Jennifer Vannatter	31572	Alexander Ginarte Gonzalez & Mailin Alfonso Bermudez	2061 SW BURMAN LN
18	Jennifer Vannatter	31589	Bayshore Industrial Properties Inc	1041 SW BILTMORE ST
19	Jennifer Vannatter	31595	Cecelia A Tienter	526 SE MARYDALE TER
20	Jennifer Vannatter	31734	Palm Pool and Spa Inc	2164 NW RESERVE PARK TRCE
21	Jennifer Vannatter	31687	MERCPL LLC	532 NW MERCANTILE PL UNIT 113
22	James LaPonza	30853	Michel O Vargas	2701 SE GRAND DR
23	James LaPonza	31827	Joseph Perretta & Nancy Perretta	1946 SW BILTMORE ST
24	James LaPonza	31409	Innovo PSL Office LLC	10513 SW MEETING ST UNIT 104
25	James LaPonza	31598	Hamilton Stone LLC	201 SW PORT ST LUCIE BLVD UNIT 107
26	James LaPonza	31730	Chanel Joy Brooks & Chloe Unique Cooksey	6196 NW EAST DEVILLE CIR
27	James LaPonza	31747	Ernesto W Lopez	325 SW BRIDGEPORT DR