

City of Port St. Lucie
Special Magistrate Hearing
Meeting Minutes - Final

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

Wednesday, September 24, 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 Esq. on September 24, 2025, at 9:01 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Claudette Pelletier Esq., Special Magistrate
James Laponza, Licensing Investigator
Jennifer Vannatter, Licensing Investigator
Daron Subryan, Licensing Investigator
Isa Alvarez, Building Department
Richard Shiller, Deputy City Attorney
Jasmin De Freese, 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 the Licensing Investigators.

4. Approval of Minutes

4.a Approval of Hearing Minutes August 27th, 2025.

[2025-892](#)

The Special Magistrate approved the August 27, 2025, meeting minutes as submitted.

5. Late Abatements and/or Postponements

Ms. Alvarez indicated that the following cases were postponed; 32111 and 31719.

Ms. Alvarez indicated that the following cases were abated; 32119, 32190, 31849, 31884, and 31987.

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Violation/Compliance

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

[2025-893](#)

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

[2025-894](#)

14. LAPONZA / CASE NO. 31805 / 155 SW PEACOCK BLVD

(Clerk's Note: Respondent appeared via Zoom.)

Licensing Investigator LaPonza read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

Respondent Attorney Derrick Valkenberg, who stated that his client was unaware that the contractor was not licensed, but they had since been working diligently to obtain permits and have submitted plans to the Fire Marshalls Office. He requested an extension to which the City did not object.

The Special Magistrate granted an extension to November 19, 2025.

6. SUBRYAN / CASE NO. 31924 / 5385 NW RUGBY DR

Licensing Investigator Subryan read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Respondent Andrew Lewis, who informed that he received the plans early this morning and he was going to submit them right away. The City did not object to an extension and recommended 60 days.

The Special Magistrate granted the extension to November 19, 2025.

12. LAPONZA / CASE NO. 31720 / 1214 SW GATLIN BLVD 108

Licensing Investigator LaPonza read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. He noted that the permit had been submitted at 1:00 a.m.

The Deputy City Clerk swore in a representative for Respondent Gatlin Point 18 LLC and Investigator LaPonza recommended a 60-day extension.

The Special Magistrate granted the extension to November 19, 2025.

13. LAPONZA / CASE NO. 31522 / 2086 SW HAYWORTH AVE

Licensing Investigator LaPonza read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. He noted that it was in a failed status

The Deputy City Clerk swore in a representative for Respondent T Empire Hayworth LLC, who requested an extension. The City did not object to an extension and recommended 60-days.

The Special Magistrate granted the extension to November 19, 2025.

15. LAPONZA / CASE NO. 31622 / 4032 SW CARLILE ST

Licensing Investigator LaPonza read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Respondent Tammy Farnham, who stated that they had switched engineers and had better drawings now. She requested an extension, to which the City did not object and recommended 60-days.

The Special Magistrate granted the extension to November 19, 2025.

16. LAPONZA / CASE NO. 32085 / 2389 SW FERN CIR

Licensing Investigator LaPonza read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in a representative for the Respondent who requested a 60-day extension, to which the City did not object.

The Special Magistrate granted the extension to November 19, 2025.

19. VANNATTER / CASE NO. 31630 / 9168 S US HIGHWAY 1

Licensing Investigator Vannatter read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in two representatives for Respondent Bre Throne East Port Plaza LLC c/o Ryan LLC, who requested an extension, and stated that they paid the contractor. The City did not object to an extension and recommended 90-days.

The Special Magistrate granted the extension to December 17, 2025.

20. VANNATTER / CASE NO. 31851 / 1898 SE PORT ST. LUCIE BLVD

Licensing Investigator Vannatter read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in a representative for Respondent Morningside Commons LLC, Eddie Smith, who stated that they had resubmitted yesterday and requested an extension, to which the City did not object and recommended 60-days.

The Special Magistrate granted the extension to November 19, 2025.

21. VANNATTER / CASE NO. 31999 / 2380 SW SAVONA BLVD

Licensing Investigator Vannatter read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Respondent Marianelis Gonzalez, who stated that they were working with an architect to address the comments from Planning & Zoning, and she requested an extension, to which the City did not object and recommended 60-days.

The Special Magistrate granted the extension to November 19, 2025.

22. VANNATTER / CASE NO. 31994 / 825 SW CALIFORNIA BLVD

Licensing Investigator Vannatter read the case presentation and Staff's

recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Respondent John Pau, who stated that he was waiting on the engineer, and he requested a 90-day extension, to which the City did not object.

The Special Magistrate granted the extension to December 17, 2025.

24. VANNATTER / CASE NO. 31790 / 442 SE FAIRCHILD AVE

Licensing Investigator Vannatter read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Respondent Nesly Pierre, who stated that she was waiting for a response from the City and she requested a 90-day extension, to which the City did not object.

The Special Magistrate granted the extension to December 17, 2025.

25. VANNATTER / CASE NO. 31819 / 2216 SE NEWCASTLE TER

Licensing Investigator Vannatter read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Respondent Anderson Silverio, who stated that the contractor would be addressing the comments today and he requested an extension, to which the City did not object and recommended 60-days.

The Special Magistrate granted the extension to November 19, 2025.

29. VANNATTER / CASE NO. 32036 / 6913 NW LTC PARKWAY

Licensing Investigator Vannatter read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in a representative for Respondent Midway Commerce Venture, LLC, Nicholas Sansone, who stated that the certified letters were sent to a company that he sold so he did not receive them, and that he would be hiring someone to complete the service. The City did

not object to an extension and recommended 90-days.

The Special Magistrate granted the extension to December 17, 2025.

31. VANNATTER / CASE NO. 32079 / 1557 SW URBINO AVE

Licensing Investigator Vannatter read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Respondent Marjorie Burke, who stated that she had spoken to multiple architects, and she requested an extension, to which the City did not object and recommended 90-days.

The Special Magistrate granted the extension to December 17, 2025.

10. How Parties are Notified

Ms. 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 Neighborhood Services 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

32182 4019 SW PORT ST LUCIE BLVD UNIT 1
32134 1389 SW BAYSHORE BLVD
32153 652 SW KENYOUN ST
32032 3533 SE GAY CT
32185 4511 NW GLAZBROOK ST
32096 11295 SW VILLAGE PKWY
32114 3241 SW PORT ST LUCIE BLVD
32053 1752 SW LEXINGTON DR
32112 1752 SW LEXINGTON DR

12. Public to be Heard

There were no public comments to be heard.

13. Adjourn

There being no further business, the meeting was adjourned at 10:04 a.m.

Jasmin De Freese, Deputy City Clerk