

# **City of Port St. Lucie**

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



## **Meeting Agenda**

**Wednesday, September 24, 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 August 27th, 2025. [2025-892](#)
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 [2025-893](#)
9. **Certification of Fine/Lien**
  - 9.a Hear Certification of Fine/Lien Cases and Approve the Staff Recommendation [2025-894](#)
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

2025-892

---

**Agenda Date:** 9/24/2025

**Agenda Item No.:** 4.a

---

Placement: Approval of Minutes

Action Requested: Motion / Vote

Approval of Hearing Minutes August 27<sup>th</sup>, 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, August 27, 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 August 27, 2025, at 9:02 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  
Daron Subryan, Building Investigator  
James LaPonza, Building Investigator  
Jennifer Vannatter, Building Investigator  
Alyssa Lunin, Deputy City Attorney  
Yaniz Wycoff, 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 City Staff and Building Investigators.

4. Approval of Minutes

**4.a** Approval of Hearing Minutes June 25th, 2025

[2025-797](#)

The Special Magistrate approved the June 25th, 2025, Special Magistrate Hearing Minutes.

5. Late Abatements and/or Postponements

Isa Alvarez, Customer Service Specialist, advised that there were late abatements and Postponements.

Late Abatements:

31768 762 SW DEL RIO BLVD.

31908 879 SW TROUVILLE AVE.  
31906 3302 SW PERRINE ST.  
31855 167 SW GROVE AVE.  
32014 1881 SW DAY ST.  
31791 2142 SW BURLINGTON ST.  
32081 317 NW REBECCA AVE.  
32151 2152 SE STONECROP ST.  
32021 2919 SW MOODY TER.  
32168 918 SW LIBERTY AVE.  
31746 1740 SE CLEARMONT ST.

Postponements:

31975 920 SW BAYSHORE BLVD.  
32042 311 NW BAYSHORE BLVD.  
32035 1765 SW BILTMORE ST.  
31823 1903 SE HILLMOOR DR. APT. 14  
23484 1274 SW CHASE RD.  
32043 1623 NW ST. LUCIE WEST BLVD.  
31841 301 SW FAIRWAY AVE.  
32150 2111 SW VIXEN CT.  
31199 1751 SW CHOATE ST.  
31691 456 SE FAIRCHILD AVE.  
31965 192 NW CENTRAL PARK PLZ.

6. Approval of Agenda

The Special Magistrate approved the Amended Agenda, as submitted.

7. Introduction of Cases

8. Violation/Compliance

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

[2025-795](#)

Ms. Alvarez indicated that there were no violation cases with parties present.

9. Certification of Fine/Lien

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

[2025-796](#)

SUBRYAN                      31924                                      5385 NW RUGBY DRIVE

Code Compliance Officer Daron Subryan, previously sworn, read the case presentation and the staff's recommendation into the record. He presented

the photos during the inspection, showing the subject property and explained his findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Andrew B. Lewis. He explained that he hired a contractor to build the structure, and he assumed the contractor would request the proper permit. Mr. Lewis explained that he did not realize a permit was never requested until he was contacted by Investigator Subryan. He stated he has been trying to find an affordable architect to draw up plans. Mr. Lewis advised that he contacted a vendor and is waiting for the drawings. He informed the Special Magistrate that he should have the plans available by next week. Investigator Subryan stated he did not oppose providing an additional 30 days.

The Special Magistrate continued the case for 30 days. Mr. Alvarez clarified that a 30-day continuance would set a compliance date of September 23, 2025, with a hearing date of September 24, 2025.

SUBRYAN            31852                            1190 SW CYNTHIA STREET

Code Compliance Officer Daron Subryan, previously sworn, read the case presentation and the staff's recommendation into the record. He presented the photos during the inspection, showing the subject property and explained his findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Eberson Micolta, and explained that he bought this property in December. He requested a 90-day extension to bring the property into compliance, as he recently hired a vendor.

The Special Magistrate inquired if the Respondent had hired someone to remove the violation, to which the Respondent answered in the negative and explained he was waiting on the engineering company and needed additional time.

Investigator Subryan asked the Respondent how long he had been working with the engineering company, to which Mr. Micolta noted he had recently spoken to the company the week prior. Investigator Subryan recommended that the Special Magistrate certify the fine.

The Special Magistrate certified the fine and advised the Respondent that he may petition to modify the fine once the property is brought up to compliance. She ordered the Respondent to pay a fine of \$25/every day the violation continues, not to exceed \$2,500, and pay \$195 in costs of

investigation to the City.

SUBRYAN            31881                            758 SW BYRON STREET

Code Compliance Officer Daron Subryan, previously sworn, read the case presentation and the staff's recommendation into the record. He presented the photos during the inspection, showing the subject property and explained his findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Anielka Orozco Cruz, who explained that she and her husband were undecided as to whether to keep the structure or remove it. Mrs. Orozco Cruz requested a 60-day continuance to keep the structure so that she can request a permit for the structure.

Investigator Subryan advised that the case was opened on January 21, 2025, and until August 22nd, there had been no contact with the Respondent. He requested that the Special Magistrate certify the fine and that the Respondent seek a lien modification once the property is brought into compliance.

The Special Magistrate inquired if the permit had been applied for, to which the Respondent answered in the negative.

The Special Magistrate certified the fine and advised the Respondent that he may petition to modify the fine once the property is brought up to compliance. She ordered the Respondent to pay a fine of \$25/every day the violation continues, not to exceed \$2,500, and pay \$195 in costs of investigation to the City. She advised the Respondent that she may petition to modify the fine once the property is brought up to compliance.

LAPONZA            31720                            1214 SW GATLIN BLVD. #108

Code Compliance Officer James LaPonza, previously sworn, read the case presentation and the staff's recommendation into the record. He presented the photos during the inspection, showing the subject property and explained his findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Aman Fadusa, who explained that the last engineer never responded after May 19th, 2025. He indicated that the permit had expired and stated they had plans to apply for a new permit and had hired another architect.

Investigator LaPonza stated that the City did not object to granting a



continuance.

The Special Magistrate granted a 30-day continuance. Mr. Alvarez clarified that a 30-day continuance would set a compliance date of September 23, 2025, with a hearing date of September 24, 2025.

LAPONZA            31522                            2086 SW HAYWORTH AVENUE

Code Compliance Officer James LaPonza, previously sworn, read the case presentation and the staff's recommendation into the record. He presented the photos during the inspection, showing the subject property and explained his findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondents, Roy and Anita Tewari. Mr. Tewari explained he was under the impression that the engineer submitted the necessary paperwork to the City. Investigator LaPonza confirmed that they applied for the permit on August 11, 2025, and that there were remarks stating that it failed the City's plan review. Mr. Tewari requested additional time to address the remarks. Mrs. Tewari confirmed they were unaware that the remarks existed. Investigator LaPonza advised they had no objection to providing a 30-day extension.

The Special Magistrate granted a 30-day continuance. She stated that this would set a new compliance date of September 23, 2025, with a hearing date of September 24, 2025.

VANNATTER       31522                            9168 S. US HIGHWAY 1

Code Compliance Officer Jennifer Vannatter, previously sworn, read the case presentation and the staff's recommendation into the record. She presented the photos during the inspection, showing the subject property and explained her findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Mark Paradiso. He requested a 30-day continuance; the City had no objection.

The Special Magistrate granted a 30-day continuance. Ms. Alvarez clarified that this would set a new compliance date of September 23, 2025, with a hearing date of September 24, 2025.

VANNATTER       31522                            1898 SE PORT ST. LUCIE BLVD.

Code Compliance Officer Jennifer Vannatter, previously sworn, read the case presentation and the staff's recommendation into the record. She presented the photos during the inspection, showing the subject property and explained her findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Nicolas Coletto, and he explained that he was waiting on the contractor, and he would be filing the permit application next week. Investigator Vannatter indicated that the Planning and Zoning department needed to sign off on the application that was submitted on August 11. Mr. Coletto requested a 30-day continuance, to which Investigator Vannatter did not object.

The Special Magistrate granted a 30-day continuance.

Ms. Alvarez advised that this was the conclusion of cases with parties present.

10. Lien Modifications and Vacate Requests

**10.a** Hear Lien Modifications and Vacate Requests

[2025-798](#)

(Clerk's Note: There were no parties present for Modifications and Vacate Requests.)

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 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.

12. Introduction of Cases Without Parties Present

Ms. Alvarez read the following cases without parties present into the record:

CODE VIOLATION CASES:

32065 2759 SW BUCKHARD ST.  
32134 1389 SW BAYSHORE BLVD.  
32153 652 SW KENYOUN ST.  
32032 3533 SE GAY CT.  
32185 4511 NW GLAZBROOK ST.  
32085 2389 SW FERN CIR.  
32096 11295 SW VILLAGE PKWY.  
32114 3241 SW PORT ST LUCIE BLVD.  
32053 1752 SW LEXINGTON DR.  
32036 6913 NW LTC PKWY.  
32112 1752 SW LEXINGTON DR.  
32079 1557 SW URBINO AVE.

CERTIFICATION OF FINE CASES:

31430 1741 SW ANDERSON ST.  
31431 1751 SW ANDERSON ST.  
30745 5261 NW EVER RD.  
31867 1134 SW GAIL AVE.  
31968 4209 SW TUSCOL ST.  
31980 1061 SW ESTAUGH AVE.  
31954 1051 SW ADVENTURE LN.  
31953 1051 SW ADVENTURE LN.  
31934 5574 NW CRUZAN AVE.  
31718 320 NW ENTERPRISE DR. UNIT 120,121 & 122

13. Public to be Heard

No one signed up to speak during this portion of the agenda.

14. Adjourn

There being no further business, the meeting was adjourned at 10:00 a.m.

---

Daisy Ruiz, Deputy City Clerk



## Agenda Summary

2025-893

---

**Agenda Date:** 9/24/2025

**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: Move that the special magistrate: **Violation Hearings** - Find that the properties are in violation of the Code and approve the compliance date as requested. **Compliance Hearings** - Issue an order affirming violation remains present and impose applicable costs and fine(s).

#### Alternate Recommendations:

1. Move that the special magistrate amend the recommendation and **Violation Hearings** - Find that the properties are in violation of the Code and approve the compliance date as requested. **Compliance Hearings** - Issue an order affirming violation remains present and impose applicable costs and fine(s).
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: Case Files

*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 – 9/24/25

#	Specialist	Case No.	Respondent(s)	Respondent Address
1	Daron Subryan	32181	Luke Graham	1133 SW HIBISCUS ST
2	Daron Subryan	32119	Wilfrid Francois	150 SE DUVAL AVE
3	Daron Subryan	32111	Alfredo Tamburo & Maria L Tamburo	661 SE RON RICO TER
4	James LaPonza	32182	ARB Real Estate Investments	4019 SW PORT ST LUCIE BLVD UNIT 1
5	Jennifer Vannatter	32190	Phara J Taylor & Taylor Eric-Lamont Taylor	402 NW LYNDHURST CT



## Agenda Summary

2025-894

---

**Agenda Date:** 9/24/2025

**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 issue an order affirming the violation persists, certifying the fine, and imposing administrative charges.

Alternate Recommendations:

1. Move that the Special Magistrate amend the recommendation and issue an order affirming the violation persists, certifying the fine, and imposing administrative charges.
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: COF Cases - 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.*

## Building Certification of Fines – 9/24/25

#	Specialist	Case No.	Respondent(s)	Respondent Address
6	Daron Subryan	31924	Andrew B Lewis & Lyndsay Marie Pickhardt	5385 NW RUGBY DR
7	Daron Subryan	31849	Brandon Michael Berry & Chezare Reyes Berry	312 SW MOLLOY ST
8	Daron Subryan	32134	Winston F Chong & Blanca L Beraza	1389 SW BAYSHORE BLVD
9	Daron Subryan	32153	Julienne Loudior	652 SW KENYOUN ST
10	Daron Subryan	32032	Janeth M Perez	3533 SE GAY CT
11	Daron Subryan	32185	Alvaro E Lobo & Delmin Amanda Licona Flores	4511 NW GLAZBROOK ST
12	James LaPonza	31720	GATLIN POINTE 18 LLC	1214 SW GATLIN BLVD 108
13	James LaPonza	31522	T EMPIRE HAYWORTH LLC	2086 SW HAYWORTH AVE
14	James LaPonza	31805	Shivam Properties LLC	155 SW PEACOCK BLVD
15	James LaPonza	31622	Tammy Farnham & Scott Farnham	4032 SW CARLILE ST
16	James LaPonza	32085	Jose Raul Molina Castro & Bessy Carolina Rivera Martinez	2389 SW FERN CIR
17	James LaPonza	32096	11295 SW Village Parkway LLC	11295 SW VILLAGE PKWY
18	James LaPonza	32114	Real Sub LLC	3241 SW PORT ST LUCIE BLVD
19	Jennifer Vannatter	31630	Bre Throne East Port Plaza LLC c/o Ryan LLC	9168 S US HWY 1
20	Jennifer Vannatter	31851	Morningside Commons LLC	1898 SE PORT ST LUCIE BLVD
21	Jennifer Vannatter	31999	Luis A Gutierrez Hernandez & Marianelis Gonzalez	2380 SW SAVONA BLVD
22	Jennifer Vannatter	31994	John T Pau	825 SW CALIFORNIA BLVD
23	Jennifer Vannatter	31884	Chesnel Desinor & Virginie Bertrand Jean	602 NW PLACID AVE
24	Jennifer Vannatter	31790	Nesly Pierre & Selena Jennifer Nelly Joseph	442 SE FAIRCHILD AVE
25	Jennifer Vannatter	31819	Yariely E Gonzalez & Anderson D Silverio & Felicia Martinez	2216 SE NEWCASTLE TER
26	Jennifer Vannatter	31987	Mathew Luay Khalaf	5062 NW EVER RD
27	Jennifer Vannatter	31719	LAKESIDE PSL INVESTMENTS LLC	1736 SE PORT ST LUCIE BLVD
28	Jennifer Vannatter	32053	Steven Russo & Treasure Coast Marine Inc	1752 SW LEXINGTON DR



29	Jennifer Vannatter	32036	Midway Commerce Venture LLC	6913 NW LTC PKWY
30	Jennifer Vannatter	32112	Steven Russo & Treasure Coast Marine Inc	1752 SW LEXINGTON DR
31	Jennifer Vannatter	32079	Marjorie Burke & Claire Burke & Carlos C Burke	1557 SW URBINO AVE