

**IN AND FOR THE CITY OF PORT ST. LUCIE  
CONSTRUCTION BOARD OF APPEALS**

City of Port St. Lucie, a Florida  
Municipal Corporation,  
Petitioner,  
v.

**VICTOR RODRIGUES**  
Respondent(s).

**Citation.: 25-32320-BL**

**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND  
CONSTRUCTION BOARD OF APPEALS CITATION ORDER**

This Matter came before the Construction Board of Appeals of the City of Port St. Lucie, Florida, on **April 9th, 2026**, for a Public Hearing and based on the evidence presented, the Construction Board of Appeals enters the following Findings of Fact, Conclusions of Law, and Order.

**FINDINGS OF FACT**

The Construction Board of Adjustments and Appeals finds as follows:

1. The Respondent and/or representative(s) **did or did not** appear before the Construction Board of Appeals to present testimony and argument.
2. Respondent was properly served with the Notice of Hearing pertaining to the Public Hearing before the Construction Board of Appeals by Certified Mail, Return Receipt Requested in accordance with the Port St. Lucie City Code and Chapter 489, Florida Statutes.
3. The allegations of fact, as set forth in the citation **#32320** supported by competent substantial evidence and are as follows:
4. **Practice contracting unless the person is certified or registered (Electrical). Commence or perform work for which a building permit is required per Part IV of Chapter 553 without such building permits being in affect.**

**CONCLUSIONS OF LAW**

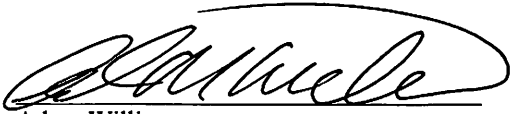
5. The Construction Board of Appeals considered the factors outlined in s. 489.127, Florida Statutes.
6. That the Construction Board of Appeals has jurisdiction in this cause and, based upon the findings of fact and evidence presented, concludes that the Respondent **did** violate Florida State Statute & Port St. Lucie City Code, Section **489.531 (1.)A & 150.530 (a)(8)**.

**ORDER**

7. That civil penalty for the amount of **\$1,000.00** is hereby imposed against Respondent pursuant to imposed pursuant to the Port St. Lucie City Code and Chapter 489, Florida Statutes.
8. The civil penalty imposed shall be paid within thirty (30) days (excluding weekends and holidays) of the execution of this Order.
9. Failure to timely pay the civil penalty imposed by this Order shall result in a Certification of Fine Hearing before the Construction Board of Appeals on **July 9th, 2026 at 9:00 a.m.** at 121 SW Port St Lucie Blvd. Port St Lucie FL Bldg "A" – Council Chambers
10. The Certification of Fine Hearing may result in the recording of a lien against the real and personal property of the Respondent in the Public Records pursuant to Chapter 489, Florida Statutes.
11. This Order may be appealed within thirty (30) days of execution, as set forth in Section 489.127, Florida Statutes.

Done and Ordered the **9th** day of **April**.

APPROVED AS TO FORM  
BY THE CITY ATTORNEY'S OFFICE

  
Adam Williams  
Chairperson  
Construction Board of Appeals

