

City of Port St. Lucie
Construction Board of Appeals
Meeting Minutes

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

Wayne Larsen, Chair
Linda Silvestri, Vice Chair
Adam Williams, Chair Pro-Tem
Ted Illg, Member
Nicholas Nobili, Member
Angel (Andy) Martinez, Member
Michael Mahood, Member
Jacqueline Kaegi, Alternate Member
Derek McSween, Alternate Member

Isa Alvarez, Contractor Licensing Coordinator

Thursday, July 10, 2025

9:00 AM

City Hall, Council Chambers

1. Meeting Called to Order

A Regular Meeting of the CONSTRUCTION BOARD OF APPEALS of the City of Port St. Lucie was called to order by Chair Larsen on July 10, 2025, at 9:02 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Wayne Larsen, Chair
Linda Silvestri, Vice Chair
Ted Illg
Adam Williams
Nicholas Nobili
Michael Mahood

Members Not Present:

Angel (Andy) Martinez

3. Determination of Quorum

4. Pledge of Allegiance

Chair Larsen led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

5.a Approval of Meeting Minutes - April 10th, 2025

[2025-637](#)

There being no corrections, Vice Chair Silvestri moved to approve the April 10, 2025 minutes. Mr. Illg seconded the motion, which passed unanimously by voice vote.

6. Additions or Deletions to Agenda

There was nothing to be heard under this item. (Clerk's Note: The Deputy City Clerk swore in staff at this time.)

7. Approval of Consent Agenda

Mr. Williams moved to approve the Consent Agenda with item 7.a being pulled for separate discussion. Vice Chair Silvestri seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: Item 7.b was not pulled for separate discussion at this time.)

7.a Citation Orders where Violator did not Request a Hearing and did not Pay the Citation

[2025-647](#)

EDWIN SANTANA

SANTANA POWER LLC

Citation # 31985 - Remaining Balance Owed \$1,000.00

(Clerk's Note: At this time, the Board and Staff were unaware that the Respondent was present.)

Chair Larsen stated that the violation was listed as electrical, but the pictures showed plumbing, to which Isa Alvarez, Contractor Licensing Coordinator, replied that the homeowner had multiple issues with the property, so there were 2 emails sent to the Board regarding cases for electrical and plumbing.

(Clerk's Note: Licensing Investigator Daron Subryan was sworn in at this time.) Investigator Subryan clarified that multiple cases had to be open because there was an issue with Elite Air and with electrical for Edwin Santana, but he was not permitted. He informed that they took pictures of everything during the investigation, and that Elite Air had pulled a permit after the fact for the work they did, not the work that Mr. Santana did. Mr. Williams inquired as to who Mr. Santana had presented as his COC, to which Investigator Subryan replied that it was Mr. Santana's brother-in-law, and he did so without his knowledge.

There being no further discussion, Ms. Silvestri moved to approve item 7.a. Mr. Illg seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: During item 12.b, Attorney Shiller advised the Board that the Respondent was present for items 7.a and 7.b and recommended making a motion to reconsider these items for discussion or to table.)

Mr. Illg moved to remove the previous decision made for 7.a and 7.b on the Consent Agenda. Mr. Nobili seconded the motion, which passed unanimously by voice vote.

Ms. Alvarez informed that Mr. Santana did not fill out the paperwork utilized to inform City staff that he would be attending the meeting, and he did not correspond with them. The Board and Staff discussed the options to proceed, and Staff recommended tabling the item to the next meeting.

There being no further discussion, Vice Chair Silvestri moved to table items 7.a and 7.b to the next Construction Board of Appeals meeting. Mr. Williams seconded the motion, which passed unanimously by voice vote.

- 7.b** Citation Orders where Violator did not Request a Hearing [2025-648](#)
and did not Pay the Citation
EDWIN SANTANA
SANTANA POWER LLC
Citation # 31986 - Remaining Balance Owed \$ 1,000.00

There being no further discussion, Vice Chair Silvestri moved to table items 7.a and 7.b to the next Construction Board of Appeals meeting. Mr. Williams seconded the motion, which passed unanimously by voice vote.

- 7.c** Citation Orders where Violator did not Request a Hearing [2025-649](#)
and did not Pay the Citation
TIFFANY BLANTON
DIAMOND CONSTRUCTION SERVICES OF SOUTH FLORIDA, LLC
Citation # 32009 - Remaining Balance Owed \$1,000.00

(Clerk's Note: Item 7.c was approved during item 7.)

8. New Business

Attorney Shiller discussed Resolution R-59 and explained that there would be a yearly update to the Board/Committee by-laws.

9. Quasi-Judicial Hearings

There was nothing to be heard under this item.

10. Citation Hearings

There was nothing to be heard under this item.

11. Certification of Fine Hearings

- 11.a** Certification of Fine/Order to Lien [2025-640](#)
WILLIAM O'DONNELL
MAKE IT HAPPEN ELECTRICAL LLC
Citation # 31853 - Remaining Balance Owed \$2,000.00

There being no discussion, Vice Chair Silvestri moved to approve item 11.a. Mr. Nobili seconded the motion, which passed unanimously by voice vote.

11.b Certification of Fine/Order to Lien

[2025-641](#)

WILLIAM O'DONNELL

MAKE IT HAPPEN ELECTRICAL LLC

Citation # 31865 - Remaining Balance Owed \$1,000.00

There being no discussion, Vice Chair Silvestri moved to approve item 11.b. Mr. Illg seconded the motion, which passed unanimously by voice vote.

11.c Certification of Fine/Order to Lien

[2025-642](#)

WILLIAM O'DONNELL

MAKE IT HAPPEN ELECTRICAL LLC

Citation # 31863 - Remaining Balance Owed \$1,000.00

There being no discussion, Vice Chair Silvestri moved to approve item 11.c. Mr. Illg seconded the motion, which passed unanimously by voice vote.

11.d Certification of Fine/Order to Lien

[2025-643](#)

BRIAN REISCHMAN

WEST PALM BEACH AIR INC

Citation # 31916 - Remaining Balance Owed \$1,000.00

There being no discussion, Vice Chair Silvestri moved to approve item 11.d. Mr. Mahood seconded the motion, which passed unanimously by voice vote.

11.e Certification of Fine/Order to Lien

[2025-644](#)

BRIAN REISCHMAN

WEST PALM BEACH AIR INC

Citation # 31949 - Remaining Balance Owed \$1,000.00

There being no discussion, Vice Chair Silvestri moved to approve item 11.e. Mr. Mahood seconded the motion, which passed unanimously by voice vote.

11.f Certification of Fine/Order to Lien

[2025-646](#)

Jonathan Ponce Torres

JON PONCE ELECTRIC LLC

Citation # 31830 - Remaining Balance Owed \$1,000.00

There being no discussion, Vice Chair Silvestri moved to approve item 11.f. Mr. Mahood seconded the motion, which passed unanimously by voice vote.

12. Disciplinary Hearings

12.a Disciplinary Hearing[2025-638](#)

Dennis Respol

Hammerhead Marine Construction LLC

Citation # 31938

(Clerk's Note: Items 12.a and 12.b were discussed simultaneously.)

(Clerk's Note: The Respondent was not present.)

Ms. Alvarez stated that they were unable to contact Dennis Respol and Attorney Shiller explained the procedures for noticing the Respondents.

Licensing Investigator Jennifer Vannatter read the case presentation and clarified that a permit was applied for, but inspections had not been done, and that the permit had expired. She also explained that she checked all the permits and 4 of them had a change of contractor and only 1 of the expired permits had been completed. Ms. Alvarez advised that as of July 1st, the City no longer recognizes Certificate of Competencies and only state-certified licenses were recognized, so his license was inactive due to this reason, but he had an option to apply for the state license. Permitting Manager Beth Barensen informed that if the Board decided to suspend his license, they would have to follow through with it once it got to the state level, and there would be a hold.

The Board and Staff discussed the options and levels of enforcement to prevent the contractor from doing work and pulling permits.

Mr. Williams moved to close the discussion. Vice Chair Silvestri seconded the motion, which passed unanimously by voice vote.

Mr. Williams moved to submit the Findings of Fact: On May 2, 2025, Citation #31938 was issued by City of Port St. Lucie Licensing Investigator Jennifer Vannatter. A copy of the citation was properly served. The allegations of fact as set forth in the citation with any attachments thereto are true and adopted and incorporated herein by this reference. Mr. Illg seconded the motion, which passed unanimously by voice vote.

Mr. Williams moved that based on the findings of fact and conclusion of law that the respondent did violate Port St. Lucie's City Code and moved to order the following action: A letter of reprimand placed in the contractor's file and a suspension of permitting privileges for 365 days or when the citation comes into compliance.

Chair Larsen stated that before they completed the motion, he had a contractor's summary and there were numerous violations they could look

through. Attorney Shiller clarified that the motion needed to be ruled on before continuing or withdrawn.

Mr. Williams withdrew his motion, and the Board reviewed the summary. (Clerk's Note: Copies of the summary were handed out at this time.) The Board and Staff then discussed the language to be used for the motion.

Mr. Williams moved that based on the findings of fact and conclusion of law that the respondent did violate Port St. Lucie's City Code and moved to order the following action: A letter of reprimand placed in the contactor's file, a suspension of permitting privileges until the citations are brought into compliance, and payment of administrative fee of \$205. Mr. Mahoud seconded the motion, which passed unanimously by voice vote.

12.b Disciplinary Hearing

[2025-639](#)

Dennis Respol

Hammerhead Marine Construction LLC

Citation # 31389

(Clerk's Note: Item 12.a and 12.b were discussed simultaneously.)

Mr. Williams moved to submit the Findings of Fact: On May 2, 2025, Citation #31389 was issued by City of Port St. Lucie Licensing Investigator Jennifer Vannater. A copy of the citation was properly served. The allegations of fact as set forth in the citation with any attachments thereto are true and adopted and incorporated herein by this reference. Mr. Illg seconded the motion, which passed unanimously by voice vote.

Mr. Williams moved that based on the findings of fact and conclusion of law that the respondent did violate Port St. Lucie's City Code and moved to order the following action: A letter of reprimand placed in the contactor's file, a suspension of permitting privileges until the citations are brought into compliance, and payment of administrative fee of \$205. Mr. Mahoud seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: At this time, Attorney Shiller advised the Board that the Respondent for items 7.a and 7.b was present and recommended making a motion to reconsider these items for discussion or to table. These items would be heard again after item 12.b.)

13. Public to be Heard

There was no public to be heard.

14. Adjourn

There being no further business, the meeting was adjourned at 10:19 a.m.

Wayne Larsen, Chair

Typed By: Traci Mehl, Deputy City Clerk

Jasmin De Freese, Deputy City Clerk