

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