

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes - Final

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

2025-795

Recommendation

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

2025-796

Recommendation

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