

City of Port St. Lucie

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



Meeting Agenda

Wednesday, December 17, 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 November 19th, 2025 [2025-1198](#)
5. **Late Abatements and/or Postponements**
6. **Approval of Agenda**
7. **Introduction of Cases**
8. **Case Presentations to Determine Violation of City Code and Set Compliance Deadline**
 - 8.a Hear Case Presentations to Determine Violation of City Code and Set Compliance Deadline [2025-1199](#)
9. **Case Presentations to Determine Compliance with City Code and Imposition of a Fine**
 - 9.a Hear Case Presentations to Determine Compliance with City Code and Imposition of a Fine [2025-1200](#)
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

2025-1198

Agenda Date: 12/17/2025

Agenda Item No.: 4.a

Placement: Approval of Minutes

Action Requested: Motion / Vote

Approval of Hearing Minutes November 19th, 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: Meeting Minutes for November 19th, 2025.

Staff Recommendation: Move that the Special Magistrate approved the meeting minutes.

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 for November 19th, 2025 - 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

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

Wednesday, November 19, 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 Kelly Rodriguez Esq. on November 19, 2025, at 9:10 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Kelly Rodriguez Esq., Special Magistrate
James Laponza, Licensing Investigator
Jennifer Vannatter, Licensing Investigator
Daron Subryan, Licensing Investigator
Isa Alvarez, Building Department
Richard Shiller, Deputy City Attorney
Jasmin De Freese, Deputy City Clerk

2. Pledge of Allegiance

The Special Magistrate led the assembly in the Pledge of Allegiance.

3. Swearing in Code Specialist and/or Building Investigators

The Deputy City Clerk administered the Oath of Testimony to the Licensing Investigators.

4. Approval of Minutes

There was nothing to be heard under this item.

5. Late Abatements and/or Postponements

Ms. Alvarez indicated that the following cases were postponed; 32164, 32211, 32270, 32248, and 32229.

Ms. Alvarez indicated that the following cases were abated; 32191, 32252, 32165, 31851, and 31999.

(Clerk's Note: Ms. Alvarez noted that the incorrect information was listed for case 32248 and she provided the correct Respondent and Address; 544 NW University 104 Inc., 544 NW University Blvd Suite 106.)

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Determine Violation of City Code and Set Compliance Deadline

8.a Hear Case Presentations to Determine Violation of City Code
and Set Compliance Deadline[2025-1102](#)

BUILDING VIOLATIONS

8. LAPONZA / CASE NO. 32245 / 481 SW PORT ST. LUCIE BLVD

Investigator LaPonza read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Ashley Ledlow, who represented the Respondent. She stated that she was the property manager and that they were unaware of the issue when they purchased the property in 2022, and they were speaking with an architect. She stated that they had submitted a permit in 2024, and it matches the current floor plan. She requested a 90-day extension, to which the City did not have an objection.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a 90-day compliance deadline by February 24, 2026.

9. Determine Compliance with City Code and Imposition of a Fine

9.a Hear Case Presentations to Determine Compliance with City
Code and Imposition of a Fine[2025-1103](#)

CERTIFICATION OF FINES

16. SUBRYAN / 31924 / 5385 NW RUGBY DRIVE

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

Investigator Subryan read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. Investigator Subryan noted that the permit had been applied for and was currently in plan review for corrections. He also stated that they had been in constant contact and he recommended a 30-day extension, to which the Special Magistrate agreed.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a 30-day compliance deadline by December 16, 2025.

17. SUBRYAN / 32042 / 311 NW BAYSHORE BLVD

Investigator Subryan read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. Investigator Subryan stated that the light had been removed so it had been removed from the case, and that they had applied for a door permit. He recommended a 30-day extension.

The Deputy City Clerk swore in Respondent Elizabeth Posso-Rios, who stated that they had originally applied for the wrong permit, but it has since been corrected.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a 30-day compliance deadline by December 16, 2025.

18. SUBRYAN / 32035 / 1765 SW BILTMORE ST

Investigator Subryan read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. Investigator Subryan noted that when the Respondent purchased the property, 3 sections had already been combined.

The Deputy City Clerk swore in Respondent Kevin Mason, who stated that they were not aware that the work was unpermitted when they bought it, but they had worked with an architect, and a permit had been resubmitted. Investigator Subryan recommended a 60-day extension.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a 60-day compliance deadline by January 27, 2026.

20. LAPONZA / 31522 / 2086 SW HAYWORTH AVE

Investigator LaPonza read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

Investigator LaPonza stated that the Respondents have worked with multiple architects and a permit had been applied for, and he recommended a 30-day compliance date.

The Deputy City Clerk swore in Anita Tiwari, who stated that they were unaware that there was no permit when they bought the building, and the tenant had paid for a fire inspection. She stated that it should be completed in 60 days.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a 60-day compliance deadline by January 27, 2026.

21. LAPONZA / 31720 / 1214 SW GATLIN BLVD #108

Investigator LaPonza read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. Investigator LaPonza gave a history of the case.

The Deputy City Clerk swore in Ayman Faggouseh, General Manager, who stated that there had been issues with the engineers and they had not heard back from the Fire Department, so they called the City of whom advised that the architect's drawings were not approved. He also stated that the architect was almost done with the corrections.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and imposed a fine of \$100/day, thereafter, not to exceed \$10,000, in addition to the administrative costs of \$510.

27. VANNATTER / 31965 / 192 NW CENTRAL PARK PLZ

Investigator Vannatter read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. Investigator Vannatter stated that there were no records for the back half of the building and it used to be one long space but was now divided into two. (Clerk's Note: Investigator Vannatter submitted exhibits to the Special Magistrate.) She stated that the permit application had been submitted yesterday and recommended a 60-day extension.

The Deputy City Clerk swore in Jeffrey Bobo, Property Manager, who confirmed that he had seen the exhibits submitted, and he stated that they

were unaware that it was not permitted, but as soon as they knew they got a full set of architectural drawings but there was a delay. He also stated that they did not know that they had to go through Planning & Zoning, and he requested a 60-day extension.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a 60-day compliance deadline by January 27, 2026.

29. VANNATTER / 31819 / 2216 SE NEWCASTLE TER

Investigator Vannatter read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. Investigator Vannatter stated that they had submitted a permit for a garage conversion of which the submission failed except for the mechanical portion which had passed.

The Deputy City Clerk swore in Respondent Anderson Silverio, who stated that the architect had corrected the failed plans, and let him know yesterday that he would be resubmitting it on Monday and needed a couple of weeks.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and imposed a fine of \$25/day, thereafter, not to exceed \$2,500, in addition to the administrative costs of \$335.

10. How Parties are Notified

Ms. Alvarez read the following into the record: 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.

11. Introduction of Cases Without Parties Present

Regarding the following cases entered into public record, the Building Investigators inspected the properties and found violations to exist. A reasonable date for compliance was subsequently given, but upon re-inspection it was confirmed that compliance was not achieved. A formal Notice of Hearing was issued for today's hearing, and the Respondent has failed to appear. The City requests that these cases be found in violation of their respective listed code sections and be given 30 days to bring the property into compliance. Should compliance not be met, the City requests that a future hearing be scheduled to determine and impose an appropriate fine.

The following cases without parties present were read into the record:

CODE VIOLATIONS

32212 6149 NW DUKE CIR
32217 325 SE PORT ST. LUCIE BLVD
32218 2561 SE VICTORY AVE
32200 1505 SE ROYAL GREEN CIR UNIT 103
32230 440 SW NORTH QUICK CIR
32242 318 NW BETHANY CIR

Regarding the following cases entered into public record, a Violation Hearing was held, and a date of compliance was issued by the Special Magistrate. Upon re-inspection by a Building Investigator, it was determined that compliance has not been achieved for the violations of the respective listed sections of the code. A formal Notice of Hearing was issued for today's hearing, and the Respondent has failed to appear. The City requests that the fines be certified and administrative costs be assessed and awarded to the City.

The following cases without parties present were read into the record:

CERTIFICATION OF FINES

32111 661 SE RON RICO TER
32182 4019 SW PORT ST. LUCIE BLVD
32043 1623 NW ST. LUCIE WEST BLVD
31841 301 SW FAIRWAY AVE
31691 456 SE FAIRCHILD AVE

12. Public to be Heard

There were no public comments to be heard.

13. Adjourn

There being no further business, the meeting was adjourned at 10:15 a.m.

Jasmin De Freese, Deputy City Clerk



Agenda Summary

2025-1199

Agenda Date: 12/17/2025

Agenda Item No.: 8.a

Placement: New Business

Action Requested: Motion / Vote

Hear Case Presentations to Determine Violation of City Code and Set Compliance Deadline

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: City staff will present evidence and testimony regarding an alleged violation of the City Code at the Respondent's property, after which the Special Magistrate will determine whether a violation exists and, if so, establish a deadline for compliance.

Staff Recommendation: Move that the Special Magistrate determine whether the Respondent is in violation of City Code and, if so, set a deadline for compliance.

Background: A Building Compliance Coordinator discovered a violation of the City Code, either while in the field or from a complaint, notified the Respondent, and gave them a reasonable time to correct the violation. Upon determining that the violation was not corrected, the Building Compliance Coordinator requested a public hearing before the Special Magistrate. The purpose of this hearing is to determine whether the alleged code violation did in fact occur and, if so, whether the Respondent is legally responsible for that violation. At the conclusion of the hearing, the Special Magistrate issues an order setting a deadline for compliance. If the violation is not corrected by that deadline, a second public hearing is held at which time the Special Magistrate may impose a fine.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: List of Respondent Address to be provided.

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 – 12/17/25

#	Specialist	Case No.	Respondent(s)	Respondent Address
1	James LaPonza	32267	JESSICA BATISTA	2990 SW VENTURA ST
2	James LaPonza	32277	PEDRO CRISTOBAL DELEON	3102 SW WATSON CT
3	Jennifer Vannatter	32248	544 NW UNIVERSITY 104 INC	544 NW UNIVERSITY BLVD STE 106
4	Jennifer Vannatter	32261	PATIENT'S CHOICE PRIMARY CARE LLC	540 NW UNIVERSITY BLVD STE 104



Agenda Summary

2025-1200

Agenda Date: 12/17/2025

Agenda Item No.: 9.a

Placement: New Business

Action Requested: Motion / Vote

Hear Case Presentations to Determine Compliance with City Code and Imposition of a Fine

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: City staff will present evidence and testimony regarding whether the property has achieved compliance with the Special Magistrate's prior order, after which the Special Magistrate will determine compliance status and, if applicable, impose a fine or costs.

Staff Recommendation: Move that the Special Magistrate determine whether the Respondent has complied with City Code by the deadline previously set and, if not, issue an order imposing a fine.

Background: The Special Magistrate issued an order finding the Respondent in violation of the City Code and set a deadline for compliance. Upon determining that the violation was not corrected, the Building Compliance Coordinator requested a public hearing before the Special Magistrate. The purpose of this hearing is to determine whether the Respondent complied with the compliance deadline. At the conclusion of the hearing, the Special Magistrate issues an order imposing a fine.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: List of Respondent's addresses to be provided

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 Certification of Fines – 12/17/25

#	Specialist	Case No.	Respondent(s)	Respondent Address
5	Daron Subryan	31924	Andrew B Lewi & Lyndsay Marie Pickhardt	5385 NW RUGBY DR
6	Daron Subryan	32200	Nancy Stock	1505 SE ROYAL GREEN CIR UNIT 103
7	Daron Subryan	32218	Corina Carmen Cozma Chirimbes	2561 SE VICTORY AVE
8	Daron Subryan	32217	LAKESIDE PSL INVESTMENTS LLC	325 SE PORT ST LUCIE BLVD
9	Daron Subryan	32212	Anthony Chiarmonite	6149 NW DUKE CIR
10	James LaPonza	32230	Sheila Byron	440 SW NORTH QUICK CIR
11	Jennifer Vannatter	31630	Bre Throne East Port Plaza LLC	9168 S US HWY 1
12	Jennifer Vannatter	32079	Marjorie Burke & Claire Burke & Carlos C Burke	1557 SW URBINO AVE
13	Jennifer Vannatter	32036	Midway Commerce Venture LLC	6913 NW LTC PKWY
14	Jennifer Vannatter	31790	Nesly Pierre & Selena Jennifer Nelly Joseph	442 SE FAIRCHILD AVE
15	Jennifer Vannatter	31994	John T Pau	825 SW CALIFORNIA BLVD
16	Jennifer Vannatter	32242	NRCC HOLDINGS LLC	318 NW BETHANY DR