

**City of Port St. Lucie**  
**Construction Board of Appeals**  
**Meeting Minutes - Draft**

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

Ted Illg, Chair, Term 1, Expires 1/1/2027  
Wayne Larsen, Vice Chair, Term 1 Expires 1/1/2027  
Linda Silvestri, Chair Pro-Tem, Term 1 Expires 1/1/2027  
Adam Williams, Member, Term 1 Expires 1/1/2027  
Nicholas Nobili, Member, Term 1 Expires 1/1/2027  
Angel (Andy) Martinez, Member, Term 1 Expires 1/1/2027  
Michael Mahood, Member, Term 1 Expires 1/1/2027  
Jacqueline Kaegi, Alternate Member, Term 1 Expires 1/1/2027  
Derek McSween, Alternate Member, Term 1 Expires 1/1/2027

Krystle Douglas, Contractor Licensing Coordinator

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**Thursday, April 11, 2024**

**9:00 AM**

**City Hall, Council Chambers**

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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 Illg on April 11, 2024, at 9:00 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Krystal Douglas, Contractor Licensing Coordinator, explained the purpose and procedures of the Board and the process for the applicants to be heard.

2. Roll Call

Members Present:

Ted Illg, Chair

Wayne Larsen, Vice Chair

Michael Mahood

Angel (Andy) Martinez

Nicholas Nobili

Adam Williams

Members Not Present:

Linda Silvestri

Jacqueline Kaegi, Alternate Member

Derek McSween, Alternate Member

3. Determination of Quorum

The Chair determined that there was a quorum.

4. Pledge of Allegiance

Chair Illg led the assembly in the Pledge of Allegiance.

The Deputy City Clerk administered the Oath of Testimony to staff.

5. Approval of Minutes

**5.a** Approval of Meeting Minutes

[2024-326](#)

March 14, 2024

There being no corrections, Vice Chair Larsen moved to approve the March minutes. Mr. Mahood seconded the motion, which passed unanimously by voice vote.

6. Additions or Deletions to Agenda

Coordinator Douglas advised the Board that Items 7 a.) through 7 c.) were deleted off the agenda as the violator paid the fines and Items 10 a.) & 10 e.) were paid, therefore they were deleted off the agenda; Items 10 b.), 10 c.) and 10 d.) were voided and deleted off the agenda.

The Deputy City Clerk sworn in Jennifer Sayre, Licensing Inspector.

Vice Chair Larsen inquired about the voiding of the citations, to which Licensing Inspector Sayre replied that the Violator had paid the fines relating to the No Permit violations and had provided proof/documents for the Out-of-Scope violations, which were the violations that were previously tabled, therefore those violations were voided.

Coordinator Douglas supplied the board the City Ordinance pertaining to Board procedures and informed them that the Liens Department would provide an update at next month's meeting.

7. Approval of Consent Agenda

These items were removed.

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

[2024-310](#)

Pedro Almeida

Almeida Equity Holdings LLC

Citation # 31124 - Remaining balance owed \$1,000.00

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

[2024-312](#)

Pedro Almeida

Almeida Equity Holdings LLC

Citation #31137 - Remaining balance owed \$1,000.00

- 7.c** Citation Orders where Violator did not Request a Hearing [2024-316](#)  
and did not Pay the Citation  
Pedro Almeida  
Almeida Equity Holdings LLC  
Citation 31133 -Remaining balance owed \$1,000.00

8. New Business

There was nothing heard under this item.

9. Quasi-Judicial Hearings

There was nothing heard under this item.

10. Citation Hearings

There was nothing heard under this item.

- 10.a** Citation Hearings - Investigator Jennifer Sayre [2024-234](#)  
Michael J Garofalo  
Suncor Ft. Pierce LLC DBA Capitol Building Group  
Citation #31231 -Remaining Balance Owed \$1,000.00

- 10.b** Citation Hearings - Investigator Jennifer Sayre [2024-236](#)  
Michael J Garofalo  
Suncor Ft. Pierce LLC DBA Capitol Building Group  
Citation #31230 - Remaining balance owed \$2,000

- 10.c** Citation Hearings - Investigator Jennifer Sayre [2024-240](#)  
Michael J Garofalo  
Suncor Ft. Pierce LLC DBA Capitol Building Group  
Citation #31226 - Remaining balance owed \$2,000.00

- 10.d** Citation Hearings - Investigator Jennifer Sayre [2024-242](#)  
Michael J Garofalo  
Suncor Ft. Pierce LLC DBA Capitol Building Group  
Citation #31236 - Remaining amount owed \$1,000.00

- 10.e** Citation Hearings - Investigator Jennifer Sayre [2024-245](#)  
Michael J Garofalo  
Suncor Ft. pierce LLC DBA Capitol Building Group  
Citation #31227 - Remaining balance owed \$2,000.00

11. Certification of Fine Hearings

There was nothing heard under this item.

12. Disciplinary Hearings

There was nothing heard under this item.

13. Public to be Heard

There was nothing heard under this item.

14. Adjourn

There being no further business, the meeting was adjourned at 9:16 a.m.

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Chair Illg, Chair

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Shanna Donleavy, Deputy City Clerk