

CASE # 31389

CITY OF PORT ST. LUCIE
CONTRACTOR CERTIFICATION
121 S.W. PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984

**FORMAL COMPLAINT FORM
AGAINST "LOCAL" CONTRACTORS**

JENNIFER VANNATTER

Complaints Name

121 SW PORT ST LUCIE BLVD

Street Address

PORT ST LUCIE FL 34984

City

State

Zip

(772) 871-5132

Home Telephone

Work Telephone

DENNIS RESPOL

Name of Qualifier/Contractor

HAMMERHEAD MARINE CONSTRUCTION LLC

Name of Company

2633 SW TANFORAN BLVD

Street Address

PORT ST LUCIE FL 34987

City

State

Zip

(772) 528-2976

Telephone Number

Location of Complaint: 162 NE SURFSIDE AVE

Sec/Unit 26

Block 472

Lot 46

Date of Occupancy: N/A

When was Certificate of Occupancy Issued?: N/A

Have you as the complainant/homeowner ever refused to give permission to the contractor/
subcontractors to complete a project for or correct any code violations: yes ☒ no

If yes, please give detailed explanation, dates and times. _____

Did you complain to the company? YES

When? NOTICE OF NON COMPLIANCE # 31389 SENT APRIL 29TH, 2024

What was the response? VIOLATION STILL EXISTS

List all persons connected with the company with whom you have been in contact:

DENNIS RESPOL

QUALIFIER

Have you contacted a private attorney? N/A

Attorney Name: _____

Address: _____

Phone #: _____

Have you contacted any other agencies regarding this problem? N/A

Names of Agency: _____

What was the response? _____

Have you had anyone attempt repairs? N/A

If so, who and when?

Name: _____

When: _____

Have you had estimates for repairs? N/A

If so, who and when?

Name: _____

When: _____

Please indicate in the space provided, whether in your opinion, the contractor has violated any of the following items, check them accordingly: The violations would fall under City Ordinance 150 and/or State Statute 489. **PLEASE INCLUDE ALL DOCUMENTATION. Check all that apply.**

Allegation (A)	150.520.3(a) 489.129(1)(a)	_____	Obtaining a certificate by fraud or misrepresentation.
Allegation (B)	150.520.3(b) 489.129(1)(l)	- -	Committing fraud or deceit in the practice of contracting.
Allegation (C)	150.520.3(c) 489.129(1)(m)	_____	Committing incompetency or misconduct in the practice of contracting.
Allegation (D)	150.520.3(d) 489.129(1)(n)	_____	Committing gross negligence, repeated malignance or negligence resulting in a significant danger to life or property.
Allegation (E)	150.520.3(e) 489.129(1)(j)	- -	Abandoning a construction project in which the contractor is engaged or under contract as a contractor. A project may be presumed abandoned after ninety (90) days if the contractor terminates the project without just cause or without proper notification to the owner, including the reason for termination, or fails to perform work without just cause for ninety (90) consecutive days.
Allegation (F)	150.520.3(f) 489.129(1)(g)	- -	Committing mismanagement or misconduct in the practice of contracting that causes financial harm to a customer. Financial mismanagement or misconduct occurs when: <ul style="list-style-type: none"> 1. Valid liens have been recorded against the property of a contractor's customer for supplies or services ordered by the contractor. The contractor has received funds from the customer to pay for the supplies or services; and the contractor have not had the liens removed, by payment or by bond, within 75 days after the date of such liens. 2. The contractor has abandoned a customer's job and the percentage of completion is less than the percentage of the total contract price paid to the contractor as of the time of abandonment, unless the contractor is entitled to retain such funds under the terms of abandoned: or 3. The contractor's job has been completed, and it is shown that the customer has had to pay more for the contracted job than the original contract price, as adjusted for subsequent change orders, unless such increases in cost was the result of circumstances beyond the control of the contractor or circumstances caused by the customer, or was otherwise permitted by the terms of the contract between the contractor and the customer.
Allegation (G)	150.520.3(h)	- -	Knowingly or deliberately disregarding or violating any applicable building codes or laws of the state, county or the city.
Allegation (H)	150.520.3(i)	- -	Willfully and deliberately engaging in a type or class of contracting for which the contractor is not licensed or registered.
Allegation (I)	150.520.3(m) 489.129(1)(o)	- ✓ -	Proceeding on any job without obtaining the applicable building department permits or inspections.
Allegation (J)	150.520.3(o) 489.129.1(e)	- -	Knowingly combining or conspiring with an uncertified or unregistered person by allowing his certificate or registration to be used by the uncertified or unregistered person with intent to evade the provisions of this code.

Please explain your complaint fully and describe events in the order in which they occurred. Give exact dates, time and places. List all representatives with whom you have had contact regarding your complaint:

On 4/29/2024 a Notice of Non Compliance was sent to the contractor regarding expired permit for a boatlift at 162 NE Surfside Ave with a compliance date of 5/30/2024. Compliance was not obtained. On 1/24/2025 Permitting Manager, Beth Barensen, spoke with the contractor and advised them of verbal complaints received from residents regarding expired permits and incomplete inspections. At that time the contractor requested information regarding a list of permits to be addressed. A list of issued, expired, and abandoned permits was sent to the contractor that same day. On 2/27/25 another Notice of Non Compliance was sent to the contractor regarding the additional expired/abandoned permits on record with a compliance date of 3/12/2025. As of today's date of 5/2/2025, building department records show only one permit that has been addressed by the contractor (#2150525) which was completed on 3/10/2025.

List all witnesses, their addresses and telephone numbers:

N/A

I understand that any decision of the Board regarding action taken against a contractor may be appealed to the City Council within fifteen (15) days of the date of the Board's decision, provided that written notice of such appeal shall be filed with the City Clerk's office within that period.

I understand, the Board cannot access fines or order a contractor to perform work.

Signature of Complainant

State of Florida

County of St. Johns

Sworn to (or affirmed) and subscribed before me this 2nd day of May, 2025
by Frank Vannatter

Personally known X OR Produced Identification

Type of Identification produced:



ISA ALVAREZ
Commission # HH 155141
Expires July 19, 2025
Bonded Thru Budget Notary Services

Signature of Notary Public

CONTRACTOR RESPONSE

Please complete this form fully and describe events in the order in which they occurred. Give exact dates, times and places. _____

Has the complainant/homeowner ever refused to give permission to you to complete the project for or correct any code violations: Yes ____ No ____
If yes, please give detailed explanation, dates and times.

Did the complainant/homeowner contact your office? N/A
If so, what was your response?

Please list the name, address and telephone number of a person to contract for additional information, if necessary:

I understand that my response regarding this complaint will be reviewed by the review committee and possibly the Contractors' Examining Board.

Also, any decision of the Board may be appealed to the City Council within fifteen (15) days of the date of the Board's decision, provided that written notice of such appeal shall be filed with the City Clerk's office within that period.

Signature of Contractor

Date

Title