

City of Port St. Lucie

Construction Board of Appeals

Meeting Minutes

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

Adam Williams, Chair
Wayne Larsen, Vice Chair
Michael Mahood, Chair Pro-Tem
Linda Silvestri, Member
Ted Illg, Member
Angel (Andy) Martinez, Member
Jacqueline Kaegi, Member

Isa Alvarez, Contractor Licensing Coordinator

Thursday, April 9, 2026

9:00 AM

City Hall, Council Chambers

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 Williams at 9:02 AM on April 9, 2026, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Adam Williams, Chair
Wayne Larsen, Vice Chair
Michael Mahood, Chair Pro-Tem
Linda Silvestri
Ted Illg
Angel (Andy) Martinez
Jacqueline Kaegi

Others Present:

Daron Subryan, Licensing Investigator
Isa Alvarez, Contractor Licensing Coordinator
Edward Groenwoldt, Plans Examiner
Russell Ward, Deputy City Attorney
Shanna Donleavy, Deputy City Clerk

3. Swearing in of Staff

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

4. Determination of Quorum

Chair Williams determined there was a quorum.

5. Pledge of Allegiance

Chair Williams led the assembly in reciting the Pledge of Allegiance.

6. Approval of Minutes

6.a Approval of Meeting Minutes - January 8th, 2026

[2026-344](#)

Vice Chair Larsen indicated that at the January 8, 2026, meeting of the Construction Board of Appeals, under Item 9.c of the minutes, he asked that Staff check into the anonymity of people who call in complaints about unlicensed contractors. He stated the State allows it and inquired if the City can do the same.

Isa Alvarez, Contractor Licensing Coordinator, explained that Legal provided a response that she will forward to the Board. Vice Chair Larsen requested that this matter be added to the agenda for their next Board meeting.

There being no further discussion, Vice Chair Larsen moved to approve the minutes of the January 8, 2026, meeting of the Construction Board of Appeals. Board Member Silvestri seconded the motion, which passed unanimously by voice vote.

7. Additions or Deletions to Agenda

Ms. Alvarez indicated there were no additions or deletions to the Agenda.

8. Approval of Consent Agenda

There being no discussion, Vice Chair Larsen moved to approve the Consent Agenda. Chair Pro-Tem Mahood seconded the motion, which passed unanimously by voice vote.

8.a Citation Orders Where the Violator Did Not Request a

[2026-345](#)

Hearing and Did Not Pay the Citation

DENNIS RESPOL

HAMMERHEAD MARINE CONSTRUCTION LLC

Citation # 32372 - 4th OFFENSE

(Clerk's Note. This item was approved upon approval of the Consent Agenda by the Board.)

8.b Citation Orders Where the Violator Did Not Request a

[2026-346](#)

Hearing and Did Not Pay the Citation

DENNIS RESPOL

HAMMERHEAD MARINE CONSTRUCTION LLC

Citation # 32371 - 5th OFFENSE

(Clerk's Note. This item was approved upon approval of the Consent Agenda by the Board.)

9. New Business

9.a Oath of Office

[2026-353](#)

(Clerk's Note: The Oath of Office was administered after the Pledge of Allegiance.)

The Deputy City Clerk administered the Oath of Office to new Board Member Jacqueline Kaegi.

10. Quasi-Judicial Hearings

10.a Appeal of the Decision of the Building Official

[2026-352](#)

A Great Home LLC

Darrick Bailey

Ms. Alvarez indicated the City's Chief Plans Examiner, Edward Groenwoldt, was in attendance to speak for the Building Department.

The Deputy City Clerk administer the Oath of Testimony to Respondent Darrick Bailey at this time.

Mr. Groenwoldt explained the basis of the building permit fees. He stated Respondent Bailey was challenging the valuation of his building based on square footage, use, and construction type. Mr. Groenwoldt indicated the City has found that the building valuation, pursuant to the adopted ordinance and the February 2023 International Code Council (ICC) codes, is \$3,549,977.10, of which the permit fees of \$26,451.00 are based.

Respondent Bailey stated he believed his building is one-third of the City's valuation and discussed the construction materials utilized in the building.

Respondent Bailey's Attorney indicated the valuation was taking into account the square footage and the construction materials. He stated Mr. Bailey has explained the building is basically a shell and what the City has calculated is unreasonable. Vice Chair Larsen stated he did not believe the valuation was unreasonable.

Board Member Martinez inquired if Respondent Bailey was asking the City to reduce its fees, because he built the building himself and saved money. Respondent Bailey stated he believed his actual costs to construct the building should be considered. Mr. Groenwoldt explained that average construction costs are utilized when calculating the valuation, as the City does not take into consideration the hard costs from the builder.

Vice Chair Larsen and Mr. Groenwoldt discussed the different classifications and types of construction materials and the variables taken into account. Respondent Bailey stated that with red iron versus cement, the calculations would be the same.

Chair Williams inquired what exactly Respondent Bailey was challenging, to which Respondent Bailey stated he was challenging the valuation and seeking a discount. Chair Williams indicated that Respondent Bailey was thus challenging the Ordinance and not the Building Official's decision.

Respondent Bailey reiterated the building being a shell structure. Mr. Groenwoldt indicated that a shell structure cannot receive occupancy, so he could not apply the 20% reduction.

The Board and Respondent Bailey further discussed the building materials and valuation. The Board inquired if Mr. Bailey had any information showing his costs to support his case, to which Mr. Bailey responded in the negative.

Chair Williams inquired if there were any other relevant questions associated to the appeal, its calculation of the fee, or any statements from the City. Mr. Groenwoldt noted the effective table was utilized at the time of the permit application, as the costs have gone up.

Chair Williams reviewed the decisions that could be made by the Board in a Quasi-Judicial Hearing. He stated the Board can either affirm the decision of the Building Official, amend the decision, or not affirm the decision. Board Member Illg moved to affirm the decision of the Building Official. Board Member Silvestri seconded the motion, which passed unanimously by voice vote.

11. Citation Hearings

11.a Citation Hearing - Investigator Daron Subryan

[2026-343](#)

VICTOR RODRIGUES

MAVIT STONE SERVICES

Citation # 32320 - Remaining Balance Owed \$1000.00

The Deputy City Clerk administered the Oath of Testimony to Respondent Victor Rodrigues at this time.

License Investigator Daron Subryan presented the case and read the Code violations into the record. He stated this case involves a company called Mavit Stone and Victor Rodrigues, as he performed electrical work without a license. License Investigator Subryan provided a PowerPoint

presentation showing the complaint form, estimate, DPBR search, SunBiz search, citation, and photos of the electrical work being done at the job site.

Mr. Rodrigues' Attorney inquired if the homeowner had other licensed or unlicensed contractors on the project at the time the photos were taken or if the homeowner had other work done between 2021 and 2025. License Investigator Subryan stated the estimate for the job came from Mavit.

Vice Chair Larsen indicated that two more charges needed to be added to this case: acting in the capacity of a GC and acting in the capacity of a plumber, because it is on the contract. He stated a contract cannot be written in the State of Florida for electric, plumbing, or A/C, unless they are a licensed GC. Respondent Rodrigues' Attorney stated that St. Lucie County has items that do not require a permit.

Respondent Rodrigues explained the homeowner was upgrading the electrical in their house when they discovered issues. He acknowledged his wording and lack of experience, as he was 21 years old when he did this project. Respondent Rodrigues indicated he is now applying for his GC and working with another GC to get qualified. He stated he relocated outlets, but the homeowner brought in someone to do the panel work. Respondent Rodrigues indicated his invoice states he is not responsible for electrical or plumbing, which the homeowner signed.

At this time, Respondent Rodrigues responded to questions from the Board. Board Member Silvestri inquired if the individuals in the photos were employees of Mr. Rodrigues, to which Mr. Rodrigues responded in the negative. He stated his dad was his only employee, as he was supervising the job. Chair Pro-Tem Mahood questioned Mr. Rodrigues regarding the electrical work he quoted and performed. Board Member Martinez asked Mr. Rodrigues about the work performed by the homeowner's electrician.

Respondent Rodrigues' Attorney questioned her client on the work he performed at the job site and his discussion with the homeowner.

License Investigator Subryan further detailed the illegal electrical work. Respondent Rodrigues' Attorney stated the homeowner hired a friend, an unlicensed electrical contractor, to do the work for which the City is trying to hold her client responsible. Vice Chair Larsen stated the contract states her client is doing electrical work, which is a violation. He opined that her client should be receiving fines for plumbing, electric, and not being a GC.

Respondent Rodrigues explained the purpose of him asking for the hearing was to justify the electrical. He stated there were other people involved with the electrical, but he is not against paying the citation.

Board Member Silvestri moved to approve the Findings of Fact. Vice Chair Larsen seconded the motion, which passed unanimously by voice vote.

Board Member Silvestri moved to approve the civil penalty of \$1,000.00. Chair Pro-Tem Mahood seconded the motion, which passed unanimously by voice vote.

Chair Williams encouraged Mr. Rodrigues to continue with getting his GC and performing the work the right way.

12. Certification of Fine Hearings

12.a Certification of Fine/Order to Lien

[2026-347](#)

ADAM GIBBS

ADAM GIBBS CONSTRUCTION LLC

Citation # 32271 - Remaining Balance Owed \$2000.00

Isa Alvarez, Contractor Licensing Coordinator, read the Certification of Fine/Order to Lien into the record.

Vice Chair Larsen moved to approve Item 12.a. Board Member Silvestri seconded the motion, which passed unanimously by voice vote.

12.b Certification of Fine/Order to Lien

[2026-348](#)

ADAM GIBBS

ADAM GIBBS CONSTRUCTION LLC

Citation # 32273 - Remaining Balance Owed \$2000.00

Isa Alvarez, Contractor Licensing Coordinator, read the Certification of Fine/Order to Lien into the record.

Vice Chair Larsen moved to approve Item 12.b. Chair Pro-Tem Mahood seconded the motion, which passed unanimously by voice vote.

12.c Certification of Fine/Order to Lien

[2026-349](#)

ADAM GIBBS

ADAM GIBBS CONSTRUCTION LLC

Citation # 32274 - Remaining Balance Owed \$1000.00

Isa Alvarez, Contractor Licensing Coordinator, read the Certification of Fine/Order to Lien into the record.

Board Member Illg moved to approve Item 12.c. Board Member Silvestri seconded the motion, which passed unanimously by voice vote.

12.d Certification of Fine/Order to Lien[2026-350](#)

JEREMY DAGA

AMERICAN ROOFING & GUTTERS LLC

Citation # 32249 - Remaining Balance Owed \$1000.00

Isa Alvarez, Contractor Licensing Coordinator, read the Certification of Fine/Order to Lien into the record.

Board Member Illg moved to approve Item 12.d. Board Member Martinez seconded the motion, which passed unanimously by voice vote.

12.e Certification of Fine/Order to Lien[2026-351](#)

JENNIFER J HICKMAN

DRIP OR DROP PLUMBING LLC

Citation # 32304 - Remaining Balance Owed \$1000.00

Isa Alvarez, Contractor Licensing Coordinator, read the Certification of Fine/Order to Lien into the record.

Board Member Illg moved to approve Item 12.e. Board Member Martinez seconded the motion, which passed unanimously by voice vote.

213. Disciplinary Hearings

There were no Disciplinary Hearings to be heard.

14. Public to be Heard

There were no comments from the public.

15. Adjourn

There being no further business, the meeting was adjourned at 10:08 AM.

Adam Williams, Chair

Shanna Donleavy, Deputy City Clerk

Typed by: Traci Mehl, Deputy City Clerk