

City of Port St. Lucie

Construction Board of Appeals

Meeting Minutes

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

Wayne Larsen, Chair, Term 1 Expires 1/1/2027
Linda Silvestri, Vice Chair, Term 1 Expires 1/1/2027
Adam Williams, Chair Pro-Tem, 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

Isa Alvarez, Contractor Licensing Coordinator

Thursday, December 12, 2024

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 Vice Chair Larsen at 9:01 AM on December 12, 2024, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Isa Alvarez, Contractor Licensing Coordinator, explained the purpose and procedures of this Board and the process for applicants to be heard. She stated that approved applicants will receive an e-mail with a link to pay the license fee, upload insurance information, and print their license.

2. Roll Call

Members Present:

Wayne Larsen, Vice Chair
Linda Silvestri, Chair Pro-Tem
Michael Mahood
Angel (Andy) Martinez
Nicholas Nobili
Adam Williams

Members Not Present:

Ted Illg, Chair

Others Present:

James Laponza, Building Department

Isa Alvarez, Contractor Licensing Coordinator
Richard Shiller, Deputy City Attorney
Carly Fabien, Deputy City Attorney
Traci Mehl, Deputy City Clerk

3. Determination of Quorum

Vice Chair Larsen determined there was a quorum.

At this time, the Deputy City Clerk swore in the City staff.

4. Pledge of Allegiance

Vice Chair Larsen led the assembly in reciting the Pledge of Allegiance.

5. Approval of Minutes

5.a Approval of Meeting Minutes for September 12th, 2024

[2024-999](#)

There being no corrections, Chair Pro-Tem Silvestri moved to approve the minutes of the September 12, 2024, meeting of the Construction Board of Appeals. Board Member Williams seconded the motion, which passed unanimously by voice vote.

6. Additions or Deletions to Agenda

Contractor Licensing Coordinator Alvarez stated there were no additions or deletions to the Agenda.

7. Approval of Consent Agenda

Contractor Licensing Coordinator Alvarez indicated there were no Consent items.

8. New Business

8.a Fill Ins - Chairperson, Vice Chairperson, and Pro-Tem
Chairperson

[2024-1021](#)

Deputy City Attorney Shiller explained the options on how the Board can proceed with nominating and voting for the Chair, Vice Chair, and Chair Pro-Tem.

Vice Chair Larsen stated he was in favor of him becoming Chair, Ms. Silvestri becoming Vice Chair, and then nominating a Chair Pro-Tem, to which the Board agreed.

Chair Pro-Tem Silvestri moved to nominate Vice Chair Wayne Larsen to be the Chair of the Construction Board of Appeals. Board Member Williams seconded the motion, which passed unanimously by roll call vote.

Vice Chair Larsen moved to nominate Chair Pro-Tem Linda Silvestri to be the Vice Chair of the Construction Board of Appeals. Board Member

Mahood seconded the motion, which passed unanimously by roll call vote.

Chair Pro-Tem Silvestri moved to nominate Board Member Adam Williams to be the Chair Pro-Tem of the Construction Board of Appeals. Board Member Martinez seconded the motion, which passed unanimously by roll call vote.

Board Member Williams inquired about the status of Chair Illg. Deputy City Attorney Shiller stated they will consider the alternates moving forward, as one may be appointed as a full member. The Board discussed filling the vacancy with a plumber, HVAC person, or contractor. Deputy City Attorney Fabien reviewed the advertising process and stated the new member would need to be approved by the City Council in perhaps February or March 2025.

8.b Approval of 2025 Construction Board of Appeals Meeting Dates

[2024-1232](#)

Vice Chair Larsen inquired about contractors not pulling or finalizing permits as much and asked if this was being done internally by staff. Contractor Licensing Coordinator Alvarez indicated the Building Department was looking into the authority they have over State Licensed contractors per the Florida Statutes.

There being no further discussion, Chair Pro-Tem Silvestri moved to approve the 2025 Construction Board of Appeals Meeting Dates. Board Member Mahood seconded the motion, which passed unanimously by voice vote.

8.c Construction Board of Appeals 20-Year-Old Liens

[2024-1234](#)

Contractor Licensing Coordinator Alvarez indicated she would read the 20-year-old liens into the record and provide the orders to Vice Chair Larsen for signature.

1. Building CBA 075 Pablo Armendarie C2000-476
2. Building CBA 076 Terrance Turban Jr C2000-481
3. Building CBA 080 Jason Schultz C2001-516
4. Building CBA 083 Fausto C. Navarro C2001-483
5. Building CBA 086 Fred Vanderleer 0393
6. Building CBA 087 Gregg M. Velders C2001-526
7. Building CBA 089 Capulin Stucco C2001-490
8. Building CBA 091 Randy Armstrong C2001-498
9. Building CBA 093 Benjamin Briggs C2001-500
10. Building CBA 094 Oscar Tuff C2000-397
11. Building CBA 095 Renee Munoz C2001-535

12. Building CBA 097 John S. Johnson C2001-485
13. Building CBA 102 Rod Brown C2002-29
14. Building CBA 106 Donald Sommers C2002-09
15. Building CBA 107 Walter Benedikter C2002-35
16. Building CBA 108 Walter Benedikter C2002-36
17. Building CBA 109 Walter Benedikter C2002-37
18. Building CBA 111 Walter Benedikter C2002-46
19. Building CBA 112 Walter Benedikter C2002-50
20. Building CBA 113 Ramon Lopez C2002-61
21. Building CBA 115 James O'Meally C2002-42
22. Building CBA 116 James O'Meally C2002-43
23. Building CBA 117 James O'Meally C2002-44
24. Building CBA 118 Jose Angel Pacheco C2002-24
25. Building CBA 128 Daniel Scrima C2002-53
26. Building CBA 129 Daniel Scrima C2002-54
27. Building CBA 131 Junior C De Oliveira C2003-116
28. Building CBA 132 Walter Benedikter C2002-80
29. Building CBA 133 Daniel Scrima C2002-76
30. Building CBA 134 Daniel Scrima C2002-103
31. Building CBA 136 Demetrius Dasilva C2002-119
32. Building CBA 137 Shawn Markham C2003-124

Chair Pro-Tem Silvestri moved to approve the 20-year-old liens. Board Member Mahood seconded the motion, which passed unanimously by voice vote.

Vice Chair Larsen inquired as to how many groups of liens would be forthcoming, since the Board was moving to quarterly meetings. Contractor Licensing Coordinator Alvarez stated she would contact Finance/Lien Services and that special meetings could be called if necessary.

8.d Application for Certificate of Competency

[2024-1240](#)

Jesus Placeres Ramos
PJA Electric LLC
Electrical Contractor

The Deputy City Clerk swore in Applicant Jesus Placeres Ramos and Luis Perez, Building Department, who translated for Applicant Ramos.

Board Member Martinez inquired as to who was Ernesto Sanchez. Applicant Ramos indicated Mr. Sanchez is the owner of the company where he is currently employed and who certified his experience. Board Member Martinez stated Mr. Sanchez has only been licensed since July 2024, to which Applicant Ramos indicated Mr. Sanchez has been licensed for the six years he has worked for him and has a document that shows

Mr. Sanchez has been licensed since 2018.

Contractor Licensing Coordinator Alvarez indicated that MyFloridaLicense.com shows that Ernesto Sanchez has been licensed since July 19, 2019, and that it expires August 31, 2026. She stated the City requires six years of field experience under a licensed electrician and the Application for Certificate of Competency can be tabled until such time has been reached.

The Board inquired if Applicant Ramos had any other experience and suggested getting his experience certified from those he worked for in Miami. Vice Chair Larsen recommended tabling this application to the Board's meeting in January in the hopes Applicant Ramos could get another certification for at least seven months of experience from a previous employer.

Chair Pro-Tem Silvestri moved to table the Application for Certificate of Competency to the January meeting of the Construction Board of Appeals and for Mr. Ramos to get additional certification. Board Member Martinez seconded the motion, which passed unanimously by voice vote.

9. Quasi-Judicial Hearings

There were no Quasi-Judicial Hearings to be heard.

10. Citation Hearings

There were no Citation Hearings to be heard.

11. Certification of Fine Hearings

11.a Certification of Fine/Order to Lien [2024-1000](#)

Stephan Lysius
New Look Renovation Services
Citation # 31462- Remaining Balance Owed \$1000.00

Board Member Martinez inquired about the Certification of Fines process. Chair Pro-Tem explained the Board previously ruled on the Certification of Fines and they are now certifying the liens, as the fines have not been paid.

There being no further discussion, Board Member Williams moved to approve the Certification of Fine/Order to Lien for Citation #31462, Stephan Lysius of New Look Renovation Services, with a remaining balance owed of \$1,000.00. Chair Pro-Tem Silvestri seconded the motion, which passed unanimously by voice vote.

11.b Certification of Fine/Order to Lien [2024-1015](#)

Stephan Lysius

New Look Renovations Services
Citation # 31463 - Remaining Balance Owed \$1,000.00

Board Member Williams moved to approve the Certification of Fine/Order to Lien for Citation #31463, Stephan Lysius of New Look Renovation Services, with a remaining balance owed of \$1,000.00. Chair Pro-Tem Silvestri seconded the motion, which passed unanimously by voice vote.

11.c Certification of Fine/Order to Lien [2024-1016](#)

Jose Colon
JC Handy
Citation # 31419 - Remaining Balance Owed \$1000.00

Board Member Williams moved to approve the Certification of Fine/Order to Lien for Citation #31419, Jose Colon of JC Handy, with a remaining balance owed of \$1,000.00. Chair Pro-Tem Silvestri seconded the motion, which passed unanimously by voice vote.

11.d Certification of Fine/Order to Lien [2024-1019](#)

Jose Colon
JC Handy
Citation # 31418 - Remaining Balance Owed \$1,000.00

Board Member Williams moved to approve the Certification of Fine/Order to Lien for Citation #31418, Jose Colon of JC Handy, with a remaining balance owed of \$1,000.00. Chair Pro-Tem Silvestri seconded the motion, which passed unanimously by voice vote.

12. Disciplinary Hearings

There were no Disciplinary Hearings to be heard.

13. Public to be Heard

There were no comments from the public.

14. Adjourn

At this time, Deputy City Attorney Fabien stated the Clerk's office will be posting a specific advertisement for a plumbing contractor and reminded the Board that usually there are not many applicants for specific positions. The Board discussed advertising for a plumber, HVAC person, and contractor.

Deputy City Attorney Fabien indicated one of the alternates may have resigned, but she would confirm that for the Board. She also noted that Chair Illg has not submitted his resignation in writing.

Board Member Martinez inquired if the Board was approving the background of the applicants. Vice Chair Larsen explained the Building Department staff reviews the prerequisites and the information should be on his iPad or included in the packet. The Board discussed the application and information submitted by

Applicant Jesus Placeres Ramos.

There being no further business, the meeting was adjourned at 9:54 AM.

Wayne Larsen, Vice Chair

Traci Mehl, Deputy City Clerk