

City of Port St. Lucie

Construction Board of Appeals

Meeting Minutes

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

Thursday, February 8, 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 9:09 AM on February 8, 2024, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Krystle Douglas, Contractor Licensing Coordinator, explained the purpose and procedures of this Board and the process for the 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:

Richard Berrios, Interim City Attorney
Krystle Douglas, Contractor Licensing Coordinator
James Laponza, Licensing Investigator
Traci Mehl, Deputy City Clerk

3. Determination of Quorum

Vice Chair Larsen determined there was a quorum.

4. Swearing in of Staff

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

5. Pledge of Allegiance

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

6. Public to be Heard

There were no comments from the public.

7. Approval of Minutes

7.a Approval of Meeting Minutes

[2024-132](#)

JANUARY 11, 2024

There being no corrections, Board Member Silvestri moved to approve the minutes of the January 11, 2024, meeting of the Construction Board of Appeals. Board Member Williams seconded the motion, which passed unanimously by voice vote.

8. Additions or Deletions to Agenda

Contractor Licensing Coordinator Douglas indicated there were no additions or deletions to the Agenda.

9. Approval of Consent Agenda

9.a Citation Orders where Violator did not Request a Hearing

[2024-123](#)

and did not Pay the Citation

SHEDRICK L WILLIAMS - BLESS POOL FINISHINGS, INC

Citation #31001- Remaining Balance Owed \$ 1,000

There being no discussion, Board Member Silvestri moved to approve Agenda Item 2024-123, Citation #31001, Shedrick Williams - Bless Pool Finishings. Board Member Nobili seconded the motion, which passed unanimously by voice vote.

10. New Business

Vice Chair Larsen inquired about the information requested at the last meeting regarding how liens are applied. Interim City Attorney Berrios indicated Deputy City Attorney Mr. Schiller fell ill earlier this morning and a response would be provided at the next meeting.

11. Quasi-Judicial Hearings

There was nothing scheduled under this item.

12. Citation Hearings

12.a Citation Hearings - Investigator James Laponza[2024-133](#)

Mark D White

Ameri-Tech Plumbing Inc

Citation #31013 -Remaining Balance Owed \$2,000.00

Contractor Licensing Coordinator Douglas indicated this item would have to be tabled to the next meeting, because staff cannot present the required documents.

The Respondent asked to speak at this time. He stated he was not denying he was there and could tell the Board everything he did on the job. The Deputy City Clerk swore in Respondent Mark White at this time.

Licensing Investigator James Laponza indicated this hearing was in reference to Case/Citation No. 31013.

At this time, Respondent White provided a packet of documents to the Board and Licensing Investigator Laponza. Respondent White addressed the Board regarding the citation he received dated October 5, 2023. He explained the situation, reviewed the emails included in his packet of information, and discussed the timeline of events that took place between himself; Mike Garofalo; Charles Cangianelli, former Deputy Director of the Port St. Lucie Building Department; Joel Dramis, Director, Building Department; and others regarding plumbing work at the old Club Med properties and the associated required permits.

Respondent White indicated he worked at the job site for approximately 3-4 weeks before he received the citation. He stated he could have just paid the bill, but wanted the Board to know that he sat on this Board for eleven years and was the Chair for six of those years, has done business in the City since 1986, and has pulled over 18,000 permits. Respondent White explained he gave the permit application to Mike Garofalo, so that he could be added to the master permit once it was issued, and was not trying to work under the radar of the Building Department. He stated he was doing work that required inspections by the City and was not anticipating performing the work without obtaining the proper permits. Respondent White noted that he pulled off the job on September 1, 2023, due to nonpayment.

Respondent White responded to the Board's questions regarding demo

work and the emails in the packet. At this point, Interim Attorney Berrios recommended that due to the technology issues in retrieving the documents needed by Licensing Investigator Laponza, the Board accept the Respondent's evidence and hold their questions for when Mr. Laponza is able to present the case. Interim Attorney Berrios stated the Board could hear more from the Respondent and inquire further at the next meeting.

Board Member Silvestri asked if Joel Dramis should be in attendance at the next meeting, since his name has been mentioned several times. Licensing Investigator Laponza stated he would inform Mr. Dramas and suggested hearing this case next month.

There being no further discussion, Vice Chair Larsen moved to table the Quasi-Judicial Hearing on Citation #31013 to the March meeting of the Construction Board of Appeals. Board Member Silvestri seconded the motion, which passed unanimously by voice vote.

13. Certification of Fine Hearings

There was nothing scheduled under this item.

14. Disciplinary Hearings

There was nothing scheduled under this item.

15. Adjourn

There being no further discussion, the meeting adjourned at 9:44 AM.

Wayne Larsen, Vice Chair

Traci Mehl, Deputy City Clerk