

City of Port St. Lucie
Special Magistrate Hearing
Meeting Minutes - Final

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

Wednesday, November 19, 2025

9:00 AM

City Hall, Council Chambers

1. Meeting Called to Order

A SPECIAL MAGISTRATE HEARING of the City of Port St. Lucie was called to order by Special Magistrate Kelly Rodriguez Esq. on November 19, 2025, at 9:10 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Kelly Rodriguez Esq., Special Magistrate
James LaPonza, Licensing Investigator
Jennifer Vannatter, Licensing Investigator
Daron Subryan, Licensing Investigator
Isa Alvarez, Building Department
Richard Shiller, Deputy City Attorney
Jasmin De Freese, Deputy City Clerk

2. Pledge of Allegiance

The Special Magistrate led the assembly in the Pledge of Allegiance.

3. Swearing in Code Specialist and/or Building Investigators

The Deputy City Clerk administered the Oath of Testimony to the Licensing Investigators.

4. Approval of Minutes

There was nothing to be heard under this item.

5. Late Abatements and/or Postponements

Ms. Alvarez indicated that the following cases were postponed; 32164, 32211, 32270, 32248, and 32229.

Ms. Alvarez indicated that the following cases were abated; 32191, 32252, 32165, 31851, and 31999.

(Clerk's Note: Ms. Alvarez noted that the incorrect information was listed for case 32248 and she provided the correct Respondent and Address; 544 NW University 104 Inc., 544 NW University Blvd Suite 106.)

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Determine Violation of City Code and Set Compliance Deadline

- 8.a** Hear Case Presentations to Determine Violation of City Code and Set Compliance Deadline

[2025-1102](#)

BUILDING VIOLATIONS

8. LAPONZA / CASE NO. 32245 / 481 SW PORT ST. LUCIE BLVD

Investigator LaPonza read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Ashley Ledlow, who represented the Respondent. She stated that she was the property manager and that they were unaware of the issue when they purchased the property in 2022, and they were speaking with an architect. She stated that they had submitted a permit in 2024, and it matches the current floor plan. She requested a 90-day extension, to which the City did not have an objection.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a 90-day compliance deadline by February 24, 2026.

9. Determine Compliance with City Code and Imposition of a Fine

- 9.a** Hear Case Presentations to Determine Compliance with City Code and Imposition of a Fine

[2025-1103](#)

CERTIFICATION OF FINES

16. SUBRYAN / 31924 / 5385 NW RUGBY DRIVE

(Clerk's Note: The Respondent was not present.)

Investigator Subryan read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. Investigator Subryan noted that the permit had been applied for and was currently in plan review for corrections. He also stated that they had been in constant contact and he recommended a 30-day extension, to which the Special Magistrate agreed.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a 30-day compliance deadline by December 16, 2025.

17. SUBRYAN / 32042 / 311 NW BAYSHORE BLVD

Investigator Subryan read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. Investigator Subryan stated that the light had been removed so it had been removed from the case, and that they had applied for a door permit. He recommended a 30-day extension.

The Deputy City Clerk swore in Respondent Elizabeth Posso-Rios, who stated that they had originally applied for the wrong permit, but it has since been corrected.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a 30-day compliance deadline by December 16, 2025.

18. SUBRYAN / 32035 / 1765 SW BILTMORE ST

Investigator Subryan read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. Investigator Subryan noted that when the Respondent purchased the property, 3 sections had already been combined.

The Deputy City Clerk swore in Respondent Kevin Mason, who stated that they were not aware that the work was unpermitted when they bought it, but they had worked with an architect, and a permit had been resubmitted. Investigator Subryan recommended a 60-day extension.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a 60-day compliance deadline by January 27, 2026.

20. LAPONZA / 31522 / 2086 SW HAYWORTH AVE

Investigator LaPonza read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

Investigator LaPonza stated that the Respondents have worked with multiple architects and a permit had been applied for, and he recommended a 30-day compliance date.

The Deputy City Clerk swore in Anita Tiwari, who stated that they were unaware that there was no permit when they bought the building, and the tenant had paid for a fire inspection. She stated that it should be completed in 60 days.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a 60-day compliance deadline by January 27, 2026.

21. LAPONZA / 31720 / 1214 SW GATLIN BLVD #108

Investigator LaPonza read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. Investigator LaPonza gave a history of the case.

The Deputy City Clerk swore in Ayman Faggouseh, General Manager, who stated that there had been issues with the engineers and they had not heard back from the Fire Department, so they called the City of whom advised that the architect's drawings were not approved. He also stated that the architect was almost done with the corrections.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and imposed a fine of \$100/day, thereafter, not to exceed \$10,000, in addition to the administrative costs of \$510.

27. VANNATTER / 31965 / 192 NW CENTRAL PARK PLZ

Investigator Vannatter read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. Investigator Vannatter stated that there were no records for the back half of the building and it used to be one long space but was now divided into two. (Clerk's Note: Investigator Vannatter submitted exhibits to the Special Magistrate.) She stated that the permit application had been submitted yesterday and recommended a 60-day extension.

The Deputy City Clerk swore in Jeffrey Bobo, Property Manager, who confirmed that he had seen the exhibits submitted, and he stated that they

were unaware that it was not permitted, but as soon as they knew they got a full set of architectural drawings but there was a delay. He also stated that they did not know that they had to go through Planning & Zoning, and he requested a 60-day extension.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a 60-day compliance deadline by January 27, 2026.

29. VANNATTER / 31819 / 2216 SE NEWCASTLE TER

Investigator Vannatter read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. Investigator Vannatter stated that they had submitted a permit for a garage conversion of which the submission failed except for the mechanical portion which had passed.

The Deputy City Clerk swore in Respondent Anderson Silverio, who stated that the architect had corrected the failed plans, and let him know yesterday that he would be resubmitting it on Monday and needed a couple of weeks.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and imposed a fine of \$25/day, thereafter, not to exceed \$2,500, in addition to the administrative costs of \$335.

10. How Parties are Notified

Ms. Alvarez read the following into the record: A Notice of Hearing or Notice of the Certification of Fine was sent to the violator by Certified Mail Return Receipt Requested to the address listed in the Tax Collector's Office for tax notices or to the address listed in the County Property Appraiser's Database. If the green card was returned, it was placed in the file and was either signed, unsigned or unclaimed. Ten days before the hearing, an agenda was posted on the bulletin board in the lobby of Port St. Lucie City Hall. Also, a Notice of Hearing was posted on the property in question, along with an Affidavit of Posting, which included a copy of the notice posted and the date and places of its posting. If the certification card was not returned to the Neighborhood Services Department, then within ten days before the Hearing, posting was completed in the same manner as if the card was returned unclaimed as stated above. The photos shown at the hearing were kept and maintained as public records of the City of Port St. Lucie's Building Department.

11. Introduction of Cases Without Parties Present

Regarding the following cases entered into public record, the Building Investigators inspected the properties and found violations to exist. A reasonable date for compliance was subsequently given, but upon re-inspection it was confirmed that compliance was not achieved. A formal Notice of Hearing was issued for today's hearing, and the Respondent has failed to appear. The City requests that these cases be found in violation of their respective listed code sections and be given 30 days to bring the property into compliance. Should compliance not be met, the City requests that a future hearing be scheduled to determine and impose an appropriate fine.

The following cases without parties present were read into the record:

CODE VIOLATIONS

32212 6149 NW DUKE CIR
32217 325 SE PORT ST. LUCIE BLVD
32218 2561 SE VICTORY AVE
32200 1505 SE ROYAL GREEN CIR UNIT 103
32230 440 SW NORTH QUICK CIR
32242 318 NW BETHANY CIR

Regarding the following cases entered into public record, a Violation Hearing was held, and a date of compliance was issued by the Special Magistrate. Upon re-inspection by a Building Investigator, it was determined that compliance has not been achieved for the violations of the respective listed sections of the code. A formal Notice of Hearing was issued for today's hearing, and the Respondent has failed to appear. The City requests that the fines be certified and administrative costs be assessed and awarded to the City.

The following cases without parties present were read into the record:

CERTIFICATION OF FINES

32111 661 SE RON RICO TER
32182 4019 SW PORT ST. LUCIE BLVD
32043 1623 NW ST. LUCIE WEST BLVD
31841 301 SW FAIRWAY AVE
31691 456 SE FAIRCHILD AVE

12. Public to be Heard

There were no public comments to be heard.

13. Adjourn

There being no further business, the meeting was adjourned at 10:15 a.m.

Jasmin De Freese, Deputy City Clerk