

City of Port St. Lucie

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



Meeting Agenda

Wednesday, November 19, 2025

9:00 AM

City Hall, Council Chambers

Special Magistrate Hearing

1. **Meeting Called to Order**
2. **Pledge of Allegiance**
3. **Swearing in Code Specialist and/or Building Investigators**
4. **Approval of Minutes**
5. **Late Abatements and/or Postponements**
6. **Approval of Agenda**
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](#)
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](#)
10. **How Parties are Notified**
11. **Introduction of Cases Without Parties Present**
12. **Public to be Heard**
13. **Adjourn**

NOTICE: Anyone who requires a translator, auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City of Port St. Lucie program, service, or activity, should contact the office of Natalie Cabrera, Human Resources Department, City of Port St. Lucie, City Hall Bldg. A, 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida 34984-5099, as soon as possible but no later than 48 hours before the scheduled event.

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, if a person decides to appeal any decision made by the City Council, board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)



Agenda Summary

2025-1102

Agenda Date: 11/19/2025

Agenda Item No.: 8.a

Placement: New Business

Action Requested: Motion / Vote

Hear Case Presentations to Determine Violation of City Code and Set Compliance Deadline

Submitted By: Isa Alvarez, Contractor Licensing Coordinator, Building Department

Strategic Plan Link: The City's Goal of a high-performing city government organization.

Presentation Information: City staff will present evidence and testimony regarding an alleged violation of the City Code at the Respondent's property, after which the Special Magistrate will determine whether a violation exists and, if so, establish a deadline for compliance.

Staff Recommendation: Move that the Special Magistrate determine whether the Respondent is in violation of City Code and, if so, set a deadline for compliance.

Background: A Building Compliance Coordinator discovered a violation of the City Code, either while in the field or from a complaint, notified the Respondent, and gave them a reasonable time to correct the violation. Upon determining that the violation was not corrected, the Building Compliance Coordinator requested a public hearing before the Special Magistrate. The purpose of this hearing is to determine whether the alleged code violation did in fact occur and, if so, whether the Respondent is legally responsible for that violation. At the conclusion of the hearing, the Special Magistrate issues an order setting a deadline for compliance. If the violation is not corrected by that deadline, a second public hearing is held at which time the Special Magistrate may impose a fine.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: List of Respondent Address to be provided.

Attachments: Case Files

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Building Violations – 11/19/25

#	Specialist	Case No.	Respondent(s)	Respondent Address
1	Daron Subryan	32212	Anthony Chiarmonte	6149 NW DUKE CIR
2	Daron Subryan	32217	LAKESIDE PSL INVESTMENTS LLC	325 SE PORT ST LUCIE BLVD
3	Daron Subryan	32218	Corina Carmen Cozma Chirimbes	2561 SE VICTORY AVE
4	Daron Subryan	32200	Nancy Stock	1505 SE ROYAL GREEN CIR UNIT 103
5	Daron Subryan	32164	Abdel Hammad & Rhimou Zraouli	721 NW SELVITZ RD
6	James LaPonza	32191	Harbor Village 18 LLC	1234 SW GATLIN BLVD 102
7	James LaPonza	32211	Gabriella Calderon & Miguel Perez	873 SW HAMBERLAND AVE
8	James LaPonza	32245	CAMEO CORNER LLC	481 SW PORT ST LUCIE BLVD
9	James LaPonza	32252	Harbor Village 18 LLC	1244 SW GATLIN BLVD 103
10	James LaPonza	32270	Eliezer Estrada & Luz M Estrada	1149 SW BIANCA AVE
11	James LaPonza	32230	Sheila Byron	440 SW NORTH QUICK CIR
12	Jennifer Vannatter	32242	NRCC HOLDINGS LLC	318 NW BETHANY DR
13	Jennifer Vannatter	32248	GATLIN POINTE 18 LLC	1214 SW GATLIN BLVD 104
14	Jennifer Vannatter	32165	Naomi J Poe	2051 SW VILLANOVA RD
15	Jennifer Vannatter	32229	Efrain Saragovia	451 SW BETHANY DR STE 100



Agenda Summary

2025-1103

Agenda Date: 11/19/2025

Agenda Item No.: 9.a

Placement: New Business

Action Requested: Motion / Vote

Hear Case Presentations to Determine Compliance with City Code and Imposition of a Fine

Submitted By: Isa Alvarez, Contractor Licensing Coordinator, Building Department

Strategic Plan Link: The City's Goal of a high-performing city government organization.

Presentation Information: City staff will present evidence and testimony regarding whether the property has achieved compliance with the Special Magistrate's prior order, after which the Special Magistrate will determine compliance status and, if applicable, impose a fine or costs.

Staff Recommendation: Move that the Special Magistrate determine whether the Respondent has complied with City Code by the deadline previously set and, if not, issue an order imposing a fine.

Background: The Special Magistrate issued an order finding the Respondent in violation of the City Code and set a deadline for compliance. Upon determining that the violation was not corrected, the Building Compliance Coordinator requested a public hearing before the Special Magistrate. The purpose of this hearing is to determine whether the Respondent complied with the compliance deadline. At the conclusion of the hearing, the Special Magistrate issues an order imposing a fine.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: List of Respondent's addresses to be provided.

Attachments: Case Files

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Building Certification of Fines – 11/19/25

#	Specialist	Case No.	Respondent(s)	Respondent Address
16	Daron Subryan	31924	Andrew B Lewis & Lyndsay Marie Pickhardt	5385 NW RUGBY DR
17	Daron Subryan	32042	Elizabeth M Posso-Rios	311 NW BAYSHORE BLVD
18	Daron Subryan	32035	1765 Biltmore LLC	1765 SW BILTMORE ST
19	Daron Subryan	32111	Alfredo Tamburo & Maria L Tamburo	661 SE RON RICO TER
20	James LaPonza	31522	T EMPIRE HAYWORTH LLC	2086 SW HAYWORTH AVE
21	James LaPonza	31720	GATLIN POINTE 18 LLC	1214 SW GATLIN BLVD 108
22	James LaPonza	32182	ARB Real Estate Investments	4019 SW PORT ST LUCIE BLVD UNIT 1
23	Jennifer Vannatter	31851	Morningside Commons LLC	1898 SE PORT ST LUCIE BLVD
24	Jennifer Vannatter	31999	Luis A Gutierrez Hernandez & Marianelis Gonzalez	2380 SW SAVONA BLVD
25	Jennifer Vannatter	32043	Jays Fine Jewelry Inc	1623 NW ST LUCIE WEST BLVD
26	Jennifer Vannatter	31841	Johanna Vilme	301 SW FAIRWAY AVE
27	Jennifer Vannatter	31965	White Family Ltd Partnership	192 NW CENTRAL PARK PLZ
28	Jennifer Vannatter	31691	Ruth Valdes & Hedrix Valdes Vidana	456 SE FAIRCHILD AVE
29	Jennifer Vannatter	31819	Yariely E Gonzalez & Anderson D Silverio & Felicia Martinez	2216 SE NEWCASTLE TER