

City of Port St. Lucie
Construction Board of Appeals
Meeting Minutes - Draft

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

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

Isa Alvarez, Contractor Licensing Coordinator

Thursday, April 10, 2025

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 Larsen on April 10, 2025, at 9:03 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Wayne Larsen, Chair
Linda Silvestri, Vice Chair
Adam Williams, Chair Pro Tem
Ted Illg
Angel (Andy) Martinez
Nicholas Nobili

Members Not Present:

Michael Mahood

3. Determination of Quorum

The Chair determined that there was a quorum.

4. Pledge of Allegiance

Chair Larsen led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

5.a Approval of Meeting Minutes - January 9th, 2025 [2025-322](#)

There being no corrections, Vice Chair Silvestri moved to approve the minutes. Mr. Nobili seconded the motion, which passed unanimously by voice vote.

6. Additions or Deletions to Agenda

Coordinator Alvarez advised the Board that Items #12 a.), 12 b.), 12 d.), 12 e.) and 12 f.) had been tabled and Item #12 c.), was deleted off the Agenda.

7. Approval of Consent Agenda

Chair Pro Tem Williams moved to approve the Consent Agenda with Item 7 h.), pulled for separate discussion. Vice Chair Silvestri seconded the motion, which passed unanimously by voice vote.

7.a Citation Orders where Violator did not Request a Hearing [2025-324](#)

and did not Pay the Citation

NOAH RYAN JACKSON

PREMIER HOME PROS LLC

CITATION # 31956

This item was approved.

7.b Citation Orders where Violator did not Request a Hearing [2025-325](#)

and did not Pay the Citation

JOSEPH TARASCIO

BRIGHT LITE LLC

Citation # 31915 - Remaining Balance Owed \$1,000.00

This item was approved.

7.c Citation Orders where Violator did not Request a Hearing [2025-326](#)

and did not Pay the Citation

BRIAN REISCHMAN

WEST PALM BEACH AIR INC

Citation # 31916 - Remaining Balance Owed \$1,000.00

This item was approved.

7.d Citation Orders where Violator did not Request a Hearing [2025-327](#)

and did not Pay the Citation

BRIAN REISCHMAN

WEST PALM BEACH AIR INC

Citation # 31949 - Remaining Balance Owed \$1,000.00

This item was approved.

7.e Citation Orders where Violator did not Request a Hearing [2025-329](#)

and did not Pay the Citation

WILLIAM O'DONNELL

MAKE IT HAPPEN ELECTRICAL LLC

Citation # 31853 - Remaining Balance Owed \$2,000.00

This item was approved.

- 7.f** Citation Orders where Violator did not Request a Hearing [2025-330](#)
and did not Pay the Citation

WILLIAM O'DONNELL

MAKE IT HAPPEN ELECTRICAL LLC

Citation # 31865 - Remaining Balance Owed \$1,000.00

This item was approved.

- 7.g** Citation Orders where Violator did not Request a Hearing [2025-331](#)
and did not Pay the Citation

WILLIAM O'DONNELL

MAKE IT HAPPEN ELECTRICAL LLC

Citation # 31863 - Remaining Balance Owed \$1,000.00

This item was approved.

- 7.h** Citation Orders where Violator did not Request a Hearing [2025-332](#)
and did not Pay the Citation

Jonathan Ponce Torres

JON PONCE ELECTRIC LLC

Citation # 31830 - Remaining Balance Owed \$1,000.00

Chair Larsen inquired as to why the owner paid Jon Ponce even though Thompson was on the permit, to which Coordinator Alvarez replied that Ponce was hired directly by the owner and staff had sent Thompson's information to the state as he was state licensed.

Mr. Martinez moved to approve Item 7 h.). Vice Chair Silvestri seconded the motion, which passed unanimously by voice vote.

8. New Business

- 8.a** Construction Board of Appeals 20-Year-Old Liens [2025-323](#)

Coordinator Alvarez read the liens into the record. Mr. Martinez inquired if the liens were satisfied, to which Richard Schiller, Deputy City Attorney, replied that the liens were not satisfied but per City Code liens over 20 years old had to be vacated. The Board inquired as to why they had to approve the vacating of the liens if it was required by City Code, to which Attorney Schiller replied that if an individual went to sell their house with a 20+ year old lien, the title company would require the City to remove the lien via the Board.

Mr. Illg moved to vacate the liens as read into record. Vice Chair Silvestri seconded the motion, which passed unanimously by voice vote.

9. Quasi-Judicial Hearings

There was nothing heard under this item.

10. Citation Hearings

There was nothing heard under this item.

11. Certification of Fine Hearings

There was nothing heard under this item.

12. Disciplinary Hearings

Mr. Illg inquired about the tabling of the items, to which Coordinator Alvarez replied that some necessary steps in the complaint process were missed, therefore staff decided to table the items until all steps were completed. The Board requested that staff schedule a special meeting once the hearings were ready to be heard, to which Attorney Schiller agreed and added that the Board could meet prior to the scheduled quarterly meetings, especially if a Building Official Appeal was filed.

12.a Disciplinary Hearing

[2025-333](#)

Dennis Respol

Hammerhead Marine Construction LLC

Case # 31938

This item was tabled.

12.b Disciplinary Hearing

[2025-334](#)

Dennis Respol

Hammerhead Marine Construction LLC

Case # 31389

This item was tabled.

12.c Disciplinary Hearing

[2025-335](#)

Jorge Mercado

Decorative Concrete Specialists of South Florida LLC

Case # 30616

This item was withdrawn.

12.d Disciplinary Hearing

[2025-336](#)

Jorge Mercado

Decorative Concrete Specialists of South Florida LLC

Case # 31945

This item was tabled.

12.e Disciplinary Hearing

[2025-337](#)

Jorge Mercado
Decorative Concrete Specialists of South Florida LLC
Case # 31948

This item was tabled.

- 12.f** Disciplinary Hearing
MICHAEL GUIDICE
TREASURE COAST BARGE INC
Case # 31820

[2025-338](#)

This item was tabled.

13. Public to be Heard

There was nothing heard under this item.

14. Adjourn

There being no further business, the meeting was adjourned at 9:30 a.m.

Wayne Larsen, Chair

Shanna Donleavy, Deputy City Clerk