

City of Port St. Lucie

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



Meeting Agenda

Thursday, July 9, 2026

9:00 AM

City Hall, Council Chambers

Construction Board of Appeals

Adam Williams, Chair

Wayne Larsen, Vice Chair

Michael Mahood, Chair Pro-Tem

Linda Silvestri, Member

Ted Illg, Member

Angel (Andy) Martinez, Member

Jacqueline Kaegi, Member

Isa Alvarez, Contractor Licensing Coordinator

1. Meeting Called to Order**2. Roll Call****3. Swearing in of Staff****4. Determination of Quorum****5. Pledge of Allegiance****6. Approval of Minutes**

6.a Approval of Meeting Minutes - April 9th, 2026

[2026-623](#)

7. Additions or Deletions to Agenda**8. Approval of Consent Agenda**

8.a Citation Orders Where the Violator Did Not Request a Hearing
and Did Not Pay the Citation

[2026-625](#)

TONY BEDOLLA

BEDOLLA CONSTRUCTION CLEANING LLC

Citation # 32442 - 1st Offense

9. New Business

9.a Review Board Inquiry - Anonymous Complaints

[2026-622](#)

10. Quasi-Judicial Hearings**11. Citation Hearings****12. Certification of Fine Hearings**

12.a Certification of Fine/Order to Lien

[2026-624](#)

VICTOR RODRIGUES

MAVIT STONE SERVICES

Citation # 32320 - Remaining Balance Owed \$1000.00

13. Disciplinary Hearings**14. Public to be Heard****15. Adjourn**



Agenda Summary

2026-623

Agenda Date: 7/9/2026

Agenda Item No.: 6.a

Placement: Minutes

Action Requested: Motion / Vote

Approval of Meeting Minutes - April 9th, 2026

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

Executive Summary: Meeting Minutes from April 9th, 2026

Presentation Information: N/A

Attachments: Meeting Minutes

City of Port St. Lucie

Construction Board of Appeals

Meeting Minutes

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

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

Isa Alvarez, Contractor Licensing Coordinator

Thursday, April 9, 2026

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 Williams at 9:02 AM on April 9, 2026, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Adam Williams, Chair
Wayne Larsen, Vice Chair
Michael Mahood, Chair Pro-Tem
Linda Silvestri
Ted Illg
Angel (Andy) Martinez
Jacqueline Kaegi

Others Present:

Daron Subryan, Licensing Investigator
Isa Alvarez, Contractor Licensing Coordinator
Edward Groenwoldt, Plans Examiner
Russell Ward, Deputy City Attorney
Shanna Donleavy, Deputy City Clerk

3. Swearing in of Staff

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

4. Determination of Quorum

Chair Williams determined there was a quorum.

5. Pledge of Allegiance

Chair Williams led the assembly in reciting the Pledge of Allegiance.

6. Approval of Minutes

6.a Approval of Meeting Minutes - January 8th, 2026

[2026-344](#)

Vice Chair Larsen indicated that at the January 8, 2026, meeting of the Construction Board of Appeals, under Item 9.c of the minutes, he asked that Staff check into the anonymity of people who call in complaints about unlicensed contractors. He stated the State allows it and inquired if the City can do the same.

Isa Alvarez, Contractor Licensing Coordinator, explained that Legal provided a response that she will forward to the Board. Vice Chair Larsen requested that this matter be added to the agenda for their next Board meeting.

There being no further discussion, Vice Chair Larsen moved to approve the minutes of the January 8, 2026, meeting of the Construction Board of Appeals. Board Member Silvestri seconded the motion, which passed unanimously by voice vote.

7. Additions or Deletions to Agenda

Ms. Alvarez indicated there were no additions or deletions to the Agenda.

8. Approval of Consent Agenda

There being no discussion, Vice Chair Larsen moved to approve the Consent Agenda. Chair Pro-Tem Mahood seconded the motion, which passed unanimously by voice vote.

8.a Citation Orders Where the Violator Did Not Request a

[2026-345](#)

Hearing and Did Not Pay the Citation

DENNIS RESPOL

HAMMERHEAD MARINE CONSTRUCTION LLC

Citation # 32372 - 4th OFFENSE

(Clerk's Note. This item was approved upon approval of the Consent Agenda by the Board.)

8.b Citation Orders Where the Violator Did Not Request a

[2026-346](#)

Hearing and Did Not Pay the Citation

DENNIS RESPOL

HAMMERHEAD MARINE CONSTRUCTION LLC

Citation # 32371 - 5th OFFENSE

(Clerk's Note. This item was approved upon approval of the Consent Agenda by the Board.)

9. New Business

9.a Oath of Office

[2026-353](#)

(Clerk's Note: The Oath of Office was administered after the Pledge of Allegiance.)

The Deputy City Clerk administered the Oath of Office to new Board Member Jacqueline Kaegi.

10. Quasi-Judicial Hearings

10.a Appeal of the Decision of the Building Official

[2026-352](#)

A Great Home LLC

Darrick Bailey

Ms. Alvarez indicated the City's Chief Plans Examiner, Edward Groenwoldt, was in attendance to speak for the Building Department.

The Deputy City Clerk administer the Oath of Testimony to Respondent Darrick Bailey at this time.

Mr. Groenwoldt explained the basis of the building permit fees. He stated Respondent Bailey was challenging the valuation of his building based on square footage, use, and construction type. Mr. Groenwoldt indicated the City has found that the building valuation, pursuant to the adopted ordinance and the February 2023 International Code Council (ICC) codes, is \$3,549,977.10, of which the permit fees of \$26,451.00 are based.

Respondent Bailey stated he believed his building is one-third of the City's valuation and discussed the construction materials utilized in the building.

Respondent Bailey's Attorney indicated the valuation was taking into account the square footage and the construction materials. He stated Mr. Bailey has explained the building is basically a shell and what the City has calculated is unreasonable. Vice Chair Larsen stated he did not believe the valuation was unreasonable.

Board Member Martinez inquired if Respondent Bailey was asking the City to reduce its fees, because he built the building himself and saved money. Respondent Bailey stated he believed his actual costs to construct the building should be considered. Mr. Groenwoldt explained that average construction costs are utilized when calculating the valuation, as the City does not take into consideration the hard costs from the builder.

Vice Chair Larsen and Mr. Groenwoldt discussed the different classifications and types of construction materials and the variables taken into account. Respondent Bailey stated that with red iron versus cement, the calculations would be the same.

Chair Williams inquired what exactly Respondent Bailey was challenging, to which Respondent Bailey stated he was challenging the valuation and seeking a discount. Chair Williams indicated that Respondent Bailey was thus challenging the Ordinance and not the Building Official's decision.

Respondent Bailey reiterated the building being a shell structure. Mr. Groenwoldt indicated that a shell structure cannot receive occupancy, so he could not apply the 20% reduction.

The Board and Respondent Bailey further discussed the building materials and valuation. The Board inquired if Mr. Bailey had any information showing his costs to support his case, to which Mr. Bailey responded in the negative.

Chair Williams inquired if there were any other relevant questions associated to the appeal, its calculation of the fee, or any statements from the City. Mr. Groenwoldt noted the effective table was utilized at the time of the permit application, as the costs have gone up.

Chair Williams reviewed the decisions that could be made by the Board in a Quasi-Judicial Hearing. He stated the Board can either affirm the decision of the Building Official, amend the decision, or not affirm the decision. Board Member Illg moved to affirm the decision of the Building Official. Board Member Silvestri seconded the motion, which passed unanimously by voice vote.

11. Citation Hearings

11.a Citation Hearing - Investigator Daron Subryan

[2026-343](#)

VICTOR RODRIGUES

MAVIT STONE SERVICES

Citation # 32320 - Remaining Balance Owed \$1000.00

The Deputy City Clerk administered the Oath of Testimony to Respondent Victor Rodrigues at this time.

License Investigator Daron Subryan presented the case and read the Code violations into the record. He stated this case involves a company called Mavit Stone and Victor Rodrigues, as he performed electrical work without a license. License Investigator Subryan provided a PowerPoint

presentation showing the complaint form, estimate, DPBR search, SunBiz search, citation, and photos of the electrical work being done at the job site.

Mr. Rodrigues' Attorney inquired if the homeowner had other licensed or unlicensed contractors on the project at the time the photos were taken or if the homeowner had other work done between 2021 and 2025. License Investigator Subryan stated the estimate for the job came from Mavit.

Vice Chair Larsen indicated that two more charges needed to be added to this case: acting in the capacity of a GC and acting in the capacity of a plumber, because it is on the contract. He stated a contract cannot be written in the State of Florida for electric, plumbing, or A/C, unless they are a licensed GC. Respondent Rodrigues' Attorney stated that St. Lucie County has items that do not require a permit.

Respondent Rodrigues explained the homeowner was upgrading the electrical in their house when they discovered issues. He acknowledged his wording and lack of experience, as he was 21 years old when he did this project. Respondent Rodrigues indicated he is now applying for his GC and working with another GC to get qualified. He stated he relocated outlets, but the homeowner brought in someone to do the panel work. Respondent Rodrigues indicated his invoice states he is not responsible for electrical or plumbing, which the homeowner signed.

At this time, Respondent Rodrigues responded to questions from the Board. Board Member Silvestri inquired if the individuals in the photos were employees of Mr. Rodrigues, to which Mr. Rodrigues responded in the negative. He stated his dad was his only employee, as he was supervising the job. Chair Pro-Tem Mahood questioned Mr. Rodrigues regarding the electrical work he quoted and performed. Board Member Martinez asked Mr. Rodrigues about the work performed by the homeowner's electrician.

Respondent Rodrigues' Attorney questioned her client on the work he performed at the job site and his discussion with the homeowner.

License Investigator Subryan further detailed the illegal electrical work. Respondent Rodrigues' Attorney stated the homeowner hired a friend, an unlicensed electrical contractor, to do the work for which the City is trying to hold her client responsible. Vice Chair Larsen stated the contract states her client is doing electrical work, which is a violation. He opined that her client should be receiving fines for plumbing, electric, and not being a GC.

Respondent Rodrigues explained the purpose of him asking for the hearing was to justify the electrical. He stated there were other people involved with the electrical, but he is not against paying the citation.

Board Member Silvestri moved to approve the Findings of Fact. Vice Chair Larsen seconded the motion, which passed unanimously by voice vote.

Board Member Silvestri moved to approve the civil penalty of \$1,000.00. Chair Pro-Tem Mahood seconded the motion, which passed unanimously by voice vote.

Chair Williams encouraged Mr. Rodrigues to continue with getting his GC and performing the work the right way.

12. Certification of Fine Hearings

12.a Certification of Fine/Order to Lien

[2026-347](#)

ADAM GIBBS

ADAM GIBBS CONSTRUCTION LLC

Citation # 32271 - Remaining Balance Owed \$2000.00

Isa Alvarez, Contractor Licensing Coordinator, read the Certification of Fine/Order to Lien into the record.

Vice Chair Larsen moved to approve Item 12.a. Board Member Silvestri seconded the motion, which passed unanimously by voice vote.

12.b Certification of Fine/Order to Lien

[2026-348](#)

ADAM GIBBS

ADAM GIBBS CONSTRUCTION LLC

Citation # 32273 - Remaining Balance Owed \$2000.00

Isa Alvarez, Contractor Licensing Coordinator, read the Certification of Fine/Order to Lien into the record.

Vice Chair Larsen moved to approve Item 12.b. Chair Pro-Tem Mahood seconded the motion, which passed unanimously by voice vote.

12.c Certification of Fine/Order to Lien

[2026-349](#)

ADAM GIBBS

ADAM GIBBS CONSTRUCTION LLC

Citation # 32274 - Remaining Balance Owed \$1000.00

Isa Alvarez, Contractor Licensing Coordinator, read the Certification of Fine/Order to Lien into the record.

Board Member Illg moved to approve Item 12.c. Board Member Silvestri seconded the motion, which passed unanimously by voice vote.

12.d Certification of Fine/Order to Lien[2026-350](#)

JEREMY DAGA

AMERICAN ROOFING & GUTTERS LLC

Citation # 32249 - Remaining Balance Owed \$1000.00

Isa Alvarez, Contractor Licensing Coordinator, read the Certification of Fine/Order to Lien into the record.

Board Member Illg moved to approve Item 12.d. Board Member Martinez seconded the motion, which passed unanimously by voice vote.

12.e Certification of Fine/Order to Lien[2026-351](#)

JENNIFER J HICKMAN

DRIP OR DROP PLUMBING LLC

Citation # 32304 - Remaining Balance Owed \$1000.00

Isa Alvarez, Contractor Licensing Coordinator, read the Certification of Fine/Order to Lien into the record.

Board Member Illg moved to approve Item 12.e. Board Member Martinez seconded the motion, which passed unanimously by voice vote.

213. Disciplinary Hearings

There were no Disciplinary Hearings to be heard.

14. Public to be Heard

There were no comments from the public.

15. Adjourn

There being no further business, the meeting was adjourned at 10:08 AM.

Adam Williams, Chair

Shanna Donleavy, Deputy City Clerk

Typed by: Traci Mehl, Deputy City Clerk



Agenda Summary

2026-625

Agenda Date: 7/9/2026

Agenda Item No.: 8.a

Placement: Consent Agenda

Action Requested: Motion / Vote

Citation Orders Where the Violator Did Not Request a Hearing and Did Not Pay the Citation

TONY BEDOLLA

BEDOLLA CONSTRUCTION CLEANING LLC

Citation # 32442 - 1st Offense

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

Executive Summary: Request that to Board enter an order finding that the respondent engaged in the business or act in the capacity of a contractor or advertise himself or herself or a business organization as available to engage in the business or act in the capacity of a contractor without being duly registered, certified or the holder of a certificate of competency in violation of Section 150.530 of the Port St. Lucie Code of Ordinances and Section 489.127(1), Florida Statutes.

Presentation Information: N/A

Staff Recommendation: Move that the Board enter an order finding a violation exists.

Alternate Recommendations:

1. Move that the Board amend the recommendation and enter an order finding a violation does not exist and dismiss the citation.
2. Move that the Board not accept the recommendation and provide staff with direction.

Attachments: Case File

CONSTRUCTION BOARD OF APPEALS
CERTIFIED MAIL # 9589 0710 5270 3725 4135 03

City of Port St Lucie Contractor Licensing
121 SW Port St Lucie Blvd, Bldg B
Port St. Lucie, FL 34984

CITY OF PORT ST. LUCIE
ST LUCIE COUNTY, FLORIDA

Petitioner

TONY BEDOLLA
BEDOLLA CONSTRUCTION CLEANING LLC
4115 30TH AVENUE
VERO BEACH, FL 32967

Citation(s) # 32442

Respondent

NOTICE OF CITATION ORDER HEARING

You are hereby notified that the City of Port St. Lucie Construction Board of Appeals has scheduled a hearing open to the public, on the **9th of July 2026 at 9:00 a.m.** in the Port St. Lucie Council Chambers, 121 SW Port St. Lucie Boulevard, Port St. Lucie, St. Lucie County, Florida, to establish findings of fact and conclusions of law for alleged Building Code Violations against the Respondent.

Those who do not speak English are required to bring your own translator. Los personas que no hablan ingles son requerido traer propio traductor. Moun san yo ki pa pale angle yo oblije mianun ou moun pou tradui.

Location(s) of Violation(s): 1889 SW MCALLISTER LN

It is imperative that the Respondent attends this quasi-judicial hearing and present evidence relating to the veracity of the allegations.

This hearing could result in the fine of **\$1,000.00 or \$2,000.00 per citation.**

PLEASE GOVERN YOURSELF ACCORDINGLY.

Certificate of Notice

I HEREBY CERTIFY that a copy of this Notice of Violation Hearing sent by Certified Mail:

TONY BEDOLLA herein on the 10th day of June 2026

Isa Alvarez – Contractor Licensing Coordinator 6/10/26

CONSTRUCTION BOARD OF APPEALS
CERTIFIED MAIL # 9589 0710 5270 3725 4135 03

City of Port St Lucie Contractor Licensing
121 SW Port St Lucie Blvd, Bldg B
Port St. Lucie, FL 34984

CITY OF PORT ST. LUCIE
ST LUCIE COUNTY, FLORIDA

Petitioner

TONY BEDOLLA
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Certificate of Notice

I HEREBY CERTIFY that a copy of this Notice of Violation Hearing sent by Certified Mail:

TONY BEDOLLA herein on the 10th day of June 2026

Isa Alvarez – Contractor Licensing Coordinator 6/10/26

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TONY BEDOLLA
BEDOLLA CONSTRUCTION CLEANING LLC
4115 30TH AVENUE
VERO BEACH, FL 32967
CITATION 32442 - COMP 6/3/26



9590 9402 9317 5002 1967 04

2. Article Number (Transfer from service label)

7021 0350 0000 2520 7563

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Registered Mail Restricted Delivery
or \$500)

14

USPS TRACKING #



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 9317 5002 1967 04

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

CONTRACTOR LICENSING

City of Port St. Lucie
Building Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984



Compliance date: 6/3/26
Potential Hearing date: 7/9/26

CITATION

City of Port St Lucie

CITATION#

32442

CERTIFIED MAIL#

7021 0350 0000 2520 7563

This Citation is issued pursuant to City of Port St. Lucie Ordinance 150.530 and State of Florida Statute 489.127/531. THE ACT FOR WHICH THIS CITATION IS ISSUED SHALL CEASE IMMEDIATELY UPON RECEIPT OF THE CITATION.

The undersigned Licensing Investigator has just cause to believe that a violation of the Port St. Lucie Code Section 150.530 and Florida Statute 489.127/531 has occurred:

Falsely hold himself/herself or a business organization out as a licensee, certificate holder, or registrant or holder of a certificate of competency issued by the board;

Falsely impersonate a certificate holder or registrant or holder of a certificate of competency issued by the board;

Present as his/her own the certificate, registration, or certificate of competency of another;

Give false or forged evidence to the Board or a member thereof for the purpose of obtaining a certificate of competency;

Use or attempt to use a certificate, registration, or certificate of competency which has been suspended or revoked.

X Engage in the business or act in the capacity of a contractor or advertise himself/herself or a business organization as available to engage in the business or act in the capacity of a contractor without being duly registered or certified or the holder of a certificate of competency;

Operate a business organization engaged in contracting after 60 days following the termination of its only qualifying agent without designating another primary qualifying agent;

Commence or perform work for which a building permit is required per Part IV of Chapter 553 without such building permits being in effect;

Willfully or deliberately disregard or violate any municipal ordinance relating to uncertified or unregistered contractor;

Act in the capacity of a contractor different from the scope of work for which the contractor is certified to perform;

Failed to secure required inspections;

Willfully or deliberately obtaining or attempting to obtain a permit for an entity unregistered or unlicensed;

Practice contracting unless the person is certified or registered (ELECTRICAL)

Use the name or title "electrical contractor" or "alarm system contractor" or words to that effect, or advertise himself or herself or a business organization as available to practice electrical or alarm system contracting, when the person is not then the holder of a valid certification or registration issued pursuant to this part.

and has been observed on 5/6/2026 at 00:08:30 __ at the Location of 1889 SW MCALLISTER LN

DESCRIPTION OF WORK PERFORMED:

ROOM ADDITION - UNLICENSED CONTRACTING

ISSUED TO	TONY		BEDOLLA	
	First	Middle	Last	
BUSINESS NAME	BEDOLLA CONSTRUCTION		STREET	
	CLEANING LLC		4115 30TH AVENUE	
CITY	VERO BEACH	STATE	FL	ZIP 32967
DL#		DOB		PHONE# (772) 646-5715
				CERT/REG#

ADDITIONAL CITATIONS MAY BE ISSUED FOR EACH DAY THE VIOLATION EXISTS A

PENALTIES:

NON-STRUCTURAL OR NON-MECHANICAL:

1st OFFENSE	\$500.00
2nd OFFENSE	\$1,000.00
3rd OFFENSE	\$1,500.00

PENALTIES:

STRUCTURAL OR MECHANICAL:

1st OFFENSE	\$1,000.00
2nd OFFENSE	\$2,000.00
3rd OFFENSE	Pursuant to Florida Statute 489.127(2)(b)

The Violator may either: (1) PAY the civil penalty defined herein upon receipt of the citation at: City of Port St. Lucie, Building B, Contractor Licensing, 121 SW Port St. Lucie Blvd. 34984 Monday – Friday 8:00 a.m. – 4:30 p.m. (payment must be in cash, credit card, or certified funds and payable to the City of Port St. Lucie).

OR

(2) Request an administrative hearing within 10 days of receipt to contest the citation. Failure to either pay the citation or request a hearing within the time period set forth, shall be deemed to be a waiver of the right to contest the citation and additional penalties may be imposed. Subsequent violations may result in fines not to exceed the maximum as set forth by state statutes.

I REQUEST AN ADMINISTRATIVE HEARING within 10 days: (sign here)

FURTHERMORE, I UNDERSTAND ANY PERSON WHO WILLFULLY REFUSES TO SIGN AND ACCEPT A CITATION ISSUED BY A LICENSING INVESTIGATOR COMMITS A MISDEMEANOR OF THE SECOND DEGREE, PUNISHABLE AS PROVIDED IN s.775.082 or s.775.083.

Violator's Signature

Date Received

DARON SUBRYAN

Date of Citation

16

05/18/14 1:30:00 PM
05/18/14 1:30:00 PM

CITATION

City of Port St Lucie

CITATION#

32442

CERTIFIED MAIL#

7021 0350 0000 2520 7563

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- ☐ Falsely impersonate a certificate holder or registrant or holder of a certificate of competency issued by the board;
- ☐ Present as his/her own the certificate, registration, or certificate of competency of another;
- ☐ Give false or forged evidence to the Board or a member thereof for the purpose of obtaining a certificate of competency;
- ☐ Use or attempt to use a certificate, registration, or certificate of competency which has been suspended or revoked.
- ☒ Engage in the business or act in the capacity of a contractor or advertise himself/herself or a business organization as available to engage in the business or act in the capacity of a contractor without being duly registered or certified or the holder of a certificate of competency;
- ☐ Operate a business organization engaged in contracting after 60 days following the termination of its only qualifying agent without designating another primary qualifying agent;
- ☐ Commence or perform work for which a building permit is required per Part IV of Chapter 553 without such building permits being in effect;
- ☐ Willfully or deliberately disregard or violate any municipal ordinance relating to uncertified or unregistered contractor;
- ☐ Act in the capacity of a contractor different from the scope of work for which the contractor is certified to perform;
- ☐ Failed to secure required inspections;
- ☐ Willfully or deliberately obtaining or attempting to obtain a permit for an entity unregistered or unlicensed;
- ☐ Practice contracting unless the person is certified or registered (ELECTRICAL)
- ☐ Use the name or title "electrical contractor" or "alarm system contractor" or words to that effect, or advertise himself or herself or a business organization as available to practice electrical or alarm system contracting, when the person is not then the holder of a valid certification or registration issued pursuant to this part.

and has been observed on 5/6/2026 at 00:08:30 __ at the Location of 1889 SW MCALLISTER LN

DESCRIPTION OF WORK PERFORMED:

ROOM ADDITION - UNLICENSED CONTRACTING

ISSUED TO	TONY		BEDOLLA	
	First		Middle	Last
BUSINESS NAME	BEDOLLA CONSTRUCTION CLEANING LLC		STREET	4115 30TH AVENUE
CITY	VERO BEACH	STATE	FL	ZIP 32967
DL#		DOB		PHONE# (772) 646-5715
				CERT/REG#

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PENALTIES:

NON-STRUCTURAL OR NON-MECHANICAL:

1st OFFENSE	\$500.00
2nd OFFENSE	\$1,000.00
3rd OFFENSE	\$1,500.00

PENALTIES:

STRUCTURAL OR MECHANICAL:

1st OFFENSE	\$1,000.00
2nd OFFENSE	\$2,000.00
3rd OFFENSE	Pursuant to Florida Statute 489.127(2)(b)

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Violator's Signature

Date Received

DARON SUBRYAN

Date of Citation

Revised 08/27/2019



Bedolla Construction

January 4, 2022 · 🌐

👍 2

Like

Comment



No comments yet
Be the first to comment.

DESCRIPTION

Roof Sheathing Inspection:

Some nails need to be removed and nail them back to meet engineer plan specifications.

Exterior Wall Sheathing:

Some nails need to be removed and nail them back to meet engineer plan specifications.

To provide labor and material for Roof and Exterior Wall Sheathing is \$3,250.00.

Truss Bracing:

Revise, remove / install if needed, according to plans the truss bracing at the gable and the interior of the new addition.

To provide labor and material for Truss Bracing is \$1,950.00

Strapping:

Revise, according to plans, the specified fasteners (Strapping)

To provide labor and material for Strapping is \$1,950.00

Framing:

Revise top and bottom plates, wall studs, fire blocks, and headers of the new framing,

To provide labor and material for framing is \$1,100.00.

Before any plumbing, electrical, and drywall schedule, framing inspection must be requested.

Note: If the inspector requests the removal of the dry in to inspect the sheathing fasteners (Nails), an additional \$1,950.00 will be charged. Material included in this price. Home owner has a permit as home owner and the owner is responsible for requesting and pay all required inspections.

PAYS FLOW

Total 10,200.00 Contractor
Discount - 600.00
9,600.00 - Tony Bedolla

30% deposit is required upon signature and acceptance of this quote - 2,880.00 07/02/25

20% demolition and materials on site

20% All works is al ready

30% when pass all inspections of this proposal

Finish of this proposal

Thank you,

Tony B.

Bedolla Construction

1st payment 30% - 2,880.00
 2nd " 20% - 1,920.00
 3rd " 20% - 1,920.00
 4th " 30% - 2,880.00

1st payment 30% - 2,880.00
 2nd " 20% - 1,920.00
 3rd " 20% - 1,920.00
 4th " 30% - 2,880.00

07/02/2025 - 07/02/2025
 07/10/2025 - 07/15/2025
 07/18/2025 - 07/18/2025
 08/11/25 - 08/11/25

2,880.00 70th

paid off
 08/11/25

C/C Computer

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS &
PROFESSIONAL REGULATION



Department of Business
& Professional Regulation

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LICENSEE SEARCH OPTIONS

1:34:03 PM 5/5/2026

There were no records found matching the search criteria. If you suspect unlicensed activity may be occurring, please call 866-532-1440. You may also email ULA@myfloridalicense.com.

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License Type	Name	Name Type	License Number/ Rank	Status/Expires
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* denotes

Main Address - This address is the Primary Address on file.

Mailing Address - This is the address where the mail associated with a particular license will be sent (if different from the Main or License Location addresses).

License Location Address - This is the address where the place of business is physically located.

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: [Customer Contact Center](#) :: Customer Contact Center: 850.487.1395

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However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our [Chapter 455](#) page to determine if you are affected by this change.



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Detail by Entity Name

Florida Limited Liability Company

BEDOLLA CONSTRUCTION CLEANING LLC

Filing Information

Document Number	L20000002154
FEI/EIN Number	84-4037140
Date Filed	12/19/2019
Effective Date	01/01/2020
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/01/2022

Principal Address

4115 30TH AVE
VERO BEACH, FL 32967

Mailing Address

4115 30TH AVE
VERO BEACH, FL 32967

Registered Agent Name & Address

BEDOLLA SALINAS, HOTONIEL
4115 30TH AVE
VERO BEACH, FL 32967

Name Changed: 02/01/2022

Authorized Person(s) Detail

Name & Address

Title Authorized Representative

BEDOLLA SALINAS, HOTONIEL
4115 30TH AVE
VERO BEACH, FL 32967

Annual Reports

Report Year	Filed Date
2023	03/17/2023
2024	01/03/2024

2025

03/14/2025

Document Images

03/14/2025 -- ANNUAL REPORT	View image in PDF format
01/03/2024 -- ANNUAL REPORT	View image in PDF format
03/17/2023 -- ANNUAL REPORT	View image in PDF format
02/01/2022 -- REINSTATEMENT	View image in PDF format
12/19/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

I

03/17/2026

In March of 2024 the construction company: Martin County Development poured the slab for the addition to our house of a master bedroom and bathroom. They scammed us and walked off the site with \$75,000.00, The slab is all they did.

In February 2025 we hired Grizze Construction to continue with the Second phase, the framing, and I, Banny Duncan, signed the contract electronically, Since my husband, Bruce Duncan, was at the V-A Hospital in Miami, having an emergency open-heart surgery. Mr. Anthony started working on February 24.

In the first week of March, Bruce went back to the hospital for a second open-heart surgery; and while he was recovering at the hospital, the frame inspection was done. That same day I asked Mr. Anthony if we had passed the inspection, and he and his father, who was working in the addition as well, told me that we had passed it.

A couple of days later, my husband was dismissed from the hospital. He got an e-mail from the Building Dept., saying that we had failed the framing inspection. I got in touch with Mr. Anthony, and he told me that he had already corrected what was wrong; that "it was something simple, one loose nail here and there".

page 2 →

II

On March 17 I texted Mr. Anthony, to ask him why he hadn't come to finish the job (installing the tyvek). He told me that he ^{was} working on a big project in Miami, and that he was going to install the tyvek at the end of March. He told me that it would just take him about fifteen minutes.

(I thought: "If the work is done in such a short time, why wasn't it done sooner?") But I didn't say anything, my husband and I thought we were dealing with an honest man.

At the end of March, he didn't show up for work; and when I contacted him, he told me that he was going to let me know when he was going to come. Days passed and not work done. When I contacted him again, he told me that he couldn't move forward with any other additional work, until we figured out what we wanted to do: wait or continue with the next steps.

That "additional work", and "the next steps" are not part of the contract I signed. When he started working I told him that Bruce and I were thinking in getting a loan to be able to continue with the construction, and he sent me an e-mail detailing how much the next phase would cost us, but we weren't ready for applying for that loan yet, because Bruce's health was very fragile. I told him that we would let him know when we were ready. He required the last payment before installing the tyvek, and we did,

III

Then he said he wasn't sure about what he was installing, but in the contract I signed, it says: tyvek, plus the engineer's plans specify: "Siding finish to match existing". We paid for tyvek or house wrap, which is the cheapest or one of the cheapest parts of the wall system, which is what is installed in the rest of the house. Stucco is much more expensive; about 5x to 10x more expensive than tyvek.

When we were ready to apply for a loan, the bank sent us two contractors to give us an estimate (both companies knew they were installing tyvek).

The company we chose, MY Home's Evolution, asked us to get another framing inspection before they started work because they noticed some errors.

We were surprised by the result since we thought based on what Mr. Anthony told us, that he had already corrected the "few" mistakes. The framing inspection failed again. It was way more than just some loose nails.

MY Home's Evolution Company asked us to hire a contractor just to fix the framing; and after that they would continue and finish the work.

After learning of the inspection failure, Bruce contacted Mr. Anthony over the phone, but he never answered the phone calls or the text messages, so he wrote him a certified letter explaining the situation. Mr. Anthony signed the receipt of the letter.

Bedolla Construction fixed the framing errors.

Spizze Construction must pay what we had to pay for the correction of his errors, plus the court fees.



Agenda Summary

2026-622

Agenda Date: 7/9/2026

Agenda Item No.: 9.a

Placement: New Business

Action Requested: Motion / Vote

Review Board Inquiry - Anonymous Complaints

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

Executive Summary: Review the Board's inquiry of how the City handles anonymous complaints compared to how the state handles anonymous complaints.

Presentation Information: Presented by Legal Division.

Attachments: N/A

CHAPTER 2021-167

Committee Substitute for Senate Bill No. 60

An act relating to county and municipal code enforcement; amending s. 125.69, F.S.; prohibiting code inspectors designated by boards of county commissioners from initiating investigations of potential violations of codes and ordinances by way of anonymous complaints; requiring persons who report potential violations of codes and ordinances to provide specified information to the board before an investigation occurs; providing applicability; providing construction; amending s. 162.06, F.S.; prohibiting code inspectors from initiating enforcement proceedings for potential violations of codes and ordinances by way of anonymous complaints; requiring persons who report potential violations of codes and ordinances to provide specified information to the respective local government before an investigation occurs; providing applicability; amending s. 162.13, F.S.; providing construction; amending s. 162.21, F.S.; prohibiting code enforcement officers from initiating investigations of potential violations of codes and ordinances by way of anonymous complaints; requiring persons who report potential violations of codes and ordinances to provide specified information to the respective local government before an investigation occurs; providing applicability; providing construction; amending s. 166.0415, F.S.; prohibiting code inspectors designated by governing bodies of municipalities from initiating investigations of potential violations of codes and ordinances by way of anonymous complaints; requiring persons who report potential violations of codes and ordinances to provide specified information to the governing body before an investigation occurs; providing applicability; providing construction; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (4) of section 125.69, Florida Statutes, is amended to read:

125.69 Penalties; enforcement by code inspectors.—

(4)(a) The board of county commissioners of each county may designate its agents or employees as code inspectors whose duty it is to assure code compliance. Any person designated as a code inspector may issue citations for violations of county codes and ordinances, respectively, or subsequent amendments thereto, when such code inspector has actual knowledge that a violation has been committed.

(b) A person designated as a code inspector may not initiate an investigation of a potential violation of a duly enacted code or ordinance by way of an anonymous complaint. A person who reports a potential violation of a code or an ordinance must provide his or her name and address to the governing body of the respective board of county commissioners before

an investigation occurs. This paragraph does not apply if the person designated as a code inspector has reason to believe that the violation presents an imminent threat to public health, safety, or welfare or imminent destruction of habitat or sensitive resources.

~~(c)~~(a) Prior to issuing a citation, a code inspector shall provide notice to the violator that the violator has committed a violation of a code or ordinance and shall establish a reasonable time period within which the violator must correct the violation. Such time period shall be no more than 30 days. If, upon personal investigation, a code inspector finds that the violator has not corrected the violation within the time period, a code inspector may issue a citation to the violator. A code inspector does not have to provide the violator with a reasonable time period to correct the violation prior to issuing a citation and may immediately issue a citation if the code inspector has reason to believe that the violation presents a serious threat to the public health, safety, or welfare, or if the violation is irreparable or irreversible.

~~(d)~~(b) A citation issued by a code inspector shall state the date and time of issuance, name and address of the person in violation, date of the violation, section of the codes or ordinances, or subsequent amendments thereto, violated, name of the code inspector, and date and time when the violator shall appear in county court.

~~(e)~~(e) If a repeat violation is found subsequent to the issuance of a citation, the code inspector is not required to give the violator a reasonable time to correct the violation and may immediately issue a citation. For purposes of this subsection, the term “repeat violation” means a violation of a provision of a code or ordinance by a person who has previously been found to have violated the same provision within 5 years prior to the violation, notwithstanding the violations occurred at different locations.

~~(f)~~(d) If the owner of property which is subject to an enforcement proceeding before county court transfers ownership of such property between the time the initial citation or citations are issued and the date the violator has been summoned to appear in county court, such owner shall:

1. Disclose, in writing, the existence and the nature of the proceeding to the prospective transferee.
2. Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the county court proceeding received by the transferor.
3. Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the county court proceeding.
4. File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the

disclosures made to the new owner, within 5 days after the date of the transfer.

A failure to make the disclosure described in subparagraphs 1., 2., and 3. before the transfer creates a rebuttable presumption of fraud. If the property is transferred before the date the violator has been summoned to appear in county court, the proceeding shall not be dismissed but the new owner will be substituted as the party of record and thereafter provided a reasonable period of time to correct the violation before the continuation of proceedings in county court.

~~(g)~~(e) If the code inspector has reason to believe a violation or the condition causing the violation presents a serious threat to the public health, safety, and welfare or if the violation is irreparable or irreversible in nature, or if after attempts under this section to bring a repeat violation into compliance with a provision of a code or ordinance prove unsuccessful, the local governing body may make all reasonable repairs which are required to bring the property into compliance and charge the owner with the reasonable cost of the repairs along with the fine imposed pursuant to this section. Making such repairs does not create a continuing obligation on the part of the local governing body to make further repairs or to maintain the property and does not create any liability against the local governing body for any damages to the property if such repairs were completed in good faith.

~~(h)~~(f) Nothing in this subsection shall be construed to authorize any person designated as a code inspector to perform any function or duties of a law enforcement officer other than as specified in this subsection. A code inspector shall not make physical arrests or take any person into custody and shall be exempt from requirements relating to the Special Risk Class of the Florida Retirement System, bonding, and the Criminal Justice Standards and Training Commission, as defined and provided by general law.

~~(i)~~(g) The provisions of this subsection shall not apply to the enforcement pursuant to ss. 553.79 and 553.80 of the Florida Building Code adopted pursuant to s. 553.73 as applied to construction, provided that a building permit is either not required or has been issued by the county.

~~(j)~~(h) The provisions of this subsection may be used by a county in lieu of the provisions of part II of chapter 162.

~~(k)~~(i) The provisions of this subsection are additional or supplemental means of enforcing county codes and ordinances. Except as provided in paragraphs (b) and (j) ~~paragraph (h)~~, nothing in this subsection shall prohibit a county from enforcing its codes or ordinances by any other means.

Section 2. Subsection (1) of section 162.06, Florida Statutes, is amended to read:

162.06 Enforcement procedure.—

(1)(a) It shall be the duty of the code inspector to initiate enforcement proceedings of the various codes; however, no member of a board shall have the power to initiate such enforcement proceedings.

(b) A code inspector may not initiate enforcement proceedings for a potential violation of a duly enacted code or ordinance by way of an anonymous complaint. A person who reports a potential violation of a code or an ordinance must provide his or her name and address to the respective local government before an enforcement proceeding may occur. This paragraph does not apply if the code inspector has reason to believe that the violation presents an imminent threat to public health, safety, or welfare or imminent destruction of habitat or sensitive resources.

Section 3. Section 162.13, Florida Statutes, is amended to read:

162.13 Provisions of act supplemental.—It is the legislative intent of ss. 162.01-162.12 to provide an additional or supplemental means of obtaining compliance with local codes. Except as provided in s. 162.06(1)(b), nothing contained in ss. 162.01-162.12 shall prohibit a local governing body from enforcing its codes by any other means.

Section 4. Present paragraphs (b) and (c) of subsection (3) of section 162.21, Florida Statutes, are redesignated as paragraphs (c) and (d), respectively, a new paragraph (b) is added to that subsection, and subsection (8) of that section is amended, to read:

162.21 Enforcement of county or municipal codes or ordinances; penalties.—

(3)

(b) A code enforcement officer may not initiate an investigation of a potential violation of a duly enacted code or ordinance by way of an anonymous complaint. A person who reports a potential violation of a code or an ordinance must provide his or her name and address to the respective local government before an investigation may occur. This paragraph does not apply if the code enforcement officer has reason to believe that the violation presents an imminent threat to public health, safety, or welfare or imminent destruction of habitat or sensitive resources.

(8) The provisions of this section are additional and supplemental means of enforcing county or municipal codes or ordinances and may be used for the enforcement of any code or ordinance, or for the enforcement of all codes and ordinances. Except as provided in paragraph (3)(b), nothing contained in this section shall prohibit a county or municipality from enforcing its codes or ordinances by any other means.

Section 5. Subsections (1) and (7) of section 166.0415, Florida Statutes, are amended to read:

166.0415 Enforcement by code inspectors; citations.—

(1)(a) The governing body of each municipality may designate its agents or employees as code inspectors whose duty it is to assure code compliance. Any person designated as a code inspector may issue citations for violations of municipal codes and ordinances, respectively, or subsequent amendments thereto, when such code inspector has actual knowledge that a violation has been committed.

(b) A person designated as a code inspector may not initiate an investigation of a potential violation of a duly enacted code or ordinance by way of an anonymous complaint. A person who reports a potential violation of a code or an ordinance must provide his or her name and address to the governing body of the municipality before an investigation occurs. This paragraph does not apply if the person designated as a code inspector has reason to believe that the violation presents an imminent threat to public health, safety, or welfare or imminent destruction of habitat or sensitive resources.

(7) The provisions of this section are additional or supplemental means of enforcing municipal codes and ordinances. Except as provided in paragraph (1)(b) and subsection (6), nothing in this section shall prohibit a municipality from enforcing its codes or ordinances by any other means.

Section 6. This act shall take effect July 1, 2021.

Approved by the Governor June 29, 2021.

Filed in Office Secretary of State June 29, 2021.



Agenda Summary

2026-624

Agenda Date: 7/9/2026

Agenda Item No.: 12.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

Certification of Fine/Order to Lien

VICTOR RODRIGUES

MAVIT STONE SERVICES

Citation # 32320 - Remaining Balance Owed \$1000.00

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

Executive Summary: Remaining Balance Owed \$1000.00

Presentation Information: N/A

Staff Recommendation: Move that the Board impose the lien.

Alternate Recommendations:

1. Move that the Board amend the recommendation and impose the lien with conditions.
2. Move that the Board not accept the recommendation and provide the staff with direction.

Attachments: Case File

**IN AND FOR THE CITY OF PORT ST. LUCIE
CONSTRUCTION BOARD OF APPEALS**

City of Port St. Lucie, a Florida
Municipal Corporation,

Petitioner,

v.

VICTOR RODRIGUES
Respondent(s).

Citation.: 25-32320-BL

**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
CONSTRUCTION BOARD OF APPEALS CITATION ORDER**

This Matter came before the Construction Board of Appeals of the City of Port St. Lucie, Florida, on **April 9th, 2026**, for a Public Hearing and based on the evidence presented, the Construction Board of Appeals enters the following Findings of Fact, Conclusions of Law, and Order.

FINDINGS OF FACT

The Construction Board of Adjustments and Appeals finds as follows:

1. The Respondent and/or representative(s) **did or did not** appear before the Construction Board of Appeals to present testimony and argument.
2. Respondent was properly served with the Notice of Hearing pertaining to the Public Hearing before the Construction Board of Appeals by Certified Mail, Return Receipt Requested in accordance with the Port St. Lucie City Code and Chapter 489, Florida Statutes.
3. The allegations of fact, as set forth in the citation **#32320** supported by competent substantial evidence and are as follows:
4. **Practice contracting unless the person is certified or registered (Electrical). Commence or perform work for which a building permit is required per Part IV of Chapter 553 without such building permits being in affect.**

CONCLUSIONS OF LAW

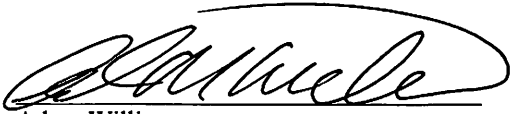
5. The Construction Board of Appeals considered the factors outlined in s. 489.127, Florida Statutes.
6. That the Construction Board of Appeals has jurisdiction in this cause and, based upon the findings of fact and evidence presented, concludes that the Respondent **did** violate Florida State Statute & Port St. Lucie City Code, Section **489.531 (1.)A & 150.530 (a)(8)**.

ORDER

7. That civil penalty for the amount of **\$1,000.00** is hereby imposed against Respondent pursuant to imposed pursuant to the Port St. Lucie City Code and Chapter 489, Florida Statutes.
8. The civil penalty imposed shall be paid within thirty (30) days (excluding weekends and holidays) of the execution of this Order.
9. Failure to timely pay the civil penalty imposed by this Order shall result in a Certification of Fine Hearing before the Construction Board of Appeals on **July 9th, 2026 at 9:00 a.m.** at 121 SW Port St Lucie Blvd. Port St Lucie FL Bldg "A" – Council Chambers
10. The Certification of Fine Hearing may result in the recording of a lien against the real and personal property of the Respondent in the Public Records pursuant to Chapter 489, Florida Statutes.
11. This Order may be appealed within thirty (30) days of execution, as set forth in Section 489.127, Florida Statutes.

Done and Ordered the **9th** day of **April**.

APPROVED AS TO FORM
BY THE CITY ATTORNEY'S OFFICE


Adam Williams
Chairperson
Construction Board of Appeals

THIS ORDER HAS BEEN SENT OUT VIA CERTIFIED MAIL TO THE RESPONDENT.
CERTIFIED MAIL #

