

City of Port St. Lucie

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



Meeting Agenda

Wednesday, July 15, 2026

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**
 - 4.a Approval of Hearing Minutes May 20th, 2026 [2026-644](#)
5. **Late Abatements and/or Postponements**
6. **Approval of Agenda**
7. **Introduction of Cases**
 - 7.a Hear Case Presentations to Determine Violation of City Code and Set Compliance Deadline [2026-645](#)
 - 7.b Hear Case Presentations to Determine Compliance with City Code and Imposition of a Fine [2026-646](#)
8. **How Parties are Notified**
9. **Introduction of Cases Without Parties Present**
10. **Public to be Heard**
11. **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

2026-644

Agenda Date: 7/15/2026

Agenda Item No.: 4.a

Placement: Approval of Minutes

Action Requested: Motion / Vote

Approval of Hearing Minutes May 20th, 2026

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: N/A

Staff Recommendation: Move that the Special Magistrate approve the meeting minutes.

Alternate Recommendations:

1. Move that the Special Magistrate amend the recommendation and approve the meeting minutes.
2. Move that the Special Magistrate not approve the recommendation and provide staff with direction.

Background: Per Chapter 37 of the City's Code of Ordinances, the Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: Meeting Minutes

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.

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes

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

Wednesday, May 20, 2026

9:00 AM

City Hall, Council Chambers

Addition of Item 10A

1. Meeting Called to Order

A SPECIAL MAGISTRATE HEARING of the City of Port St. Lucie was called to order by Special Magistrate Keith Davis Esq. on May 20, 2026, at 9:07 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis Esq., Special Magistrate
James Laponza, Licensing Investigator
Jennifer Vannatter, Licensing Investigator
Daron Subryan, Licensing Investigator
Isa Alvarez, Building Department
Russell Ward, Deputy City Attorney (departed at 9:31 a.m.)
KeAndrea Davis, Deputy City Attorney (arrived at 9:31 a.m.)
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

4.a Approval of Hearing Minutes March 25th, 2026

[2026-386](#)

(Clerk's Note: The approval of the March 25, 2026 meetings were postponed to the July 15, 2026 agenda.)

5. Late Abatements and/or Postponements

Ms. Alvarez indicated that the following cases were postponed; 32387, 32356, 32379, 32279, and 32322.

Ms. Alvarez indicated that the following cases were abated; 32386, 32402, 32381, 32036, and 32293.

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Determine Violation

8.a Hear Case Presentations to Determine Violation of City Code
and Set Compliance Deadline[2026-385](#)

10. VANNATTER / CASE NO. 32385 / 4267 SW JAMES ST

Licensing 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.

The Deputy City Clerk swore in Respondent Rosario Gamboa, who stated that he was willing to take it down and requested additional time. The Special Magistrate stated that the City was recommending until July, which was a reasonable amount of time.

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 compliance deadline by July 15, 2026. If compliance is not met by this date, a fine would be assessed in the amount of \$25/day with a maximum of \$2,500, and \$195 administrative fees.

9. Determine Compliance

9.a Hear Case Presentations to Determine Compliance with City
Code and Imposition of a Fine[2026-384](#)

20. LAPONZA / CASE NO. 32211 / 873 HAMBERLAND AVE

Licensing 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. He noted that the Respondents had applied for a permit, but it was in plan review failed status.

The Deputy City Clerk swore in Respondents Gabriella Calderon & Miguel Perez, who stated that they had applied for a permit 3 times, and now there was a survey issue, so they were going to call and get an up-to-date survey. Investigator LaPonza clarified that they needed the dimensions of the setback and 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 compliance deadline by July 15, 2026.

25. VANNATTER / CASE NO. 32266 / 2326 SW SCODELLA TER

Licensing 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. She noted that the permit was in plan review failed status.

(Clerk's Note: Mariela Moore of the Building Department provided translation services on behalf of the Respondent.)

The Deputy City Clerk swore in Respondent Lincoln Valeriano, who stated that the architect had a bad accident and was unable to submit the plans for review, but he should have them this week. The Special Magistrate stated that it was not appropriate for him to change their Joint Stipulation Agreement, but he would approve it if that was requested. Investigator Vannatter stated that the City did not object to a 60-day extension, but his current plans have a combination of 2 projects, and they needed to be separated out.

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 compliance deadline by July 15, 2026.

28. VANNATTER / CASE NO. 32229 / 451 SW BETHANY DR SUITE 100

Licensing 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. She noted that the permit was in plan review failed status.

The Deputy City Clerk swore in Contractor Jose Pena who represented the Respondent and stated that they were working to get the new designs to submit to the City. Investigator Vannatter noted that there was a change in ownership.

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 compliance deadline by July 15, 2026.

10. Partial Release Requests

10.a Hear Partial Release Requests Cases and Approve the Staff
Recommendation

[2026-485](#)

Evelyn Rojas stated that this is a request for a release from a parcel of property only and will not affect the spreading/cross-attaching liens.

513 NW Enterprise Dr

Section 37.13 of the Code provides that the Special Magistrate may partially release a non-offending property from a lien on an offending property. In this case, the non-offending property consists of 0.92 acres located on S. US Highway 1 and the offending property is 513 NW Enterprise Drive, which has 1 building lien on it. Both properties are owned by a company called Ivest LP, and an application for a partial release has been received so they can sell the non-offending property and convey clear title. The lien will remain on the offending property until the violations have been corrected and the fines have been paid. If the Partial Release is approved, the Order will include a provision that administrative and hard costs attributed to the offending property must be paid by the applicant before the partial release is recorded.

517 NW Enterprise

Section 37.13 of the Code provides that the Special Magistrate may partially release a non-offending property from a lien on an offending property. In this case, the non-offending property consists of 0.92 acres located on S. US Highway 1 and the offending property is 517 NW Enterprise Drive, which has 1 building lien on it. Both properties are owned by a company called Ivest LP, and an application for a partial release has been received so they can sell the non-offending property and convey clear title. The lien will remain on the offending property until the violations have been corrected and the fines have been paid. If the Partial Release is approved, the Order will include a provision that administrative and hard costs attributed to the offending property must be paid by the applicant before the partial release is recorded.

Agenda items 30 and 31 have been agreed upon prior to this hearing and require Magistrate signature.

11. 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.

12. Introduction of Cases Without Parties Present

Ms. Barensen read the following into record:

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 until July 15, 2026, 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:

VIOLATION HEARING

32362 2833 SW BRIGHTON ST

32370 3241 SW PORT ST LUCIE BLVD

32378 392 SW BUTLER AVE

32375 191 SW PORT ST LUCIE BLVD

32380 1631 SW PANCOAST ST

The Special Magistrate found that parties were not present and found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance date of July 15, 2026. If compliance is not achieved by this date, the City may bring the matter back to determine the fines for a Certification of Fines Hearing.

Ms. Barensen read the following into record:

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

32316 1545 NW ST LUCIE WEST BLVD
32136 531 SE BROOKSIDE TER
31888 518 SW ESTER AVE
32327 1900 SE HILLMOOR DR
32286 143 SW MELBOURNE CIR
32326 998 SW PAAR DR
32339 1224 SW GATLIN BLVD #104
31630 9168 SW US HWY 1
32282 500 NW PEACOCK BLVD UNIT 107
32350 1963 SW IMPORT DR

The Special Magistrate found that the parties were not present and found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and imposed a fine to be set forth in a lien.

13. Public to be Heard

There were no public comments to be heard.

14. Adjourn

There being no further business, the meeting was adjourned at 9:55 a.m.

Jasmin De Freese, Deputy City Clerk



Agenda Summary

2026-645

Agenda Date: 7/15/2026

Agenda Item No.: 7.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 Code Compliance Officer discovered a violation of the City Code, notified the Respondent, and gave them a reasonable time to correct the violation. Upon determining that the violation was not corrected, the Code Compliance Officer 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 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 Violations – 7/15/26

#	Specialist	Case No.	Respondent(s)	Respondent Address
1	James LaPonza	32418	HEG PSL II	1644 SE VILLAGE GREEN DR
2	James LaPonza	32413	Recaldo Mears	374 SW MAJESTIC TER
3	James LaPonza	31744	Christopher George & Kimberly George	962 SW DEL RIO BLVD
4	James LaPonza	32410	Maribel Roman & Hector Ferran	590 NW CORNELL AVE
5	James LaPonza	32421	EMERALD HILLS INVESTMENTS LLC	1617 SE PORT ST LUCIE BLVD
6	James LaPonza	32408	Angel E Falcon Paulin	340 NW AVENS ST
7	James LaPonza	32393	Pierre Delva	2173 SE GASLIGHT ST
8	James LaPonza	32403	Garry Telemaque & Marie Raina Moise Telemaque	181 SE LAKEHURST DR
9	James LaPonza	32399	Dallas Port St Lucie LLC	435 NW ENTERPRISE DR
10	James LaPonza	32353	Ivan Todoriv & Oksana Todoriv	2833 SW SEASIDE RD
11	James LaPonza	32448	Edgard Jasmin & Josianne Jasmin	340 NW PLACID AVE
12	James LaPonza	32436	La Playa Real Estate Holdings LLC	1264 SW BILTMORE ST
13	James LaPonza	32433	2100 SW Conant LLC	2100 SW CONANT AVE
14	Jennifer Vannatter	32424	HOMEbiz LLC	1947 SW BILTMORE ST
15	Jennifer Vannatter	32383	Aaron Mohammed	1862 SW IDAHO LN
16	Jennifer Vannatter	32416	GATLIN POINTE 18 LLC	1214 SW GATLIN BLVD 110
17	Jennifer Vannatter	32409	Tinto and Shelina International Inc	302 SW TULIP BLVD SUITE B
18	Jennifer Vannatter	32406	Jonathan Victor & Annette Julia Banatte-Victor	1802 SW CITADEL AVE
19	Jennifer Vannatter	32431	MAAAP PROPERTIES LLC	270 NW PEACOCK BLVD STE 114
20	Jennifer Vannatter	32426	Maciann Florestal & Renaande Titus	4189 SW DARIEN ST
21	Jennifer Vannatter	32427	OSTANIEL CANES	710 SE ESSEX DR
22	Jennifer Vannatter	32437	Shoppes of Bougainvillea LLC	1333 SW GATLIN BLVD



Agenda Summary

2026-646

Agenda Date: 7/15/2026

Agenda Item No.: 7.b

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 and/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 and/or costs.

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 Code Compliance Officer 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 and/or costs.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Project: N/A

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 – 7/15/26

#	Specialist	Case No.	Respondent(s)	Respondent Address
23	Daron Subryan	32134	Winston F Chong & Blanca L Beraza	1389 SW BAYSHORE BLVD
24	Daron Subryan	32324	HEG PSL II	1624 SE VILLAGE GREEN DR
25	Daron Subryan	32139	Nicole Vazquez & Jonathan Vazquez	837 SE CAVERN AVE
26	Daron Subryan	32315	Vincent N Batz	226 SW PARISH TER
27	Daron Subryan	32318	Geiger Properties of FI LLC	1062 SE PORT ST LUCIE BLVD
28	Daron Subryan	32279	AJ Bella Investments LLC	2082 NW COMMERCE LAKES DR
29	Daron Subryan	32322	Jorge Perdomo Fernandez	643 SE PRESTON LN
30	James LaPonza	32342	Boris L Sotolongo Reyes	559 SW RYDER RD
31	James LaPonza	32245	CAMEO CORNER LLC	481 SW PORT ST LUCIE BLVD
32	James LaPonza	32267	Jessica Batista	2990 SW VENTURA ST
33	James LaPonza	31816	Brian DiMatteo	307 SW BELMONT CIR
34	James LaPonza	32317	2766 Edgarce St LLC	2764 SW EDGARCE ST
35	James LaPonza	32303	11950 Tradition LLC	11950 SW TOM MACKIE BLVD STE 109
36	James LaPonza	32375	QSR LLC	191 SW PORT ST LUCIE BLVD
37	James LaPonza	32378	Tania Rosa Gonzalez Borrego	392 SW BUTLER AVE
38	James LaPonza	32370	Real Sub LLC	3241 SW PORT ST LUCIE BLVD
39	James LaPonza	32362	Gateway 26 LLC	2833 SW BRIGHTON ST
40	James LaPonza	32211	Gabriella Calderon & Miguel Perez	873 SW HAMBERLAND AVE
41	James LaPonza	32191	Harbor Village 18 LLC	1234 SW GATLIN BLVD 102
42	Jennifer Vannatter	32335	Cresha Doreus & Alain Doreus & Alexandra Doreus	1025 SW SULTAN DR
43	Jennifer Vannatter	32385	Rosario Gamboa	4267 SW JAME ST
44	Jennifer Vannatter	32266	Lincoln Antonio Valeriano & Maitee Valeriano	2326 SW SCODELLA TER
45	Jennifer Vannatter	32229	Kadisar Investments LLC	451 SW BETHANY DR STE 100
46	Jennifer Vannatter	31851	Morningside Commons LLC	1898 SE PORT ST LUCIE BLVD