

# City of Port St. Lucie

## Special Magistrate Hearing

### Meeting Minutes

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

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**Wednesday, May 28, 2025**

**9:00 AM**

**City Hall, Council Chambers**

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1. Meeting Called to Order

A Special Magistrate Hearing of the City of Port St. Lucie was called to order by Special Magistrate Claudette Pelletier at 9:00 AM on May 28, 2025, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Claudette Pelletier, Special Magistrate

James Laponza, Licensing Investigator

Jennifer Vannatter, Licensing Investigator

Isa Alvarez, Building Department

Richard Shiller, Deputy City Attorney

Traci Mehl, Deputy City Clerk

2. Pledge of Allegiance

Special Magistrate Pelletier led the assembly in reciting the Pledge of Allegiance.

3. Swearing in Code Specialist and/or Building Investigators

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

4. Approval of Minutes

**4.a** Approval of Hearing Minutes April 23rd, 2025

[2025-501](#)

Special Magistrate Pelletier approved the minutes of April 23, 2025, as submitted.

5. Late Abatements and/or Postponements

Isa Alvarez, Building Department, indicated Cases #31913, #31918, #31889, #31906, #31522, #31719, #31953, #31954, #31965, #31934 were postponed and Cases #31933, #31957, #31729, #31751, #31572, #31687 were abated.

6. Approval of Agenda

Special Magistrate Pelletier approved the agenda as submitted.

7. Introduction of Cases

8. Violation/Compliance

- 8.a** Hear Violation/Compliance Cases and Approve the Staff Recommendation

[2025-499](#)

There were no violation/compliance cases to be heard.

9. Certification of Fine/Lien

- 9.a** Hear Certification of Fine/Lien Cases and Approve the Staff Recommendation

[2025-500](#)

#23. LAPONZA / CASE NO. 31720 / 1214 SW GATLIN BLVD, #108

Licensing Investigator James Laponza read the Case Presentation and Staff's recommendations into the record. He presented photos - of an internal build-out with electric and no permit - taken at the time of the inspections. Licensing Investigator Laponza stated it was approved by Planning & Zoning, but the permit failed plan review. He suggested a 60-day extension.

The Deputy City Clerk swore in Respondent Ayman Fakoussa, who explained he has been working on the violation with a new engineer.

Special Magistrate Pelletier granted the Respondent an extension until August 26, 2025.

#21. LAPONZA / CASE NO. 31816 / 307 SW BELMONT CIR

Licensing Investigator James Laponza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the electrical panel/box replaced without a permit; wiring in the house, including another electrical panel - taken at the time of the inspections. Licensing Investigator Laponza stated the Respondent applied for a permit, but it failed plan review.

The Deputy City Clerk swore in Respondent Brian DiMatteo, who explained the people staying at his house ripped out all of the wiring and he has been working on the violation with his engineer who is out of town. He requested an extension. Licensing Investigator Laponza indicated the City did not object to an August 26, 2025, compliance date.

Special Magistrate Pelletier granted the Respondent an extension until August 26, 2025.

#22. LAPONZA / CASE NO. 31788 / 1400 SE GOLDTREE DR., #207

Licensing Investigator James Laponza read the Case Presentation and

Staff's recommendations into the record. He presented photos - of the changes to an interior commercial space, added electrical and plumbing - taken at the time of the inspections. Licensing Investigator Laponza stated the permit passed plan review, but it has been sent to the fire department for their review.

The Deputy City Clerk swore in Respondent Evaline Grant, who explained everything is being processed and requested an extension for the fire department to complete their review. Licensing Investigator Laponza suggested an extension to August 26, 2025.

Special Magistrate Pelletier granted the Respondent an extension until August 26, 2025.

**#25. LAPONZA / CASE NO. 31768 / 762 SW DEL RIO BLVD**

Licensing Investigator James Laponza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property - taken at the time of the inspections. Licensing Investigator Laponza stated no action has been taken by the Respondent to obtain a permit. He indicated he met the Respondent on the property with a translator and the Respondent understood everything that needed to be done to bring the property into compliance.

The Deputy City Clerk swore in Respondent Eduviges Arevalo and Translator Henry Orozco, who explained everything has been completed except for the post. Licensing Investigator Laponza stated he will re-inspect the property to verify progress/compliance. He recommended a compliance date of June, 25, 2025, if violations remain.

Special Magistrate Pelletier granted the Respondent an extension until June 25, 2025.

**#26. LAPONZA / CASE NO. 31409 / 10513 SW MEETING ST., #104**

Licensing Investigator James Laponza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the interior commercial space - taken at the time of the inspections. Licensing Investigator Laponza stated the Respondent has submitted more documents that have not been reviewed by plan review or the fire department.

The Deputy City Clerk swore in Respondent Michael Roberts, who explained he is working with his architect who has had some personal

setbacks. He requested a 30-day continuance to allow for the reviews to take place. Licensing Investigator Laponza suggested a compliance date of August 26, 2025.

Special Magistrate Pelletier granted the Respondent an extension until August 26, 2025.

**#29. VANNATTER / CASE NO. 31691 / 456 SE FAIRCHILD AVE.**

Licensing Investigator Jennifer Vannatter read the Case Presentation and Staff's recommendations into the record. She explained the Respondent has submitted an application through Planning & Zoning.

The Deputy City Clerk swore in Respondent Ruth Valdes, who explained she applied for a variance and stated the utility company did not approve the abandonment/easement. Respondent Valdes indicated a survey was done on her house and she is waiting for the paperwork. She stated the blueprint has been finished by the architect and she is waiting for them to submit the permit to the City.

Licensing Investigator Vannatter indicated Planning & Zoning's last comment was to withdraw the original application. She stated the City had no issue with granting an extension, so the proper paperwork can be obtained/submitted.

Special Magistrate Pelletier granted the Respondent an extension until August 26, 2025, for compliance.

**#30. VANNATTER / CASE NO. 31855 / 167 SW GROVE AVE.**

Licensing Investigator Jennifer Vannatter read the Case Presentation and Staff's recommendations into the record. She presented photos - of electric, plumbing, and air conditioning running to a utility shed on the back of the property - taken at the time of the inspections. Licensing Investigator Vannatter stated Respondent was advised they could only have a utility sink and electric connection to the shed. She indicated she was advised the Respondent was planning to remove these items, but that has not been done at this time.

The Deputy City Clerk swore in Respondent Florian Pierre, who stated he has removed the toilet and disconnected the vanity. He explained he plans to relocate/move the shed to West Palm Beach. Licensing Investigator Vannatter stated the City did not object to a 30-day extension to remove the remaining items.

Special Magistrate Pelletier granted the Respondent an extension until June 25, 2025.

**#27. LAPONZA / CASE NO. 31747 / 325 SW BRIDGEPORT DR.**

Licensing Investigator James Laponza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property - taken at the time of the inspections. Licensing Investigator Laponza stated the Respondent is trying to achieve compliance on several items: air conditioning mini split, structural opening and door, that are included in a garage conversion permit that the Respondent has applied for and is ready to be issued. He stated the other issues needing permits include the window and the pergola with electric.

The Deputy City Clerk swore in Respondent Ernesto Lopez, who explained, via Translator Henry Orozco, he removed the pergola and electrical, and will apply for the window permit after he gets the plans from the engineer. Licensing Investigator Laponza stated he will need to visit the property to verify the pergola has been removed and suggested an extension until June 25, 2025, to get the permits issued for the window and the garage conversion.

Special Magistrate Pelletier granted the Respondent an extension until June 25, 2025.

**#31. VANNATTER / CASE NO. 31851 / 1898 SE PORT ST. LUCIE BLVD**

Licensing Investigator Jennifer Vannatter read the Case Presentation and Staff's recommendations into the record. She presented photos - of an interior bathroom and office spaces - taken at the time of the inspections. Licensing Investigator Vannatter stated the last floor plans do not show this bathroom in the unit, as it used to be combined with the unit next door. She indicated a couple of office spaces were added to the back side of the unit. Licensing Investigator Vannatter stated she has not received a response from anyone.

The Deputy City Clerk swore in Respondent Eddie Smith, who explained there was some confusion, because they received several violations. He stated they were in the process of curing the violation at 31821 and some paperwork crossed each other. Respondent Smith understands now that they are compliant on 31821 and not 31851. He stated they have engaged the same crew, engineer, and architect to get the permit and everything involved as soon as possible. Licensing Investigator Vannatter suggested

an extension until August, since the Respondent will have to go through Planning and Zoning.

Special Magistrate Pelletier granted the Respondent an extension until August 26, 2025.

#32. VANNATTER / CASE NO. 31630 / 9168 US HWY 1

Licensing Investigator Jennifer Vannatter read the Case Presentation and Staff's recommendations into the record. She stated this case has been heard a few times and granted some extensions to apply for a permit, but there is no permit application on file.

The Deputy City Clerk swore in Respondent Mark Paradiso, who explained his contractor put everything through Planning and Zoning. He stated he is waiting on his contractor to apply for the permit.

Special Magistrate Pelletier granted the Respondent an extension until June 25, 2025.

#36. VANNATTER / CASE NO. 31589 / 1041 SW BILTMORE ST.

Licensing Investigator Jennifer Vannatter read the Case Presentation and Staff's recommendations into the record. She stated the Respondent had some issues in plan review that needed to be addressed and corrections were submitted on May 21, 2025, which should be reviewed and approved today.

Licensing Investigator Vannatter suggested an extension of 30 days, to which the Respondent indicated they had no comments.

Special Magistrate Pelletier granted the Respondent an extension until June 25, 2025.

#37. VANNATTER / CASE NO. 31628 / 398 NW DORCHESTER ST.

Licensing Investigator Jennifer Vannatter read the Case Presentation and Staff's recommendations into the record. She stated a few extensions have been granted for this case and the permit is ready for a single family residence. Isa Alvarez, Building Department, indicated an email was sent to the owner this morning, as approximately \$65.00 is due to the permitting division before the permit can be issued.

The Deputy City Clerk swore in Respondent Alaa Mohammad Shreiteh,

who stated he received the email indicating the permit was approved and will pay the balance due.

Licensing Investigator Vannatter suggested postponing the case for 30 days, so the inspections can be completed.

Special Magistrate Pelletier granted the Respondent an extension until June 25, 2025.

10. How Parties are Notified

Isa Alvarez, Building Department, read the following into the record: A Notice of Hearing or Notice of 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, the 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 Building Department within ten days before the Hearing, posting is completed in the same manner as if the card was returned unclaimed as stated above. Photos shown at today's hearing are kept and maintained as public records of the City of Port St. Lucie's Building Department.

11. Introduction of Cases Without Parties Present

Isa Alvarez, Building Department, read the cases without parties present into the record:

BUILDING VIOLATIONS

#31932 - 2344 SE WEST BLACKWELL DR  
#31924 - 5385 NW RUGBY DR  
#31977 - 943 SE BREAKWATER AVE  
#31887 - 1941 SE DOCK ST  
#25316 - 1751 SW CHOATE ST  
#31658 - 500 NW UNIVERSITY BLVD, STE 107  
#31759 - 500 NW UNIVERSITY BLVD, STE 118  
#30365 - 1702 SW BAYSHORE BLVD  
#31792 - 319 SE VIA SANGRO

12. Public to be Heard

There were no comments from the public.

13. Adjourn

There being no further business, the hearing was adjourned at 10:09 AM.

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Traci Mehl, Deputy City Clerk