

City of Port St. Lucie

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



Meeting Agenda

Wednesday, June 25, 2025

9:00 AM

City Hall, Council Chambers

Special Magistrate Hearing

1. **Meeting Called to Order**
2. **Pledge of Allegiance**
3. **Swearing in Code Specialist and/or Building Investigators**
4. **Approval of Minutes**
 - 4.a Approval of Hearing Minutes May 28th, 2025 [2025-579](#)
5. **Late Abatements and/or Postponements**
6. **Approval of Agenda**
7. **Introduction of Cases**
8. **Violation/Compliance**
 - 8.a Hear Violation/Compliance Cases and Approve the Staff Recommendation [2025-580](#)
9. **Certification of Fine/Lien**
 - 9.a Hear Certification of Fine/Lien Cases and Approve the Staff Recommendation [2025-581](#)
10. **How Parties are Notified**
11. **Introduction of Cases Without Parties Present**
12. **Public to be Heard**
13. **Adjourn**

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

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



Agenda Summary

2025-579

Agenda Date: 6/25/2025

Agenda Item No.: 4.a

Placement: Approval of Minutes

Action Requested: Motion / Vote

Approval of Hearing Minutes May 28th, 2025

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 28, 2025

9:00 AM

City Hall, Council Chambers

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 Eduvigis 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.

Traci Mehl, Deputy City Clerk



Agenda Summary

2025-580

Agenda Date: 6/25/2025

Agenda Item No.: 8.a

Placement: New Business

Action Requested: Motion / Vote

Hear Violation/Compliance Cases and Approve the Staff Recommendation

Submitted By: Isa Alvarez, Contractor Licensing Coordinator, Building Dept.

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

Presentation Information: The Licensing Investigator will present their findings and then the alleged violator, if present, will have an opportunity to testify/present evidence to the special magistrate. The Licensing Investigator will provide a summary of the prior proceedings, present any developments in the case, and state the department's recommendations to the special magistrate. Thereafter, the alleged violator will have an opportunity to be heard.

Staff Recommendation: Move that the special magistrate **Violation Hearings** - Find that the properties are in violation of the Code and approve the compliance date as requested. **Compliance Hearings** - Issue and order affirming prior findings of guilt, impose applicable fine(s) and lien(s).

Alternate Recommendations:

1. Move that the special magistrate amend the recommendation and **Violation Hearings** - Find that the properties are in violation of the Code and approve the compliance date as requested. **Compliance Hearings** - Issue an order affirming prior findings of guilt, impose applicable fine(s) and lien(s).
2. Move that the special magistrate not certify or approve the presented case and provide staff 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: 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 – 6/25/25

#	Specialist	Case No.	Respondent(s)	Respondent Address
1	James LaPonza	31622	Tammy Farnham & Scott Farnham	4032 SW CARLILE ST
2	James LaPonza	31431	Daniel A Dozack	1751 SW ANDERSON ST
3	James LaPonza	30745	Cariann D Martin & JB Jones III	5261 NW EVER RD
4	James LaPonza	31430	Daniel A Dozack & Brenda L Dozack	1741 SW Anderson St
5	James LaPonza	31199	Hollie Lederer	1751 SW CHOATE ST
6	Jennifer Vannatter	31968	Jean-Claude Paul & Marie Paul Pierre	4209 SW TUSCOL ST
7	Jennifer Vannatter	31980	FYR SFR Borrower LLC & HavenBrook Homes	1061 SW ESTAUGH AVE
8	Jennifer Vannatter	32018	Michael Spencer	5803 NW BECKHAM CT
9	Jennifer Vannatter	29862	Maria J Delgado (TR) (EST)	3626 SW MARGELA ST
10	Jennifer Vannatter	31994	John T Pau	825 SW CALIFORNIA BLVD
11	Jennifer Vannatter	31987	Mathew Luay Khalaf	5062 NW EVER RD
12	Jennifer Vannatter	32037	Shalene Desiree Santana	2316 SW SANTANA AVE
13	Jennifer Vannatter	32014	Vilma L Romero	1881 SW DAY ST
14	Jennifer Vannatter	31719	LAKESIDE PSL INVESTMENTS LLC	1736 SE PORT ST LUCIE BLVD
15	Jennifer Vannatter	31884	Chesnel Desinor & Virginie Bertrand Jean	602 NW PLACID AVE



Agenda Summary

2025-581

Agenda Date: 6/25/2025

Agenda Item No.: 9.a

Placement: New Business

Action Requested: Motion / Vote

Hear Certification of Fine/Lien Cases and Approve the Staff Recommendation

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: The Licensing Investigator will present the case and make a recommendation to special magistrate. Alleged violator if present will have the opportunity to be heard.

Staff Recommendation: Move that the Special Magistrate issue and order certifying the lien, daily fine, and administrative charges on the property.

Alternate Recommendations:

1. Move that the Special Magistrate amend the recommendation and issue an order certifying the lien, daily fine, and administrative charges on the property.
2. Move that the Special Magistrate not certify or approve the presented case and provide staff 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: COF Cases - to be provided.

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 – 6/25/25

#	Specialist	Case No.	Respondent(s)	Respondent Address
16	Daron Subryan	31849	Brandon Michael Berry & Chezare Reyes Berry	312 SW MOLLOY ST
17	Daron Subryan	31832	Gustavo O Espriella	837 SW JENNIFER TER
18	Daron Subryan	31812	Phillip Patti & Pauline Mary Patti	476 SE LAMON LN
19	Daron Subryan	31887	Michael A Burke	1941 SE DOCK ST
20	Daron Subryan	31977	Rudolphe Emmanuel	943 SE BREAKWATER AVE
21	Daron Subryan	31924	Andrew B Lewis & Lyndsay Marie Pickhardt	5385 NW RUGBY DR
22	Daron Subryan	31932	Michael Anthony Gonzalez	2344 SE WEST BLACKWELL DR
23	James LaPonza	31747	Ernesto W Lopez	325 SW BRIDGEPORT DR
24	James LaPonza	31768	Eduviges Arevalo & Eunice Arevalo	762 SW DEL RIO BLVD
25	James LaPonza	25316	Hollie Lederer	1751 SW CHOATE ST
26	James LaPonza	31773	Latoya Cherry & Jennifer Yvonne Brown	3725 SW JACK ST
27	James LaPonza	31805	Shivam Properties LLC	155 SW PEACOCK BLVD
28	James LaPonza	31565	Felipe Nmi Henao & Gabriella Henao	2593 SW GROTTTO CIR
29	James LaPonza	31827	Joseph Perretta & Nancy Perretta	1946 SW BILTMORE ST
30	James LaPonza	31598	Hamilton Stone LLC	201 SW PORT ST LUCIE BLVD UNIT 107
31	Jennifer Vannatter	31790	Nesly Pierre & Selena Jennifer Nelly Joseph	442 SE FAIRCHILD AVE
32	Jennifer Vannatter	31754	NEPA 772 LLC	1443 SE HUFFMAN RD
33	Jennifer Vannatter	31192	Nakenya Robinson	1049 SE SHAKESPEARE AVE
34	Jennifer Vannatter	31819	Yariely E Gonzalez & Anderson D Silverio & Felicia Martinez	2216 SE NEWCASTLE TER
35	Jennifer Vannatter	31589	Bayshore Industrial Properties Inc	1041 SW BILTMORE ST
36	Jennifer Vannatter	31630	Bre Throne East Port Plaza LLC & Ryan LLC	9168 S US HWY 1 HWY
37	Jennifer Vannatter	31855	Celeste Laurore & Florian Pierre	167 SW GROVE AVE