

City of Port St. Lucie

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



Meeting Agenda

Wednesday, January 28, 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 December 17th, 2025 [2026-127](#)
5. **Late Abatements and/or Postponements**
6. **Approval of Agenda**
7. **Introduction of Cases**
8. **Determine Violation of City Code**
 - 8.a Hear Case Presentations to Determine Violation of City Code and Set Compliance Deadline [2026-128](#)
9. **Determine Compliance with City Code**
 - 9.a Hear Case Presentations to Determine Compliance with City Code and Imposition of a Fine [2026-129](#)
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

2026-127

Agenda Date: 1/28/2026

Agenda Item No.: 4.a

Placement: Approval of Minutes

Action Requested: Motion / Vote

Approval of Hearing Minutes December 17th, 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 - 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.

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes

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

Wednesday, December 17, 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 Kelly Rodriguez Esq. on December 12, 2025, at 9:05 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Kelly Rodriguez Esq., Special Magistrate
Jennifer Vannatter, Licensing Investigator
Daron Subryan, Licensing Investigator
Beth Barensen, Permitting Manager
Evelyn Rojas, Lien Specialist
Isa Alvarez, Building Department
Richard Shiller, Deputy City Attorney
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 November 19th, 2025

[2025-1198](#)

The Special Magistrate approved the November 19, 2025, meeting minutes as submitted.

5. Late Abatements and/or Postponements

(Clerk's Note: A partial release request was heard prior to item 5.)

Evelyn Rojas, Lien Services Department, stated the following:

A Special Magistrate Order imposing a fine was recorded in the public records and became a lien on the property found to be in violation. The lien also attached

to a non-violating property, which the Violator owns. The Violator now wishes to sell the non-violating property and has submitted to Lien Services an application for a partial release, along with the application fee as required by Section 37.13 of the City Code. If this request is granted, the non-violating property can be sold free and clear of the lien, but the lien will remain in full force and effect against the violating property and any other properties owned by the Violator. The partial release of lien will be recorded only after the administrative and hard costs have been paid. Case No. 24-31413BL 1698 SE Niemeyer Cir.

Attorney Shiller clarified that there was a cross-attached lien and they were requesting for the lien to be released from only one property so that the owner could sell the non-offending property.

The Special Magistrate ordered the partial release of lien for 1698 SE Niemeyer Cir. The lien shall remain in full force & effect and shall continue to encumber the offending property and all other real property owned by the Respondent. As to the partial release, all administrative and hard costs attributed to the offending property shall be paid in full by the applicant, and upon satisfaction of the conditions set forth above, the Lien Services Division shall record a certified copy of this order as a partial release of the lien in the Official Records of St. Lucie County.

(Clerk's Note: Item 5 was read at this time.)

Ms. Alvarez indicated that the following cases were postponed; 32267, 32212, and 32036.

Ms. Alvarez indicated that the following cases were abated; 31934.

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Case Presentations to Determine Violation of City Code and Set Compliance Deadline

8.a Hear Case Presentations to Determine Violation of City Code and Set Compliance Deadline

[2025-1199](#)

There was nothing heard under this item.

9. Case Presentations to Determine Compliance with City Code and Imposition of a Fine

9.a Hear Case Presentations to Determine Compliance with City Code and Imposition of a Fine

[2025-1200](#)

5. SUBRYAN / CASE NO. 31924 / 5385 NW RUGBY DR

Licensing Investigator Subryan 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 stated that the pergola was currently in plan review and that the Respondent had hired an architect.

The Deputy City Clerk swore in Respondent Andrew Lewis, who stated that the structure was not intended to be built without a permit, but they were deceived by the contractor, and that he was waiting for the new plans so he could get the permit. Investigator Subryan recommended a 30-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 30-day compliance deadline by January 27, 2026. If not in compliance by this date, a fee of \$25/day will be assessed.

7. SUBRYAN / CASE NO. 32218 / 2561 SE VICTORY AVE

Licensing Investigator Subryan 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 stated that the Respondent had made a submission yesterday, so they were awaiting the results. Investigator Subryan and Beth Barensen, Permitting Manager, also clarified that somebody previously inhabited the dwelling, but it was now intended to be used as a pool cabana, and they were awaiting Planning & Zoning's review. Investigator Subryan recommended a 30-day extension.

The Deputy City Clerk swore in Respondent Corina Carmen Cozma Chirimbes, who stated that she had been looking for additional income and was not aware of the City's ADU Code, and that she thought she only needed to correct the plumbing, but she has since hired out to correct the issues and has submitted paperwork. She stated that she could not afford the remainder of the project so she may be selling the property, and she inquired if she paid the amount if it would guarantee her to be in compliance, to which the Special Magistrate responded in the negative.

Investigator Subryan stated that they could extend to 60-days, and the Special Magistrate recommended that she obtain an attorney and stated that whether it is sold or kept, the structure needs to come into compliance. Investigator Subryan stated that another way to come into compliance is to

remove the electrical and plumbing.

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 60-day compliance deadline by February 24, 2026. If not in compliance by this date, a fee of \$50/day will be assessed, in addition to administrative costs in the amount of \$335.

11. VANNATTER / CASE NO. 31630 / 9168 S US HWY 1

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 stated that the Respondent had been diligently working to get the contractor to reapply, and that there had been a submission in June that got denied, but nothing had been resubmitted. She also stated that there had not been clear communication from the contractor on what needed to be completed. She informed that all that needed to be done was to get the permit application back into the Building Department.

The Deputy City Clerk swore in Lindsay Norris, a representative for Respondent Bre Throne East Port Plaza, LLC. She stated that the previous owners had the 3 units combined and they were unaware that it was not permitted when they purchased the property, and that she was trying to work with the contractor, but she was not always obtaining a response, so she would reach out to Investigator Vannatter. She stated that they would need a couple of weeks and wanted to know exactly what was needed to be in compliance before fees are assessed, to which Investigator Vannatter replied that they needed the permit issued before the next hearing, and she recommended a 60-day extension. Ms. Alvarez also clarified the plan review process.

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 60-day compliance deadline by February 24, 2026. If not in compliance by this date, a fee of \$100/day will be assessed, not to exceed \$10,000, in addition to administrative costs in the amount of \$510.

14. VANNATTER / CASE NO. 31790 / 442 SE FAIRCHILD AVE

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 stated that the Respondent had made timely submissions, but there

had been a few months of a hold up at the Planning & Zoning Department, but it was now in plan review.

The Deputy City Clerk swore in Respondent Nesly Pierre, who stated that she now wants to remove the addition. Investigator Vannatter stated that staff had not realized that the sheds needed to be removed as well, and they had spoken to Ms. Pierre that morning. Ms. Pierre stated that she had hired a licensed contractor, and staff indicated that submissions have been made recently. Investigator Vannatter recommended a 60-day extension, and she clarified that for the front shed she either needed a permit or to remove it.

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 60-day compliance deadline by February 24, 2026. If not in compliance by this date, a fee of \$50/day will be assessed, not to exceed \$10,000, in addition to administrative costs in the amount of \$510.

10. 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.

11. 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 30 days 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:

CODE VIOLATIONS

32267 2990 SW VENTURA ST

32277 3102 SW WATSON CT

32248 544 NW UNIVERSITY BLVD STE 106

32261 540 NW UNIVERSITY BLVD STE 104

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 January 27, 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

32200 1505 SE ROYAL GREEN CIR UNIT 103

32217 325 SE PORT ST LUCIE BLVD

32212 6149 NW DUKE CIR

32230 440 SW NORTH QUICK CIR

32079 1557 SW URBINO AVE

32036 6913 NW LTC PKWY

31994 825 SW CALIFORNIA BLVD

32242 318 NW BETHANY 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.

12. Public to be Heard

There were no public comments to be heard.

13. Adjourn

There being no further business, the meeting was adjourned at 10:12 a.m.

Jasmin De Freese, Deputy City Clerk



Agenda Summary

2026-128

Agenda Date: 1/28/2026

Agenda Item No.: 8.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 – 1/28/26

#	Specialist	Case No.	Respondent(s)	Respondent Address
1	Daron Subryan	32279	AJ Bella Investments LLC	2082 NW COMMERCE LAKES DR
2	Daron Subryan	32288	Mayelin R Cazorla & Gumersindo P Pons & Alexa P Rodriguez	412 SW VOLTAIR TER
3	Daron Subryan	32322	Jorge Perdomo Fernandez	643 SE PRESTON LN
4	James LaPonza	32154	Riyad Deeb & Rinad Deeb	1881 SW CITATION AVE
5	James LaPonza	32286	Diane D Lynn & William J Darby	143 SW MILBURN CIR
6	James LaPonza	32290	Fast Food Enterprises No 2	2880 SW PORT ST LUCIE BLVD
7	James LaPonza	31824	Anthony J D'Ippolito & Paula G D'Ippolito	1517 SW FORTUNE RD
8	Jennifer Vannatter	32282	500 Stadium Property LLC	500 NW PEACOCK BLVD UNIT 107
9	Jennifer Vannatter	32293	Jonathan Morillo Sr & Yuleisy Perez	2491 SW DATURA AVE
10	Jennifer Vannatter	32229	Kadisar Investments LLC	451 SW BETHANY DR STE 100
11	Jennifer Vannatter	32150	Wendell Rodriguez & Tania Rodriguez	2111 SW VIXEN CT



Agenda Summary

2026-129

Agenda Date: 1/28/2026

Agenda Item No.: 9.a

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 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.

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.

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 Certification of Fines – 1/28/26

#	Specialist	Case No.	Respondent(s)	Respondent Address
12	Daron Subryan	32035	1765 Biltmore LLC	1765 SW BILTMORE ST
13	Daron Subryan	32151	Radhica Persaud & Devindra Persaud	2152 SE STONECROP ST
14	Daron Subryan	31924	Andrew B Lewis & Lyndsay Marie Pickhardt	5385 NW RUGBY DR
15	James LaPonza	31522	T EMPIRE HAYWORTH LLC	2086 SW HAYWORTH AVE
16	James LaPonza	30853	Michel O Vargas	2701 SE GRAND DR
17	James LaPonza	32277	Pedro Cristobal Deleon	3102 SW WATSON CT
18	Jennifer Vannatter	31965	White Family Ltd Partnership	192 NW CENTRAL PARK PLZ
19	Jennifer Vannatter	32248	544 NW UNIVERSITY 104 INC	544 NW UNIVERSITY BLVD STE 106
20	Jennifer Vannatter	32261	Patient's Choice Primary Care LLC	540 NW UNIVERSITY BLVD STE 104