

# **City of Port St. Lucie**

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



## **Meeting Agenda**

**Thursday, July 10, 2025**

**9:00 AM**

**City Hall, Council Chambers**

## **Construction Board of Appeals**

*Wayne Larsen, Chair*

*Linda Silvestri, Vice Chair*

*Adam Williams, Chair Pro-Tem*

*Ted Illg, Member*

*Nicholas Nobili, Member*

*Angel (Andy) Martinez, Member*

*Michael Mahood, Member*

*Jacqueline Kaegi, Alternate Member*

*Derek McSween, Alternate Member*

*Isa Alvarez, Contractor Licensing Coordinator*

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

5.a Approval of Meeting Minutes - April 10th, 2025

[2025-637](#)

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

7.a Citation Orders where Violator did not Request a Hearing and  
did not Pay the Citation  
EDWIN SANTANA  
SANTANA POWER LLC  
Citation # 31985 - Remaining Balance Owed \$1,000.00

[2025-647](#)

7.b Citation Orders where Violator did not Request a Hearing and  
did not Pay the Citation  
EDWIN SANTANA  
SANTANA POWER LLC  
Citation # 31986 - Remaining Balance Owed \$ 1,000.00

[2025-648](#)

7.c Citation Orders where Violator did not Request a Hearing and  
did not Pay the Citation  
TIFFANY BLANTON  
DIAMOND CONSTRUCTION SERVICES OF SOUTH FLORIDA, LLC  
Citation # 32009 - Remaining Balance Owed \$1,000.00

[2025-649](#)

**8. New Business****9. Quasi-Judicial Hearings****10. Citation Hearings****11. Certification of Fine Hearings**



- 11.a** Certification of Fine/Order to Lien [2025-640](#)  
WILLIAM O'DONNELL  
MAKE IT HAPPEN ELECTRICAL LLC  
Citation # 31853 - Remaining Balance Owed \$2,000.00
- 11.b** Certification of Fine/Order to Lien [2025-641](#)  
WILLIAM O'DONNELL  
MAKE IT HAPPEN ELECTRICAL LLC  
Citation # 31865 - Remaining Balance Owed \$1,000.00
- 11.c** Certification of Fine/Order to Lien [2025-642](#)  
WILLIAM O'DONNELL  
MAKE IT HAPPEN ELECTRICAL LLC  
Citation # 31863 - Remaining Balance Owed \$1,000.00
- 11.d** Certification of Fine/Order to Lien [2025-643](#)  
BRIAN REISCHMAN  
WEST PALM BEACH AIR INC  
Citation # 31916 - Remaining Balance Owed \$1,000.00
- 11.e** Certification of Fine/Order to Lien [2025-644](#)  
BRIAN REISCHMAN  
WEST PALM BEACH AIR INC  
Citation # 31949 - Remaining Balance Owed \$1,000.00
- 11.f** Certification of Fine/Order to Lien [2025-646](#)  
Jonathan Ponce Torres  
JON PONCE ELECTRIC LLC  
Citation # 31830 - Remaining Balance Owed \$1,000.00

## **12. Disciplinary Hearings**

- 12.a** Disciplinary Hearing [2025-638](#)  
Dennis Respol  
Hammerhead Marine Construction LLC  
Citation # 31938
- 12.b** Disciplinary Hearing [2025-639](#)  
Dennis Respol  
Hammerhead Marine Construction LLC  
Citation # 31389

## **13. Public to be Heard**

## **14. Adjourn**



# City of Port St. Lucie

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

## Agenda Summary

2025-637

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**Agenda Date:** 7/10/2025

**Agenda Item No.:** 5.a

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Placement: Minutes

Action Requested: Motion / Vote

Approval of Meeting Minutes - April 10<sup>th</sup>, 2025

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

Executive Summary: Meeting Minutes from April 10<sup>th</sup>, 2025.

Presentation Information: N/A

Attachments: Meeting Minutes

**City of Port St. Lucie**  
**Construction Board of Appeals**  
**Meeting Minutes - Draft**

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

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

Isa Alvarez, Contractor Licensing Coordinator

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**Thursday, April 10, 2025**

**9:00 AM**

**City Hall, Council Chambers**

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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 Larsen on April 10, 2025, at 9:03 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Wayne Larsen, Chair  
Linda Silvestri, Vice Chair  
Adam Williams, Chair Pro Tem  
Ted Illg  
Angel (Andy) Martinez  
Nicholas Nobili

Members Not Present:

Michael Mahood

3. Determination of Quorum

The Chair determined that there was a quorum.

4. Pledge of Allegiance

Chair Larsen led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

**5.a** Approval of Meeting Minutes - January 9th, 2025[2025-322](#)

There being no corrections, Vice Chair Silvestri moved to approve the minutes. Mr. Nobili seconded the motion, which passed unanimously by voice vote.

**6.** Additions or Deletions to Agenda

Coordinator Alvarez advised the Board that Items #12 a.), 12 b.), 12 d.), 12 e.) and 12 f.) had been tabled and Item #12 c.), was deleted off the Agenda.

**7.** Approval of Consent Agenda

Chair Pro Tem Williams moved to approve the Consent Agenda with Item 7 h.), pulled for separate discussion. Vice Chair Silvestri seconded the motion, which passed unanimously by voice vote.

**7.a** Citation Orders where Violator did not Request a Hearing[2025-324](#)

and did not Pay the Citation

NOAH RYAN JACKSON

PREMIER HOME PROS LLC

CITATION # 31956

This item was approved.

**7.b** Citation Orders where Violator did not Request a Hearing[2025-325](#)

and did not Pay the Citation

JOSEPH TARASCIO

BRIGHT LITE LLC

Citation # 31915 - Remaining Balance Owed \$1,000.00

This item was approved.

**7.c** Citation Orders where Violator did not Request a Hearing[2025-326](#)

and did not Pay the Citation

BRIAN REISCHMAN

WEST PALM BEACH AIR INC

Citation # 31916 - Remaining Balance Owed \$1,000.00

This item was approved.

**7.d** Citation Orders where Violator did not Request a Hearing[2025-327](#)

and did not Pay the Citation

BRIAN REISCHMAN

WEST PALM BEACH AIR INC

Citation # 31949 - Remaining Balance Owed \$1,000.00

This item was approved.

**7.e** Citation Orders where Violator did not Request a Hearing[2025-329](#)

and did not Pay the Citation

WILLIAM O'DONNELL

MAKE IT HAPPEN ELECTRICAL LLC

Citation # 31853 - Remaining Balance Owed \$2,000.00

This item was approved.

**7.f** Citation Orders where Violator did not Request a Hearing [2025-330](#)

and did not Pay the Citation

WILLIAM O'DONNELL

MAKE IT HAPPEN ELECTRICAL LLC

Citation # 31865 - Remaining Balance Owed \$1,000.00

This item was approved.

**7.g** Citation Orders where Violator did not Request a Hearing [2025-331](#)

and did not Pay the Citation

WILLIAM O'DONNELL

MAKE IT HAPPEN ELECTRICAL LLC

Citation # 31863 - Remaining Balance Owed \$1,000.00

This item was approved.

**7.h** Citation Orders where Violator did not Request a Hearing [2025-332](#)

and did not Pay the Citation

Jonathan Ponce Torres

JON PONCE ELECTRIC LLC

Citation # 31830 - Remaining Balance Owed \$1,000.00

Chair Larsen inquired as to why the owner paid Jon Ponce even though Thompson was on the permit, to which Coordinator Alvarez replied that Ponce was hired directly by the owner and staff had sent Thompson's information to the state as he was state licensed.

Mr. Martinez moved to approve Item 7 h.). Vice Chair Silvestri seconded the motion, which passed unanimously by voice vote.

**8. New Business**

**8.a** Construction Board of Appeals 20-Year-Old Liens [2025-323](#)

Coordinator Alvarez read the liens into the record. Mr. Martinez inquired if the liens were satisfied, to which Richard Schiller, Deputy City Attorney, replied that the liens were not satisfied but per City Code liens over 20 years old had to be vacated. The Board inquired as to why they had to approve the vacating of the liens if it was required by City Code, to which Attorney Schiller replied that if an individual went to sell their house with a 20+ year old lien, the title company would require the City to remove the lien via the Board.

Mr. Illg moved to vacate the liens as read into record. Vice Chair Silvestri seconded the motion, which passed unanimously by voice vote.

9. Quasi-Judicial Hearings

There was nothing heard under this item.

10. Citation Hearings

There was nothing heard under this item.

11. Certification of Fine Hearings

There was nothing heard under this item.

12. Disciplinary Hearings

Mr. Illg inquired about the tabling of the items, to which Coordinator Alvarez replied that some necessary steps in the complaint process were missed, therefore staff decided to table the items until all steps were completed. The Board requested that staff schedule a special meeting once the hearings were ready to be heard, to which Attorney Schiller agreed and added that the Board could meet prior to the scheduled quarterly meetings, especially if a Building Official Appeal was filed.

**12.a** Disciplinary Hearing

[2025-333](#)

Dennis Respol

Hammerhead Marine Construction LLC

Case # 31938

This item was tabled.

**12.b** Disciplinary Hearing

[2025-334](#)

Dennis Respol

Hammerhead Marine Construction LLC

Case # 31389

This item was tabled.

**12.c** Disciplinary Hearing

[2025-335](#)

Jorge Mercado

Decorative Concrete Specialists of South Florida LLC

Case # 30616

This item was withdrawn.

**12.d** Disciplinary Hearing

[2025-336](#)

Jorge Mercado

Decorative Concrete Specialists of South Florida LLC

Case # 31945

This item was tabled.

**12.e** Disciplinary Hearing

[2025-337](#)

Jorge Mercado  
Decorative Concrete Specialists of South Florida LLC  
Case # 31948

This item was tabled.

- 12.f** Disciplinary Hearing  
MICHAEL GUIDICE  
TREASURE COAST BARGE INC  
Case # 31820

[2025-338](#)

This item was tabled.

13. Public to be Heard

There was nothing heard under this item.

14. Adjourn

There being no further business, the meeting was adjourned at 9:30 a.m.

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Wayne Larsen, Chair

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Shanna Donleavy, Deputy City Clerk



## Agenda Summary

2025-647

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**Agenda Date:** 7/10/2025

**Agenda Item No.:** 7.a

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Placement: Consent Agenda

Action Requested: Motion / Vote

Citation Orders where Violator did not Request a Hearing and did not Pay the Citation

EDWIN SANTANA

SANTANA POWER LLC

Citation # 31985 - Remaining Balance Owed \$1,000.00

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

Executive Summary: Present as his own the certificate, registration, or certificate of competency of another;

Presentation Information: N/A

Staff Recommendation: Move that the Board enter an order finding a violation exists and impose payment of the civil penalty set forth on the citation.

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



**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:

**EDWIN SANTANA  
SANTANA POWER LLC  
1656 SE SANDIA DRIVE  
PORT ST LUICE, FL 34983**

**REGISTRATION 31985 & 31986 - COMP DATE 4/10/25**

9590 9402 9237 4295 5250 12

2. Article Number (Transfer from service label)

9589 0710 5270 1698 9517 70

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

xE SANTANA ☐ Agent  
☐ Addressee

B. Received by (Printed Name)

C/O VL

C. Date of Delivery

3/27/25

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

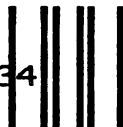
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery

(00)

**11**

**USPS TRACKING #**



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

9590 9402 9237 4295 5250 12

**United States  
Postal Service**

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

## CONTRACTOR LICENSING

CITY OF PORT ST LUCIE  
121 SW PORT ST LUCIE BLVD  
PORT ST LUCIE, FL 34984

34-509999



Comp date: 4/10/25  
Hearing Date: 7/10/25

# CITATION

City of Port St Lucie

CITATION# 31985 CERTIFIED MAIL# 9589 0710 5270 1698 9517 70

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 as 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 affect;
- ☐ 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 2/20/2025 at the Location of 2592 SE BURTON ST

## DESCRIPTION OF WORK PERFORMED:

CIRCUIT PANEL CHANGEOUT

ISSUED TO	EDWIN	SANTANA
	First	Middle Last
BUSINESS NAME	SANTANA POWER LLC	STREET 1656 SE SANDIA DRIVE
CITY	PORT ST LUCE	STATE FL ZIP 34983
DL#	DOB	PHONE# (772) 342-1105
		CERT/REG#

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

PENALTIES:			PENALTIES:		
NON-STRUCTURAL OR NON-MECHANICAL:			STRUCTURAL OR MECHANICAL:		
1st OFFENSE	\$500.00		1st OFFENSE	\$1,000.00	
2nd OFFENSE	\$1,000.00		2nd OFFENSE	\$2,000.00	
3rd OFFENSE	\$1,500.00		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  
3/20/25  
Date of Citation  
13  
Revised 08/27/2019



Comp Date: 4/10/25  
Hearing Date: 7/10/25

## CITATION

City of Port St Lucie

CITATION#

31986

CERTIFIED MAIL#

9589 0710 5270 1698 9517 70

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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 2/11/2025 at the Location of 2592 SE BURTON ST

### DESCRIPTION OF WORK PERFORMED:

CONTRACTING & PERFORMING ELECTRICAL SERVICE CHANGE

ISSUED TO		EDWIN		SANTANA	
		First	Middle	Last	
BUSINESS NAME	SANTANA POWER LLC		STREET	1656 SE SANDIA DRIVE	
CITY	PORT ST LUCIE	STATE	FL	ZIP	34983
				PHONE#	(772) 342-1105
DL#		DOB		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).  
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☒ 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

BARON SUBRYAN

3/20/25  
Date of Citation

Close

[Back to photos](#)

## Photos for Santana Power

4 of 7

Get hurricane ready



Santana Power on Jul 13, 2024





Close

Back to photos



## Photos for Santana Power

3 of 7

Going electric? Let us help.

 **Santana Power** on Jul 13, 2024





Invoice

Invoice no.: 628  
Invoice date: Jan 13, 2025  
Due: Jan 14, 2025

From  
**SantanaPowerLLC/ CEI EC13007709**  
Ed.santana087@gmail.com  
7723421105

Bill to  
**John G CF**  
+15616010933

DESCRIPTION	RATE, USD	QTY	AMOUNT, USD
Panel upgrade	2,940.00	1.00	2,940.00
Panel upgrade removed out dated challenger panel and replacing with new. Price includes all labor and materials including surge protector bring panel up to code.			

Payment Instruction

Make checks payable to:  
SantanaPowerLLC  
  
Bank Transfer:  
Zelle (772)342-1105

Total:	\$2,940.00
Amount paid:	\$2,940.00
Balance Due:	\$0.00

A handwritten signature in black ink, appearing to read 'Ed Santana', is written over a horizontal line.

Business signature  
**SantanaPowerLLC/ CEI EC13007709**

Close

[Back to photos](#)**SANTANA POWER**

## ELECTRICAL HOME IMPROVEMENTS

### Residential Electrical Services

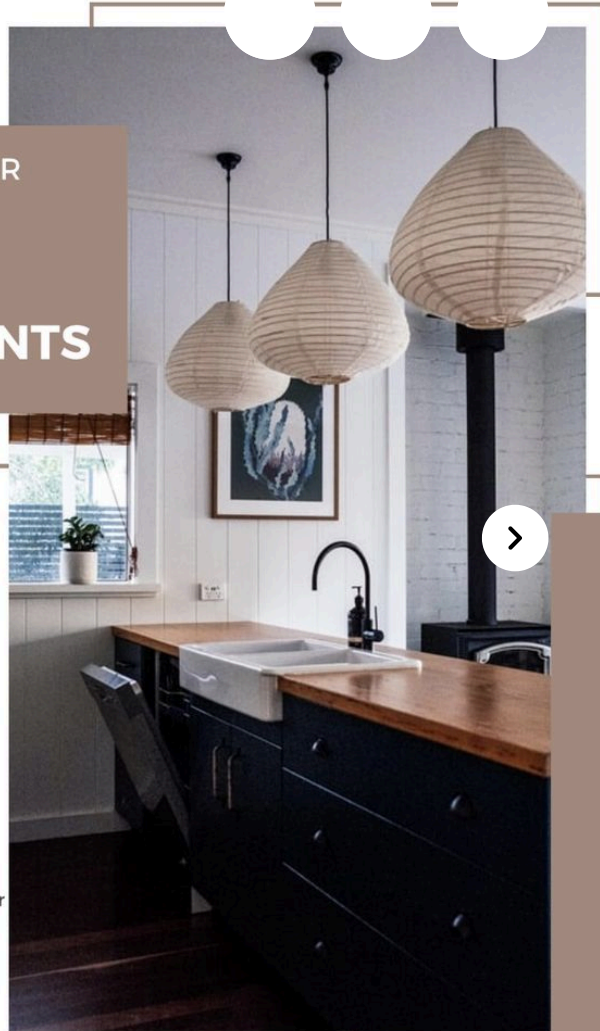
- Indoor/Outdoor Lighting
- Panels
- Electrical Maintenance/Upgrades

### CONTACT US

#### FOR MORE INFORMATION :

[santanapowerllc@santanapowerllc.net](mailto:santanapowerllc@santanapowerllc.net)

South Florida



## Photos for Santana Power

5 of 7

**Santana Power** on Jul 13, 2024





Invoice

Invoice no.: 628  
Invoice date: Jan 13, 2025  
Due: Jan 14, 2025

From  
**SantanaPowerLLC/ CEI EC13007709**  
Ed.santana087@gmail.com  
7723421105

Bill to  
**John G CF**  
+15616010933

DESCRIPTION	RATE, USD	QTY	AMOUNT, USD
Panel upgrade  Panel upgrade removed out dated challenger panel and replacing with new. Price includes all labor and materials including surge protector bring panel up to code.	2,940.00	1.00	2,940.00

Payment Instruction

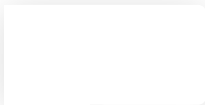
Make checks payable to:  
SantanaPowerLLC  
  
Bank Transfer:  
Zelle (772)342-1105

Total:	\$2,940.00
Amount paid:	\$2,940.00
Balance Due:	\$0.00

A handwritten signature in black ink, appearing to read 'Ed Santana', is written over a horizontal line.

Business signature  
**SantanaPowerLLC/ CEI EC13007709**

[Back to Search](#)



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# Santana Power

Unclaimed ⓘ • Electricians

**Closed** 8:00 AM - 5:00 PM [See hours](#)

[Write a review](#)

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[Save](#)

## Photos & videos

[See all 7 photos](#)



## Services Offered Verified by Business ✓

Circuit breaker installation

Circuit breaker repair

Doorbell installation

Doorbell repair

Electric inspection

Electric installation or replacement

Electric panel installation

Electric panel repair

Electric repair

Wire installation

Wire repair

Light fixture installation

Light fixture repair

Outlet installation

Outlet repair

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## You Might Also Consider Sponsored ⓘ



### Stott Brothers Electric



4.6 (11 reviews)

📍 1.9 miles away from Se

**Janet M. said** "The guys wore masks, communicated well, worked quickly, even had their o held vacuum to clean up after themselves. I cannot recommend them enough. Ya can't go this company. Most Excellent!!!" [read more](#)  
in Electricians



### Yard Lites

At YardLites Inc., we are a family-owned and operated business proudly serving Southeast over 5 years. Specializing in premium outdoor lighting installation, we take pride in deliveri innovative lighting designs,... [read more](#)  
in Lighting Fixtures & Equipment

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## About the Business

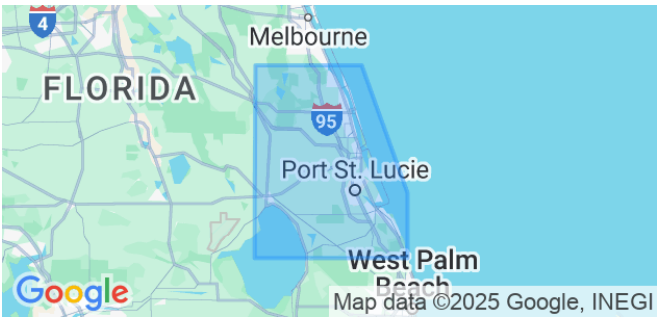
Get powered up with us! Residential Electrical Services Fans Indoor/Outdoor Lighting Pane Electrical Upgrades Email: [santanapowerllc@santanapowerllc.com](mailto:santanapowerllc@santanapowerllc.com) Instagram: Santanapow

[Read more](#)

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## Location & Hours

[Suggest a](#)



Serving Port St. Lucie Area

Mon	8:00 AM - 5:00 PM	
Tue	8:00 AM - 5:00 PM	
Wed	8:00 AM - 5:00 PM	
Thu	8:00 AM - 5:00 PM	Closed now
Fri	8:00 AM - 5:00 PM	
Sat	Closed	
Sun	Closed	

Ask the Community

Ask a que

Yelp users haven't asked any questions yet about Santana Power.

People also searched for

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- Q Lighting Stores
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Your trust is our top concern, so businesses can't pay to alter or remove their reviews. [Learn more about reviews.](#)

**Username**

Location

0 0 0



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Hey there trendsetter! You could be the first review for **Santana Power**

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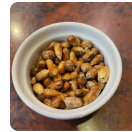
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Do you recommend this business?

Yes

No

Maybe

**Machu Picchu Restaurant**

Do you recommend this business?



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Let us deal with your home electrical problem. [read more](#)  
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- Architects
- Audio Video Installation
- Carpenter
- Ceiling Fan Repair
- Commercial Electricians

**Service Categories in Port St. Lucie**

- Doorbell Rep
- Electrical Panel
- Outlet Install
- Wiring Install

**Trending in Port St. Lucie, FL**

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- Building Supply Florida
- Buy Here Pay Here St. Lucie, Florida
- Colonics in Port St. Lucie, Florida
- Departments in Port St. Lucie, Florida
- Estate Liquidation Florida

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## Detail by Entity Name

Florida Limited Liability Company

SANTANA POWER LLC

### Filing Information

**Document Number** L24000150130

**FEI/EIN Number** NONE

**Date Filed** 03/28/2024

**Effective Date** 03/27/2024

**State** FL

**Status** ACTIVE

### Principal Address

1656 SE SANDIA DRIVE  
PORT SAINT LUCIE, FL 34983 UN

### Mailing Address

1656 SE SANDIA DRIVE  
PORT SAINT LUCIE, FL 34983 UN

### Registered Agent Name & Address

SANTANA, EDWIN  
1656 SE SANDIA DRIVE  
PORT SAINT LUCIE, FL 34983

### Authorized Person(s) Detail

**Name & Address**

Title MGR

SANTANA, MARLETY  
1656 SE SANDIA DRIVE  
PORT SAINT LUCIE, FL 34983 UN

Title MGR

SANTANA, EDWIN  
1656 SE SANDIA DRIVE  
PORT SAINT LUCIE, FL 34983 UN

**Annual Reports**

**No Annual Reports Filed**

**Document Images**

[03/28/2024 -- Florida Limited Liability](#)

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Florida Department of State, Division of Corporations

## Isa Alvarez

---

**From:** Beth Barensen  
**Sent:** Thursday, March 20, 2025 2:15 PM  
**To:** Daron Subryan  
**Cc:** James Laponza  
**Subject:** FW: Gesell communications  
**Attachments:** Kimberly Gesell 2592 SE Burton St; RE: Kimberly Gesell 2592 SE Burton St; Re: Kimberly Gesell 2592 SE Burton St

FYI



**Beth Barensen**  
**Permitting Manager**  
**Building Department**  
M. 772-871-5132  
D. 772-344-4254

---

### City of Port St. Lucie | *Heart of the Treasure Coast*

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



---

**From:** Juaneisha Crooms <jcrooms@cityofpsl.com>  
**Sent:** Wednesday, March 19, 2025 9:45 AM  
**To:** Beth Barensen <BBarensen@cityofpsl.com>  
**Subject:** Gesell communications

I'm sending over all emails with Kim Gesell.



















## Isa Alvarez

---

**From:** Kim Gesell <kimberlygesell@gmail.com>  
**Sent:** Monday, March 17, 2025 4:50 PM  
**To:** Juaneisha Crooms  
**Subject:** Kimberly Gesell 2592 SE Burton St  
**Attachments:** IMG\_3433.jpeg; IMG\_3431.jpeg; IMG\_3426.jpeg; IMG\_3427.jpeg

Ms. Crooms,

Please send me a copy of the inspectors report on electrical work today.

Also, please let me know if I need to schedule an inspection for Elites plumbing work since they altered our pipes. This is what is still leaking. Thank you. Images below of the change in our pipes by Elite:

Thank you,  
Kim Gesell

## Isa Alvarez

---

**From:** Anthony Lester  
**Sent:** Tuesday, March 18, 2025 11:00 AM  
**To:** contractor licensing  
**Subject:** RE: Kimberly Gesell 2592 SE Burton St

Per Michael Peter, a replacement shower/tub valve doesn't require a permit nor inspection.



Thank You,  
**Anthony Lester**  
*Plans Examiner/Inspector*  
**Building Department**  
o. 772-873-6506  
c. 772-528-0850

---

### City of Port St. Lucie | *Heart of the Treasure Coast*

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



---

**From:** contractor licensing <contractorlicensing@cityofpsl.com>  
**Sent:** Tuesday, March 18, 2025 10:30 AM  
**To:** Anthony Lester <ALester@cityofpsl.com>  
**Subject:** FW: Kimberly Gesell 2592 SE Burton St

Hey Anthony,

Can you take a look at these pics and tell me if this work requires a permit.

---

### **Juaneisha Crooms**

*Building Permit Specialist II*

**Building Department**

o. 772-871-5036      e. [jcrooms@cityofpsl.com](mailto:jcrooms@cityofpsl.com)

a. 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984



[www.CityofPSL.com](http://www.CityofPSL.com)



How is my service? Please email [buildingadmin@cityofpsl.com](mailto:buildingadmin@cityofpsl.com) to submit your suggestions, comments, and feedback.

---

**From:** Kim Gesell <[kimberlygesell@gmail.com](mailto:kimberlygesell@gmail.com)>  
**Sent:** Monday, March 17, 2025 4:50 PM  
**To:** Juaneisha Crooms <[jcrooms@cityofpsl.com](mailto:jcrooms@cityofpsl.com)>  
**Subject:** Kimberly Gesell 2592 SE Burton St

Ms. Crooms,

Please send me a copy of the inspectors report on electrical work today.  
Also, please let me know if I need to schedule an inspection for Elites plumbing work since they altered our pipes. This is what is still leaking. Thank you. Images below of the change in our pipes by Elite:

Thank you,  
Kim Gesell

## Isa Alvarez

---

**From:** Kim Gesell <kimberlygesell@gmail.com>  
**Sent:** Tuesday, March 18, 2025 10:23 AM  
**To:** Juaneisha Crooms  
**Subject:** Re: Kimberly Gesell 2592 SE Burton St

Thank you!

My previous question was, based on the photos of what Elite did to our existing plumbing in bathroom, were they supposed to schedule an inspection and permit on this work? They are already known for not scheduling required permits. Was the pipe change supposed to be inspected?

Kimberly Gesell

On Tue, Mar 18, 2025 at 8:39 AM Juaneisha Crooms <[jcrooms@cityofpsl.com](mailto:jcrooms@cityofpsl.com)> wrote:

### Inspections History

**Address: 2592 SE BURTON ST**

Inspection #: 6086059  
Permit #: 2508965  
Inspector: 304 - M  
Rannazzisi  
Date Made: 3/4/2025  
User  
Created:  
Scheduled  
Online: Yes  
Time Range:  
Date  
Ordered:  
Date  
Scheduled: 3/17/2025  
Fees:  
Result: Pass  
Reinspect#:  
Public Notes:  
Private  
Notes:

#	Type	Result	Inspector #	Date Ordered	Date Desired	Date Inspected
6086059	ELEF	Pass	304		3/17/2025	3/17/2025

Contractor  
Notes  
  
Code Ref.

AM - ELECTRICIAN ON  
VUIRTUAL - she wants  
for inspection

Change Log

#	Field	Date Changed
6086059	Request	3/14/2025 11:36:00 AM

	Date
tion results email was sent to <a href="mailto:JOHNP@ELITEELECTRICANDAIR.COM">JOHNP@ELITEELECTRICANDAIR.COM</a> ; <a href="mailto:ITEELECTRICANDAIR.COM">ITEELECTRICANDAIR.COM</a> ;;	3/17/2025 10:17:36 AM













How is my service? Please email [buildingadmin@cityofpsl.com](mailto:buildingadmin@cityofpsl.com) to submit your suggestions, comments, and feedback.

---

**From:** Kim Gesell <[kimberlygesell@gmail.com](mailto:kimberlygesell@gmail.com)>  
**Sent:** Monday, March 17, 2025 4:50 PM  
**To:** Juaneisha Crooms <[jcrooms@cityofpsl.com](mailto:jcrooms@cityofpsl.com)>  
**Subject:** Kimberly Gesell 2592 SE Burton St

Ms. Crooms,

Please send me a copy of the inspectors report on electrical work today.

Also, please let me know if I need to schedule an inspection for Elites plumbing work since they altered our pipes. This is what is still leaking. Thank you. Images below of the change in our pipes by Elite:

Thank you,

Kim Gesell



## Agenda Summary

2025-648

---

**Agenda Date:** 7/10/2025

**Agenda Item No.:** 7.b

---

Placement: Consent Agenda

Action Requested: Motion / Vote

Citation Orders where Violator did not Request a Hearing and did not Pay the Citation

EDWIN SANTANA

SANTANA POWER LLC

Citation # 31986 - Remaining Balance Owed \$ 1,000.00

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

Executive Summary: Commence or perform work for which a building permit is required pursuant to this chapter without such building permits being in effect. Practice contracting unless the person is certified of registered (ELECTRICAL).

Presentation Information: N/A

Staff Recommendation: Move that the Board enter an order finding a violation exists and impose payment of the civil penalty set forth on the citation.

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

**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:

**EDWIN SANTANA  
SANTANA POWER LLC  
1656 SE SANDIA DRIVE  
PORT ST LUICE, FL 34983**

**REGISTRATION 31985 & 31986 - COMP DATE 4/10/25**

9590 9402 9237 4295 5250 12

2. Article Number (Transfer from service label)

9589 0710 5270 1698 9517 70

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

x E SANTANA ☐ Agent  
☐ Addressee

B. Received by (Printed Name)

C/O VL

C. Date of Delivery

3/27/25

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

Mail Restricted Delivery

(00)

**47**

USPS TRACKING #



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

9590 9402 9237 4295 5250 12

United States  
Postal Service

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

## CONTRACTOR LICENSING

CITY OF PORT ST LUCIE  
121 SW PORT ST LUCIE BLVD  
PORT ST LUCIE, FL 34984

34-509999



Comp date: 4/10/25  
Hearing Date: 7/10/25

# CITATION

City of Port St Lucie

CITATION# 31985 CERTIFIED MAIL# 9589 0710 5270 1698 9517 70

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 as 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 affect;
- ☐ 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 2/20/2025 at at the Location of 2592 SE BURTON ST

## DESCRIPTION OF WORK PERFORMED:

CIRCUIT PANEL CHANGEOUT

ISSUED TO	EDWIN			SANTANA
	First	Middle	Last	
BUSINESS NAME	SANTANA POWER LLC		STREET	1656 SE SANDIA DRIVE
CITY	PORT ST LUCE	STATE	FL	ZIP 34983
DL#		DOB	PHONE#	(772) 342-1105
			CERT/REG#	

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

PENALTIES:		PENALTIES:	
NON-STRUCTURAL OR NON-MECHANICAL:		STRUCTURAL OR MECHANICAL:	
1st OFFENSE	\$500.00	1st OFFENSE	\$1,000.00
2nd OFFENSE	\$1,000.00	2nd OFFENSE	\$2,000.00
3rd OFFENSE	\$1,500.00	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

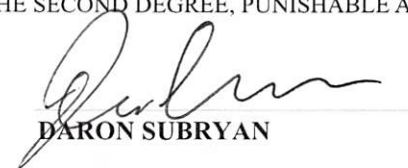
(2) Request an administrative hearing within 10 days of receipt to contest the citation. Failure to either pay the citation or request a hearing within the time period set forth, shall be deemed to be a waiver of the right to contest the citation and additional penalties maybe imposed. Subsequent violations 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

3/20/25  
Date of Citation

49

Revised 08/27/2019



Comp Date: 4/10/25  
Hearing Date: 7/10/25

## CITATION

City of Port St Lucie

CITATION#

31986

CERTIFIED MAIL#

9589 0710 5270 1698 9517 70

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.

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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 2/11/2025 at the Location of 2592 SE BURTON ST

### DESCRIPTION OF WORK PERFORMED:

CONTRACTING & PERFORMING ELECTRICAL SERVICE CHANGE

ISSUED TO		EDWIN		SANTANA	
		First		Middle	Last
BUSINESS NAME	SANTANA POWER LLC		STREET	1656 SE SANDIA DRIVE	
CITY	PORT ST LUCIE	STATE	FL	ZIP	34983
				PHONE#	(772) 342-1105
DL#		DOB		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.

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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

BARON SUBRYAN

3/20/25  
Date of Citation



Close

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## Photos for Santana Power

4 of 7

Get hurricane ready

 **Santana Power** on Jul 13, 2024

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## Photos for Santana Power

3 of 7

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 **Santana Power** on Jul 13, 2024



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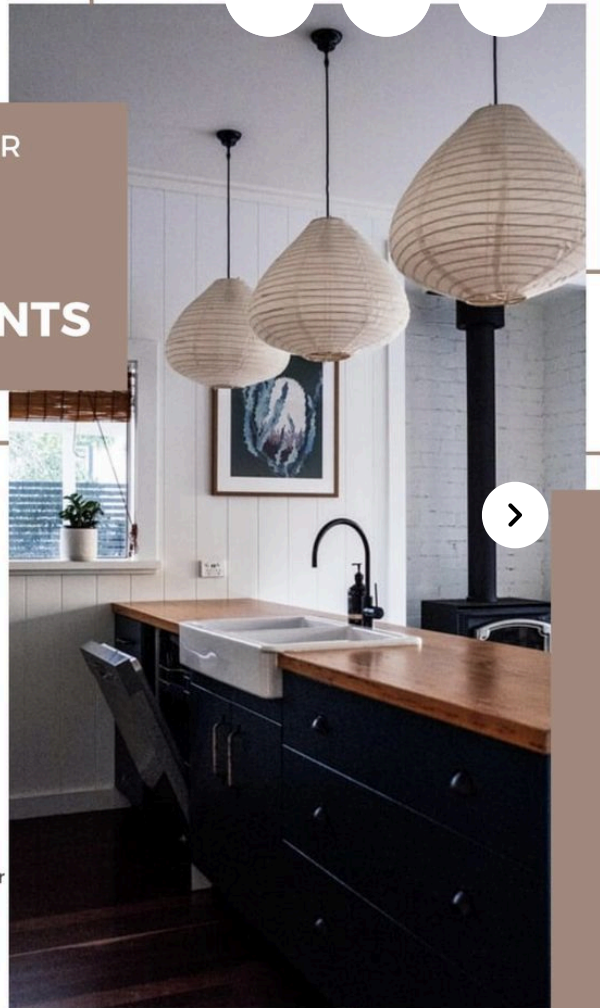
- Indoor/Outdoor Lighting
- Panels
- Electrical Maintenance/Upgrades

### CONTACT US

#### FOR MORE INFORMATION :

[santanapowerllc@santanapowerllc.net](mailto:santanapowerllc@santanapowerllc.net)

South Florida



## Photos for Santana Power

5 of 7

**Santana Power** on Jul 13, 2024



# Invoice

Invoice no.: 628  
Invoice date: Jan 13, 2025  
Due: Jan 14, 2025

**From**  
**SantanaPowerLLC/ CEI**  
**EC13007709**  
  
Ed.santana087@gmail.com  
7723421105

**Bill to**  
**John G CF**  
  
+15616010933

DESCRIPTION	RATE, USD	QTY	AMOUNT, USD
Panel upgrade	2,940.00	1.00	2,940.00
Panel upgrade removed out dated challenger panel and replacing with new. Price includes all labor and materials including surge protector bring panel up to code.			

**Payment Instruction**

Make checks payable to:  
SantanaPowerLLC  
  
Bank Transfer:  
Zelle (772)342-1105

<b>Total:</b>	<b>\$2,940.00</b>
Amount paid:	\$2,940.00
<b>Balance Due:</b>	<b>\$0.00</b>

Business signature  
**SantanaPowerLLC/ CEI EC13007709**





# Santana Power


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 Share

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Photos & videos

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|------------------------------|--------------------------------------|
| Circuit breaker installation | Circuit breaker repair               |
| Doorbell installation        | Doorbell repair                      |
| Electric inspection          | Electric installation or replacement |
| Electric panel installation  | Electric panel repair                |

Electric repair

Wire installation

Wire repair

Light fixture installation

Light fixture repair

Outlet installation

Outlet repair

---

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**Janet M. said** "The guys wore masks, communicated well, worked quickly, even had their o held vacuum to clean up after themselves. I cannot recommend them enough. Ya can't go this company. Most Excellent!!!!" [read more](#)  
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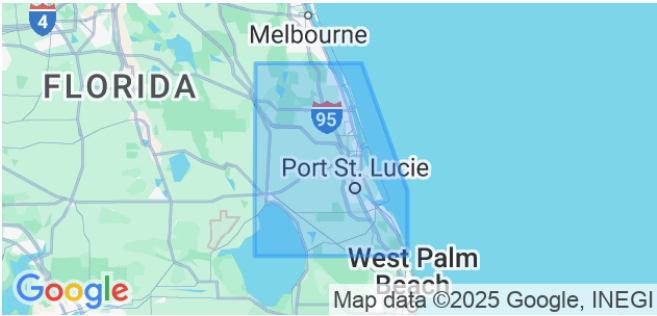
Get powered up with us! Residential Electrical Services Fans Indoor/Outdoor Lighting Pane Electrical Upgrades Email: [santanapowerllc@santanapowerllc.com](mailto:santanapowerllc@santanapowerllc.com) Instagram: Santanapow

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---

## Location & Hours

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Mon	8:00 AM - 5:00 PM	
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Ask a question

Yelp users haven't asked any questions yet about Santana Power.

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Electrician Residential

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i

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Location

0 0 0



Select your rating

Hey there trendsetter! You could be the first review for **Santana Power**

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10 reviews that are not currently recommended ▾

**Find reviews useful? Help others by sharing your experience.**

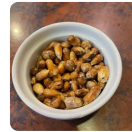
**WM Customs**

Do you recommend this business?

Yes

No

Maybe

**Machu Picchu Restaurant**

Do you recommend this business?

**Other Electricians Nearby** Sponsored ⓘ**Marq-Beniz Electric**

Let us deal with your home electrical problem. [read more](#)  
in Electricians

**24/7 Electricians That Care**

Professional electricians available 24/7 for electrical repairs and upgrades. Free Estimates. Inspections, Electric Panels, Circuit Breakers, Outlets, Wiring, Switches, Surge Protection, and Lights. [read more](#)  
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Find more Electricians near Santana Power

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- Audio Video Installation
- Carpenter
- Ceiling Fan Repair
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**Service Categories in Port St. Lucie**

- Doorbell Rep
- Electrical Panel
- Outlet Install
- Wiring Install

**Trending in Port St. Lucie, FL**

- Accountants
- Building Supply Florida
- Buy Here Pay Here St. Lucie, Florida
- Colonics in Port St. Lucie, Florida
- Departments in Port St. Lucie, Florida
- Estate Liquidation Florida

Contractors	Furnace Repa
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Electrician Handyman	Public Service
Electrician Residential	St. Lucie, Flor
Ev Charging Stations	Roofing in Pc
Fences & Gates	Tax Services
Furniture Repair	Used Car Dea
General Contractors	Florida
Generator Installation	Window Repl
Handyman	Florida
Heater Repair	
Home Builders	
Home Network Installation	
Home Repair	
Home Security Systems	
Hvac Repair	
It Services & Computer Repair	
Keys & Locksmiths	
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Lighting Stores	
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4

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## Detail by Entity Name

Florida Limited Liability Company

SANTANA POWER LLC

### Filing Information

**Document Number** L24000150130

**FEI/EIN Number** NONE

**Date Filed** 03/28/2024

**Effective Date** 03/27/2024

**State** FL

**Status** ACTIVE

### Principal Address

1656 SE SANDIA DRIVE  
PORT SAINT LUCIE, FL 34983 UN

### Mailing Address

1656 SE SANDIA DRIVE  
PORT SAINT LUCIE, FL 34983 UN

### Registered Agent Name & Address

SANTANA, EDWIN  
1656 SE SANDIA DRIVE  
PORT SAINT LUCIE, FL 34983

### Authorized Person(s) Detail

**Name & Address**

Title MGR

SANTANA, MARLETY  
1656 SE SANDIA DRIVE  
PORT SAINT LUCIE, FL 34983 UN

Title MGR

SANTANA, EDWIN  
1656 SE SANDIA DRIVE  
PORT SAINT LUCIE, FL 34983 UN

**Annual Reports**

**No Annual Reports Filed**

**Document Images**

[03/28/2024 -- Florida Limited Liability](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations

## Isa Alvarez

---

**From:** Beth Bareense  
**Sent:** Thursday, March 20, 2025 2:15 PM  
**To:** Daron Subryan  
**Cc:** James Laponza  
**Subject:** FW: Gesell communications  
**Attachments:** Kimberly Gesell 2592 SE Burton St; RE: Kimberly Gesell 2592 SE Burton St; Re: Kimberly Gesell 2592 SE Burton St

FYI



**Beth Bareense**  
**Permitting Manager**  
**Building Department**  
M. 772-871-5132  
D. 772-344-4254

---

### City of Port St. Lucie | *Heart of the Treasure Coast*

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



---

**From:** Juaneisha Crooms <jcrooms@cityofpsl.com>  
**Sent:** Wednesday, March 19, 2025 9:45 AM  
**To:** Beth Bareense <BBareense@cityofpsl.com>  
**Subject:** Gesell communications

I'm sending over all emails with Kim Gesell.

















**Isa Alvarez**

---

**From:** Kim Gesell <kimberlygesell@gmail.com>  
**Sent:** Monday, March 17, 2025 4:50 PM  
**To:** Juaneisha Crooms  
**Subject:** Kimberly Gesell 2592 SE Burton St  
**Attachments:** IMG\_3433.jpeg; IMG\_3431.jpeg; IMG\_3426.jpeg; IMG\_3427.jpeg

Ms. Crooms,

Please send me a copy of the inspectors report on electrical work today.

Also, please let me know if I need to schedule an inspection for Elites plumbing work since they altered our pipes. This is what is still leaking. Thank you. Images below of the change in our pipes by Elite:

Thank you,  
Kim Gesell



## Isa Alvarez

---

**From:** Anthony Lester  
**Sent:** Tuesday, March 18, 2025 11:00 AM  
**To:** contractor licensing  
**Subject:** RE: Kimberly Gesell 2592 SE Burton St

Per Michael Peter, a replacement shower/tub valve doesn't require a permit nor inspection.



Thank You,  
**Anthony Lester**  
*Plans Examiner/Inspector*  
**Building Department**  
o. 772-873-6506  
c. 772-528-0850

---

### City of Port St. Lucie | *Heart of the Treasure Coast*

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



---

**From:** contractor licensing <contractorlicensing@cityofpsl.com>  
**Sent:** Tuesday, March 18, 2025 10:30 AM  
**To:** Anthony Lester <ALester@cityofpsl.com>  
**Subject:** FW: Kimberly Gesell 2592 SE Burton St

Hey Anthony,

Can you take a look at these pics and tell me if this work requires a permit.

---

### **Juaneisha Crooms**

*Building Permit Specialist II*

**Building Department**

o. 772-871-5036      e. [jcrooms@cityofpsl.com](mailto:jcrooms@cityofpsl.com)

a. 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984





[www.CityofPSL.com](http://www.CityofPSL.com)



How is my service? Please email [buildingadmin@cityofpsl.com](mailto:buildingadmin@cityofpsl.com) to submit your suggestions, comments, and feedback.

---

**From:** Kim Gesell <[kimberlygesell@gmail.com](mailto:kimberlygesell@gmail.com)>  
**Sent:** Monday, March 17, 2025 4:50 PM  
**To:** Juaneisha Crooms <[jcrooms@cityofpsl.com](mailto:jcrooms@cityofpsl.com)>  
**Subject:** Kimberly Gesell 2592 SE Burton St

Ms. Crooms,

Please send me a copy of the inspectors report on electrical work today.  
Also, please let me know if I need to schedule an inspection for Elites plumbing work since they altered our pipes. This is what is still leaking. Thank you. Images below of the change in our pipes by Elite:

Thank you,  
Kim Gesell

## Isa Alvarez

---

**From:** Kim Gesell <kimberlygesell@gmail.com>  
**Sent:** Tuesday, March 18, 2025 10:23 AM  
**To:** Juaneisha Crooms  
**Subject:** Re: Kimberly Gesell 2592 SE Burton St

Thank you!

My previous question was, based on the photos of what Elite did to our existing plumbing in bathroom, were they supposed to schedule an inspection and permit on this work? They are already known for not scheduling required permits. Was the pipe change supposed to be inspected?

Kimberly Gesell

On Tue, Mar 18, 2025 at 8:39 AM Juaneisha Crooms <[jcrooms@cityofpsl.com](mailto:jcrooms@cityofpsl.com)> wrote:

### Inspections History

**Address: 2592 SE BURTON ST**

Inspection #: 6086059  
Permit #: 2508965  
Inspector: 304 - M  
Rannazzisi  
Date Made: 3/4/2025  
User  
Created:  
Scheduled  
Online: Yes  
Time Range:  
Date  
Ordered:  
Date  
Scheduled: 3/17/2025  
Fees:  
Result: Pass  
Reinspect#:  
Public Notes:  
Private  
Notes:

#	Type	Result	Inspector #	Date Ordered	Date Desired	Date Inspected
6086059	ELEF	Pass	304		3/17/2025	3/17/2025

Contractor  
Notes  
  
Code Ref.

AM - ELECTRICIAN ON  
VUIRTUAL - she wants  
for inspection

Change Log

#	Field	Date Changed
6086059	Request	3/14/2025 11:36:00 AM

	Date
tion results email was sent to <a href="mailto:JOHNP@ELITEELECTRICANDAIR.COM">JOHNP@ELITEELECTRICANDAIR.COM</a> ; <a href="mailto:ITEELECTRICANDAIR.COM">ITEELECTRICANDAIR.COM</a> ;;	3/17/2025 10:17:36 AM













How is my service? Please email [buildingadmin@cityofpsl.com](mailto:buildingadmin@cityofpsl.com) to submit your suggestions, comments, and feedback.

---

**From:** Kim Gesell <[kimberlygesell@gmail.com](mailto:kimberlygesell@gmail.com)>  
**Sent:** Monday, March 17, 2025 4:50 PM  
**To:** Juaneisha Crooms <[jcrooms@cityofpsl.com](mailto:jcrooms@cityofpsl.com)>  
**Subject:** Kimberly Gesell 2592 SE Burton St

Ms. Crooms,

Please send me a copy of the inspectors report on electrical work today.

Also, please let me know if I need to schedule an inspection for Elites plumbing work since they altered our pipes. This is what is still leaking. Thank you. Images below of the change in our pipes by Elite:

Thank you,

Kim Gesell

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

**EDWIN SANTANA**  
**SANTANA POWER LLC**  
1656 SE SANDIA DRIVE  
PORT ST LUCIE, FL 34983

Citation(s) # 31985 & 31986

Respondent

**VIA CERTIFIED MAIL: 9589 0710 5270 1698 9488 86**

**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 **10<sup>th</sup> of July 2025 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): 2592 SE BURTON ST**

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:

**EDWIN SANTANA** herein on the 26<sup>th</sup> day of June 2025

Isa Alvarez – Contractor Licensing Coordinator 6/26/25





## Agenda Summary

2025-649

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**Agenda Date:** 7/10/2025

**Agenda Item No.:** 7.c

---

Placement: Consent Agenda

Action Requested: Motion / Vote

Citation Orders where Violator did not Request a Hearing and did not Pay the Citation

TIFFANY BLANTON

DIAMOND CONSTRUCTION SERVICES OF SOUTH FLORIDA, LLC

Citation # 32009 - Remaining Balance Owed \$1,000.00

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

Executive Summary: Engage 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.

Presentation Information: N/A

Staff Recommendation: Move that the Board enter an order finding a violation exists and impose payment of the civil penalty set forth on the citation.

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

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

**TIFFANY BLANTON**  
**DIAMOND CONSTRUCTION SERVICES OF SOUTH**  
**FLORIDA, LLC**  
7504 OCALA AVENUE  
FT PIERCE, FL 34951

Citation(s) # 32009

Respondent

**VIA CERTIFIED MAIL: 9589 0710 5270 1698 9488 79**

**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 **10<sup>th</sup> of July 2025 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): 981 SW HAAS AVE**

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:

**TIFFANY BLANTON** herein on the 26th day of June 2025

Isa Alvarez – Contractor Licensing Coordinator 6/26/25

## Isa Alvarez

---

**From:** Isa Alvarez  
**Sent:** Monday, June 16, 2025 3:06 PM  
**To:** Janet Palmer  
**Cc:** Beth Barensen; Melissa Baker; Juaneisha Crooms  
**Subject:** RE: 981 SW Haas Ave  
**Attachments:** 03282025\_001.pdf; 03282025\_002.pdf; CITATION 32009 RETURNED MAIL.pdf; CITATION 32009.pdf; Rubin Homes\_Diamond Construction Services of South Florida LLC\_Tiffany Blanton 1.pdf; Rubin Homes\_Diamond Construction Services of South Florida LLC\_Tiffany Blanton.pdf; CaseReport.pdf

Hello,

Case # 32009 – Tiffany Blanton of Diamond Construction of South Florida, LLC was sent a citation for violating FS 489.127(1.)f:

*"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 A HOLDER OF A CERTIFICATE OF COMPETENCY."*

The complete case file is attached.

Thank you,



**Isa Alvarez**

**Contractor Licensing Coordinator**

**Building Department**

o. 772-873-6371

---

**City of Port St. Lucie | Heart of the Treasure Coast**

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



How is my service? Please email [buildingadmin@cityofpsl.com](mailto:buildingadmin@cityofpsl.com) to submit your suggestions, comments and feedback.

---

**From:** permitting <[permitting@cityofpsl.com](mailto:permitting@cityofpsl.com)>  
**Sent:** Monday, June 16, 2025 2:25 PM  
**To:** contractor licensing <[contractorlicensing@cityofpsl.com](mailto:contractorlicensing@cityofpsl.com)>  
**Cc:** Janet Palmer <[JPalmer@cityofpsl.com](mailto:JPalmer@cityofpsl.com)>; Beth Barensen <[BBarensen@cityofpsl.com](mailto:BBarensen@cityofpsl.com)>  
**Subject:** FW: 981 SW Haas Ave

Contractor Licensing,

Can you assist?

Thank you,



**Melissa A Baker**

**Senior Permit Specialist**

**Building Department**

o. 772-871-5132

d. 772-344-4199

**City of Port St. Lucie | Heart of the Treasure Coast**

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



---

**From:** Janet Palmer <[JPalmer@cityofpsl.com](mailto:JPalmer@cityofpsl.com)>

**Sent:** Monday, June 16, 2025 2:22 PM

**To:** permitting <[permitting@cityofpsl.com](mailto:permitting@cityofpsl.com)>

**Subject:** 981 SW Haas Ave

Hello,

I received a police report regarding a citation for contracting without a license. Tiffany Blanton was allegedly cited. Can you please provide documentation for the case. My case number is 2025-09707.

Thank you,

Detective Janet Palmer  
Port St. Lucie Police Department  
Criminal Investigations Division (Support)  
Office: 772-879-3397  
Fax: 772-344-4106

**IMPORTANT WARNING:** This message is intended for the use of the person or entity to whom it is addressed and may contain information that is privileged and confidential, the disclosure of which is governed by applicable law. If the reader of this e-mail is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this information is **STRICTLY PROHIBITED**. If you have received this e-mail by error, please notify us immediately and destroy the related message. Active criminal intelligence information and active criminal investigative info is exempt from F.S.S. 119.07(1).

**Jennifer Davis****1601 SE South Niemeyer Circle****Port St. Lucie, FL 34952****Phone: 772-335-9550****Fax: 772-335-9554****Email: [j.davis@cardinalroofing.com](mailto:j.davis@cardinalroofing.com)**A yellow rectangular sticky note with the word "Packet" and the number "2" written in red ink.

Packet  
2

**From:** Paul Maceli [<mailto:acoustict@aol.com>]  
**Sent:** Thursday, November 21, 2024 10:48 AM  
**To:** [j.davis@cardinalroofing.com](mailto:j.davis@cardinalroofing.com)  
**Subject:** Maceli / Rubin order confirmation (Cardinal)

Hi Karen,

Per our conversation yesterday, I am writing to you to confirm if Tiffany Blanton (or Katie or Sarah) from Rubin Custom Homes (aka Diamond Construction Services of South FL) passed on to you the (or any) down payment(s) to secure an order with your company for products and/or services for my house at 981 SW Haas Avenue in Port St Lucie, FL. To reiterate, she claimed that we needed to put half down and we gave her the money to give to you (\$2,653.75, half of the total). Did she give you any money on our behalf and are there any orders reserved for us? Please confirm either way as soon as possible. Thank you very much for your time on this. Also please "Reply To All" because my wife Jessica is included on this email.

Paul Maceli  
518-465-7260

Sent from the all new AOL app for iOS



Maceli, Paul roof quote.pdf  
715.3kB



11/21/2024

NEW

AOL Mail - RE: Maceli / Rubin order confirmation (Cardinal)

ROOFING ESTIMATE 11-21-24 + NO ORDER PLACED

RE: Maceli / Rubin order confirmation (Cardinal)

P-1

From: Jennifer Davis (j.davis@cardinalroofing.com)

To: acoustict@aol.com

Date: Thursday, November 21, 2024, 11:38 AM EST

Since the quote we sent Rubin was back in August – we had a slight change in pricing, but it's better than it was in August, it went down from \$6,800 to \$6,600 – I am changing the name on our quote from Rubin to you as the owner, if you should decide later on that you want to go directly through us to install the roof. I know you are not doing anything at the moment due to the issues you are having with Rubin, but when you're ready, if you decide to proceed, here is your quote.

**From:** Paul Maceli [mailto:acoustict@aol.com]  
**Sent:** Thursday, November 21, 2024 11:13 AM  
**To:** Jennifer Davis <j.davis@cardinalroofing.com>  
**Subject:** Re: Maceli / Rubin order confirmation (Cardinal)

Hi Jennifer. Thank you for the confirmation. We will keep in touch with you if we need anything additional.

Paul Maceli

518-465-7260

On Thursday, November 21, 2024, 11:03:48 AM EST, Jennifer Davis <j.davis@cardinalroofing.com> wrote:

Hi – this is Jennifer at Cardinal Roofing, I am the one you just spoke with on the phone.

Just a few things - #1, your wife was not included on the email so I could not reply all, it's only your email here. #2, the price we sent to Rubin Custom Homes back on 8/22/24 was \$6,800 which included installing a 2-layer synthetic underlayment over the existing peel & stick due to the age of the existing peel & stick being uncovered due to the issues with the original GC Port St. Lucie Properties.

→ We did not get any official approval to proceed with this work after we submitted the bid on 8/22. I received an email from Tiffany on 11/7 requesting a timeframe to install the roof and she said she would drop a check off to us the following day. I informed her that we could have the roof completed the following Monday or Tuesday, she told me she would have Katie contact me about dropping off the check and I have not heard back since that day.

We have not received any monies from Rubin Custom Homes for your property mentioned below.

P-3

REGIONAL OFFICE  
BRIDGE TOWN, NEW JERSEY  
(732) 335-9550



1601 S.E. SOUTH NIEMEYER CIRCLE  
PORT ST. LUCIE, FLORIDA 34952  
Phone: (772) 835-9550 • Fax: (772) 835-9554  
www.cardinalroofing.com

REGIONAL OFFICE  
PORT ST. LUCIE, FLORIDA  
(772) 835-9550

Paul Maceli  
981 SW Haas Avenue  
Port St. Lucie, FL  
Phone: 518-465-7260

Revised: November 21, 2024

email: [acoustict@aol.com](mailto:acoustict@aol.com)

### SHINGLE ROOF QUOTE

- 1) Install 2-plys of synthetic underlayment over the existing peel & stick.
- 2) Install modified bitumen in cricket valleys where needed.
- 3) Apply IKO Cambridge architectural shingles (standard colors only) with H&R caps per FL code.
- 4) Supply all labor and materials

**TOTAL: \$6,600.00**

**PAYMENT SCHEDULE: 1ST DRAW – \$3,300.00**

**ROOF COMPLETE: \$3,300.00**

**\*A 3% SURCHARGE FEE WILL BE ADDED TO ALL CREDIT CARD PAYMENTS\***

Respectfully Submitted,

*Bruce Roessner*

Bruce Roessner  
Sales/Estimator

*\*Due to the instability in the roofing and metal supply markets, this quotation was calculated utilizing today's vendor pricing. Please be advised that this bid may have to be revised prior to entering into contract if after 15 days of original roof quote.*

PAUL N MACELI  
5824 FIRST TEE RD  
PORT SAINT LUCIE FL 34986

106

63-1482670  
315

8/23/24

Date

Pay to the  
Order of

Diamond Construction Services

\$ 2653.75

Two thousand fifty three dollars &amp; 75/100

Dollars

Photo  
Deposit  
Details on back

America's Most Convenient Bank®

For

Rec'd

Paul Maceli

MP

#106

08/23

\$2,653.75

 $\frac{1}{2}$  of \$5,307.50

D-4



Q1

Paul Nunzio Maceli ❤️, Tiffa...

Thu, Jul 18 at 6:32 PM

Tiffany Blanton

Good Evening!! We do apologise for the radio silence, katie and myself have been under negotiation's and finalising the contract to become the new owner of Rubin Homes. As you know we already formed Diamond Construction and will merge the two too become Diamond Construction Services of South Florida LLC. We value our homeowners, as well as have embarked on the mission to provide all of our homeowners with the down to earth, understanding, professionalism, and the overall actual custom home experience when we build not just a house but your HOME. I'm sorry for all of the delays. However I can assure you that stucco starts next Thursday and we will now again be full steam ahead. Thankyou for your patience on this and again we are sorry for the silence but we can't sit by anymore and not be fully in control of what happens to our homeowners. This has been the plan since the first PSLP home and it's now becoming reality ❤️

Congratulations to you!

2

Paul Nunzio Maceli ❤️, Tiffa...

Tiffany Blanton

Your very welcome

Did the stucco get put on the house today?  
When can we expect a new construction schedule?  
Just letting everyone know Paul will be out of state for work 9/3-9/16.  
Update please!  
Thank you.

Tiffany Blanton

Yes, mam i'm sorry I was in the doctor and was out yesterday. I asked the stucco guy yesterday afternoon. He did not respond to me until about 1 o'clock and he's delayed because of all the rain we've had but assured me that he would be there no later than next Tuesday to install the wite lathe then call an inspection and then he comes back and does the actual stucco work

So I have not updated all of the homeowners involved, but since we're on the topic of a construction schedule we still plan on having you done in time in the meantime Katie and myself have been in contract to purchase

3

Paul Nunzio Maceli ❤️, Tiffa...

So I have not updated all of the homeowners involved, but since we're on the topic of a construction schedule we still plan on having you done in time in the meantime Katie and myself have been in contract to purchase Ruben homes and our finalising up that deal finally so you can expect probably tomorrow or Monday at the latest to do a change of contractor to owner builder and I will notify mid Florida that diamond construction is now the owner of Ruben homes and I'm already in approved builder with mid Florida under diamond as well so I will be sending you an addendum to the contract that just states the name of the company is changing all the employees GC everything will stay the same

Thank you for the update!  
Please just communicate with us every now and then. We look forward to proceeding with the new paperwork with Diamond. Again, Congratulations to you both!  
Do you have an idea schedule wise?  
We are coming up in about 2 months where we won't be able to stay in this house any longer.

4

Paul Nunzio Maceli ❤️, Tiffa...

Thank you for the update!  
Please just communicate with us every now and then. We look forward to proceeding with the new paperwork with Diamond. Again, Congratulations to you both!  
Do you have an idea schedule wise?  
We are coming up in about 2 months where we won't be able to stay in this house any longer.

Rise and shine :+  
For clarification are you saying the house will be done by the bank loan extension date?  
I think it was either 8/5 or 8/15. The construction schedule we have was 7/15/24.  
Thank you!

Good morning Jessica and Tiffany. Just as a heads up I received an email from the bank telling me that extension ends August 1. We are certainly in a dire situation and they have given me a form to complete to extend the loan more.

# CONTRACT: SALE OF CONTRACT (RUBIN) TO R-1 DIAMOND (TIFFANY)

## PURCHASE OF BUSINESS ASSETS AGREEMENT

**THIS PURCHASE OF BUSINESS ASSETS AGREEMENT** (the "Agreement") made and entered into this 8th day of September 2024 (the "Execution Date"),  
**BETWEEN:**

Rubin Homes, Inc of 1237 SE Indian St, #101, Stuart, FL 34997, USA (the "Seller") OF THE FIRST PART and Diamond Construction Services of South Florida, LLC. of 7504 Ocala Ave, Fort Pierce, FL 34951 (the "Purchaser") OF THE SECOND PART

### BACKGROUND

- a. The Seller is a corporation which carries on the business of Residential new builds and renovations at 1237 SE Indian St, #101, Stuart, FL 34997, USA.
- b. The Seller owns and desires to sell certain client contracts of its business (the "Contracts") to the Purchaser, subject to any exclusions set out in this Agreement and the Purchaser desires to buy the Assets as described and listed below.

**IN CONSIDERATION** of the provisions contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which consideration is acknowledged, the Parties agree as follows:

#### 1. Definitions

- a. The following definitions apply in the Agreement:  
The "Assets" consist of the following:  
Client contracts for residential construction for Maceli and Newman/Golinko.
- b. "Closing" means the completion of the purchase and sale of the Assets as described in this Agreement by the payment of agreed consideration, and the transfer of title to the Assets;
  - ii. "Excluded Assets" means assets that are owned by the Seller but do not form any part of the Assets for the purpose of this transaction. Excluded Assets will include the following: cash items held by the Seller including, but not limited to, cash bank balances; office equipment; euro walls; and the property located at 7536 Fenwick Place, Boca Raton, FL 33496.
- c. "Parties" means both the Seller and the Purchaser and "Party" means any one of them.

#### 2. Sale

Subject to the terms and conditions of this Agreement, and in reliance on the representations, warranties, and conditions set out in this Agreement, the Seller agrees to sell the Assets to the Purchaser and the Purchaser agrees to purchase the Assets from the Seller.



### 3. Purchase Price

The Parties agree that the Purchase Price for the Assets will be allocated among the Assets as follows subject to required adjustments that are agreed upon by the Parties:

For Newman/Golinko and Maceli, the following is agreed:

	<u>Contract</u>	<u>Paid to RCH</u>	<u>RCH spent</u>	<u>RCH owes</u>
Newman	\$351,465.60	\$75,339.52	\$22,028	\$53,311.52
Maceli	\$132,688.50	\$53,075.40	\$18,357.39	\$34,718.01
Total:	\$484,151.10	\$128,414.92	\$40,385.39	\$88,029.53

Seller will pay Purchaser \$88,029.53 but Seller will receive credit for 11% of these contract prices (before 10% supervision fee), which is \$47,931.25. Thus, Seller owes Purchaser \$40,098.28.

For any future change orders from these two jobs, Seller will be paid 11%.

It is agreed that there will be no exchange of funds on the closing date. Seller will owe Purchaser \$40,098.28 to be paid later, but as soon as practicably possible and no later than January 15<sup>th</sup>, 2025. This does not include all extra monies paid out to subs, vendors and supply chains by purchaser for seller on Sellers contracted projects.

### 4. New Clients

It is further agreed that for any prospective clients who were first contacted by Purchaser when employed by Seller and subsequently sign a contract with Purchasers company, Purchaser will pay Seller 11% of the gross contract and change orders (minus credits). This also applies to any new contracts Purchaser receives from Goldwater Bank.

As stated, the \$40,098.28 Seller owes Purchaser will not be paid at closing. Any money Purchaser owes Seller from the above list, such as new clients signed up or change orders, Purchaser will first deduct from the \$40,098.28 Seller owes before being required to pay Seller anything. After which Purchaser shall pay Seller 11% of receipts as they come in.

### 5. Transfer of Construction Jobs

It is understood and agreed that as of closing, Purchaser will assume all responsibility for completing the above-mentioned construction jobs, including hiring, scheduling and paying sub-

contractors and vendors, passing inspections, and collecting receivables from clients. The seller will no longer be involved or have any responsibility for these client's construction jobs.

- a. Seller agrees to pay an hourly rate for Tiffany Blanton and Kathryn Carrigan in the same amount as previously paid by Seller's company for work performed to help Seller close out loose ends to close Seller's company, including but not limited to, selling unwanted equipment, and getting a final Certificate of Occupancy for 7536 Fenwick Place, Boca Raton, FL as well as jobs for Halsey, Henry, Ortiz and Sternfeld. All punch out, and warranty items will remain the responsibility of the Seller.
- b. The Parties agree to co-operate in the filing of elections under the *Internal Revenue Code* and under any other applicable taxation legislation, to give the required or desired effect to the allocation of the Purchase Price.
- c. The Closing of the purchase and sale of the Assets will take place on the 8th day of September 2024 (the "Closing Date") at the offices of the Seller or at such other time and place as the Parties mutually agree.
- d. At Closing the Seller will provide the Purchaser with duly executed forms and documents evidencing transfer of the Assets, where required including, but not limited to, bills of sale, assignments, assurances, and consents. The Seller will also co-operate with the Purchaser as needed in order to affect the required registration, recording, and filing with public authorities of the transfer of ownership of the Assets to the Purchaser.

**Seller's Representations and Warranties**

6. The Seller represents and warrants to the Purchaser that:
  - a. the Seller has full legal authority to enter into and exercise its obligations under this Agreement.
  - b. the Seller is a corporation duly incorporated or continued, validly existing, and in good standing and has all requisite authority to carry on business as currently conducted;
  - c. the corporate Seller, Rubin Homes, Inc has all necessary corporate power, authority and capacity to enter into this Agreement and to carry out its obligations. The execution and delivery of this Agreement, and this transaction has been duly authorized by all necessary corporate action on the part of the Seller;
  - d. the Seller is operating in accordance with all applicable laws, rules, and regulations of the jurisdictions in which it is carried on. In compliance with such

- laws, the Seller has duly licensed, registered, or qualified the Seller with the appropriate authorities and agencies;
- e. the Seller has filed all tax reports and returns required in the operation of its business and has paid all taxes owed to all taxing authorities, including foreign taxing authorities.
7. Representations and warranties given in this Agreement are the only representations and warranties. No other representation or warranty, either expressed or implied, has been given by the Seller to the Purchaser.
8. The Seller's representations and warranties will survive the Closing Date of this Agreement.
9. Where the Purchaser has a claim against the Seller relating to one or more representations or warranties made by the Seller, the Seller will have no liability to the Purchaser unless the Purchaser provides notice in writing to the Seller containing full details of the claim on or before the first anniversary of the Closing Date.

**10. Purchaser's Representations and Warranties**

The Purchaser represents and warrants to the Seller the following:

- a. the Purchaser has full legal authority to enter into and exercise its obligations under this Agreement;
- b. the Purchaser is a resident of the United States for the purposes of the *Internal Revenue Code*;
- c. this Agreement has been duly executed by the Purchaser and constitutes a legal and binding obligation of the Purchaser, enforceable in accordance with its terms, except as enforcement may be limited by bankruptcy and insolvency, by other laws affecting the rights of creditors generally, and by equitable remedies granted by a court of competent jurisdiction; and
- d. the Purchaser has no knowledge that any representation or warranty given by the Seller in this Agreement is inaccurate or false.
11. The representations and warranties given in this Agreement are the only representations and warranties. The Purchaser has given no other representation or warranty, either expressed or implied, to the Seller.
12. The Purchaser warrants to the Seller that each of the representations and warranties made by it is accurate and not misleading at the date of Closing. The Purchaser acknowledges that the Seller is entering into this Agreement in reliance on each representation and warranty.
13. The Purchaser's representations and warranties will survive the Closing Date of this Agreement.

**Conditions Precedent to be Performed by the Purchaser**

14. The obligation of the Seller to complete the sale of the Assets under this Agreement is subject to the satisfaction of the following conditions precedent by the Purchaser, on or before the Closing Date, each of which is acknowledged to be for the exclusive benefit of the Seller and may be waived by the Seller entirely or in part:

- a. all of the representations and warranties made by the Purchaser in this Agreement will be true and accurate in all material respects on the Closing Date; and
- b. the Purchaser will obtain or complete all forms, documents, consents, approvals, registrations, declarations, orders, and authorizations from any person or any governmental or public body, required of the Purchaser in connection with the execution of this Agreement.

**15. Conditions Precedent to be Performed by the Seller**

The obligation of the Purchaser to complete the purchase of the Assets under this Agreement is subject to the satisfaction of the following conditions precedent by the Seller, on or before the Closing Date, each of which is acknowledged to be for the exclusive benefit of the Purchaser and may be waived by the Purchaser entirely or in part:

- a. all of the representations and warranties made by the Seller in this Agreement will be true and accurate in all material respects on the Closing Date;
- b. the Seller will obtain and complete any and all forms, documents, consents, approvals, registrations, declarations, orders, and authorizations from any person or governmental or public body that are required of the Seller for the proper execution of this Agreement and transfer of the Assets to the Purchaser.

**16. Conditions Precedent Not Satisfied**

If either Party fails to satisfy any of its conditions precedent as set out in this Agreement on or before the Closing Date and that condition precedent was not waived, then this Agreement will be null and void and there will be no further liability as between the Parties.

**17. Non-Assumption of Liabilities**

It is understood and agreed between the Parties that the Purchaser is not assuming and will not be liable for any of the liabilities, debts or obligations of the Seller arising out of the ownership or operation of the Seller prior to and including the Closing Date, except for any liabilities, debts or obligations specifically transferring with the two named construction jobs Maceli and Newman/Golinko. The purchaser will not be held liable for

R-6

any past due balances, liabilities, debts or obligations owed to sub-contractors, vendors and supply houses that coincide with the jobs being completed by Seller for 7536 Fenwick Place, Boca Raton, 17543 Lake Estates Drive, Boca Raton and Henry, Halsey, Sternfeld and Ortiz.

**18. Notices**

Any notices or deliveries required in the performance of this Agreement will be deemed completed when hand-delivered, delivered by agent, or 7 days after being placed in the post, postage prepaid, to the Parties at the addresses contained in this Agreement or as the Parties may later designate in writing.

**19. Expenses/Costs**

The Parties agree to pay all their own costs and expenses in connection with this Agreement.

**20. Confidentiality**

The Seller and the Purchaser will keep confidential all information (the "Confidential Information") pertaining to this Agreement including, but not limited to, the terms of this Agreement, the Purchase Price, the Parties to this Agreement, and the subject matter of this Agreement as well as any written or oral information obtained about the respective Parties that is not currently in the public domain. Confidential Information will not include the following:

- a. information generally known in the respective industries of the Purchaser and the Seller;
- b. information that enters the public domain through no fault of the Purchaser or the Seller;
- c. information that is independently created by the Purchaser or the Seller respectively without direct or indirect use of information obtained during the course of negotiations for this Agreement; and
- d. information that is rightfully obtained by the Purchaser or the Seller from a third party who has the right to transfer or disclose the information.

21. The Seller and the Purchaser may disclose any Confidential Information relating to this Agreement to any of its employees, agents and advisors where there is a need to know in relation to this Agreement and where the personnel agree to be legally bound by the same confidentiality obligations.

22. The Parties each agree to indemnify the other against any harm suffered as a result of a breach of the confidentiality obligations contained in this Agreement on the part of their respective employees, agents and/or advisors. Upon executed agreement seller will comply and render any necessary actions needed on behalf of Purchaser in order to maintain a trusting working relationship with any and all subcontractors, vendors, supply



R-8

WITNESS WHEREOF the Parties have duly affixed their signatures on this 20th day of September 2024.

\_\_\_\_\_  
Lawrence Schechter for Rubin Homes, Inc.

WITNESS: \_\_\_\_\_

Per: \_\_\_\_\_




Tiffany Blanton for Diamond Construction  
Services of South Florida, LLC

WITNESS: Kati Carrigan Per: Kathryn Carrigan

State of Florida County of St Lucie

The following instrument was acknowledged before me on 20<sup>th</sup> day of September 2024 by  
Tiffany Blanton the owner of Diamond Construction Services of South Florida who produced her  
Florida Drivers License's.

  
9/20/2024  


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



Department of Business  
& Professional Regulation

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## LICENSEE SEARCH OPTIONS

3:04:25 PM 3/17/2025

Data Contained In Search Results Is Current As Of 03/17/2025 03:03 PM.

### Search Results - 1 Records

Please see our [glossary of terms](#) for an explanation of the license status shown in these search results.

For additional information, including any complaints or discipline, click on the name.

License Type	Name	Name Type	License Number/ Rank	Status/Expires
Certified General Contractor	BLANTON, TIFFANY	Primary	Cert General	Eligible for Exam

Main Address\*: 3475 OLD EDWARDS RD FORT PIERCE, FL 34981

[Back](#)

[New Search](#)

#### \* 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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records request, do not send email to 850.487.1395. \*Pursuant to Florida law, all records of the Department with an email address are public record. If you have a request, please see our [Privacy Statement](#).

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1



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## Detail by Entity Name

Florida Limited Liability Company

DIAMOND CONSTRUCTION SERVICES OF SOUTH FLORIDA, LLC

### Filing Information

**Document Number** L23000401071  
**FEI/EIN Number** APPLIED FOR  
**Date Filed** 08/25/2023  
**Effective Date** 08/25/2023  
**State** FL  
**Status** ACTIVE

### Principal Address

7504 OCALA AVENUE  
FORT PIERCE, FL 34951

### Mailing Address

7504 OCALA AVENUE  
FORT PIERCE, FL 34951

### Registered Agent Name & Address

BLANTON, TIFFANY  
7504 OCALA AVENUE  
FORT PIERCE, FL 34951

Name Changed: 04/18/2024

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

BLANTON, TIFFANY  
7504 OCALA AVENUE  
FORT PIERCE, FL 34951

### Annual Reports

Report Year	Filed Date
2024	04/18/2024

### Document Images

## QUOTE

N-1

Good afternoon!

See attached for three estimates. One is the trim package option with hollow core doors, one is the option for solid core doors and the other is the door hardware.

The labor to install is an additional \$1000.

You do not have an allowance for this on the Rubin/Bank side. You do have an allowance on the other side for \$5,800

Please let me know which direction you would like to go

## DOORS TRIM

Solid \$4881.75

~~Hollow \$4349.94~~

*[Signature]*  
NOTHING APPLIES

+ 1000.00 INSTAL

---

 5881.73 TOTAL

Hollow vs. Solid +\$100 each door x 5

Standard vs 1<sup>st</sup> choice +\$75 per door x 5

**INT / FRONT****DOOR HARDWARE**

Quotation N-2



(772) 464-8713 (phone) (772) 465-6883 (fax)

**Quote No 1510525**  
**Quote Date 05/20/2024**
**Invoice Address**
 Prepaid Rubin Custom Homes  
 1237 SE Indian St  
 Suite 101  
 Stuart, Florida, 34997
**Delivery Address**
 981 SW HAAS AVE  
 Prepaid Rubin Custom Homes  
 981 SW HAAS AVE  
 PORT SAINT LUCIE, Florida

**Customer** Prepaid Rubin Custom  
**Your Ref** LOCKS  
**Delivery** On 05/20/2024  
**Date printed:** 5/20/2024  
**Valid until:** 6/19/2024  
**Created by:**


Page 1 of 1

Special Instructions			Notes			
Line	Product Code	Description	Qty/Footage	Price	Per	Total
1	zz_9991_644305	687HYHLIP-514S HENLEY HANDLESET SMT 514 SPECIAL ORDER - NON-RETURNABLE	1 ea	130.00	ea	130.00
2	zz_9991_644307	966HYL-514.UNIV HENLEY INT TRIM 514 SPECIAL ORDER - NON-RETURNABLE	1 ea	48.00	ea	48.00
3	zz_9991_644308	660-514.DS DEADBOLT SMT 514 SPECIAL ORDER - NON-RETURNABLE	1 ea	27.00	ea	27.00
4	zz_9991_644309	300-HYL-514 HENLEY PRIVACY 514 SPECIAL ORDER - NON-RETURNABLE	5 ea	39.00	ea	195.00
5	zz_9991_644310	200HYL-514 HENLEY PASSAGE 514 SPECIAL ORDER - NON-RETURNABLE	1 ea	37.00	ea	37.00
6	9524	H/DUTY FLEX.DOOR BUMPER US10B	6 ea	1.00	ea	6.00
7	9554	DOORSAVER HINGE BUMPER US10B	3 ea	2.00	ea	6.00
8						
		*** SEND 1 SET OF SPRING HINGE PINS ***				

Total Amount	\$449.00
Sales Tax	\$31.43
Quotation Total	\$480.43

This is an estimate per buyer's request. Buyer assumes responsibility for verification of quantities of materials ordered to this project. This is not a lump sum contract. Buyer agrees that special order products can not be returned. By your signature below, you are agreeing to the above items and to the Terms and Conditions set forth in the Manning Building Supplies, Inc. Credit Application Package

Buyer \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

Subject to our terms and conditions of sale. Further copies available on request.



## DOORS &amp; TRIM SOLID

N-3

## Quotation



(772) 464-8713 (phone) (772) 465-6883 (fax)

Quote No **1510510**  
 Quote Date **05/20/2024**

**Invoice Address**  
 Prepaid Rubin Custom Homes  
 1237 SE Indian St  
 Suite 101  
 Stuart, Florida, 34997

**Delivery Address**  
 981 SW HAAS AVE  
 Prepaid Rubin Custom Homes  
 981 SW HAAS AVE  
 PORT SAINT LUCIE, Florida

**Customer** Prepaid Rubin Custom  
**Your Ref** SC INT  
**Delivery** On 05/20/2024  
**Date printed:** 5/20/2024  
**Valid until:** 6/20/2024  
**Created by:**



Page 1 of 2

Special Instructions			Notes				
Line	Product Code	Description	Qty/Footage	Price	Per	Total	
1	zz_EPH_284048	LHOS DB 2-8x6-8 1-3/4" SC 1 PNL SHKR MADISON 4-9/16 SR FJ EXT JAMB, O/S SILL MILL FIN, US15 4X4 SELF CLOSING HINGE, 4X4 US2D HINGES, WWS	1 ea	355.00	ea	355.00	
2	zz_IPH_488995	RH 2-8X6-8 1-3/8" SC 1 PNL SHKR MADISON 3.5 US2D HINGES, 4-9/16" FJ FLAT JAMB 886 FJ STOP, 3-1/4 MSIMODERN CASING CUT & MITER, SEND LOOSE	2 ea	285.00	ea	570.00	
3	zz_IPH_488996	LH 2-8X6-8 1-3/8" SC 1 PNL SHKR MADISON 3.5 US2D HINGES, 4-9/16" FJ FLAT JAMB 886 FJ STOP, 3-1/4 MSIMODERN CASING CUT & MITER, SEND LOOSE	2 ea	285.00	ea	570.00	
4	zz_IPH_488997	LH 2-6X6-8 1-3/8" SC 1 PNL SHKR MADISON 3.5 US2D HINGES, 4-9/16" FJ FLAT JAMB 886 FJ STOP, 3-1/4 MSIMODERN CASING CUT & MITER, SEND LOOSE	1 ea	278.00	ea	278.00	
5	zz_9992_297497	6-0X6-8 1 PNL SHKR MADISON BIFOLD SPECIAL ORDER - NON-RETURNABLE	1 ea	250.00	ea	250.00	
6	zz_9992_297498	5-0X6-8 1 PNL SHKR MADISON BIFOLD SPECIAL ORDER - NON-RETURNABLE	2 ea	235.00	ea	470.00	
7	zz_9992_297499	2-6X6-8 1 PNL SHKR MADISON BIFOLD SPECIAL ORDER - NON-RETURNABLE	1 ea	120.00	ea	120.00	
8	zz_9992_297500	2-0X6-8 1 PNL SHKR MADISON BIFOLD SPECIAL ORDER - NON-RETURNABLE	1 ea	118.00	ea	118.00	
9	zz_9990_140251	MSIMODERN CASING 3-1/4 SPECIAL ORDER - NON-RETURNABLE 15/17	255 lf	0.85	lf	216.75	

Subject to our terms and conditions of sale. Further copies available on request.

## Quotation



(772) 464-8713 (phone) (772) 465-6883 (fax)

Quote No **1510510**  
 Quote Date **05/20/2024**

**Invoice Address**  
 Prepaid Rubin Custom Homes  
 1237 SE Indian St  
 Suite 101  
 Stuart, Florida, 34997

**Delivery Address**  
 981 SW HAAS AVE  
 Prepaid Rubin Custom Homes  
 981 SW HAAS AVE  
 PORT SAINT LUCIE, Florida

**Customer** Prepaid Rubin Custom  
**Your Ref** SC INT  
**Delivery** On 05/20/2024  
**Date printed:** 5/20/2024  
**Valid until:** 6/20/2024  
**Created by:**



Page 2 of 2

Line	Product Code	Description	Qty/Footage	Price	Per	Total
10	7891	SMALL CEDAR SHIM SHINGLES (PRECUT)	3 ea	7.00	ea	21.00
11	7148	WM980 8' 3/8" X 1-3/8" CLEAR MULL CASING	1 ea	7.95	ea	7.95
12	7149	WM989 8' 5/16" X 1-1/8" CLEAR MULL CASING	1 ea	7.95	ea	7.95
13	7782	7'-6" to 10'-4" A2254 FIRE ATTIC STAIR	1 ea	350.00	ea	350.00
14	zz_9990_140252	5-1/4 MSI5ALDF BASE SPECIAL ORDER - NON-RETURNABLE 31/16	496 lf	1.57	lf	778.72

Total Amount	\$4,113.37
Sales Tax	\$287.93
Quotation Total	\$4,401.30

This is an estimate per buyer's request. Buyer assumes responsibility for verification of quantities of materials ordered to this project. This is not a lump sum contract. Buyer agrees that special order products can not be returned. By your signature below, you are agreeing to the above items and to the Terms and Conditions set forth in the Manning Building Supplies, Inc. Credit Application Package.

Buyer

Date

Date

Subject to our terms and conditions of sale. Further copies available on request.

N-5

Door/Trim money request 1  
Paul Nunzio Maceli & Kat...

Wed, Jun 12 at 2:02 PM

Hello Friend,  
I got your message regarding the doors.  
We are going to go with the more expensive shaker look and go with the solid on all.  
That total door (\$4401.30) and trim (\$480.43) package is \$4881.75  
1/2 from us to get that ordered would be \$2440.87  
We can have that for you whenever you need it!

Wed, Jun 12 at 3:30 PM

Katie Carrigan

Hello! Plus the labor was \$1000.  
I'll send an invoice. 50% should be 2,940.86

I sent it over

Thu, Jun 13 at 9:40 AM

Katie Carrigan

Good morning! Just checking to see if you got my email

Fri, Jun 14 at 8:32 AM

Could you text this thread when someone is coming to pick up the check with the name!  
Thank you.

Door/Trim money request 2  
Paul Nunzio Maceli & Kat...

I'll send an invoice. 50% should be 2,940.86

I sent it over

Thu, Jun 13 at 9:40 AM

Katie Carrigan

Good morning! Just checking to see if you got my email

Fri, Jun 14 at 8:32 AM

Could you text this thread when someone is coming to pick up the check with the name!  
Thank you.

Katie Carrigan

Good morning! It will be be.  
Between 10-10:30

It will be me! \*\*

Paul Nunzio Maceli & Husband

I will be at the house: see you then!

Wed, Jun 26 at 7:22 AM

Rise and shine ☀️  
Just wanted to check in 🏠  
How's the progress of things?  
Is there anything we should be working on?  
I hope this finds you happy and healthy 🌟

N-6

Amount ...	PostDate	Tran_ID	CheckNum	DIN ...	ReturnReasonDescription	TransCode	Routing
2,940.86	20240613	536147121	104	536		187	01110309



Fit to Height



10 20

PAUL N MACELI  
8824 FIRST TEE RD  
PORT SAINT LUCIE FL 34986

104

63-1482970  
318

6-13-2024

Date

Pay to the  
Order of

DIAMOND CONSTRUCTION SERVICES

\$ 2,940.86

TWO THOUSAND NINE HUNDRED FORTY &amp; 86/100

Dollars

Photo  
Safe  
Deposit  
Locals on Hand

TD Bank

America's Most Convenient Bank

For DOORS, TRIM + INSTALL 1/2 of 588173

Amount ...	PostDate	Tran_ID	CheckNum	DIN ...	ReturnReasonDescription	TransCode	Routing
2,940.86	20240613	536147121	104	536		187	01110309



Fit to Height



10 20

For Deposit Only - JPMC

Security Features exceed industry standards and include:

- Watermark - Visible on account and check number
- Microprint - Microprint on back designed to deter fraud
- The Security Weave™ pattern on back designed to deter fraud
- Microprint - MP lines printed on front and back
- The words "ORIGINAL DOCUMENT" across the back
- Photo Safe Deposit™ icon visible on front and back

Do not cash if:

- Any of the features listed above are missing or appear altered
- Fugitive line on back looks pink or has disappeared
- Brown stains or colored spots appear on both front and back

CHECK BOX FOR MOBILE REMOTE DEPOSIT

WRITE NAME OF FINANCIAL INSTITUTION ON THE FRONT

Kauai Caravan

N-7

## Invoice



Diamond Construction services of South FL, LLC  
 7504 Ocala Ave  
 Fort Pierce, FL 34951  
 7722033545  
 t.diamondconstructionserv@gmail.com

## BILL TO

Mr. And Mrs. Maceli  
 981 SW Haas Ave  
 Port St Lucie, FL 34953

## SHIP TO

Mr. And Mrs. Maceli  
 981 SW Haas Ave  
 Port St Lucie, FL 34953

<b>INVOICE #</b>	<b>DATE</b>	<b>TOTAL DUE</b>	<b>DUE DATE</b>	<b>TERMS</b>	<b>ENCLOSED</b>
Trim / Doors / Hw	06/12/2024	\$2,940.87	06/12/2024	Due on receipt	

**DUE UPON RECEIPT**  
 50%

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Trim</b>			
	Manning Trim & Door Quote # 1510510 dated 5/20/24	1	4,401.30	4,401.30
	<b>Hardware</b>			
	Manning Hardware Quote # 1510525 dated 5/20/24	1	480.43	480.43
	<b>Installation</b>			
	Labor to install	1	1,000.00	1,000.00

50% due upon receipt

<b>SUBTOTAL</b>	5,881.73
<b>TAX</b>	0.00
<b>TOTAL</b>	5,881.73
<b>PAYMENT</b>	2,940.86
<b>BALANCE DUE</b>	<b>\$2,940.87</b>





Building Department, Contract  
121 SW Port St. Lucie Blvd., Bldg  
Port St. Lucie, FL 34984

**CERTIFIED MAIL®**



9589 0710 5270 1698 9517 87

WEST PALM BCH FL 334

4 APR 2025 PM 3 L



quadiant

FIRST-CLASS MAIL  
IMI

**\$009.64<sup>0</sup>**

04/04/2025 ZIP 34984  
043M31222068

**US POSTAGE**

**UNCLAIMED**

**TIFFANY BLANTON  
DIAMOND CONSTRUCTION SERVICES OF  
SOUTH FLORIDA, LLC  
7504 OCALA AVENUE  
FT PIERCE, FL 34951**

*Handwritten:*  
N-4/17/25  
4/12✓  
4/22

NIXIE

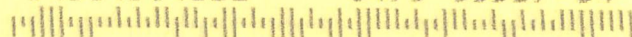
331 DE 1

0005/02/25

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

EC: 34984504221

70475-09327-04-45



**107**

## 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:

TIFFANY BLANTON  
DIAMOND CONSTRUCTION SERVICES OF  
SOUTH FLORIDA, LLC  
7504 OCALA AVENUE  
FT PIERCE, FL 34951

CITATION 32009 - COMPLIANCE DATE 4/21/25



9590 9402 9237 4295 5261 18

## 2. Article Number (Transfer from service label)

9589 0710 5270 1698 9517 87

PS Form 3811, July 2020 PSN 7530-02-000-9053

## 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? ☐ YesIf Yes, enter delivery address below: ☐ No

## 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 (00)

Domestic Return Receipt

Compliance Date: 4/21/25  
Hearing Date: 7/10/25

## CITATION

City of Port St Lucie

CITATION#

32009

CERTIFIED MAIL#

9589 0710 5720 1698 9517 87

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.
- ☒ 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 3/18/2025 at the Location of 981 SW HAAS AVE

### DESCRIPTION OF WORK PERFORMED:

GENERAL CONTRACTING

ISSUED TO	TIFFANY		BLANTON	
	First	Middle	Last	
BUSINESS NAME	DIAMOND CONSTRUCTION SERVICES OF SOUTH FLORIDA, LLC		STREET	7504 OCALA AVENUE
CITY	FT PIERCE	STATE	FL	ZIP 34951
PHONE#	(772) 203-3345			
DL#	DOB		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

JAMES LAPONZA

Date of Citation

Revised 08/27/2019

**From:** [Beth Bareense](#)  
**To:** [Jean Valentin](#)  
**Cc:** [Isa Alvarez](#); [Beth Bareense](#)  
**Subject:** Rubin Homes/Diamond Construction Services of South Florida LLC/Tiffany Blanton  
**Date:** Wednesday, April 9, 2025 9:01:07 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

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Good morning,

I will be forwarding three case reports over to you for review, the first, case # 32009 addresses unlicensed activity by Diamond Construction/Tiffany Blanton, the case originated from a complaint that we received, #31897, from Mr. & Mrs., Maceli.

I have also included case #31932, this is for work that has taken place without a permit. The contractor, Rubin Homes, removed themselves as contractor on 12/27/2024. Property owner, Mr. Gonzalez became contractor as Owner Builder on 1/10/2025. At this time, the permit has not been issued. I believe that Mr. Gonzalez was mentioned in the correspondence you received from Larry Schechter.

Per our conversation yesterday, please be advised that Tiffany Blanton, does not hold a contractor's license within the State of Florida, and Diamond Construction Services of South Florida LLC does not have a licensed qualifier, per DBPR.

Please reach out if I can provide any additional information.

Thank you,



**Beth Bareense**  
**Permitting Manager**  
**Building Department**  
M. 772-871-5132  
D. 772-344-4254

**City of Port St. Lucie | *Heart of the Treasure Coast***

---

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









## Agenda Summary

2025-640

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**Agenda Date:** 7/10/2025

**Agenda Item No.:** 11.a

---

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

Certification of Fine/Order to Lien

WILLIAM O'DONNELL

MAKE IT HAPPEN ELECTRICAL LLC

Citation # 31853 - Remaining Balance Owed \$2,000.00

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

Executive Summary: Remaining Balance Owed \$2,000.00

Presentation Information: N/A

Staff Recommendation: Move that the Board certify the fine.

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 staff with direction.

Attachments: Evidence Package

Complaint Data Entry Form

Permit Search

PropertySearch

Project Search - Fusion

Saint Lucie County Property


MakelthappenElectrical &

nextdoor.com/pages/makeithappenelectrical-engineering-llc-hobe-sound-fl/

PropertyApprasierPandaDBPRSunbizComplaintsCodepixPort St. Lucie | HomeFusionBuilding Permit MapThe City Water Cool...LoginInbox - Documents

nextdoor

Sign upLog in

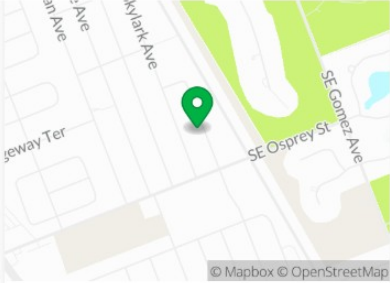


Hello everybody my name is William O'DONNELL I've moved a bit south from Port Saint Lucie and am introducing Our very successful Electrical Company that has gained over 200+Recommendations! I invite you to call or text me for any and all of your Electrical Problems as we are one of the #1 Service Companies in the Area. We are Family and Locally Owned. If you have any questions at all about a project you are doing.Or if have been thinking about doing Electrical work and just not sure what it takes or how much. I'm happy to help in any way [561-229-2272](tel:561-229-2272). We are LICENSED & INSURED - CBC1263035

[MakelthappenElectrical@Gmail.Com](mailto:MakelthappenElectrical@Gmail.Com)

[https://nextdoor.com/pages/william-odonnell-port-st-lucie-fl?init\\_source=org\\_pages](https://nextdoor.com/pages/william-odonnell-port-st-lucie-fl?init_source=org_pages)

The link Above Here is a link to my Main NextDoor Business Page with Over 200+ Hand written recommendations!



Hobe Sound, FL

Closed until Wed 7:00 AM


Don't miss updates from your local businesses

1,457 neighbors in Port Saint Lucie

Create an account

Weather alert  
In effect

Search



10:02 AM  
1/14/2025

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

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

**WILLIAM O'DONNELL**  
Respondent(s).

Citation.: **31853-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 10th, 2025**, 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 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 **#31853** supported by competent substantial evidence and are as follows:

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

**CONCLUSIONS OF LAW**

4. The CBA considered the factors outlined in s. 489.127, Florida Statutes.
5. 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 Port St. Lucie City Code, Section **150.530 (a) (6)**.

**ORDER**

6. That civil penalty for the amount of **\$2,000.00** is hereby imposed against Respondent pursuant to imposed pursuant to the Port St. Lucie City Code and Chapter 489, Florida Statutes.
7. The civil penalty imposed shall be paid within thirty (30) days (excluding weekends and holidays) of the execution of this Order.
8. 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 10th, 2025 at 9:00 a.m.** at 121 SW Port St Lucie Blvd. Port St Lucie FL Bldg "A" – Council Chambers
9. 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.
10. This Order may be appealed within thirty (30) days of execution, as set forth in Section 489.127, Florida Statutes.

Done and Ordered the **10th** day of **April**.

APPROVED AS TO FORM  
BY THE CITY ATTORNEY'S OFFICE

  
\_\_\_\_\_  
Wayne Larsen  
Chairperson  
Construction Board of Appeals

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

**WILLIAM O'DONNELL  
MAKE IT HAPPEN ELECTRICAL LLC  
12065 SW ELSINORE DR  
PORT ST LUCIE, FL 34987**

Citation(s) # 31853, 31865, & 31863

Respondent

**VIA CERTIFIED MAIL: 9589 0710 5270 1698 9507 59**

**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 **10<sup>th</sup> of April 2025 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):** N/A

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:

**WILLIAM O'DONNELL** herein on the 27<sup>th</sup> day of March 2025

\_\_\_\_\_  
Isa Alvarez – Contractor Licensing Coordinator 3/27/25



**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:

**WILLIAM O'DONNELL**  
**MAKE IT HAPPEN ELECTRICAL LLC**  
**12003 SW ELSINORE DR**  
**PORT SAINT LUCIE, FL 34987**  
**CITATION 31853, 31865, & 31863 HEARING NOTICE**



9590 9402 9237 4295 5259 37

2. Article Number (Transfer from service label)

9589 0710 5270 1698 9507 59

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**☐ Agent☐ AddresseeB. Received by (*Printed Name*)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
Enter delivery address below: ☐ No

E. Service type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery over \$500

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

Domestic Return Receipt





Building Department, Contractor Licensing  
121 SW Port St. Lucie Blvd., Building B  
Port St. Lucie, FL 34984

MIAMI FL 330

29 MAR 2025PM 1 L



quadiënt

FIRST-CLASS MAIL  
IMI

\$009.64<sup>0</sup>

03/28/2025 ZIP 34984  
043M31222068

US POSTAGE

ANK

WILLIAM O'DONNELL  
MAKE IT HAPPEN ELECTRICAL LLC  
12065 SW ELSINORE DR  
PORT SAINT LUCIE FL 34987

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**CERTIFIED MAIL®**



9589 0710 5270 1698 9507 59

NIXIE

331 EE 1

2204/03/25

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

ANK

34984504221

\*2006-02062-30-01

349845042219165

117

Comp date : 2/15/25

**CITATION**

City of Port St Lucie

**CITATION#****31853****CERTIFIED MAIL#****7018 1830 0000 7932 1066**

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.
- ☒ 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 1/15/2025 at 00:08:00 AM at the Location of 121 SW PORT ST LUCIE BLVD BLDG B

**DESCRIPTION OF WORK PERFORMED:**

UNLICENSED CONTRACTOR- ELECTRICAL

ISSUED TO	WILLIAM		O'DONNELL	
	First	Middle	Last	
BUSINESS NAME	MAKE IT HAPPEN ELECTRICAL LLC		STREET 12065 SW ELSIORE DR	
CITY	PORT ST LUCIE	STATE	FL	ZIP 34987
DL#	DOB		PHONE#	(561) 229-2272
			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

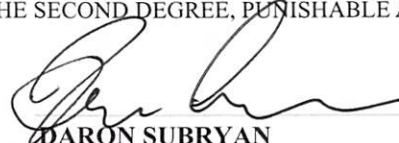
(2) Request an administrative hearing within 10 days of receipt to contest the citation. Failure to either pay the citation or request a hearing within the time period set forth, shall be deemed to be a waiver of the right to contest the citation and additional penalties may be imposed. Subsequent violations 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

1/15/2025  
Date of Citation

Revised 08/27/2019

118

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



Department of Business  
& Professional Regulation

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List Search](#)

## LICENSEE DETAILS

10:02:45 AM 1/14/2025

### Licensee Information

Name:	<b>GUTTUSO, JOHN PAUL (Primary Name)</b> <b>LOGGERHEAD CONSTRUCTION AND REMODELING, INC. (DBA Name)</b>
Main Address:	<b>4040 NW 10TH STREET DELRAY BEACH Florida 33445</b>
County:	<b>PALM BEACH</b>
License Location:	<b>11653 HACKBERRY STREET PALM BEACH GARDENS FL 33410</b>
County:	<b>PALM BEACH</b>

### License Information

License Type:	<b>Certified Building Contractor</b>
Rank:	<b>Cert Building</b>
License Number:	<b>CBC1263035</b>
Status:	<b>Current,Active</b>
Licensure Date:	<b>04/09/2019</b>
Expires:	<b>08/31/2026</b>

### Special Qualifications

<b>Construction Business</b>	<b>04/09/2019</b>
------------------------------	-------------------

### Alternate Names

[View Related License Information](#)[View License Complaint](#)

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**2601 Blair Stone Road, Tallahassee FL 32399** :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. \*Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. 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.



## MakeltHappenElectrical-LLC

12065 SW Elsinore Dr, Port Saint Lucie, FL 34987 · 9.8 mi

(561) 229-2272

Directions

 Add website

 Add hours

 Add photos

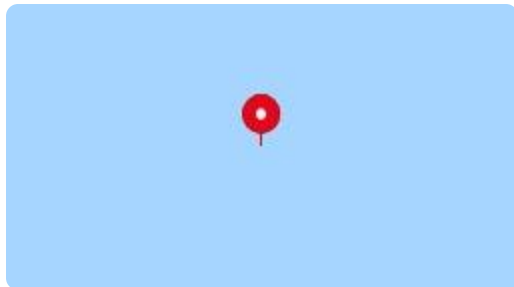
[Suggest an edit](#) · [Your business? Claim now](#)




Yelp

<https://www.yelp.com> › biz › make-it-happen-electrical-port-st-lucie

## MAKE IT HAPPEN ELECTRICAL - Updated January 2025 - Yelp



 (561) 229-2272

We are an electrical company that serves south Florida Established in 2017. We are happy to say that we started this company o...

[Feedback](#)



MapQuest

<https://www.mapquest.com> › us › florida

## Make It Happen Electrical, Port St Lucie, FL 34987, US - MapQuest

Known for their superior workmanship and prompt service, they offer a wide range of electrical services for industrial, commercial, institutional, and residential clients, including solar electric ...



Birdeye

<https://reviews.birdeye.com>

## MakeltHappenElectrical - 11 Reviews - Contractors in Port St

Read 11 customer reviews of MakeltHappenElectrical, one of the best Contractors businesses at 12065 SW Elsinore Dr, Port St. Lucie, FL 34987 United States. Find reviews, ratings, directions, ...

**4.3/5** ★★★★★ (11)

**Location:** 12065 SW Elsinore Dr, Port St. Lucie, ...

**Phone:** (561) 229-2272





Facebook

<https://www.facebook.com/CatNipp>

## Will O'Donnell - Facebook

Owner-operator at Make It Happen Eletrical ⚡ February 2015 - Present MakelTHappenElectrical™ is a company that I've been putting together since I started my career in electrical engineering



Chamber of Commerce

<https://www.chamberofcommerce.com> › ... › electrician

## MakelTHappenElectrical-LLC in Port Saint Lucie, FL 34987 - 561 ...

MakelTHappenElectrical-LLC located at 12065 SW Elsinore Dr, Port Saint Lucie, FL 34987 - reviews, ratings, hours, phone number, directions, and more.



Birdeye

<https://reviews.birdeye.com>

## MakelTHappenElectrical - Port St. Lucie, FL - Birdeye

We are a Growing professional Electrical Company Providing A-1, Quality Electrical Services at a Great Price. Our Main goal is to Continue Providing Great Service to our well cared for ...



Yellow Pages

<https://www.yellowpages.com> › port-st-lucie-fl › make-it-happen

## Make It Happen in Port St Lucie, FL - The Real Yellow Pages

Find 7 listings related to Make It Happen in Port St Lucie on YP.com. See reviews, photos, directions, phone numbers and more for Make It Happen locations in Port St Lucie, FL.

Missing: electrical | Must include: electrical



Nextdoor

<https://nextdoor.com> › pages › makeithappenelectrical

## MakelTHappenElectrical - Port Saint Lucie, FL - Nextdoor

Based on recommendations on next door, I called Will O'Donnell to do some electrical work. He not only came the same day but he trouble shot a problem I had and fixed it on the spot! In ...

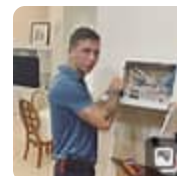


Nextdoor

<https://nextdoor.com> › pages › william-odonnell-port...

## William O'Donnell ( Electrician ) - Port St. Lucie, FL

Known for his meticulous work, fair pricing, and excellent communication, William is praised for his ability to resolve electrical problems efficiently and economically. He offers a range of services, from installing receptacles for ...



Nextdoor

<https://start.nextdoor.com> › pages › makeithappen...

## MakelTHappenElectrical & Engineering LLC - Hobe Sound, FL

MARKET HAPPEN ELECTRICAL & ENGINEERING LLC - HOME SOUND, ILL

If you have any questions at all about a project you are doing.Or if have been thinking about doing Electrical work and just not sure what it takes or how much. I'm happy to help in any way 561 ...



Thumbtack

<https://www.thumbtack.com> ▼

Contact Us

## 10 Best Electricians Near Me - Compare Top Electricians

Sponsored Caring for your home, made easy. Compare prices, read reviews and book top-rated home pros — all in one free app.

**Site visitors:** Over 100K in the past month

Sin obligación · Free estimates · Over 30k Projects per Day · No obligation

Service catalog: General handyman, Painting, General maintenance, Minor rep...

Some results have been removed

1

2

3

4

>

# MakeltHappenElectrical-LLC

Electrician in Port Saint Lucie, FL

**Service Areas:** Port St. Lucie



## People also search for

### Electrician



Excel Electric



Facebook (37)



Strada Services



### Solar installation



Sailfish Solar



Thumbtack.com



Tryon Pool Heating  
Solar an...



Yelp.ca (1)

### Lighting fixtures & equipment



Rexel



Treasure Coast  
TrimLight



Facebook (8)

Data from: Chamberofcommerce.com



## MakeltHappenElectrical-LLC

( 11 Reviews )

 **12065 SW Elsinore Dr**  
**Port Saint Lucie, FL 34987**

 **561-229-2272**

[Claim Your Listing](#)

[Listing Incorrect?](#)

About

Hours

Details

Reviews

### HOURS

Monday:	7:00 AM - 10:00 PM
Tuesday:	7:00 AM - 10:00 PM
Wednesday:	7:00 AM - 10:00 PM
Thursday:	7:00 AM - 10:00 PM
Friday:	7:00 AM - 10:00 PM
Saturday:	9:00 AM - 6:00 PM
Sunday:	9:00 AM - 6:00 PM



CALL



DIRECTIONS



REVIEWS

### Chamber Rating

**4.3** - (11 reviews)

9  
0  
0  
0  
2

**Ash Evans**



**Jan 31st, 2022**

## ABOUT

### MakeltHappenElectrical-LLC

MakeltHappenElectrical-LLC is located at 12065 SW Elsinore Dr in Port Saint Lucie, Florida 34987. MakeltHappenElectrical-LLC can be contacted via phone at 561-229-2272 for pricing, hours and directions.

## CONTACT INFO

 **561-229-2272**

## QUESTIONS & ANSWERS

**Q What is the phone number for MakeltHappenElectrical-LLC?**

**A** The phone number for MakeltHappenElectrical-LLC is: 561-229-2272.

**Q Where is MakeltHappenElectrical-LLC located?**

**A** MakeltHappenElectrical-LLC is located at 12065 SW Elsinore Dr, Port Saint Lucie, FL 34987

**Q What days are MakeltHappenElectrical-LLC open?**

**A** MakeltHappenElectrical-LLC is open:

Monday: 7:00 AM - 10:00 PM

Tuesday: 7:00 AM - 10:00 PM

Wednesday: 7:00 AM - 10:00 PM

Thursday: 7:00 AM - 10:00 PM

Friday: 7:00 AM - 10:00 PM

Saturday: 9:00 AM - 6:00 PM

Sunday: 9:00 AM - 6:00 PM

**Q How is MakeltHappenElectrical-LLC rated?**

**A** MakeltHappenElectrical-LLC has a 4.3 Star Rating from 11 reviewers.





# RATINGS AND REVIEWS

MakeltHappenElectrical-LLC

Overall Rating

( 11 Reviews )

9  
0  
0  
0  
0  
2

Write a Review



SAAM PORATH on Google

Nov 14th, 2022

“ Had the best experience with William , my family was in desperate need of an electrician and he drove all the way from Martin County to Wellington (over an hour away) to solve our problem with our wiring and our panel in the house, when wed had 3/4 other electricians from our area come out and couldnt figure it out. Well he did ! Within 15 minutes he knew the issues and the work that needed to be done. He is VERY knowledgeable in his field and worked quickly but efficiently and we havent had any electrical issues since thanks to him ! Service: General repairs ”



**GREG BAUER** on Google

Jun 18th, 2022

“ Service: Outdoor lighting installation ”



**ELLIE STREAKER** on Google

Apr 22nd, 2022

“ Highly recommend. Have procured Wills services multiple times. Has always retuned my calls and set up service requested in a timely manner. Very conscientious dependable and does a great job. His helper Guilio is also very professional and did an awesome job

Thank

Ellie S Services: Fan installation, Installation, Light fixture installation ”



**ASH EVANS** on Google

Jan 31st, 2022

“ ”



**CIDNI RIMLER** on Google

Jan 16th, 2022

“ Services: Remodeling, Installation, Light fixture installation, Electrical outlet & switch installation ”



**DARRELL C** on Google

Oct 27th, 2021

“ Will installed 19 LED recessed lights (canless) and 3 dimmers for an extremely reasonable price. He was able to complete the job in a day and a half doing most of the work by himself. After many conversations with him, one can see that Will wants to do a good job for his customers.

I am happy with the final product and can recommend Will for your electrical needs. I have him on speed dial for future jobs! Services: Installation, Light fixture installation, Electrical outlet & switch installation ”



**DAVE HOFFMAN** on Google

Aug 18th, 2021

“ After 2 scheduled appts. were missed, the 2nd a no show no call, I chose not to do business with this company. ”



**SANDRA NOBRE-PADILLA** on Google

Aug 16th, 2021

Just wanted to share my horrible experience with Make It Happen Electrical. We had 3 companies come out for some simple electrical work and decided to go with Make It Happen Electrical. We were a bit hesitant being he was so young ( we werent sure if he would be reliable), but we decided to give him a chance. He was supposed to come in Monday and never showed, we reached out and he profusely apologized and said he had car issues and the company van was at the mechanics office being fixed. He promised he would fit us in the next day and we said fine, we understood these things happen. Tuesday came no call again we called again he was apologetic saying he really tried to squeeze us in, but he was backed up due to the previous day issue with the van. He mentioned Wednesday might be a possibility, but said that Saturday would be best being he had no appointments for that day and would come and get the work done. Saturday came and no phone call and no show. We again reached out and he said the van had issues again and he was getting towed and to get it fixed again. At this point we would have walked away his unreliability and professionalism was really unacceptable. We didnt even get a courtesy call in any of these instances we were the ones that had to reach out. But I told my husband what if this poor kid is having just a bad week? He was apologetic promised to come through and we said fine we will see you in Monday. Today is Monday and we waited until 3pm and guess who didnt show up or call yet again?. I know he has great reviews in Nextdoor it was the very reason he was on my list, but this experience was just horrible. I dont know what kind of business model he follows in terms of customer service and reliability but he is failing miserably at it. It was a very disappointing experience. I definitely do not recommend him. Services: Installation, Electrical outlet & switch installation



**DALE KENDALL** on Google

Aug 5th, 2021



**PHILLIP FISH** on Google

Nov 26th, 2020

Will be our go to electrician when we need work done. Cant speak highly enough of his work. Would recommend will to anyone in the need of electrical work.



**THOMAS SANNINO** on Google

Oct 7th, 2020

Great Personality as well as very Professional. Would definitely recommend.

## WRITE A REVIEW

RATING:☆☆☆☆☆

Your Review

SUBMIT

## Electrician Near Me in Port Saint Lucie, FL

### Gerelco Electrical Contractors Inc

560 NW Enterprise Dr  
Port Saint Lucie, FL 34986  
772-340-7474

( 12 Reviews )

### Payuk Electric LLC.

2501 SE Calusa Ave  
Port Saint Lucie, FL 34952  
(772) 337-4197

( 0 Reviews )

### JM Pro Electric, Inc

4326 SW Lagrange St  
Port Saint Lucie, FL 34953  
561-602-1643

( 4 Reviews )

### D & K Electrical Contractors Inc

Port Saint Lucie, FL  
(772) 281-2918

( 0 Reviews )

### Mr. Electric of Port St. Lucie

(772) 410-3687

( 60 Reviews )

### Town and Country Elc Fla Inc



5711 Eagle Dr  
Port Saint Lucie, FL 34983  
(772) 359-1025

( 0 Reviews )

### Accurate Electrical Contg

7300 Gullotti Pl  
Port Saint Lucie, FL 34952  
(772) 878-9171

( 0 Reviews )

### Annunziata Electrical Contg

1031 SE Seagrass Ave  
Port Saint Lucie, FL 34983  
(772) 878-8436

( 0 Reviews )

START DRIVING  
ONLINE LEADS TODAY!

[ADD YOUR BUSINESS >>](#)



FOLLOW US ON



TOP CITIES



SITEMAP



## Juaneisha Crooms

---

**From:** Bill Chilkotowsky <jerseyshark@yahoo.com>  
**Sent:** Saturday, November 2, 2024 8:28 PM  
**To:** contractor licensing; Joy Chilkotowsky  
**Subject:** Unlicensed fake electricians

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

William O'Donnell

Goes under MakeitHappen Electrical on Nextdoor. Using CBC1263035 As his license, which belongs to Mr Guttuso, loggerhead construction and Remodeling, Inc. Heather has threatened several people on Nexdoor, once confronted. They have his text messages, but ARE AFRAID TO REPORT THIS GUY TO THE COPS. He is a fraud, calling himself an electrician. Please do something to prevent him from doing further damage to St Lucie residents. Bill Chilkotowsky 609.707.9431

[Yahoo Mail: Search, Organize, Conquer](#)



## Will O'Donnell (Liam)

[Friends](#)[Photos](#)[Videos](#)

### About

#### Work



Owner-operator at **Make It Happen Eletrical** ⚡

February 2015 - Present

MakelItHappenElectrical™ is a company that I've been putting together since I started my career in electrical engineering

#### College



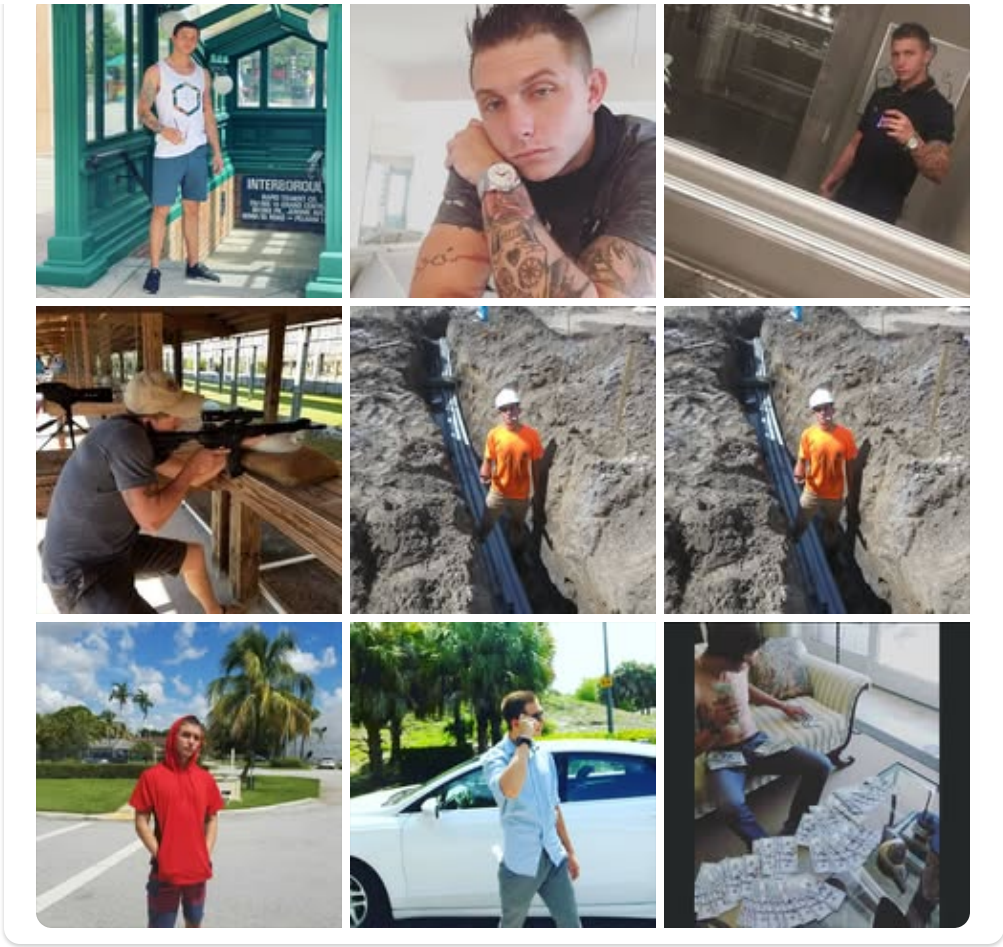
No schools to show

**Log in or sign up for Facebook to connect with friends, famil...**

[Log In](#)

or

[Create new account](#)



Others Named Will O'Donnell



Will O'Donnell



Will O'Donnell



Will O'Donnell



Will O'Donnell

Log in or sign up for Facebook to connect with friends, famil...

Log In

or


Create new account



Rodri Will



Sara O Donnell

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· Meta © 2025

**Log in or sign up for Facebook to connect with friends, famil...**

Log In

or

Create new account





## Agenda Summary

2025-641

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**Agenda Date:** 7/10/2025

**Agenda Item No.:** 11.b

---

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

Certification of Fine/Order to Lien

WILLIAM O'DONNELL

MAKE IT HAPPEN ELECTRICAL LLC

Citation # 31865 - Remaining Balance Owed \$1,000.00

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

Executive Summary: Remaining Balance Owed \$1,000.00

Presentation Information: N/A

Staff Recommendation: Move that the Board certify the fine.

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 staff with direction.

Attachments: Evidence Package

Comp date: 2/5/25

# CITATION

City of Port St Lucie

CITATION#

31863

CERTIFIED MAIL#

7018 1830 0000 7931 8059

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 as 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 affect;

X 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 1/15/2025 at the Location of 121 SW PORT ST LUCIE BLVD

## DESCRIPTION OF WORK PERFORMED:

ADVERTISING ELECTRICAL

ISSUED TO	WILLIAM	O'DONNELL
	First	Middle Last
BUSINESS NAME	MAKE IT HAPPEN ELECTRICAL LLC	STREET 12065 SW ELSINORE DR
CITY	PORT ST LUCE	STATE FL ZIP 34987
		PHONE# (561) 229-2272
DL#	DOB	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 maybe 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

1/15/2025  
Date of Citation

138

Revised 08/27/2019



Comp date: 2/15/25

# CITATION

City of Port St Lucie

CITATION#

31865

CERTIFIED MAIL#

7018 1830 0000 7931 8066

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.

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X 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 affect;

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 1/15/2025 at the Location of 121 SW PORT ST LUCIE BLVD

## DESCRIPTION OF WORK PERFORMED:

ADVERTISING ELECTRICAL

ISSUED TO	WILLIAM	O'DONNELL
	First	Middle Last
BUSINESS NAME	MAKE IT HAPPEN ELECTRICAL LLC	STREET 12065 SW ELSINORE DR
CITY	PORT ST LUCIE	STATE FL ZIP 34987
DL#	DOB	PHONE# (561) 229-2272
		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:

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Violator's Signature

Date Received

BARON SUBRYAN

1/15/2025  
Date of Citation

139

Revised 08/27/2019

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

**WILLIAM O'DONNELL  
MAKE IT HAPPEN ELECTRICAL LLC  
12065 SW ELSINORE DR  
PORT ST LUCIE, FL 34987**

Citation(s) # 31853, 31865, & 31863

Respondent

**VIA CERTIFIED MAIL: 9589 0710 5270 1698 9507 59**

**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 **10<sup>th</sup> of April 2025 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):** N/A

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:

**WILLIAM O'DONNELL** herein on the 27<sup>th</sup> day of March 2025

\_\_\_\_\_  
Isa Alvarez – Contractor Licensing Coordinator 3/27/25

**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:

**WILLIAM O'DONNELL**  
**MAKE IT HAPPEN ELECTRICAL LLC**  
**12003 SW ELSINORE DR**  
**PORT SAINT LUCIE, FL 34987**  
**CITATION 31853, 31865, & 31863 HEARING NOTICE**



9590 9402 9237 4295 5259 37

2. Article Number (Transfer from service label)

9589 0710 5270 1698 9507 59

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**☐ Agent☐ AddresseeB. Received by (*Printed Name*)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
enter delivery address below: ☐ No

E. Service type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery over \$500

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

Domestic Return Receipt





Building Department, Contractor Licensing  
121 SW Port St. Lucie Blvd., Building B  
Port St. Lucie, FL 34984

MIAMI FL 330

29 MAR 2025PM 1 L



quadiënt

FIRST-CLASS MAIL  
IMI

\$009.64<sup>0</sup>

03/28/2025 ZIP 34984  
043M31222068

US POSTAGE

ANK

**WILLIAM O'DONNELL  
MAKE IT HAPPEN ELECTRICAL LLC  
12065 SW ELSINORE DR  
PORT SAINT LUCIE FL 34987**

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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9589 0710 5270 1698 9507 59

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RETURN TO SENDER  
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34984504221

\*2006-02062-30-01

349845042219165

142

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

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

**WILLIAM O'DONNELL**  
Respondent(s).

Citation.: **31865-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 10th, 2025**, 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 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 **#31865** supported by competent substantial evidence and are as follows:

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

**CONCLUSIONS OF LAW**


4. The CBA considered the factors outlined in s. 489.127, Florida Statutes.
5. 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 Port St. Lucie City Code, Section **150.530 (a) (9)**.

**ORDER**

6. 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.
7. The civil penalty imposed shall be paid within thirty (30) days (excluding weekends and holidays) of the execution of this Order.
8. 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 10th, 2025 at 9:00 a.m.** at 121 SW Port St Lucie Blvd. Port St Lucie FL Bldg "A" – Council Chambers
9. 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.
10. This Order may be appealed within thirty (30) days of execution, as set forth in Section 489.127, Florida Statutes.

Done and Ordered the **10th** day of **April**.

APPROVED AS TO FORM  
BY THE CITY ATTORNEY'S OFFICE

  
Wayne Larsen  
Chairperson  
Construction Board of Appeals



## MakeltHappenElectrical-LLC

12065 SW Elsinore Dr, Port Saint Lucie, FL 34987 · 9.8 mi

(561) 229-2272

Directions

 Add website

 Add hours

 Add photos

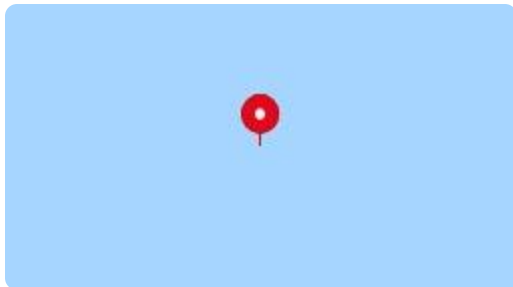
[Suggest an edit](#) · [Your business? Claim now](#)




Yelp

<https://www.yelp.com> › biz › make-it-happen-electrical-port-st-lucie

## MAKE IT HAPPEN ELECTRICAL - Updated January 2025 - Yelp



 (561) 229-2272

We are an electrical company that serves south Florida Established in 2017. We are happy to say that we started this company o...

[Feedback](#)



MapQuest

<https://www.mapquest.com> › us › florida

## Make It Happen Electrical, Port St Lucie, FL 34987, US - MapQuest

Known for their superior workmanship and prompt service, they offer a wide range of electrical services for industrial, commercial, institutional, and residential clients, including solar electric ...



Birdeye

<https://reviews.birdeye.com>

## MakeltHappenElectrical - 11 Reviews - Contractors in Port St

Read 11 customer reviews of MakeltHappenElectrical, one of the best Contractors businesses at 12065 SW Elsinore Dr, Port St. Lucie, FL 34987 United States. Find reviews, ratings, directions, ...

**4.3/5** ★★★★★ (11)

**Location:** 12065 SW Elsinore Dr, Port St. Lucie, ...

**Phone:** (561) 229-2272



Facebook

<https://www.facebook.com/CatNipp>

## Will O'Donnell - Facebook

Owner-operator at Make It Happen Eletrical ⚡ February 2015 - Present MakelTHappenElectrical™ is a company that I've been putting together since I started my career in electrical engineering



Chamber of Commerce

<https://www.chamberofcommerce.com> › ... › electrician

## MakelTHappenElectrical-LLC in Port Saint Lucie, FL 34987 - 561 ...

MakelTHappenElectrical-LLC located at 12065 SW Elsinore Dr, Port Saint Lucie, FL 34987 - reviews, ratings, hours, phone number, directions, and more.



Birdeye

<https://reviews.birdeye.com>

## MakelTHappenElectrical - Port St. Lucie, FL - Birdeye

We are a Growing professional Electrical Company Providing A-1, Quality Electrical Services at a Great Price. Our Main goal is to Continue Providing Great Service to our well cared for ...



Yellow Pages

<https://www.yellowpages.com> › port-st-lucie-fl › make-it-happen

## Make It Happen in Port St Lucie, FL - The Real Yellow Pages

Find 7 listings related to Make It Happen in Port St Lucie on YP.com. See reviews, photos, directions, phone numbers and more for Make It Happen locations in Port St Lucie, FL.

Missing: electrical | Must include: electrical



Nextdoor

<https://nextdoor.com> › pages › makeithappenelectrical

## MakelTHappenElectrical - Port Saint Lucie, FL - Nextdoor

Based on recommendations on next door, I called Will O'Donnell to do some electrical work. He not only came the same day but he trouble shot a problem I had and fixed it on the spot! In ...

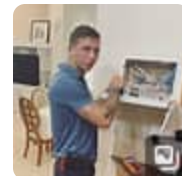


Nextdoor

<https://nextdoor.com> › pages › william-odonnell-port...

## William O'Donnell ( Electrician ) - Port St. Lucie, FL

Known for his meticulous work, fair pricing, and excellent communication, William is praised for his ability to resolve electrical problems efficiently and economically. He offers a range of services, from installing receptacles for ...



Nextdoor

<https://start.nextdoor.com> › pages › makeithappen...

## MakelTHappenElectrical & Engineering LLC - Hobe Sound, FL

marken happenElectrical & Engineering-LLC - Home Sound, LLC

If you have any questions at all about a project you are doing.Or if have been thinking about doing Electrical work and just not sure what it takes or how much. I'm happy to help in any way 561 ...



Thumbtack

<https://www.thumbtack.com> ▼

Contact Us

## 10 Best Electricians Near Me - Compare Top Electricians

Sponsored Caring for your home, made easy. Compare prices, read reviews and book top-rated home pros — all in one free app.

**Site visitors:** Over 100K in the past month

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Service catalog: General handyman, Painting, General maintenance, Minor rep...

Some results have been removed

1      2      3      4      >



# MakeltHappenElectrical-LLC

Electrician in Port Saint Lucie, FL

**Service Areas:** Port St. Lucie



## People also search for

### Electrician



Excel Electric



Facebook (37)



Strada Services



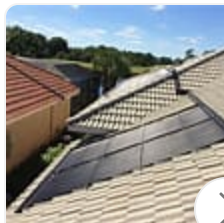
### Solar installation



Sailfish Solar



Thumbtack.com



Tryon Pool Heating  
Solar an...

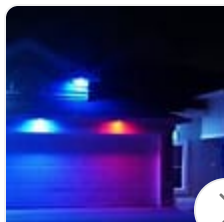


Yelp.ca (1)

### Lighting fixtures & equipment



Rexel



Treasure Coast  
TrimLight



Facebook (8)

Data from: Chamberofcommerce.com

nextdoor

Sign up

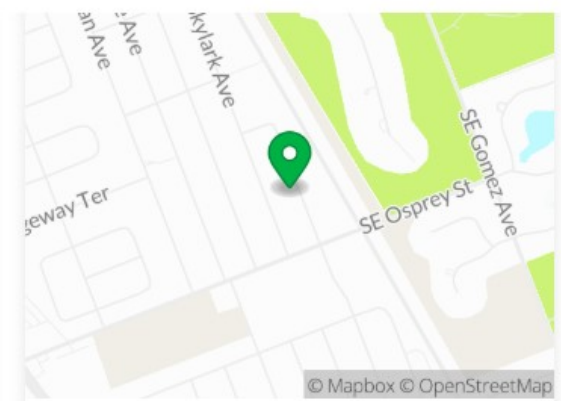
Log in



Hello everybody my name is William O'DONNELL I've moved a bit south from Port Saint Lucie and am introducing Our very successful Electrical Company that has gained over 200+Recommendations! I invite you to call or text me for any and all of your Electrical Problems as we are one of the #1 Service Companies in the Area. We are Family and Locally Owned. If you have any questions at all about a project you are doing.Or if have been thinking about doing Electrical work and just not sure what it takes or how much. I'm happy to help in any way [561-229-2272](tel:561-229-2272). We are LICENSED & INSURED - CBC1263035  
[561-229-2272](tel:561-229-2272)  
[MakelItHappenElectrical@Gmail.Com](mailto:MakelItHappenElectrical@Gmail.Com)

[https://nextdoor.com/pages/william-odonnell-port-st-lucie-fl?init\\_source=org\\_pages](https://nextdoor.com/pages/william-odonnell-port-st-lucie-fl?init_source=org_pages)

The link Above Here is a link to my Main NextDoor Business Page with Over 200+ Hand written recommendations!



Hobe Sound, FL

⌚ Closed until Wed 7:00 AM ▾

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1,457 neighbors in Port  
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## Juaneisha Crooms

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**From:** Bill Chilkotowsky <jerseyshark@yahoo.com>  
**Sent:** Saturday, November 2, 2024 8:28 PM  
**To:** contractor licensing; Joy Chilkotowsky  
**Subject:** Unlicensed fake electricians

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

William O'Donnell

Goes under MakeitHappen Electrical on Nextdoor. Using CBC1263035 As his license, which belongs to Mr Guttuso, loggerhead construction and Remodeling, Inc. Heather has threatened several people on Nexdoor, once confronted. They have his text messages, but ARE AFRAID TO REPORT THIS GUY TO THE COPS. He is a fraud, calling himself an electrician. Please do something to prevent him from doing further damage to St Lucie residents. Bill Chilkotowsky 609.707.9431

[Yahoo Mail: Search, Organize, Conquer](#)

nextdoor

Sign up

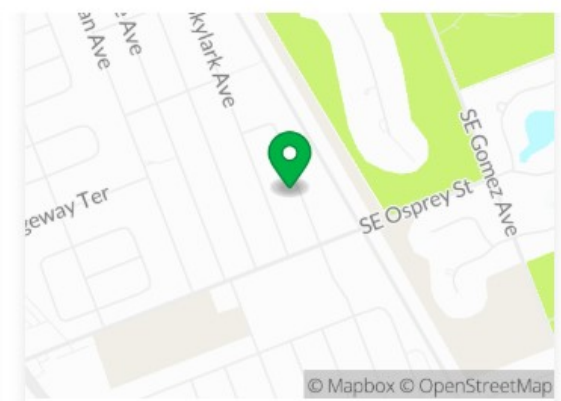
Log in



Hello everybody my name is William O'DONNELL I've moved a bit south from Port Saint Lucie and am introducing Our very successful Electrical Company that has gained over 200+Recommendations! I invite you to call or text me for any and all of your Electrical Problems as we are one of the #1 Service Companies in the Area. We are Family and Locally Owned. If you have any questions at all about a project you are doing.Or if have been thinking about doing Electrical work and just not sure what it takes or how much. I'm happy to help in any way [561-229-2272](tel:561-229-2272). We are LICENSED & INSURED - CBC1263035  
[561-229-2272](tel:561-229-2272)  
[MakelItHappenElectrical@Gmail.Com](mailto:MakelItHappenElectrical@Gmail.Com)

[https://nextdoor.com/pages/william-odonnell-port-st-lucie-fl?init\\_source=org\\_pages](https://nextdoor.com/pages/william-odonnell-port-st-lucie-fl?init_source=org_pages)

The link Above Here is a link to my Main NextDoor Business Page with Over 200+ Hand written recommendations!



Hobe Sound, FL

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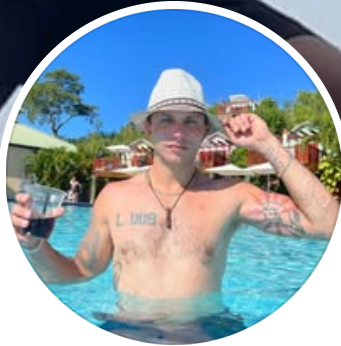
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businesses



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Saint Lucie

Create an account





## Will O'Donnell (Liam)

[Friends](#)[Photos](#)[Videos](#)

### About

#### Work



Owner-operator at **Make It Happen Eletrical** ⚡

February 2015 - Present

MakelItHappenElectrical™ is a company that I've been putting together since I started my career in electrical engineering

#### College



No schools to show

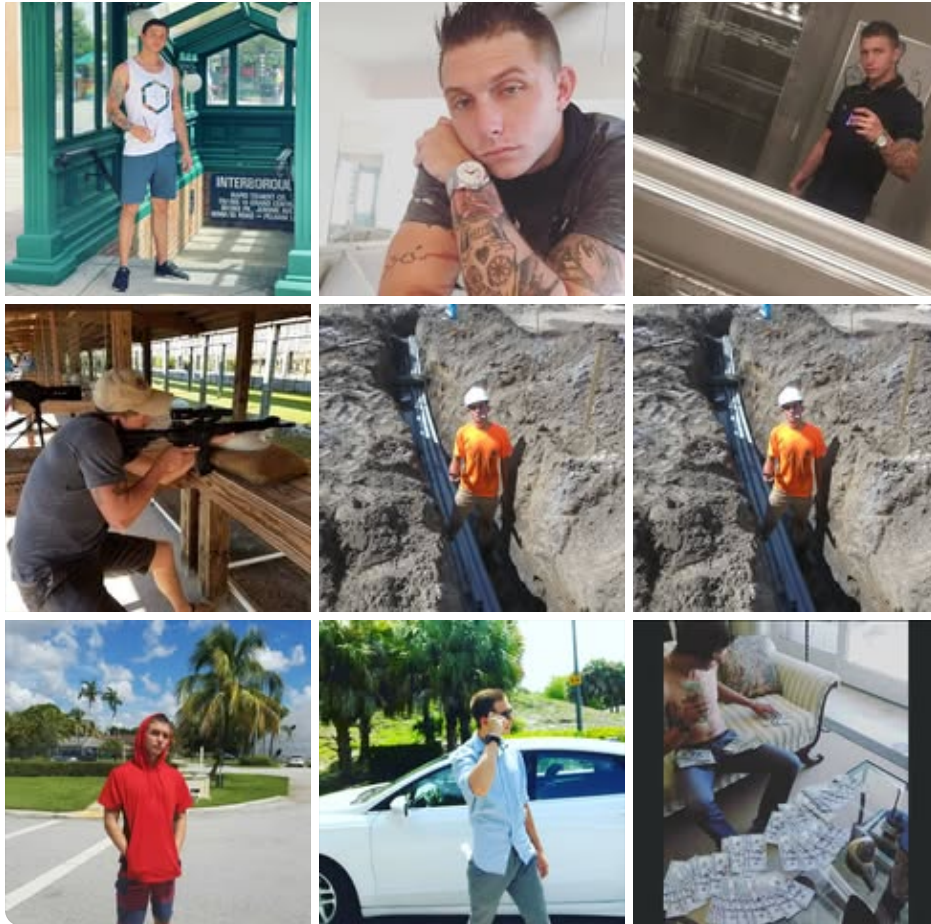
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### Others Named Will O'Donnell



Will O'Donnell



Will O'Donnell



Will O'Donnell



Will O'Donnell

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Rodri Will



Sara O Donnell

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



Department of Business  
& Professional Regulation

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List Search](#)

## LICENSEE DETAILS

10:02:45 AM 1/14/2025

### Licensee Information

Name:	<b>GUTTUSO, JOHN PAUL (Primary Name)</b> <b>LOGGERHEAD CONSTRUCTION AND REMODELING, INC. (DBA Name)</b>
Main Address:	<b>4040 NW 10TH STREET DELRAY BEACH Florida 33445</b>
County:	<b>PALM BEACH</b>
License Location:	<b>11653 HACKBERRY STREET PALM BEACH GARDENS FL 33410</b>
County:	<b>PALM BEACH</b>

### License Information

License Type:	<b>Certified Building Contractor</b>
Rank:	<b>Cert Building</b>
License Number:	<b>CBC1263035</b>
Status:	<b>Current,Active</b>
Licensure Date:	<b>04/09/2019</b>
Expires:	<b>08/31/2026</b>

### Special Qualifications

<b>Construction Business</b>	<b>04/09/2019</b>
------------------------------	-------------------

### Alternate Names

[View Related License Information](#)[View License Complaint](#)

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**2601 Blair Stone Road, Tallahassee FL 32399** :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. \*Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. 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.



## Agenda Summary

2025-642

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**Agenda Date:** 7/10/2025

**Agenda Item No.:** 11.c

---

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

Certification of Fine/Order to Lien

WILLIAM O'DONNELL

MAKE IT HAPPEN ELECTRICAL LLC

Citation # 31863 - Remaining Balance Owed \$1,000.00

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

Executive Summary: Remaining Balance Owed \$1,000.00

Presentation Information: N/A

Staff Recommendation: Move that the Board certify the fine.

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 staff with direction.

Attachments: Evidence Package



Comp date: 2/5/25

# CITATION

City of Port St Lucie

CITATION#

31863

CERTIFIED MAIL#

7018 1830 0000 7931 8059

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.

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;

X 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 1/15/2025 at the Location of 121 SW PORT ST LUCIE BLVD

## DESCRIPTION OF WORK PERFORMED:

ADVERTISING ELECTRICAL

ISSUED TO	WILLIAM	O'DONNELL
	First	Middle Last
BUSINESS NAME	MAKE IT HAPPEN ELECTRICAL LLC	STREET 12065 SW ELSINORE DR
CITY	PORT ST LUCIE	STATE FL ZIP 34987
		PHONE# (561) 229-2272
DL#	DOB	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

1/15/2025  
Date of Citation

157

Revised 08/27/2019

Comp date: 2/15/25

# CITATION

City of Port St Lucie

CITATION#

31865

CERTIFIED MAIL#

7018 1830 0000 7931 8066

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

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ISSUED TO	WILLIAM	O'DONNELL
	First	Middle Last
BUSINESS NAME	MAKE IT HAPPEN ELECTRICAL LLC	STREET 12065 SW ELSINORE DR
CITY	PORT ST LUCIE	STATE FL ZIP 34987
DL#	DOB	PHONE# (561) 229-2272
		CERT/REG#

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Violator's Signature

Date Received

BARON SUBRYAN

1/15/2025  
Date of Citation

158

Revised 08/27/2019



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

**WILLIAM O'DONNELL  
MAKE IT HAPPEN ELECTRICAL LLC  
12065 SW ELSINORE DR  
PORT ST LUCIE, FL 34987**

Citation(s) # 31853, 31865, & 31863

Respondent

**VIA CERTIFIED MAIL: 9589 0710 5270 1698 9507 59**

**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 **10<sup>th</sup> of April 2025 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):** N/A

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:

**WILLIAM O'DONNELL** herein on the 27<sup>th</sup> day of March 2025

\_\_\_\_\_  
Isa Alvarez – Contractor Licensing Coordinator 3/27/25

**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:

**WILLIAM O'DONNELL**  
**MAKE IT HAPPEN ELECTRICAL LLC**  
**12003 SW ELSINORE DR**  
**PORT SAINT LUCIE, FL 34987**  
**CITATION 31853, 31865, & 31863 HEARING NOTICE**



9590 9402 9237 4295 5259 37

2. Article Number (Transfer from service label)

9589 0710 5270 1698 9507 59

PS Form 3811, July 2020 PSN 7530-02-000-9053

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A. Signature

**X**☐ Agent☐ AddresseeB. Received by (*Printed Name*)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
Enter delivery address below: ☐ No

E. Service type

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- ☐ Adult Signature Restricted Delivery
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- ☐ Insured Mail Restricted Delivery over \$500

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- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



Building Department, Contractor Licensing  
121 SW Port St. Lucie Blvd., Building B  
Port St. Lucie, FL 34984

MIAMI FL 330

29 MAR 2025PM 1 L



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IMI

**\$009.64<sup>0</sup>**

03/28/2025 ZIP 34984  
043M31222068

US POSTAGE

ANK

**WILLIAM O'DONNELL  
MAKE IT HAPPEN ELECTRICAL LLC  
12065 SW ELSINORE DR  
PORT SAINT LUCIE FL 34987**

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**CERTIFIED MAIL®**



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34984504221

\*2006-02062-30-01

349845042219165

161



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

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

**WILLIAM O'DONNELL**  
Respondent(s).

Citation.: **31863-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 10th, 2025**, 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 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 **#31863** supported by competent substantial evidence and are as follows:

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

**CONCLUSIONS OF LAW**

4. The CBA considered the factors outlined in s. 489.127, Florida Statutes.
5. 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 Port St. Lucie City Code, Section **150.530 (a) (9)**.

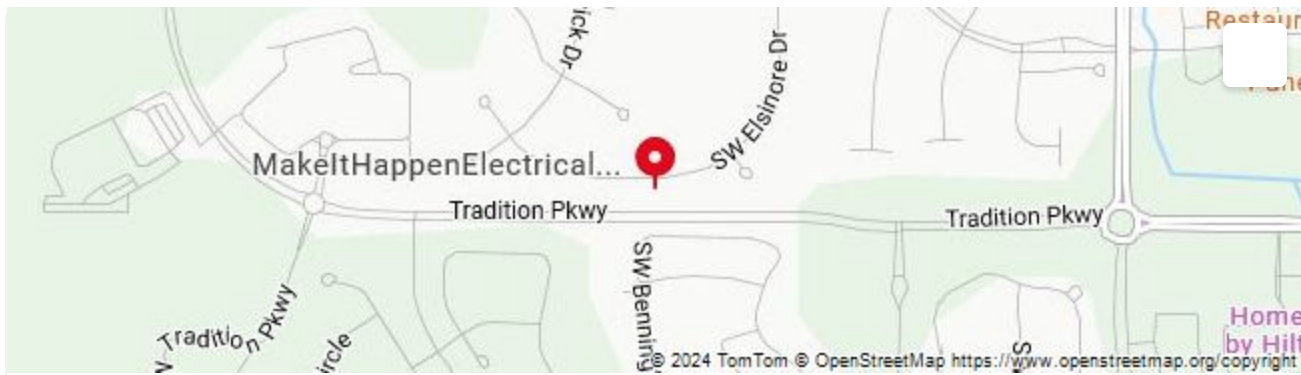
**ORDER**

6. 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.
7. The civil penalty imposed shall be paid within thirty (30) days (excluding weekends and holidays) of the execution of this Order.
8. 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 10th, 2025 at 9:00 a.m.** at 121 SW Port St Lucie Blvd. Port St Lucie FL Bldg "A" – Council Chambers
9. 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.
10. This Order may be appealed within thirty (30) days of execution, as set forth in Section 489.127, Florida Statutes.

Done and Ordered the **10th** day of **April**.

APPROVED AS TO FORM  
BY THE CITY ATTORNEY'S OFFICE

  
\_\_\_\_\_  
Wayne Larsen  
Chairperson  
Construction Board of Appeals



## MakeltHappenElectrical-LLC

12065 SW Elsinore Dr, Port Saint Lucie, FL 34987 · 9.8 mi

(561) 229-2272

Directions

 Add website

 Add hours

 Add photos

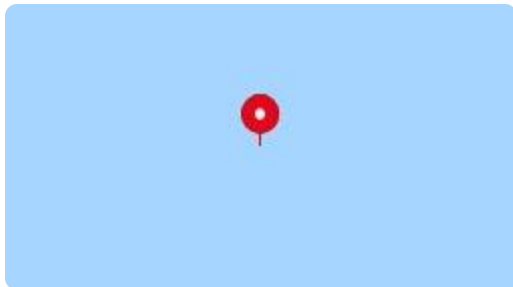
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Yelp

<https://www.yelp.com> › biz › make-it-happen-electrical-port-st-lucie

## MAKE IT HAPPEN ELECTRICAL - Updated January 2025 - Yelp



 (561) 229-2272

We are an electrical company that serves south Florida Established in 2017. We are happy to say that we started this company o...

[Feedback](#)



MapQuest

<https://www.mapquest.com> › us › florida

## Make It Happen Electrical, Port St Lucie, FL 34987, US - MapQuest

Known for their superior workmanship and prompt service, they offer a wide range of electrical services for industrial, commercial, institutional, and residential clients, including solar electric ...



Birdeye

<https://reviews.birdeye.com>

## MakeltHappenElectrical - 11 Reviews - Contractors in Port St

Read 11 customer reviews of MakeltHappenElectrical, one of the best Contractors businesses at 12065 SW Elsinore Dr, Port St. Lucie, FL 34987 United States. Find reviews, ratings, directions, ...

**4.3/5** ★★★★★ (11)

**Location:** 12065 SW Elsinore Dr, Port St. Lucie, ...

**Phone:** (561) 229-2272



Facebook

<https://www.facebook.com/CatNipp>

## Will O'Donnell - Facebook

Owner-operator at Make It Happen Eletrical ⚡ February 2015 - Present MakelTHappenElectrical™ is a company that I've been putting together since I started my career in electrical engineering



Chamber of Commerce

<https://www.chamberofcommerce.com> › ... › electrician

## MakelTHappenElectrical-LLC in Port Saint Lucie, FL 34987 - 561 ...

MakelTHappenElectrical-LLC located at 12065 SW Elsinore Dr, Port Saint Lucie, FL 34987 - reviews, ratings, hours, phone number, directions, and more.



Birdeye

<https://reviews.birdeye.com>

## MakelTHappenElectrical - Port St. Lucie, FL - Birdeye

We are a Growing professional Electrical Company Providing A-1, Quality Electrical Services at a Great Price. Our Main goal is to Continue Providing Great Service to our well cared for ...



Yellow Pages

<https://www.yellowpages.com> › port-st-lucie-fl › make-it-happen

## Make It Happen in Port St Lucie, FL - The Real Yellow Pages

Find 7 listings related to Make It Happen in Port St Lucie on YP.com. See reviews, photos, directions, phone numbers and more for Make It Happen locations in Port St Lucie, FL.

Missing: electrical | Must include: electrical



Nextdoor

<https://nextdoor.com> › pages › makeithappenelectrical

## MakelTHappenElectrical - Port Saint Lucie, FL - Nextdoor

Based on recommendations on next door, I called Will O'Donnell to do some electrical work. He not only came the same day but he trouble shot a problem I had and fixed it on the spot! In ...

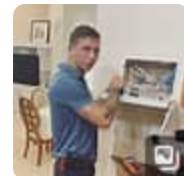


Nextdoor

<https://nextdoor.com> › pages › william-odonnell-port...

## William O'Donnell ( Electrician ) - Port St. Lucie, FL

Known for his meticulous work, fair pricing, and excellent communication, William is praised for his ability to resolve electrical problems efficiently and economically. He offers a range of services, from installing receptacles for ...



Nextdoor

<https://start.nextdoor.com> › pages › makeithappen...

## MakelTHappenElectrical & Engineering LLC - Hobe Sound, FL

MARKET HAPPEN ELECTRICAL & ENGINEERING LLC - HOME SOUND, ILL

If you have any questions at all about a project you are doing.Or if have been thinking about doing Electrical work and just not sure what it takes or how much. I'm happy to help in any way 561 ...



Thumbtack

<https://www.thumbtack.com> ▼

Contact Us

## 10 Best Electricians Near Me - Compare Top Electricians

Sponsored Caring for your home, made easy. Compare prices, read reviews and book top-rated home pros — all in one free app.

**Site visitors:** Over 100K in the past month

Sin obligación · Free estimates · Over 30k Projects per Day · No obligation

Service catalog: General handyman, Painting, General maintenance, Minor rep...

Some results have been removed

1 2 3 4 >

# MakeltHappenElectrical-LLC

Electrician in Port Saint Lucie, FL

**Service Areas:** Port St. Lucie



## People also search for

### Electrician



Excel Electric

★★★★★

Facebook (37)



Strada Services

★★★★★

### Solar installation



Sailfish Solar

★★★★★

Thumbtack.com



Tryon Pool Heating  
Solar and...

★★★★★

Yelp.ca (1)

### Lighting fixtures & equipment



Rexel



Treasure Coast  
TrimLight

★★★★★

Facebook (8)

Data from: Chamberofcommerce.com



nextdoor

Sign up

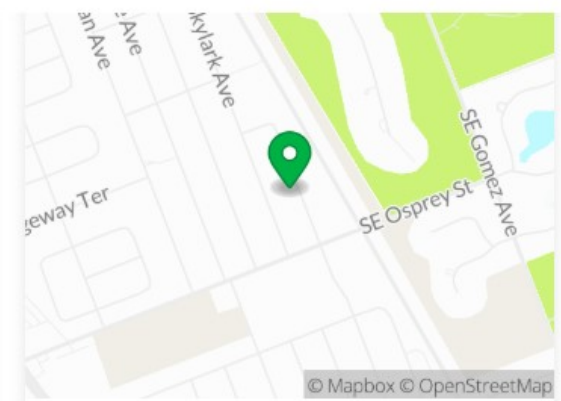
Log in



Hello everybody my name is William O'DONNELL I've moved a bit south from Port Saint Lucie and am introducing Our very successful Electrical Company that has gained over 200+Recommendations! I invite you to call or text me for any and all of your Electrical Problems as we are one of the #1 Service Companies in the Area. We are Family and Locally Owned. If you have any questions at all about a project you are doing.Or if have been thinking about doing Electrical work and just not sure what it takes or how much. I'm happy to help in any way [561-229-2272](tel:561-229-2272). We are LICENSED & INSURED - CBC1263035  
[561-229-2272](tel:561-229-2272)  
[MakelItHappenElectrical@Gmail.Com](mailto:MakelItHappenElectrical@Gmail.Com)

[https://nextdoor.com/pages/william-odonnell-port-st-lucie-fl?init\\_source=org\\_pages](https://nextdoor.com/pages/william-odonnell-port-st-lucie-fl?init_source=org_pages)

The link Above Here is a link to my Main NextDoor Business Page with Over 200+ Hand written recommendations!



Hobe Sound, FL

⌚ Closed until Wed 7:00 AM ▾

Don't miss updates  
from your local  
businesses



1,457 neighbors in Port  
Saint Lucie

Create an account

## Juaneisha Crooms

---

**From:** Bill Chilkotowsky <jerseyshark@yahoo.com>  
**Sent:** Saturday, November 2, 2024 8:28 PM  
**To:** contractor licensing; Joy Chilkotowsky  
**Subject:** Unlicensed fake electricians

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

William O'Donnell

Goes under MakeitHappen Electrical on Nextdoor. Using CBC1263035 As his license, which belongs to Mr Guttuso, loggerhead construction and Remodeling, Inc. Heather has threatened several people on Nexdoor, once confronted. They have his text messages, but ARE AFRAID TO REPORT THIS GUY TO THE COPS. He is a fraud, calling himself an electrician. Please do something to prevent him from doing further damage to St Lucie residents. Bill Chilkotowsky 609.707.9431

[Yahoo Mail: Search, Organize, Conquer](#)

nextdoor

Sign up

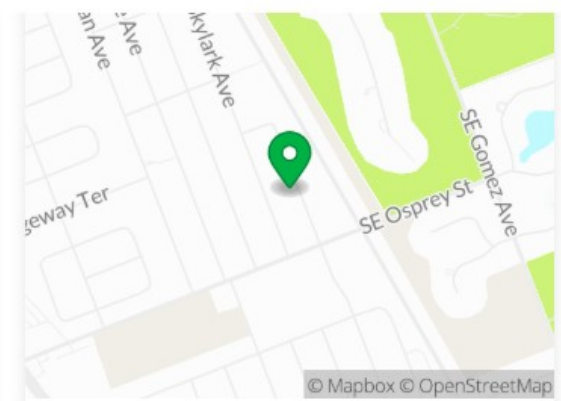
Log in



Hello everybody my name is William O'DONNELL I've moved a bit south from Port Saint Lucie and am introducing Our very successful Electrical Company that has gained over 200+Recommendations! I invite you to call or text me for any and all of your Electrical Problems as we are one of the #1 Service Companies in the Area. We are Family and Locally Owned. If you have any questions at all about a project you are doing.Or if have been thinking about doing Electrical work and just not sure what it takes or how much. I'm happy to help in any way [561-229-2272](tel:561-229-2272). We are LICENSED & INSURED - CBC1263035  
[561-229-2272](tel:561-229-2272)  
[MakelItHappenElectrical@Gmail.Com](mailto:MakelItHappenElectrical@Gmail.Com)

[https://nextdoor.com/pages/william-odonnell-port-st-lucie-fl?init\\_source=org\\_pages](https://nextdoor.com/pages/william-odonnell-port-st-lucie-fl?init_source=org_pages)

The link Above Here is a link to my Main NextDoor Business Page with Over 200+ Hand written recommendations!



Hobe Sound, FL

⌚ Closed until Wed 7:00 AM ▾

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from your local  
businesses



1,457 neighbors in Port  
Saint Lucie

Create an account



Search







## Will O'Donnell (Liam)

[Friends](#)[Photos](#)[Videos](#)

### About

#### Work



Owner-operator at **Make It Happen Eletrical** ⚡

February 2015 - Present

MakelItHappenElectrical™ is a company that I've been putting together since I started my career in electrical engineering

#### College



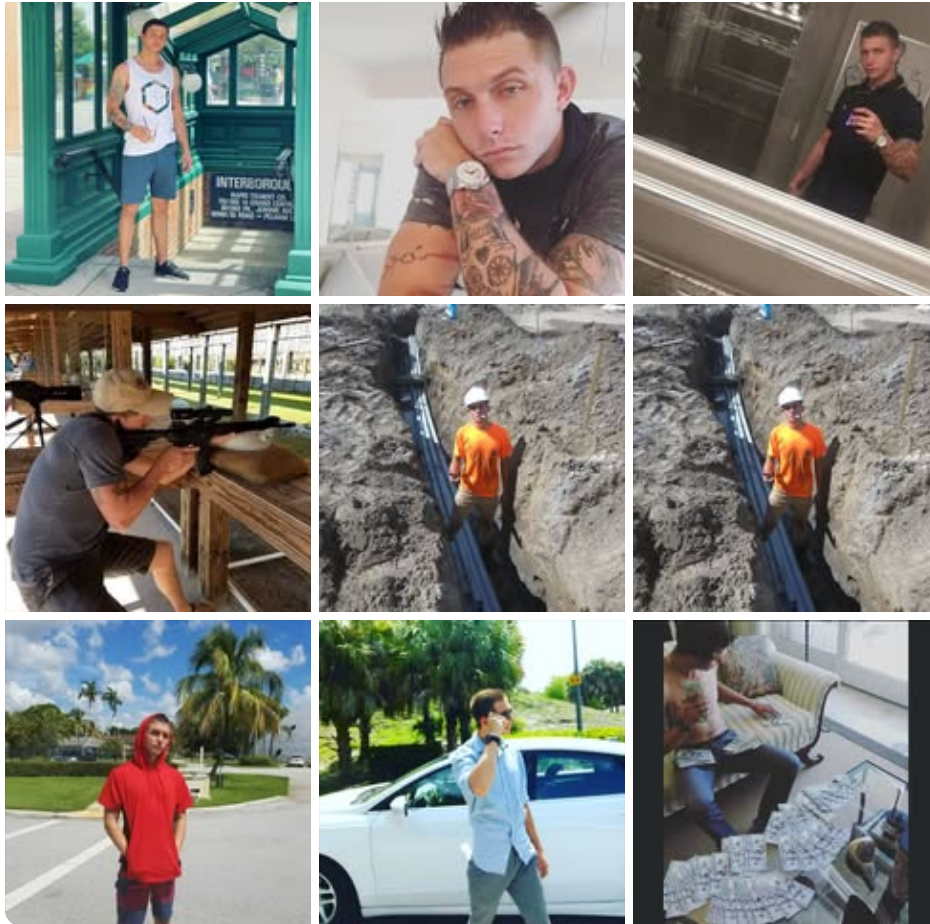
No schools to show

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or

[Create new account](#)



### Others Named Will O'Donnell



Will O'Donnell



Will O'Donnell



Will O'Donnell



Will O'Donnell

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or

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Rodri Will



Sara O Donnell

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· Meta © 2025

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or

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



Department of Business  
& Professional Regulation

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[Unlicensed Activity Search](#)

[AB&T Delinquent Invoice & Activity  
List Search](#)

## LICENSEE DETAILS

10:02:45 AM 1/14/2025

### Licensee Information

Name:	<b>GUTTUSO, JOHN PAUL (Primary Name)</b> <b>LOGGERHEAD CONSTRUCTION AND REMODELING, INC. (DBA Name)</b>
Main Address:	<b>4040 NW 10TH STREET DELRAY BEACH Florida 33445</b>
County:	<b>PALM BEACH</b>
License Location:	<b>11653 HACKBERRY STREET PALM BEACH GARDENS FL 33410</b>
County:	<b>PALM BEACH</b>

### License Information

License Type:	<b>Certified Building Contractor</b>
Rank:	<b>Cert Building</b>
License Number:	<b>CBC1263035</b>
Status:	<b>Current,Active</b>
Licensure Date:	<b>04/09/2019</b>
Expires:	<b>08/31/2026</b>

### Special Qualifications

<b>Construction Business</b>	<b>04/09/2019</b>
------------------------------	-------------------

### Alternate Names

[View Related License Information](#)[View License Complaint](#)

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**2601 Blair Stone Road, Tallahassee FL 32399** :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. \*Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. 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.



## Agenda Summary

2025-643

---

**Agenda Date:** 7/10/2025

**Agenda Item No.:** 11.d

---

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

Certification of Fine/Order to Lien

BRIAN REISCHMAN

WEST PALM BEACH AIR INC

Citation # 31916 - Remaining Balance Owed \$1,000.00

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

Executive Summary: Remaining Balance Owed \$1,000.00

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 staff with direction.

Attachments: Evidence Package

# CITATION

City of Port St Lucie

CITATION#

31916

CERTIFIED MAIL#

9589 0710 5270 1698 9517 49

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.
- ☒ 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 2/12/2025 at the Location of 4649 SW DACTYL ST

## DESCRIPTION OF WORK PERFORMED:

CONTRACTING A/C

ISSUED TO

BRIAN

REISCHMAN

	First	Middle	Last
BUSINESS NAME	WEST PALM BEACH AIR, INC.		
STREET	1731 SHORESIDE CIR		
CITY	WELLINGTON	STATE	FL
ZIP	33414	PHONE#	(561) 897-9658
DL#		DOB	
		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.

9589 0710 5270 1698 9517 49

Date Received

*James Lapenza*  
JAMES LAPENZA

2/25/2025  
Date of Citation

Revised 08/27/2019

City, State, ZIP+4	Street and Apt. No., or PO Box	Sent To	Total Postage and Fees	Postage	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Return Receipt (hardcopy)	<input type="checkbox"/> Return Receipt (electronic)	<input type="checkbox"/> Extra Services & Fees (check box)	<input type="checkbox"/> Certified Mail Fee
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**IN AND FOR THE CITY OF PORT ST. LUCIE**  
**CONSTRUCTION BOARD OF APPEALS**

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

**BRIAN REISCHMAN**  
Respondent(s).

Citation.: **31916-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 10th, 2025**, 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 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 **#31916** supported by competent substantial evidence and are as follows:

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

**CONCLUSIONS OF LAW**


4. The CBA considered the factors outlined in s. 489.127, Florida Statutes.
5. 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 Port St. Lucie City Code, Section **150.530 (a) (6) & 150.530.(a)(8)**.

**ORDER**

6. 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.
7. The civil penalty imposed shall be paid within thirty (30) days (excluding weekends and holidays) of the execution of this Order.
8. 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 10th, 2025 at 9:00 a.m.** at 121 SW Port St Lucie Blvd. Port St Lucie FL Bldg "A" – Council Chambers
9. 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.
10. This Order may be appealed within thirty (30) days of execution, as set forth in Section 489.127, Florida Statutes.

Done and Ordered the **10th** day of **April**.

APPROVED AS TO FORM  
BY THE CITY ATTORNEY'S OFFICE

  
Wayne Larsen  
Chairperson  
Construction Board of Appeals

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

**BRIAN REISCHMAN  
WEST PALM BEACH AIR, INC.  
1731 SHORESIDE CIR  
WELLINGTON, FL 33414**

Citation(s) # 31949 & 31916

Respondent

**VIA CERTIFIED MAIL: 9589 0710 5270 1698 9507 42**

**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 **10<sup>th</sup> of April 2025 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):** 11417 SW FIELDSTONE WAY & 4649 SW DACTYL ST

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:

**BRIAN REISCHMAN** herein on the 27<sup>th</sup> day of March 2025

\_\_\_\_\_  
Isa Alvarez – Contractor Licensing Coordinator 3/27/25

**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:

**BRIAN REISCHMAN**  
**WEST PALM BEACH AIR, INC.**  
**1731 SHORESIDE CIR**  
**WELLINGTON, FL 33414**

**CITATION 31949 & 31916 HEARING NOTICE**

9590 9402 9237 4295 5259 20

2. Article Number (Transfer from service label)

9589 0710 5270 1698 9507 42

PS Form 3811, July 2020 PSN 7530-02-000-9053

**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®
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- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Registered Mail Restricted Delivery  
(over \$500)

Domestic Return Receipt



Building Department, Contractor Licensing  
121 SW Port St. Lucie Blvd., Building B  
Port St. Lucie, FL 34984

MIAMI FL 330

29 MAR 2025PM 1:11



quadiant

FIRST-CLASS MAIL  
IMI

\$009.64<sup>0</sup>

03/28/2025 ZIP 34984  
043M31222068

US POSTAGE

L/N  
03/31

**BRIAN REISCHMAN  
WEST PALM BEACH AIR, INC.  
1731 SHORESIDE CIR  
WELLINGTON, FL 33414**

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**CERTIFIED MAIL®**



9589 0710 5270 1698 9507 42

NMR

33414-903832

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331 DE 1

0004/24/25

RETURN TO SENDER  
NO MAIL RECEPTACLE  
UNABLE TO FORWARD

BC: 34984504221

\*2006-02241-30-4

180

West Palm Beach Air, inc.  
6231 PGA Blvd. Suite 104-146  
Palm Beach Gardens , FL. 33414  
561-897-9658

# INVOICE

PAID INVOICE

CUSTOMER: Debrah and Eduardo McFarlane  
ADDRESS: 4649 Dactyl Street  
CITY, STATE: Port St. Lucie FL. , NC 34953  
PHONE: 503-309-0934  
EMAIL ADDRESS: Dr.McFarlane@outlook.com

DATE February 1<sup>st</sup> , 2024

REASON FOR CALL	TIME SCHEDULED	PAYMENT TERMS	WHO WILL BE THERE
HVAC system	July 2019	Check	
QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
(1)	replace HVAC system		
(1)			
(1)	3-ton outside condensing unit.		
(1)	Attach to existing ductwork.		
(1)	Use existing supply plenum.		
(1)	Install New PVC all the way to the PVC located in wall.		
(1)			
various			
	Pressurize new line set after welding to ensure no leaks.		
	Xheck Thermostat.		
	Total Labor and materials for system		
	<b>Total .....\$6,000.00</b>		
	10- year warranty from manufacturer.		
	<b>PAID IN FULL</b>		<b>PAID IN FULL</b>



SUBTOTAL

SALES TAX

TOTAL

PAID IN FULL



THANK YOU FOR YOUR BUSINESS!

Brian Reischman

6231 PGA Blvd. Suite 104-146

Palm Beach Gardens Fl. 33418

561-897-9658

---

MARCH 16, 2024

ED AND DEBRAH MCFARLANE

---

11417 S.W. Fieldstone way

Port St. Lucie, Florida 34987

---

**SCOPE OF WORK:**

---

Install a 5-ton TRANE Air Handler Unit in the closet on the second floor. Also, install a New TRANE 5-ton A/C condenser on the right side of the house.

Attach existing high voltage to both units, install air handler to existing supply plenum. Also install hurricane clips to the outside condenser. Also, install a float switch and also install a new PVC drain line. Price for this job including labor and materials is \$7200.00

*\$5700<sup>00</sup> RECEIVED 3/19/2024*

Payment Agreement: Check in the amount of \$5700 to purchase materials and equipment on Monday March 18<sup>th</sup>. The balance of \$1500.00 in cash at completion. Installation and completion must take place within 80 days from Monday March 18<sup>th</sup>

---

**WARRANTY**

---

Brian Reischman agrees to a one-year installation warranty and register a 10-year SYSTEM manufacturer warranty. The installer warranty covers only the labor provided and installed by this agreement. No county inspection.

Completion is defined as equipment provided is installed and in working condition. All old equipment loaded in the truck, all debris created by the project is loaded into the truck, questions and answer session concluded. There is only ONE (1) person designated to inspect the work to determine completion. Customer elects to not pull a permit for this job.

*3/20/24*

X *Brian Reischman*

BRIAN REISCHMAN  
Contractor

X \_\_\_\_\_

ED or DEBRAH  
Home OWNERS

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



Department of Business  
& Professional Regulation

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## ONLINE SERVICES

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[Find Exam Information](#)  
[Unlicensed Activity Search](#)  
[AB&T Delinquent Invoice & Activity List Search](#)

## LICENSEE DETAILS

4:28:33 PM 2/12/2025

### Licensee Information

Name:	<b>SAIN, MARCUS (Primary Name)</b>
Main Address:	<b>9221 55TH STREET PINELLAS PARK Florida 33782</b>
County:	<b>PINELLAS</b>

### License Information

License Type:	<b>Certified Air Conditioning Contractor</b>
Rank:	<b>Cert Air</b>
License Number:	
Status:	<b>Eligible for Exam</b>
Licensure Date:	
Expires:	

### Special Qualifications

### Qualification Effective

### Alternate Names

[View Related License Information](#)  
[View License Complaint](#)

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

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. \*Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. 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.

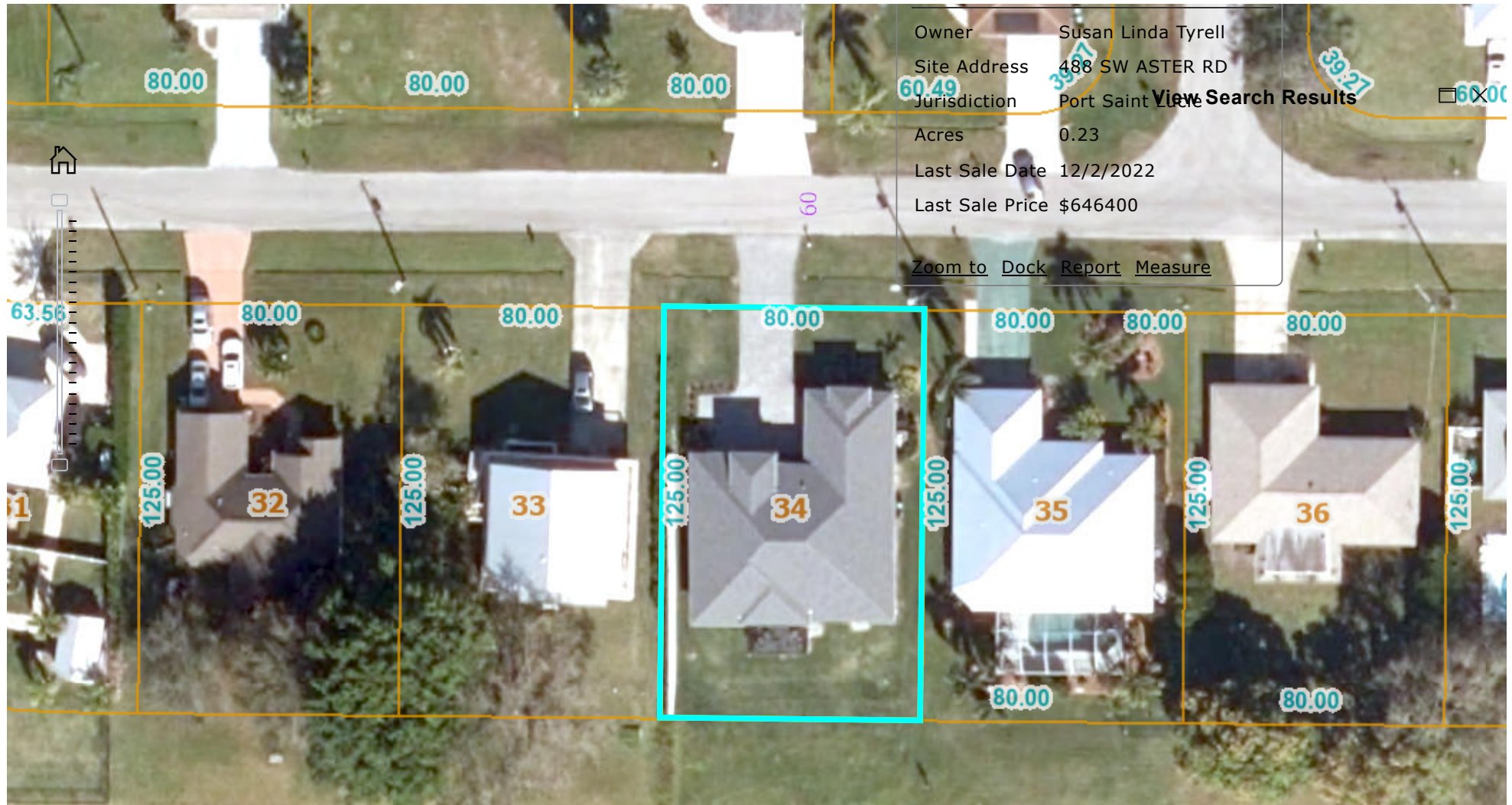




(<https://paslc.gov/>)

# Saint Lucie County Property Appraiser

Michelle Franklin CFA



40ft

2024-11-27A

<https://www.paslc.gov/map/?ParcelID=3420-520-0717-000-5>

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## Detail by Entity Name

Florida Profit Corporation

WEST PALM BEACH AIR, INC.

### Filing Information

**Document Number** P25000001337  
**FEI/EIN Number** NONE  
**Date Filed** 01/03/2025  
**Effective Date** 12/01/2024  
**State** FL  
**Status** ACTIVE

### Principal Address

1601 BELVEDERE ROAD SUITE 300 E  
 WEST PALM BEACH, FL 33406

### Mailing Address

1601 BELVEDERE ROAD SUITE 300 E  
 WEST PALM BEACH, FL 33406

### Registered Agent Name & Address

REISCHMAN, BRIAN  
 1601 BELVEDERE ROAD SUITE 300 E  
 WEST PALM BEACH, FL 33406

### Officer/Director Detail

#### **Name & Address**

Title P

REISCHMAN, BRIAN  
 1601 BELVEDERE ROAD SUITE 300 E  
 WEST PALM BEACH, FL 33406

### Annual Reports

**No Annual Reports Filed**

### Document Images

[01/03/2025 -- Domestic Profit](#) [View image in PDF format](#)





## Contact information

Trade name: West Palm Beach Air

Phone number: 561-897-9658

Email: briansmith48@me.com

1601 Belvedere Road Suite E-300 west palm beach florida 33406



### LET'S GET IN TOUCH

- 1601 Belvedere Road Suite E-300 west palm beach Florida 33406
- Phone: (561) 559-1790

### OFFICE HOURS

- Open Monday - Saturday
- 8:00AM - 8:00PM

### Footer Links

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## Detail by Entity Name

Florida Profit Corporation  
WEST PALM BEACH AIR INC.

### Filing Information

<b>Document Number</b>	P23000078523
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	11/07/2023
<b>State</b>	FL
<b>Status</b>	INACTIVE
<b>Last Event</b>	ADMIN DISSOLUTION FOR ANNUAL REPORT
<b>Event Date Filed</b>	09/27/2024
<b>Event Effective Date</b>	NONE

### Principal Address

6231 PGA BLVD STE 104146  
PALM BEACH GARDENS, FL 33418

### Mailing Address

6231 PGA BLVD STE 104146  
PALM BEACH GARDENS, FL 33418

### Registered Agent Name & Address

INC AUTHORITY RA  
390 NORTH ORANGE AVE., STE 2300-N  
ORLANDO, FL 32801

### Officer/Director Detail

#### **Name & Address**

Title DIR

SAIN, MARCUS  
6231 PGA BLVD STE 104146  
PALM BEACH GARDENS, FL 33418

Title DIR

REISCHMAN, BRIAN  
6231 PGA BLVD STE 104146  
PALM BEACH GARDENS, FL 33418

**Annual Reports**

**No Annual Reports Filed**

**Document Images**

[11/07/2023 -- Domestic Profit](#)

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Florida Department of State, Division of Corporations

# *West Palm Beach Air*

*Brian | Owner*

*6231 PGA Blvd Ste 104-146  
Palm Beach Gardens, FL 33418*

*561-897-9658*

*[www.westpalmbeachair.com](http://www.westpalmbeachair.com)*





## Agenda Summary

2025-644

---

**Agenda Date:** 7/10/2025

**Agenda Item No.:** 11.e

---

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

Certification of Fine/Order to Lien

BRIAN REISCHMAN

WEST PALM BEACH AIR INC

Citation # 31949 - Remaining Balance Owed \$1,000.00

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

Executive Summary: Remaining Balance Owed \$1,000.00

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 staff with direction.

Attachments: Evidence Package

# CITATION

City of Port St Lucie

CITATION#

31949

CERTIFIED MAIL# 9589 0710 5270 1698 9517 49

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.
- 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;
- X Operate a business organization engaged in contracting after 60 days following the termination of its only qualifying agent without designating another primary qualifying agent;
- X 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 2/12/2025 at the Location of 11417 SW FIELDSTONE WAY

## DESCRIPTION OF WORK PERFORMED:

CONTRACTING A/C

ISSUED TO BRIAN

REISCHMAN

BUSINESS NAME WEST PALM BEACH AIR, INC. STREET 1731 SHORESIDE CIR  
CITY WELLINGTON STATE FL ZIP 33414 PHONE# (561) 897-9658  
DI# DOB 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.

9589 0710 5270 1698 9517 49

U.S. Postal Service  
CERTIFIED  
Domestic Mail Only

For delivery information  
Certified Mail Fee  
Extra Services & Fees (check box)  
☐ Return Receipt (hardcopy)  
☐ Return Receipt (electronic)  
☐ Certified Mail Restricted Delivery  
☐ Adult Signature Required  
☐ Adult Signature Restricted Delivery

Postage  
Total Postage and Fees  
Sent To  
Street and Apt. No., or PO Box  
City, State, Zip+4

Date Received

James Lapenza  
JAMES LAPONZA

2/28/2025  
Date of Citation  
Revised 08/27/2019



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

**BRIAN REISCHMAN  
WEST PALM BEACH AIR, INC.  
1731 SHORESIDE CIR  
WELLINGTON, FL 33414**

Citation(s) # 31949 & 31916

Respondent

**VIA CERTIFIED MAIL: 9589 0710 5270 1698 9507 42**

**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 **10<sup>th</sup> of April 2025 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):** 11417 SW FIELDSTONE WAY & 4649 SW DACTYL ST

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:

**BRIAN REISCHMAN** herein on the 27<sup>th</sup> day of March 2025

\_\_\_\_\_  
Isa Alvarez – Contractor Licensing Coordinator 3/27/25

**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:

**BRIAN REISCHMAN**  
**WEST PALM BEACH AIR, INC.**  
**1731 SHORESIDE CIR**  
**WELLINGTON, FL 33414**

**CITATION 31949 & 31916 HEARING NOTICE**

9590 9402 9237 4295 5259 20

2. Article Number (Transfer from service label)

9589 0710 5270 1698 9507 42

PS Form 3811, July 2020 PSN 7530-02-000-9053

**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? ☐ YesIf 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™
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Registered Mail Restricted Delivery  
(over \$500)

Domestic Return Receipt



Building Department, Contractor Licensing  
121 SW Port St. Lucie Blvd., Building B  
Port St. Lucie, FL 34984

MIAMI FL 330

29 MAR 2025PM 1:11



quadiant

FIRST-CLASS MAIL  
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\$009.64<sup>0</sup>

03/28/2025 ZIP 34984  
043M31222068

US POSTAGE

L/N  
03/31

**BRIAN REISCHMAN  
WEST PALM BEACH AIR, INC.  
1731 SHORESIDE CIR  
WELLINGTON, FL 33414**

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**CERTIFIED MAIL®**



3498450422113240

9589 0710 5270 1698 9507 42

NMR

33414-903832

NIXIE

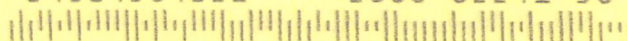
331 DE 1

0004/24/25

RETURN TO SENDER  
NO MAIL RECEPTACLE  
UNABLE TO FORWARD

BC: 34984504221

\*2006-02241-30-1



199

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

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

**BRIAN REISCHMAN**  
Respondent(s).

Citation.: **31949-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 10th, 2025**, 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 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 **#31949** supported by competent substantial evidence and are as follows:

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

**CONCLUSIONS OF LAW**

4. The CBA considered the factors outlined in s. 489.127, Florida Statutes.
5. 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 Port St. Lucie City Code, Section **150.530 (a) (6) & 150.530.(a)(8)**.

**ORDER**

6. 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.
7. The civil penalty imposed shall be paid within thirty (30) days (excluding weekends and holidays) of the execution of this Order.
8. 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 10th, 2025 at 9:00 a.m.** at 121 SW Port St Lucie Blvd. Port St Lucie FL Bldg "A" – Council Chambers
9. 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.
10. This Order may be appealed within thirty (30) days of execution, as set forth in Section 489.127, Florida Statutes.

Done and Ordered the **10th** day of **April**.

APPROVED AS TO FORM  
BY THE CITY ATTORNEY'S OFFICE

  
\_\_\_\_\_  
Wayne Larsen  
Chairperson  
Construction Board of Appeals



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## Detail by Entity Name

Florida Profit Corporation

WEST PALM BEACH AIR, INC.

### Filing Information

**Document Number** P25000001337

**FEI/EIN Number** NONE

**Date Filed** 01/03/2025

**Effective Date** 12/01/2024

**State** FL

**Status** ACTIVE

### Principal Address

1601 BELVEDERE ROAD SUITE 300 E  
WEST PALM BEACH, FL 33406

### Mailing Address

1601 BELVEDERE ROAD SUITE 300 E  
WEST PALM BEACH, FL 33406



**Registered Agent Name & Address**

REISCHMAN, BRIAN  
1601 BELVEDERE ROAD SUITE 300 E  
WEST PALM BEACH, FL 33406

**Officer/Director Detail****Name & Address**

Title P

REISCHMAN, BRIAN  
1601 BELVEDERE ROAD SUITE 300 E  
WEST PALM BEACH, FL 33406

**Annual Reports****No Annual Reports Filed****Document Images**

[01/03/2025 -- Domestic Profit](#)

[View image in PDF format](#)

Brian Reischman

6231 PGA Blvd. Suite 104-146

Palm Beach Gardens Fl. 33418

561-897-9658

---

MARCH 16, 2024

ED AND DEBRAH MCFARLANE

---

11417 S.W. Fieldstone way

Port St. Lucie, Florida 34987

---

**SCOPE OF WORK:**

---

Install a 5-ton TRANE Air Handler Unit in the closet on the second floor. Also, install a New TRANE 5-ton A/C condenser on the right side of the house.

Attach existing high voltage to both units, install air handler to existing supply plenum. Also install hurricane clips to the outside condenser. Also, install a float switch and also install a new PVC drain line. Price for this job including labor and materials is \$7200.00

\$5700<sup>00</sup> RECEIVED 3/19/2024

Payment Agreement: Check in the amount of \$5700 to purchase materials and equipment on Monday March 18<sup>th</sup>. The balance of \$1500.00 in cash at completion. Installation and completion must take place within 80 days from Monday March 18<sup>th</sup>

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---

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Completion is defined as equipment provided is installed and in working condition. All old equipment loaded in the truck, all debris created by the project is loaded into the truck, questions and answer session concluded. There is only ONE (1) person designated to inspect the work to determine completion. Customer elects to not pull a permit for this job.

3/20/24

X

*Brian Reischman*

Brian Reischman  
Contractor

X

ED or DeBRAH  
Home OWNERS



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Profit Corporation  
WEST PALM BEACH AIR INC.

### Filing Information

<b>Document Number</b>	P23000078523
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	11/07/2023
<b>State</b>	FL
<b>Status</b>	INACTIVE
<b>Last Event</b>	ADMIN DISSOLUTION FOR ANNUAL REPORT
<b>Event Date Filed</b>	09/27/2024
<b>Event Effective Date</b>	NONE

### Principal Address

6231 PGA BLVD STE 104146  
PALM BEACH GARDENS, FL 33418

### Mailing Address

6231 PGA BLVD STE 104146  
PALM BEACH GARDENS, FL 33418

### Registered Agent Name & Address

INC AUTHORITY RA  
390 NORTH ORANGE AVE., STE 2300-N  
ORLANDO, FL 32801

### Officer/Director Detail

#### **Name & Address**

Title DIR

SAIN, MARCUS  
6231 PGA BLVD STE 104146  
PALM BEACH GARDENS, FL 33418

Title DIR

REISCHMAN, BRIAN  
6231 PGA BLVD STE 104146  
PALM BEACH GARDENS, FL 33418

**Annual Reports**

**No Annual Reports Filed**

**Document Images**

[11/07/2023 -- Domestic Profit](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations

# *West Palm Beach Air*

*Brian | Owner*

*6231 PGA Blvd Ste 104-146  
Palm Beach Gardens, FL 33418*

*561-897-9658*

*[www.westpalmbeachair.com](http://www.westpalmbeachair.com)*





**Isa Alvarez**

---

**From:** Janet Palmer  
**Sent:** Tuesday, February 25, 2025 4:33 PM  
**To:** James Laponza  
**Subject:** RE: CASE # 31916 - West Palm Beach Air Inc  
**Attachments:** Dactyl\_AC\_Contract\_Receipt\_02\_2024.pdf

Did the contractor call you?

Detective Janet Palmer  
Port St. Lucie Police Department  
Criminal Investigations Division (Support)  
Office: 772-879-3397  
Fax: 772-344-4106

**IMPORTANT WARNING:** This message is intended for the use of the person or entity to whom it is addressed and may contain information that is privileged and confidential, the disclosure of which is governed by applicable law. If the reader of this e-mail is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this information is **STRICTLY PROHIBITED**. If you have received this e-mail by error, please notify us immediately and destroy the related message. Active criminal intelligence information and active criminal investigative info is exempt from F.S.S. 119.07(1).

---

**From:** James Laponza <JLaponza@cityofpsl.com>  
**Sent:** Tuesday, February 25, 2025 4:15 PM  
**To:** Janet Palmer <JPalmer@cityofpsl.com>  
**Cc:** Isa Alvarez <IAlvarez@cityofpsl.com>  
**Subject:** FW: CASE # 31916 - West Palm Beach Air Inc

Good afternoon,

Could you provide any documentation indicating that West Palm Beach Air performed the work at 4649 SW DACTYL ST?

I will need evidence to move forward with a citation for un-licensed contracting.

Respectfully,

**James LaPonza**  
*Licensing Investigator*  
**Building Department**

o. 772-871-5132

c. 772-579-0681



[www.CityofPSL.com](http://www.CityofPSL.com)



a. 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984



---

**From:** Isa Alvarez <[IAlvarez@cityofpsl.com](mailto:IAlvarez@cityofpsl.com)>  
**Sent:** Tuesday, February 18, 2025 11:01 AM  
**To:** James Laponza <[JLaponza@cityofpsl.com](mailto:JLaponza@cityofpsl.com)>  
**Subject:** FW: CASE # 31916 - West Palm Beach Air Inc

See below information for case above...



**Isa Alvarez**  
*Contractor Licensing Coordinator*  
**Building Department**  
o. 772-873-6371

---

**City of Port St. Lucie | Heart of the Treasure Coast**

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



How is my service? Please email [buildingadmin@cityofpsl.com](mailto:buildingadmin@cityofpsl.com) to submit your suggestions, comments and feedback.

---

**From:** Janet Palmer <[JPalmer@cityofpsl.com](mailto:JPalmer@cityofpsl.com)>  
**Sent:** Tuesday, February 18, 2025 9:20 AM  
**To:** Isa Alvarez <[IAlvarez@cityofpsl.com](mailto:IAlvarez@cityofpsl.com)>  
**Subject:** RE: CASE # 31916 - West Palm Beach Air Inc

FYI...upon further review of the invoice the last sentence states "Customer elects to not pull a permit for this job."

Detective Janet Palmer  
Port St. Lucie Police Department  
Criminal Investigations Division (Support)  
Office: 772-879-3397  
Fax: 772-344-4106

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---

**From:** Isa Alvarez <[IAlvarez@cityofpsl.com](mailto:IAlvarez@cityofpsl.com)>  
**Sent:** Thursday, February 13, 2025 10:07 AM  
**To:** Janet Palmer <[JPalmer@cityofpsl.com](mailto:JPalmer@cityofpsl.com)>  
**Cc:** James Laponza <[JLaponza@cityofpsl.com](mailto:JLaponza@cityofpsl.com)>  
**Subject:** RE: CASE # 31916 - West Palm Beach Air Inc

Hello,

We are investigating the "office address" listed on Sunbiz and on his website and have found that the address is for a virtual office. Can you please run 561-897-9658 through David to see what address info you have for Mr. Reischman?

Thank you,



**Isa Alvarez**  
**Contractor Licensing Coordinator**  
**Building Department**  
o. 772-873-6371

**City of Port St. Lucie | Heart of the Treasure Coast**

---

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



How is my service? Please email [buildingadmin@cityofpsl.com](mailto:buildingadmin@cityofpsl.com) to submit your suggestions, comments and feedback.

---

**From:** Janet Palmer <[JPalmer@cityofpsl.com](mailto:JPalmer@cityofpsl.com)>  
**Sent:** Wednesday, February 12, 2025 4:10 PM

**To:** Isa Alvarez <[IAlvarez@cityofpsl.com](mailto:IAlvarez@cityofpsl.com)>  
**Subject:** RE: CASE # 31916 - West Palm Beach Air Inc

Marcus Sain is listed on the Sunbiz records from 2024. He is only eligible to sit for the exam.

<https://www.myfloridalicense.com/LicenseDetail.asp?SID=&id=788D664E6C9913FFB7D2EF1DDF0F186B>

Detective Janet Palmer  
Port St. Lucie Police Department  
Criminal Investigations Division (Support)  
Office: 772-879-3397  
Fax: 772-344-4106

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---

**From:** Isa Alvarez <[IAlvarez@cityofpsl.com](mailto:IAlvarez@cityofpsl.com)>  
**Sent:** Wednesday, February 12, 2025 4:02 PM  
**To:** Janet Palmer <[JPalmer@cityofpsl.com](mailto:JPalmer@cityofpsl.com)>  
**Subject:** RE: CASE # 31916 - West Palm Beach Air Inc

Thank you!



**Isa Alvarez**  
*Contractor Licensing Coordinator*  
**Building Department**  
o. 772-873-6371

**City of Port St. Lucie | Heart of the Treasure Coast**

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



How is my service? Please email [buildingadmin@cityofpsl.com](mailto:buildingadmin@cityofpsl.com) to submit your suggestions, comments and feedback.

---

**From:** Janet Palmer <[JPalmer@cityofpsl.com](mailto:JPalmer@cityofpsl.com)>  
**Sent:** Wednesday, February 12, 2025 4:01 PM  
**To:** Isa Alvarez <[IAlvarez@cityofpsl.com](mailto:IAlvarez@cityofpsl.com)>  
**Subject:** RE: CASE # 31916 - West Palm Beach Air Inc

My case number is 2024-19468

Detective Janet Palmer  
Port St. Lucie Police Department  
Criminal Investigations Division (Support)  
Office: 772-879-3397  
Fax: 772-344-4106

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---

**From:** Isa Alvarez <[IAlvarez@cityofpsl.com](mailto:IAlvarez@cityofpsl.com)>  
**Sent:** Wednesday, February 12, 2025 3:52 PM  
**To:** Janet Palmer <[JPalmer@cityofpsl.com](mailto:JPalmer@cityofpsl.com)>  
**Cc:** James Laponza <[JLaponza@cityofpsl.com](mailto:JLaponza@cityofpsl.com)>  
**Subject:** CASE # 31916 - West Palm Beach Air Inc

Good afternoon,

Following up on our conversation this morning, I wanted to provide you with the information for the case that was created for West Palm Beach Air Inc, Case # 31916.

We have attached the Sunbiz page and information that they have on their website. Do you happen to have any contracts, receipts, checks, invoices, etc. from the property owner that we may also add to the case? If not, we will reach out to the property owner for the information.

Thank you,



**Isa Alvarez**  
*Contractor Licensing Coordinator*  
**Building Department**  
o. 772-873-6371

**City of Port St. Lucie | Heart of the Treasure Coast**

---

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





How is my service? Please email [buildingadmin@cityofpsl.com](mailto:buildingadmin@cityofpsl.com) to submit your suggestions, comments and feedback.



## Agenda Summary

2025-646

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**Agenda Date:** 7/10/2025

**Agenda Item No.:** 11.f

---

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

Certification of Fine/Order to Lien

Jonathan Ponce Torres

JON PONCE ELECTRIC LLC

Citation # 31830 - Remaining Balance Owed \$1,000.00

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

Executive Summary: Remaining Balance Owed \$1,000.00

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 staff with direction.

Attachments: Evidence Package

Comp: 1/20/25

**CITATION**

City of Port St Lucie

**CITATION#****31830****CERTIFIED MAIL#****7018 1830 0000 7931 8042**

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.

☒ 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 12/30/2024 at the Location of 4282 SW EARNEST ST

**DESCRIPTION OF WORK PERFORMED:**

CONTRACTING AND PERFORMING ELECTRICAL

ISSUED TO		JONATHAN		PONCE TORRES	
		First		Middle	Last
BUSINESS NAME	JON PONCE ELECTRIC LLC		STREET	996 SW MCELROY AVE	
CITY	PORT SAINT LUCIE	STATE	FL	ZIP	34953
DL#		FL	DOB	PHONE#	(772) 475-4763
				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

JAMES LAPONZA

Date of Citation

Revised 08/27/2019

# U.S. Postal Service<sup>TM</sup>

## CERTIFIED MAIL<sup>®</sup> RECEIPT

*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)<sup>®</sup>.

# OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ \_\_\_\_\_
- ☐ Return Receipt (electronic) \$ \_\_\_\_\_
- ☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_
- ☐ Adult Signature Required \$ \_\_\_\_\_
- ☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4<sup>®</sup>

Postmark  
Here

2508 7662 0000 0687 8702

**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:

**JONATHAN PONCE TORRES**  
**JON PONCE ELECTRIC LLC**  
**996 SW MCELROY AVE**  
**PORT SAINT LUCIE, FL 34953**  
**CITATION 31830 HEARING NOTICE**



9590 9402 9237 4295 5259 44

2. Article Number (Transfer from service label)

**9589 0710 5270 1698 9507 66**

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature		<input type="checkbox"/> Agent
<b>X</b>		<input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes enter delivery address below: <input type="checkbox"/> No		

<input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
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Domestic Return Receipt





Building Department, Contractor Licensing  
121 SW Port St. Lucie Blvd., Building B  
Port St. Lucie, FL 34984

MIAMI FL 330

29 MAR 2025PM 1 L



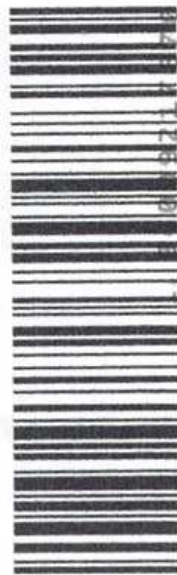
quadrant  
FIRST-CLASS MAIL  
IMI  
\$009.64<sup>9</sup>  
03/28/2025 ZIP 34984  
043M31222068

US POSTAGE

JONATHAN PONCE TORRES  
JON PONCE ELECTRIC LLC  
996 SW MCELROY AVE  
PORT SAINT LUCIE, FL 34953

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®



9589 0710 5270 1698 9507 66

91340

NIXIE

331 FE 1

0004/08/25

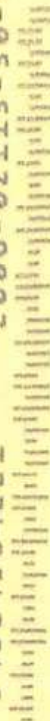
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

HWF

BC: 34984504221

\*2006-02113-30-01

34984504221





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
JON PONCE ELECTRIC LLC

### Filing Information

<b>Document Number</b>	L22000439795
<b>FEI/EIN Number</b>	92-0788524
<b>Date Filed</b>	10/12/2022
<b>Effective Date</b>	10/11/2022
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

996 SW MCELROY AVE  
PORT ST LUCIE, FL 34953

Changed: 02/28/2023

### Mailing Address

996 SW MCELROY AVE  
PORT ST LUCIE, FL 34953

Changed: 02/28/2023

### Registered Agent Name & Address

PONCE TORRES, JONATHAN  
996 SW MCELROY AVE  
PORT ST LUCIE, FL 34953

Address Changed: 02/28/2023

### Authorized Person(s) Detail

#### **Name & Address**

Title VP

PONCE TORRES, KAYLA H  
996 SW MCELROY AVE  
PORT ST LUCIE, FL 34953

Title President

Ponce Torres , Jonathan

996 SW MCELROY AVE  
PORT ST LUCIE, FL 34953

Annual Reports

Report Year	Filed Date
2023	02/28/2023
2024	03/26/2024

Document Images

<a href="#">03/26/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/28/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/12/2022 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



City of Port St. Lucie  
**BUILDING DEPARTMENT**  
Contractor Licensing Division  
[contractorlicensing@cityofpsl.com](mailto:contractorlicensing@cityofpsl.com)



"It Starts with a Good Foundation"

### UNIFORM COMPLAINT FORM

Date Received: 10/15/24

Complainant's Name: LOUIS ATILANO

Address: 4282 SW EARNEST STREET PSL FL 34953

Email: BYLAW@JUNO.COM Phone #: 917 922-4912

#### SUBJECT OF COMPLAINT

Contractor/Company Name: Robert Thompson / R Thompson Electric LLC

Address: 439 SE CORK ROAD, Port St. Lucie FL 34984

Occupation: ELECTRICIAN License #: EC13007306

Phone #: 772 203-1756

Was a permit obtained for the work performed? ☒ Yes ☐ No Permit Number: 2356778

Have you contacted an attorney? ☐ Yes ☒ No

How did you hear of the above-named person or company? ☐ Telephone ☐ Newspaper  
☒ Other \_\_\_\_\_

Have you contacted the contractor concerning your complaint? ☐ Yes ☒ No

(If yes, please indicate the date(s) \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_)

Did you send a demand letter to the contractor? ☐ Yes ☒ No

## COMPLAINT DETAILS

**NOTE:** A copy of this form will be sent to the subject of your complaint, pursuant to Florida State Statutes 422.255(1). Please give full details of your complaint, include facts and dates. Attach copies of contracts, invoices, checks submitted and correspondence:

See ATTACHED

I paid: \$ 12,100.00 Method of payment: ☒ Checks ☐ Money Order ☐ Other \_\_\_\_\_

To: Jon Ponce Electric LLC (contractor's or company's name)

To settle this complaint, I would like: (e.g., warranty, repairs, cancellation of a contract, etc.) **NOTE: If you are seeking a refund, this would be a civil matter and is handled by the Clerk of Court.**

**Florida State Statute 837.06, False Official Statement:** Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree.

[Signature]  
(Complainant's Signature)

[Signature]  
(Notary's Signature)

STATE OF FLORIDA, County of St. Lucie

[NOTARIAL SEAL]



JUANEISHA J. CROOMS  
Commission # HH 143801  
Expires June 20, 2025  
Bonded Thru Budget Notary Services

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15 day of Oct, 2024 by Louis Atilano who is personally known to me or has produced DL as identification.



Mr. Thompson applied for a sub-contractor permit on February 13, 2024, for an electrical job on my Home Owner Builder project. See attached sub-contractor permit application. Mr. Thompson was not the contractor bidding or performing the work. The electrical job was bid and performed by Jon Ponce Electric LLC. See estimate enclosed. Mr. Ponce was paid a total of \$12,100.00 dollars. See checks enclosed. Mr. Ponce was fired from the job due to, breach of contract, etc. At the time of the breach and subsequent firing June 20, 2024, there was no money owed to either Ponce or Thompson. As a matter of fact, they had been paid more than what the contract stipulated. See enclosed estimate. The contract called for two payments, \$9,100 after rough and \$3900 after final inspection. At the time of the breach and the subsequent firing, they had been paid \$3,000.00 over the contracted total, thus no money was owed on the contract. On June 21, 2024, Mr. Thompson filed a Contractor Removal from Permit, stating falsely that the reason for his application for removal was Non Payment, a false statement in violation of FSS 837.06. See attached application. This was done in a deliberate attempt to harm me and prevent me from completing my home. In addition, I'm requesting that this agency look into this symbiotic and/or parasitic relationship between license holder Mr. Thompson and unlicensed contractor Mr. Ponce. Please note, that I never met Mr. Thompson until October 14, 2024, as he was never on the job site.



City of Port St. Lucie Building Department  
121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984  
Ph: 772-871-5132 Website: [www.CityofPSL.com/Building](http://www.CityofPSL.com/Building)

**SUB-CONTRACTOR  
OF RECORD  
PERMIT APPLICATION**

Permit #: \_\_\_\_\_ Pin: \_\_\_\_\_ Master Permit #: **2356778**

Site Address: <b>4282 SW Earnest Street Port Saint Lucie FL 34953</b>		
Legal Description (Section/Block/Lot): <b>33//2176/28</b>		Parcel ID: <b>3420-660-0145-000-5</b>
<b>Owner's Information</b>		
Name: <b>Louis Atilano</b>	Email: <b>bylaw@juno.com</b>	Phone: <b>9179224912</b>
Address: <b>1801 SW Davis Street Port Saint Lucie, FL 34953</b>		
<b>Contractor's Information</b>		
Name: <b>R Thompson Electric LLC</b>	Email: <b>rthompsonelectric@yahoo.com</b>	Phone: <b>7722031756</b>
Address: <b>439 SE Cork Road Port Saint Lucie FL 34984</b>	PSL Comp no. _____	State License no. <b>EC13007306</b>
<b>PROJECT INFORMATION</b>		
<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential I hereby authorize the following contractor or individual to include me as a Sub-Contractor for the referenced job. <b>LOUIS ATILANO</b> License # _____ (Print name of authorized master permit holder or property owner if owner builder)		
Type of work: <input type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Electrical <input type="checkbox"/> Mechanical <input type="checkbox"/> Roof   Specialty: _____ (specify)		
*See checklist for additional requirements.		Total Valuation \$ _____
<b>APPLICATION MUST BE SIGNED AND NOTARIZED BY THE CONTRACTOR AND OWNER</b>		
Contractor Signature _____ Date <b>2-13-24</b> <b>Robert Thompson</b> Print Name _____ Notary Public, State of Florida _____ STATE OF FLORIDA, County of <b>St. Lucie</b> <div style="border: 1px solid black; padding: 5px; width: fit-content;">             Notary Public State of Florida              Melanie L Kropp              My Commission HH 418086              Expires 6/28/2027           </div> The foregoing instrument was acknowledged before me by means of <input checked="" type="checkbox"/> physical presence or <input type="checkbox"/> online notarization this <b>13<sup>th</sup></b> day of <b>February</b> , 20 <b>24</b> by <b>Robert Thompson</b> who is personally known to me or has produced <b>driver's license</b> as identification.		Owner or Owner's Authorized Representative Signature _____ Date _____ Print Name _____ Notary Public, State of Florida _____ STATE OF FLORIDA, County of _____ <div style="border: 1px solid black; padding: 5px; width: fit-content;">             [NOTARIAL SEAL]           </div> The foregoing instrument was acknowledged before me by means of <input type="checkbox"/> physical presence or <input type="checkbox"/> online notarization this _____ day of _____, 20____ by _____ who is personally known to me or has produced _____ as identification.
<b>FOR OFFICE USE ONLY</b>		
PERMIT FEE \$ _____ Payment method: _____ Last 4 Digits of Credit Card or Check no.: _____ Receipt no.: _____ Application date: _____ Rec'd by: _____		

Application created 05/10/20 (Revised 02/02/21 YP)

996 SW McElroyroy Ave  
Port St Lucie, FL, 34953-5644  
(772) 475-4763  
jonathanponce760@yahoo.com

# Jon Ponce Electric Llc.

## Estimate

For: Louis New House  
bxlaw@juno.com

Estimate No: 60  
Date: 10/22/2023

Description	Quantity	Rate	Amount
.	1	\$13,000.00	\$13,000.00*
21: single pole switches			
6 : 3 way switches			
42: receptacles			
27 : LED high hats 6"			
24: LED high hats 4"			
4 : fan boxes pre wire only			
3 : vanity light pre wire only			
5 : coaxe location per plan			
5000k under cabinet lights in kitchen			
100 amp sub panel for future pool			
200 amp meter main			
ALL Receptacles to be white decorator outlets			
Any Additional items will be considered extras			
Extended service not included			
1st draw \$9100 after rough			
2nd draw \$3900 after final			

\*Indicates non-taxable item

Subtotal \$13,000.00  
Total \$13,000.00

**Total \$13,000.00**



CHASE  
PRIVATE  
CLIENT

LOUIS ATILANO  
1801 SW DAVIS ST.  
PORT SAINT LUCIE, FL 349531108

1-2/210

337

DATE May 14, 2024

PAY TO THE  
ORDER OF

Jon Force Electric LLC \$ 3,000.00  
Three Thousand and 00/100

DOLLARS ☒ A

JPMorgan Chase Bank, N.A.

*[Signature]*

MEMO 2nd Payment 900-00T

[Redacted] MP



CHASE  
PRIVATE  
CLIENT

LOUIS ATILANO  
1801 SW DAVIS ST.  
PORT SAINT LUCIE, FL 349531108

1-2/210

321

DATE 3-22-24

PAY TO THE  
ORDER OF

Jon Ponce Electric LLC \$ 7,100.00  
Seven Thousand One hundred and 00/100 DOLLARS ☐ ☒

JPMorgan Chase Bank, N.A.

Am Jm MP

MEMO Electrical



713

**1-2/210**

**LOUIS ATILANO**

1801 SW DAVIS ST.  
PORT SAINT LUCIE, FL 349531108

**CHASE  
PRIVATE  
CLIENT**

DATE 3-19-24

PAY TO THE ORDER OF JOHN PONCE ELECTRIC LLC \$ 2,000.00  
Two Thousand and 00/100 DOLLARS

**JPMorgan Chase Bank, N.A.**

Handwritten signature: *[Signature]*

MEMO Dep in Sec K


~~MEMO~~



City of Port St. Lucie Building Department  
121 SW Port St. Lucie Blvd, Port St. Lucie, FL 34984  
Ph: 772-871-5132 Website: [www.CityofPSL.com/Building](http://www.CityofPSL.com/Building)

## Contractor Removal from Permit

PERMIT #2356778

PROPERTY ADDRESS: 4282 SE Earnest Street Port Saint Lucie FL 34953				
LEGAL DESCRIPTION.	SECTION 33	BLOCK 2176	LOT 28	Parcel ID# 3420-660-0145-000-5
<b>OWNER INFORMATION:</b>				
OWNER NAME Louis Atilano			PHONE# 9179224912	
MAILING ADDRESS 1801 SW Davis Street Port Saint Lucie FL 34953				
EMAIL ADDRESS bxlaw@juno.com				
<b>CONTRACTOR INFORMATION</b>				
CONTRACTOR NAME R Thompson Electric LLC		QUALIFIER'S NAME Robert Thompson		
MAILING ADDRESS 439 SE Cork Road Port Saint Lucie FL 34984			PHONE # 7722031756	
EMAIL ADDRESS bxlaw@juno.com		PSL COMP # STATE LIC. # EC13007306		
Please provide a brief explanation for the request to be removed from the permit: Non Payment.				
I, <u>Robert Thompson</u> the qualifier of <u>R Thompson Electric LLC</u> , am hereby requesting to be removed as the Contractor of Record from the above-referenced permit. I hereby indemnify and hold harmless the City of Port St. Lucie, its officers, agents, and employees (including but not limited to Building Official(s)), from all costs, fees, or damages arising from any and all claims of action for any reason, which may arise from this contractor removal request. I also attest that it is my sole responsibility to officially inform the owner of the property that I am no longer the contractor of records of the above reference permit.				
<u>[Signature]</u> Contractor Signature		<u>6/21/2024</u> Date		
<u>Robert Thompson</u> Print				
<u>Melanie Kropp</u> NOTARY PUBLIC, State of Florida				
		 [NOTARIAL SEAL]		
STATE OF FLORIDA COUNTY OF <u>St. Lucie</u>				
The foregoing instrument was acknowledged before me by means of <input checked="" type="checkbox"/> physical presence or <input type="checkbox"/> online notarization this <u>21<sup>st</sup></u> day of <u>June</u> 20 <u>24</u> by <u>Robert Thompson</u> who is personally known to me or has produced <u>DL</u> as identification				
For office use only: Processed by _____ Date: _____				

7/27/2020 (Updated 04/05/22 BG)

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

**JONATHAN PONCE TORRES  
JON PONCE ELECTRIC LLC  
996 SW MCELROY AVE  
PORT SAINT LUCIE, FL 34953**

Citation(s) # 31830

Respondent

**VIA CERTIFIED MAIL: 9589 0710 5270 1698 9507 66**

**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 **10<sup>th</sup> of April 2025 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): 4282 SW EARNEST ST**

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:

**JONATHAN PONCE TORRES** herein on the 27<sup>th</sup> day of March 2025

---

Isa Alvarez – Contractor Licensing Coordinator 3/27/25

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

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

v.

**Jonathan Ponce Torres**  
Respondent(s).

Citation.: 31830-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 10th, 2025**, 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 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 **#31830** supported by competent substantial evidence and are as follows:

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

**CONCLUSIONS OF LAW**


4. The CBA considered the factors outlined in s. 489.127, Florida Statutes.
5. 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 Port St. Lucie City Code, Section **150.530 (a) (6) & 150.530.(a)(10)**.

**ORDER**

6. 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.
7. The civil penalty imposed shall be paid within thirty (30) days (excluding weekends and holidays) of the execution of this Order.
8. 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 10th, 2025 at 9:00 a.m.** at 121 SW Port St Lucie Blvd. Port St Lucie FL Bldg "A" – Council Chambers
9. 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.
10. This Order may be appealed within thirty (30) days of execution, as set forth in Section 489.127, Florida Statutes.

Done and Ordered the **10th** day of **April**.

APPROVED AS TO FORM  
BY THE CITY ATTORNEY'S OFFICE

  
Wayne Larsen  
Chairperson  
Construction Board of Appeals

---

**Settlement of Civil Action**

---

**From** louis atilano <730bxlaw@gmail.com>

**Date** Wed 6/25/2025 11:41 AM

**To** Isa Alvarez <IAlvarez@cityofpsl.com>

 1 attachment (773 KB)

Stip Signed Scan.pdf;

Enclosed please find a copy of the Settlement Agreement.



## Isa Alvarez

---

**From:** louis atilano <730bxlaw@gmail.com>  
**Sent:** Wednesday, June 4, 2025 2:08 PM  
**To:** Isa Alvarez  
**Subject:** Louis Atilano Documents  
**Attachments:** Ponce address Scan.pdf; Decision.pdf; Motion complete scan 2.pdf

Ms. Alvarez: Enclosed herein please find, Statement of Claim, Notice to Appear, Affidavit of Service by the Sheriff. The above documents show the address of the Defendant as 5655 Krin Ct. In addition herein please find the Decision wherein the Judge ruled that there was no contract of any kind between me and R Thompson and also find the copy of the Motion to vacate the judgment.

In the County Court,  
Nineteenth Judicial Circuit,  
in and for County of St. Lucie,  
State of Florida – Civil Division

Case No. 2024SC003451

LOUIS ATILANO  
4282 SW Earnest Street  
Port St. Lucie, Florida 34953  
917 922-4912

vs

JON PONCE ELECTRICAL LLC  
5655 NW KRIN CT.  
Port St. Lucie, Florida 34986  
772 475-4763

R THOMPSON ELECTRICAL LLC  
439 SE Cork Road  
Port St. Lucie, Florida 34984  
772 203-1756

### **MOTION TO VACATE JUDGMENT**

The Plaintiff moves for the entry of an Order pursuant to Florida Small Claims Rule 7.180, vacating the judgment, dismissing the counterclaim with prejudice, ordering a new trial and sanctions against the defendants' attorney, who knew his client, JON PONCE ELECTRICAL LLC, hereinafter "PONCE" was unlicensed, and could not legally enter into an electrical contract and seek costs for work done while unlicensed. Hence, could never be successful in Court and his other client, R THOMPSON ELECTRICAL LLC, hereinafter, "THOMPSON" who conspired with "PONCE" to committed fraud on the governmental agency and consumer such as Plaintiff, by engaging in improper conduct to procured the permit, which they are both being investigated for by the City of Port Saint Lucie and the State of Florida.

The grounds for this Motion are Florida Statute 489.128, See annexed hereto exhibit "A" which inter alia states:

**“[as] a matter of Public Policy, contracts entered into ... by an unlicensed contractor shall be unenforceable in law or in equity...”**

An agreement not enforceable by law is said to be void. A void contract is a contract which ceases to be enforceable by law. The plaintiff, in the other hand has a voidable contract which is enforceable by law at the option of the plaintiff only. Here, “PONCE” alleged contract was void ab initio, unenforceable from the beginning. Defendant “PONCE” as an unlicensed contractor, cannot enforce the alleged contract and the counterclaim the Court mentions in its decision, in this, or any other Florida Court. See annexed hereto the Court’s decision as exhibit “B”. This Florida Statute makes contracts by unlicensed contractors unenforceable in this state. **The Court herein totally ignored the law.**

The Court, also ignored the testimony of Isa Alvarez, the City of Port St. Lucie, Buildings Dept. Contractor Licensing Coordinator that testified that “PONCE” was an unlicensed contractor; could not enter into a contract and was issued a **Citation** for that violation in this case, for unlicensed practices. See annexed hereto exhibit “C”, the Citation issued to “PONCE” by the City of Port Saint Lucie for his unlicensed practices in violation of City Ordinance Sec. 150.530, see exhibit “D” which inter alia states:

**“ It shall be unlawful for any person to ... engage in the business or act in the capacity of a contractor ... without been duly registered or certified”.**

and Florida Statute 489.127, see exhibit “E” which inter alia states:

**“ No person shall willfully or deliberately disregard or violate any municipal or county ordinance relating to uncertified or unregistered contractors”.**

**The Court is deemed to have knowledge of the law;** that an unlicensed contractor

cannot make any claim as “PONCE” made, yet the Court committed error and granted a judgment for “PONCE” an unlicensed contractor; contrary to the law. The Court cannot enforce a breach of contract versus the plaintiff. Let’s be clear, at the time the work in my home was performed, which required a state license and a permit; “PONCE” had neither, thus no enforceable rights.

Also, both “PONCE” and “THOMPSON” conspired surreptitiously to defraud the system and defeated the permit requirement. The defendants herein came into Court with “unclean hands” a crucial element in this case. But, for the malfeasance of these defendants; this permit would not have been issued. Thus, the unlicensed and unskilled contractor “PONCE” would not have able to work on this job. Defendant “PONCE” did not follow the plans on multiple occasions causing delays and extra work to be done by others at plaintiff’s expense.

Defendant “THOMPSON” did nothing, but only procure the permit. The Court correctly ruled in its decision “that there was no evidence of a contract of any kind between the Plaintiff and “THOMPSON”. See exhibit “B” supra. If there is no evidence of a contract between the plaintiff and the permit holder “THOMPSON”, that is prima facie evidence that the permit was invalidly obtained; a sham.

Therefore, defendant, “PONCE” cannot stand alone in Court, his entire case must be dismissed for the reasons previously stated. Defendant, “THOMPSON” didn’t testify or present a defense for his actions. The Court precluded any attempt by this affiant to present any evidence of the collusion between these two defendants to circumvent the system. For instance, once he was fired for the breach of contract, “PONCE” in an improper and malicious attempt to stop the construction; improperly contacted the inspector by phone and requested that the inspection be stop, and told

the inspector on the day of inspection: that the house would not pass inspection. When the City Inspector, Dominic DeSalvo who testified in Court refused to do that; “PONCE” contacted his partner in crime “THOMPSON” and had “THOMPSON” file a permit removal, falsely stating that reason for the permit removal was non-payment. See annexed exhibit “F”. A false statement in violation of the Florida State Statute 837.06 which provides that:

**“[w]hoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree”.**

When the permit removal was filed by “THOMPSON” on June 21, 2024, there was no money owed to the defendants, in particular, “THOMPSON” that is clear from the Court’s decision, which states: “that there was no contract between the plaintiff and “THOMPSON”. Thus, no money could have been owed. This was done in a deliberate and contumacious attempt to stop and delay the construction; which they did.

Moreover, what did “PONCE” know about his work that would not pass inspection? Now we know, Inspector DeSalvo found that “PONCE” had not properly followed the construction plans as he was supposed to. See Inspection report dated June 21, 2024 annexed exhibit “G”. Among the many violations, the inspector found that “PONCE” had installed an improper MOCP (maximum overcurrent protection) for the condensing unit which requires 50 amp but 30 amp was installed. This is a major departure from an electrical standard. The MOCP is vital for safety and compliance with electrical codes, ensuring that the circuit breakers are properly sized to prevent damage or hazards like fire. The proper MOCP is crucial for protecting both wiring and equipment from the effects of overcurrent, which can occur due to short circuits, ground faults or sustained overloads. “PONCE” not only installed the wrong MOCP,



but also installed the wrong wiring for the HVAC unit. The AWG (American Wire Gauge) wire he installed was #10, which was wrong according to the plans. It should have installed a #6 AWG wire which is thicker for added protection, a major error and departure from the plans. Wire gauge, as determined by AWG, directly impacts the wire's current-carrying capacity, resistance, and strength. Installing the correct AWG is crucial for safe and efficient electrical wiring. Which "PONCE" failed to do. Defendant "PONCE" failed to perform in accordance with the terms of the contract which were to do electrical work in accordance with the plans. He did not follow the plans and was terminated as a result. This and other major departures from the plans were the reason for terminating his services.

Wherefore, for the reasons stated above, the judgment of the Court should be vacated, dismissing the counterclaim with prejudice, granting a new trial and sanctions against the defendants' attorney.

March 17, 2025

---

Plaintiff

#### CERTIFICATE OF SERVICE

I CERTIFY that a copy hereof has been furnished to the defendants' attorney MILDNER & ASSOCIATES at 423 Delaware Avenue Fort Pierce, Florida 34950 by mail delivery this 17<sup>th</sup> day of March 2025.

---

Plaintiff

# **EXHIBIT A**

# The Florida Senate

## 2011 Florida Statutes

<u>Title XXXII</u> REGULATION OF PROFESSIONS AND OCCUPATIONS	<u>Chapter 489</u> CONTRACTING  <u>Entire Chapter</u>	<b>SECTION 128</b> <b>Contracts entered into by</b> <b>unlicensed contractors</b> <b>unenforceable.</b>
--	--	--

### **489.128 Contracts entered into by unlicensed contractors unenforceable.—**

(1) As a matter of public policy, contracts entered into on or after October 1, 1990, by an unlicensed contractor shall be unenforceable in law or in equity by the unlicensed contractor.

(a) For purposes of this section, an individual is unlicensed if the individual does not have a license required by this part concerning the scope of the work to be performed under the contract. A business organization is unlicensed if the business organization does not have a primary or secondary qualifying agent in accordance with this part concerning the scope of the work to be performed under the contract. For purposes of this section, if a state license is not required for the scope of work to be performed under the contract, the individual performing that work is not considered unlicensed.

(b) For purposes of this section, an individual or business organization may not be considered unlicensed for failing to have a business tax receipt issued under the authority of chapter 205.

(c) For purposes of this section, a contractor shall be considered unlicensed only if the contractor was unlicensed on the effective date of the original contract for the work, if stated therein, or, if not stated, the date the last party to the contract executed it, if stated therein. If the contract does not establish such a date, the contractor shall be considered unlicensed only if the contractor was unlicensed on the first date upon which the contractor provided labor, services, or materials under the contract.

(2) Notwithstanding any other provision of law to the contrary, if a contract is rendered unenforceable under this section, no lien or bond claim shall exist in favor of the unlicensed contractor for any labor, services, or materials provided under the contract or any amendment thereto.

(3) This section shall not affect the rights of parties other than the unlicensed contractor to enforce contract, lien, or bond remedies. This section shall not affect the obligations of a surety that has provided a bond on behalf of an unlicensed contractor. It shall not be a defense to any claim on a bond or indemnity agreement that the principal or indemnitor is unlicensed for purposes of this section.

**History.**—s. 30, ch. 90-228; s. 11, ch. 91-201; s. 4, ch. 91-429; s. 17, ch. 93-166; s. 486, ch. 97-103; s. 35, ch. 2000-372; s. 1, ch. 2003-257; s. 2, ch. 2006-154; s. 118, ch. 2007-5; ss. 33, 34, ch. 2009-195.

**Disclaimer:** The information on this system is unverified. The journals or printed bills of the respective chambers should be consulted for official purposes.

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## **EXHIBIT B**

IN THE COUNTY COURT OF THE NINETEENTH JUDICIAL CIRCUIT  
IN AND FOR SAINT LUCIE COUNTY, FLORIDA

**LOUIS ATILANO**  
Plaintiff / Counter-Defendant,

CASE NO. 2024SC003451

vs.

**JON PONCE ELECTRIC LLC,**  
Defendant / Counter-Plaintiff

**R THOMPSON ELECTRIC LLC**  
Defendant.

\_\_\_\_\_ /

**FINAL JUDGMENT**

THIS CAUSE having come before the Court for trial on January 9, 2025, and February 20, 2025, on the above style case and the Court considering the testimony, exhibits, submitted authority, and the arguments of the parties, finds:

As to the Original Claim:

1. That Plaintiff failed to prove a breach of contract. The testimony revealed that Plaintiff fired Jon Ponce Electric LLC before allowing the business to complete the work. Further, there was no evidence of a contract of any kind between Plaintiff and R. Thompson Electric LLC.
2. That because Plaintiff failed to meet his burden of proof, the Court finds for Defendants. Plaintiff shall take nothing.

As to the Counterclaim, the Court finds the following:

1. That Counter-Plaintiff proved that Counter-Defendant breached the contract by firing the business before allowing the business to fully perform the contract and by failing to pay per the contract.
2. That Counter-Plaintiff proved \$3,450.00 in damages.



3. That Counter-Plaintiff incurred \$295.00 in court costs.

Consequently, it is

**ORDERED AND ADJUDGED**

1. The Defendant/Counter-Plaintiff, JON PONCE ELECTRIC LLC shall recover from the Plaintiff/Counter-Defendant, LOUIS ATILANO the sum of \$3,450.00 on principal, with costs of \$295.00, for a total of \$3,745.00 for which let execution issue.
2. The Judgment shall bear interest at the rate set by Florida Statute
3. Plaintiff/Counter-Defendant, LOUIS ATILANO shall complete the attached Fact Information Sheet and return the Fact Information Sheet and all required attachments to the attorney for Defendant/Counter-Plaintiff within 45 days of this order unless the Judgment is satisfied or a notice of appeal is filed. Plaintiff/Counter-Defendant should NOT file the Fact Information Sheet with the Court.

DONE AND ORDERED in Port St. Lucie, Florida,



eSigned by ISENHOWER, DARYL in 2024SC003451  
on 03/05/2025 10:53:33 roCFzDPN

**DARYL ISENHOWER  
COUNTY COURT JUDGE**

Electronic Service:

Louis Atilano <bqlaw@juno.com>, <730bqlaw@gmail.com>

Roy T Mildner <rmildner@floridalegal.com>, <rtmsec@floridalegal.com>,  
<receptionist@floridalegal.com>

# **EXHIBIT C**

Comp. 116-100

# CITATION

City of Port St Lucie

CITATION#

31830

CERTIFIED MAIL#

7018 1830 0000 7931 8042

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;
- X 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 12/30/2024 at the Location of 4282 SW EARNEST ST

## DESCRIPTION OF WORK PERFORMED:

CONTRACTING AND PERFORMING ELECTRICAL

ISSUED TO JONATHAN

PONCE TORRES

	First	Middle	Last
BUSINESS NAME	JON PONCE ELECTRIC LLC		
STREET	996 SW MCELROY AVE		
CITY	PORT SAINT LUCIE	STATE	FL
ZIP	34953	PHONE#	(772) 475-4763
DL#	FL	DOB	
		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

JAMES LAPONZA

12/30/2024  
Date of Citation

Revised 08/27/2019

# **EXHIBIT D**

## Sec. 150.530. - Unlicensed contractors; prohibitions; penalties and enforcement.

(a) It shall be unlawful for any person to:

- (1) Falsely hold himself or a business organization out as a licensee, certificate holder, registrant or holder of a certificate of competency issued by the board;
- (2) Falsely impersonate a certificate holder or registrant or the holder of a certificate of competency issued by the board;
- (3) Present as his own the certificate, registration, or certificate of competency of another;
- (4) Give false or forged evidence to the board or member thereof for the purpose of obtaining a certificate of competency;
- (5) Use or attempt to use a certificate, registration or certificate of competency which has been suspended or revoked;
- (6) Engage 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;
- (7) Operate a business organization engaged in contracting after sixty (60) days following the termination of its only qualifying agent without designating another primary qualifying agent;
- (8) Commence or perform work for which a building permit is required pursuant to this chapter without such building permits being in effect;
- (9) Willfully or deliberately disregard or violate any city or county ordinance relating to uncertified or unregistered contractor;
- (10) Act in the capacity of a contractor different from the scope of work for which the contractor is certified to perform; or
- (11) Fail to secure required inspections.
- (12) Willfully and deliberately obtaining or attempting to obtain a permit for an entity unregistered or unlicensed.

(b) The building official, assistant building official, building inspectors and licensing investigators of the city building department are hereby designated, authorized and charged with enforcement responsibilities to enforce the provisions of Sections 489.127(1) and 489.132(1), Florida Statutes, and Chapter 150 of this Code against persons who engage in activities for which a city certificate of competency is required.

- (1) The enforcement authorities designated herein may issue a citation, as provided herein, for any violation of Sections 489.127(1) and 489.132(1), Florida Statutes and Chapter 150 of this Code, whenever, based upon personal investigation, the enforcement officer has reasonable and probable grounds to believe that such a violation has occurred.



- (2) The citation issued by an enforcement officer pursuant to this section shall be in the form prescribed by the city council, which form shall state:
  - a. The time and date of issuance.
  - b. The name and address of the person to whom the citation is issued.
  - c. The time and date of the violation.
  - d. A brief description of the violation and the facts constituting reasonable cause.
  - e. The name of the enforcement officer.
  - f. The procedure for the person to follow in order to pay a civil penalty or to contest the citation.
  - g. The applicable civil penalty if the person elects not to contest the citation.
- (c) The maximum civil penalty which may be levied pursuant to any citation shall not exceed Two thousand dollars (\$2,000.00). The monies collected pursuant to this section shall be retained by the city and shall be set aside in a specific fund to support future enforcement activities against unlicensed contractors.
- (d)
  - (1) The act for which a citation is issued shall cease upon the receipt of the citation.
  - (2) The person charged with the violation shall pay the civil penalty in the manner indicated on the citation or, within ten (10) days of receipt of the citation, exclusive of weekends and legal holidays, request, in writing to the city's contractor licensing office, an administrative hearing before the city construction board of appeals to appeal the issuance of the citation by the enforcement officer.
  - (3) Failure of the violator to appeal the decision of the enforcement officer within the time period set forth herein shall constitute a waiver of the violator's right of an administrative hearing. A waiver of the right to an administrative hearing shall be deemed an admission of the violation and penalties may be imposed accordingly.
  - (4) Each day a willful, knowing violation continues shall constitute a separate offense under the provisions of this section.
  - (5) If the violator has not contested the citation or paid the civil penalty within the time frame allowed on the citation, the construction board of appeals shall enter an order that the violator pay the civil penalty set forth on the citation. A hearing shall not be necessary for the issuance of such order.
  - (6)
    - a. If the person charged with the violation has, within the time frame allowed, requested an administrative hearing before the construction board of appeals to appeal the issuance of the citation by the enforcement officer, the construction board of appeals shall conduct a hearing to determine the validity of the citation and, if it finds the violation exists, determine the appropriate civil penalty.

- b. If the person charged with the violation fails to pay the civil penalty as set forth on the citation, the enforcement officer may request a hearing before the construction board of appeals and, after notice to the violator, the construction board of appeals shall conduct a hearing to determine the validity of the citation and, if it finds that violation exists, determine the appropriate civil penalty.
- (7) If the construction board of appeals finds that a violation exists the board may order the violator to pay a civil penalty of not less than the amount set forth on the citation but not more than two thousand dollars (\$2,000) per day for each violation. In determining the amount of the penalty, the construction board of appeals shall consider the following factors.
- a. The gravity of the violation.
  - b. Any action taken by the violator to correct the violation.
  - c. Any previous violations created by the violator.
- (8) If the person or its designated representative shows that the citation is invalid or that the violation has been corrected prior to appearing before the construction board of appeals, the board may dismiss the citation unless the violation is irreparable or irreversible.
- (9) A certified copy of an order imposing a civil penalty against an unlicensed contractor may be recorded in the public records and thereafter shall constitute a lien against any real or personal property owned by the violator. Upon petition to the circuit court, such order may be enforced in the same manner as a court judgment by the sheriffs of this state including a levy against personal property; however, such order shall not be deemed to be a court judgment except for enforcement purposes. After three (3) months from the filing of any such lien which remains unpaid, the construction board of appeals may authorize the foreclosure on the lien. No lien created pursuant to the provisions of this section may be foreclosed on real property, which is a homestead under Section 4, Article X of the State Constitution. No lien provided under this chapter shall continue for a period longer than 20 years after the certified copy of an order imposing a fine has been recorded, unless, within that time an action to foreclose on the lien is commenced in a court of competent jurisdiction. In an action to foreclose on a lien or a money judgment, the prevailing party is entitled to recover all costs, including reasonable attorney fees. The continuation of the lien affected by the commencement of the action shall not be good against creditors or subsequent purchasers of valuable consideration without notice, unless a notice of lis pendens is recorded. The City Council shall be entitled to collect all costs incurred in recording and satisfying a valid lien.
- (10) An aggrieved party, including the city, may appeal a final administrative order of the construction board of appeals to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the construction

board of appeals. An appeal shall be filed within thirty (30) days of the execution of the order appealed.

- (11) All notices required by this section shall be provided to the alleged violator by regular mail as described in section 150.514(4); by hand-delivery by the sheriff or other law enforcement officer or enforcement officer; by leaving the notice at the violator's usual place of residence with some person of his family above fifteen (15) years of age and informing such person of the contents of the notice; by posting the notice at the violator's usual place of residence, no fewer than ten (10) days before any hearing; or by including a hearing date within the citation.
- (12) Any person who willfully refuses to sign and accept a citation issued by an enforcement officer commits a misdemeanor of the second degree punishable as provided by Sections 775.082 or 775.083, Florida Statutes.
- (13) If the Violator elects to actively pursue the process of obtaining his or her own certificate of competency within two months of receiving a citation, the violator will be entitled to a one hundred fifty-dollar (\$150.00) refund of the paid citation fee upon issuance of the certificate of competency.
- (e) Nothing contained herein shall prohibit the city from enforcing its codes or ordinances by any other means.
- (f) (1) The schedule of penalties to be assessed by the enforcement officer when issuing a citation shall be as follows:

Penalties Non-Structural or Non-Mechanical		Penalties Structural or Mechanical	
First Offense	\$500.00	First Offense	\$1,000.00
Second Offense	\$1,000.00	Second Offense	\$2,000.00
Third Offense	\$1,500.00	Third Offense	Pursuant to Florida Statute 489.127(2)(b)

# **EXHIBIT E**

Select Year: 2024 ▼ 

## The 2024 Florida Statutes (including 2025 Special Session C)

### Title XXXII

### Chapter 489

### [View Entire Chapter](#)

#### REGULATION OF PROFESSIONS AND OCCUPATIONS

#### CONTRACTING

##### **489.127 Prohibitions; penalties.—**

- (1) No person shall:
  - (a) Falsely hold himself or herself or a business organization out as a licensee, certificateholder, or registrant;
  - (b) Falsely impersonate a certificateholder or registrant;
  - (c) Present as his or her own the certificate or registration of another;
  - (d) Knowingly give false or forged evidence to the board or a member thereof;
  - (e) Use or attempt to use a certificate or registration that has been suspended or revoked;
  - (f) Engage 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 or certified;
  - (g) Operate a business organization engaged in contracting after 60 days following the termination of its only qualifying agent without designating another primary qualifying agent, except as provided in ss. 489.119 and 489.1195;
  - (h) Commence or perform work for which a building permit is required pursuant to part IV of chapter 553 without such building permit being in effect; or
  - (i) Willfully or deliberately disregard or violate any municipal or county ordinance relating to uncertified or unregistered contractors.

For purposes of this subsection, a person or business organization operating on an inactive or suspended certificate or registration is not duly certified or registered and is considered unlicensed. A business tax receipt issued under the authority of chapter 205 is not a license for purposes of this part.

- (2)(a) Any unlicensed person who violates any of the provisions of subsection (1) commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083.
- (b) Any unlicensed person who commits a violation of subsection (1) after having been previously found guilty of such violation commits a felony of the third degree, punishable as provided in s. 775.082 or s. 775.083.
- (c) Any unlicensed person who commits a violation of subsection (1) during the existence of a state of emergency declared by executive order of the Governor commits a felony of the third degree, punishable as provided in s. 775.082 or s. 775.083.
- (d) Any person who operates as a pollutant storage systems contractor, precision tank tester, or internal pollutant storage tank lining applicator in violation of subsection (1) commits a felony of the third degree, punishable as provided in s. 775.082 or s. 775.083.

The remedies set forth in this subsection are not exclusive and may be imposed in addition to the remedies set forth in s. 489.129(2).

- (3) The department may issue a stop-work order for all unlicensed work on a project upon finding probable cause to believe that construction work which requires certification or registration is being performed without a current, valid certificate or registration. Stop-work orders may be enforced using any cease and desist or other related action by the department as set forth in s. 455.228.



(4)(a) A certified or registered contractor, or contractor authorized by a local construction regulation board to do contracting, may not enter into an agreement, oral or written, whereby his or her certification number or registration number is used, or to be used, by a person who is not certified or registered as provided for in this chapter, or used, or to be used, by a business organization that is not duly qualified as provided for in this chapter to engage in the business, or act in the capacity, of a contractor.

(b) A certified or registered contractor, or contractor authorized by a local construction regulation board to do contracting, may not knowingly allow his or her certification number or registration number to be used by a person who is not certified or registered as provided for in this chapter, or used by a business organization that is not qualified as provided for in this chapter to engage in the business, or act in the capacity of, a contractor.

(c) A certified or registered contractor, or contractor authorized by a local construction regulation board to do contracting, may not apply for or obtain a building permit for construction work unless the certified or registered contractor, or contractor authorized by a local construction regulation board to do contracting, or business organization duly qualified by said contractor, has entered into a contract to make improvements to, or perform the contracting at, the real property specified in the application or permit. This paragraph does not prohibit a contractor from applying for or obtaining a building permit to allow the contractor to perform work for another person without compensation or to perform work on property that is owned by the contractor.

(d)1. A person who violates this subsection commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083.

2. A person who violates this subsection after having been previously found guilty of such violation commits a felony of the third degree, punishable as provided in s. 775.082 or s. 775.083.

(5) Each county or municipality may, at its option, designate one or more of its code enforcement officers, as defined in chapter 162, to enforce, as set out in this subsection, the provisions of subsection (1) and s. 489.132(1) against persons who engage in activity for which a county or municipal certificate of competency or license or state certification or registration is required.

(a) A code enforcement officer designated pursuant to this subsection may issue a citation for any violation of subsection (1) or s. 489.132(1) whenever, based upon personal investigation, the code enforcement officer has reasonable and probable grounds to believe that such a violation has occurred.

(b) A citation issued by a code enforcement officer shall be in a form prescribed by the local governing body of the county or municipality and shall state:

1. The time and date of issuance.
2. The name and address of the person to whom the citation is issued.
3. The time and date of the violation.
4. A brief description of the violation and the facts constituting reasonable cause.
5. The name of the code enforcement officer.
6. The procedure for the person to follow in order to pay the civil penalty or to contest the citation.
7. The applicable civil penalty if the person elects not to contest the citation.

(c) The local governing body of the county or municipality may enforce codes and ordinances against unlicensed contractors under the provisions of this subsection and may enact an ordinance establishing procedures for implementing this subsection, including a schedule of penalties to be assessed by the code enforcement officer. The maximum civil penalty which may be levied may not exceed \$2,000. Moneys collected pursuant to this subsection shall be retained locally, as provided for by local ordinance, and may be set aside in a specific fund to support future enforcement activities against unlicensed contractors.

(d) The act for which the citation is issued shall be ceased upon receipt of the citation; and the person charged with the violation shall elect either to correct the violation and pay the civil penalty in the manner indicated on the citation or, within 10 days of receipt of the citation, exclusive of weekends and legal holidays, request an administrative hearing before the enforcement or licensing board or designated special magistrate to appeal the issuance of the citation by the code enforcement officer.

1. Hearings shall be held before an enforcement or licensing board or designated special magistrate as established by s. 162.03(2), and such hearings shall be conducted pursuant to the requirements of ss. 162.07 and

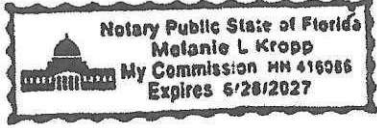
# **EXHIBIT F**



City of Port St. Lucie Building Department  
121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984  
Ph: 772-871-5132 Website: [www.CityofPSL.com/Building](http://www.CityofPSL.com/Building)

## Contractor Removal from Permit

PERMIT #2356778

PROPERTY ADDRESS: 4282 SE Earnest Street Port Saint Lucie FL 34953				
LEGAL DESCRIPTION:	SECTION 33	BLOCK 2176	LOT 28	Parcel ID# 3420-660-0145-000-5
OWNER INFORMATION:				
OWNER NAME Louis Atilano			PHONE# 9179224912	
MAILING ADDRESS 1801 SW Davis Street Port Saint Lucie FL 34953				
EMAIL ADDRESS bxlaw@juno.com				
CONTRACTOR INFORMATION				
CONTRACTOR NAME R Thompson Electric LLC		QUALIFIER'S NAME Robert Thompson		
MAILING ADDRESS 439 SE Cork Road Port Saint Lucie FL 34984			PHONE # 7722031756	
EMAIL ADDRESS bxlaw@juno.com		PSL COMP # STATE LIC. # EC13007306		
Please provide a brief explanation for the request to be removed from the permit: <b>Non Payment.</b>				
I, <u>Robert Thompson</u> the qualifier of <u>R Thompson Electric LLC</u> , am hereby requesting to be removed as the Contractor of Record from the above-referenced permit. I hereby indemnify and hold harmless the City of Port St. Lucie, its officers, agents, and employees (including but not limited to Building Official(s), from all costs, fees, or damages arising from any and all claims of action for any reason, which may arise from this contractor removal request. I also attest that it is my sole responsibility to officially inform the owner of the property that I am no longer the contractor of records of the above reference permit.				
<u>[Signature]</u> Contractor Signature		<u>6/21/2024</u> Date		
<u>Robert Thompson</u> Print		 [NOTARIAL SEAL]		
<u>Melanie L. Kropp</u> NOTARY PUBLIC, State of Florida				
STATE OF FLORIDA COUNTY OF <u>St. Lucie</u>				
The foregoing instrument was acknowledged before me by means of <input checked="" type="checkbox"/> physical presence or <input type="checkbox"/> online notarization this <u>21<sup>st</sup></u> day of <u>June</u> , 20 <u>24</u> , by <u>Robert Thompson</u> who is personally known to me or has produced <u>DL</u> as identification.				
For office use only: Processed by _____ Date: _____				

7/27/2020 (Updated 04/05/22 BG)

# **EXHIBIT G**





**From:** "Inspections@cityofpsl.com" <Inspections@cityofpsl.com>

**To:** bxlaw@juno.com

**Sent:** Fri, Jun 21, 2024 11:27 AM

**Subject:** Inspection Results

Attachment (2KB)

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The FINL Inspection for Permit #: 2356778 at 4282 SW EARNEST ST has Failed.

Comments: Not ready, not per plan 1. GFCI protection all exterior receptacles 2. MOCP for condensing unit requires 50 amp but 30 amp installed. 3. Seal penetrations at water heater. 4. Seal penetrations at AHU closet. 5. GFCI protection all kitchen small appliance receptacles. 6. GFCI protection dishwasher and disposal. 7. GFCI protection all bathrooms 8. GFCI protection at jacuzzi tub 9. Right master lav need AAV installed. 10. Switched receptacles in all bedrooms not wired to switches. 11. Revise Manual J, AHU does not match.

If you would like to schedule an inspection or see the status of permits please visit our website at <https://pandapublicweb.cityofpsl.com> . If you have a re-inspection fee to pay, you can pay reinspection fees online at <https://pandapublicweb.cityofpsl.com/Bldg/InspPay.aspx> For all other inquiries please contact [buildingadmin@cityofpsl.com](mailto:buildingadmin@cityofpsl.com)

Code Ref.

FBC 110.5

FBC 107.4



IN THE COUNTY COURT OF THE NINETEENTH JUDICIAL CIRCUIT  
IN AND FOR SAINT LUCIE COUNTY, FLORIDA

**LOUIS ATILANO**  
Plaintiff / Counter-Defendant,

CASE NO. **2024SC003451**

vs.

**JON PONCE ELECTRIC LLC,**  
Defendant / Counter-Plaintiff

**R THOMPSON ELECTRIC LLC**  
Defendant.

\_\_\_\_\_/

**FINAL JUDGMENT**

THIS CAUSE having come before the Court for trial on January 9, 2025, and February 20, 2025, on the above style case and the Court considering the testimony, exhibits, submitted authority, and the arguments of the parties, finds:

As to the Original Claim:

1. That Plaintiff failed to prove a breach of contract. The testimony revealed that Plaintiff fired Jon Ponce Electric LLC before allowing the business to complete the work. Further, there was no evidence of a contract of any kind between Plaintiff and R. Thompson Electric LLC.
2. That because Plaintiff failed to meet his burden of proof, the Court finds for Defendants. Plaintiff shall take nothing.

As to the Counterclaim, the Court finds the following:

1. That Counter-Plaintiff proved that Counter-Defendant breached the contract by firing the business before allowing the business to fully perform the contract and by failing to pay per the contract.
2. That Counter-Plaintiff proved \$3,450.00 in damages.

3. That Counter-Plaintiff incurred \$295.00 in court costs.

Consequently, it is

ORDERED AND ADJUDGED

1. The Defendant/Counter-Plaintiff, JON PONCE ELECTRIC LLC shall recover from the Plaintiff/Counter-Defendant, LOUIS ATILANO the sum of \$3,450.00 on principal, with costs of \$295.00, for a total of \$3,745.00 for which let execution issue.
2. The Judgment shall bear interest at the rate set by Florida Statute
3. Plaintiff/Counter-Defendant, LOUIS ATILANO shall complete the attached Fact Information Sheet and return the Fact Information Sheet and all required attachments to the attorney for Defendant/Counter-Plaintiff within 45 days of this order unless the Judgment is satisfied or a notice of appeal is filed. Plaintiff/Counter-Defendant should NOT file the Fact Information Sheet with the Court.

DONE AND ORDERED in Port St. Lucie, Florida,



eSigned by ISENHOWER, DARYL in 2024SC003451  
on 03/05/2025 10:53:33 roCFzDPN

---

DARYL ISENHOWER  
COUNTY COURT JUDGE

Electronic Service:

Louis Atilano <bxlaw@juno.com>, <730bxlaw@gmail.com>  
Roy T Mildner <rmildner@floridalegal.com>, <rtmsec@floridalegal.com>,  
<receptionist@floridalegal.com>

In the County Court of the Nineteenth Judicial  
Circuit, in and for St. Lucie County, Florida

STATEMENT OF CLAIM

Case No: 562024SC003451AXXXHC  
Judge Daryl Isenhower

The Plaintiff:  
Louis Atilano  
Plaintiff's Address:  
4282 SW Earnest Street  
Port St. Lucie, FL 34953  
Tel: 917 922-4912

{SUES}

The Defendants:  
Jon Ponce Electric LLC  
Defendant's Address:  
5655 NW Krin Ct.  
Port St. Lucie, FL 34986  
Tel: 772 475-4763

R Thompson Electric LLC  
Defendant's Address:  
439 SE Cork Road  
Port St' Lucie, FL 34984  
Tel: 772 203-1756

Plaintiff, LOUIS ATILANO, sues defendants JON PONCE ELECTRIC LLC and R THOMPSON ELECTRIC LLC, and alleges: there is now due, owing, and unpaid from defendants to plaintiff the sum of \$ 8,000.00 with interest since June 21, 2024, for Breach of Contract, costs due to electrical items of labor improperly or not performed, the cost of materials and labor necessary to comply with the City of Port St. Lucie Building's Department Code and punitive damages.

WHEREFORE, plaintiff demands judgment for damages jointly and severally liable against defendants.

**STATE OF FLORIDA**  
**COUNTY OF ST. LUCIE**

The undersigned, being by me first duly sworn, says that he is the above named Plaintiff, that the foregoing is a just and true statement of the amount owing by the above named defendants to said Plaintiff.

Presented FL ID- A#5-500-50-270-1

Louis Atilano

Subscribed and sworn to before me this 24<sup>th</sup> day of July 2024.

**MICHELLE R. MILLER, Clerk of the Circuit Court and Comptroller**



By: [Signature]  
Deputy Clerk

IN THE CIRCUIT/COUNTY COURT OF THE NINETEENTH JUDICIAL CIRCUIT  
IN AND FOR ST LUCIE COUNTY, FLORIDA

LOUIS ATILANO

CASE: 562024SC003451AXXXHC

Plaintiff,

vs.

JON PONCE ELECTRIC LLC AND R  
THOMPSON ELECTRIC LLC

Defendant

**SUMMONS/NOTICE TO APPEAR FOR PRETRIAL CONFERENCE**

STATE OF FLORIDA - NOTICE TO

JON PONCE ELECTRIC LLC

5655 NW KRIN CT

PORT SAINT LUCIE, FL 34986

YOU ARE HEREBY NOTIFIED that you are required to appear in person or by attorney at the St. Lucie County - South County Annex, located at 250 NW Country Club Drive, Port St Lucie, FL 34986 on October 14 2024 at 08:30 AM, for a PRETRIAL CONFERENCE before this court.

**IMPORTANT - READ CAREFULLY THE CASE WILL NOT BE TRIED AT THAT TIME DO  
NOT BRING WITNESSES - APPEAR IN PERSON OR BY ATTORNEY**

The defendant(s) must appear in court on the date specified in order to avoid a default judgment. The plaintiff(s) must appear to avoid having the case dismissed for lack of prosecution. A written MOTION or ANSWER to the court by the plaintiff(s) or the defendant(s) shall not excuse the personal appearance of a party or its attorney in the PRETRIAL CONFERENCE. The date and time of the pretrial conference CANNOT be rescheduled without good cause and prior court approval.

Any business entity recognized under Florida law may be represented at any stage of the trial court proceedings by any principal of the business entity who has legal authority to bind the business entity or any employee authorized in writing by a principal of the business entity. A principal is defined as being an officer, member, managing member, or partner of the business entity. Written authorization must be brought to the Pretrial Conference.

The purpose of the pretrial conference is to record your appearance, to determine if you admit all or part of the claim, to enable the court to determine the nature of the case, and to set the case for trial if the case cannot be resolved at the pretrial conference. You or your attorney should be prepared to confer with the court and to explain briefly the nature of your dispute, state what efforts have been made to settle the dispute, exhibit and documents necessary to prove the case, state the names and addresses of your witnesses, stipulate to the facts that will require no proof and will expedite the trial, and estimate how long it will take to try the case.

Mediation may take place during the time scheduled for pretrial conference. Whoever appears for a party must have full authority to settle. Failure to have full authority to settle at this pretrial conference may result in the imposition of costs and attorneys' fees incurred by the opposing party.

If you admit the claim, but desire additional time to pay, you must come and state the circumstances. The court may or may not approve a payment plan and may withhold judgment or execution or levy.

**RIGHT TO VENUE.** The law gives the person or company who has sued you the right to file in any one of several places as listed below. However, if you have been sued in any place other than one of these places, you, as the defendant(s), have the right to request that the case be moved to a proper location or venue. A proper location or venue may be one of the following: (1) where the contract was entered into; (2) if the suit is on an unsecured promissory note, where the note is signed or where the maker resides; (3) if the suit is to recover property or to foreclose a lien, where the property is located; (4) where the event giving rise to the suit occurred; (5) where any one or more of the defendants sued reside; (6) any location agreed to in a contract; (7) in an action for money due, if there is no agreement as to where suit may be filed, where payment is to be made.

If you, as the defendant(s), believe the plaintiff(s) has/have not sued in one of these correct places, you must appear on your court date and orally request a transfer, or you must file a WRITTEN request for transfer in affidavit form (sworn to under oath) with the court 7 days prior to your first court date and send a copy to the plaintiff(s) or plaintiff's(s') attorney, if any. A copy of the statement of claim shall be served with this summons.

Issued on July 24, 2024.



Michelle R. Miller  
CLERK OF CIRCUIT COURT & COMPTROLLER  
St. Lucie County, Florida

BY:

Deputy Clerk



**If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 250 NW Country Club Drive, Suite 217, Port St. Lucie, FL 34986, (772) 807-4370 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.**

## RETURN OF SERVICE

RECEIPT NUMBER: 0001772-24

Date: 07/24/2024

**PERSON TO BE SERVED:**

JON PONCE ELECTRIC LLC  
5655 NW KRIN CT  
PORT ST LUCIE

PLAINTIFF: LOUIS ATILANO

-VS-

DEFENDANT: JON PONCE ELECTRIC LLC AND R THOMPSON ELECTRIC LLC

TYPE OF WRIT: SUMMONS/STATEMENT OF CLAIM/NTC APPEAR FOR PRETRIAL  
CONFERENCE

COURT: COUNTY/ST LUCIE  
CASE #: 24-SC3451

COURT DATE: 10/14/2024  
COURT TIME: 08:30

Received the above-named writ on July 24, 2024, at 14:55, and served the same on July 25,  
2024 at 11:35, in ST. LUCIE County, Florida, as follows:

<b>OTHER</b>
--------------

BY SERVING KAYLA PONCE TORRES, WIFE TO RA/ ADDRESS IS TO A RESIDENCE.

SERVICE COST: 40.00  
CACERESS, CIVIL CLERK

KEITH PEARSON, SHERIFF  
ST. LUCIE COUNTY, FLORIDA

MAIL TO:

BY:   
J LECKENBUSCH ID-961 D/S

LOUIS ATILANO  
4282 SW EARNEST ST  
PORT SAINT LUCIE, FL34953

IN THE COUNTY COURT OF THE NINETEENTH JUDICIAL CIRCUIT  
IN AND FOR ST. LUCIE COUNTY, FLORIDA

LOUIS ATILANO,  
Plaintiff,

Case No. 562024SC003451

vs.

JON PONCE ELECTRIC LLC AND  
R THOMPSON ELECTRIC LLC,  
Defendants.

\_\_\_\_\_ /

**STIPULATED AGREEMENT TO VACATE FINAL JUDGMENT**  
**AND MUTUAL GENERAL RELEASE**

COMES NOW, the parties Louis Atilano, Pro Se and Jon Ponce Electric LLC and R Thompson Electric LLC, by and through their undersigned counsel do hereby enter into this stipulated agreement and agree as follows:

**WITNESSETH:**

WHEREAS, the Final Judgment was entered against Louis Atilano on March 5, 2025;  
and

WHEREAS, Louis Atilano filed an appeal of that Final Judgment; and

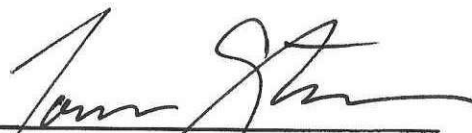
WHEREAS, the parties wish to enter into this agreement to resolve all matters pending between the parties to avoid the continued cost and expenses of continued litigation.

NOW THEREFORE, in consideration of the mutual covenants contained herein, receipt and sufficiency of which is hereby acknowledged, Plaintiff and Defendants agree as follows:

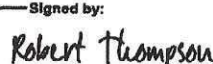
1. The parties agree that the Court should enter an Order vacating the Final Judgment entered against Louis Atilano in this cause.
2. That Louis Atilano will notify the DBPR and the City of Port St. Lucie that he has resolved all of the issues in his complaints and that he does not want to proceed any further with the complaints. Additionally, he will not proceed with the appeal filed in case number 4D2025-1610.
3. The Parties acknowledge and agree that this Settlement Agreement is intended to resolve fully and finally any and all disputes between them. In consideration of the promises and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties, on behalf of themselves and their heirs, executors, administrators, agents, successors, and assigns, hereby fully and forever waive, release, and discharges the other and their respective past and present officers, directors, employees, agents, affiliates, subsidiaries, insurers, predecessors, successors, and assigns from any and all claims, demands, causes of action, suits, debts, damages, liabilities, obligations, costs, expenses, and losses of any kind whatsoever, whether known or unknown, suspected or unsuspected, fixed or contingent, in law or equity, which they have or may have against the other arising out of or relating to any matter, event, or transaction occurring on or before the date of this Agreement. This release includes, without limitation, any claims that were or could have been asserted in any forum, including but not limited to claims raised in St. Lucie County Court Case No. 562024SC003451.

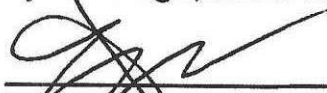
4. That neither party shall make any disparaging comments or statements against the other party with regard to all interactions between the parties.
5. Should any party seek enforcement of this Stipulated Agreement, the prevailing party shall be entitled to recover their attorney's fees and costs associated with the enforcement action, at trial and on appeal.
6. That the parties hereby agree that the case can be dismissed with prejudice with each party bearing their own attorney's fees and court costs as to any and all issues that have been raised or could have been raised which shall be released as indicated in Paragraph 3 in the mutual general release.

Dated June 12, 2025

  
\_\_\_\_\_  
Louis Atilano  
Signed by:

85CC12B8F924EC...  
Jon Ponce Electric LLC  
by its President, Jonathan Ponce

Signed by:  
  
\_\_\_\_\_  
160D9A1832841D...  
R Thompson Electric LLC  
By its Manager, Robert Thompson

  
\_\_\_\_\_  
Roy T. Mildner, Esq.  
Fla. Bar No. 559148





## Agenda Summary

2025-638

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**Agenda Date:** 7/10/2025

**Agenda Item No.:** 12.a

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Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

### Disciplinary Hearing

Dennis Respol

Hammerhead Marine Construction LLC

Citation # 31938

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

Executive Summary: Violation of City Ordinance: 150.520.3(h) - knowingly or deliberately disregarding or violating any applicable building codes or laws of the state, county, or the city.

Presentation Information: Investigator will provide presentation.

Staff Recommendation: Move that the Board enter an order finding the respondent guilty of misconduct and order one (1) or more disciplinary actions.

### Alternate Recommendations:

1. Move that the Board amend the recommendation and enter an order Not finding the respondent guilty of misconduct.
2. Move that the Board not accept the recommendation and provide staff with direction.

Attachments: Evidence Package

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ \_\_\_\_\_
- ☐ Return Receipt (electronic) \$ \_\_\_\_\_
- ☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_
- ☐ Adult Signature Required \$ \_\_\_\_\_
- ☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage

\$

**Total Postage and Fees**

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Postmark  
Here

**268**

7018 1830 0000 7932 1134

April 7<sup>th</sup>, 2025,

DENNIS RESPOL  
HAMMERHEAD MARINE CONSTRUCTION LLC  
2633 SW TANFORAN BLVD  
PORT ST LUCIE, FL 34987

Re: City of Port St. Lucie  
vs  
HAMMERHEAD MARINE CONSTRUCTION LLC

Locations: **SEE ADDRESSES ON SECOND PAGE.**  
**Case# 31389 & 31938**

Allegations: **Port St Lucie Code Section 150. 520. 3(h)**  
*"Knowingly or deliberately disregarding or violating any applicable building codes or laws of the state, county or the city."*

Dear Michael Guidice:

**Please be informed that the cases referenced above will be tabled at the upcoming CBA Meeting and will be postponed to the next CBA Meeting taking place on July 10<sup>th</sup>, 2025.**

The hearing is now scheduled for **July 10<sup>th</sup>, 2025, at 9:00 am.** in the City Hall Complex, Building A, Council Chambers, 121 SW Port St. Lucie Blvd., Port St. Lucie.

This hearing is recorded. If you have any questions, you may contact our office at 772-873-6371 or [ialvarez@cityofpsl.com](mailto:ialvarez@cityofpsl.com).

Sincerely,

Isa Alvarez  
Contractor Licensing Coordinator

Addresses Needing Corrective Actions:

Case 31389-  
162 NE SURSIDE AVE

Case 31938-  
296 NE SURFSIDE AVE  
675 SE HARBOR VIEW DR  
1389 SE CORAL REEF ST  
693 SE WHITMORE DR  
777 SE ARTON LN

CASE # 31938

CITY OF PORT ST. LUCIE  
CONTRACTOR CERTIFICATION  
121 S.W. PORT ST. LUCIE BLVD  
PORT ST. LUCIE, FL 34984

**FORMAL COMPLAINT FORM  
AGAINST "LOCAL" CONTRACTORS**

JENNIFER VANNATTER

Complaints Name

121 SW PORT ST LUCIE BLVD

Street Address

PORT ST LUCIE FL 34984

City State Zip

(772) 871-5132

Home Telephone Work Telephone

DENNIS RESPOL

Name of Qualifier/Contractor

HAMMERHEAD MARINE CONSTRUCTION LLC

Name of Company

2633 SW TANFORAN BLVD

Street Address

PORT ST LUCIE FL 34987

City State Zip

(772) 528-2976

Telephone Number

Location of Complaint: LOCATIONS LISTED ON PAGE 3 DESCRIPTION

Sec/Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Date of Occupancy: N/A

When was Certificate of Occupancy Issued?: N/A

Have you as the complainant/homeowner ever refused to give permission to the contractor/  
subcontractors to complete a project for or correct any code violations: \_ \_ yes \_ ☒ \_ no  
If yes, please give detailed explanation, dates and times. \_\_\_\_\_

Did you complain to the company? YES

When? NOTICE OF NON COMPLIANCE # 31938 SENT FEBRUARY 27TH, 2025

What was the response? VIOLATION STILL EXISTS

List all persons connected with the company with whom you have been in contact:

DENNIS RESPOL

QUALIFIER

Have you contacted a private attorney? N/A

Attorney Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

Have you contacted any other agencies regarding this problem? N/A

Names of Agency: \_\_\_\_\_

What was the response? \_\_\_\_\_

Have you had anyone attempt repairs? N/A

If so, who and when?

Name: \_\_\_\_\_

When: \_\_\_\_\_

Have you had estimates for repairs? N/A

If so, who and when?

Name: \_\_\_\_\_

When: \_\_\_\_\_



Please indicate in the space provided, whether in your opinion, the contractor has violated any of the following items, check them accordingly: The violations would fall under City Ordinance 150 and/or State Statute 489. **PLEASE INCLUDE ALL DOCUMENTATION. Check all that apply.**

Allegation (A)	150.520.3(a) 489.129(1)(a)	_____	Obtaining a certificate by fraud or misrepresentation.
Allegation (B)	150.520.3(b) 489.129(1)(l)	— —	Committing fraud or deceit in the practice of contracting.
Allegation (C)	150.520.3(c) 489.129(1)(m)	_____	Committing incompetency or misconduct in the practice of contracting.
Allegation (D)	150.520.3(d) 489.129(1)(n)	_____	Committing gross negligence, repeated malignance or negligence resulting in a significant danger to life or property.
Allegation (E)	150.520.3(e) 489.129(1)(j)	— —	Abandoning a construction project in which the contractor is engaged or under contract as a contractor. A project may be presumed abandoned after ninety (90) days if the contractor terminates the project without just cause or without proper notification to the owner, including the reason for termination, or fails to perform work without just cause for ninety (90) consecutive days.
Allegation (F)	150.520.3(f) 489.129(1)(g)	— —	Committing mismanagement or misconduct in the practice of contracting that causes financial harm to a customer. Financial mismanagement or misconduct occurs when: <ul style="list-style-type: none"> <li>1. Valid liens have been recorded against the property of a contractor's customer for supplies or services ordered by the contractor. The contractor has received funds from the customer to pay for the supplies or services; and the contractor have not had the liens removed, by payment or by bond, within 75 days after the date of such liens.</li> <li>2. The contractor has abandoned a customer's job and the percentage of completion is less than the percentage of the total contract price paid to the contractor as of the time of abandonment, unless the contractor is entitled to retain such funds under the terms of abandoned: or</li> <li>3. The contractor's job has been completed, and it is shown that the customer has had to pay more for the contracted job than the original contract price, as adjusted for subsequent change orders, unless such increases in cost was the result of circumstances beyond the control of the contractor or circumstances caused by the customer, or was otherwise permitted by the terms of the contract between the contractor and the customer.</li> </ul>
Allegation (G)	150.520.3(h)	— <input checked="" type="checkbox"/> —	Knowingly or deliberately disregarding or violating any applicable building codes or laws of the state, county or the city.
Allegation (H)	150.520.3(i)	— —	Willfully and deliberately engaging in a type or class of contracting for which the contractor is not licensed or registered.
Allegation (I)	150.520.3(m) 489.129(1)(o)	— —	Proceeding on any job without obtaining the applicable building department permits or inspections.
Allegation (J)	150.520.3(o) 489.129.1(e)	— —	Knowingly combining or conspiring with an uncertified or unregistered person by allowing his certificate or registration to be used by the uncertified or unregistered person with intent to evade the provisions of this code.

Please explain your complaint fully and describe events in the order in which they occurred. Give exact dates, time and places. List all representatives with whom you have had contact regarding your complaint:

On 4/29/2024 a Notice of NonCompliance was sent to the contractor regarding expired permit for a boat lift at 162 NE Surfside Ave with a compliance date of 5/30/2024. Compliance was not obtained. On 1/24/2025 Permitting Manager, Beth Barensen, spoke with the contractor and advised them of verbal complaints received from residents regarding expired permits and incomplete inspections. At that time the contractor requested information regarding a list of permits to be addressed. A list of issued, expired, and abandoned permits was sent to the contractor that same day. On 2/27/2025 another Notice of NonCompliance was sent to the contractor regarding the additional expired/abandoned permits on record with a compliance date of 3/12/2025. As of today's date of 5/2/2025, building department records show only one permit that has been addressed by the contractor (#2150525) which was completed on 3/10/2025.

MAIN PAGE OF COMPLAINT COULD NOT HOLD ALL ADDRESSES. SEE COMPLETE LIST BELOW:  
2126937 DK EXPIRED 693 SE WHITMORE DR - 2126938 MS EXPIRED 693 SE WHITMORE DR  
1941704 MS EXPIRED 777 SE ARTON LN - 1941703 DK EXPIRED 777 SE ARTON LN  
2252179 BL EXPIRED 675 SE HARBOR VIEW DR

List all witnesses, their addresses and telephone numbers:

N/A

I understand that any decision of the Board regarding action taken against a contractor may be appealed to the City Council within fifteen (15) days of the date of the Board's decision, provided that written notice of such appeal shall be filed with the City Clerk's office within that period.

I understand, the Board cannot assess fines or order a contractor to perform work.

Signature of Complainant

State of Florida

County of \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_.

Personally known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification produced: \_\_\_\_\_

Signature of Notary Public

## CONTRACTOR RESPONSE

Please complete this form fully and describe events in the order in which they occurred. Give exact dates, times and places. \_\_\_\_\_

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Has the complainant/homeowner ever refused to give permission to you to complete the project for or correct any code violations: Yes \_\_\_\_ No \_\_\_\_  
If yes, please give detailed explanation, dates and times.

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Did the complainant/homeowner contact your office? N/A  
If so, what was your response?

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Please list the name, address and telephone number of a person to contract for additional information, if necessary:

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I understand that my response regarding this complaint will be reviewed by the review committee and possibly the Contractors' Examining Board.

Also, any decision of the Board may be appealed to the City Council within fifteen (15) days of the date of the Board's decision, provided that written notice of such appeal shall be filed with the City Clerk's office within that period.

\_\_\_\_\_  
Signature of Contractor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

CASE # 31938

CITY OF PORT ST. LUCIE  
CONTRACTOR CERTIFICATION  
121 S.W. PORT ST. LUCIE BLVD  
PORT ST. LUCIE, FL 34984

**FORMAL COMPLAINT FORM  
AGAINST "LOCAL" CONTRACTORS**

JENNIFER VANNATTER

Complaints Name

121 SW PORT ST LUCIE BLVD

Street Address

PORT ST LUCIE FL 34984

City

State

Zip

(772) 871-5132

Home Telephone

Work Telephone

DENNIS RESPOL

Name of Qualifier/Contractor

HAMMERHEAD MARINE CONSTRUCTION LLC

Name of Company

2633 SW TANFORAN BLVD

Street Address

PORT ST LUCIE FL 34987

City

State

Zip

(772) 528-2976

Telephone Number

Location of Complaint: LOCATIONS LISTED ON PAGE 3 DESCRIPTION

Sec/Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Date of Occupancy: N/A

When was Certificate of Occupancy Issued?: N/A

Have you as the complainant/homeowner ever refused to give permission to the contractor/  
subcontractors to complete a project for or correct any code violations:    yes    ☒ no

If yes, please give detailed explanation, dates and times. \_\_\_\_\_

Did you complain to the company? YES

When? NOTICE OF NON COMPLIANCE # 31938 SENT FEBRUARY 27TH, 2025

What was the response? VIOLATION STILL EXISTS

List all persons connected with the company with whom you have been in contact:

DENNIS RESPOL

QUALIFIER

Have you contacted a private attorney? N/A

Attorney Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

Have you contacted any other agencies regarding this problem? N/A

Names of Agency: \_\_\_\_\_

What was the response? \_\_\_\_\_

Have you had anyone attempt repairs? N/A

If so, who and when?

Name: \_\_\_\_\_

When: \_\_\_\_\_

Have you had estimates for repairs? N/A

If so, who and when?

Name: \_\_\_\_\_

When: \_\_\_\_\_

Please indicate in the space provided, whether in your opinion, the contractor has violated any of the following items, check them accordingly: The violations would fall under City Ordinance 150 and/or State Statute 489. **PLEASE INCLUDE ALL DOCUMENTATION. Check all that apply.**

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Allegation (G)	150.520.3(h)	— <input checked="" type="checkbox"/> —	Knowingly or deliberately disregarding or violating any applicable building codes or laws of the state, county or the city.
Allegation (H)	150.520.3(i)	— —	Willfully and deliberately engaging in a type or class of contracting for which the contractor is not licensed or registered.
Allegation (I)	150.520.3(m) 489.129(1)(o)	— —	Proceeding on any job without obtaining the applicable building department permits or inspections.
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MAIN PAGE OF COMPLAINT COULD NOT HOLD ALL ADDRESSES. SEE COMPLETE LIST BELOW:  
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1941704 MS EXPIRED 777 SE ARTON LN - 1941703 DK EXPIRED 777 SE ARTON LN  
2252179 BL EXPIRED 675 SE HARBOR VIEW DR

List all witnesses, their addresses and telephone numbers:

N/A

I understand that any decision of the Board regarding action taken against a contractor may be appealed to the City Council within fifteen (15) days of the date of the Board's decision, provided that written notice of such appeal shall be filed with the City Clerk's office within that period.

I understand, the Board cannot assess fines or order a contractor to perform work.

Signature of Complainant

State of Florida

County of St. Lucie



ISA ALVAREZ  
Commission # HH 155141  
Expires July 19, 2025  
Bonded Thru Budget Notary Services

Sworn to (or affirmed) and subscribed before me this 2<sup>nd</sup> day of May, 2025  
by Jennifer Vannatter

Personally known X OR Produced Identification         

Type of Identification produced:         

Signature of Notary Public

## CONTRACTOR RESPONSE

Please complete this form fully and describe events in the order in which they occurred. Give exact dates, times and places. \_\_\_\_\_

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Has the complainant/homeowner ever refused to give permission to you to complete the project for or correct any code violations: Yes \_\_\_\_ No \_\_\_\_  
If yes, please give detailed explanation, dates and times.

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Did the complainant/homeowner contact your office? N/A  
If so, what was your response?

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Please list the name, address and telephone number of a person to contact for additional information, if necessary:

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I understand that my response regarding this complaint will be reviewed by the review committee and possibly the Contractors' Examining Board.

Also, any decision of the Board may be appealed to the City Council within fifteen (15) days of the date of the Board's decision, provided that written notice of such appeal shall be filed with the City Clerk's office within that period.

\_\_\_\_\_  
Signature of Contractor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

**From:** [Beth Barens](#)  
**To:** [hammerheadmarine@att.net](mailto:hammerheadmarine@att.net)  
**Cc:** [Isa Alvarez](#)  
**Subject:** Hammerhead Marine - Permits  
**Date:** Friday, January 24, 2025 3:51:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)

Hello,

Please see below, Issued permits, Expired Permits, Abandoned Permits.

Let me know if you have any questions.

Permit#	Applied Date	Type	Status	Address	Contractor	
2445278	11/19/2024	SWL	Issued	583 SE CALMOSO DR	HAMMERHEAD MARINE CONSTRUCTION LLC	NEEDS NOC
2445070	11/18/2024	SWL	Issued	611 SE HARBOR VIEW DR	HAMMERHEAD MARINE CONSTRUCTION LLC	NEEDS NOC
2444199	11/12/2024	SWL	Issued	607 SE HARBOR VIEW DR	HAMMERHEAD MARINE CONSTRUCTION LLC	NEEDS NOC
2437203	9/30/2024	DK	Issued	583 SE CALMOSO DR	HAMMERHEAD MARINE CONSTRUCTION LLC	NEEDS NOC
2436274	9/10/2024	DK	Issued	607 SE HARBOR VIEW DR	HAMMERHEAD MARINE CONSTRUCTION LLC	NEEDS NOC
2436120	9/10/2024	DK	Issued	611 SE HARBOR VIEW DR	HAMMERHEAD MARINE CONSTRUCTION LLC	NEEDS NOC

Permit#	Applied Date	Type	Status	Address	Contractor
2252179	10/4/2022	BL	Expired	675 SE HARBOR VIEW DR	HAMMERHEAD MARINE CONSTRUCTION LLC
2217263	4/4/2022	BL	Expired	162 NE SURFSIDE AVE	HAMMERHEAD MARINE CONSTRUCTION LLC
2150525	9/9/2021	SWL	Expired	1389 SE CORAL REEF ST	HAMMERHEAD MARINE CONSTRUCTION LLC
2140632	7/23/2021	DK	Expired	832 SE SEAHOUSE DR	HAMMERHEAD MARINE CONSTRUCTION LLC
2126938	5/22/2021	MS	Expired	693 SE WHITMORE DR	HAMMERHEAD MARINE CONSTRUCTION LLC
2126937	5/22/2021	DK	Expired	693 SE WHITMORE DR	HAMMERHEAD MARINE CONSTRUCTION LLC
1941704	12/4/2019	MS	Expired	777 SE ARTON LN	HAMMERHEAD MARINE CONSTRUCTION LLC
1941703	12/4/2019	DK	Expired	777 SE ARTON LN	HAMMERHEAD MARINE CONSTRUCTION LLC

Permit#	Applied Date	Type	Status	Address	Contractor
2225403	5/11/2022	MS	Abandoned	296 NE SURFSIDE AVE	HAMMERHEAD MARINE CONSTRUCTION LLC



**Beth Barens**  
 Permitting Manager  
 Building Department  
 M. 772-871-5132  
 D. 772-344-4254

City of Port St. Lucie | Heart of the Treasure Coast

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





Building Department, Contractor Licensing  
121 SW Port St. Lucie Blvd., Building B  
Port St. Lucie, FL 34984

WEST PALM BCH FL 334

28 FEB 2025 PM 1 L



quadiant

FIRST-CLASS MAIL  
IMI

\$009.64<sup>0</sup>

02/28/2025 ZIP 34984  
043M31222068

US POSTAGE

4/10 3/3

DENNIS RESPOL  
HAMMERHEAD MARINE CONSTRUCTION LLC  
2633 SW TANFORAN BLVD  
PORT ST LUCIE, FL 34987

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**CERTIFIED MAIL®**



7018 1830 0000 7932 1134

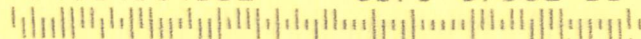
UNC

34987-268833

NIXIE 331 DE 1 0003/27/25

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 34984504221 \*0275-07501-28-44



280

**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:

**DENNIS RESPOL  
HAMMERHEAD MARINE CONSTRUCTION LLC  
2633 SW TANFORAN BLVD  
PORT ST LUCIE, FL 34987  
CITATION 31938 - NON LETTER COMP DATE: 3/12/25**



9590 9402 9237 4295 5257 91

2. Article Number (Transfer from service label)

7018 1830 0000 7932 1134

PS Form 3811, July 2020 PSN 7530-02-000-9053

**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  
(\$500)

Domestic Return Receipt

**From:** [Beth Barense](#)  
**To:** [hammerheadmarine@att.net](mailto:hammerheadmarine@att.net)  
**Cc:** [Isa Alvarez](#)  
**Subject:** Hammerhead Marine - Permits  
**Date:** Friday, January 24, 2025 3:51:00 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)

Hello,

Please see below, Issued permits, Expired Permits, Abandoned Permits.

Let me know if you have any questions.

Permit#	Applied Date	Type	Status	Address	Contractor	
2445278	11/19/2024	SWL	Issued	583 SE CALMOSO DR	HAMMERHEAD MARINE CONSTRUCTION LLC	NEEDS NOC
2445070	11/18/2024	SWL	Issued	611 SE HARBOR VIEW DR	HAMMERHEAD MARINE CONSTRUCTION LLC	NEEDS NOC
2444199	11/12/2024	SWL	Issued	607 SE HARBOR VIEW DR	HAMMERHEAD MARINE CONSTRUCTION LLC	NEEDS NOC
2437203	9/30/2024	DK	Issued	583 SE CALMOSO DR	HAMMERHEAD MARINE CONSTRUCTION LLC	NEEDS NOC
2436274	9/10/2024	DK	Issued	607 SE HARBOR VIEW DR	HAMMERHEAD MARINE CONSTRUCTION LLC	NEEDS NOC
2436120	9/10/2024	DK	Issued	611 SE HARBOR VIEW DR	HAMMERHEAD MARINE CONSTRUCTION LLC	NEEDS NOC

Permit#	Applied Date	Type	Status	Address	Contractor
2252179	10/4/2022	BL	Expired	675 SE HARBOR VIEW DR	HAMMERHEAD MARINE CONSTRUCTION LLC
2217263	4/4/2022	BL	Expired	162 NE SURFSIDE AVE	HAMMERHEAD MARINE CONSTRUCTION LLC
2150525	9/9/2021	SWL	Expired	1389 SE CORAL REEF ST	HAMMERHEAD MARINE CONSTRUCTION LLC
2140632	7/23/2021	DK	Expired	832 SE SEAHOUSE DR	HAMMERHEAD MARINE CONSTRUCTION LLC
2126938	5/22/2021	MS	Expired	693 SE WHITMORE DR	HAMMERHEAD MARINE CONSTRUCTION LLC
2126937	5/22/2021	DK	Expired	693 SE WHITMORE DR	HAMMERHEAD MARINE CONSTRUCTION LLC
1941704	12/4/2019	MS	Expired	777 SE ARTON LN	HAMMERHEAD MARINE CONSTRUCTION LLC
1941703	12/4/2019	DK	Expired	777 SE ARTON LN	HAMMERHEAD MARINE CONSTRUCTION LLC

Permit#	Applied Date	Type	Status	Address	Contractor
2225403	5/11/2022	MS	Abandoned	296 NE SURFSIDE AVE	HAMMERHEAD MARINE CONSTRUCTION LLC



**Beth Barense**  
**Permitting Manager**  
**Building Department**  
 M. 772-871-5132  
 D. 772-344-4254

**City of Port St. Lucie | Heart of the Treasure Coast**

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







CITY OF PORT ST LUCIE  
BUILDING DEPARTMENT  
121 SW Port St Lucie Blvd  
Port St Lucie, FL 34984  
772-871-5132

NOTICE OF NONCOMPLIANCE

Comp date:  
3/12/25

Case# 31938

Date 2/27/2025

To DENNIS F RESPOL

D/B/A HAMMERHEAD MARINE CONSTRUCTION LLC

Address From File 2633 SW TANFORAN BLVD

Lic# - PSL 5853

City PORT ST LUCIE State FL

Zip 34987

Location LOCATIONS PROVIDED IN "CORRECTIVE ACTION" SECTION BELOW

Parcel# 342058500050002

Section 18 Block

Lot TRACT F Permit# 2225403, 2252179,

Local/Registered Certificate of Competency Holders:

150.520.3(a) Obtaining a certificate by fraud or misrepresentation.

150.520.3(b) Committing fraud or deceit in the practice of contracting.

150.520.3(c) Committing incompetency or misconduct in the practice of contracting.

150.520.3(d) Committing gross negligence, repeated malignance or negligence resulting in a significant danger to life or property

150.520.3(e) Abandoning a construction project in which the contractor is engaged or under contract as a contractor. A project may be presumed abandoned after ninety (90) days if the contractor terminates the project without just cause or without proper notification to the owner, including the reason for termination, or fails to perform work without just cause for ninety (90) consecutive days.

150.520.3(f) Committing mismanagement or misconduct in the practice of contracting that causes financial harm to a customer.

X 150.520.3(h) Knowingly or deliberately disregarding or violating any applicable building codes or laws of the state, county or the city.

150.520.3(i) Willfully and deliberately engaging in a type or class of contracting for which the contractor is not licensed or registered.

150.520.3(m) Proceeding on any job without obtaining the applicable building department permits and inspections.

150.520.3(o) Knowingly combining or conspiring with an uncertified or unregistered person by allowing his certificate or registration to be used by the uncertified or unregistered person with intent to evade the provisions of this code. When a certificate holder or registrant allows his certificate or registration to be used by one (1) or more business organizations without having any active participation in the operations, management, or control of such business organizations, such act constitutes prima facie evidence of an intent to evade the provisions of this code.

State Certified Contractors:

489.516(3) or 489.113(4) Committing fraud in the practice of contracting or committing a willful building code violation.

FBC

105.4

CORRECTIVE ACTION REQUIRED

OBTAIN PERMIT(S) AND COMPLETED INSPECTIONS FOR WORK PERFORMED AT: 296 NE SURFSIDE AVE, 675 SE HARBOR VIEW DR, 1389 SE CORAL REEF ST, 693 SE WHITMORE DR, & 777 SE ARTON LN

Therefore, you are hereby directed that on or before the 12<sup>th</sup> day of March 2025, you must take action in correcting the violation. Failure to do so may result in disciplinary proceedings.

Copy to:

This notice of NonCompliance was issued by

Hand Delivery or

Mailed on: 2, 27, 25

by: 7018 1830 0000 1932 1134

JENNIFER VANNATTER



## Agenda Summary

2025-639

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**Agenda Date:** 7/10/2025

**Agenda Item No.:** 12.b

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Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

### Disciplinary Hearing

Dennis Respol

Hammerhead Marine Construction LLC

Citation # 31389

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

Executive Summary: Violation of City Ordinance: 150.520.3(h) - knowingly or deliberately disregarding or violating any applicable building codes or laws of the state, county, or the city.

Presentation Information: Investigator will provide presentation.

Staff Recommendation: Move that the Board enter an order finding the respondent guilty of misconduct and order one (1) or more disciplinary actions.

### Alternate Recommendations:

1. Move that the Board amend the recommendation and enter an order Not finding the respondent guilty of misconduct.
2. Move that the Board not accept the recommendation and provide staff with direction.

Attachments: Evidence Package

## Isa Alvarez

---

**From:** Beth Barensen  
**Sent:** Thursday, April 25, 2024 7:31 AM  
**To:** Jennifer Sayre  
**Subject:** FW: 162 NE Surfside Ave Port St Lucie  
**Attachments:** Hammerhead Marine.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

It appears that work was done here without a permit (permit never left plan review). Let's discuss when you have a minute please.



[www.CityofPSL.com](http://www.CityofPSL.com)



**Beth Barensen**  
*Manager, Permit Division*  
**Building Department**

**o.** 772-344-4254      **c.** 772-284-2479  
**a.** 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984



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**From:** Deb Doherty <ddohertynva@gmail.com>  
**Sent:** Friday, April 19, 2024 4:40 PM  
**To:** Beth Barensen <BBarensen@cityofpsl.com>  
**Subject:** 162 NE Surfside Ave Port St Lucie

Good Afternoon Beth,

My client, Walter Evans purchased the above referenced property to which he is now receiving notices from the City regarding permit issues with the boat lift.

Please find attached the receipt from the seller when he had the work done.

I also have a call into Hammerhead Marine requesting they get the necessary documentation process completed so that the permit can be closed.

From what I understand, the permit had been "expired" which leaves me to believe that the final inspection and/or final paperwork was not completed. I also have a call to the seller. My

previous conversation with the seller, Brian Darrow, he stated that the price he paid included the permitting to which you will see on contract.

I will be by your office on Monday with my file.

Thank you for assisting with this matter.

Kindest Regards,

Deb Doherty, Founder/President  
National Veterans Alliance  
Baron Real Estate  
8555 SW Commerce Centre Drive  
Port St Lucie, Florida 34986  
561-246-0566  
[ddohertyNVA@gmail.com](mailto:ddohertyNVA@gmail.com)  
[www.nationalveteransalliance.com](http://www.nationalveteransalliance.com)  
[www.martincountyhousehunter.com](http://www.martincountyhousehunter.com)  
[www.dds4vets.org](http://www.dds4vets.org)

## Isa Alvarez

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**From:** Jennifer Sayre  
**Sent:** Wednesday, September 18, 2024 9:27 AM  
**To:** Isa Alvarez  
**Subject:** NOH - Case 31389  
**Attachments:** NON\_LETTER\_31389.pdf; Screenshot (121).png

Hey Isa,

The NON that was issued for the case referenced above had a compliance date of 5/30/2024. Compliance has not been achieved. Please proceed with a NOH before our Construction Board of Adjustments and Appeals.



[www.CityofPSL.com](http://www.CityofPSL.com)



**Jen Sayre**  
***Licensing Investigator***  
**Building Department**

O. [772-871-5132](tel:772-871-5132) C. [772-529-1598](tel:772-529-1598)

a. 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984



April 7<sup>th</sup>, 2025,

DENNIS RESPOL  
HAMMERHEAD MARINE CONSTRUCTION LLC  
2633 SW TANFORAN BLVD  
PORT ST LUCIE, FL 34987

Re: City of Port St. Lucie  
vs  
HAMMERHEAD MARINE CONSTRUCTION LLC

Locations: **SEE ADDRESSES ON SECOND PAGE.**  
**Case# 31389 & 31938**

Allegations: **Port St Lucie Code Section 150. 520. 3(h)**  
*"Knowingly or deliberately disregarding or violating any applicable building codes or laws of the state, county or the city."*

Dear Michael Guidice:

**Please be informed that the cases referenced above will be tabled at the upcoming CBA Meeting and will be postponed to the next CBA Meeting taking place on July 10<sup>th</sup>, 2025.**

The hearing is now scheduled for **July 10<sup>th</sup>, 2025, at 9:00 am**, in the City Hall Complex, Building A, Council Chambers, 121 SW Port St. Lucie Blvd., Port St. Lucie.

This hearing is recorded. If you have any questions, you may contact our office at 772-873-6371 or [ialvarez@cityofpsl.com](mailto:ialvarez@cityofpsl.com).

Sincerely,

Isa Alvarez  
Contractor Licensing Coordinator



Addresses Needing Corrective Actions:

Case 31389-  
162 NE SURSIDE AVE

Case 31938-  
296 NE SURFSIDE AVE  
675 SE HARBOR VIEW DR  
1389 SE CORAL REEF ST  
693 SE WHITMORE DR  
777 SE ARTON LN



**CERTIFIED MAIL:** 9589 0710 5270 1698 9504 76

February 26<sup>th</sup>, 2025,

Dennis Respol  
Hammerhead Marine Construction LLC  
2633 SW TANFORAN BLVD  
Port St Lucie, FL 34987

Re: City of Port St. Lucie  
vs  
Hammerhead Marine Construction LLC

Locations: 162 NE SURFSIDE AVE  
Case# 31389

Allegations: Florida State Statue 489.127(h)  
Port St Lucie Code Section 150. 520. 3(m)  
*"Proceeding on any job without obtaining the applicable building department permits and inspections."*

Dear Dennis Respol:

This letter is regarding the citation for the work done at 162 NE SURFSIDE AVE as stated above. The Building Department has determined to forward the complaint to the Construction Board of Appeals for a Disciplinary Hearing. Should the Board determine the violation was committed, in addition to any disciplinary action, **Administrative Fees will be imposed in the amount of \$205.00 (two hundred and five dollars).**

The hearing is scheduled for **April 10<sup>th</sup>, 2025 at 9:00 am**, in the City Hall Complex, Building A, Council Chambers, 121 SW Port St. Lucie Blvd., Port St. Lucie.

You may wish to be represented at the hearing, by an attorney. Also, please note that all evidence pertinent to your case, should be brought to the hearing by you or your attorney.

This hearing is recorded. If you have any questions, you may contact our office at 772-873-6371 or [ialvarez@cityofpsl.com](mailto:ialvarez@cityofpsl.com).

Sincerely,

Isa Alvarez  
Contractor Licensing Coordinator

CASE # 31389

CITY OF PORT ST. LUCIE  
CONTRACTOR CERTIFICATION  
121 S.W. PORT ST. LUCIE BLVD  
PORT ST. LUCIE, FL 34984

**FORMAL COMPLAINT FORM  
AGAINST "LOCAL" CONTRACTORS**

JENNIFER VANNATTER

Complaints Name

121 SW PORT ST LUCIE BLVD

Street Address

PORT ST LUCIE FL 34984

City

State

Zip

(772) 871-5132

Home Telephone

Work Telephone

DENNIS RESPOL

Name of Qualifier/Contractor

HAMMERHEAD MARINE CONSTRUCTION LLC

Name of Company

2633 SW TANFORAN BLVD

Street Address

PORT ST LUCIE FL 34987

City

State

Zip

(772) 528-2976

Telephone Number

Location of Complaint: 162 NE SURFSIDE AVE

Sec/Unit 26

Block 472

Lot 46

Date of Occupancy: N/A

When was Certificate of Occupancy Issued?: N/A

Have you as the complainant/homeowner ever refused to give permission to the contractor/  
subcontractors to complete a project for or correct any code violations:    yes    ☒ no  
If yes, please give detailed explanation, dates and times. \_\_\_\_\_

Did you complain to the company? YES

When? NOTICE OF NON COMPLIANCE # 31389 SENT APRIL 29TH, 2024

What was the response? VIOLATION STILL EXISTS

List all persons connected with the company with whom you have been in contact:

DENNIS RESPOL

QUALIFIER

Have you contacted a private attorney? N/A

Attorney Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

Have you contacted any other agencies regarding this problem? N/A

Names of Agency: \_\_\_\_\_

What was the response? \_\_\_\_\_

Have you had anyone attempt repairs? N/A

If so, who and when?

Name: \_\_\_\_\_

When: \_\_\_\_\_

Have you had estimates for repairs? N/A

If so, who and when?

Name: \_\_\_\_\_

When: \_\_\_\_\_

Please indicate in the space provided, whether in your opinion, the contractor has violated any of the following items, check them accordingly: The violations would fall under City Ordinance 150 and/or State Statute 489. **PLEASE INCLUDE ALL DOCUMENTATION. Check all that apply.**

Allegation (A)	150.520.3(a) 489.129(1)(a)	_____	Obtaining a certificate by fraud or misrepresentation.
Allegation (B)	150.520.3(b) 489.129(1)(l)	- -	Committing fraud or deceit in the practice of contracting.
Allegation (C)	150.520.3(c) 489.129(1)(m)	_____	Committing incompetency or misconduct in the practice of contracting.
Allegation (D)	150.520.3(d) 489.129(1)(n)	_____	Committing gross negligence, repeated malignance or negligence resulting in a significant danger to life or property.
Allegation (E)	150.520.3(e) 489.129(1)(j)	- -	Abandoning a construction project in which the contractor is engaged or under contract as a contractor. A project may be presumed abandoned after ninety (90) days if the contractor terminates the project without just cause or without proper notification to the owner, including the reason for termination, or fails to perform work without just cause for ninety (90) consecutive days.
Allegation (F)	150.520.3(f) 489.129(1)(g)	- -	Committing mismanagement or misconduct in the practice of contracting that causes financial harm to a customer. Financial mismanagement or misconduct occurs when: <ul style="list-style-type: none"> <li>1. Valid liens have been recorded against the property of a contractor's customer for supplies or services ordered by the contractor. The contractor has received funds from the customer to pay for the supplies or services; and the contractor have not had the liens removed, by payment or by bond, within 75 days after the date of such liens.</li> <li>2. The contractor has abandoned a customer's job and the percentage of completion is less than the percentage of the total contract price paid to the contractor as of the time of abandonment, unless the contractor is entitled to retain such funds under the terms of abandoned: or</li> <li>3. The contractor's job has been completed, and it is shown that the customer has had to pay more for the contracted job than the original contract price, as adjusted for subsequent change orders, unless such increases in cost was the result of circumstances beyond the control of the contractor or circumstances caused by the customer, or was otherwise permitted by the terms of the contract between the contractor and the customer.</li> </ul>
Allegation (G)	150.520.3(h)	- -	Knowingly or deliberately disregarding or violating any applicable building codes or laws of the state, county or the city.
Allegation (H)	150.520.3(i)	- -	Willfully and deliberately engaging in a type or class of contracting for which the contractor is not licensed or registered.
Allegation (I)	150.520.3(m) 489.129(1)(o)	- ✓ -	Proceeding on any job without obtaining the applicable building department permits or inspections.
Allegation (J)	150.520.3(o) 489.129.1(e)	- -	Knowingly combining or conspiring with an uncertified or unregistered person by allowing his certificate or registration to be used by the uncertified or unregistered person with intent to evade the provisions of this code.

Please explain your complaint fully and describe events in the order in which they occurred. Give exact dates, time and places. List all representatives with whom you have had contact regarding your complaint:

On 4/29/2024 a Notice of Non Compliance was sent to the contractor regarding expired permit for a boatlift at 162 NE Surfside Ave with a compliance date of 5/30/2024. Compliance was not obtained. On 1/24/2025 Permitting Manager, Beth Barensen, spoke with the contractor and advised them of verbal complaints received from residents regarding expired permits and incomplete inspections. At that time the contractor requested information regarding a list of permits to be addressed. A list of issued, expired, and abandoned permits was sent to the contractor that same day. On 2/27/25 another Notice of Non Compliance was sent to the contractor regarding the additional expired/abandoned permits on record with a compliance date of 3/12/2025. As of today's date of 5/2/2025, building department records show only one permit that has been addressed by the contractor (#2150525) which was completed on 3/10/2025.

List all witnesses, their addresses and telephone numbers:

N/A

I understand that any decision of the Board regarding action taken against a contractor may be appealed to the City Council within fifteen (15) days of the date of the Board's decision, provided that written notice of such appeal shall be filed with the City Clerk's office within that period.

I understand, the Board cannot access fines or order a contractor to perform work.

Signature of Complainant

State of Florida

County of Alameda

Sworn to (or affirmed) and subscribed before me this 2<sup>nd</sup> day of May, 2025  
by Frank Vannatter

Personally known X OR Produced Identification         

Type of Identification produced:         

Signature of Notary Public



ISA ALVAREZ  
Commission # HH 155141  
Expires July 19, 2025  
Bonded Thru Budget Notary Services

## CONTRACTOR RESPONSE

Please complete this form fully and describe events in the order in which they occurred. Give exact dates, times and places. \_\_\_\_\_

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Has the complainant/homeowner ever refused to give permission to you to complete the project for or correct any code violations: Yes \_\_\_ No \_\_\_  
If yes, please give detailed explanation, dates and times.

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Did the complainant/homeowner contact your office? N/A  
If so, what was your response?

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Please list the name, address and telephone number of a person to contract for additional information, if necessary:

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I understand that my response regarding this complaint will be reviewed by the review committee and possibly the Contractors' Examining Board.

Also, any decision of the Board may be appealed to the City Council within fifteen (15) days of the date of the Board's decision, provided that written notice of such appeal shall be filed with the City Clerk's office within that period.

\_\_\_\_\_  
Signature of Contractor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title



**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: \_\_\_\_\_

**DENNIS RESPOL  
HAMMERHEAD MARINE CONSTRUCTION LLC  
2633 SW TANFORAN BLVD  
PORT ST LUCIE, FL 34987**

**CITATION 31389 - DISCIPLINARY HEARING 4/10/25**



9590 9402 9237 4295 5257 84

2. Article Number (Transfer from service label)

9589 0710 5270 1698 9504 76

**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  
/ES, 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

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

Mail

Mail Restricted Delivery

0)



Building Department, Contractor Licensing  
121 SW Port St. Lucie Blvd., Building B  
Port St. Lucie, FL 34984

WEST PALM BCH FL 334

28 FEB 2025 PM 3 L



quadiant

FIRST-CLASS MAIL  
IMI

\$009.64<sup>0</sup>

02/28/2025 ZIP 34984  
043M31222068

US POSTAGE

u/w 3-3

DENNIS RESPOL  
HAMMERHEAD MARINE CONSTRUCTION LLC  
2633 SW TANFORAN BLVD  
PORT ST LUCIE, FL 34987

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**CERTIFIED MAIL**



9589 0710 5270 1698 9504 76

9589 0710 5270 1698 9504 76

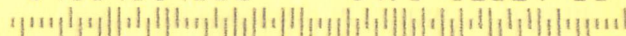
UNC

040046000040

NIXIE 331 DE 1 0003/27/25

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 34984504221 \*0475-01814-28-4



296

**From:** [Beth Barese](#)  
**To:** [hammerheadmarine@att.net](mailto:hammerheadmarine@att.net)  
**Cc:** [Isa Alvarez](#)  
**Subject:** Hammerhead Marine - Permits  
**Date:** Friday, January 24, 2025 3:51:00 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)

Hello,

Please see below, Issued permits, Expired Permits, Abandoned Permits.

Let me know if you have any questions.

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2445070	11/18/2024	SWL	Issued	611 SE HARBOR VIEW DR	HAMMERHEAD MARINE CONSTRUCTION LLC	NEEDS NOC
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Permit#	Applied Date	Type	Status	Address	Contractor
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2126937	5/22/2021	DK	Expired	693 SE WHITMORE DR	HAMMERHEAD MARINE CONSTRUCTION LLC
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Permit#	Applied Date	Type	Status	Address	Contractor
2225403	5/11/2022	MS	Abandoned	296 NE SURFSIDE AVE	HAMMERHEAD MARINE CONSTRUCTION LLC



**Beth Barese**  
**Permitting Manager**  
**Building Department**  
 M. 772-871-5132  
 D. 772-344-4254

**City of Port St. Lucie | Heart of the Treasure Coast**

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



Mr Hustle Inc.  
P.O. Box 2372  
Stuart, FL 34995  
772-220-7624

# Invoice

Date	Invoice #
2/2/2019	0413

<b>Bill To</b>
Brian Darrow 162 NE Surfside Avenue Port St Lucie, FL 34953

<b>Ship To</b>
162 NE Surfside Avenue Port St Lucie, FL 34953

		S.O. No.	P.O. No.	Terms	Project	
		82			Kneewall	
Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
Kneewall	3' exposed	9.4	0	14.1	139.00	1,959.90
Kneewall	Install tieback rods	4	0	0.6	398.00	238.80
	15% Deposit Invoice					
				Total	\$2,198.70	
				Payments/Credits	\$0.00	
				Balance Due	\$2,198.70	

MR HUSTLE INC  
TOTAL MARINE CONSTRUCTION  
P.O. Box 2372  
Stuart, Florida 34995  
(772) 220-7624 (772) 220-6032 – fax  
Email: [mrhustleinc@bellsouth.net](mailto:mrhustleinc@bellsouth.net)  
PROPOSAL  
DOCK/BOATLIFT/PILING  
October 3, 2018

CPH  
772 260 4858

Brian Darrow  
162 NE Surfside Ave  
Port St. Lucie, FL 34953

505-239-1942  
briandarrow03@msn.com

RE: DOCK/BOATLIFT/PILING

Mr. Hustle will supply all labor, material and equipment to complete this project.

Mobilize and demobilize barge. \$ 300.00

**DOCK/PILING:**

Remove, dispose, and replace 4 dock piling. Disconnect stringer and hardware replace with new hardware 5/8 marine grade stainless-steel bolts.

(3) 8" x 18' @ \$320.00/each	ITEM COST	\$ 960.00
(1) 8" x 16'	ITEM COST	\$ 290.00
	TOTAL	\$ 1,250.00

**CROSSMEMBERS:**

Remove, dispose, and replace lumber. (4) 2" x 8" marine treat hardware 5/8 marine grade stainless steel bolts (8).

ITEM COST \$ 480.00

(4) 10" x 25' @ \$350.00

ITEM COST \$ 1,400.00

3430  
- 7248  
1782

MR HUSTLE  
1167 SW MOORE ST  
PALM CITY, FL 34990  
7722207621  
Cashier: ANTHONY CORIGLIANO  
Transaction 000046

Total \$2,298.00

CREDIT CARD SALE \$2,298.00

MASTERCARD 001

12-Oct-20

\$2,298.00

MasterCard XXXXXXXXXX4001

BRIAN DARRROW

Ref #: 878500500191

Auth #: 2057

MID: \*\*\*\*\*7991

AID: A0000000041010

ATHINK: MISTER ARROW

SIGNATURE: FD

[www.briandarrow.com/](http://www.briandarrow.com/)

W-PT IN 5M





2633 SW TANFORAN BOULEVARD \* PORT ST LUCIE, FL 34987 \* (772) 528-2976 \* HAMMERHEADMARINE@ATT.NET

01/27/22

**Brian Darrow**

162 NE Surfside Avenue  
Port St Lucie, FL 34983

Phone:  
Email: [briandarrow03@msn.com](mailto:briandarrow03@msn.com)

**PROJECT: Boat Lift**

Install new Deco 13k Boat Lift.

Deco Power Lift CRS (Cable Retention System), with SS Motors & Aluminum Bunks: \$10,000.00 + Tax: \$10,700.00.

Buy & set (4) 10" Pilings: \$1,750.00.

Delivery & install of Boat Lift: \$750.00.


Permits: \$1,000.00 (DEP; USACE; Engineer Stamped Drawings, Local Permit).

**TOTAL PRICE FOR JOB:** \$14,200.0; with payments as follows: \$2,000.00 due upon signing, (Permit Fee + \$1,000.00 Deposit to begin construction of the Lift). Boat Lift \$9,700.00 due prior to delivery (can be paid to DECO directly, + the Remote, if so wanted), \$1,000.00 due upon commencement for pilings, balance of \$1,500.00 due upon installation of Boat Lift.

**OPTIONAL:**

Wrap Pilings w/ Black Vinyl, nailed SS @ Tide Line: \$45.00 each. Total: \$180.00. Please Initial: 

Remote Control: \$675.00 + 47.25 Tax: \$722.25. Please Initial: \_\_\_\_\_

w/ Auto Stop: \$950.00 + 66.50 Tax: \$1,016.50. Please Initial: 

4/18/22 CK # 5624 \$1000.00  
4/19/22 CK # 5625 \$500.00  
4/28/22 1085 1500.00  
BPA

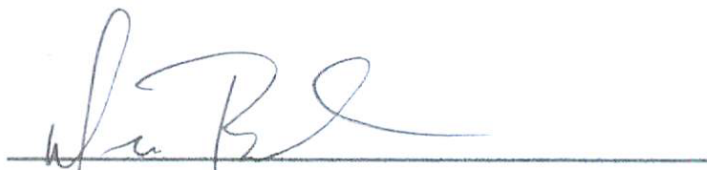
**\*\*No Electrical or PVC installation.**

NOTE: All work is to be completed in a substantial manner according to specification submitted per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance. Acceptance of contract the above price specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. I agree to pay all reasonable attorney fees and court costs should it become necessary for Hammerhead Marine Construction to use legal means to collect payment on contract. This contract is not a contract until all of the terms are met, including the payment being received upon signing the contract and the permits are obtained. All past due balances will be charged at 1.5% per month (18% ann) Hammerhead Marine Construction is not responsible for any damage to underground utilities, water pipes, electric conduits, telephone lines, grass, sod, sprinklers, driveways, walkways or sidewalks, gates or fencing that may need to be removed and replaced due to gaining access to back yard, etc. Hammerhead Marine Construction will not be held responsible for damages caused by any acts of God, such as Hurricanes, Tornadoes, Tidal Surge, Etc. Price good 30 days

**ACCEPTANCE OF PROPOSAL:**



**OWNER**



**CONTRACTOR**





CITY OF PORT ST LUCIE  
BUILDING DEPARTMENT  
121 SW Port St Lucie Blvd  
Port St Lucie, FL 34984  
772-871-5132

NOTICE OF NONCOMPLIANCE

Case# 31389

Date 4/29/2024

To DENNIS F RESPOL

Address From File 2633 SW TANFORAN BLVD

City PORT ST LUCIE State FL

Location 162 NE SURSIDE AVE

Section 26 Block 472

D/B/A HAMMERHEAD MARINE CONSTRUCTION LLC

Lic# - PSL 5853

Zip 34987

Parcel# 342062505360004

Lot 46 Permit# 2217263

Local/Registered Certificate of Competency Holders:

150.520.3(a) Obtaining a certificate by fraud or misrepresentation.

150.520.3(b) Committing fraud or deceit in the practice of contracting.

150.520.3(c) Committing incompetency or misconduct in the practice of contracting.

150.520.3(d) Committing gross negligence, repeated malignance or negligence resulting in a significant danger to life or property

150.520.3(e) Abandoning a construction project in which the contractor is engaged or under contract as a contractor. A project may be presumed abandoned after ninety (90) days if the contractor terminates the project without just cause or without proper notification to the owner, including the reason for termination, or fails to perform work without just cause for ninety (90) consecutive days.

150.520.3(f) Committing mismanagement or misconduct in the practice of contracting that causes financial harm to a customer.

150.520.3(h) Knowingly or deliberately disregarding or violating any applicable building codes or laws of the state, county or the city.

150.520.3(i) Willfully and deliberately engaging in a type or class of contracting for which the contractor is not licensed or registered.

X 150.520.3(m) Proceeding on any job without obtaining the applicable building department permits and inspections.

150.520.3(o) Knowingly combining or conspiring with an uncertified or unregistered person by allowing his certificate or registration to be used by the uncertified or unregistered person with intent to evade the provisions of this code. When a certificate holder or registrant allows his certificate or registration to be used by one (1) or more business organizations without having any active participation in the operations, management, or control of such business organizations, such act constitutes prima facie evidence of an intent to evade the provisions of this code.

State Certified Contractors:

489.516(3) or 489.113(4) Committing fraud in the practice of contracting or committing a willful building code violation.

FBC

CORRECTIVE ACTION REQUIRED

OBTAIN PERMIT AND INSPECTIONS FOR BOAT LIFT AT 162 NE SURFSIDE AVE

Therefore, you are hereby directed that on or before the 30<sup>th</sup> day of May 2024, you must take action in correcting the violation. Failure to do so may result in disciplinary proceedings.

Copy to:

This notice of NonCompliance was issued by	
Hand Delivery or	
Mailed on: 4 / 29 / 2024	
by: RB 7018 1830 000 7931 8806	

JENNIFER SAYRE

7018 1830 0000 7931 8806

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| <input type="checkbox"/> Return Receipt (electronic)         | \$ |  |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ |  |
| <input type="checkbox"/> Adult Signature Required            | \$ |  |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |  |

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Total Postage and Fees

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Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4<sup>®</sup>

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions