

# **City of Port St. Lucie**

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



## **Meeting Agenda**

**Wednesday, May 20, 2026**

**9:00 AM**

**City Hall, Council Chambers**

### **Special Magistrate Hearing**

1. **Meeting Called to Order**
2. **Pledge of Allegiance**
3. **Swearing in Code Specialist and/or Building Investigators**
4. **Approval of Minutes**
  4. a Approval of Hearing Minutes March 25th, 2026 [2026-386](#)
5. **Late Abatements and/or Postponements**
6. **Approval of Agenda**
7. **Introduction of Cases**
8. **Determine Violation**
  - 8.a Hear Case Presentations to Determine Violation of City Code and Set Compliance Deadline [2026-385](#)
9. **Determine Compliance**
  - 9.a Hear Case Presentations to Determine Compliance with City Code and Imposition of a Fine [2026-384](#)
10. **How Parties are Notified**
11. **Introduction of Cases Without Parties Present**
12. **Public to be Heard**
13. **Adjourn**

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

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



## Agenda Summary

2026-386

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**Agenda Date:** 5/20/2026

**Agenda Item No.:** 4. a

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Placement: Approval of Minutes

Action Requested: Motion / Vote

Approval of Hearing Minutes March 25<sup>th</sup>, 2026

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

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

Presentation Information: N/A

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

Alternate Recommendations:

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

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

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: Meeting Minutes - To be provided.

*NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.*



## Agenda Summary

2026-385

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**Agenda Date:** 5/20/2026

**Agenda Item No.:** 8.a

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Placement: New Business

Action Requested: Motion / Vote

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

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

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

Presentation Information: City staff will present evidence and testimony regarding an alleged violation of the City Code at the Respondent's property, after which the Special Magistrate will determine whether a violation exists and, if so, establish a deadline for compliance.

Staff Recommendation: Move that the Special Magistrate determine whether the Respondent is in violation of City Code and, if so, set a deadline for compliance.

Background: A Code Compliance Officer discovered a violation of the City Code, notified the Respondent, and gave them a reasonable time to correct the violation. Upon determining that the violation was not corrected, the Code Compliance Officer requested a public hearing before the Special Magistrate. The purpose of this hearing is to determine whether the alleged code violation did in fact occur and, if so, whether the Respondent is legally responsible for that violation. At the conclusion of the hearing, the Special Magistrate issues an order setting a deadline for compliance. If the violation is not corrected by that deadline, a second public hearing is held at which time the Special Magistrate may impose a fine.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: List of Addresses to be provided.

*NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.*

## Building Violations – 5/20/26

#	Specialist	Case No.	Respondent(s)	Respondent Address
1	James LaPonza	32362	Gateway 26 LLC	2833 SW BRIGHTON ST
2	James LaPonza	32370	Real Sub LLC	3241 SW PORT ST LUCIE BLVD
3	James LaPonza	32378	Tania Rosa Gonzalez Borrego	392 SW BUTLER AVE
4	James LaPonza	32375	QSR LLC	191 SW PORT ST LUCIE BLVD
5	James LaPonza	32387	Paras Investment Co Inc	1476 SE VILLAGE GREEN DR
6	James LaPonza	32386	Frank Lombardi & Diane Lombardi	1550 SE FACULTY CT
7	Jennifer Vannatter	32356	Wilfredo Lazaro Perez (LF EST)	1942 SW CAMEO BLVD
8	Jennifer Vannatter	32379	2600 Brigantine Property LLC	2672 SW BRIGANTINE PL
9	Jennifer Vannatter	32402	Fountain Business Group LLC	1380 SW IMPORT DR STE 202
10	Jennifer Vannatter	32385	Rosario Gamboa	4267 SW JAME ST
11	Jennifer Vannatter	32381	PSL BUSINESS CENTER PARTNERSHIP	584 NW UNIVERSITY BLVD STE 500
12	Jennifer Vannatter	32380	FOX AND HOUND REAL ESTATE LLC	1631 SW PANCOAST ST



## Agenda Summary

2026-384

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**Agenda Date:** 5/20/2026

**Agenda Item No.:** 9.a

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Placement: New Business

Action Requested: Motion / Vote

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

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

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

Presentation Information: City staff will present evidence and testimony regarding whether the property has achieved compliance with the Special Magistrate's prior order, after which the Special Magistrate will determine compliance status and, if applicable, impose a fine and/or costs.

Staff Recommendation: Move that the Special Magistrate determine whether the Respondent has complied with City Code by the deadline previously set and, if not, issue an order imposing a fine and/or costs.

Background: The Special Magistrate issued an order finding the Respondent in violation of the City Code and set a deadline for compliance. Upon determining that the violation was not corrected, the Code Compliance Officer requested a public hearing before the Special Magistrate. The purpose of this hearing is to determine whether the Respondent complied with the compliance deadline. At the conclusion of the hearing, the Special Magistrate issues an order imposing a fine and/or costs.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: List of Addresses to be provided.

*NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.*

## Building Certification of Fines – 5/20/26

#	Specialist	Case No.	Respondent(s)	Respondent Address
13	Daron Subryan	32279	AJ Bella Investments LLC	2082 NW COMMERCE LAKES DR
14	Daron Subryan	32322	Jorge Perdomo Fernandez	643 SE PRESTON LN
15	Daron Subryan	32316	Fast Food Enterprises No 2	1545 NW ST LUCIE WEST BLVD
16	Daron Subryan	32136	Miguel Garcia & María Garcia	531 SE BROOKSIDE TER
17	Daron Subryan	31888	Jimmy W Castro Uraco	518 SW ESTER AVE
18	Daron Subryan	32327	SE HILLMOOR LLC	1900 SE HILLMOOR DR
19	James LaPonza	32286	Diane D Lynn & William J Darby	143 SW MILBURN CIR
20	James LaPonza	32211	Gabriella Calderon & Miguel Perez	873 SW HAMBERLAND AVE
21	James LaPonza	32326	Gabriel Ortiz & Melissa Ortiz	998 SW PAAR DR
22	James LaPonza	32339	GATLIN POINTE 18 LLC	1224 SW GATLIN BLVD 104
23	Jennifer Vannatter	31630	Bre Throne East Port Plaza LLC	9168 S US HWY 1 HWY
24	Jennifer Vannatter	32036	Midway Commerce Venture LLC	6913 NW LTC PKWY
25	Jennifer Vannatter	32266	Lincoln Antonio Valeriano & Maitee Valeriano	2326 SW SCODELLA TER
26	Jennifer Vannatter	32282	500 Stadium Property LLC	500 NW PEACOCK BLVD UNIT 107
27	Jennifer Vannatter	32293	Jonathan Morillo Sr & Yuleisy Perez	2491 SW DATURA AVE
28	Jennifer Vannatter	32229	Kadisar Investments LLC	451 SW BETHANY DR STE 100
29	Jennifer Vannatter	32350	Elionay Imbert Hernandez & Zuleika Alvarado Marrero	1963 SW IMPORT DR