

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes

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

Wednesday, June 25, 2025

9:00 AM

City Hall, Council Chambers

1. Meeting Called to Order

A Special Magistrate Hearing of the City of Port St. Lucie was called to order by Special Magistrate Claudette Pelletier at 9:38 AM on June 25, 2025, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Claudette Pelletier, Special Magistrate
James Laponza, Licensing Investigator
Jennifer Vannatter, Licensing Investigator
Daron Subryan, Licensing Investigator
Rick Bartholomew, Building Official
Thomas Adams, Police Officer
Isa Alvarez, Building Department
Richard Shiller, Deputy City Attorney
Daisy Ruiz, Deputy City Clerk

2. Pledge of Allegiance

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

3. Swearing in Code Specialist and/or Building Investigators

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

4. Approval of Minutes

4.a Approval of Hearing Minutes May 28th, 2025

[2025-579](#)

Special Magistrate Pelletier approved the minutes of May 28, 2025, as submitted.

5. Late Abatements and/or Postponements

Isa Alvarez, Building Department, indicated Cases #31622, #32018, #29862, #31994, #31987, #32037, #31719 were postponed and Cases #31832, #31812, #25316, #31598, #31589 were abated.

6. Approval of Agenda

Special Magistrate Pelletier approved the agenda as submitted.

7. Introduction of Cases

8. Violation/Compliance

8.a Hear Violation/Compliance Cases and Approve the Staff Recommendation[2025-580](#)

(Clerk's Note: This case was heard after the first Certification of Fine/Lien Case.)

#15. VANNATTER / CASE NO. 31884 / 602 NW PLACID AVE

Licensing Investigator Jennifer Vannatter read the Case Presentation and Staff's recommendations into the record. She presented photos - of a wooden enclosed structure on the back of the property and the posted notice - taken at the time of the inspections.

The Deputy City Clerk swore in Respondents Chesnel Desinor and Virginie Bertrand Jean who explained they were trying to make some storage space and reduced it to 5 feet by 3 feet. They stated they applied for the permit, but Licensing Investigator Vannatter indicated the City has nothing on file regarding a permit. She stated the structure needs to be taken down or permitted. The Respondents requested an extension.

Special Magistrate Pelletier granted the Respondents a 90-day extension to September 24, 2025.

9. Certification of Fine/Lien

9.a Hear Certification of Fine/Lien Cases and Approve the Staff Recommendation[2025-581](#)

(Clerk's Note: This case was heard first and prior to the Violation/Compliance Cases.)

#27. LAPONZA / CASE NO. 31805 / 155 SW PEACOCK BLVD

Licensing Investigator James Laponza read the Case Presentation and Staff's recommendations into the record. He presented photos - of some interior work being done at the hotel without a permit and the posted stop work order - taken at the time of the inspections. Licensing Investigator Laponza stated some guest rooms were being added to what was the lobby area. He indicated the Respondent has applied for a permit and it failed the plumbing portion of plan review. Licensing Investigator Laponza stated the contractor requested that the City fail the remaining plan reviews, so the Respondent could get their paperwork in order and resubmit it.

Respondent Derrick Valkenburg, represented Shivam Properties, LLC, via Zoom and explained his client was duped by an unlicensed contractor and has now retained a properly licensed contractor. He requested an extension of 90 days to obtain the interior permit and clear the violations to get the stop work order released.

Licensing Investigator Laponza indicated the City would not object to a 90-day extension. However, he has not received the documents showing that Vivid Construction was actually contracted to do the work.

Respondent Valkenburg stated he would provide Licensing Investigator Laponza with the contract between Vivid and Shivam Properties.

Special Magistrate Pelletier granted the Respondent a 90-day extension to September 24, 2025.

#16. SUBRYAN / CASE NO. 31849 / 312 SW MOLLOY ST

Licensing Investigator Daron Subryan read the Case Presentation and Staff's recommendations into the record. He presented photos - of an exterior covered structure on the side of the property without a permit - taken at the time of the inspections. Licensing Investigator Subryan stated he has spoken to Respondent Berry regarding the need for a permit and indicated Respondent Berry was going to remove the structure.

The Deputy City Clerk swore in Respondent Brandon Michael Berry, who explained the structure was built to keep his daughter safe and that he is seeking compliance. Licensing Investigator Subryan indicated a structure with footings is permanent in nature and requires a permit. Respondent Berry questioned how a structure without footings will stay secure during a hurricane. Rick Bartholomew, Building Official, stated the City cannot tell him how to secure the structure for a storm, as it is the Respondent's responsibility and liability. He stated if the Respondent gets a permit, it will need to be built to the plans and specifications on the permit. Mr. Bartholomew explained the kit the Respondent used is temporary, but when it is attached and into the ground it is considered permanent. Respondent Berry understood he could pay \$4,000 for structured engineered plans or remove the structure. He requested an extension of 90 days to obtain more cost effective quotes for the engineered plans.

Special Magistrate Pelletier granted the Respondent a 90-day extension to September 24, 2025.

#21. SUBRYAN / CASE NO. 31924 / 5385 NW RUGBY DR

Licensing Investigator Daron Subryan read the Case Presentation and Staff's recommendations into the record. He indicated that he was speaking for Respondent Andrew Lewis, as he had to leave. Licensing Investigator Subryan explained that Respondent Lewis paid a contractor to build the structure and apply for the permit, but the contractor never applied for the permit. Licensing Investigator Subryan stated the Respondent is in the process of getting the engineered plans drawn up and is requesting more time of perhaps 60 days.

Special Magistrate Pelletier granted the Respondent a 60-day extension to August 27, 2025.

#22. SUBRYAN / CASE NO. 31932 / 2344 SE WEST BLACKWELL DR

Licensing Investigator Daron Subryan read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property that requires a permit - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Michael Gonzalez, who explained his former consultant with Diamond Construction was paid to apply for the permits and he was informed last month that nothing has been paid. He indicated he is a victim of Mark Montalto of Port St. Lucie Properties and his daughter has some health issues. Respondent Gonzalez requested an extension to come up with the money to pay the fees owed.

Licensing Investigator Subryan stated they will work with the Respondent to get through the situation. The Respondent thanked the City for their constant communication.

Special Magistrate Pelletier granted the Respondent a 90-day extension to September 24, 2025.

#23. LAPONZA / CASE NO. 31747 / 325 SW BRIDGEPORT DR

Licensing Investigator James LaPonza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property that requires a permit for a window and structural opening - taken at the time of the inspections. Licensing Investigator LaPonza indicated the Respondent applied for a permit but did not submit the drawings.

The Deputy City Clerk swore in Respondent Ernesto Lopez and Interpreter Luis Perez, Permitting Division, who explained the Respondent has the plans for the window from an engineer and he has applied for a permit for the structural opening. Licensing Investigator LaPonza noted it failed plan review, as the plans submitted were for the garage conversion. The Respondent stated he has the plans for the structural opening for the window and will submit the plans to Permitting for review. Licensing Investigator LaPonza recommended an extension of 60 days.

Special Magistrate Pelletier granted the Respondent a 60-day extension to August 27, 2025.

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

Licensing Investigator James LaPonza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property and fence - taken at the time of the inspections. Licensing Investigator LaPonza noted this case was extended for another 30 days at the last hearing. He stated the covered porch has been removed, but the fence is still in place.

The Deputy City Clerk swore in Respondents Eduvigis and Eunice Arevalo as well as Interpreter Luis Perez, Permitting Division. They explained the Respondent spoke with the Permitting Division and met with the Contractor Licensing Department who stated the fence should be lowered to four feet or under and required partitions with spacing. The Respondent is looking for someone to do the work and requested a 30-day extension. Licensing Investigator LaPonza stated the City did not object to an extension of 30 or 60 days.

Special Magistrate Pelletier granted the Respondent a 60-day extension to August 27, 2025.

#29. LAPONZA / CASE NO. 31827 / 1946 SW BILTMORE ST

Licensing Investigator James LaPonza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the interior of the subject property - taken at the time of the inspections. Licensing Investigator LaPonza indicated the permit was currently with the fire division for review and recommended a 60-day extension.

The Deputy City Clerk swore in Respondent Joseph Perretta who explained his contractor indicated the architect has the plans.

Special Magistrate Pelletier granted the Respondent a 60-day extension to August 27, 2025.

#31. VANNATTER / CASE NO. 31790 / 442 SE FAIRCHILD AVE

Licensing Investigator Jennifer Vannatter read the Case Presentation and Staff's recommendations into the record. She presented photos - of the subject property and room addition - taken at the time of the inspections. Licensing Investigator Vannatter indicated the permit for the room addition failed zoning and additional documentation was submitted yesterday, which needs to be reviewed.

The Deputy City Clerk swore in Respondent Nesly Pierre, who explained her architect needs more time and requested a 90-day extension. Licensing Investigator Vannatter indicated the City did not object to an extension.

Special Magistrate Pelletier granted the Respondent a 90-day extension to September 24, 2025.

#34. VANNATTER / CASE NO. 31819 / 2216 SE NEWCASTLE TER

Licensing Investigator Jennifer Vannatter read the Case Presentation and Staff's recommendations into the record. She presented photos - of the subject property - taken at the time of the inspections. Licensing Investigator Vannatter indicated the Respondents applied for a permit for the garage conversion and it failed zoning, but some rework was submitted yesterday and needs to be reviewed.

The Deputy City Clerk swore in Respondent Anderson Silverio, who requested a 90-day extension and stated his architect submitted the paperwork. Licensing Investigator Vannatter indicated the City did not object to an extension.

Special Magistrate Pelletier granted the Respondent a 90-day extension to September 24, 2025.

#36. VANNATTER / CASE NO. 31630 / 9168 S. US HWY 1

Licensing Investigator Jennifer Vannatter read the Case Presentation and Staff's recommendations into the record. She presented photos - of the interior of the subject property - taken at the time of the inspections. Licensing Investigator Vannatter indicated this case has been granted a few extensions in the past. She stated the Respondent received approval

by Planning and Zoning, but the permit application was denied by the Building Department.

The Deputy City Clerk swore in Respondent Mark Paradiso, who explained his contractor told him it was denied and given to the engineer to fix. Licensing Investigator Vannatter indicated the permit was denied, because it did not have the proper property information, specs information, or an owner's affidavit. The Respondent requested more time. Licensing Investigator Vannatter stated the City did not object to an extension.

Special Magistrate Pelletier granted the Respondent a 60-day extension to August 27, 2025.

#37. VANNATTER / CASE NO. 31855 / 167 SW GROVE AVE

Licensing Investigator Jennifer Vannatter read the Case Presentation and Staff's recommendations into the record. She presented photos - of the subject property - taken at the time of the inspections. Licensing Investigator Vannatter indicated the utilities were still going to the shed, A/C mini-split was removed, shower was still present, electrical wiring was still there, and sink and toilet were removed.

The Deputy City Clerk swore in Respondent Florian Pierre, who explained he planned to relocate the shed and needs to hire a crane. He stated he can disconnect the electricity and water, but cannot remove anything underground until the shed is relocated. He requested an extension of 90 days. Rick Bartholomew, Building Official, explained all the utilities in and under the shed are in violation and need to be removed. Licensing Investigator Vannatter stated the City recommended certifying the fine, but it was the Special Magistrate's discretion.

Special Magistrate Pelletier granted the Respondent a 60-day extension to August 27, 2025, to comply with all violations.

10. How Parties are Notified

Isa Alvarez, Building Department, read the following into the record: A Notice of Hearing or Notice of Certification of Fine was sent to the violator by Certified Mail Return Receipt Requested to the address listed in the Tax Collector's Office for tax notices or to the address listed in the County Property Appraiser's database. If the green card was returned, it was placed in the file and was either signed, unsigned, or unclaimed. Ten days before the hearing, the Agenda was posted on the bulletin board in the lobby of Port St. Lucie City Hall. Also, a Notice of Hearing was posted on the property in question, along with an Affidavit of Posting, which included a copy of the notice posted and the date and places of its posting. If the certification card was not returned to the Building Department

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

11. Introduction of Cases Without Parties Present

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

BUILDING VIOLATIONS

#31431 - 1751 SW ANDERSON ST

#30745 - 5261 NW EVER RD

#31430 - 1741 SW ANDERSON ST

#31199 - 1751 SW CHOATE ST

#31968 - 4209 SW TUSCOL ST (Correction noted: James LaPonza is the Licensing Investigator of this case.)

#31980 - 1061 SW ESTAUGH AVE

#32014 - 1881 SW DAY ST

CERTIFICATION OF FINES

#31887 - 1941 SE DOCK ST

#31977 - 943 SE BREAKWATER AVE

#31773 - 3725 SE JACK ST

#31565 - 2593 SE GROTTA CIR

#31754 - 1443 SE HUFFMAN RD

#31192 - 1049 SE SHAKESPEARE AVE

12. Public to be Heard

There were no comments from the public.

13. Adjourn

There being no further business, the hearing was adjourned at 11:05 AM.

Daisy Ruiz, Deputy City Clerk

Typed by: Traci Mehl, Deputy City Clerk