

City of Port St. Lucie
Construction Board of Appeals
Meeting Minutes

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

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

Isa Alvarez, Contractor Licensing Coordinator

Thursday, January 8, 2026

9:00 AM

City Hall, Council Chambers

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 January 8, 2026, at 9:08 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
Ted Illg
Adam Williams
Michael Mahood
Angel (Andy) Martinez

Members Not Present:

Jacqueline Kaegi

3. Swearing in of Staff

The Deputy City Clerk swore in staff members.

4. Determination of Quorum

5. Pledge of Allegiance

Chair Larsen led the assembly in the Pledge of Allegiance.

6. Approval of Minutes

6.a Approval of Meeting Minutes - October 9th, 2025 [2026-048](#)

There being no corrections, Vice Chair Silvestri moved to approve the October 9, 2025 minutes. Mr. Williams seconded the motion, which passed unanimously by voice vote.

7. Additions or Deletions to Agenda

Ms. Alvarez announced that items 8.c and 10.a have been postponed to the April 9, 2026 meeting, and that item 9 – New Business would be heard first.

(Clerk's Note: Item 9 was heard at this time and Chair, Vice Chair, and Chair Pro-Tem elections had taken place.)

8. Approval of Consent Agenda

(Clerk's Note: These items were heard after item 9.)

Vice Chair Larsen moved to approve the Consent Agenda. Mr. Mahood seconded the motion, which passed unanimously by voice vote.

8.a Citation Orders Where the Violator Did Not Request a [2026-053](#)

Hearing and Did Not Pay the Citation

NEANDER OLIVEIRA

Citation # 32292 - 3RD OFFENSE

Ms. Alvarez indicated the following:

Citation #32292 is a 3rd offense which does not indicate a monetary fine. The third offense is pursuant to Florida Statute 489.127(2)(8) which states:

“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 Section 775.082 or Section 775.83.”

No monetary penalty is imposed.

A civil penalty of \$2,000 has been imposed for willfully and deliberately disregarding the Ordinance for Citation #32295. The Violator has entered into a payment plan on the citation and has paid off half of the total amount due.

Vice Chair Larsen moved to approve the Consent Agenda. Mr. Mahood seconded the motion, which passed unanimously by voice vote.

8.b Citation Orders Where the Violator Did Not Request a [2026-054](#)

Hearing and Did Not Pay the Citation

JENNIFER J HICKMAN
DRIP OR DROP PLUMBING LLC
Citation # 32304 - Remaining balance owed \$1,000.00

Vice Chair Larsen moved to approve the Consent Agenda. Mr. Mahood seconded the motion, which passed unanimously by voice vote.

- 8.c** Citation Orders Where the Violator Did Not Request a [2026-055](#)
Hearing and Did Not Pay the Citation

JEREMY DAGA
AMERICAN ROOFING & GUTTERS LLC
Citation # 32249 - Remaining balance owed \$1,000.00

(Clerk's Note: This item has been postponed to the April 9, 2025 meeting.)

- 8.d** Citation Orders Where the Violator Did Not Request a [2026-056](#)
Hearing and Did Not Pay the Citation

ADAM GIBBS
ADAM GIBBS CONSTRUCTION LLC
Citation # 32274 - Remaining balance owed \$1,000.00

Vice Chair Larsen moved to approve the Consent Agenda. Mr. Mahood seconded the motion, which passed unanimously by voice vote.

- 8.e** Citation Orders Where the Violator Did Not Request a [2026-057](#)
Hearing and Did Not Pay the Citation

ADAM GIBBS
ADAM GIBBS CONSTRUCTION LLC
Citation # 32273 - Remaining balance owed \$2,000.00

Vice Chair Larsen moved to approve the Consent Agenda. Mr. Mahood seconded the motion, which passed unanimously by voice vote.

- 8.f** Citation Orders Where the Violator Did Not Request a [2026-058](#)
Hearing and Did Not Pay the Citation

ADAM GIBBS
ADAM GIBBS CONSTRUCTION LLC
Citation # 32271 - Remaining balance owed \$2,000.00

Vice Chair Larsen moved to approve the Consent Agenda. Mr. Mahood seconded the motion, which passed unanimously by voice vote.

9. New Business

(Clerk's Note: These items were heard after item 7.)

- 9.a** Oath of Office [2026-049](#)

The Deputy City Clerk provided the Oath of Office to Michael Mahood, Linda Silvestri, and Ted Illg. (Clerk's Note: Jacqueline Kaegi was not present for the Oath of Office.)

9.b Election of Chairperson, Vice Chairperson, and Pro-Tem [2026-050](#)

Mr. Williams was elected as the Chair, Mr. Larsen was elected as the Vice Chair, and Mr. Mahood was elected as the Chair Pro-Tem.

There being no further discussion, Vice Chair Larsen moved to approve the elected votes. Mr. Illg seconded the motion, which passed unanimously by voice vote.

9.c Sunshine Law / Robert's Rule of Order [2026-051](#)

Deputy City Attorney Carly Fabien presented to the Board and discussed Sunshine Laws, Public Records, Ethics, and Robert's Rules of Order.

Vice Chair Larsen discussed a letter he had received from the Department of State stating that complaints filed against unlicensed contractors could be anonymous, and he inquired as to why the City did not allow for anonymity. Attorney Shiller replied that he would further research this topic and bring the results back to the Board.

10. Quasi-Judicial Hearings

10.a Appeal of the Decision of the Building Official [2026-052](#)

A Great Home LLC
Darrick Bailey

(Clerk's Note: This item was postponed to the April 9, 2025 meeting.)

11. Citation Hearings

11.a Citation Hearing -Investigator Daron Subryan [2026-065](#)

FABIAN PEDRAZA MEDINA
ARTLEGO LLC
Citation # 32259 - Remaining balance owed \$1,000.00

Investigator Subryan read the case presentation.

The Deputy City Clerk swore in Fabian Pedraza Medina, and per the Board's questioning, he stated that he was unaware that he could not hire contractors and that he did not have a General Contractor's license. Vice Chair Larsen informed Mr. Medina that the process was illegal and inquired as to why he did this, to which Mr. Medina replied that others were doing it as well. Mr. Illg explained the correct process to Mr. Medina and stated that he either needs to work for the General Contractor or get his own license.

Ms. Silvestri stated that there was a house that Mr. Medina was about to sell that had unpermitted work done and expressed concerns about this regarding closing on the home. Attorney Shiller clarified that this was a

Violation Hearing and the Board was to determine if the Respondent was guilty of the offenses and assessed any fees. Mr. Medina admitted that he was in violation.

Ms. Silvestri moved to submit the Findings of Fact: On August 27, 2025, Citation #32259 was issued by City of Port St. Lucie Licensing Investigator Daron Subryan. A copy of the citation was properly served. The allegations of fact as set forth in the citation with any attachments thereto are true and adopted and incorporated herein by this reference. Mr. Illg seconded the motion, which passed unanimously by voice vote.

Ms. Silvestri moved that based on the findings of fact and conclusion of law that the respondent did violate Port St. Lucie's City Code and moved to order the following action: Assess a civil penalty of \$1,000.

11.b Citation Hearing -Investigator Daron Subryan

[2026-066](#)

FABIAN PEDRAZA MEDINA

ARTLEGO LLC

Citation # 32258 - Remaining balance owed \$1,000.00

Investigator Subryan read the case presentation. Permitting Manager Beth Barens clarified that the cases were being heard because Mr. Medina was acting in the capacity of a contractor, regardless of whether it was residential or commercial.

Mr. Medina admitted that he installed the water heater without a license.

Mr. Mahood moved to submit the Findings of Fact: On August 27, 2025, Citation #32259 was issued by City of Port St. Lucie Licensing Investigator Daron Subryan. A copy of the citation was properly served. The allegations of fact as set forth in the citation with any attachments thereto are true and adopted and incorporated herein by this reference. Ms. Silvestri seconded the motion, which passed unanimously by voice vote.

Mr. Williams moved that based on the findings of fact and conclusion of law that the respondent did violate Port St. Lucie's City Code and moved to order the following action: Assess a civil penalty of \$1,000.

11.c Citation Hearing -Investigator Daron Subryan

[2026-067](#)

FABIAN PEDRAZA MEDINA

ARTLEGO LLC

Citation # 32255 - Remaining balance owed \$1,000.00

Investigator Subryan read the case presentation. Mr. Medina stated that he only replaced the lights, ceiling fans, and outlets. Ms. Barens clarified that if no new wires were needed, no permits were required, and she also clarified that he acted in the capacity of a General Contractor.

Mr. Mahood moved to submit the Findings of Fact: On August 27, 2025, Citation #32259 was issued by City of Port St. Lucie Licensing Investigator Daron Subryan. A copy of the citation was properly served. The allegations of fact as set forth in the citation with any attachments thereto are true and adopted and incorporated herein by this reference. Ms. Silvestri seconded the motion, which passed unanimously by voice vote.

Mr. Williams moved that based on the findings of fact and conclusion of law that the respondent did violate Port St. Lucie's City Code and moved to order the following action: Assess a civil penalty of \$1,000.

Mr. Mahood suggested to Mr. Medina that he either take down his website or obtain a license because the website was a misrepresentation. Investigator Subryan stated that he was giving Mr. Medina 48 hours to remove the site.

12. Certification of Fine Hearings

12.a Certification of Fine/Order to Lien [2026-059](#)

ASAEL I ACEVEDO QUINONES
TREASURE HOME ER LLC
Citation # 32088

There being no discussion, Vice Chair Larsen moved to approve the certification of fine for item 12.a. Ms. Silvestri seconded the motion, which passed unanimously by voice vote.

12.b Certification of Fine/Order to Lien [2026-060](#)

JUSTIN FULWOOD
JUSTIN'S AIR SERVICE
Citation # 32238

There being no discussion, Vice Chair Larsen moved to approve the certification of fine for item 12.b. Mr. Mahood seconded the motion, which passed unanimously by voice vote.

12.c Certification of Fine/Order to Lien [2026-061](#)

DAVID MONTANES
VIVID CONSTRUCTION & DEVELOPMENT GROUP, VIVID
CONSTRUCTION LLC
Citation # 32195

There being no discussion, Vice Chair Larsen moved to approve the certification of fine for item 12.c. Mr. Illg seconded the motion, which passed unanimously by voice vote.

12.d Certification of Fine/Order to Lien [2026-062](#)

MAILTON MOURA

M2 CONSTRUCTION USA LLC

Citation # 32162

There being no discussion, Vice Chair Larsen moved to approve the certification of fine for item 12.d. Mr. Mahood seconded the motion, which passed unanimously by voice vote.

12.e Certification of Fine/Order to Lien [2026-063](#)

JOSEPH ALTIER

TREASURE COAST LIGHTING AND ELECTRIC LLC

Citation # 32110

There being no discussion, Vice Chair Larsen moved to approve the certification of fine for item 12.e. Mr. Mahood seconded the motion, which passed unanimously by voice vote.

12.f Certification of Fine/Order to Lien [2026-064](#)

ROSS NEGGERS

TIKI NUI POOL CARE INC

Citation # 32196

There being no discussion, Vice Chair Larsen moved to approve the certification of fine for item 12.f. Mr. Mahood seconded the motion, which passed unanimously by voice vote.

13. Disciplinary Hearings

There was nothing to be heard under this item.

14. Public to be Heard

There was no public to be heard.

15. Adjourn

There being no further business, the meeting was adjourned at 11:05 a.m.

Adam Williams, Chair

Jasmin De Freese, Deputy City Clerk