

City of Port St. Lucie

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



Meeting Agenda

Thursday, April 9, 2026

9:00 AM

City Hall, Council Chambers

Construction Board of Appeals

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

1. **Meeting Called to Order**
2. **Roll Call**
3. **Swearing in of Staff**
4. **Determination of Quorum**
5. **Pledge of Allegiance**
6. **Approval of Minutes**
 - 6.a Approval of Meeting Minutes - January 8th, 2026 [2026-344](#)
7. **Additions or Deletions to Agenda**
8. **Approval of Consent Agenda**
 - 8.a Citation Orders Where the Violator Did Not Request a Hearing and Did Not Pay the Citation [2026-345](#)
DENNIS RESPOL
HAMMERHEAD MARINE CONSTRUCTION LLC
Citation # 32372 - 4th OFFENSE
 - 8.b Citation Orders Where the Violator Did Not Request a Hearing and Did Not Pay the Citation [2026-346](#)
DENNIS RESPOL
HAMMERHEAD MARINE CONSTRUCTION LLC
Citation # 32371 - 5th OFFENSE
9. **New Business**
 - 9.a Oath of Office [2026-353](#)
10. **Quasi-Judicial Hearings**
 - 10.a Appeal of the Decision of the Building Official [2026-352](#)
A Great Home LLC
Darrick Bailey
11. **Citation Hearings**

- 11.a** Citation Hearing - Investigator Daron Subryan [2026-343](#)
VICTOR RODRIGUES
MAVIT STONE SERVICES
Citation # 32320 - Remaining Balance Owed \$1000.00

12. Certification of Fine Hearings

- 12.a** Certification of Fine/Order to Lien [2026-347](#)
ADAM GIBBS
ADAM GIBBS CONSTRUCTION LLC
Citation # 32271 - Remaining Balance Owed \$2000.00

- 12.b** Certification of Fine/Order to Lien [2026-348](#)
ADAM GIBBS
ADAM GIBBS CONSTRUCTION LLC
Citation # 32273 - Remaining Balance Owed \$2000.00

- 12.c** Certification of Fine/Order to Lien [2026-349](#)
ADAM GIBBS
ADAM GIBBS CONSTRUCTION LLC
Citation # 32274 - Remaining Balance Owed \$1000.00

- 12.d** Certification of Fine/Order to Lien [2026-350](#)
JEREMY DAGA
AMERICAN ROOFING & GUTTERS LLC
Citation # 32249 - Remaining Balance Owed \$1000.00

- 12.e** Certification of Fine/Order to Lien [2026-351](#)
JENNIFER J HICKMAN
DRIP OR DROP PLUMBING LLC
Citation # 32304 - Remaining Balance Owed \$1000.00

13. Disciplinary Hearings

14. Public to be Heard

15. Adjourn



Agenda Summary
2026-344

Agenda Date: 4/9/2026

Agenda Item No.: 6.a

Placement: Minutes

Action Requested: Motion / Vote

Approval of Meeting Minutes - January 8th, 2026

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

Executive Summary: Meeting Minutes from January 8th, 2026

Presentation Information: N/A

Attachments: Meeting Minutes

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 Barensen 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. Barensen 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



Agenda Summary
2026-345

Agenda Date: 4/9/2026

Agenda Item No.: 8.a

Placement: Consent Agenda

Action Requested: Motion / Vote

Citation Orders Where the Violator Did Not Request a Hearing and Did Not Pay the Citation

DENNIS RESPOL

HAMMERHEAD MARINE CONSTRUCTION LLC

Citation # 32372 - 4th OFFENSE

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

Executive Summary: Willfully or deliberately disregard or violate any municipal ordinance relating to uncertified or unregistered contractor.

Presentation Information: N/A

Staff Recommendation: Move that the Board enter an order finding a violation exists.

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

**DENNIS RESPOL
HAMMERHEAD MARINE CONSTRUCTION LLC
2633 SW TANFORAN BLVD
PORT ST LUCIE, FL 34987**

Citation(s) # 32371 & 32372

Respondent

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 **9th of April 2026 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): 2301 SW SALMON RD

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:

DENNIS RESPOL herein on the 25th day of February 2026

BUILDING

Isa Alvarez – Contractor Licensing Coordinator 2/25/26

Compliance: 2/20/26

CITATION

City of Port St Lucie

CITATION# 32372 CERTIFIED MAIL# 7018 1830 0000 7932 1417

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 1/23/2026 at 00:09:00 AM at the Location of 2301 SW SALMON RD

DESCRIPTION OF WORK PERFORMED:

DOCK

ISSUED TO	DENNIS		RESPOL	
	First	Middle	Last	
BUSINESS NAME	HAMMERHEAD MARINE CONSTRUCTION LLC		STREET	2633 SW TANFORAN BLVD
CITY	PORT ST LUCIE	STATE	FL	ZIP 34987
DL#	DOB		PHONE#	
			CERT/REG#	

ADDITIONAL CITATIONS MAY BE ISSUED FOR EACH DAY THE VIOLATION EXISTS A	
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 _____ **JENNIFER VANNATTER** _____ Date of Citation **1/23/2026 14**

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<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	\$ _____

Postmark
Here

Postage	
\$	
Total Postage and Fees	
\$	

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 1830 0000 7932 1417



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

Detail by Entity Name

Florida Limited Liability Company
HAMMERHEAD MARINE CONSTRUCTION, LLC

Filing Information

Document Number L15000037157
FEI/EIN Number 87-4462595
Date Filed 02/27/2015
Effective Date 02/27/2015
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 09/26/2022

Principal Address

2633 S.W.TANFORAN BLVD.
PORT SAINT LUCIE, FL 34987

Mailing Address

2633 S.W.TANFORAN BLVD.
PORT SAINT LUCIE, FL 34987

Registered Agent Name & Address

RESPOL, DENNIS
2633 S.W.TANFORAN BLVD.
PORT SAINT LUCIE, FL 34987

Name Changed: 09/26/2022

Authorized Person(s) Detail

Name & Address

Title MGR

RESPOL, DENNIS F, JR
2633 S.W.TANFORAN BLVD.
PORT SAINT LUCIE, FL 34987

Title AMBR

Respol, III, Dennis F
2633 SW TANFORAN BLVD.
PORT ST. LUCIE, FL 34987

Annual Reports

Report Year	Filed Date
2023	04/30/2023
2024	04/30/2024
2025	04/30/2025

Document Images

04/30/2025 -- ANNUAL REPORT	View image in PDF format
04/30/2024 -- ANNUAL REPORT	View image in PDF format
04/30/2023 -- ANNUAL REPORT	View image in PDF format
09/26/2022 -- REINSTATEMENT	View image in PDF format
05/18/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
03/30/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
04/30/2017 -- ANNUAL REPORT	View image in PDF format
04/22/2016 -- ANNUAL REPORT	View image in PDF format
07/13/2015 -- LC Amendment	View image in PDF format
02/27/2015 -- Florida Limited Liability	View image in PDF format



"It Starts with a Good Foundation"

UNIFORM COMPLAINT FORM

Date Received: 1/22/26

Complainant's Name: Mya Gill

Address: 2301 Salmon Road

Email: daddy_gill@proton.me Phone #: 850-687-9346

SUBJECT OF COMPLAINT

Contractor/Company Name: Hammerhead Marine Construction

Address: 2633 SWTanforan Blvd, Port St. Lucie, FL 34987

Occupation: Marine Contractor License #: _____

Phone #: 7725282976

Was a permit obtained for the work performed? Yes No Permit Number: _____

Have you contacted an attorney? Yes No

How did you hear of the above-named person or company? Telephone Newspaper
 Other neighbor

Have you contacted the contractor concerning your complaint? Yes No

(If yes, please indicate the date(s) 11/24/25, 12/1/25, 12/8/25)

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: \$ 3,860 Method of payment: Check Money Order Other _____
To: Hammerhead Marine (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.**

repairs, cancellation of a contract

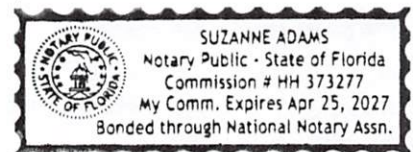
Florida State Statute 837.06, False Official Statement: Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree.

[Signature]
(Complainant's Signature)
Mya Gill

[Signature]
(Notary's Signature)

STATE OF FLORIDA, County of Martin

[NOTARIAL SEAL]



The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 22nd day of January, 2026, by Mya Gill who is personally known to me or has produced _____ as identification.



OFFICIAL DEMAND LETTER REQUIREMENTS

Per Florida State Statute 489.126:

If the job meets one of the following criteria, the complainant must send the contractor a Demand Letter:

- More than 10% of the total cost of the job was issued to the contractor via a deposit and no permits were applied for within 30 days (if applicable), or
- No work has been started within 90 days after the permits were issued (if permits were required).

The Demand Letter must be mailed to:

- The address on the contract
 - In the absence of an address being listed on the contract, the letter must be sent to the address listed with the Department of Business and Professional Regulation (DBPR) or the local licensing construction industry licensing board.

The letter must request for the contractor to:

- Apply for necessary permits
- Start the work.
- Request a refund

The letter must be sent via certified mail. Keep the receipt and Domestic Return Receipt/Tracking Number for your records.

Florida Statutes 489.128 Contracts entered into by unlicensed contractors unenforceable.

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 contractor shall be considered unlicensed if the contractor was unlicensed on the effective date of the original contract for the work

July 1st 2025, the City of Port St. Lucie no longer recognizes Certificate of Competencies and only state-certified licenses are recognized. Hammerhead Marine Construction/Dennis Respol's license is inactive due to this reason.

July 10th 2025 the city of Port St. Lucie held a disciplinary hearing against Hammerhead Marine Construction/Dennis Respol for disregarding and violating applicable state or local building code, regulation or law with the board suspending the company's **permitting privileges in the city of Port St. Lucie for 365 days**

August 4th 2025 the state of Florida determined that **Dennis Respol was not licensed by the Department of Business and Professional Regulation**

Date of Contract: August 19th 2025

Date of Contract Ratification: August 22nd 2025

Building Compliance Management Division

Contact

- Phone: [772-871-5132](tel:772-871-5132)
- Email: Contractorlicensing@cityofpsl.com

[Compliance Management Fees](#) (PDF, 139KB)

[Search for a Contractor](#)

Contractor Licensing Requirements & Regulations

The City of Port St. Lucie enforces contractor licensing in accordance with [Florida Statute Chapter 489](#) and [City Ordinance Chapter 150.501](#).

Effective July 1, 2025, the City of Port St. Lucie no longer accepts Certificates of Competency as valid contractor licenses.

- Under [Florida Statute 489.117](#), all contractors as defined in [FS 489.105\(3\)\(a-o\)](#) must be State Registered or State Certified to operate legally in Florida.
- If you currently use a City-issued Certificate of Competency to perform or contract work, you must take action to comply with state licensing requirements.

Jennifer Vannatter, Licensing Investigator
City of Port St. Lucie
121 SW Port St Lucie Blvd
Port St Lucie FL 34984

Petitioner,
vs.

DENNIS RESPOL
HAMMERHEAD MARINE CONSTRUCTION LLC
2633 SW TANFORAN BLVD
PORT ST LUCIE, FL 34987

CASE # 31938

Respondent

Port St Lucie Comp Card # 5853

ADMINISTRATIVE COMPLAINT

This matter came before the Port St. Lucie Construction Board of Appeals on July 10th, 2025 for consideration of the complaint against Dennis Respol of Hammerhead Marine Construction LLC., pursuant to Port St. Lucie City Code section 150.520.3(h). The Board having reviewed the evidence and sworn statement of the complaint presented by City of Port St. Lucie Building Licensing Investigator, Jennifer Vannatter, deeming itself fully advised in these premises, enter the following findings of fact and conclusions of law based upon motions duly made, seconded and adopted:

The Petitioner, Jennifer Vannatter, Licensing Investigator, City of Port St Lucie was present.

The Respondent, Dennis Respol, was not present.

FINDINGS OF FACT

1. On May 20th, 2025 the Petitioner, filed a complaint against Denis Respol, pursuant to section 150.520.2 of the Port St. Lucie City Code.
2. In the complaint, Dennis Respol is charged with violating:
 - 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.*"

ADDRESSES OF VIOLATION(S): 693 SE WHITMORE DR (MULTIPLE VIOLATIONS), 777 SE ARTON LN (MULTIPLE VIOLATIONS), 675 SE HARBOR VIEW DR

3. A copy of the complaint was sent certified and regular mail to the respondent and/or his/her attorney.
4. That on July 10th, 2025, Dennis Respol has been charged with a Formal Complaint regarding the property(ies) above, located in The City of Port St Lucie. The Charging allegations of violating Port St. Lucie Code Section 150.520.3(h) is supported by the signed and sworn complaint.
5. Pursuant to 150.520.2 (h), a determination of guilt has been made based upon the sworn complaint.

CONCLUSION OF LAW

That by a vote of six to zero opposed, the Construction Board of Appeals, based upon the findings of fact concludes that the Respondent is guilty of the above violations.

That pursuant to Port St. Lucie City Code, section 150.520.3, a finding of guilt constitutes grounds for disciplinary action.

BOARD ORDER

Upon these findings, by a vote of the Board of six in favor to zero opposed, therefore it is ordered *"the suspension of permitting privileges for 365 (Three Hundred Sixty-Five) days or until the respondent brings all violations into compliance, and payment of \$205 (Two Hundred Five Dollars) in Administrative Cost is due."*


Furthermore, recommendation by a vote of the Board six in favor to zero opposed is made to the CILB for *"Letter of Reprimand"*.

The respondent is hereby notified that upon the timely filing of a Notice of Appeal with the City Clerk within fifteen (15) days of the date of the Board's decision, the decision of the Construction Board of Appeals may be appealed.

In accordance with Florida Statutes, Chapter 489.131 (7) (d) and (e), the department, the disciplined contractor, the complainant, may challenge the local jurisdiction enforcement bodies recommended penalty for board action to the Construction Industry Licensing Board. A challenge shall be filed within sixty (60) days of the issuance of the recommended penalty to the board. If challenged, there is a presumptive finding of probable cause and the case may proceed without the need for a probable cause hearing.

Failure of the department, the disciplined contractor, or the complainant to challenge the local jurisdiction's recommended penalty within the time period set forth in this subsection shall constitute a waiver of the right to a hearing before the board. A waiver of the right to a hearing before the board shall be deemed an admission of the violation, and the penalty recommended shall become a final order according to procedures developed by the board rule without further board action. The disciplined contractor may appeal this board action to the district court.

Ordered by the Construction Board of Appeals effective the 10th day of July 2025.


Wayne Lensen
Chairperson
Construction Board of Appeals

Displayed is a listing of public complaints against persons or businesses that, at the time of the complaint, were not licensed by the Department of Business and Professional Regulation.

Unlicensed Details

[Print](#)

Respondent Name	RESPOL, DENNIS	Profession	Certified Building Contractor
County	St. Lucie	Complaint Number	2025004559
Street Number	2633	Complaint Class	Unlicensed Activity Audit
Address Line1	SW TANFORAN BLVD	Entered Date	01/23/2025
Address Line2		Disposition Date	08/04/2025
Address Line3		Complaint Disposition	Final Order
City	PORT ST LUCIE		
State	FL		
Zip	34987		

[Close Window](#)

Port St. Lucie, Florida - Code of Ordinances Sec. 150.520.3

A project may be presumed abandoned after ninety (90) days if the contractor fails to perform work without just cause for ninety (90) consecutive days.

Committing mismanagement or misconduct in the practice of contracting that causes financial harm to a customer occurs when:

The contractor has abandoned a customer's job unless the contractor refunds the excess funds within thirty (30) days after the date the job is abandoned

Date work was last performed: October 22nd 2025

Date of last communication from contractor: November 5th 2025

Refund demand sent via e-mail to businesses' official e-mail address: December 1st 2025

Refund demand sent via certified mail to businesses' physical address: December 8th 2025

9589 0710 5270 3215 8432 23

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

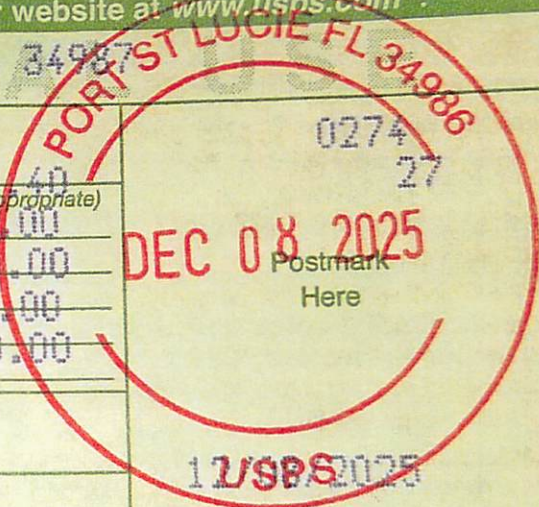
For delivery information, visit our website at www.usps.com®.

Port Saint Lucie, FL 34986

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$4.44

Total Postage and Fees \$14.14



Sent To _____

Street and Apt. No., or PO Box No. _____

City, State, ZIP+4® _____

December 8th 2025

Please find a copy of the attached correspondence which was sent to you via e-mail on December 1st 2025 at 0820 as well as pictures taken on December 1st 2025 at 0849 documenting the state of construction at the time that e-mail was sent.

Re: Revised Proposal

From  Daddy_gill <Daddy_Gill@proton.me>
To Hammerhead Marine Construction <hammerheadmarine@att.net>
CC myarosegill <myarosegill@gmail.com>

Monday, December 1st, 2025 at 8:20 AM

Failure to adhere to the demands detailed in the attached email by **December 15th 2025** or respond will result in us joining the large group of your customers that have filed a civil suit against you for damages and additional court costs. We will also initiate conversations with the state of Florida, county of St. Lucie and City of Port St. Lucie regarding your professional conduct.

If you have an attorney, please provide their contact information so that we can furnish them relevant documents to this matter.



2633 SW TANFORAN BOULEVARD, PORT ST LUCIE, FL 34987*(772) 528-2976*HAMMERHEADMARINE@ATT.NET

08.19.25

Brian & Mya Gill
2301 Salmon Road
Port St Lucie, FL

Phone: (850) 687-9346
Email: Daddy-Gill@proton.me

PROJECT: Dock
Construct a new 10'x12' Platform with a 4'x20' (+/-) Access Ramp. Railing on the Access, no Railing on the Platform.

SPECIFICATIONS:

1. All pilings 8" in diameter, minimum 6' penetration into the sea bottom.
2. 2x8 #2 P.T. stringers, 24" O.C.
3. 2x8 #2 P.T. cross members, double on the platform.
4. 5/8 S.S. galvanized thru-bolts in all members.
5. 2x6 #1 decking, screwed S.S.
6. Back line of pilings to be sub-deck.
7. Access Railing; 2x4 #1 top, 2x4 #1 middle, 2x6 #1 cap board with router edge.
8. Access to be Ramp or steps.

PRICE FOR PROJECT:

Dock: \$5,950.00.

Permits: \$1,200.00 SFWMD & Drawings.

PAYMENT TERMS: \$1,795.00 upon commencement (10% + permit fee), \$3,300.00 upon commencement, balance of \$2,055.00 due upon completion. 2650-

OPTIONAL:

UV piling protectant; Black Vinyl Wrap at tide line; nailed S.S. Extends piling life by approximately 10 yrs: \$65.00 per piling.
Please initial if wanted: _____

NOTE: All work is to be completed in a manner according to specifications submitted. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders. Payment will be made as outlined above. Deposits are non-refundable. 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. Hammerhead Marine Construction will not be held responsible for damages caused by any acts of God, such as Hurricanes, Tornadoes, Tidal Surge, etc. Not responsible for any damage to underground utilities, water pipes, conduits, phone lines, grass, sod sprinklers, driveways, walkways or any fencing that must be removed to gain access to the project area. The price is good 30 days.

ACCEPTANCE OF PROPOSAL:

OWNER:

CONTRACTOR:

Transaction Details



Transaction Description
Check #2088

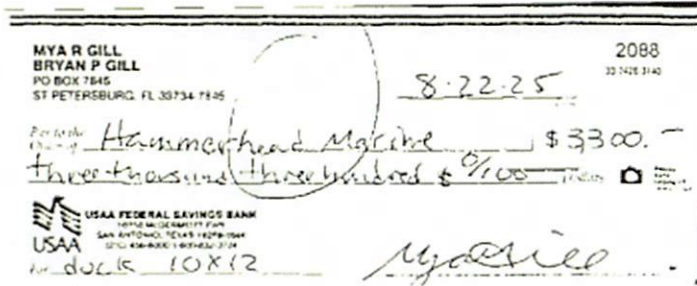
Edit

Transaction Amount -\$3,300.00

Posted Date Aug 25, 2025

Check Number 2088

Check Images



For security and protection, this section has been removed.

Image 1 of 2

[View back](#)

Original
Description

CHECK # 0000002088

Transaction Details



Transaction Description
Check #2092

Edit

Transaction Amount - \$560.00

Posted Date Oct 24, 2025

Check Number 2092

Check Images

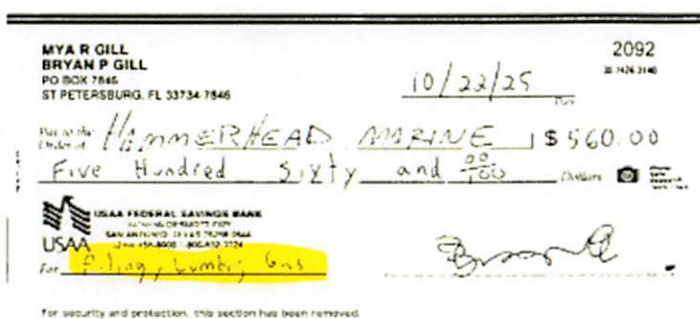
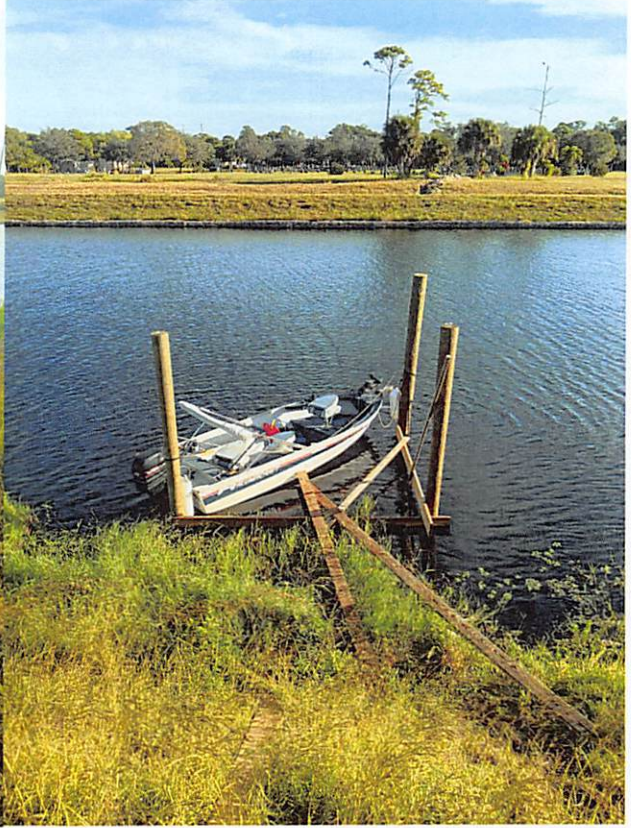
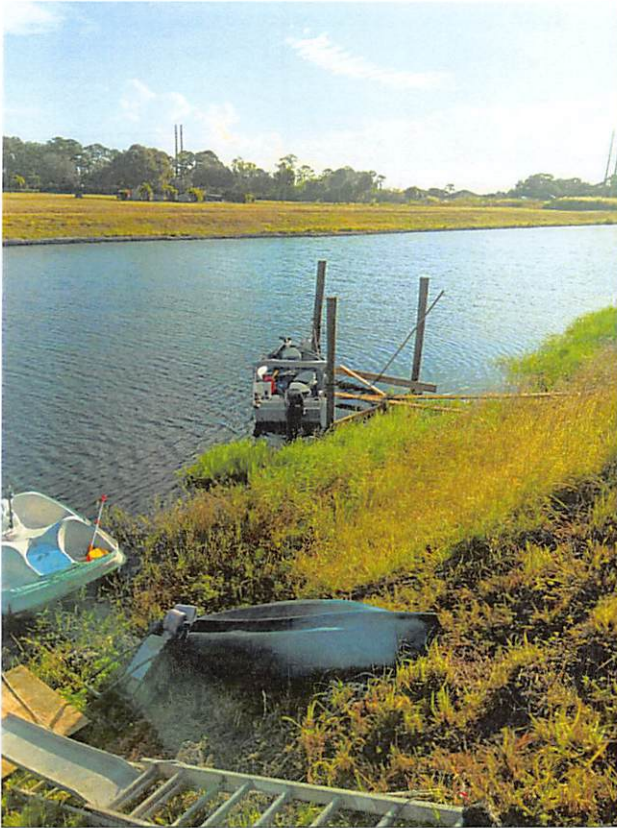


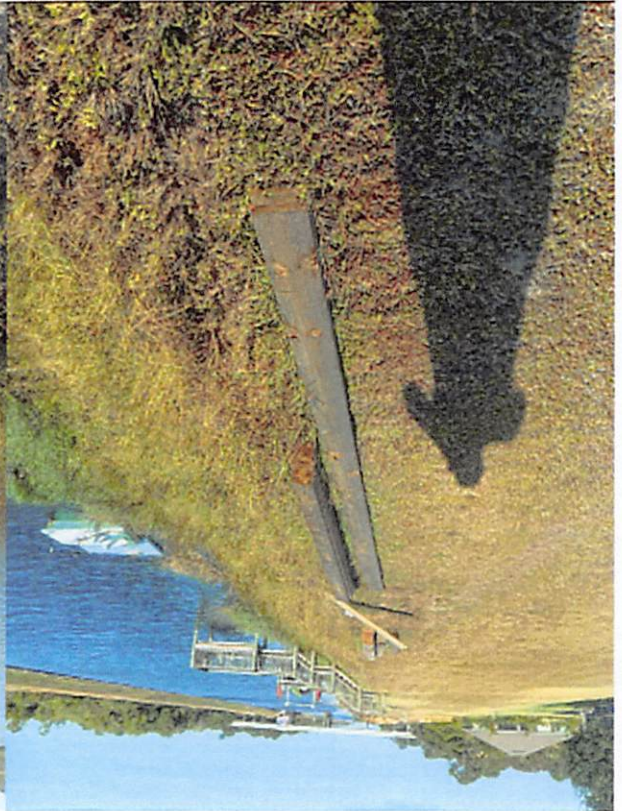
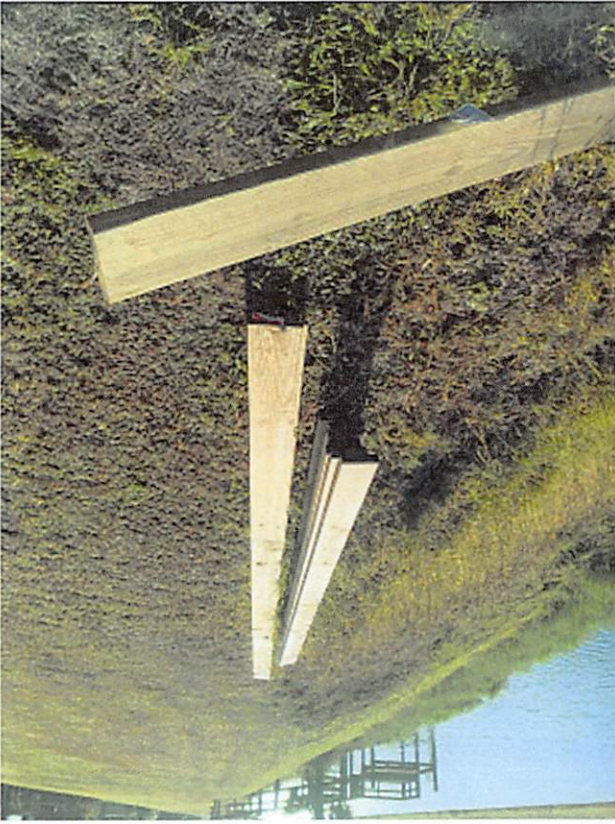
Image 1 of 2

[View back](#)

Original
Description

CHECK # 0000002092







When we first spoke with you regarding the proposition of building our dock, you represented yourself as a “licensed contractor”. Despite this misrepresentation, just fourteen days prior on August 4th, the state of Florida determined that **you were not licensed by the Department of Business and Professional Regulation...**

Displayed is a listing of public complaints against persons or businesses that, at the time of the complaint, were not licensed by the Department of Business and Professional Regulation.

Unlicensed Details

[Print](#)

Respondent Name	RESPOL, DENNIS	Profession	Certified Building Contractor
County	St. Lucie	Complaint Number	2025004559
Street Number	2633	Complaint Class	Unlicensed Activity Audit
Address Line1	SW TANFORAN BLVD	Entered Date	01/23/2025
Address Line2		Disposition Date	08/04/2025
Address Line3		Complaint Disposition	Final Order
City	PORT ST LUCIE		
State	FL		
Zip	34987		

[Close Window](#)

The same day that we signed our contract with you on August 22nd, the county of St. Lucie opened a disciplinary case against you for disregarding and violating applicable state or local building code, regulation or law with the investigator recommending that your company’s **permitting privileges in St. Lucie county be revoked for 365 days...**

DISCIPLINARY CASE:

Against:	DENNIS RESPOL and/or HAMMERHEAD MARINE CONSTRUCTION, LLC State Certification # N/A County Certification # 31536
Location of violation:	4929 S Indian River Dr Fort Pierce, FL 34982
Complaint filed by:	
Case #:	2508-0000126
Investigator:	Mirlande Moise
First Notification to the Company:	
Violation(s):	SLC CCL 10-67: - Revocation or suspension of Certificate of Competency: Sub Section: (3) Disregards and violates an applicable state or local building code, regulation or law.
Staff Recommendation:	<ul style="list-style-type: none">◆ To revoke permitting privileges for Dennis Repsol and/or Hammerhead Marine Construction for a term not to exceed three hundred and sixty-five (365) days for new permits only.◆ After the revocation period, a written request must be made to the Board to reinstate Dennis Repsol and/or Hammerhead Marine Construction's permitting privileges.◆ A copy of the Board's order will be forwarded to the Florida Department of Business and Professional Regulation (DBPR) and the surrounding municipalities.



August 22, 2025

Case No. 2508-0000126

Dennis F Respol
Hammerhead Marine Construction, LLC
2633 SW Tanforan Blvd
Port St. Lucie, FL 34987

Re: 4929 S Indian River Dr, Fort Pierce FL 34982
Tax ID Number: 2436-702-0001-000-7

To Dennis F Respol / Hammerhead Marine Construction, LLC:

You are hereby notified that on August 22, 2025 St. Lucie County Contractor Licensing Department investigated the property address 4929 S Indian River Dr., Fort Pierce FL 34982 and found you in violations of the St. Lucie County Code of Ordinance as follows:

Section 10-67: Revocation or suspension of Certificate of Competency:

(3) Disregards and violates an applicable state or local building code, regulation or law.

This matter is scheduled before the St. Lucie County Contractor Licensing Board (hereinafter "Board") on **Wednesday, the 17th of September 2025** at 8:30 am or as soon thereafter as may be heard in the St. Lucie County Commission Chambers at the St. Lucie County Administration Building Annex, Third Floor, 2300 Virginia Avenue, Fort Pierce, Florida.

At the hearing, the Board may find that you have violated provisions of the St. Lucie County Code of Ordinance. The Board shall have the power to revoke, suspend, or

9489 0090 0027 6517 0936 23

Just one month prior on July 16th, the county of St. Lucie held a disciplinary hearing against you for disregarding and violating applicable state or local building code, regulation or law with the investigator recommending that your company's permitting privileges in St. Lucie county be revoked for 365 days...

DISCIPLINARY CASE:

<p>Against:</p>	<p>DENNIS RESPOL DBA HAMMERHEAD MARINE CONSTRUCTION LLC</p> <p>State Certification # N/A</p> <p>County Certification # 31536</p>
<p>Location of violation:</p>	<p>7211 Elyse Cir. Port St Lucie, FL 34952</p>
<p>Complaint filed by:</p>	
<p>Case #:</p>	<p>2506-0000118</p>
<p>Investigator:</p>	<p>Mirlande Moise</p>
<p>First Notification to the Company:</p>	<p>St. Lucie County</p>
<p>Violation(s):</p>	<p>SLC CCL 10-67: - Revocation or suspension of Certificate of Competency:</p> <p>Sub Section:</p> <p>(3) Disregards and violates an applicable state or local building code, regulation or law.</p>
<p>Staff Recommendation:</p>	<ul style="list-style-type: none"> ◆ To revoke permitting privileges for Dennis Repsol and/or Hammerhead Marine Construction for a term not to exceed three hundred and sixty-five (365) days for new permits only. ◆ After the revocation period, a written request must be made to the Board to reinstate Dennis Repsol and/or Hammerhead Marine Construction’s permitting privileges. ◆ A copy of the Board’s order will be forwarded to the Florida Department of Business and Professional Regulation (DBPR) and the surrounding municipalities.



June 26, 2025

Case No. 2506-0000118

Dennis F Respol
Hammerhead Marine Construction, LLC
2633 SW Tanforan Blvd
Port St. Lucie, FL 34987

Re: 7211 Elyse Cir, Port St. Lucie FL 34952
Tax ID Number: 3416-801-0031-000-1

To Dennis F Respol / Hammerhead Marine Construction, LLC:

You are hereby notified that on June 26, 2025 St. Lucie County Contractor Licensing Department investigated the property address 7211 Elyse Dr., Port St. Lucie FL 34986 and found you in violations of the St. Lucie County Code of Ordinance as follows:

Section 10-67: Revocation or suspension of Certificate of Competency:

(3) Disregards and violates an applicable state or local building code, regulation or law.

This matter is scheduled before the St. Lucie County Contractor Licensing Board (hereinafter "Board") on **Wednesday, the 16th of July 2025** at 8:30 am or as soon thereafter as may be heard in the St. Lucie County Commission Chambers at the St. Lucie County Administration Building Annex, Third Floor, 2300 Virginia Avenue, Fort Pierce, Florida.

At the hearing, the Board may find that you have violated provisions of the St. Lucie County Code of Ordinance. The Board shall have the power to revoke, suspend, or

When we first spoke with you regarding the proposition of building our dock, you represented yourself as qualified to perform the proposed work at the specified location. Despite this misrepresentation, one month prior on July 10th, the city of Port St. Lucie held a disciplinary hearing against you for disregarding and violating applicable state or local building code, regulation or law with the board suspending your company's **permitting privileges in the city of Port St. Lucie for 365 days...**



BUILDING

July 30th, 2025

State of Florida
Department of Business and Professional Regulation
2601 Blair Stone Rd
Tallahassee, FL 32399

**RE: Dennis Respol
Hammerhead Marine Construction LLC
PSL COMP CARD # 5853
CASE # 31389 & 31938**

To Whom It May Concern:

On July 10th, 2025, a Disciplinary Hearing was conducted by the Port St Lucie Construction Board of Appeals to examine a complaint filed against the following:

**Dennis Respol of Hammerhead Marine Construction LLC
2633 SW TANFORAN BLVD
PORT ST LUCIE, FL 34987
CITY OF PSL COMP # 5853**

The City of Port St Lucie Construction Board of Appeals found **Dennis Respol of Hammerhead Marine Construction LLC** in violation of Port St Lucie City Ordinance section 150.520.3(h):

KNOWINGLY OR DELIBERATELY DISREGARDING OR VIOLATING ANY APPLICABLE BUILDING CODES OR LAWS OF THE STATE, COUNTY OR THE CITY.

Enclosed, please find a copy of the Final Board Order. The Construction Board of Appeals ordered that the permitting privileges be suspended for 365 days or until the violation is brought into compliance and a Letter of Reprimand be placed in the contractor's file.

Please feel free to contact us if you have any questions regarding this matter. You may reach us at contractorlicensing@cityofpsl.com.

Sincerely,

Isa Alvarez-Cobb
Contractor Licensing Coordinator

CityofPSL.com

Jennifer Vannatter, Licensing Investigator
City of Port St. Lucie
121 SW Port St Lucie Blvd
Port St Lucie FL 34984

Petitioner,

vs.

DENNIS RESPOL
HAMMERHEAD MARINE CONSTRUCTION LLC
2633 SW TANFORAN BLVD
PORT ST LUCIE, FL 34987

CASE # 31938

Respondent

Port St Lucie Comp Card # 5853

ADMINISTRATIVE COMPLAINT

This matter came before the Port St. Lucie Construction Board of Appeals on July 10th, 2025 for consideration of the complaint against Dennis Respol of Hammerhead Marine Construction LLC., pursuant to Port St. Lucie City Code section 150.520.3(h). The Board having reviewed the evidence and sworn statement of the complaint presented by City of Port St. Lucie Building Licensing Investigator, Jennifer Vannatter, deeming itself fully advised in these premises, enter the following findings of fact and conclusions of law based upon motions duly made, seconded and adopted:

The Petitioner, Jennifer Vannatter, Licensing Investigator, City of Port St Lucie was present.

The Respondent, Dennis Respol, was not present.

FINDINGS OF FACT

1. On May 20th, 2025 the Petitioner, filed a complaint against Denis Respol, pursuant to section 150.520.2 of the Port St. Lucie City Code.
2. In the complaint, Dennis Respol is charged with violating:
 - Port St. Lucie Code Section 150.520.3(b): "*Knowingly or deliberately disregarding or violating any applicable building codes or laws of the state, county or the city.*"

ADDRESSES OF VIOLATION(S): 693 SE WHITMORE DR (MULTIPLE VIOLATIONS), 777 SE ARTON LN (MULTIPLE VIOLATIONS), 675 SE HARBOR VIEW DR

3. A copy of the complaint was sent certified and regular mail to the respondent and/or his/her attorney.
4. That on July 10th, 2025, Dennis Respol has been charged with a Formal Complaint regarding the property(ies) above, located in The City of Port St Lucie. The Charging allegations of violating Port St. Lucie Code Section 150.520.3(h) is supported by the signed and sworn complaint.
5. Pursuant to 150.520.2 (h), a determination of guilt has been made based upon the sworn complaint.

CONCLUSION OF LAW

That by a vote of six to zero opposed, the Construction Board of Appeals, based upon the findings of fact concludes that the Respondent is guilty of the above violations.

That pursuant to Port St. Lucie City Code, section 150.520.3, a finding of guilt constitutes grounds for disciplinary action.

BOARD ORDER

Upon these findings, by a vote of the Board of six in favor to zero opposed, therefore it is ordered *"the suspension of permitting privileges for 365 (Three Hundred Sixty-Five) days or until the respondent brings all violations into compliance, and payment of \$205 (Two Hundred Five Dollars) in Administrative Cost is due."*

Furthermore, recommendation by a vote of the Board six in favor to zero opposed is made to the CILB for *"Letter of Reprimand"*.

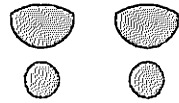
The respondent is hereby notified that upon the timely filing of a Notice of Appeal with the City Clerk within fifteen (15) days of the date of the Board's decision, the decision of the Construction Board of Appeals may be appealed.

In accordance with Florida Statutes, Chapter 489.131 (7) (d) and (e), the department, the disciplined contractor, the complainant, may challenge the local jurisdiction enforcement bodies recommended penalty for board action to the Construction Industry Licensing Board. A challenge shall be filed within sixty (60) days of the issuance of the recommended penalty to the board. If challenged, there is a presumptive finding of probable cause and the case may proceed without the need for a probable cause hearing.

Failure of the department, the disciplined contractor, or the complainant to challenge the local jurisdiction's recommended penalty within the time period set forth in this subsection shall constitute a waiver of the right to a hearing before the board. A waiver of the right to a hearing before the board shall be deemed an admission of the violation, and the penalty recommended shall become a final order according to procedures developed by the board rule without further board action. The disciplined contractor may appeal this board action to the district court.

Ordered by the Construction Board of Appeals effective the 10th day of July 2025.


Wayne L. Lacey
Chairperson
Construction Board of Appeals



Mass text 2



+1772528 +1850687
2976 9346

<  **Mass text** 2 



Monday, August 18

+18506879346

Hi Dennis! Our address is
2301 SW Salmon Rd
PSL

Thanks for stopping by today
around 1230-1.
-Mya & Bryan


MMS
11:44 AM

+17725282976

Ok got it appreciate the
opportunity...

MMS
11:48 AM

+18506879346

You are welcome! Our
neighbor referred us to you
and also needs some repairs!


MMS
11:49 AM

+17725282976

Ok great thx

MMS
11:59 AM

+17725282976

I am a little late..otw so sorry

MMS
1:06 PM

<  **Mass text** 2 



MMS
1:28 PM

Daddy_Gill@proton.me

Tuesday, August 19

+18506879346

Hi Dennis - just got a call from the office! We got the 10x10 proposal but are still waiting for the 10x12 proposal and thanks!

MMS
3:42 PM

+17725282976

Thats right stand by

MMS
4:05 PM

Wednesday, August 20

+18506879346

Thanks we received the 2nd estimate. I'm wondering how much extra it would cost for a top deck with a roof? (On top of the hill)

MMS
8:35 AM

Thursday, August 21

Mass text 2

+17725282976



MMS 6:32 PM

+17725282976

These are some I've done
 10x10 metal roof \$5,780
 Tiki roof synthetic leafs..
 \$6800 20yr warranty with
 stands 145mph wind
 Tiki roof with real leafs..
 \$4,200 roof last 5 to 7
 years...and would have to redo
 it...most likely some last longer

MMS 6:37 PM

<  **Mass text** 2 



+17725282976

Let me know if you would like a written proposal with specifications..if you decide 10 x12 deck you want...roof cost does change

MMS
6:40 PM

+17725282976

Can only build on water a roof

MMS
7:11 PM

Friday, August 22

+18506879346

Hi Dennis - we would like to go with the 10x 12 with no roof

MMS
6:41 AM

+17725282976

Ok I'll let Regina know she will contact you and get contract signed thank you

MMS
7:11 AM

+18506879346

Thank you as well!

MMS
7:38 AM



2633 SW TANFORAN BOULEVARD, PORT ST LUCIE, FL 34987*(772) 528-2976*HAMMERHEADMARINE@ATT.NET

08.19.25

Brian & Mya Gill
2301 Salmon Road
Port St Lucie, FL

Phone: (850) 687-9346
Email: Daddy-Gill@proton.me

PROJECT: Dock

Construct a new 10'x12' Platform with a 4'x20' (+/-) Access Ramp. Railing on the Access, no Railing on the Platform.

SPECIFICATIONS:

1. All pilings 8" in diameter, minimum 6' penetration into the sea bottom.
2. 2x8 #2 P.T. stringers, 24" O.C.
3. 2x8 #2 P.T. cross members, double on the platform.
4. 5/8 S.S. galvanized thru-bolts in all members.
5. 2x6 #1 decking, screwed S.S.
6. Back line of pilings to be sub-deck.
7. Access Railing; 2x4 #1 top, 2x4 #1 middle, 2x6 #1 cap board with router edge.
8. Access to be Ramp or steps.

PRICE FOR PROJECT:

Dock: \$5,950.00.

Permits: \$1,200.00 SFWMD & Drawings.

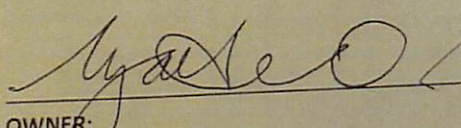
PAYMENT TERMS: \$1,795.00 upon commencement (10% + permit fee), \$3,300.00 upon commencement, balance of \$2,055.00 due upon completion. 2650-

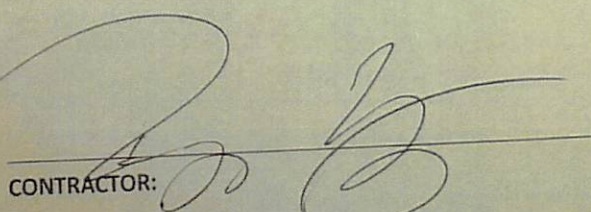
OPTIONAL:

UV piling protectant; Black Vinyl Wrap at tide line; nailed S.S. Extends piling life by approximately 10 yrs: \$65.00 per piling.
Please initial if wanted: _____

NOTE: All work is to be completed in a manner according to specifications submitted. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders. Payment will be made as outlined above. Deposits are non-refundable. 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. Hammerhead Marine Construction will not be held responsible for damages caused by any acts of God, such as Hurricanes, Tornadoes, Tidal Surge, etc. Not responsible for any damage to underground utilities, water pipes, conduits, phone lines, grass, sod sprinklers, driveways, walkways or any fencing that must be removed to gain access to the project area. The price is good 30 days.

ACCEPTANCE OF PROPOSAL:


OWNER:


CONTRACTOR:

Transaction Details



Transaction Description
Check #2088

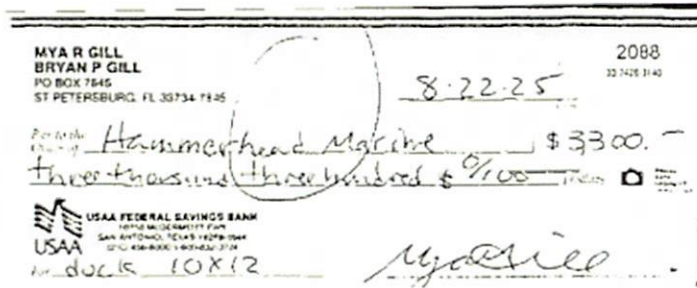
Edit

Transaction Amount -\$3,300.00

Posted Date Aug 25, 2025

Check Number 2088

Check Images



For security and protection, this section has been removed.

Image 1 of 2

View back

Original
Description

CHECK # 0000002088

Friday, September 12

MMS
12:07 PM

Good afternoon, any idea
when you are coming back?

Monday, September 15

MMS
5:33 PM

???

  **Mass text** 2 



Monday, October 6

Not sure why you are not responding. We have to replace our HVAC system and they need to pull a permit to do so. Don't want to pull it until you are finished what you are doing in the back. So I need to know when you are planning on finishing so that I can get the other contractor started.

MMS
11:52 AM

< +17725282976
12:07 PM, Oct 6

(No subject)

I had a heart attack got home yesterday, my girl was supposed to tell you guys my crew bailed on me guess they thought they have trouble getting paid i was hoping it was done nobody told anything said things were fine..iam feeling great today tryin to get help now...its looking good..everything fell apart..when I went down,iam so sorry and extremely embarrassed, get back to you tomorrow and hopefully get it done weeks end ,iam shocked you weren't informed so sorry

< [profile icons] **Mass text** 2 v



Sorry to hear that but glad everything seems to be improving... Nobody told us anything, just came by one day when we weren't home and dumped a bunch of lumber on the berm to warp in the sun

MMS
12:10 PM

+17725282976

They didn't stack it

MMS
12:11 PM



MMS 12:13 PM

  **Mass text** 2 



+17725282976

Ok ill replace any bad MMS
12:55 PM

Saturday, October 11

+18506879346

Hello! Any idea what day you
will be to come out here? MMS

I hope you are feeling better? MMS
3:11 PM

Monday, October 13

+17725282976

Think iam ok iam coming
Wednesday for sure...got a
guy my family has not let me
move...I apologize every one
bailed on me even my son ,its
been hard...Wednesday I
promise... MMS
5:08 PM

<  **Mass text** 2



I have a fully charged group 27 dual purpose marine battery in my shed and another in the boat at the shop. Probably have two other batteries in the boat as well

MMS
1:38 PM

+17725282976

Ok cool I lost track of time
couldn't did something
today,iam wanting to work
badly its been awhile

MMS

Tomorrow sir thank you

MMS

👍 to "I have a fully charged group 27 dual purpose marine battery in my shed and another in the boat at the shop. Probably have two other batteries in the boat as well"

MMS
2:52 PM

  **Mass text** 2 



Thursday, October 16

MMS
3:41 PM

So what is your excuse today? You show up for 15-20 minutes and then leave without saying anything or providing any explanation?

< +17725282976
4:55 PM, Oct 16

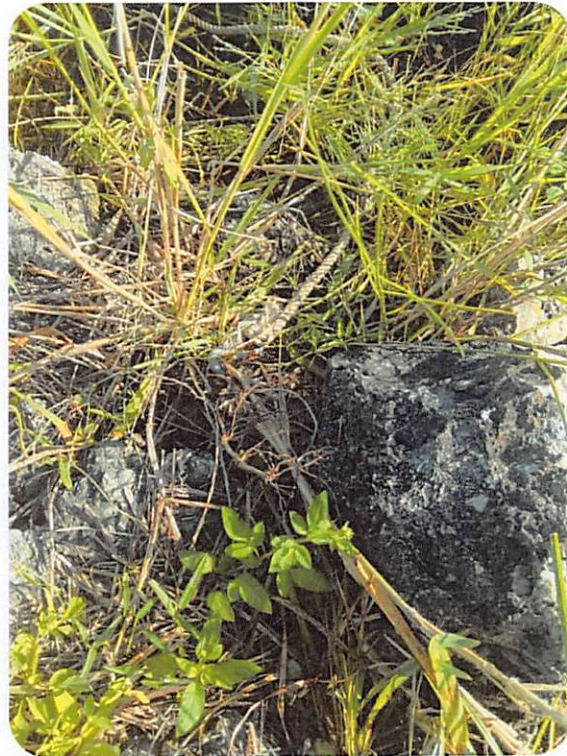
(No subject)

I don't do excuses sir, was unable to perform today,...water depth issue...not prepared mentally for what its going to take to set the shore piling have to dive blindly for every rock 4' higher then normal...late start...truck issues obviously don't work out of that vehicle, just in a bad mind frame to perform it ,wrapped my head around it ,got a 3rd lung to stay down longer, I don't ingress excuses, I find solutions..and I did..tomorrow its not a magic trick and I certainly wouldn't be in business 25 yrs giving excuses sir understand your frustrations,but not crew and a heart attack is not an excuse ots a fact out of my control, so I've regain control and it will be a successful, appreciate your patience,

e

Mass text 2

Wednesday, October 22



MMS 9:46 AM

Is this line supposed to be attached to something to keep the pilings from floating away?

MMS 9:47 AM

+17725282976

Got hard one set..
Need to let it fill in..be back in an hr. hopefully the 4th piling is still there its a sinker

MMS 12:53 PM

Thursday, October 30

+18506879346

Hello.! Were you able to get
the rest of the supplies ok?
When shall we expect you to
come back?

MMS
10:42 AM

Friday, October 31

+17725282976

Should be in today no 25'
pilings in stock just 2 were
really crochet...

MMS
7:27 AM

Saturday, November 1

MMS
10:55 AM

That 2x12 gangway is ours.
We use it for getting on and
off the boat since there is no
dock built. Need it back.

< Me

3:48 PM, Nov 1

(No subject)

So you come to us begging for more money for supplies and "gas money" because you ran out of money and we were allegedly your only job left. You cashed our check on the 24th but I see no additional supplies purchased. You stated that they didn't have any usable pilings which is only a hundred something of the \$560 we gave you. What was the rest of the \$560 spent on?

Transaction Details



Transaction Description
Check #2092

[Edit](#)

Transaction Amount - \$560.00

Posted Date Oct 24, 2025

Check Number 2092

Check Images

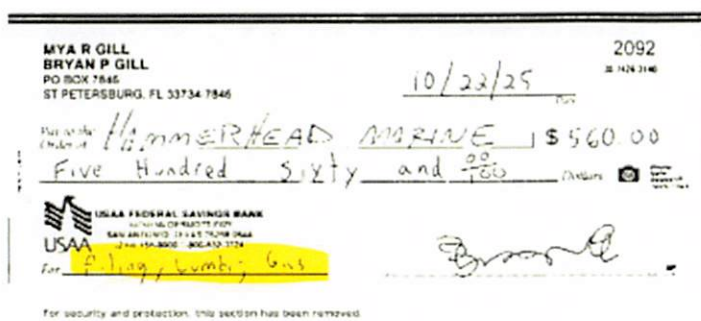


Image 1 of 2

[View back](#)

Original
Description

CHECK # 0000002092

< Me

3:52 PM, Nov 1

(No subject)

We were allegedly the only job you had left but then you show up and remove your barge and tools that you need to set the last piling. On top of that you took our personal lumber that we have been using to get on and off the boat since no dock has been built leaving us no way to board the boat. We signed the contract in August, gave you additional money in October when you came begging... It is now November and all that has been accompanied is driving three pilings and all equipment removed from the job site.

Tuesday, November 4

Are you going to respond about what you spent the \$560 we gave you specifically to purchase the piling, lumber and gas needed to complete construction of our dock?

MMS
11:04 AM

<  **Mass text** 2 v



Also, this is now the third time I am asking... are you going to respond/return our gangway that you removed from our property that we need to get on/off the boat since you haven't completed construction of our dock or do we need to involve the police?

MMS
11:06 AM

Wednesday, November 5

+17725282976

I have the board


Motor will be fixed today

MMS
10:37 AM

+17725282976

Called the police,that's ridiculous I almost died dude I apologize

MMS

 \$16 home depot board jezz

MMS
10:38 AM

Mass text 2

10:47 www.homedepot.com

Search

Port St Lucie-S... 11PM 34953

2 in. x 12 in. x 8 ft. #2 Prime Ground Contact Pressure-Treated Lumber

Nominal Product Length (ft.): 8 ft

Color/Finish: **Brown**

— 2 +

\$44.76
(\$22.38/item)

Get Bulk Pricing of \$20.14 on this item when you purchase at least 32 units.

Pickup at Port St Lucie-South Delivering to 34953

Cart Total: **\$44.76**

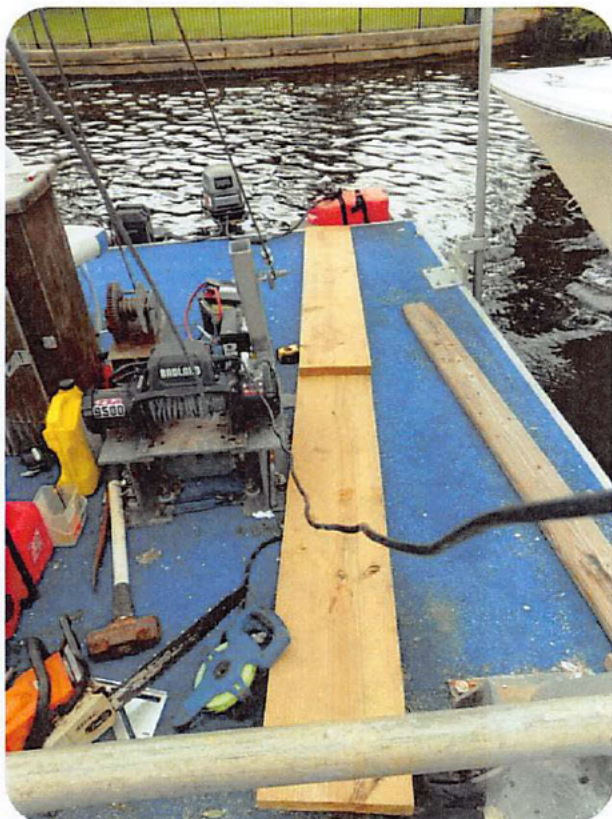
Checkout

MMS 10:47 AM

< Mass text 2 v



+17725282976



MMS 12:56 PM

+17725282976

2 60" pieces screwed together,?? Not keeping the board my trucks getting new transmission, I put it on roof of my car piling at the boat ramp, sorry thought my son bought it,not stealing piece [redacted] board

MMS 12:58 PM

MMS
12:59 PM

Please return it... we were not able to get on/off the boat this weekend without it

+17725282976

OK apologies would have no truck

MMS
12:59 PM

Monday, November 24

MMS

It has now been over a month since we gave you the \$560 specifically to purchase the piling, lumber and gas needed to complete construction of our dock and zero progress has been made

MMS
9:04 AM

Also, our gangway still has not been returned

+18506879346

Has this project been abandoned? We would just like this to be finished. What is the plan?

MMS
3:50 PM



I txt HELLBERG, REGINA and ask about why nothing has been done nor any updates regarding the installation of the boat lift.
EXHIBIT - L

August 05, 2023

HELLBERG, REGINA text back seeing " Im sorry Rick, a family situation put me out of contact this week. I apologize greatly . The barge is ready. I will let you know what day we will do the install this week."

EXHIBIT - L

August 18, 2023

I went on St. Lucie County - Building Department and I asked if there was a permit or application for a Boat Lift at 7305 Elyse Cir Port St Lucie Fl and the answer was " NO" no permit has been submitted to do a boat lift on my property.

EXHIBIT - L1

August 18, 2023

I called RESPOL, DENNIS to ask why after 3 MONTHS he did not apply for the permit and why he and HELLBERG, REGINA were lying to me saying the PERMIT for the boat lift was submitted, after my questions he ignored me and mistreated me and called me worlds showing total disrespect for me and told me that he WIL NOT RETURN MY MONEY AND WILL NOT FINISH THE JOB.

3 months has passed and that is no PERMIT SUBMITTED and the BOAT LIFT has not been install also he rebuild my dock without a permit, for all this I feel that I have been a VICTIM of a FRAUD/SCAMMER from Hammerhead Marine Construction, LLC, RESPOL, DENNIS and HELLBERG, REGINA

As today August 21, 2023 I have PAID to Hammerhead Marine Construction, LLC the total of \$13,000 (Thirteen Thousand dollar) and he did not finish with the project nor a permit was submitted.

No register of any application for a PERMIT on my property on .wwwcityofpsl.com (City of Port St Lucie website)

EXHIBIT - L1

PAGE 4 OF 4

Filing # 188443688 E-Filed 12/20/2023 03:11:31 PM

IN THE COUNTY COURT, NINETEENTH JUDICIAL CIRCUIT, IN AND FOR
COUNTY OF ST. LUCIE, STATE OF FLORIDA - CIVIL DIVISION.

CASE NO. 2023-SC-002878

RICK C PRESSLY

Plaintiff(s),

vs

HAMMERHEAD MARINE CONSTRUCTION LLC

Defendant(s),


FINAL JUDGMENT

THIS CAUSE having come before the Court on December 07, 2023, for a Non-Jury Trial on the above styled case and the Court considering all the testimony, witnesses and the exhibits admitted into evidence and the Court finding that the Defendant HAMMERHEAD MARINE CONSTRUCTION LLC is justly indebted to the Plaintiff in the sum of **\$3,270.00**

CONSIDERED, ORDERED AND ADJUDGED that the said Plaintiff, RICK C PRESSLY does have and recover of and from said Defendant HAMMERHEAD MARINE CONSTRUCTION LLC, 2633 SW Tanforan Blvd, Port St Lucie FL, 34987 the sum of **\$2,920.00** for damages, plus **\$350.00** for Court Costs, plus \$-0- for attorney fees and pre-judgment interest costs of \$-0-. This judgment shall bear interest at the rate set by Florida Statute from the date of entry until satisfied, for all of which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED that the Defendant shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet - Business Entity) and return it to Plaintiff within 45 days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed. **The Defendant should NOT file the completed form 7.343 with the Court.**

DONE AND ORDERED at Port St. Lucie, St. Lucie County, Florida


eSigned by ISENHOWER, DARYL in 2023SC002878
on 12/20/2023 14:17:36 J+a5uaEf
DARYL ISENHOWER
COUNTY JUDGE

IN THE COUNTY COURT, NINETEENTH JUDICIAL CIRCUIT, IN AND FOR
COUNTY OF ST. LUCIE, STATE OF FLORIDA - CIVIL DIVISION.

CASE NO. 2024SC2646

JOHN WEISS

vs
HAMMERHEAD MARINE CONSTRUCTION LLC

Defendant(s),

FINAL JUDGMENT

THIS CAUSE having come before the Court on AUGUST 14 2024 for a PRE-TRIAL CONFERENCE on the above styled case and the defendant failed to appear the Court finding that the Defendant HAMMERHEAD MARINE CONSTRUCTION LLC is justly indebted to the Plaintiff in the sum of \$ 1905.00

CONSIDERED, ORDERED AND ADJUDGED that the said Plaintiff, JOHN WEISS does have and recover of and from said Defendant HAMMERHEAD MARINE CONSTRUCTION LLC the sum of \$1680 for damages, plus \$225.00 for Court Costs, This judgment shall bear interest at the rate of 9.46 percent from the date of entry until satisfied, for all of which let execution issue.

DONE AND ORDERED at Port St. Lucie, St. Lucie County, Florida this 14th day of AUGUST 2024.


EDMOND ALONZO
COUNTY JUDGE

CC: ALL PARTIES

NINETEENTH JUDICIAL CIRCUIT
SMALL CLAIMS AND COUNTY CIVIL
SAINT LUCIE COUNTY, FLORIDA

STIPULATION AND SETTLEMENT AGREEMENT

Camille Sullivan
Plaintiff,

CASE NO. 562023 SC002481

vs.

Hammerhead Marine Const LLC
Defendant,

THE ABOVE TITLED CASE WAS HEARD THIS 18 DAY OF September, 20 23,
BEFORE JUDGE Isehower.

The case is ordered to Mediation.

_____ The Parties have agreed to the following stipulations, either before the court or through mediation.

Defendant agrees to pay Plaintiff One Thousand (\$1,000) Dollar in 2 installment. First payment of Five Hundred by September 28, 2023 and second payment by October 28, 2023. Payment to be made to 3261 SE South Lookout Blvd Ft St. Lucie FL 34984. Defendant to provide Plaintiff permit received from SFMMI on or before Sept, 28, 2023

SHOULD THE DEFENDANT FAIL TO ABIDE BY THE TERMS OF THIS AGREEMENT AND UPON PRESENTATION OF AN AFFIDAVIT OF NONPAYMENT TO THE CLERK, THE PLAINTIFF IS ENTITLED TO A DEFAULT JUDGEMENT IN THE AMOUNT AGREED UPON ABOVE, PLUS COURT COSTS, LESS ANY AMOUNT PAID.

THIS AGREEMENT CONSTITUTES FULL SETTLEMENT OF ALL CLAIMS IN THIS MATTER.

_____ No settlement was agreed upon.

Camille Sullivan
Plaintiff

[Signature]
Defendant

Subscribed and sworn before me this 18 day of September, 20 23.

[Signature]
Mediator

[Signature]
County Judge

White / File Yellow / Defendant Pink / Plaintiff Gold / Mediation Program

Filing # 154760706 E-Filed 08/05/2022 11:24:21 AM

IN THE CIRCUIT/COUNTY COURT OF THE NINETEENTH JUDICIAL CIRCUIT
IN AND FOR ST LUCIE COUNTY, FLORIDA

NEIL WOLFER

CASE: 562022SC002072AXXXHC

Plaintiff,

vs.

HAMMERHEAD MARINE CONSTRUCTION

Defendant,


DEFAULT AND FINAL JUDGMENT

THIS ACTION having come on for consideration, and it appearing to the Court that the above named Defendant(s) was duly served with the Statement of Claim and it appearing further that the said Defendant(s) has/have failed to appear in said action and the Court finding that the said Defendant(s) is justly indebted to the Plaintiff in the amount of \$2,275.00.

IT IS THEREFORE CONSIDERED, ORDERED AND ADJUDGED that a Default is and the same is hereby entered against the said Defendant(s).

CONSIDERED, ORDERED AND ADJUDGED that the said Plaintiff(s), NEIL WOLFER, do have and recover of and from said Defendant(s), HAMMERHEAD MARINE CONSTRUCTION 2633 SW TANFORAN BLVD, PORT SAINT LUCIE, FL 34984 the sum of \$2000.00 for damages, plus \$275.00 for Court Costs, plus \$0 for attorney fees and pre-judgment interest of \$0. This judgment shall bear interest at the rate of 4.34 percent from the date of entry until satisfied, for all of which let execution issue.

DONE AND ORDERED in Chambers at Port St Lucie, St Lucie County, Florida.


eSigned by: ISENHOWER, DARYL in 2022SC002072
on 08/05/2022 11:19:35 yrYMi-YF
DARYL ISENHOWER
COUNTY JUDGE

NEIL WOLFER, 1591 SW ABINGDON AVENUE, PORT SAINT LUCIE, FL 34953

IN THE COUNTY COURT OF THE 19TH JUDICIAL CIRCUIT,
IN AND FOR ST. LUCIE COUNTY, FLORIDA.
CIVIL DIVISION

CASE NO.: 56-2009-CC-003125

AIG COMMERCIAL INSURANCE AGENCY, INC.,
a division of American International
Underwriters Holdings,

Plaintiff,

vs.

HAMMERHEAD MARINE CONSTRUCTION, INC.,
a Florida corporation,

Defendant.

**ORDER ADJUDICATING DEFENDANT'S CORPORATE OFFICER, DENNIS RESPOL, IN CONTEMPT
OF COURT AND ORDER OF COMMITMENT**

THIS CAUSE came before the Court for hearing upon Plaintiff's Motion for Finding of Contempt for failure of the Defendant's Corporate Officer, DENNIS RESPOL, to comply with this Court's Order Compelling Discovery dated July 21, 2011. On the evidence presented, it is hereby

ORDERED AND ADJUDGED as follows:

1. Defendant's Corporate Officer, Dennis Respol, is in willful Contempt of Court for failure to comply with this Court's Order Compelling Discovery set for **Tuesday, August 16, 2011 at 10:00 a.m.**, by failing to bring with him to the deposition in aid of execution, copies of all documents listed on Exhibit "A" attached to the Order Compelling Discovery.

2. Upon agreement of Defendant's Corporate Officer, Dennis Respol at the previously mentioned hearing on Plaintiff's Motion for Finding of Contempt, Defendant's Corporate Officer, Dennis Respol agreed to and shall appear at the office of Mitchell A. Dinkin, Esq. on Thursday, September ~~22~~ 29, 2011 at 3:00 p.m. and shall bring with him all documents listed on "Exhibit A" attached hereto. If the Defendant's Corporate Officer, Dennis Respol, fails to appear for deposition on the aforementioned date, upon Affidavit of attorney for the Plaintiff

that the Defendant's Corporate Officer, Dennis Respol, has not complied with this Order, an Order of Writ of Bodily Attachment shall be issued directing the Sheriff or any other law enforcement officer of this State to take Defendant's Corporate Officer, Dennis Respol, into custody and to deliver Defendant's Corporate Officer, Dennis Respol, to jail at the Palm Beach County Jail.

3. The Plaintiff shall recover from the Defendant's Corporate Officer, Dennis Respol, the sum of \$ Reserved as attorney's fees, and the sum of \$ Reserved for costs for which let execution issue forthwith and without delay.

DONE AND ORDERED in Chambers, at Port St. Lucie, St. Lucie County, Florida, this the 28 day of September, 2011.



Honorable Judge Thomas J. Walsh Jr.
County Court Judge

copies furnished:

Mitchell A. Dinkin, Esquire, 3960 Hypoluxo Road, Suite #202, Boynton Beach, FL 33436.
Hammerhead Marine Construction, Inc., c/o Dennis F. Respol, Corporate Officer, 2633 SW Tanforan Blvd., Port St. Lucie, FL 34978.

Based on the misrepresentations of your business described above, lack of any significant progress, abandonment of the job site and renewed refusal to communicate... Here is what is going to happen now:

You will immediately return the additional \$560 which we gave you specifically to purchase the piling, lumber and gas needed to complete construction of our dock and also our personal 2 x 12 gangway which you illegally removed from our property. You will also return the \$3,300 initial deposit with a reasonable deduction that we mutually agree upon for setting the three pilings. Failure to adhere to these demands or respond will result in us joining the large group of your customers that have filed a civil suit against you for damages and additional court costs. We will also initiate conversations with the state of Florida, county of St. Lucie and City of Port St. Lucie regarding your professional conduct.



Agenda Summary
2026-346

Agenda Date: 4/9/2026

Agenda Item No.: 8.b

Placement: Consent Agenda

Action Requested: Motion / Vote

Citation Orders Where the Violator Did Not Request a Hearing and Did Not Pay the Citation

DENNIS RESPOL

HAMMERHEAD MARINE CONSTRUCTION LLC

Citation # 32371 - 5th OFFENSE

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.

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

Compliance: 2/20/26

CITATION

City of Port St Lucie

CITATION# 32371 CERTIFIED MAIL# 7018 1830 0000 7932 1400

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 1/23/2026 at 00:08:50 AM at the Location of 2301 SW SALMON RD

DESCRIPTION OF WORK PERFORMED:

DOCK

ISSUED TO	DENNIS		RESPOL	
	First	Middle	Last	
BUSINESS NAME	HAMMERHEAD MARINE CONSTRUCTION LLC		STREET 2633 SW TANFORAN BLVD	
CITY	PORT ST LUCIE	STATE	FL	ZIP 34987
DL#	DOB		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 _____


JENNIFER VANNATTER

1/23/2024 77
Date of Citation

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<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	\$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Sent To _____

Street and Apt. No., or PO Box No. _____

City, State, ZIP+4® _____

Postmark
Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 1830 0000 7932 1400

CITY OF PORT ST. LUCIE
ST LUCIE COUNTY, FLORIDA

Petitioner

**DENNIS RESPOL
HAMMERHEAD MARINE CONSTRUCTION LLC
2633 SW TANFORAN BLVD
PORT ST LUCIE, FL 34987**

Citation(s) # 32371 & 32372

Respondent

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 **9th of April 2026 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): 2301 SW SALMON RD

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:

DENNIS RESPOL herein on the 25th day of February 2026

Isa Alvarez – Contractor Licensing Coordinator 2/25/26



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

Detail by Entity Name

Florida Limited Liability Company
HAMMERHEAD MARINE CONSTRUCTION, LLC

Filing Information

Document Number L15000037157
FE/EIN Number 87-4462595
Date Filed 02/27/2015
Effective Date 02/27/2015
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 09/26/2022

Principal Address

2633 S.W.TANFORAN BLVD.
PORT SAINT LUCIE, FL 34987

Mailing Address

2633 S.W.TANFORAN BLVD.
PORT SAINT LUCIE, FL 34987

Registered Agent Name & Address

RESPOL, DENNIS
2633 S.W.TANFORAN BLVD.
PORT SAINT LUCIE, FL 34987

Name Changed: 09/26/2022

Authorized Person(s) Detail

Name & Address

Title MGR

RESPOL, DENNIS F, JR
2633 S.W.TANFORAN BLVD.
PORT SAINT LUCIE, FL 34987

Title AMBR

Respol, III, Dennis F
2633 SW TANFORAN BLVD.
PORT ST. LUCIE, FL 34987

Annual Reports

Report Year	Filed Date
2023	04/30/2023
2024	04/30/2024
2025	04/30/2025

Document Images

04/30/2025 -- ANNUAL REPORT	View image in PDF format
04/30/2024 -- ANNUAL REPORT	View image in PDF format
04/30/2023 -- ANNUAL REPORT	View image in PDF format
09/26/2022 -- REINSTATEMENT	View image in PDF format
05/18/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
03/30/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
04/30/2017 -- ANNUAL REPORT	View image in PDF format
04/22/2016 -- ANNUAL REPORT	View image in PDF format
07/13/2015 -- LC Amendment	View image in PDF format
02/27/2015 -- Florida Limited Liability	View image in PDF format



"It Starts with a Good Foundation"

UNIFORM COMPLAINT FORM

Date Received: 1/22/26

Complainant's Name: Mya Gill

Address: 2301 Salmon Road

Email: daddy_gill@proton.me Phone #: 850-687-9346

SUBJECT OF COMPLAINT

Contractor/Company Name: Hammerhead Marine Construction

Address: 2633 SWTanforan Blvd, Port St. Lucie, FL 34987

Occupation: Marine Contractor License #: _____

Phone #: 7725282976

Was a permit obtained for the work performed? Yes No Permit Number: _____

Have you contacted an attorney? Yes No

How did you hear of the above-named person or company? Telephone Newspaper
 Other neighbor

Have you contacted the contractor concerning your complaint? Yes No

(If yes, please indicate the date(s) 11/24/25, 12/1/25, 12/8/25)

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: \$ 3,860 Method of payment: Check Money Order Other _____
To: Hammerhead Marine (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.**

repairs, cancellation of a contract

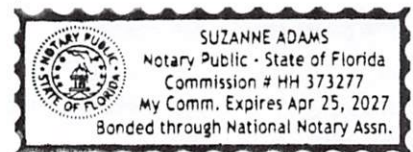
Florida State Statute 837.06, False Official Statement: Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree.

[Signature]
(Complainant's Signature)
Mya Gill

[Signature]
(Notary's Signature)

STATE OF FLORIDA, County of Martin

[NOTARIAL SEAL]



The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 22nd day of January, 2026, by Mya Gill who is personally known to me or has produced _____ as identification.



OFFICIAL DEMAND LETTER REQUIREMENTS

Per Florida State Statute 489.126:

If the job meets one of the following criteria, the complainant must send the contractor a Demand Letter:

- More than 10% of the total cost of the job was issued to the contractor via a deposit and no permits were applied for within 30 days (if applicable), or
- No work has been started within 90 days after the permits were issued (if permits were required).

The Demand Letter must be mailed to:

- The address on the contract
 - In the absence of an address being listed on the contract, the letter must be sent to the address listed with the Department of Business and Professional Regulation (DBPR) or the local licensing construction industry licensing board.

The letter must request for the contractor to:

- Apply for necessary permits
- Start the work.
- Request a refund

The letter must be sent via certified mail. Keep the receipt and Domestic Return Receipt/Tracking Number for your records.

Florida Statutes 489.128 Contracts entered into by unlicensed contractors unenforceable.

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 contractor shall be considered unlicensed if the contractor was unlicensed on the effective date of the original contract for the work

July 1st 2025, the City of Port St. Lucie no longer recognizes Certificate of Competencies and only state-certified licenses are recognized. Hammerhead Marine Construction/Dennis Respol's license is inactive due to this reason.

July 10th 2025 the city of Port St. Lucie held a disciplinary hearing against Hammerhead Marine Construction/Dennis Respol for disregarding and violating applicable state or local building code, regulation or law with the board suspending the company's **permitting privileges in the city of Port St. Lucie for 365 days**

August 4th 2025 the state of Florida determined that **Dennis Respol was not licensed by the Department of Business and Professional Regulation**

Date of Contract: August 19th 2025

Date of Contract Ratification: August 22nd 2025

Building Compliance Management Division

Contact

- Phone: [772-871-5132](tel:772-871-5132)
- Email: Contractorlicensing@cityofpsl.com

[Compliance Management Fees](#) (PDF, 139KB)

[Search for a Contractor](#)

Contractor Licensing Requirements & Regulations

The City of Port St. Lucie enforces contractor licensing in accordance with [Florida Statute Chapter 489](#) and [City Ordinance Chapter 150.501](#).

Effective July 1, 2025, the City of Port St. Lucie no longer accepts Certificates of Competency as valid contractor licenses.

- Under [Florida Statute 489.117](#), all contractors as defined in [FS 489.105\(3\)\(a-o\)](#) must be State Registered or State Certified to operate legally in Florida.
- If you currently use a City-issued Certificate of Competency to perform or contract work, you must take action to comply with state licensing requirements.

Jennifer Vannatter, Licensing Investigator
City of Port St. Lucie
121 SW Port St Lucie Blvd
Port St Lucie FL 34984

Petitioner,
vs.

DENNIS RESPOL
HAMMERHEAD MARINE CONSTRUCTION LLC
2633 SW TANFORAN BLVD
PORT ST LUCIE, FL 34987

CASE # 31938

Respondent

Port St Lucie Comp Card # 5853

ADMINISTRATIVE COMPLAINT

This matter came before the Port St. Lucie Construction Board of Appeals on July 10th, 2025 for consideration of the complaint against Dennis Respol of Hammerhead Marine Construction LLC., pursuant to Port St. Lucie City Code section 150.520.3(h). The Board having reviewed the evidence and sworn statement of the complaint presented by City of Port St. Lucie Building Licensing Investigator, Jennifer Vannatter, deeming itself fully advised in these premises, enter the following findings of fact and conclusions of law based upon motions duly made, seconded and adopted:

The Petitioner, Jennifer Vannatter, Licensing Investigator, City of Port St Lucie was present.

The Respondent, Dennis Respol, was not present.

FINDINGS OF FACT

1. On May 20th, 2025 the Petitioner, filed a complaint against Denis Respol, pursuant to section 150.520.2 of the Port St. Lucie City Code.
2. In the complaint, Dennis Respol is charged with violating:
 - 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.*"

ADDRESSES OF VIOLATION(S): 693 SE WHITMORE DR (MULTIPLE VIOLATIONS), 777 SE ARTON LN (MULTIPLE VIOLATIONS), 675 SE HARBOR VIEW DR

3. A copy of the complaint was sent certified and regular mail to the respondent and/or his/her attorney.
4. That on July 10th, 2025, Dennis Respol has been charged with a Formal Complaint regarding the property(ies) above, located in The City of Port St Lucie. The Charging allegations of violating Port St. Lucie Code Section 150.520.3(h) is supported by the signed and sworn complaint.
5. Pursuant to 150.520.2 (h), a determination of guilt has been made based upon the sworn complaint.

CONCLUSION OF LAW

That by a vote of six to zero opposed, the Construction Board of Appeals, based upon the findings of fact concludes that the Respondent is guilty of the above violations.

That pursuant to Port St. Lucie City Code, section 150.520.3, a finding of guilt constitutes grounds for disciplinary action.

BOARD ORDER

Upon these findings, by a vote of the Board of six in favor to zero opposed, therefore it is ordered *"the suspension of permitting privileges for 365 (Three Hundred Sixty-Five) days or until the respondent brings all violations into compliance, and payment of \$205 (Two Hundred Five Dollars) in Administrative Cost is due."*


Furthermore, recommendation by a vote of the Board six in favor to zero opposed is made to the CILB for *"Letter of Reprimand"*.

The respondent is hereby notified that upon the timely filing of a Notice of Appeal with the City Clerk within fifteen (15) days of the date of the Board's decision, the decision of the Construction Board of Appeals may be appealed.

In accordance with Florida Statutes, Chapter 489.131 (7) (d) and (e), the department, the disciplined contractor, the complainant, may challenge the local jurisdiction enforcement bodies recommended penalty for board action to the Construction Industry Licensing Board. A challenge shall be filed within sixty (60) days of the issuance of the recommended penalty to the board. If challenged, there is a presumptive finding of probable cause and the case may proceed without the need for a probable cause hearing.

Failure of the department, the disciplined contractor, or the complainant to challenge the local jurisdiction's recommended penalty within the time period set forth in this subsection shall constitute a waiver of the right to a hearing before the board. A waiver of the right to a hearing before the board shall be deemed an admission of the violation, and the penalty recommended shall become a final order according to procedures developed by the board rule without further board action. The disciplined contractor may appeal this board action to the district court.

Ordered by the Construction Board of Appeals effective the 10th day of July 2025.


Wayne Lensen
Chairperson
Construction Board of Appeals

Displayed is a listing of public complaints against persons or businesses that, at the time of the complaint, were not licensed by the Department of Business and Professional Regulation.

Unlicensed Details

[Print](#)

Respondent Name	RESPOL, DENNIS	Profession	Certified Building Contractor
County	St. Lucie	Complaint Number	2025004559
Street Number	2633	Complaint Class	Unlicensed Activity Audit
Address Line1	SW TANFORAN BLVD	Entered Date	01/23/2025
Address Line2		Disposition Date	08/04/2025
Address Line3		Complaint Disposition	Final Order
City	PORT ST LUCIE		
State	FL		
Zip	34987		

[Close Window](#)

Port St. Lucie, Florida - Code of Ordinances Sec. 150.520.3

A project may be presumed abandoned after ninety (90) days if the contractor fails to perform work without just cause for ninety (90) consecutive days.

Committing mismanagement or misconduct in the practice of contracting that causes financial harm to a customer occurs when:

The contractor has abandoned a customer's job unless the contractor refunds the excess funds within thirty (30) days after the date the job is abandoned

Date work was last performed: October 22nd 2025

Date of last communication from contractor: November 5th 2025

Refund demand sent via e-mail to businesses' official e-mail address: December 1st 2025

Refund demand sent via certified mail to businesses' physical address: December 8th 2025

9589 0710 5270 3215 8432 23

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

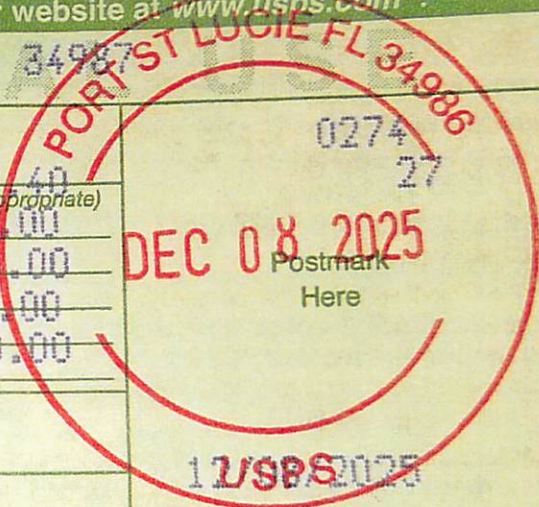
For delivery information, visit our website at www.usps.com®.

Port Saint Lucie, FL 34986

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$4.44

Total Postage and Fees \$14.14



Sent To _____

Street and Apt. No., or PO Box No. _____

City, State, ZIP+4® _____

December 8th 2025

Please find a copy of the attached correspondence which was sent to you via e-mail on December 1st 2025 at 0820 as well as pictures taken on December 1st 2025 at 0849 documenting the state of construction at the time that e-mail was sent.

Re: Revised Proposal

From  Daddy_gill <Daddy_Gill@proton.me>
To Hammerhead Marine Construction <hammerheadmarine@att.net>
CC myarosegill <myarosegill@gmail.com>

Monday, December 1st, 2025 at 8:20 AM

Failure to adhere to the demands detailed in the attached email by **December 15th 2025** or respond will result in us joining the large group of your customers that have filed a civil suit against you for damages and additional court costs. We will also initiate conversations with the state of Florida, county of St. Lucie and City of Port St. Lucie regarding your professional conduct.

If you have an attorney, please provide their contact information so that we can furnish them relevant documents to this matter.



2633 SW TANFORAN BOULEVARD, PORT ST LUCIE, FL 34987*(772) 528-2976*HAMMERHEADMARINE@ATT.NET

08.19.25

Brian & Mya Gill
2301 Salmon Road
Port St Lucie, FL

Phone: (850) 687-9346
Email: Daddy-Gill@proton.me

PROJECT: Dock
Construct a new 10'x12' Platform with a 4'x20' (+/-) Access Ramp. Railing on the Access, no Railing on the Platform.

SPECIFICATIONS:

1. All pilings 8" in diameter, minimum 6' penetration into the sea bottom.
2. 2x8 #2 P.T. stringers, 24" O.C.
3. 2x8 #2 P.T. cross members, double on the platform.
4. 5/8 S.S. galvanized thru-bolts in all members.
5. 2x6 #1 decking, screwed S.S.
6. Back line of pilings to be sub-deck.
7. Access Railing; 2x4 #1 top, 2x4 #1 middle, 2x6 #1 cap board with router edge.
8. Access to be Ramp or steps.

PRICE FOR PROJECT:

Dock: \$5,950.00.

Permits: \$1,200.00 SFWMD & Drawings.

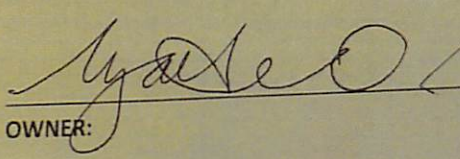
PAYMENT TERMS: \$1,795.00 upon commencement (10% + permit fee), \$3,300.00 upon commencement, balance of \$2,055.00 due upon completion. 2650-

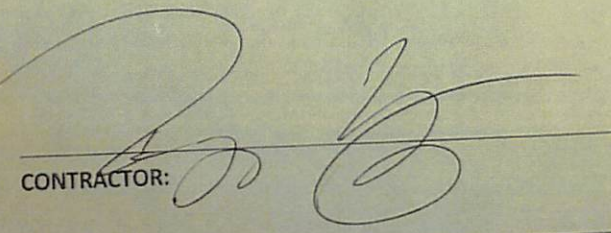
OPTIONAL:

UV piling protectant; Black Vinyl Wrap at tide line; nailed S.S. Extends piling life by approximately 10 yrs: \$65.00 per piling.
Please initial if wanted: _____

NOTE: All work is to be completed in a manner according to specifications submitted. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders. Payment will be made as outlined above. Deposits are non-refundable. 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. Hammerhead Marine Construction will not be held responsible for damages caused by any acts of God, such as Hurricanes, Tornadoes, Tidal Surge, etc. Not responsible for any damage to underground utilities, water pipes, conduits, phone lines, grass, sod sprinklers, driveways, walkways or any fencing that must be removed to gain access to the project area. The price is good 30 days.

ACCEPTANCE OF PROPOSAL:

OWNER: 

CONTRACTOR: 

Transaction Details



Transaction Description
Check #2088

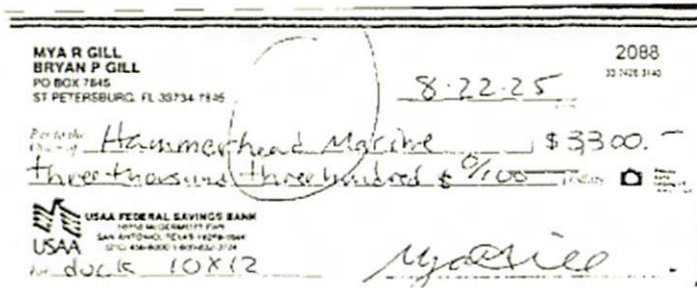
Edit

Transaction Amount -\$3,300.00

Posted Date Aug 25, 2025

Check Number 2088

Check Images



For security and protection, this section has been removed.

Image 1 of 2

[View back](#)

Original
Description

CHECK # 0000002088

Transaction Details



Transaction Description
Check #2092

Edit

Transaction Amount - \$560.00

Posted Date Oct 24, 2025

Check Number 2092

Check Images

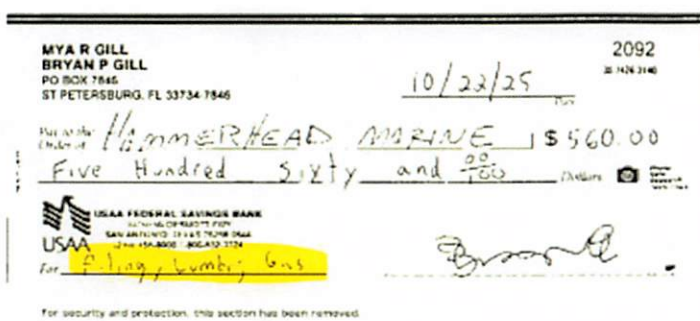
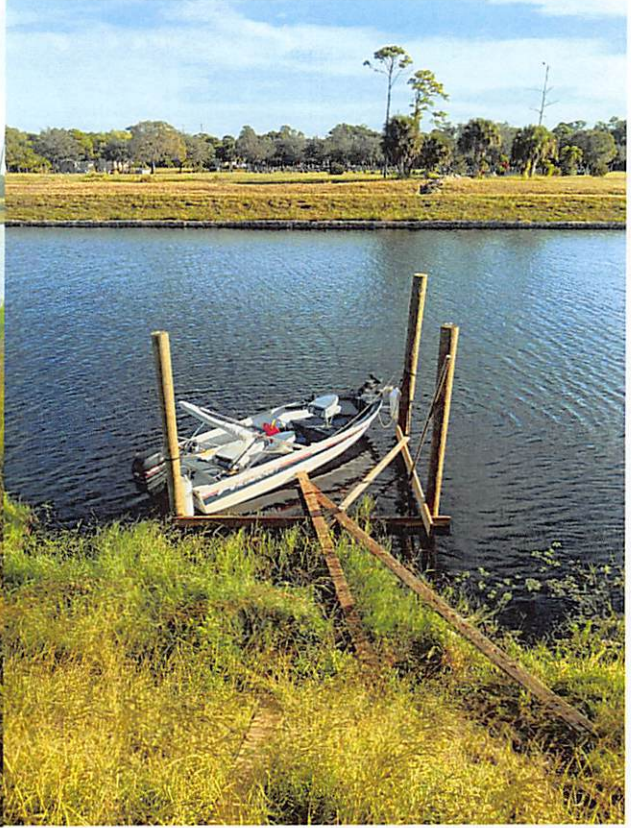
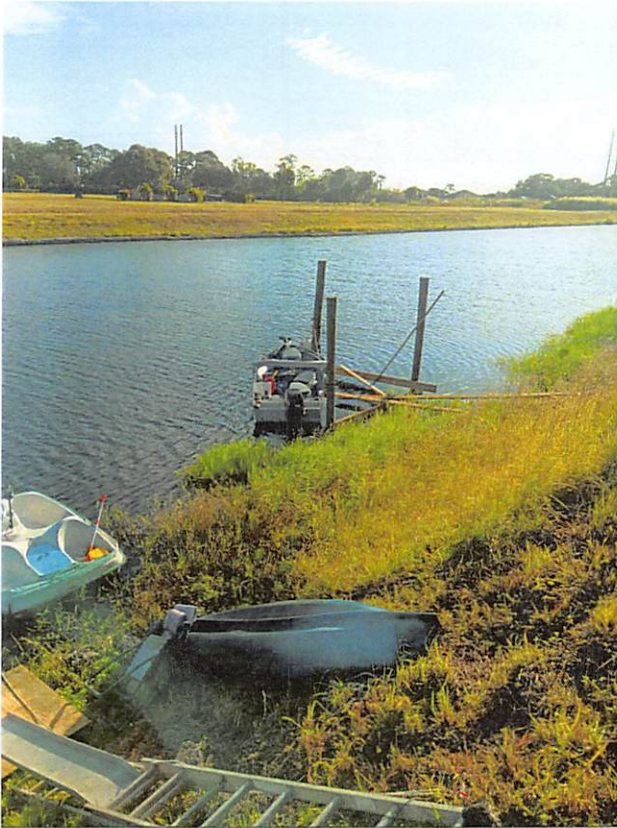


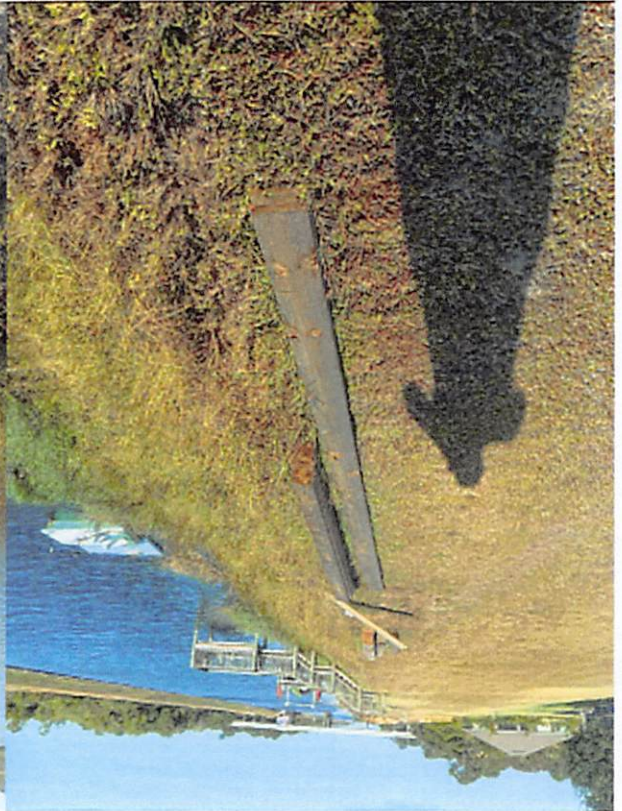
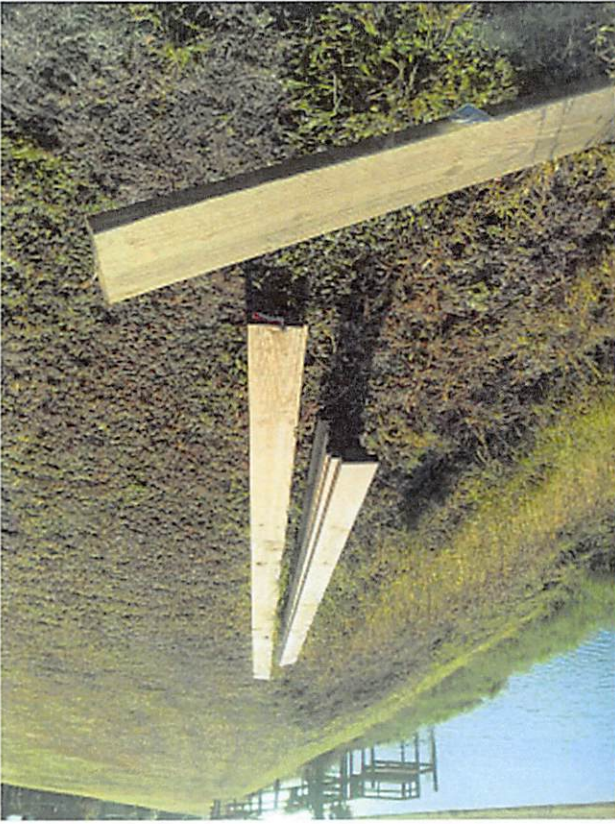
Image 1 of 2

[View back](#)

Original
Description

CHECK # 0000002092







When we first spoke with you regarding the proposition of building our dock, you represented yourself as a “licensed contractor”. Despite this misrepresentation, just fourteen days prior on August 4th, the state of Florida determined that **you were not licensed by the Department of Business and Professional Regulation...**

Displayed is a listing of public complaints against persons or businesses that, at the time of the complaint, were not licensed by the Department of Business and Professional Regulation.

Unlicensed Details

[Print](#)

Respondent Name	RESPOL, DENNIS	Profession	Certified Building Contractor
County	St. Lucie	Complaint Number	2025004559
Street Number	2633	Complaint Class	Unlicensed Activity Audit
Address Line1	SW TANFORAN BLVD	Entered Date	01/23/2025
Address Line2		Disposition Date	08/04/2025
Address Line3		Complaint Disposition	Final Order
City	PORT ST LUCIE		
State	FL		
Zip	34987		

[Close Window](#)

The same day that we signed our contract with you on August 22nd, the county of St. Lucie opened a disciplinary case against you for disregarding and violating applicable state or local building code, regulation or law with the investigator recommending that your company’s **permitting privileges in St. Lucie county be revoked for 365 days...**

DISCIPLINARY CASE:

<p>Against:</p>	<p>DENNIS RESPOL and/or HAMMERHEAD MARINE CONSTRUCTION, LLC</p> <p>State Certification # N/A</p> <p>County Certification # 31536</p>
<p>Location of violation:</p>	<p>4929 S Indian River Dr Fort Pierce, FL 34982</p>
<p>Complaint filed by:</p>	
<p>Case #:</p>	<p>2508-0000126</p>
<p>Investigator:</p>	<p>Mirlande Moise</p>
<p>First Notification to the Company:</p>	
<p>Violation(s):</p>	<p>SLC CCL 10-67: - Revocation or suspension of Certificate of Competency:</p> <p>Sub Section:</p> <p>(3) Disregards and violates an applicable state or local building code, regulation or law.</p>
<p>Staff Recommendation:</p>	<ul style="list-style-type: none"> ◆ To revoke permitting privileges for Dennis Repsol and/or Hammerhead Marine Construction for a term not to exceed three hundred and sixty-five (365) days for new permits only. ◆ After the revocation period, a written request must be made to the Board to reinstate Dennis Repsol and/or Hammerhead Marine Construction’s permitting privileges. ◆ A copy of the Board’s order will be forwarded to the Florida Department of Business and Professional Regulation (DBPR) and the surrounding municipalities.



August 22, 2025

Case No. 2508-0000126

Dennis F Respol
Hammerhead Marine Construction, LLC
2633 SW Tanforan Blvd
Port St. Lucie, FL 34987

Re: 4929 S Indian River Dr, Fort Pierce FL 34982
Tax ID Number: 2436-702-0001-000-7

To Dennis F Respol / Hammerhead Marine Construction, LLC:

You are hereby notified that on August 22, 2025 St. Lucie County Contractor Licensing Department investigated the property address 4929 S Indian River Dr., Fort Pierce FL 34982 and found you in violations of the St. Lucie County Code of Ordinance as follows:

Section 10-67: Revocation or suspension of Certificate of Competency:

(3) Disregards and violates an applicable state or local building code, regulation or law.

This matter is scheduled before the St. Lucie County Contractor Licensing Board (hereinafter "Board") on **Wednesday, the 17th of September 2025** at 8:30 am or as soon thereafter as may be heard in the St. Lucie County Commission Chambers at the St. Lucie County Administration Building Annex, Third Floor, 2300 Virginia Avenue, Fort Pierce, Florida.

At the hearing, the Board may find that you have violated provisions of the St. Lucie County Code of Ordinance. The Board shall have the power to revoke, suspend, or

9489 0090 0027 6517 0936 23

Just one month prior on July 16th, the county of St. Lucie held a disciplinary hearing against you for disregarding and violating applicable state or local building code, regulation or law with the investigator recommending that your company's permitting privileges in St. Lucie county be revoked for 365 days...

DISCIPLINARY CASE:

<p>Against:</p>	<p>DENNIS RESPOL DBA HAMMERHEAD MARINE CONSTRUCTION LLC</p> <p>State Certification # N/A</p> <p>County Certification # 31536</p>
<p>Location of violation:</p>	<p>7211 Elyse Cir. Port St Lucie, FL 34952</p>
<p>Complaint filed by:</p>	
<p>Case #:</p>	<p>2506-0000118</p>
<p>Investigator:</p>	<p>Mirlande Moise</p>
<p>First Notification to the Company:</p>	<p>St. Lucie County</p>
<p>Violation(s):</p>	<p>SLC CCL 10-67: - Revocation or suspension of Certificate of Competency:</p> <p>Sub Section:</p> <p>(3) Disregards and violates an applicable state or local building code, regulation or law.</p>
<p>Staff Recommendation:</p>	<ul style="list-style-type: none"> ◆ To revoke permitting privileges for Dennis Repsol and/or Hammerhead Marine Construction for a term not to exceed three hundred and sixty-five (365) days for new permits only. ◆ After the revocation period, a written request must be made to the Board to reinstate Dennis Repsol and/or Hammerhead Marine Construction’s permitting privileges. ◆ A copy of the Board’s order will be forwarded to the Florida Department of Business and Professional Regulation (DBPR) and the surrounding municipalities.



June 26, 2025

Case No. 2506-0000118

Dennis F Respol
Hammerhead Marine Construction, LLC
2633 SW Tanforan Blvd
Port St. Lucie, FL 34987

Re: 7211 Elyse Cir, Port St. Lucie FL 34952
Tax ID Number: 3416-801-0031-000-1

To Dennis F Respol / Hammerhead Marine Construction, LLC:

You are hereby notified that on June 26, 2025 St. Lucie County Contractor Licensing Department investigated the property address 7211 Elyse Dr., Port St. Lucie FL 34986 and found you in violations of the St. Lucie County Code of Ordinance as follows:

Section 10-67: Revocation or suspension of Certificate of Competency:

(3) Disregards and violates an applicable state or local building code, regulation or law.

This matter is scheduled before the St. Lucie County Contractor Licensing Board (hereinafter "Board") on **Wednesday, the 16th of July 2025** at 8:30 am or as soon thereafter as may be heard in the St. Lucie County Commission Chambers at the St. Lucie County Administration Building Annex, Third Floor, 2300 Virginia Avenue, Fort Pierce, Florida.

At the hearing, the Board may find that you have violated provisions of the St. Lucie County Code of Ordinance. The Board shall have the power to revoke, suspend, or

When we first spoke with you regarding the proposition of building our dock, you represented yourself as qualified to perform the proposed work at the specified location. Despite this misrepresentation, one month prior on July 10th, the city of Port St. Lucie held a disciplinary hearing against you for disregarding and violating applicable state or local building code, regulation or law with the board suspending your company's **permitting privileges in the city of Port St. Lucie for 365 days...**



BUILDING

July 30th, 2025

State of Florida
Department of Business and Professional Regulation
2601 Blair Stone Rd
Tallahassee, FL 32399

**RE: Dennis Respol
Hammerhead Marine Construction LLC
PSL COMP CARD # 5853
CASE # 31389 & 31938**

To Whom It May Concern:

On July 10th, 2025, a Disciplinary Hearing was conducted by the Port St Lucie Construction Board of Appeals to examine a complaint filed against the following:

**Dennis Respol of Hammerhead Marine Construction LLC
2633 SW TANFORAN BLVD
PORT ST LUCIE, FL 34987
CITY OF PSL COMP # 5853**

The City of Port St Lucie Construction Board of Appeals found **Dennis Respol of Hammerhead Marine Construction LLC** in violation of Port St Lucie City Ordinance section 150.520.3(h):

KNOWINGLY OR DELIBERATELY DISREGARDING OR VIOLATING ANY APPLICABLE BUILDING CODES OR LAWS OF THE STATE, COUNTY OR THE CITY.

Enclosed, please find a copy of the Final Board Order. The Construction Board of Appeals ordered that the permitting privileges be suspended for 365 days or until the violation is brought into compliance and a Letter of Reprimand be placed in the contractor's file.

Please feel free to contact us if you have any questions regarding this matter. You may reach us at contractorlicensing@cityofpsl.com.

Sincerely,

Isa Alvarez-Cobb
Contractor Licensing Coordinator

CityofPSL.com

Jennifer Vannatter, Licensing Investigator
City of Port St. Lucie
121 SW Port St Lucie Blvd
Port St Lucie FL 34984

Petitioner,

vs.

DENNIS RESPOL
HAMMERHEAD MARINE CONSTRUCTION LLC
2633 SW TANFORAN BLVD
PORT ST LUCIE, FL 34987

CASE # 31938

Respondent

Port St Lucie Comp Card # 5853

ADMINISTRATIVE COMPLAINT

This matter came before the Port St. Lucie Construction Board of Appeals on July 10th, 2025 for consideration of the complaint against Dennis Respol of Hammerhead Marine Construction LLC., pursuant to Port St. Lucie City Code section 150.520.3(h). The Board having reviewed the evidence and sworn statement of the complaint presented by City of Port St. Lucie Building Licensing Investigator, Jennifer Vannatter, deeming itself fully advised in these premises, enter the following findings of fact and conclusions of law based upon motions duly made, seconded and adopted:

The Petitioner, Jennifer Vannatter, Licensing Investigator, City of Port St Lucie was present.

The Respondent, Dennis Respol, was not present.

FINDINGS OF FACT

1. On May 20th, 2025 the Petitioner, filed a complaint against Denis Respol, pursuant to section 150.520.2 of the Port St. Lucie City Code.
2. In the complaint, Dennis Respol is charged with violating:
 - Port St. Lucie Code Section 150.520.3(b): "*Knowingly or deliberately disregarding or violating any applicable building codes or laws of the state, county or the city.*"

ADDRESSES OF VIOLATION(S): 693 SE WHITMORE DR (MULTIPLE VIOLATIONS), 777 SE ARTON LN (MULTIPLE VIOLATIONS), 675 SE HARBOR VIEW DR

3. A copy of the complaint was sent certified and regular mail to the respondent and/or his/her attorney.
4. That on July 10th, 2025, Dennis Respol has been charged with a Formal Complaint regarding the property(ies) above, located in The City of Port St Lucie. The Charging allegations of violating Port St. Lucie Code Section 150.520.3(h) is supported by the signed and sworn complaint.
5. Pursuant to 150.520.2 (h), a determination of guilt has been made based upon the sworn complaint.

CONCLUSION OF LAW

That by a vote of six to zero opposed, the Construction Board of Appeals, based upon the findings of fact concludes that the Respondent is guilty of the above violations.

That pursuant to Port St. Lucie City Code, section 150.520.3, a finding of guilt constitutes grounds for disciplinary action.

BOARD ORDER

Upon these findings, by a vote of the Board of six in favor to zero opposed, therefore it is ordered *"the suspension of permitting privileges for 365 (Three Hundred Sixty-Five) days or until the respondent brings all violations into compliance, and payment of \$205 (Two Hundred Five Dollars) in Administrative Cost is due."*

Furthermore, recommendation by a vote of the Board six in favor to zero opposed is made to the CILB for *"Letter of Reprimand"*.

The respondent is hereby notified that upon the timely filing of a Notice of Appeal with the City Clerk within fifteen (15) days of the date of the Board's decision, the decision of the Construction Board of Appeals may be appealed.

In accordance with Florida Statutes, Chapter 489.131 (7) (d) and (e), the department, the disciplined contractor, the complainant, may challenge the local jurisdiction enforcement bodies recommended penalty for board action to the Construction Industry Licensing Board. A challenge shall be filed within sixty (60) days of the issuance of the recommended penalty to the board. If challenged, there is a presumptive finding of probable cause and the case may proceed without the need for a probable cause hearing.

Failure of the department, the disciplined contractor, or the complainant to challenge the local jurisdiction's recommended penalty within the time period set forth in this subsection shall constitute a waiver of the right to a hearing before the board. A waiver of the right to a hearing before the board shall be deemed an admission of the violation, and the penalty recommended shall become a final order according to procedures developed by the board rule without further board action. The disciplined contractor may appeal this board action to the district court.

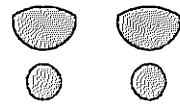
Ordered by the Construction Board of Appeals effective the 10th day of July 2025.


Wayne L. Lacey
Chairperson
Construction Board of Appeals

+1772528 2976
+1850687 9346



Mass text 2



<  **Mass text** 2 



Monday, August 18

+18506879346

Hi Dennis! Our address is
2301 SW Salmon Rd
PSL

Thanks for stopping by today
around 1230-1.
-Mya & Bryan


MMS
11:44 AM

+17725282976

Ok got it appreciate the
opportunity...

MMS
11:48 AM

+18506879346

You are welcome! Our
neighbor referred us to you
and also needs some repairs!


MMS
11:49 AM

+17725282976

Ok great thx

MMS
11:59 AM

+17725282976

I am a little late..otw so sorry

MMS
1:06 PM

<  **Mass text** 2 



MMS
1:28 PM

Daddy_Gill@proton.me

Tuesday, August 19

+18506879346

Hi Dennis - just got a call from the office! We got the 10x10 proposal but are still waiting for the 10x12 proposal and thanks!

MMS
3:42 PM

+17725282976

Thats right stand by

MMS
4:05 PM

Wednesday, August 20

+18506879346

Thanks we received the 2nd estimate. I'm wondering how much extra it would cost for a top deck with a roof? (On top of the hill)

MMS
8:35 AM

Thursday, August 21

Mass text 2

+17725282976



MMS 6:32 PM

+17725282976

These are some I've done
 10x10 metal roof \$5,780
 Tiki roof synthetic leafs..
 \$6800 20yr warranty with
 stands 145mph wind
 Tiki roof with real leafs..
 \$4,200 roof last 5 to 7
 years...and would have to redo
 it...most likely some last longer

MMS 6:37 PM

<   **Mass text** 2 



+17725282976

Let me know if you would like a written proposal with specifications..if you decide 10 x12 deck you want...roof cost does change

MMS
6:40 PM

+17725282976

Can only build on water a roof

MMS
7:11 PM

Friday, August 22

+18506879346

Hi Dennis - we would like to go with the 10x 12 with no roof

MMS
6:41 AM

+17725282976

Ok I'll let Regina know she will contact you and get contract signed thank you

MMS
7:11 AM

+18506879346

Thank you as well! MMS
7:38 AM



2633 SW TANFORAN BOULEVARD, PORT ST LUCIE, FL 34987*(772) 528-2976*HAMMERHEADMARINE@ATT.NET

08.19.25

Brian & Mya Gill
2301 Salmon Road
Port St Lucie, FL

Phone: (850) 687-9346
Email: Daddy-Gill@proton.me

PROJECT: Dock
Construct a new 10'x12' Platform with a 4'x20' (+/-) Access Ramp. Railing on the Access, no Railing on the Platform.

SPECIFICATIONS:

1. All pilings 8" in diameter, minimum 6' penetration into the sea bottom.
2. 2x8 #2 P.T. stringers, 24" O.C.
3. 2x8 #2 P.T. cross members, double on the platform.
4. 5/8 S.S. galvanized thru-bolts in all members.
5. 2x6 #1 decking, screwed S.S.
6. Back line of pilings to be sub-deck.
7. Access Railing; 2x4 #1 top, 2x4 #1 middle, 2x6 #1 cap board with router edge.
8. Access to be Ramp or steps.

PRICE FOR PROJECT:

Dock: \$5,950.00.

Permits: \$1,200.00 SFWMD & Drawings.

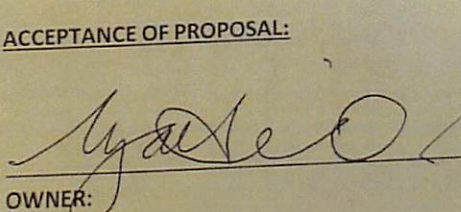
PAYMENT TERMS: \$1,795.00 upon commencement (10% + permit fee), \$3,300.00 upon commencement, balance of \$2,055.00 due upon completion. 2650-

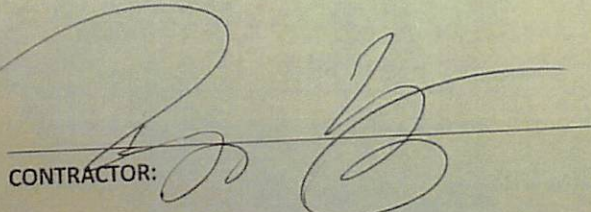
OPTIONAL:

UV piling protectant; Black Vinyl Wrap at tide line; nailed S.S. Extends piling life by approximately 10 yrs: \$65.00 per piling.
Please initial if wanted: _____

NOTE: All work is to be completed in a manner according to specifications submitted. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders. Payment will be made as outlined above. Deposits are non-refundable. 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. Hammerhead Marine Construction will not be held responsible for damages caused by any acts of God, such as Hurricanes, Tornadoes, Tidal Surge, etc. Not responsible for any damage to underground utilities, water pipes, conduits, phone lines, grass, sod sprinklers, driveways, walkways or any fencing that must be removed to gain access to the project area. The price is good 30 days.

ACCEPTANCE OF PROPOSAL:


OWNER:


CONTRACTOR:

Transaction Details



Transaction Description
Check #2088

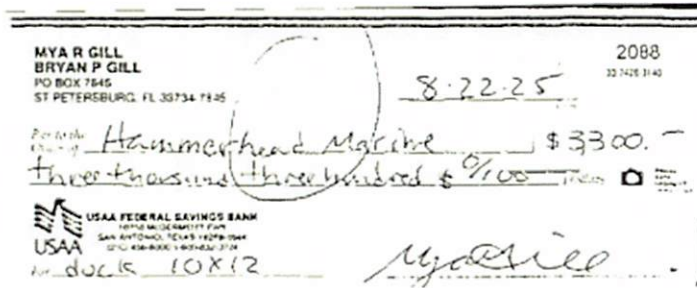
Edit

Transaction Amount -\$3,300.00

Posted Date Aug 25, 2025

Check Number 2088

Check Images



For security and protection, this section has been removed.

Image 1 of 2

[View back](#)

Original
Description

CHECK # 0000002088

Friday, September 12

MMS
12:07 PM

Good afternoon, any idea
when you are coming back?

Monday, September 15

MMS
5:33 PM

???

  **Mass text** 2 



Monday, October 6

Not sure why you are not responding. We have to replace our HVAC system and they need to pull a permit to do so. Don't want to pull it until you are finished what you are doing in the back. So I need to know when you are planning on finishing so that I can get the other contractor started.

MMS
11:52 AM

< +17725282976
12:07 PM, Oct 6

(No subject)

I had a heart attack got home yesterday, my girl was supposed to tell you guys my crew bailed on me guess they thought they have trouble getting paid i was hoping it was done nobody told anything said things were fine..iam feeling great today tryin to get help now...its looking good..everything fell apart..when I went down,iam so sorry and extremely embarrassed, get back to you tomorrow and hopefully get it done weeks end ,iam shocked you weren't informed so sorry

< [profile icons] **Mass text** 2 v



Sorry to hear that but glad everything seems to be improving... Nobody told us anything, just came by one day when we weren't home and dumped a bunch of lumber on the berm to warp in the sun

MMS
12:10 PM

+17725282976

They didn't stack it

MMS
12:11 PM



MMS 12:13 PM

<  **Mass text** 2 



+17725282976

Ok ill replace any bad MMS
12:55 PM

Saturday, October 11

+18506879346

Hello! Any idea what day you will be to come out here? MMS

I hope you are feeling better? MMS
3:11 PM

Monday, October 13

+17725282976

Think iam ok iam coming
Wednesday for sure...got a
guy my family has not let me
move...I apologize every one
bailed on me even my son ,its
been hard...Wednesday I
promise... MMS
5:08 PM

<  **Mass text** 2 



I have a fully charged group 27 dual purpose marine battery in my shed and another in the boat at the shop. Probably have two other batteries in the boat as well

MMS
1:38 PM

+17725282976

Ok cool I lost track of time
couldn't did something
today,iam wanting to work
badly its been awhile

MMS

Tomorrow sir thank you MMS

👍 to "I have a fully charged group 27 dual purpose marine battery in my shed and another in the boat at the shop. Probably have two other batteries in the boat as well"

MMS
2:52 PM

  **Mass text** 2 



Thursday, October 16

MMS
3:41 PM

So what is your excuse today? You show up for 15-20 minutes and then leave without saying anything or providing any explanation?

< +17725282976
4:55 PM, Oct 16

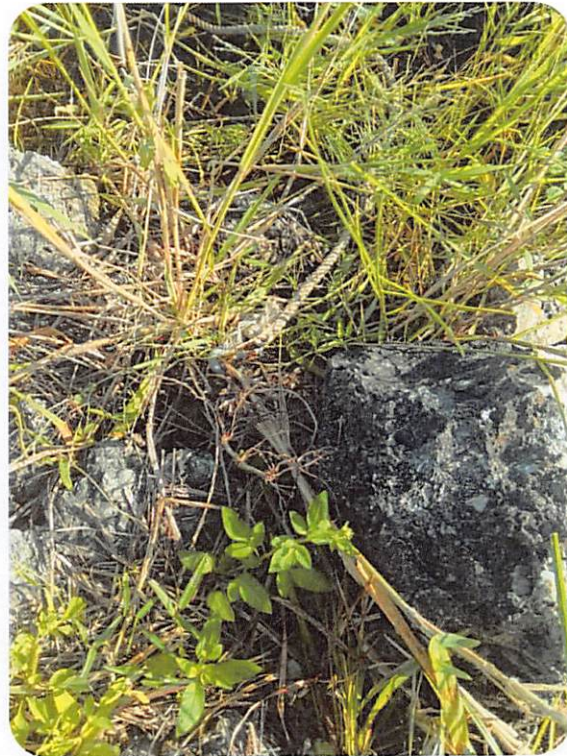
(No subject)

I don't do excuses sir, was unable to perform today,...water depth issue...not prepared mentally for what its going to take to set the shore piling have to dive blindly for every rock 4' higher then normal...late start...truck issues obviously don't work out of that vehicle, just in a bad mind frame to perform it ,wrapped my head around it ,got a 3rd lung to stay down longer, I don't ingress excuses, I find solutions..and I did..tomorrow its not a magic trick and I certainly wouldn't be in business 25 yrs giving excuses sir understand your frustrations,but not crew and a heart attack is not an excuse ots a fact out of my control, so I've regain control and it will be a successful, appreciate your patience,

e

Mass text 2

Wednesday, October 22



MMS 9:46 AM

Is this line supposed to be attached to something to keep the pilings from floating away?

MMS 9:47 AM

+17725282976

Got hard one set..
 Need to let it fill in..be back in an hr. hopefully the 4th piling is still there its a sinker

MMS 12:53 PM

Thursday, October 30

+18506879346

Hello.! Were you able to get
the rest of the supplies ok?
When shall we expect you to
come back?

MMS
10:42 AM

Friday, October 31

+17725282976

Should be in today no 25'
pilings in stock just 2 were
really crochet...

MMS
7:27 AM

Saturday, November 1

MMS
10:55 AM

That 2x12 gangway is ours.
We use it for getting on and
off the boat since there is no
dock built. Need it back.

< Me

3:48 PM, Nov 1

(No subject)

So you come to us begging for more money for supplies and "gas money" because you ran out of money and we were allegedly your only job left. You cashed our check on the 24th but I see no additional supplies purchased. You stated that they didn't have any usable pilings which is only a hundred something of the \$560 we gave you. What was the rest of the \$560 spent on?

Transaction Details



Transaction Description
Check #2092

[Edit](#)

Transaction Amount - \$560.00

Posted Date Oct 24, 2025

Check Number 2092

Check Images

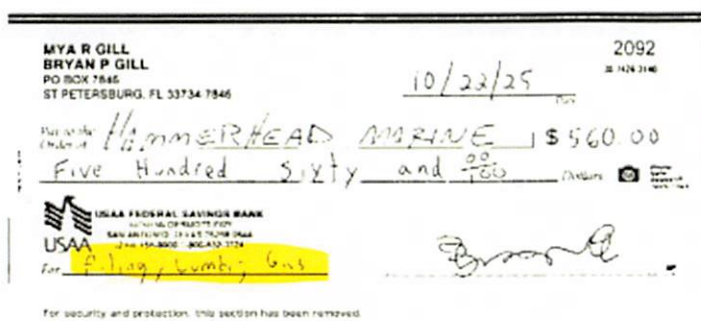


Image 1 of 2

[View back](#)

Original
Description

CHECK # 0000002092

< Me
3:52 PM, Nov 1

(No subject)

We were allegedly the only job you had left but then you show up and remove your barge and tools that you need to set the last piling. On top of that you took our personal lumber that we have been using to get on and off the boat since no dock has been built leaving us no way to board the boat. We signed the contract in August, gave you additional money in October when you came begging... It is now November and all that has been accompanied is driving three pilings and all equipment removed from the job site.

Tuesday, November 4

Are you going to respond about what you spent the \$560 we gave you specifically to purchase the piling, lumber and gas needed to complete construction of our dock?

MMS
11:04 AM

<  **Mass text** 2 v



Also, this is now the third time I am asking... are you going to respond/return our gangway that you removed from our property that we need to get on/off the boat since you haven't completed construction of our dock or do we need to involve the police?

MMS
11:06 AM

Wednesday, November 5

+17725282976

I have the board


Motor will be fixed today

MMS
10:37 AM

+17725282976

Called the police,that's ridiculous I almost died dude I apologize

MMS

 \$16 home depot board jezz

MMS
10:38 AM

Mass text 2

10:47 www.homedepot.com

Search

Port St Lucie-S... 11PM 34953

2 in. x 12 in. x 8 ft. #2 Prime Ground Contact Pressure-Treated Lumber

Nominal Product Length (ft.): 8 ft

Color/Finish: **Brown**

— 2 +

\$44.76
(\$22.38/item)

Get Bulk Pricing of \$20.14 on this item when you purchase at least 32 units.

Pickup at Port St Lucie-South Delivering to 34953

Cart Total: **\$44.76**

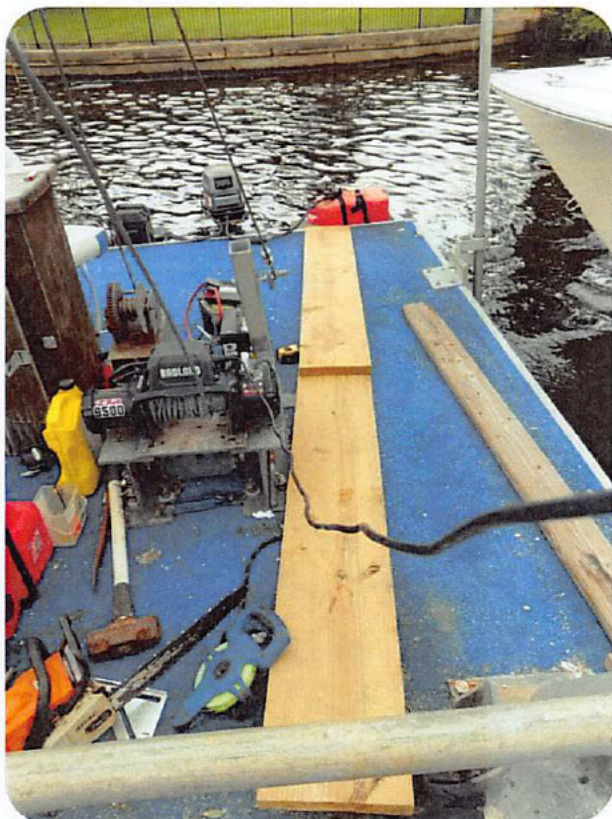
Checkout

MMS 10:47 AM

< Mass text 2 v



+17725282976



MMS 12:56 PM

+17725282976

2 60" pieces screwed together,?? Not keeping the board my trucks getting new transmission, I put it on roof of my car piling at the boat ramp, sorry thought my son bought it,not stealing piece [redacted] board

MMS 12:58 PM

MMS
12:59 PM

Please return it... we were not able to get on/off the boat this weekend without it

+17725282976

OK apologies would have no truck

MMS
12:59 PM

Monday, November 24

MMS

It has now been over a month since we gave you the \$560 specifically to purchase the piling, lumber and gas needed to complete construction of our dock and zero progress has been made

MMS
9:04 AM

Also, our gangway still has not been returned

+18506879346

Has this project been abandoned? We would just like this to be finished. What is the plan?

MMS
3:50 PM



I txt HELLBERG, REGINA and ask about why nothing has been done nor any updates regarding the installation of the boat lift.
EXHIBIT - L

August 05, 2023

HELLBERG, REGINA text back seeing " Im sorry Rick, a family situation put me out of contact this week. I apologize greatly . The barge is ready. I will let you know what day we will do the install this week."

EXHIBIT - L

August 18, 2023

I went on St. Lucie County - Building Department and I asked if there was a permit or application for a Boat Lift at 7305 Elyse Cir Port St Lucie Fl and the answer was " NO" no permit has been submitted to do a boat lift on my property.

EXHIBIT - L1

August 18, 2023

I called RESPOL, DENNIS to ask why after 3 MONTHS he did not apply for the permit and why he and HELLBERG, REGINA were lying to me saying the PERMIT for the boat lift was submitted, after my questions he ignored me and mistreated me and called me worlds showing total disrespect for me and told me that he WIL NOT RETURN MY MONEY AND WILL NOT FINISH THE JOB.

3 months has passed and that is no PERMIT SUBMITTED and the BOAT LIFT has not been install also he rebuild my dock without a permit, for all this I feel that I have been a VICTIM of a FRAUD/SCAMMER from Hammerhead Marine Construction, LLC, RESPOL, DENNIS and HELLBERG, REGINA

As today August 21, 2023 I have PAID to Hammerhead Marine Construction, LLC the total of \$13,000 (Thirteen Thousand dollar) and he did not finish with the project nor a permit was submitted.

No register of any application for a PERMIT on my property on .wwwcityofpsl.com (City of Port St Lucie website)

EXHIBIT - L1

PAGE 4 OF 4

Filing # 188443688 E-Filed 12/20/2023 03:11:31 PM

IN THE COUNTY COURT, NINETEENTH JUDICIAL CIRCUIT, IN AND FOR
COUNTY OF ST. LUCIE, STATE OF FLORIDA - CIVIL DIVISION.

CASE NO. 2023-SC-002878

RICK C PRESSLY

Plaintiff(s),

vs

HAMMERHEAD MARINE CONSTRUCTION LLC

Defendant(s),


FINAL JUDGMENT

THIS CAUSE having come before the Court on December 07, 2023, for a Non-Jury Trial on the above styled case and the Court considering all the testimony, witnesses and the exhibits admitted into evidence and the Court finding that the Defendant HAMMERHEAD MARINE CONSTRUCTION LLC is justly indebted to the Plaintiff in the sum of **\$3,270.00**

CONSIDERED, ORDERED AND ADJUDGED that the said Plaintiff, RICK C PRESSLY does have and recover of and from said Defendant HAMMERHEAD MARINE CONSTRUCTION LLC, 2633 SW Tanforan Blvd, Port St Lucie FL, 34987 the sum of **\$2,920.00** for damages, plus **\$350.00** for Court Costs, plus \$-0- for attorney fees and pre-judgment interest costs of \$-0-. This judgment shall bear interest at the rate set by Florida Statute from the date of entry until satisfied, for all of which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED that the Defendant shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet – Business Entity) and return it to Plaintiff within 45 days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed. **The Defendant should NOT file the completed form 7.343 with the Court.**

DONE AND ORDERED at Port St. Lucie, St. Lucie County, Florida


eSigned by ISENHOWER, DARYL in 2023SC002878
on 12/20/2023 14:17:36 J+a5uaEf
DARYL ISENHOWER
COUNTY JUDGE

IN THE COUNTY COURT, NINETEENTH JUDICIAL CIRCUIT, IN AND FOR
COUNTY OF ST. LUCIE, STATE OF FLORIDA - CIVIL DIVISION.

CASE NO. 2024SC2646

JOHN WEISS

vs
HAMMERHEAD MARINE CONSTRUCTION LLC

Defendant(s),

FINAL JUDGMENT

THIS CAUSE having come before the Court on AUGUST 14 2024 for a PRE-TRIAL CONFERENCE on the above styled case and the defendant failed to appear the Court finding that the Defendant HAMMERHEAD MARINE CONSTRUCTION LLC is justly indebted to the Plaintiff in the sum of \$ 1905.00

CONSIDERED, ORDERED AND ADJUDGED that the said Plaintiff, JOHN WEISS does have and recover of and from said Defendant HAMMERHEAD MARINE CONSTRUCTION LLC the sum of \$1680 for damages, plus \$225.00 for Court Costs, This judgment shall bear interest at the rate of 9.46 percent from the date of entry until satisfied, for all of which let execution issue.

DONE AND ORDERED at Port St. Lucie, St. Lucie County, Florida this 14th day of AUGUST 2024.


EDMOND ALONZO
COUNTY JUDGE

CC: ALL PARTIES

NINETEENTH JUDICIAL CIRCUIT
SMALL CLAIMS AND COUNTY CIVIL
SAINT LUCIE COUNTY, FLORIDA

STIPULATION AND SETTLEMENT AGREEMENT

Camille Sullivan
Plaintiff,

CASE NO. 56 2023 SC002481

vs.

Hammerhead Marine Const LLC
Defendant,

THE ABOVE TITLED CASE WAS HEARD THIS 18 DAY OF September, 20 23,
BEFORE JUDGE Isehower.

The case is ordered to Mediation.

The Parties have agreed to the following stipulations, either before the court or through mediation.

Defendant agrees to pay Plaintiff One Thousand (\$1,000) Dollar in 2 installment. First payment of Five Hundred by September 28 2023 and second payment by October 28, 2023. Payment to be made to 3261 SE South Lookout Blvd Ft St. Lucie FL 34984. Defendant to provide Plaintiff permit received from SFMMI on or before Sept, 28, 2023

SHOULD THE DEFENDANT FAIL TO ABIDE BY THE TERMS OF THIS AGREEMENT AND UPON PRESENTATION OF AN AFFIDAVIT OF NONPAYMENT TO THE CLERK, THE PLAINTIFF IS ENTITLED TO A DEFAULT JUDGEMENT IN THE AMOUNT AGREED UPON ABOVE, PLUS COURT COSTS, LESS ANY AMOUNT PAID.

THIS AGREEMENT CONSTITUTES FULL SETTLEMENT OF ALL CLAIMS IN THIS MATTER.

No settlement was agreed upon.

Camille Sullivan
Plaintiff

[Signature]
Defendant

Subscribed and sworn before me this 18 day of September, 20 23.

[Signature]
Mediator

[Signature]
County Judge

White / File Yellow / Defendant Pink / Plaintiff Gold / Mediation Program

Filing # 154760706 E-Filed 08/05/2022 11:24:21 AM

IN THE CIRCUIT/COUNTY COURT OF THE NINETEENTH JUDICIAL CIRCUIT
IN AND FOR ST LUCIE COUNTY, FLORIDA

NEIL WOLFER

CASE: 562022SC002072AXXXHC

Plaintiff,

vs.

HAMMERHEAD MARINE CONSTRUCTION

Defendant,


DEFAULT AND FINAL JUDGMENT

THIS ACTION having come on for consideration, and it appearing to the Court that the above named Defendant(s) was duly served with the Statement of Claim and it appearing further that the said Defendant(s) has/have failed to appear in said action and the Court finding that the said Defendant(s) is justly indebted to the Plaintiff in the amount of \$2,275.00.

IT IS THEREFORE CONSIDERED, ORDERED AND ADJUDGED that a Default is and the same is hereby entered against the said Defendant(s).

CONSIDERED, ORDERED AND ADJUDGED that the said Plaintiff(s), NEIL WOLFER, do have and recover of and from said Defendant(s), HAMMERHEAD MARINE CONSTRUCTION 2633 SW TANFORAN BLVD, PORT SAINT LUCIE, FL 34984 the sum of \$2000.00 for damages, plus \$275.00 for Court Costs, plus \$0 for attorney fees and pre-judgment interest of \$0. This judgment shall bear interest at the rate of 4.34 percent from the date of entry until satisfied, for all of which let execution issue.

DONE AND ORDERED in Chambers at Port St Lucie, St Lucie County, Florida.


eSigned by: ISENHOWER, DARYL in 2022SC002072
on 08/05/2022 11:19:35 yrYMi-YF
DARYL ISENHOWER
COUNTY JUDGE

NEIL WOLFER, 1591 SW ABINGDON AVENUE, PORT SAINT LUCIE, FL 34953

IN THE COUNTY COURT OF THE 19TH JUDICIAL CIRCUIT,
IN AND FOR ST. LUCIE COUNTY, FLORIDA.
CIVIL DIVISION

CASE NO.: 56-2009-CC-003125

AIG COMMERCIAL INSURANCE AGENCY, INC.,
a division of American International
Underwriters Holdings,

Plaintiff,

vs.

HAMMERHEAD MARINE CONSTRUCTION, INC.,
a Florida corporation,

Defendant.

**ORDER ADJUDICATING DEFENDANT'S CORPORATE OFFICER, DENNIS RESPOL, IN CONTEMPT
OF COURT AND ORDER OF COMMITMENT**

THIS CAUSE came before the Court for hearing upon Plaintiff's Motion for Finding of Contempt for failure of the Defendant's Corporate Officer, DENNIS RESPOL, to comply with this Court's Order Compelling Discovery dated July 21, 2011. On the evidence presented, it is hereby

ORDERED AND ADJUDGED as follows:

1. Defendant's Corporate Officer, Dennis Respol, is in willful Contempt of Court for failure to comply with this Court's Order Compelling Discovery set for Tuesday, August 16, 2011 at 10:00 a.m., by failing to bring with him to the deposition in aid of execution, copies of all documents listed on Exhibit "A" attached to the Order Compelling Discovery.

2. Upon agreement of Defendant's Corporate Officer, Dennis Respol at the previously mentioned hearing on Plaintiff's Motion for Finding of Contempt, Defendant's Corporate Officer, Dennis Respol agreed to and shall appear at the office of Mitchell A. Dinkin, Esq. on Thursday, September 22, 2011 at 3:00 p.m. and shall bring with him all documents listed on "Exhibit A" attached hereto. If the Defendant's Corporate Officer, Dennis Respol, fails to appear for deposition on the aforementioned date, upon Affidavit of attorney for the Plaintiff

that the Defendant's Corporate Officer, Dennis Respol, has not complied with this Order, an Order of Writ of Bodily Attachment shall be issued directing the Sheriff or any other law enforcement officer of this State to take Defendant's Corporate Officer, Dennis Respol, into custody and to deliver Defendant's Corporate Officer, Dennis Respol, to jail at the Palm Beach County Jail.

3. The Plaintiff shall recover from the Defendant's Corporate Officer, Dennis Respol, the sum of \$ Reserved as attorney's fees, and the sum of \$ Reserved for costs for which let execution issue forthwith and without delay.

DONE AND ORDERED in Chambers, at Port St. Lucie, St. Lucie County, Florida, this the 28 day of September, 2011.



Honorable Judge Thomas J. Walsh Jr.
County Court Judge

copies furnished:

Mitchell A. Dinkin, Esquire, 3960 Hypoluxo Road, Suite #202, Boynton Beach, FL 33436.
Hammerhead Marine Construction, Inc., c/o Dennis F. Respol, Corporate Officer, 2633 SW Tanforan Blvd., Port St. Lucie, FL 34978.

Based on the misrepresentations of your business described above, lack of any significant progress, abandonment of the job site and renewed refusal to communicate... Here is what is going to happen now:

You will immediately return the additional \$560 which we gave you specifically to purchase the piling, lumber and gas needed to complete construction of our dock and also our personal 2 x 12 gangway which you illegally removed from our property. You will also return the \$3,300 initial deposit with a reasonable deduction that we mutually agree upon for setting the three pilings. Failure to adhere to these demands or respond will result in us joining the large group of your customers that have filed a civil suit against you for damages and additional court costs. We will also initiate conversations with the state of Florida, county of St. Lucie and City of Port St. Lucie regarding your professional conduct.



Agenda Summary
2026-353

Agenda Date: 4/9/2026

Agenda Item No.: 9.a

Placement: New Business

Action Requested: Motion / Vote

Oath of Office

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

Executive Summary: Swear in Board Member - Jacqueline Kaegi

Presentation Information: N/A

Attachments: N/A



Agenda Summary
2026-352

Agenda Date: 4/9/2026

Agenda Item No.: 10.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

Appeal of the Decision of the Building Official

A Great Home LLC

Darrick Bailey

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

Executive Summary: Appeal of the decision of the Building Official.

Presentation Information: N/A

Staff Recommendation: Move that the Board affirm the decision of the Building Official.

Alternate Recommendations:

1. Move that the Board amend the recommendation and modify or reverse the decision of the Building Official.
2. Move that the Board not affirm the decision of the Building Official and provide staff direction.

Attachments: Appeal application. Additional documentation may be provided at hearing.

CITY OF PORT ST. LUCIE
ST LUCIE COUNTY, FLORIDA

CONSTRUCTION BOARD OF APPEALS
VIA CERTIFIED MAIL: 9589 0710 5270 1698 9475 99

Appellee

Darrick Bailey
A GREAT HOME LLC
751 NW ENTERPRISE DR, SUITE 105
Port St Lucie, FL 34986

Appellant

NOTICE OF APPEAL HEARING

You are hereby notified that your appeal will be heard by the City of Port St. Lucie Construction Board of Appeals at a **scheduled** hearing open to the public, on the **9th day of April 2026** 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.

It is imperative that the appellant provides written confirmation of attendance to this quasi-judicial hearing. 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.

PLEASE GOVERN YOURSELF ACCORDINGLY.

Certificate of Notice

I HEREBY CERTIFY that a copy of this Notice of Hearing sent by Certified Mail:

Darrick Bailey

herein on
the

7th

day
of

January 2026

Isa Alvarez-Cobb - Contractor Licensing Coordinator
Date 12/29/25



City of Port St. Lucie Building Department
121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984
PH: 772-871-5132 • Web Site: <http://www.cityofpsl.com>

Board Decision: Approved: _____ Denied: _____
--

CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS

The undersigned hereby petitions the Construction Board of Adjustments and Appeals to call a public hearing, to evaluate the following decision, interpretation of the Building Official to the current edition to Florida Building Code, as amended by the City of Port St. Lucie. **Included with this appeal petition is the required filing fee in the amount of \$500.00 payable to the City of Port St. Lucie Building Department.**

Date of appeal Submittal: 12/10/2025

Property Address: 2011 Commerce Lakes Dr Permit Number: 2355282

Name of the Appellant: Darrick Bailey

Relation to the permit: Owner Contractor Designer of records

Appellant Ph: 772-209-2845 Appellant Email: darrickbailey@hotmail.com

Select Code being interpreted:

Residential Building Mechanical Electrical (NFPA 70) Plumbing Gas Accessibility

State the specific section being questioned: fees

Please provide the Building Official interpretation being questioned:

Disputing the fees/valuation determined by the city for this project.

Please state the appellant objection:

Disputing the fees/valuation determined by the city for this project.

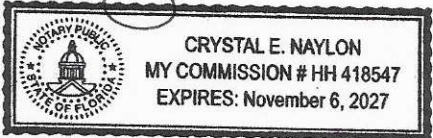
[Handwritten Signature]
Signature of Applicant

Darrick Bailey
Print Name

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 10th day of Dec, 2025, by Darrick Bailey who is personally known to me or has produced _____ as identification.

Crystal Naylor
Notary Signature
[NOTARIAL SEAL]



DIVISION USE	
DATE RECEIVED: _____	DATE REVIEWED: _____
MEETING SCHEDULED DATE: _____	DATE NOTICE SENT: _____
BUILDING DIVISION RESPONSE: _____	



COMMERCIAL PERMIT FEES CALCULATOR



BUILDING

Scope of Work: Newly Constructed Building

Primary Occupancy Classification: F-2 Factory and industrial, low hazard

Type of Construction: IIIB

Area of the New Building or Altered Space: 30210

Shell Building:

Building Valuation: \$3,549,977.10

ELECTRICAL

Include Electrical

MECHANICAL

- Commercial Kitchen Hood, Type 1
- Commercial Kitchen Hood, Type 2
- Dryer Vents
- Exhaust Fans
- HVAC/REFRIGERATION Systems
- Other Mechanical Scope Not Listed

PLUMBING

- Grease Traps
- Other Plumbing Scope Not Listed
- Plumbing Fixture
- Solar Heating System
- Water Heater

Description	Calculator	
	Description	Value
Exhaust Fans	# of Exhaust Fans	12
HVAC/REFRIGERATION Systems	Tons (refrigeration/heating whichever is greater)	6
Plumbing Fixture	# of Plumbing Fixtures	36
Water Heater	# of Water Heaters	6

Building Fee	Amount
Total	\$21,299.86

Mechanical Fee	Amount
Exhaust Fans	\$600.00
HVAC/REFRIGERATION Systems	\$300.00
Total	\$900.00

Electrical Fee	Amount
Total	\$2,129.99

Plumbing Fee	Amount
Plumbing Fixture	\$576.00
Water Heater	\$900.00
Total	\$1,476.00

BCAIB Fee	Amount
Total	\$387.09

DBPR Fee	Amount
Total	\$258.06

Breakdown of Fees		Amount
Plan Review	30% of fee	\$7,741.75
Administration	30% of fee	\$7,741.75
Inspections	40% of fee	\$10,322.34
TOTAL (including DBPR/BCAIB)		\$26,451.00

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**This site is designed for specific compatibility with [Firefox](#)*

Designed and Maintained by IT

From: [Crystal](#)
To: [Isa Alvarez](#); [Darrick Bailey](#); [Jason Cohen](#)
Cc: [Beth Barens](#); [Edward Groenwoldt](#); [Lisa Motherway](#)
Subject: RE: permit valuations discussion, costs for 2011 commerce lakes drive
Date: Wednesday, January 7, 2026 3:36:14 PM
Attachments: [image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)

Received, thank you! I have this on Darrick's schedule.

Thank you,

Crystal Naylor
751 NW Enterprise Dr #105
Port St Lucie, FL 34986
Office: 772-812-0223
Email: admin@agreatfence.com



From: Isa Alvarez <IAvarez@cityofpsl.com>
Sent: Wednesday, January 7, 2026 2:50 PM
To: Darrick Bailey <darrickbailey@hotmail.com>; Jason Cohen <jcohen@rscohenesqlaw.com>; Crystal <admin@agreatfence.com>
Cc: Beth Barens <BBarens@cityofpsl.com>; Edward Groenwoldt <EGroenwoldt@cityofpsl.com>; Lisa Motherway <LMotherway@cityofpsl.com>
Subject: RE: permit valuations discussion, costs for 2011 commerce lakes drive

Hello,

I've attached the updated copy of the Notice of Appeal Hearing sent out today via certified mail. Please let me know if you have any questions.

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 to submit your suggestions, comments and feedback.

From: Darrick Bailey <darrickbailey@hotmail.com>
Sent: Tuesday, January 6, 2026 11:00 PM
To: Isa Alvarez <IAlvarez@cityofpsl.com>; Jason Cohen <jcohen@rscohenesqlaw.com>;
ADMIN@AGREATFENCE.COM; Darrick Bailey <darrickbailey@hotmail.com>
Cc: Beth Barensen <BBarensen@cityofpsl.com>; Edward Groenwoldt <EGroenwoldt@cityofpsl.com>;
Lisa Motherway <LMotherway@cityofpsl.com>
Subject: Re: permit valuations discussion, costs for 2011 commerce lakes drive

Yes this is confirmed and we will be there.

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Isa Alvarez <IAlvarez@cityofpsl.com>
Sent: Tuesday, January 6, 2026 8:07:18 AM
To: Darrick Bailey <darrickbailey@hotmail.com>; Jason Cohen
<jcohen@rscohenesqlaw.com>; ADMIN@AGREATFENCE.COM <admin@agreatfence.com>
Cc: Beth Barensen <BBarensen@cityofpsl.com>; Edward Groenwoldt
<EGroenwoldt@cityofpsl.com>; Lisa Motherway <LMotherway@cityofpsl.com>
Subject: RE: permit valuations discussion, costs for 2011 commerce lakes drive

Good morning,

Yes, I apologize for the delay in response. The Construction Board of Appeals conducts meetings on a quarterly basis. The next scheduled meeting will take place on April 9th, 2026, at 9:00 a.m. Kindly confirm whether this date is suitable for you.

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 to submit your suggestions, comments and feedback.

From: Darrick Bailey <darrickbailey@hotmail.com>
Sent: Tuesday, January 6, 2026 12:29 AM
To: Isa Alvarez <IAlvarez@cityofpsl.com>; Jason Cohen <jcohen@rscohenesqlaw.com>;
ADMIN@AGREATFENCE.COM
Cc: Beth Barensen <BBarensen@cityofpsl.com>; Edward Groenwoldt <EGroenwoldt@cityofpsl.com>;
Lisa Motherway <LMotherway@cityofpsl.com>
Subject: Re: permit valuations discussion, costs for 2011 commerce lakes drive

Isa any word on available dates?

Sent from my T-Mobile 5G Device
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From: Darrick Bailey <darrickbailey@hotmail.com>
Sent: Tuesday, December 30, 2025 9:33:27 PM
To: Isa Alvarez <IAlvarez@cityofpsl.com>; Jason Cohen <jcohen@rscohenesqlaw.com>;
ADMIN@AGREATFENCE.COM <admin@agreatfence.com>
Cc: Beth Barensen <BBarensen@cityofpsl.com>; Edward Groenwoldt <EGroenwoldt@cityofpsl.com>;
Lisa Motherway <LMotherway@cityofpsl.com>
Subject: Re: permit valuations discussion, costs for 2011 commerce lakes drive

Thank you

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From: Isa Alvarez <IAlvarez@cityofpsl.com>
Sent: Tuesday, December 30, 2025 10:24:53 AM

To: Darrick Bailey <darrickbailey@hotmail.com>; Jason Cohen <jcohen@rscohenesqlaw.com>;
ADMIN@AGREATFENCE.COM <admin@agreatfence.com>
Cc: Beth Barensen <BBarensen@cityofpsl.com>; Edward Groenwoldt <EGroenwoldt@cityofpsl.com>;
Lisa Motherway <LMotherway@cityofpsl.com>
Subject: RE: permit valuations discussion, costs for 2011 commerce lakes drive

Good morning,

Of course. I will look into the next available dates and get back to you as soon as possible.

Please disregard the Notice of Hearing at this time. Once we have determined a date that works for both schedules, a new notice will be sent out.

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 to submit your suggestions, comments and feedback.

From: Darrick Bailey <darrickbailey@hotmail.com>
Sent: Tuesday, December 30, 2025 10:12 AM
To: Isa Alvarez <IAlvarez@cityofpsl.com>; Jason Cohen <jcohen@rscohenesqlaw.com>;
ADMIN@AGREATFENCE.COM; Darrick Bailey <darrickbailey@hotmail.com>
Cc: Beth Barensen <BBarensen@cityofpsl.com>; Edward Groenwoldt <EGroenwoldt@cityofpsl.com>;
Lisa Motherway <LMotherway@cityofpsl.com>; Isa Alvarez <IAlvarez@cityofpsl.com>
Subject: Re: permit valuations discussion, costs for 2011 commerce lakes drive

Our attorney is in court that day. What is the next date available?

Sent from my T-Mobile 5G Device
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From: Isa Alvarez <IAlvarez@cityofpsl.com>
Sent: Monday, December 29, 2025 4:35:15 PM
To: Darrick Bailey <darrickbailey@hotmail.com>; Jason Cohen <jcohen@rscohenesqlaw.com>; ADMIN@AGREATFENCE.COM <admin@agreatfence.com>
Cc: Beth Barensen <BBarensen@cityofpsl.com>; Edward Groenwoldt <EGroenwoldt@cityofpsl.com>; Lisa Motherway <LMotherway@cityofpsl.com>; Isa Alvarez <IAlvarez@cityofpsl.com>
Subject: FW: permit valuations discussion, costs for 2011 commerce lakes drive

Good afternoon,

Attached you will find a Notice of Appeal Hearing for the upcoming January 8th, 2026, Construction Board of Appeals hearing. A physical copy of the notice was placed in the mail today and will be sent certified to the address on file.

Should you have any questions, feel free to reach out.

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 to submit your suggestions, comments and feedback.

From: Crystal <admin@agreatfence.com>
Sent: Monday, December 15, 2025 10:42 AM
To: Beth Barensen <BBarensen@cityofpsl.com>; Darrick Bailey <darrickbailey@hotmail.com>; Isa Alvarez <IAlvarez@cityofpsl.com>; Jason Cohen <jcohen@rscohenesqlaw.com>
Cc: Edward Groenwoldt <EGroenwoldt@cityofpsl.com>; Lisa Motherway <LMotherway@cityofpsl.com>
Subject: RE: permit valuations discussion, costs for 2011 commerce lakes drive

Good morning Beth,

We will be dropping off payment today.

Thank you,

Crystal Naylor
751 NW Enterprise Dr #105
Port St Lucie, FL 34986
Office: 772-812-0223
Email: admin@agreatfence.com



From: Beth Barensen <BBarensen@cityofpsl.com>
Sent: Friday, December 12, 2025 8:04 AM
To: Darrick Bailey <darrickbailey@hotmail.com>; Crystal <admin@agreatfence.com>; Isa Alvarez <IAlvarez@cityofpsl.com>; Jason Cohen <jcohen@rscohenesqlaw.com>
Cc: Edward Groenwoldt <EGroenwoldt@cityofpsl.com>; Lisa Motherway <LMotherway@cityofpsl.com>
Subject: RE: permit valuations discussion, costs for 2011 commerce lakes drive

Thank you.



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: Darrick Bailey <darrickbailey@hotmail.com>
Sent: Friday, December 12, 2025 12:48 AM
To: Beth Bareense <BBareense@cityofpsl.com>; Crystal <admin@agreatfence.com>; Isa Alvarez <IAlvarez@cityofpsl.com>; Jason Cohen <jcohen@rscohenesqlaw.com>
Cc: Edward Groenwoldt <EGroenwoldt@cityofpsl.com>; Lisa Motherway <LMotherway@cityofpsl.com>
Subject: Re: permit valuations discussion, costs for 2011 commerce lakes drive

Dropping it off

Sent from my T-Mobile 5G Device
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From: Beth Bareense <BBareense@cityofpsl.com>
Sent: Thursday, December 11, 2025 1:39:37 PM
To: Crystal <admin@agreatfence.com>; Darrick Bailey <darrickbailey@hotmail.com>; Isa Alvarez <IAlvarez@cityofpsl.com>; Jason Cohen <jcohen@rscohenesqlaw.com>
Cc: Edward Groenwoldt <EGroenwoldt@cityofpsl.com>; Lisa Motherway <LMotherway@cityofpsl.com>
Subject: RE: permit valuations discussion, costs for 2011 commerce lakes drive

Hello Crystal,

There is a \$500.00 filing fee that is required to file the appeal petition. Will you be mailing/bringing in a check payable to the City of Port St. Lucie Building Department?

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



From: Crystal <admin@agreatfence.com>

Sent: Wednesday, December 10, 2025 3:55 PM

To: Beth Barensen <BBarensen@cityofpsl.com>; Darrick Bailey <darrickbailey@hotmail.com>; Isa Alvarez <IAlvarez@cityofpsl.com>; Jason Cohen <jcohen@rscohenesqlaw.com>

Cc: Edward Groenwoldt <EGroenwoldt@cityofpsl.com>; Lisa Motherway <LMotherway@cityofpsl.com>

Subject: RE: permit valuations discussion, costs for 2011 commerce lakes drive

Good afternoon Beth,

Attached, please find a copy of the completed appeals application. Please confirm receipt.

Thank you,

Crystal Naylor

751 NW Enterprise Dr #105

Port St Lucie, FL 34986

Office: 772-812-0223

Email: admin@agreatfence.com



From: Beth Barensen <BBarensen@cityofpsl.com>

Sent: Wednesday, December 10, 2025 7:32 AM

To: Darrick Bailey <darrickbailey@hotmail.com>; Isa Alvarez <IAlvarez@cityofpsl.com>; Crystal <admin@agreatfence.com>; Jason Cohen <jcohen@rscohenesqlaw.com>

Cc: Edward Groenwoldt <EGroenwoldt@cityofpsl.com>; Lisa Motherway <LMotherway@cityofpsl.com>

Subject: RE: permit valuations discussion, costs for 2011 commerce lakes drive

Good morning, Darrick,

Please see attached. Please follow the directions on the application.

Once we are in receipt of the completed application and the fee has been paid, we will schedule the meeting. You will receive notice via USPS and email.

Thank you,



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



From: Darrick Bailey <darrickbailey@hotmail.com>
Sent: Tuesday, December 9, 2025 6:55 PM
To: Isa Alvarez <IAlvarez@cityofpsl.com>; Crystal <admin@agreatfence.com>; Jason Cohen <jcohen@rscohenesqlaw.com>; Darrick Bailey <darrickbailey@hotmail.com>
Cc: Edward Groenwoldt <EGroenwoldt@cityofpsl.com>; Lisa Motherway <LMotherway@cityofpsl.com>; Beth Barens <BBarens@cityofpsl.com>
Subject: Re: permit valuations discussion, costs for 2011 commerce lakes drive

Do you have an appeal application you can send? I copied our attorney Jason Cohen that will be helping us with this case. Please send appeal application so we can start the appeal process.

Darrick
A Great Home
7722092845

Sent from my T-Mobile 5G Device
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From: Isa Alvarez <IAlvarez@cityofpsl.com>
Sent: Thursday, November 20, 2025 8:45:08 AM

To: Darrick Bailey <darrickbailey@hotmail.com>; Crystal <admin@agreatfence.com>
Cc: Edward Groenwoldt <EGroenwoldt@cityofpsl.com>; Lisa Motherway <LMotherway@cityofpsl.com>; Beth Barensen <BBarensen@cityofpsl.com>
Subject: RE: permit valuations discussion, costs for 2011 commerce lakes drive

Good morning,

Our Construction Board of Appeals next two meetings will be on January 8th, 2026, and April 9th, 2026. A Notice of Appeal must be filed within 30 calendar days after the building official renders the decision (City Code 150.510 sec. 113.6.1). The Notice of Appeal should be submitted at least 30 days prior to a CBA meeting. Payment for the appeal must be made at the time of submittal in cash or check.

Please let me know if you have any questions.

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 to submit your suggestions, comments and feedback.

From: Darrick Bailey <darrickbailey@hotmail.com>
Sent: Wednesday, November 19, 2025 4:07 PM
To: Beth Barensen <BBarensen@cityofpsl.com>; Crystal <admin@agreatfence.com>; Darrick Bailey <darrickbailey@hotmail.com>
Cc: Edward Groenwoldt <EGroenwoldt@cityofpsl.com>; Lisa Motherway <LMotherway@cityofpsl.com>; Isa Alvarez <IAlvarez@cityofpsl.com>
Subject: Re: permit valuations discussion, costs for 2011 commerce lakes drive

Once you receive the application back what's turn around time for meeting? My attorneys name handling this case is Jason Cohen and will be accompanying me.

Darrick
A Great Home
7722092845

Sent from my T-Mobile 5G Device
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From: Beth Barensen <BBarensen@cityofpsl.com>
Sent: Wednesday, November 19, 2025 7:04:27 AM
To: Darrick Bailey <darrickbailey@hotmail.com>
Cc: Edward Groenwoldt <EGroenwoldt@cityofpsl.com>; Lisa Motherway <LMotherway@cityofpsl.com>; Isa Alvarez <Alvarez@cityofpsl.com>
Subject: RE: permit valuations discussion, costs for 2011 commerce lakes drive

Hello Darrick,

Thank you for providing the documentation outlining the project costs for our review.

As referenced in a previous email from Eddie, building permit valuations and fees are calculated in accordance with the City of Port St. Lucie Code of Ordinances, Title XV, Chapter 150, Article I, Section 150.001, Subsection 109.7.2(1-9).

After review and discussion, we have concluded that the valuation calculated by the Building Department is in line with our calculations. Should you wish to dispute our determination, you may do so by requesting to meet in front of the Construction Board of Appeals (CBA).

I have attached the application should you choose to move forward. Please indicate "N/A" in any sections of the application that do not apply.

During the meeting, both parties will have the opportunity to be heard, and the CBA board members will render a determination.

Please let me know if you have any questions.

Thank you,



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: Darrick Bailey <darrickbailey@hotmail.com>
Sent: Wednesday, November 12, 2025 4:10 PM
To: Beth Bareense <BBareense@cityofpsl.com>
Cc: Edward Groenwoldt <EGroenwoldt@cityofpsl.com>; Lisa Motherway <LMotherway@cityofpsl.com>
Subject: Re: permit valuations discussion, costs for 2011 commerce lakes drive

Did you receive everything and where are we at with valuation?

Darrick
A Great Home
7722092845

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From: Beth Bareense <BBareense@cityofpsl.com>
Sent: Thursday, November 6, 2025 8:36:38 AM
To: Darrick Bailey <darrickbailey@hotmail.com>
Cc: Edward Groenwoldt <EGroenwoldt@cityofpsl.com>; Lisa Motherway <LMotherway@cityofpsl.com>
Subject: RE: permit valuations discussion, costs for 2011 commerce lakes drive

You are welcome.



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: Darrick Bailey <darrickbailey@hotmail.com>
Sent: Thursday, November 6, 2025 7:42 AM
To: Beth Barensen <BBarensen@cityofpsl.com>
Cc: Edward Groenwoldt <EGroenwoldt@cityofpsl.com>; Lisa Motherway <LMotherway@cityofpsl.com>
Subject: Re: permit valuations discussion, costs for 2011 commerce lakes drive

Ok thank you

Sent from my T-Mobile 5G Device

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From: Beth Barensen <BBarensen@cityofpsl.com>
Sent: Thursday, November 6, 2025 7:05:54 AM
To: Darrick Bailey <darrickbailey@hotmail.com>
Cc: Edward Groenwoldt <EGroenwoldt@cityofpsl.com>; Lisa Motherway <LMotherway@cityofpsl.com>
Subject: RE: permit valuations discussion, costs for 2011 commerce lakes drive

Good morning, Darrick,

I hope all is well with you.

Eddie is not in the office this week. I am sure he will reach out to you upon his return next week. Please note that we are closed on Tuesday in observation of Veterans Day.

Thank you,



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: Darrick Bailey <darrickbailey@hotmail.com>
Sent: Thursday, November 6, 2025 5:39 AM
To: Edward Groenwoldt <EGroenwoldt@cityofpsl.com>; Beth Barene <BBarene@cityofpsl.com>
Cc: Lisa Motherway <LMotherway@cityofpsl.com>
Subject: Re: permit valuations discussion, costs for 2011 commerce lakes drive

Is there anything else you need from me? When will I hear back from you?

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From: Darrick Bailey <darrickbailey@hotmail.com>
Sent: Friday, October 24, 2025 5:34:26 PM
To: Edward Groenwoldt <EGroenwoldt@cityofpsl.com>; Beth Barene <BBarene@cityofpsl.com>;
Darrick Bailey <darrickbailey@hotmail.com>
Cc: Lisa Motherway <LMotherway@cityofpsl.com>
Subject: Re: permit valuations discussion, costs for 2011 commerce lakes drive

Attached are the costs for commerce. I didnt attach the amount I paid to the city of PSL for permits/impact fees etc. If you need that let me know. Everything else is here. If theres anything else you need let me know.

Darrick
A Great Home
7722092845

Sent from my T-Mobile 5G Device

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From: Edward Groenwoldt <EGroenwoldt@cityofpsl.com>
Sent: Monday, October 20, 2025 3:25:41 PM
To: Darrick Bailey <darrickbailey@hotmail.com>; Beth Barene <BBarene@cityofpsl.com>
Cc: Crystal <admin@agreatfence.com>; Lisa Motherway <LMotherway@cityofpsl.com>
Subject: permit valuations discussion

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 280 065 903 715 6

Passcode: Ls2Sx7sY

For organizers: [Meeting options](#)

[]



City of Port St. Lucie Building Department

121 SW Port St. Lucie Blvd

Port St. Lucie, FL 34984

772-871-5132 - Web Site: <http://www.cityofpsl.com>

To Schedule Inspections

<http://pandapublicweb.cityofpsl.com>

Permit #: 2355282

Commercial Building

CONSTRUCTION UNDER THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE FBC 7TH EDITION (2020)

PROPERTY ADDRESS: 2011 NW COMMERCE LAKES DR			Parcel ID 331570300070003	
LEGAL DESCR	SECTION GO TEAM INDUSTRIAL PARK-UNIT 3	BLOCK B	LOT 18	
OWNER		MAIL ADDRESS 751 NW ENTERPRISE DR	ZIP 34986	PHONE (772) 209-2845 CELL
CONTRACTOR A GREAT HOME LLC		MAIL ADDRESS 751 NW ENTERPRISE DR, SUITE 105	ZIP 34986	STATE LIC. # CGC1527573 PSL COMP # 15707
CONTRACTOR E-mail Address DARRICKBAILEY@HOTMAIL.COM		PHONE 7722092845	FAX #	CELL
Applied Date 12/8/2023	Received By Web	After the Fact NO		

SPECS

Description of work	New Construction. Build 30210 sqft warehouse/office building. Commerce Lakes Warehouse - A Great Home LLC.
Health Department #	n/a
Fire Sprinklers	yes
Number of stories	1
# of Units	6
Elevator	no
Special conditions	no
Occupancy Group	F-2
Name of Business	COMMERCE LAKES WAREHOUSE
Total sq. feet of building	30210
Please specify tenant improvement	New
City water	PORT ST LUCIE
Change of occupancy	No
Shell permit	Yes
City sewer	yes
Class of work	New
Septic tank	yes
Utilities	yes
Total valuation	3549977.10
Wind Speed	160
Type of Construction	IIIB
Property Use	WAREHOUSE / OFFICE
Construction Material	Metal Buildings
North setback	57.9
South setback	114.3
East setback	123.7
West setback	55.5

THIS PERMIT BECOMES NULL AND VOID IF CONSTRUCTION OR WORK AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS AND AIR CONDITIONERS, etc.

OWNER'S AFFIDAVIT: I certify that all the forgoing information is accurate and that all work will be done in compliance with all applicable laws regulating to construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.

IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

DARRICK BAILEY
Contractor Signature

Form Created 08/29/2011 updated 10/13/15

109.7.2. Permit fees for commercial and non-residential.

- (1) General.
 - (a) The permit fees are assessed per the following categories: flood, building, mechanical, plumbing, electrical, gas, and miscellaneous. The permit fee is the total of all applicable categories. Statutory surcharge fees are added to all permits as set forth below.
 - (b) Fees are assessed based on 1 initial plan review and 1 inspection for every required inspection. An additional fee of \$100.00 will be assessed for any additional inspection and any additional plans review.
 - (c) At the time of submittal, a minimum of \$500.00 will be collected for all new commercial construction, to be credited towards the plans review fees.
 - (d) The costs per square foot are adopted only to calculate the permit fee. They are not intended to reflect estimated or actual costs of the structure which may vary according to design, labor and material costs, and other economic values at the time of application for permit.
 - (e) Valuation and permit fees for multiple dwelling units shall be based upon the total square footage of all floors of the entire building. A separate permit is required for every building.
 - (f) Fees other than those specifically stated in this section shall be as determined by the building official based on department costs.
- (2) **Building fees.** The minimum building valuations are computed on relative costs per square foot based on the most recent building valuation data compiled by the International Code Council "ICC," published in the Building Safety Journal, and including the appropriate modifier as determined by the building official. The minimum building fee is \$150.00.

Valuation	.01 to 100K	100.01K to 500K	500.01K to 1M	1.01M to 10M	Over 10M
New construction fee rate (multiplier)	1.0%	0.8%	0.7%	0.6%	0.5%
Alteration/remodel	1.59% of the valuation of work				
Building fees	(ICC valuation per square footage) x (square footage) x (multiplier from above)				

- (3) **Mechanical fees.** Mechanical fees will be the total of all categories indicated in the table below. The mechanical fees shall be a minimum of \$150.00.

Type of Permit	Permit Fee	Online Permit Fee
Commercial kitchen hood Type I	\$30.00/LF of hood	N/A
Commercial kitchen hood Type II	\$20.00/LF of hood	N/A
Dryer vents and exhaust fans	\$50.00 per dryer vent or exhaust fan	N/A
HVAC systems	\$50.00/Ton refrigeration, or heating whichever is higher	N/A
Other mechanical scope not listed	15% of the valuation of the mechanical work	N/A

- (4) **Electrical fees.** Electrical fees will be the total of all categories indicated in the table below. Electric fees shall be a minimum of \$150.00.

Type of Permit	Permit Fee	Online Permit Fee
Automatic lawn irrigation	\$150.00	\$135.00
Commercial service:		

Type of Permit	Permit Fee	Online Permit Fee
Less than 200 amps	\$100.00	N/A
200 amps - 600 amps	\$250.00	N/A
Above 600 amps	\$350.00	N/A
Electric work not listed above	15% of the valuation of work	N/A
Fire alarm systems	\$250.00	N/A
Generators:		
Less than 50kW	\$300.00 plus sub-permit fees	N/A
50kW to 249kW	\$600.00 plus sub-permit fees	N/A
250kW to 499kW	\$800.00 plus sub-permit fees	N/A
500kW and greater	\$1000.00 plus sub-permit fees	N/A

Type of Permit	Permit Fee	Online Permit Fee
Lift station (only electric required)	\$150.00	N/A
Low voltage system	\$150.00	\$135.00
New construction	10% of the building fees calculated in subsection (2)(a) above	N/A
Pool electric	\$150.00	N/A
Site lighting	\$200.00 plus \$25.00/pole	N/A
Solar photovoltaic systems	\$40.00/kW of system capacity	N/A

- (5) **Plumbing fees.** Plumbing fees will be the total of all categories indicated in the table below. Plumbing fees shall be a minimum of \$150.00.

Type of Permit	Permit Fee	Online Permit Fee
Grease traps	\$200.00	N/A

Type of Permit	Permit Fee	Online Permit Fee
Per Fixture	\$16.00	N/A
Plumbing work other than listed	15% of the valuation of work	N/A
Solar heating systems	\$150.00	\$135.00
Water heater	\$150.00	\$135.00

- (6) **Gas fees.** Gas fees will be the total of all categories indicated in the table below with a minimum fee of \$150.00.

Type of Permit	Permit Fee	Online Permit Fee
Gas piping and distribution	\$5.00 per 1000 BTU of the new system capacity	N/A
Gas work not listed below	15% of the valuation of work	N/A

- (7) **Miscellaneous fees.** Miscellaneous fees are stated in following table.

Type of Permit/Application	Permit Fee	Online Permit Fee
Appeal to the board of adjustments and appeals	\$500.00	N/A
Change of contractor and/or owner application	\$25.00	N/A
Concrete slab (not foundation)	\$100.00	\$85.00
Construction site wall	\$200.00 per 100 LF	\$185.00 per 100 LF
Demolition permit	\$200.00	N/A
Docks	\$225.00, plus \$32.00 per boat slip	N/A
Fences (commercial)	\$250.00	\$235.00
Hot tub or Spa:		
Aboveground	\$100.00	N/A
Inground	\$150.00	N/A
Manufactured nonresidential building (electric fee included)	\$300.00	N/A
Moving structures:		
Moving a structure within city limits	\$625.00	N/A

Type of Permit/Application	Permit Fee	Online Permit Fee
Moving a structure from outside city limits to inside city limits	\$1000.00	N/A
Moving a structure from inside city limits to outside city limits	\$200.00	>
Private provider and special inspector credential review	\$400.00	N/A
Replacement of windows, doors, and shutters	\$150.00 for first, plus \$10.00 each additional	\$135.00 for first, plus \$10.00 each additional
Commercial roofs		
Repair up to 25% the area of the roof	\$250.00	\$235.00
Roof replacement	\$450.00	\$435.00
Seawalls, retention walls, bulkheads	\$200.00 per 100 LF	N/A
Signs:		
Illuminated signs		
up to 32 sq ft	\$200.00	N/A

Type of Permit/Application	Permit Fee	Online Permit Fee
over 32 sq ft	\$325.00	N/A
Non-illuminated signs		
up to 32 sq ft	\$200.00	N/A
over 32 sq ft	\$325.00	N/A
Temporary signs		
up to 32 sq ft	\$150.00	N/A
over 32 sq ft	\$200.00	N/A
Billboards	\$5000.00	N/A
Spray booth	\$400.00	N/A
Stocking request	\$200.00	
Swimming pool (excluding electric)	\$875.00	\$860.00
Swimming pool enclosure	\$200.00	\$185.00
Threshold and/or private provider application review	\$200.00	N/A

- (8) **Floodplain fees.** Floodplain fees shall be 5% of the building permit fees listed in section (b) above.
- (9) **Statutory fees.** The surcharge fees listed at the rates set forth in the table below shall be assessed pursuant to Sections 553.721 and 468.631, Florida Statutes.



Department of Business and Professional Regulation per Section 553.721, Florida Statutes	1% of total permit fees with \$2 minimum
Building Code Administrators and Inspectors Board per Section 468.631, Florida Statutes	1.5% of total permit fees with \$2 minimum



Agenda Summary
2026-343

Agenda Date: 4/9/2026

Agenda Item No.: 11.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

Citation Hearing - Investigator Daron Subryan

VICTOR RODRIGUES

MAVIT STONE SERVICES

Citation # 32320 - Remaining Balance Owed \$1000.00

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

Executive Summary: Practice contracting unless the person is certified or registered (ELECTRICAL)

Presentation Information: Presentation will be provided by Investigator

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 that the citation is invalid, or the violation was corrected and dismiss the citation.
2. Move that the Board not accept recommendation and provide the staff with direction.

Attachments: Case File

CITATION
City of Port St Lucie

Compliance date:
12/9/25

CITATION# 32320

CERTIFIED MAIL# 7021 0350 0000 2520 7556

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 11/14/2025 at at the Location of 1243 SW CYNTHIA ST

DESCRIPTION OF WORK PERFORMED:

ELECTRICAL

ISSUED TO	VICTOR		RODRIGUES	
	First	Middle	Last	
BUSINESS NAME	MAVIT STONE SERVICES	STREET	1622 SW BILTMORE ST	
CITY	PORT ST LUCIE	STATE	FL	ZIP 34984
DL#		DOB		CERT/REG#
			PHONE#	(772) 418-3656

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

NON-STRUCTURAL OR NON-MECHANICAL:

1st OFFENSE	\$500.00
2nd OFFENSE	\$1,000.00
3rd OFFENSE	\$1,500.00

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
DARON SUBRYAN

11/18/25
Date of Citation



"It Starts with a Good Foundation"

UNIFORM COMPLAINT FORM

Date Received: 11/14/25

Complainant's Name: Shoneka mckinney Barry Mckinney

Address: 1243 SW Cynthia Street port St Lucie, FL 34983

Email: breniya-bj@yahoo.com Phone #: (954) 479-6963
barrymckinny@yahoo.com (954) 678-7973

SUBJECT OF COMPLAINT

Contractor/Company Name: Mavit Stone Services LLC

Address: 1422 SW Biltmore Street, port St Lucie FL 34984

Occupation: Kitchen Contractor License #: _____

Phone #: (772) 418-3656

Was a permit obtained for the work performed? Yes No Permit Number: _____

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) 10/23/25 , 10/27/25 , 10/28/25)

Did you send a demand letter to the contractor? Yes No However we have been in contact with the owner. He also came to our home on 11/1/25 to take measurements.

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:

~~In Feb~~ On 12/29/21 we begin a kitchen remodel with a local company by the name of Mavit Stone Services LLC. At the time we were told by the owner Victor Rodrigues that permits were being pulled during the process and that it would take 10-12 weeks for the remodel. A wall was demolished, Relocated Island, moved plumbing, and electrical work was done.

I paid: \$ 25,141.50 Method of payment: Check Money Order Other _____

To: Mavit Stone Services 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.**

We want the Cost of Engineering Plans covered, and any work that has to be done if ~~have to be~~ removed and re-done.

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.

Shonika McKinney
(Complainant's Signature)
Barbara McKinney

[Signature]
(Notary's Signature)

STATE OF FLORIDA, County of St. Lucie

[NOTARIAL SEAL]  BARBARA DIMATTEO
Commission # HH 580514
Expires August 11, 2028

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 14 day of November, 2021, by Shonika McKinney who is personally known to me or has produced DL as identification.



OFFICIAL DEMAND LETTER REQUIREMENTS

Per Florida State Statute 489.126:

If the job meets one of the following criteria, the complainant must send the contractor a Demand Letter:

- More than 10% of the total cost of the job was issued to the contractor via a deposit and no permits were applied for within 30 days (if applicable), or
- No work has been started within 90 days after the permits were issued (if permits were required).

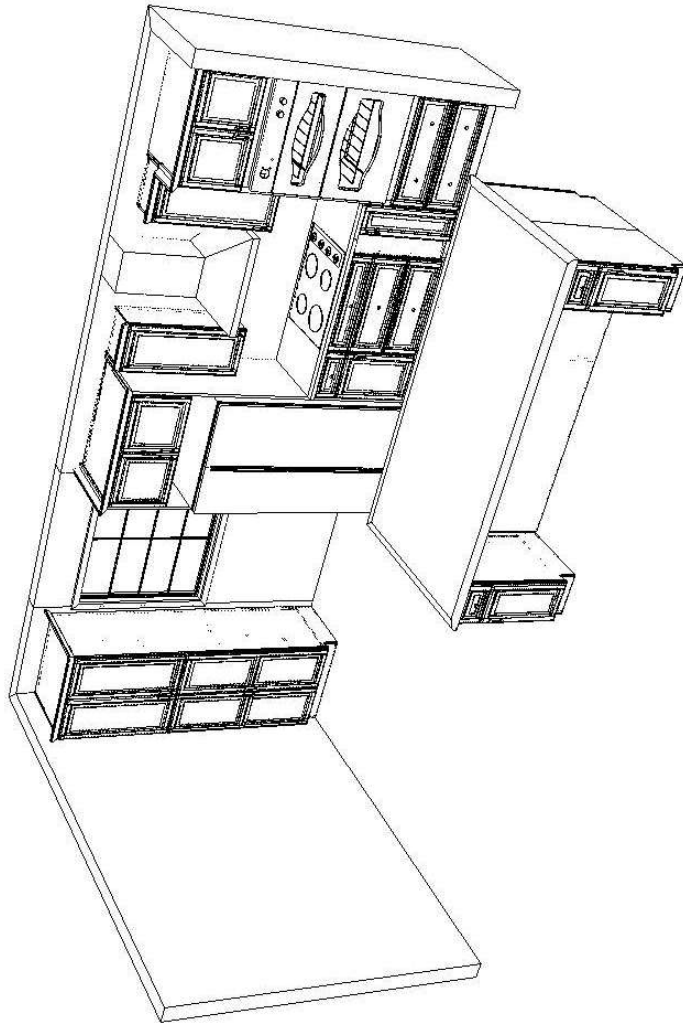
The Demand Letter must be mailed to:

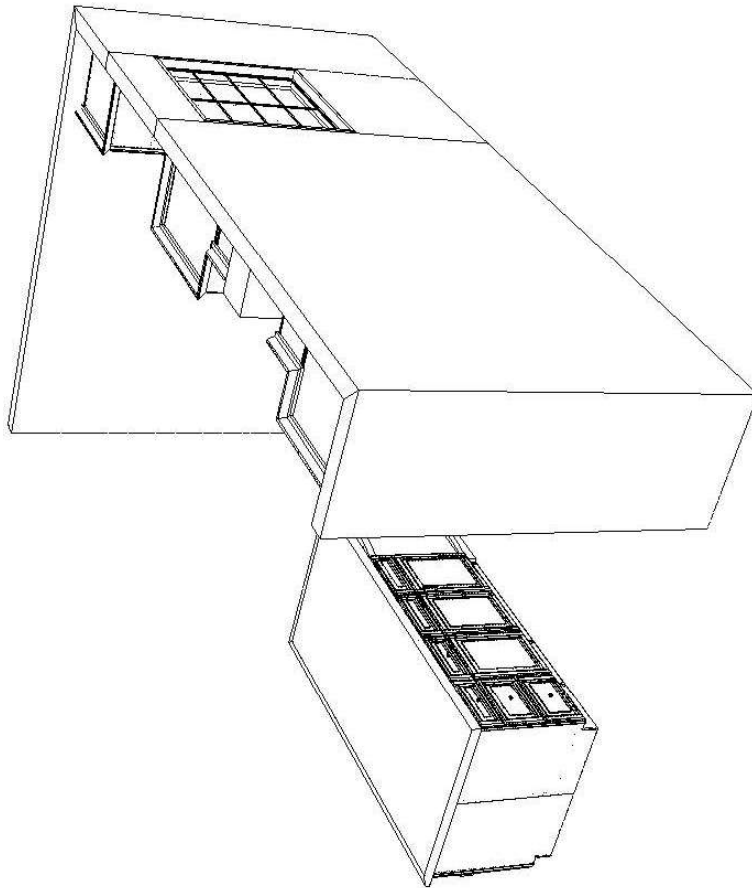
- The address on the contract
 - In the absence of an address being listed on the contract, the letter must be sent to the address listed with the Department of Business and Professional Regulation (DBPR) or the local licensing construction industry licensing board.

The letter must request for the contractor to:

- Apply for necessary permits
- Start the work.
- Request a refund

The letter must be sent via certified mail. Keep the receipt and Domestic Return Receipt/Tracking Number for your records.





MAVIT STONE SERVICES LLC

1622 SW BILTMORE ST
Port Saint Lucie, FL 34984 US
+1 7724183656
mavitstoneservices@outlook.com



Estimate

ADDRESS	SHIP TO	ESTIMATE	58082
Shoneka McKinney	Shoneka McKinney	DATE	12/21/2021
1243 SW Cynthia St	1243 SW Cynthia St		
Port St Lucie, FL 34983 USA	Port St Lucie, FL 34983 USA		

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	Wall Demolition + Relocate Island - demo existing wall - remove drywall - remove framing - remove bartop - relocate electrical for cooktop - relocate electrical for oven/micro - relocate electrical for switches - relocate electrical for outlets - relocate plumbing for island - patch drywall - no flooring included - dispose of all waste	1	5,450.00	5,450.00
	Sales	Removal and disposal of countertops and cabinets - Customer will be providing this service	1	0.00	0.00
	Sales	Kitchen Cabinets - Fabuwood Allure Nexus Slate - 12 cabinets total - wall cabinets 36" height - assembly, delivery, and installation - 1x WP3090 - 1x Micro/oven pantry - 1x pull out trash can 18" included - 2x glass doors included W1536 [left and right of hood] - 1x 6" spice rack pullout included - 1x 9" tray pullout included - 3x Roll out trays in pantry 30" - Tilt out for sink base - crown molding included - fillers and toekicks included - panels included	1	14,275.00	14,275.00T
	Sales	Kitchen Countertops: Stone	1	3,000.00	3,000.00T

ALL DEPOSITS ARE NON-REFUNDABLE.

MAVIT STONE SERVICES LLC is not responsible for any third party items, appliances, wall damage, electrical, or plumbing work. MAVIT STONE SERVICES LLC is not responsible for any complications during the project. Any product/service not listed on the invoice will be added to final cost. MAVIT STONE SERVICES LLC is not responsible for installations of appliances.

	- 1x Calacatta Leon			
Sales	Kitchen Countertops Labor - fabrication, delivery, and installation - 60 sq ft total - eased edge included - no backsplash included	60	30.00	1,800.00
Sales	Magazine Coupon	1	-500.00	-500.00

Please be advised that total is subject to change as additional services are included throughout the project.
 All customers are required to pay 50% of labor costs plus material costs in full as a deposit for project to begin.
 Remaining balance must be paid in full on the day of job completion.
 If project has multiple services/products, each service/product must be paid in full before its completion.

SUBTOTAL	24,025.00
TAX	1,116.50
TOTAL	\$25,141.50

Accepted By

Accepted Date

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MAVIT STONE SERVICES LLC

1622 SW BILTMORE ST
 Port Saint Lucie, FL 34984 US
 +1 7724183656
 mavitstoneservices@outlook.com

**INVOICE**

BILL TO
 Shoneka McKinney
 1243 SW Cynthia St
 Port St Lucie, FL 34983 USA

SHIP TO
 Shoneka McKinney
 1243 SW Cynthia St
 Port St Lucie, FL 34983 USA

INVOICE 1397
DATE 12/29/2021
TERMS Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	Wall Demolition + Relocate Island - demo existing wall - remove drywall - remove framing - remove bartop - relocate electrical for cooktop - relocate electrical for oven/micro - relocate electrical for switches - relocate electrical for outlets - relocate plumbing for island - patch drywall - no flooring included - dispose of all waste	1	5,450.00	5,450.00
	Sales	Removal and disposal of countertops and cabinets - Customer will be providing this service	1	0.00	0.00
	Sales	Kitchen Cabinets - Fabuwood Allure Nexus Slate - 12 cabinets total - wall cabinets 36" height - assembly, delivery, and installation - 1x WP3090 - 1x Micro/oven pantry - 1x pull out trash can 18" included - 2x glass doors included W1536 [left and right of hood] - 1x 6" spice rack pullout included - 1x 9" tray pullout included - 3x Roll out trays in pantry 30" - Tilt out for sink base - crown molding included - fillers and toekicks included - panels included	1	14,275.00	14,275.00T
	Sales	Kitchen Countertops: Stone	1	3,000.00	3,000.00T

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Sales	Kitchen Countertops Labor - fabrication, delivery, and installation - 60 sq ft total - eased edge included - no backsplash included	60	30.00	1,800.00
Sales	Magazine Coupon	1	-500.00	-500.00

Please be advised that total is subject to change as additional services are included throughout the project.

All customers are required to pay material in full as well 50% of labor as a deposit for project to begin.

Remaining balance must be paid in full one day prior to job completion.

Checks final payments: check must clear prior to installation.

If project has multiple services/products, each service/product must be paid in full before its completion.

SUBTOTAL	24,025.00
TAX	1,116.50
TOTAL	25,141.50
DEPOSIT	Paid 14,275.00

BALANCE DUE	Paid \$10,866.50 \$6,000.00 4,866.50
-------------	---

Estimate Summary	
Estimate 58082	25,141.50
This invoice 1397	\$10,866.50
Total invoiced	10,866.50

Pay invoice

- ✓ Back Splash \$ 500
- ✓ Rangehood \$ 300
- ✓ 4 lights ~~\$900~~ install \$ 600
- ✓ haul away Cabinets and Stuff \$ 300
- ✓ Scrape off the things \$ 250
- Appliances install \$ 300
- Total 6,816.50
- Total 7,116.50

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MAVIT STONE SERVICES LLC

1622 SW BILTMORE ST
 Port Saint Lucie, FL 34984 US
 +1 7724183656
 mavitstoneservices@outlook.com



INVOICE

BILL TO
 Shoneka McKinney
 1243 SW Cynthia St
 Port St Lucie, FL 34983 USA

SHIP TO
 Shoneka McKinney
 1243 SW Cynthia St
 Port St Lucie, FL 34983 USA

INVOICE 1397
DATE 12/29/2021
TERMS Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	SALES	Wall Demolition + Relocate Island - demo existing wall - remove drywall - remove framing - remove bartop - relocate electrical for cooktop - relocate electrical for oven/micro - relocate electrical for switches - relocate electrical for outlets - relocate plumbing for island - patch drywall - no flooring included - dispose of all waste	1	5,450.00	5,450.00
	SALES	Removal and disposal of countertops and cabinets - Customer will be providing this service	1	0.00	0.00
	SALES	Kitchen Cabinets - Fabuwood Allure Impeiro Knickel - 10x cabinets total - wall cabinets 36" height - assembly, delivery, and installation - 1x WP3090 - 1x Micro/oven pantry - 1x pull out trash can 18" included - 2x glass doors included W1536 [left and right of hood] - 1x 6" spice rack pullout included - 1x 9" tray pullout included - 3x Roll out trays in pantry 30" - Tilt out for sink base - crown molding included - fillers and toekicks included - panels included	1	14,275.00	14,275.00T
	SALES	Kitchen Countertops: Stone	1	3,000.00	3,000.00T

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- 1x Calacatta Leon				
SALES	Kitchen Countertops Labor - fabrication, delivery, and installation - 60 sq ft total - eased edge included - no backsplash included	60	30.00	1,800.00
SALES	Magazine Coupon	1	-500.00	-500.00
SALES	Additional - Upgraded Cabinet Frame Adjustment	1	350.00	350.00T
SALES	Appliance Installation - hood: \$300 - cook top: \$150 - oven/microwave: \$300 - refrigerator: \$150	1	900.00	900.00
SALES	Backsplash Installation	1	500.00	500.00
SALES	Light installation - 3x lights - 1x chandelier	4	150.00	600.00
SALES	Haul and dispose waste in garage	1	300.00	300.00
SALES	Finish removing remaining cabinets and partially scraping thinset + removal	1	250.00	250.00

Please be advised that total is subject to change as additional services are included throughout the project.

All customers are required to pay material in full as well 50% of labor as a deposit for project to begin.

Remaining balance must be paid in full one day prior to job completion.

Checks final payments: check must clear prior to installation.

If project has multiple services/products, each service/product must be paid in full before its completion.

SUBTOTAL	26,925.00
TAX	1,233.75 ^F
TOTAL	28,158.75
DEPOSIT	✓20,275.00

BALANCE DUE **\$7,883.75**

Estimate Summary

Estimate 58082	25,141.50
This invoice 1397	\$7,883.75
Total invoiced	7,883.75

PAID IN FULL: 3/9/22

Pay invoice

Victor Rodriguez

ALL DEPOSITS ARE NON-REFUNDABLE.

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WORK ORDER

INSTALLATION MADE EASY - FLOOR DECOR

MAVIT STONE SERVICES, LLC.

1622 SW Biltmore Street
Port Saint Lucie, FL 34984
772-418-3656

Customer Info:	Bill to:
Shoneka McKinney 1243 SW Cynthia St Port St Lucie, Fl 34983 (954) 678-7978	Shoneka McKinney 1243 SW Cynthia St Port St Lucie, Fl 34983 (954) 678-7978

Date: 02/17/2022

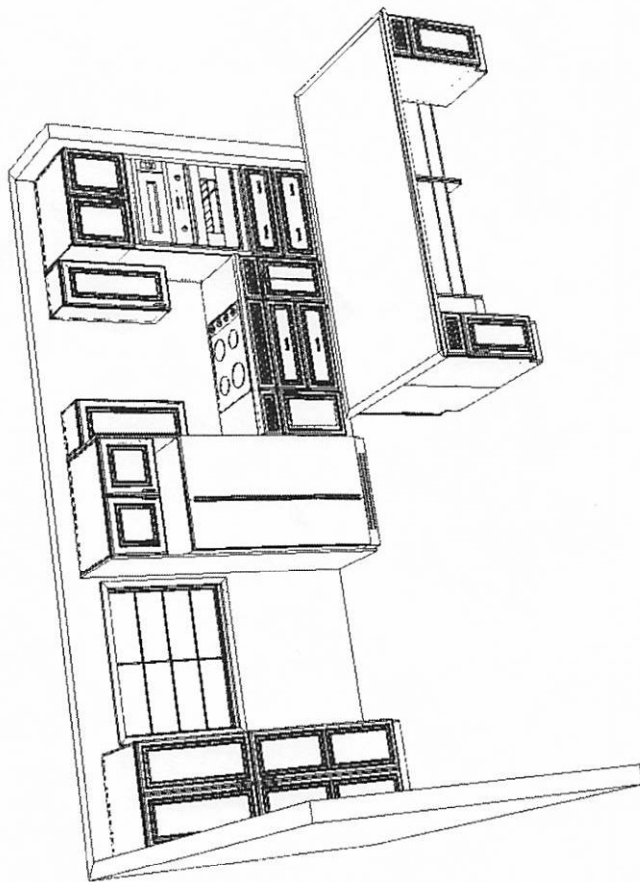
Service(s) provided:

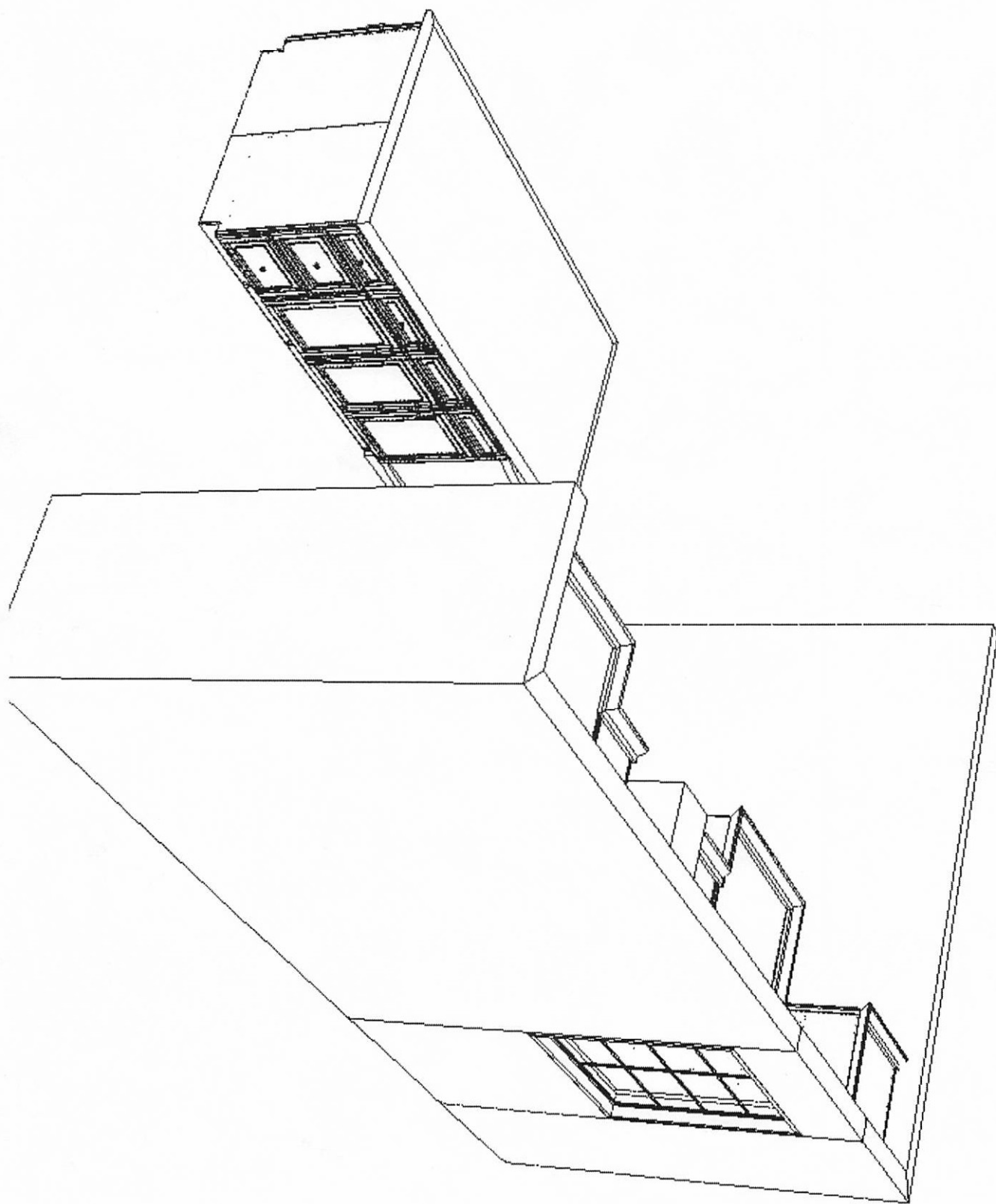
- Wall Demolition + Relocate Island
- demo existing wall
- remove drywall
- remove framing
- remove bartop
- relocate electrical for cooktop
- relocate electrical for oven/micro
- relocate electrical for switches
- relocate electrical for outlets
- relocate plumbing for island
- patch drywall
- no flooring included
- dispose of all waste

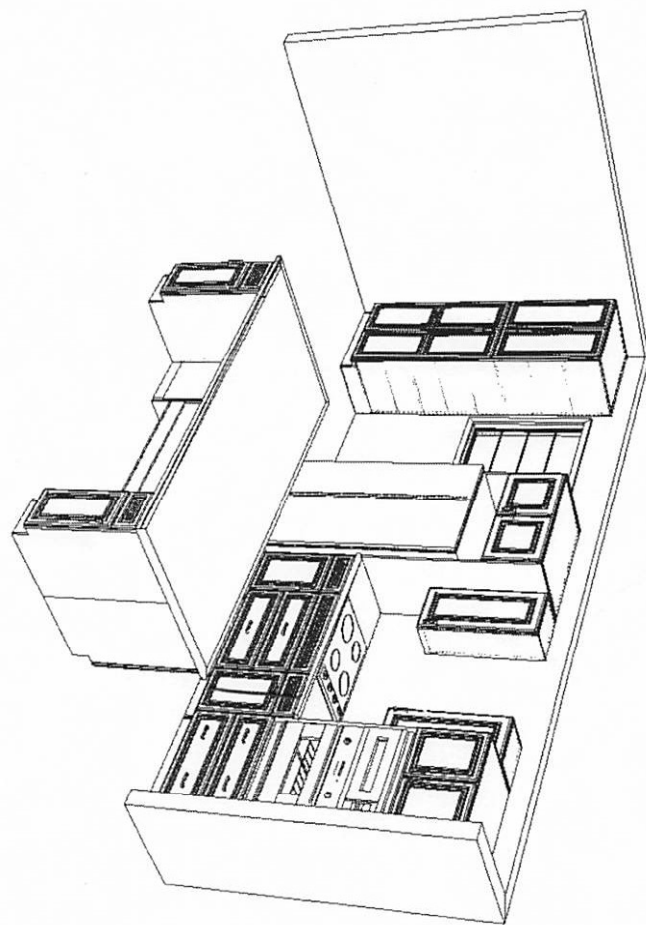
Performed by Salvador

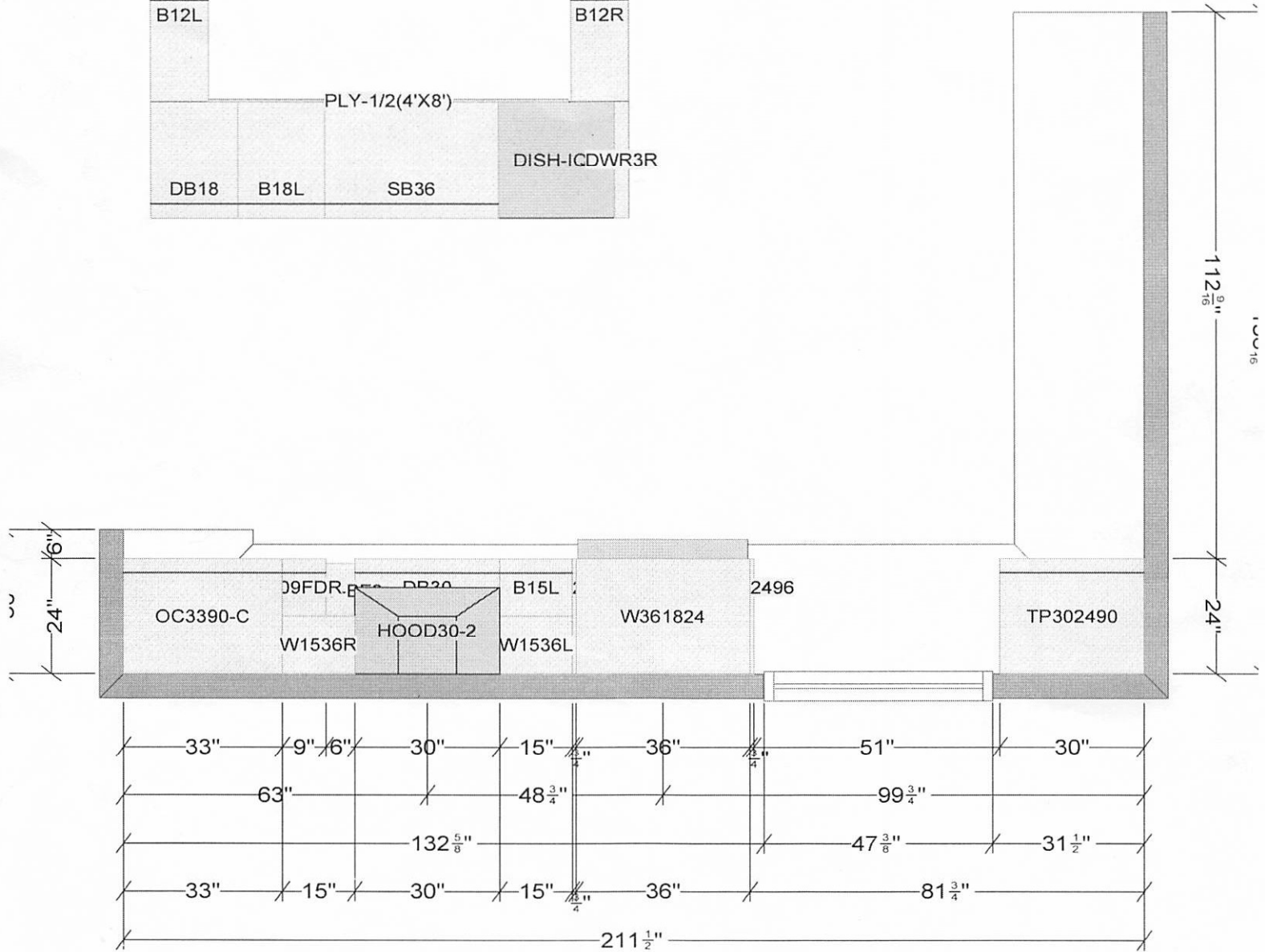
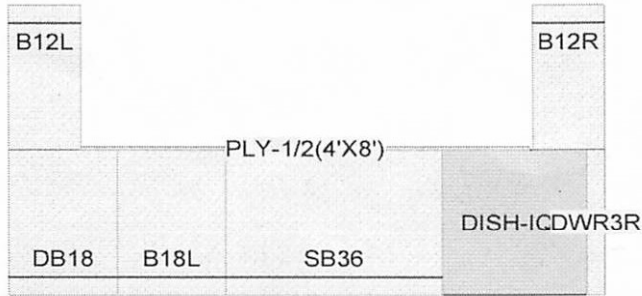
Customer Signature : _____ Date: _____

Please be advised that work done on present day must be checked over prior to signature. Once signed INSTALLATION MADE EASY/MAVIT STONE SERVICES, LLC is no longer responsible for any issues and/or damages found







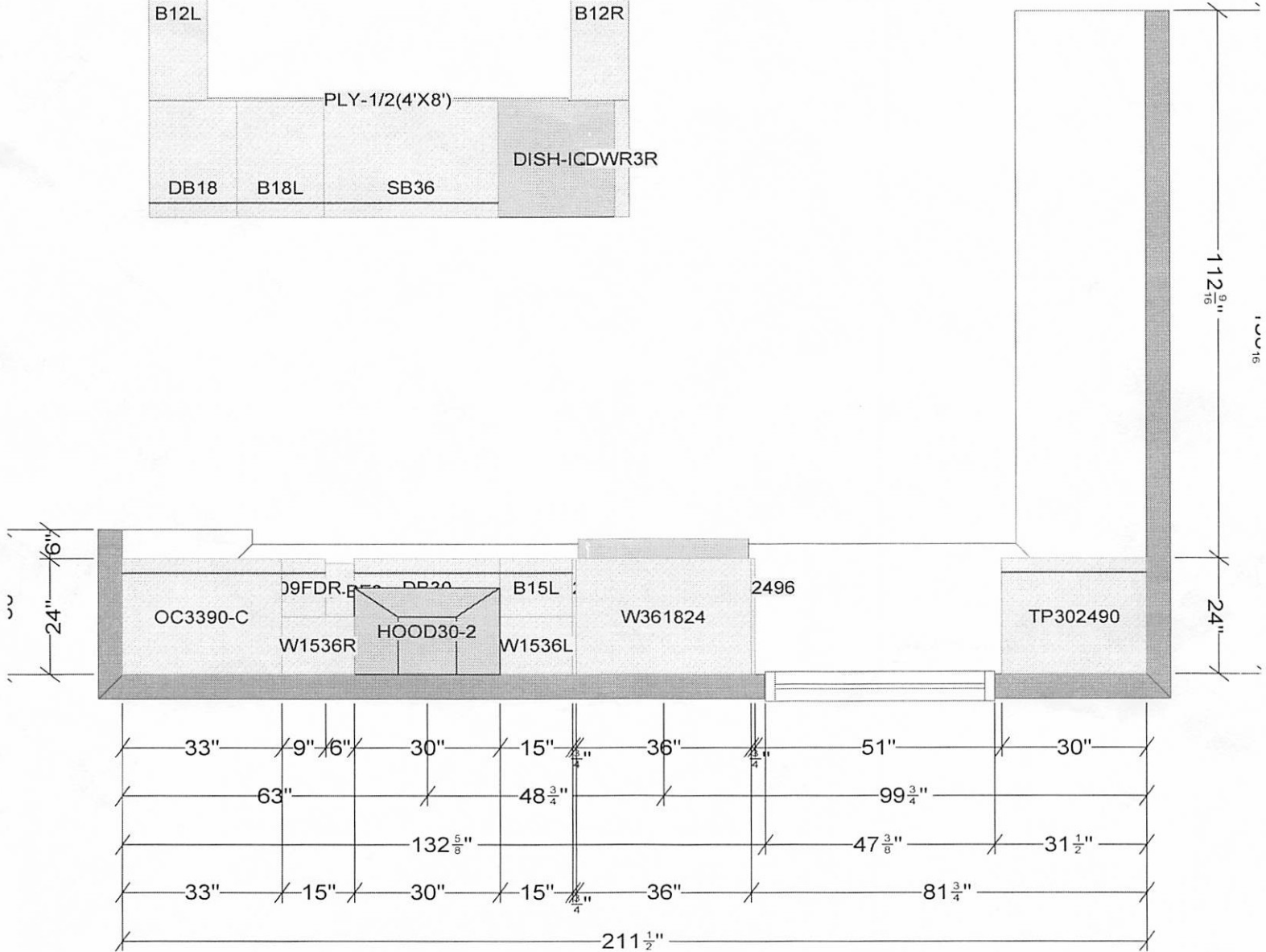
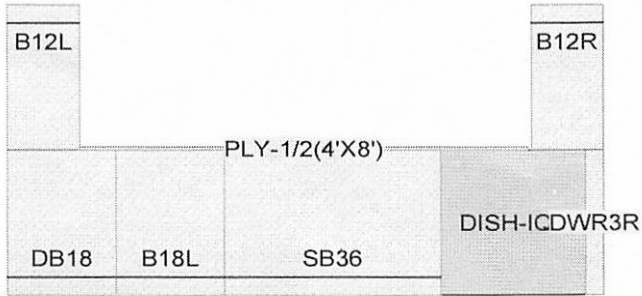


All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.

2020

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 2/17/20
Printed: 2/17/2022



All dimensions and size designations given are subject to verification on job site and adjustment to fit job conditions.

2020

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 2/17/20
Printed: 2/17/2022

Check Number: 1009

Date: 3.10.22

Amount: 7,883.75

Payee: Mavit

Stone Service

LIC

Final payment
for kitchen
Remodel

M22632 10004626

M22632 10004626

Check Number: 1005

Date: 02/21/2022

Amount: 6,000.00

Payee: Mavit
Stone Service LLC
Kitchen
Remodel



Victor Rodrigues
(772) 418 - 3656

1622 SW Biltmore St.

Port St. Lucie, FL 34984

✉ mavistone-services@outlook.com

🌐 www.mavistone.com

📷 [@mavistone](https://www.instagram.com/mavistone)

📘 [facebook.com/mavistone](https://www.facebook.com/mavistone)

Check Number: 1001

Date: 12, 29, 21

Amount: 14,275.00

Payee: mavit

Stone Service LLC
Kitchen
Remodel

M22632 10004626

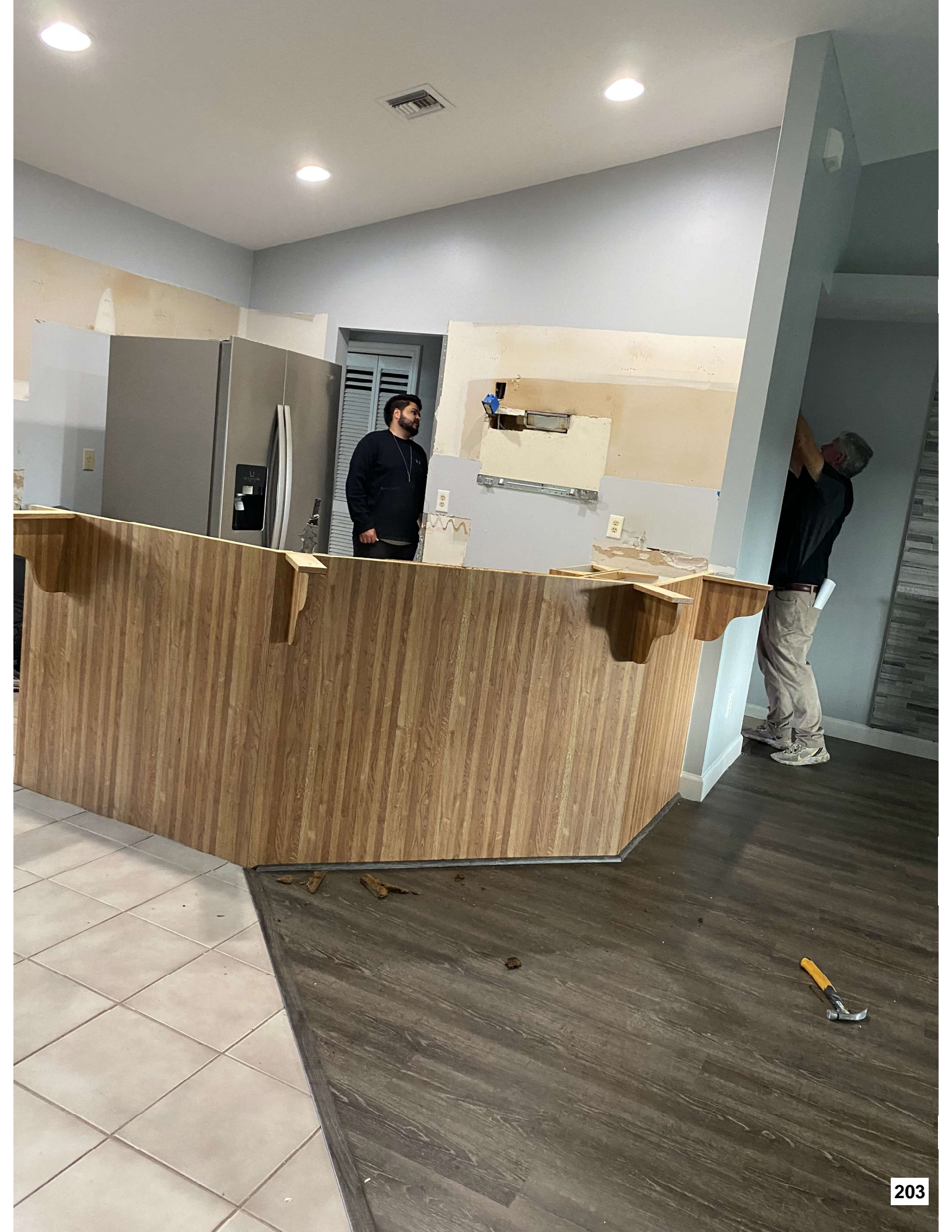




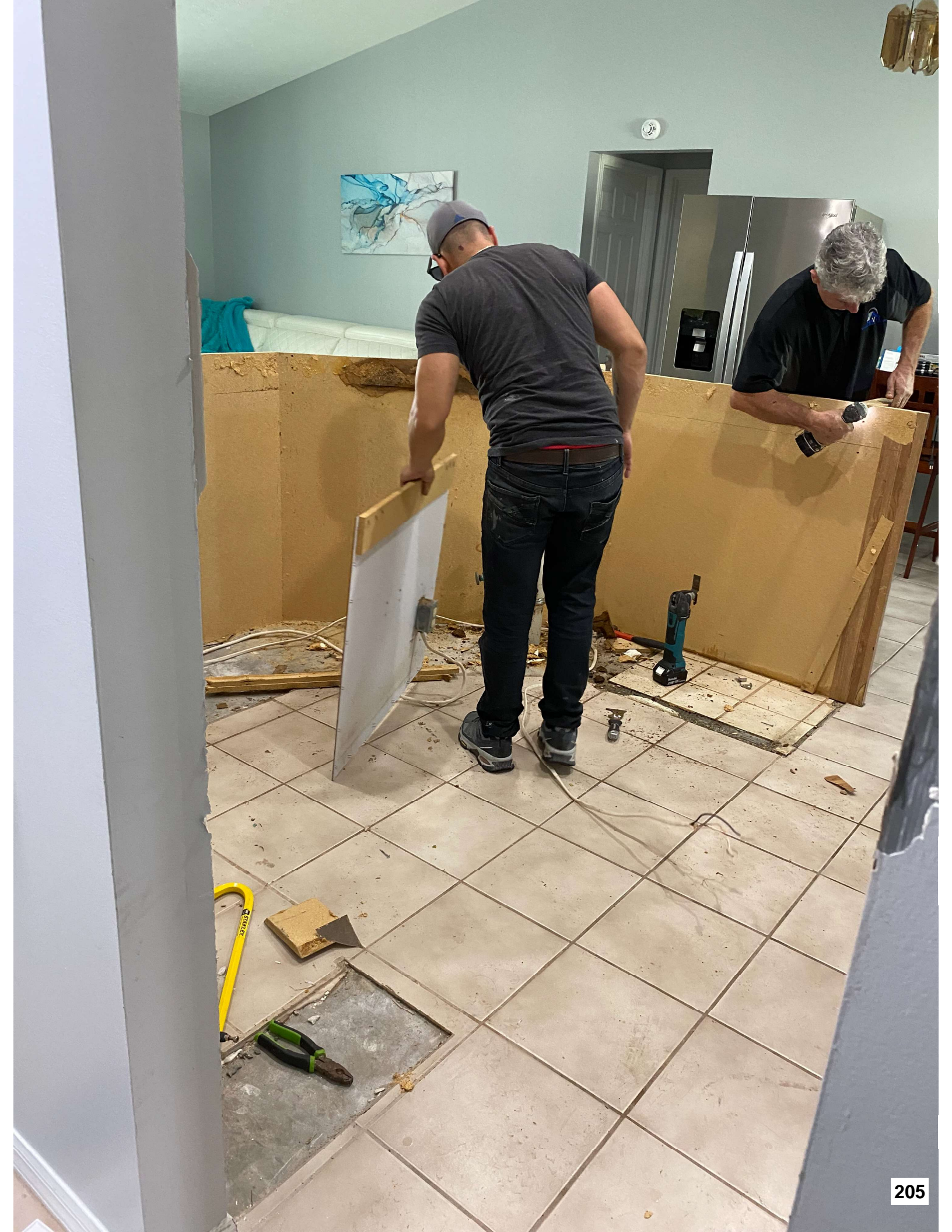














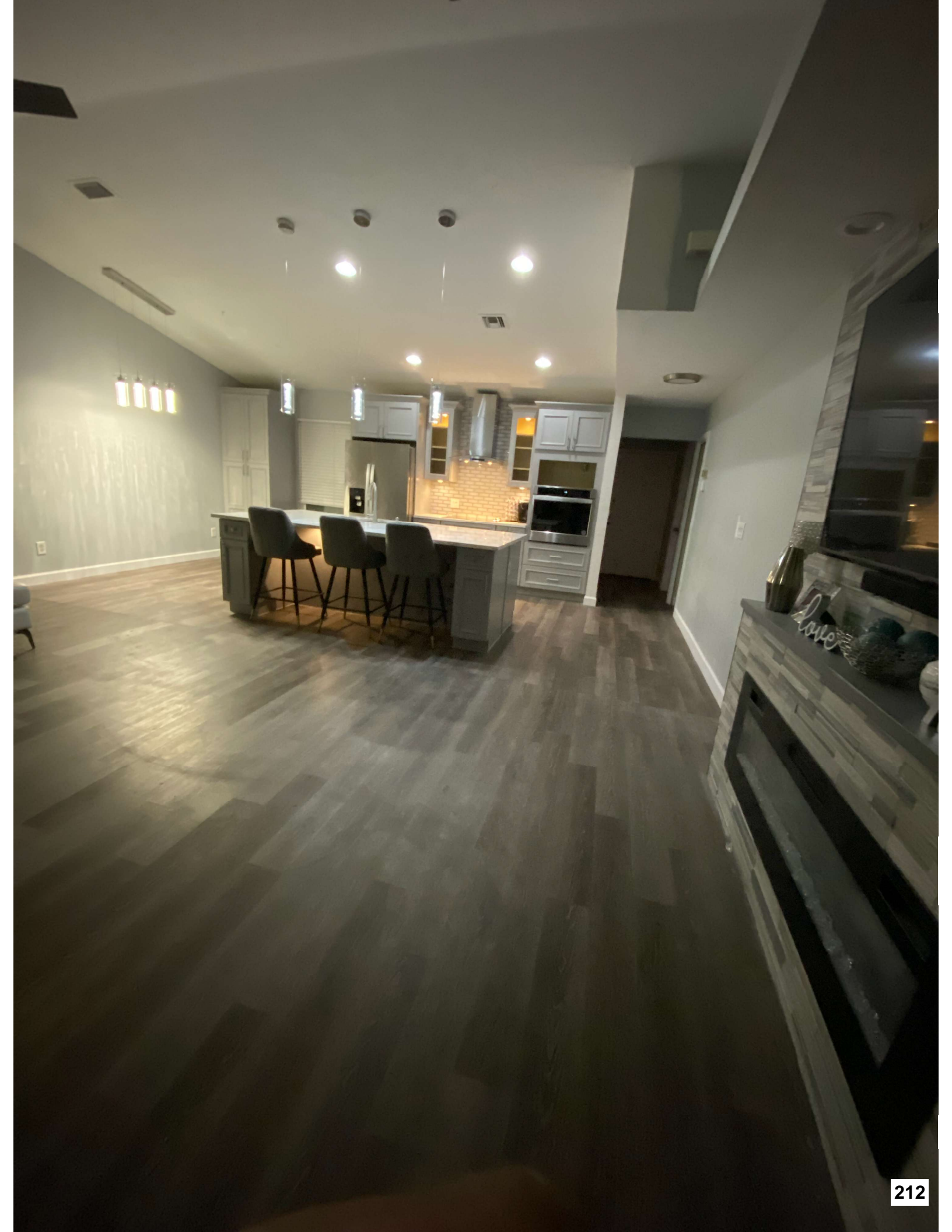


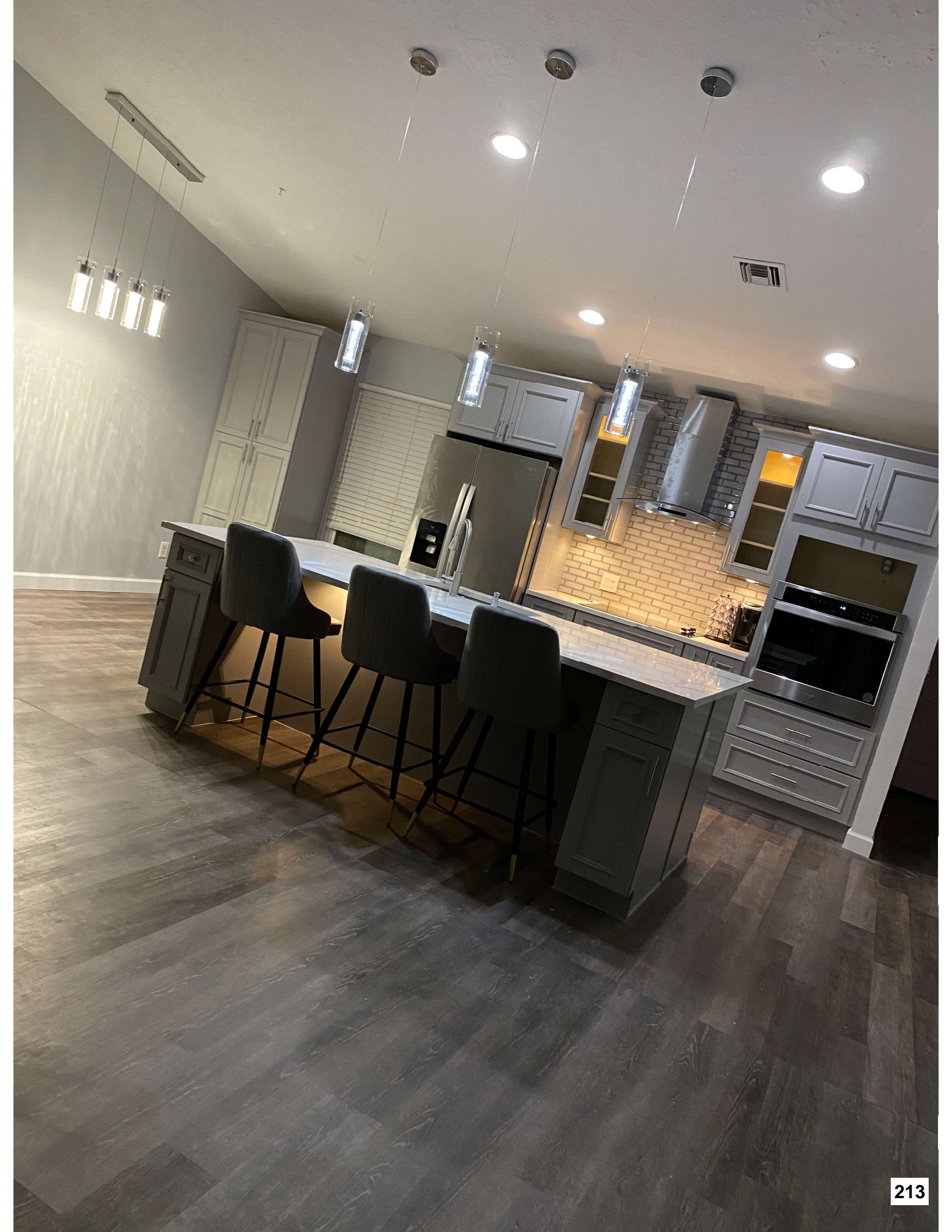


















Agenda Summary
2026-347

Agenda Date: 4/9/2026

Agenda Item No.: 12.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

Certification of Fine/Order to Lien

ADAM GIBBS

ADAM GIBBS CONSTRUCTION LLC

Citation # 32271 - Remaining Balance Owed \$2000.00

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

Executive Summary: Remaining Balance Owed \$2000.00

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 the staff with direction.

Attachments: Case File

CITATION

City of Port St Lucie

CITATION#

32271

CERTIFIED MAIL#

9589 0710 5270 1698 9519 30

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 9/11/2025 at 00:08:30 __ at the Location of 436 SE SKIPPER LN

DESCRIPTION OF WORK PERFORMED:

ELECTRICAL

ISSUED TO	ADAM	JAMES	GIBBS
	First	Middle	Last
BUSINESS NAME	ADAM GIBBS CONSTRUCTION LLC	STREET	3983 SW KABANE ST
CITY	PORT ST. LUCIE,	STATE	FL
	ZIP	34983	PHONE# (772) 249-6284
DL#	DOB	CERT/REG#	

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

NON-STRUCTURAL OR NON-MECHANICAL:

1st OFFENSE	\$500.00
2nd OFFENSE	\$1,000.00
3rd OFFENSE	\$1,500.00

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

9/11/25
Date of Citation

CITATION

City of Port St Lucie

CITATION#

32273

CERTIFIED MAIL#

9589 0710 5270 1698 9519 30

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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 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 9/11/2025 at 00:08:30 __ at the Location of 436 SE SKIPPER LN

DESCRIPTION OF WORK PERFORMED:

WINDOW REPLACEMENT

ISSUED TO	ADAM	JAMES	GIBBS
	First	Middle	Last
BUSINESS NAME	ADAM GIBBS CONSTRUCTION LLC	STREET	3983 SW KABANE ST
CITY	PORT ST LUCIE	STATE	FL
		ZIP	34983
		PHONE#	(772) 249-6284
DL#	DOB	CERT/REG#	

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

NON-STRUCTURAL OR NON-MECHANICAL:

1st OFFENSE	\$500.00
2nd OFFENSE	\$1,000.00
3rd OFFENSE	\$1,500.00

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

9/11/25
Date of Citation

CITATION

City of Port St Lucie

CITATION#

32274

CERTIFIED MAIL#

9589 0710 5270 1698 9519 30

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 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;
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- 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 9/11/2025 at 00:08:30 __ at the Location of 436 SE SKIPPER LN

DESCRIPTION OF WORK PERFORMED:

GENERAL CONTRACTOR

ISSUED TO	ADAM	JAMES	GIBBS
	First	Middle	Last
BUSINESS NAME	ADAM GIBBS CONSTRUCTION LLC	STREET	3983 SW KABANE ST
CITY	PORT ST LUCIE	STATE	FL
	ZIP	34983	PHONE# (772) 249-6284
DL#	DOB	CERT/REG#	

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

NON-STRUCTURAL OR NON-MECHANICAL:

1st OFFENSE	\$500.00
2nd OFFENSE	\$1,000.00
3rd OFFENSE	\$1,500.00

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

9/11/25
Date of Citation

CERTIFICATE OF NON-LICENSURE

I, James Laponza, Records Custodian for The City of Port St. Lucie Building Department, am an employee of The City. I have conducted a diligent search of the City's electronic records that are prepared as a regular practice and maintained in Port St. Lucie, Florida. After diligent search of those records, I hereby certify that there is no evidence that Adam James Gibbs, D.O.B. 11/14/1992 currently holds an active license as a registered or certified Contractor, or previously held an active license as a registered or certified Contractor in Port St Lucie, Florida in accordance with Chapter 489, Florida Statutes or City of Port St. Lucie Code Section 150.

James Laponza
James Laponza

Records Custodian
City Of Port St. Lucie
Building Department

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12th day of September, 2018, by James Laponza who is personally known to me or has produced _____ as identification.

Isa Alvarez-Cobb

Notary Public
State of Florida



ISAALVAREZ-COBB
Commission # HH 654011
Expires July 19, 2029

*Safeguarding the Public Health, Safety
and General Welfare of the Built Environment.*

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

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

v.

ADAM GIBBS

Respondent(s).

Citation.: 25-32271-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 **January 8th, 2026**, for a Public Hearing and based on the evidence presented, the Construction Board 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 #32271 supported by competent substantial evidence and are as follows:
4. **PRACTICE CONTRACTING UNLESS THE PERSON IS CERTIFIED OR REGISTERED (ELECTRICAL).**

CONCLUSIONS OF LAW


5. The Construction Board of Appeals considered the factors outlined in s. 489.127, Florida Statutes.
6. 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 **489.531 (1.)A**.

ORDER

7. 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.
8. The civil penalty imposed shall be paid within thirty (30) days (excluding weekends and holidays) of the execution of this Order.
9. 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 **April 9th, 2026 at 9:00 a.m.** at 121 SW Port St Lucie Blvd. Port St Lucie FL Bldg "A" – Council Chambers
10. 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.
11. This Order may be appealed within thirty (30) days of execution, as set forth in Section 489.127, Florida Statutes.

Done and Ordered the **8th** day of **January 2026**.

APPROVED AS TO FORM
BY THE CITY ATTORNEY'S OFFICE


~~Wayne Larsen~~ **Adam Williams**
Chairperson
Construction Board of Appeals

THIS ORDER HAS BEEN SENT OUT VIA CERTIFIED MAIL TO THE RESPONDENT.
CERTIFIED MAIL #

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

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

v.

ADAM GIBBS

Respondent(s).

Citation.: 25-32273-BL

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CONSTRUCTION BOARD OF APPEALS CITATION ORDER**

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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 #32273 supported by competent substantial evidence and are as follows:
4. **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.**

CONCLUSIONS OF LAW

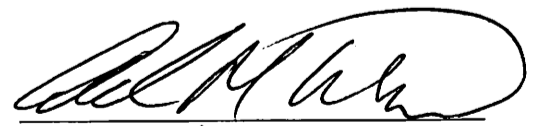
5. The Construction Board of Appeals considered the factors outlined in s. 489.127, Florida Statutes.
6. That the Construction Board of Appeals has jurisdiction in this cause and, based upon the findings of fact and evidence presented, concludes that the Respondent **did** violate Port St. Lucie City Code, Section **150.530(a)(6)**.

ORDER

7. 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.
8. The civil penalty imposed shall be paid within thirty (30) days (excluding weekends and holidays) of the execution of this Order.
9. 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 **April 9th, 2026 at 9:00 a.m.** at 121 SW Port St Lucie Blvd. Port St Lucie FL Bldg "A" – Council Chambers
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11. This Order may be appealed within thirty (30) days of execution, as set forth in Section 489.127, Florida Statutes.

Done and Ordered the **8th** day of **January 2026**.

APPROVED AS TO FORM
BY THE CITY ATTORNEY'S OFFICE


~~Wayne Larsen~~ **Adam Williams**
Chairperson
Construction Board of Appeals

THIS ORDER HAS BEEN SENT OUT VIA CERTIFIED MAIL TO THE RESPONDENT.
CERTIFIED MAIL #

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

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

v.

ADAM GIBBS

Respondent(s).

Citation.: 25-32274-BL

**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
CONSTRUCTION BOARD OF APPEALS CITATION ORDER**

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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 #32274 supported by competent substantial evidence and are as follows:
4. **WILLFULLY OR DELIBERATELY DISREGARD OR VIOLATE ANY MUNICIPAL ORDINANCE RELATING TO UNCERTIFIED OR UNREGISTERED CONTRACTOR.**

CONCLUSIONS OF LAW

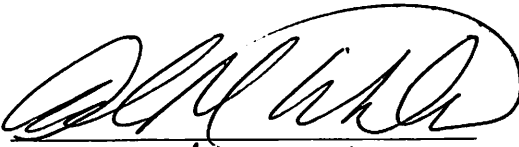
5. The Construction Board of Appeals considered the factors outlined in s. 489.127, Florida Statutes.
6. That the Construction Board of Appeals has jurisdiction in this cause and, based upon the findings of fact and evidence presented, concludes that the Respondent **did** violate Port St. Lucie City Code, Section **150.530 (a) (9)**.

ORDER

7. 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.
8. The civil penalty imposed shall be paid within thirty (30) days (excluding weekends and holidays) of the execution of this Order.
9. 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 **April 9th, 2026 at 9:00 a.m.** at 121 SW Port St Lucie Blvd. Port St Lucie FL Bldg "A" – Council Chambers
10. 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.
11. This Order may be appealed within thirty (30) days of execution, as set forth in Section 489.127, Florida Statutes.

Done and Ordered the **8th** day of **January 2026**.

APPROVED AS TO FORM
BY THE CITY ATTORNEY'S OFFICE


~~Wayne Larsen~~ Adam Williams
Chairperson
Construction Board of Appeals

THIS ORDER HAS BEEN SENT OUT VIA CERTIFIED MAIL TO THE RESPONDENT.
CERTIFIED MAIL #

Certified Mail: 9589 0710 5270 1698 9480 91
Regular Mail

CONSTRUCTION BOARD OF APPEALS
CITY OF PORT ST. LUCIE, FLORIDA

CITY OF PORT ST. LUCIE
ST. LUCIE COUNTY, FLORIDA

Petitioner

ADAM GIBBS
ADAM GIBBS CONSTRUCTION LLC
3983 SW KABANE ST
PORT SAINT LUCIE, FL 34983

Respondent

Location of Violation: 436 SE SKIPPER LN

January 9th, 2026

Citation: 32271, 32273, & 32274

NOTICE OF CERTIFICATION OF LIEN HEARING

A civil penalty for the amount of **\$1,000.00 (per citation)** is hereby imposed against Respondent pursuant to the Port St. Lucie City Code and Chapter 489, Florida Statutes.

The civil penalty imposed shall be paid within 30 days (excluding weekends and holidays) of the execution of the attached order dated January 8th, 2026.

Failure to timely pay the civil penalty imposed by the order dated January 8th, 2026, shall result in a Certification of Fine Hearing before the Construction Board of Appeals on **April 9th, 2026 at 9:00 a.m.** in the Port St. Lucie Council Chambers located at 121 SW Port St. Lucie Blvd. Port St. Lucie, FL- Bldg "A".

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.

PLEASE GOVERN YOURSELF ACCORDINGLY.

Sincerely,

Isa Alvarez
Contractor Licensing Coordinator



Agenda Summary
2026-348

Agenda Date: 4/9/2026

Agenda Item No.: 12.b

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

Certification of Fine/Order to Lien

ADAM GIBBS

ADAM GIBBS CONSTRUCTION LLC

Citation # 32273 - Remaining Balance Owed \$2000.00

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

Executive Summary: Remaining Balance Owed \$2000.00

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 the staff with direction.

Attachments: Case Files

Certified Mail: 9589 0710 5270 1698 9480 91
Regular Mail

CONSTRUCTION BOARD OF APPEALS
CITY OF PORT ST. LUCIE, FLORIDA

CITY OF PORT ST. LUCIE
ST. LUCIE COUNTY, FLORIDA

Petitioner

ADAM GIBBS
ADAM GIBBS CONSTRUCTION LLC
3983 SW KABANE ST
PORT SAINT LUCIE, FL 34983

January 9th, 2026

Citation: 32271, 32273, & 32274

Respondent

Location of Violation: 436 SE SKIPPER LN

NOTICE OF CERTIFICATION OF LIEN HEARING

A civil penalty for the amount of **\$1,000.00 (per citation)** is hereby imposed against Respondent pursuant to the Port St. Lucie City Code and Chapter 489, Florida Statutes.

The civil penalty imposed shall be paid within 30 days (excluding weekends and holidays) of the execution of the attached order dated January 8th, 2026.

Failure to timely pay the civil penalty imposed by the order dated January 8th, 2026, shall result in a Certification of Fine Hearing before the Construction Board of Appeals on **April 9th, 2026 at 9:00 a.m.** in the Port St. Lucie Council Chambers located at 121 SW Port St. Lucie Blvd. Port St. Lucie, FL- Bldg "A".

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.

PLEASE GOVERN YOURSELF ACCORDINGLY.

Sincerely,

Isa Alvarez
Contractor Licensing Coordinator

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

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

v.

ADAM GIBBS

Respondent(s).

Citation.: 25-32271-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 **January 8th, 2026**, for a Public Hearing and based on the evidence presented, the Construction Board 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 #32271 supported by competent substantial evidence and are as follows:
4. **PRACTICE CONTRACTING UNLESS THE PERSON IS CERTIFIED OR REGISTERED (ELECTRICAL).**

CONCLUSIONS OF LAW


5. The Construction Board of Appeals considered the factors outlined in s. 489.127, Florida Statutes.
6. 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 **489.531 (1.)A.**

ORDER

7. 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.
8. The civil penalty imposed shall be paid within thirty (30) days (excluding weekends and holidays) of the execution of this Order.
9. 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 **April 9th, 2026 at 9:00 a.m.** at 121 SW Port St Lucie Blvd. Port St Lucie FL Bldg "A" – Council Chambers
10. 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.
11. This Order may be appealed within thirty (30) days of execution, as set forth in Section 489.127, Florida Statutes.

Done and Ordered the **8th** day of **January 2026**.

APPROVED AS TO FORM
BY THE CITY ATTORNEY'S OFFICE


~~Wayne Larsen~~ **Adam Williams**
Chairperson
Construction Board of Appeals

THIS ORDER HAS BEEN SENT OUT VIA CERTIFIED MAIL TO THE RESPONDENT.
CERTIFIED MAIL #

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

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

v.

ADAM GIBBS

Respondent(s).

Citation.: 25-32273-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 **January 8th, 2026**, for a Public Hearing and based on the evidence presented, the Construction Board 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 #32273 supported by competent substantial evidence and are as follows:
4. **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.**

CONCLUSIONS OF LAW

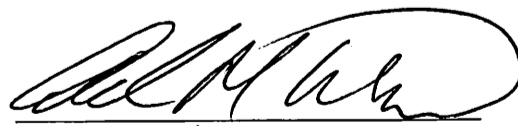
5. The Construction Board of Appeals considered the factors outlined in s. 489.127, Florida Statutes.
6. That the Construction Board of Appeals has jurisdiction in this cause and, based upon the findings of fact and evidence presented, concludes that the Respondent **did** violate Port St. Lucie City Code, Section **150.530(a)(6)**.

ORDER

7. 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.
8. The civil penalty imposed shall be paid within thirty (30) days (excluding weekends and holidays) of the execution of this Order.
9. 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 **April 9th, 2026 at 9:00 a.m.** at 121 SW Port St Lucie Blvd. Port St Lucie FL Bldg "A" – Council Chambers
10. 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.
11. This Order may be appealed within thirty (30) days of execution, as set forth in Section 489.127, Florida Statutes.

Done and Ordered the **8th** day of **January 2026**.

APPROVED AS TO FORM
BY THE CITY ATTORNEY'S OFFICE


~~Wayne Larsen~~ **Adam Williams**
Chairperson
Construction Board of Appeals

THIS ORDER HAS BEEN SENT OUT VIA CERTIFIED MAIL TO THE RESPONDENT.
CERTIFIED MAIL #

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

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

v.

ADAM GIBBS

Respondent(s).

Citation.: 25-32274-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 **January 8th, 2026**, for a Public Hearing and based on the evidence presented, the Construction Board 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 #32274 supported by competent substantial evidence and are as follows:
4. **WILLFULLY OR DELIBERATELY DISREGARD OR VIOLATE ANY MUNICIPAL ORDINANCE RELATING TO UNCERTIFIED OR UNREGISTERED CONTRACTOR.**

CONCLUSIONS OF LAW

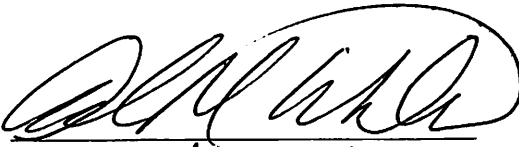
5. The Construction Board of Appeals considered the factors outlined in s. 489.127, Florida Statutes.
6. That the Construction Board of Appeals has jurisdiction in this cause and, based upon the findings of fact and evidence presented, concludes that the Respondent **did** violate Port St. Lucie City Code, Section **150.530 (a) (9)**.

ORDER

7. 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.
8. The civil penalty imposed shall be paid within thirty (30) days (excluding weekends and holidays) of the execution of this Order.
9. 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 **April 9th, 2026 at 9:00 a.m.** at 121 SW Port St Lucie Blvd. Port St Lucie FL Bldg "A" – Council Chambers
10. 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.
11. This Order may be appealed within thirty (30) days of execution, as set forth in Section 489.127, Florida Statutes.

Done and Ordered the **8th** day of **January 2026**.

APPROVED AS TO FORM
BY THE CITY ATTORNEY'S OFFICE


~~Wayne Larsen~~ Adam Williams
Chairperson
Construction Board of Appeals

THIS ORDER HAS BEEN SENT OUT VIA CERTIFIED MAIL TO THE RESPONDENT.
CERTIFIED MAIL #

CITATION

City of Port St Lucie

CITATION#

32271

CERTIFIED MAIL#

9589 0710 5270 1698 9519 30

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;
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 9/11/2025 at 00:08:30 __ at the Location of 436 SE SKIPPER LN

DESCRIPTION OF WORK PERFORMED:

ELECTRICAL

Table with columns: ISSUED TO, ADAM, JAMES, GIBBS, BUSINESS NAME, ADAM GIBBS CONSTRUCTION LLC, STREET, 3983 SW KABANE ST, CITY, PORT ST. LUCIE, STATE FL, ZIP, 34983, PHONE#, (772) 249-6284, DL#, DOB, CERT/REG#

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

PENALTIES: NON-STRUCTURAL OR NON-MECHANICAL:

Table with 2 columns: Offense, Penalty. 1st OFFENSE \$500.00, 2nd OFFENSE \$1,000.00, 3rd OFFENSE \$1,500.00

PENALTIES: STRUCTURAL OR MECHANICAL:

Table with 2 columns: Offense, Penalty. 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

9/11/25 Date of Citation

CITATION

City of Port St Lucie

CITATION#

32273

CERTIFIED MAIL#

9589 0710 5270 1698 9519 30

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 9/11/2025 at 00:08:30 __ at the Location of 436 SE SKIPPER LN

DESCRIPTION OF WORK PERFORMED:

WINDOW REPLACEMENT

ISSUED TO	ADAM	JAMES	GIBBS
	First	Middle	Last
BUSINESS NAME	ADAM GIBBS CONSTRUCTION LLC	STREET	3983 SW KABANE ST
CITY	PORT ST LUCIE	STATE	FL
		ZIP	34983
		PHONE#	(772) 249-6284
DL#	DOB	CERT/REG#	

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

NON-STRUCTURAL OR NON-MECHANICAL:

1st OFFENSE	\$500.00
2nd OFFENSE	\$1,000.00
3rd OFFENSE	\$1,500.00

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

9/11/25
Date of Citation

CITATION

City of Port St Lucie

CITATION#

32274

CERTIFIED MAIL#

9589 0710 5270 1698 9519 30

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 9/11/2025 at 00:08:30 __ at the Location of 436 SE SKIPPER LN

DESCRIPTION OF WORK PERFORMED:

GENERAL CONTRACTOR

ISSUED TO	ADAM	JAMES	GIBBS
	First	Middle	Last
BUSINESS NAME	ADAM GIBBS CONSTRUCTION LLC	STREET	3983 SW KABANE ST
CITY	PORT ST LUCIE	STATE	FL
	ZIP	34983	PHONE# (772) 249-6284
DL#	DOB	CERT/REG#	

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

NON-STRUCTURAL OR NON-MECHANICAL:

1st OFFENSE	\$500.00
2nd OFFENSE	\$1,000.00
3rd OFFENSE	\$1,500.00

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

9/11/25
Date of Citation

CERTIFICATE OF NON-LICENSURE

I, James Laponza, Records Custodian for The City of Port St. Lucie Building Department, am an employee of The City. I have conducted a diligent search of the City's electronic records that are prepared as a regular practice and maintained in Port St. Lucie, Florida. After diligent search of those records, I hereby certify that there is no evidence that Adam James Gibbs, D.O.B. 11/14/1992 currently holds an active license as a registered or certified Contractor, or previously held an active license as a registered or certified Contractor in Port St Lucie, Florida in accordance with Chapter 489, Florida Statutes or City of Port St. Lucie Code Section 150.

James Laponza
James Laponza

Records Custodian
City Of Port St. Lucie
Building Department

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12th day of September, 2018, by James Laponza who is personally known to me or has produced _____ as identification.

Isa Alvarez-Cobb

Notary Public
State of Florida



ISAALVAREZ-COBB
Commission # HH 654011
Expires July 19, 2029

*Safeguarding the Public Health, Safety
and General Welfare of the Built Environment.*



Agenda Summary

2026-349

Agenda Date: 4/9/2026

Agenda Item No.: 12.c

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

Certification of Fine/Order to Lien

ADAM GIBBS

ADAM GIBBS CONSTRUCTION LLC

Citation # 32274 - Remaining Balance Owed \$1000.00

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

Executive Summary: Remaining Balance Owed \$1000.00

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 the staff with direction.

Attachments: Case File

Certified Mail: 9589 0710 5270 1698 9480 91
Regular Mail

CONSTRUCTION BOARD OF APPEALS
CITY OF PORT ST. LUCIE, FLORIDA

CITY OF PORT ST. LUCIE
ST. LUCIE COUNTY, FLORIDA

Petitioner

ADAM GIBBS
ADAM GIBBS CONSTRUCTION LLC
3983 SW KABANE ST
PORT SAINT LUCIE, FL 34983

Respondent

Location of Violation: 436 SE SKIPPER LN

January 9th, 2026

Citation: 32271, 32273, & 32274

NOTICE OF CERTIFICATION OF LIEN HEARING

A civil penalty for the amount of **\$1,000.00 (per citation)** is hereby imposed against Respondent pursuant to the Port St. Lucie City Code and Chapter 489, Florida Statutes.

The civil penalty imposed shall be paid within 30 days (excluding weekends and holidays) of the execution of the attached order dated January 8th, 2026.

Failure to timely pay the civil penalty imposed by the order dated January 8th, 2026, shall result in a Certification of Fine Hearing before the Construction Board of Appeals on **April 9th, 2026 at 9:00 a.m.** in the Port St. Lucie Council Chambers located at 121 SW Port St. Lucie Blvd. Port St. Lucie, FL- Bldg "A".

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.

PLEASE GOVERN YOURSELF ACCORDINGLY.

Sincerely,

Isa Alvarez
Contractor Licensing Coordinator

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

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

v.

ADAM GIBBS

Respondent(s).

Citation.: 25-32271-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 **January 8th, 2026**, for a Public Hearing and based on the evidence presented, the Construction Board 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 #32271 supported by competent substantial evidence and are as follows:
4. **PRACTICE CONTRACTING UNLESS THE PERSON IS CERTIFIED OR REGISTERED (ELECTRICAL).**

CONCLUSIONS OF LAW


5. The Construction Board of Appeals considered the factors outlined in s. 489.127, Florida Statutes.
6. 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 **489.531 (1.)A**.

ORDER

7. 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.
8. The civil penalty imposed shall be paid within thirty (30) days (excluding weekends and holidays) of the execution of this Order.
9. 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 **April 9th, 2026 at 9:00 a.m.** at 121 SW Port St Lucie Blvd. Port St Lucie FL Bldg "A" – Council Chambers
10. 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.
11. This Order may be appealed within thirty (30) days of execution, as set forth in Section 489.127, Florida Statutes.

Done and Ordered the **8th** day of **January 2026**.

APPROVED AS TO FORM
BY THE CITY ATTORNEY'S OFFICE


~~Wayne Larsen~~ **Adam Williams**
Chairperson
Construction Board of Appeals

THIS ORDER HAS BEEN SENT OUT VIA CERTIFIED MAIL TO THE RESPONDENT.
CERTIFIED MAIL #

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

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

v.

ADAM GIBBS

Respondent(s).

Citation.: 25-32273-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 **January 8th, 2026**, for a Public Hearing and based on the evidence presented, the Construction Board 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 #32273 supported by competent substantial evidence and are as follows:
4. **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.**

CONCLUSIONS OF LAW

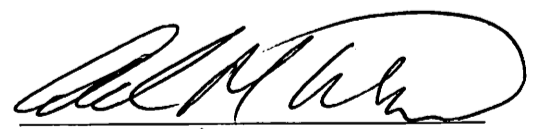
5. The Construction Board of Appeals considered the factors outlined in s. 489.127, Florida Statutes.
6. That the Construction Board of Appeals has jurisdiction in this cause and, based upon the findings of fact and evidence presented, concludes that the Respondent **did** violate Port St. Lucie City Code, Section **150.530(a)(6)**.

ORDER

7. 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.
8. The civil penalty imposed shall be paid within thirty (30) days (excluding weekends and holidays) of the execution of this Order.
9. 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 **April 9th, 2026 at 9:00 a.m.** at 121 SW Port St Lucie Blvd. Port St Lucie FL Bldg "A" – Council Chambers
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11. This Order may be appealed within thirty (30) days of execution, as set forth in Section 489.127, Florida Statutes.

Done and Ordered the **8th** day of **January 2026**.

APPROVED AS TO FORM
BY THE CITY ATTORNEY'S OFFICE


~~Wayne Larsen~~ **Adam Williams**
Chairperson
Construction Board of Appeals

THIS ORDER HAS BEEN SENT OUT VIA CERTIFIED MAIL TO THE RESPONDENT.
CERTIFIED MAIL #

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

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

v.

ADAM GIBBS

Respondent(s).

Citation.: 25-32274-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 **January 8th, 2026**, for a Public Hearing and based on the evidence presented, the Construction Board 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 #32274 supported by competent substantial evidence and are as follows:
4. **WILLFULLY OR DELIBERATELY DISREGARD OR VIOLATE ANY MUNICIPAL ORDINANCE RELATING TO UNCERTIFIED OR UNREGISTERED CONTRACTOR.**

CONCLUSIONS OF LAW

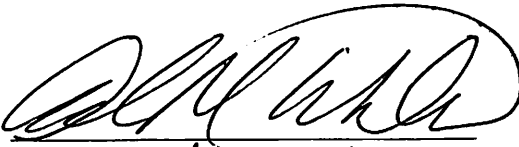
5. The Construction Board of Appeals considered the factors outlined in s. 489.127, Florida Statutes.
6. That the Construction Board of Appeals has jurisdiction in this cause and, based upon the findings of fact and evidence presented, concludes that the Respondent **did** violate Port St. Lucie City Code, Section **150.530 (a) (9)**.

ORDER

7. 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.
8. The civil penalty imposed shall be paid within thirty (30) days (excluding weekends and holidays) of the execution of this Order.
9. 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 **April 9th, 2026 at 9:00 a.m.** at 121 SW Port St Lucie Blvd. Port St Lucie FL Bldg "A" – Council Chambers
10. 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.
11. This Order may be appealed within thirty (30) days of execution, as set forth in Section 489.127, Florida Statutes.

Done and Ordered the **8th** day of **January 2026**.

APPROVED AS TO FORM
BY THE CITY ATTORNEY'S OFFICE


~~Wayne Larsen~~ Adam Williams
Chairperson
Construction Board of Appeals

THIS ORDER HAS BEEN SENT OUT VIA CERTIFIED MAIL TO THE RESPONDENT.
CERTIFIED MAIL #

CITATION

City of Port St Lucie

CITATION#

32271

CERTIFIED MAIL#

9589 0710 5270 1698 9519 30

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 9/11/2025 at 00:08:30 __ at the Location of 436 SE SKIPPER LN

DESCRIPTION OF WORK PERFORMED:

ELECTRICAL

ISSUED TO	ADAM	JAMES	GIBBS
	First	Middle	Last
BUSINESS NAME	ADAM GIBBS CONSTRUCTION LLC	STREET	3983 SW KABANE ST
CITY	PORT ST. LUCIE,	STATE	FL
		ZIP	34983
		PHONE#	(772) 249-6284
DL#		DOB	
		CERT/REG#	

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

NON-STRUCTURAL OR NON-MECHANICAL:

1st OFFENSE	\$500.00
2nd OFFENSE	\$1,000.00
3rd OFFENSE	\$1,500.00

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

9/11/25
Date of Citation

CITATION

City of Port St Lucie

CITATION#

32273

CERTIFIED MAIL#

9589 0710 5270 1698 9519 30

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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 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 9/11/2025 at 00:08:30 __ at the Location of 436 SE SKIPPER LN

DESCRIPTION OF WORK PERFORMED:

WINDOW REPLACEMENT

ISSUED TO	ADAM	JAMES	GIBBS
	First	Middle	Last
BUSINESS NAME	ADAM GIBBS CONSTRUCTION LLC	STREET	3983 SW KABANE ST
CITY	PORT ST LUCIE	STATE	FL
		ZIP	34983
		PHONE#	(772) 249-6284
DL#	DOB	CERT/REG#	

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

NON-STRUCTURAL OR NON-MECHANICAL:

1st OFFENSE	\$500.00
2nd OFFENSE	\$1,000.00
3rd OFFENSE	\$1,500.00

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

9/11/25
Date of Citation

CITATION

City of Port St Lucie

CITATION#

32274

CERTIFIED MAIL#

9589 0710 5270 1698 9519 30

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 9/11/2025 at 00:08:30 __ at the Location of 436 SE SKIPPER LN

DESCRIPTION OF WORK PERFORMED:

GENERAL CONTRACTOR

ISSUED TO	ADAM	JAMES	GIBBS
	First	Middle	Last
BUSINESS NAME	ADAM GIBBS CONSTRUCTION LLC	STREET	3983 SW KABANE ST
CITY	PORT ST LUCIE	STATE	FL
	ZIP	34983	PHONE# (772) 249-6284
DL#	DOB	CERT/REG#	

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

NON-STRUCTURAL OR NON-MECHANICAL:

1st OFFENSE	\$500.00
2nd OFFENSE	\$1,000.00
3rd OFFENSE	\$1,500.00

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

9/11/25
Date of Citation

CERTIFICATE OF NON-LICENSURE

I, James Laponza, Records Custodian for The City of Port St. Lucie Building Department, am an employee of The City. I have conducted a diligent search of the City's electronic records that are prepared as a regular practice and maintained in Port St. Lucie, Florida. After diligent search of those records, I hereby certify that there is no evidence that Adam James Gibbs, D.O.B. 11/14/1992 currently holds an active license as a registered or certified Contractor, or previously held an active license as a registered or certified Contractor in Port St Lucie, Florida in accordance with Chapter 489, Florida Statutes or City of Port St. Lucie Code Section 150.

James Laponza
James Laponza

Records Custodian
City Of Port St. Lucie
Building Department

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12th day of September, 2018, by James Laponza who is personally known to me or has produced _____ as identification.

Isa Alvarez-Cobb

Notary Public
State of Florida



ISAALVAREZ-COBB
Commission # HH 654011
Expires July 19, 2029

Safeguarding the Public Health, Safety
and General Welfare of the Built Environment.



Agenda Summary
2026-350

Agenda Date: 4/9/2026

Agenda Item No.: 12.d

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

Certification of Fine/Order to Lien

JEREMY DAGA

AMERICAN ROOFING & GUTTERS LLC

Citation # 32249 - Remaining Balance Owed \$1000.00

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

Executive Summary: Remaining Balance Owed \$1000.00

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 the staff with direction.

Attachments: Case File

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

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

v.

JEREMY DAGA

Respondent(s).

Citation.: 25-32249-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 **January 8th, 2026**, for a Public Hearing and based on the evidence presented, the Construction Board 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 #32249 supported by competent substantial evidence and are as follows:
4. **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.**

CONCLUSIONS OF LAW

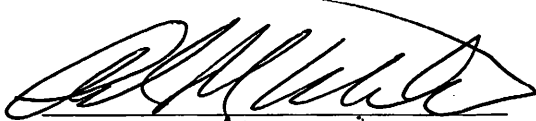
5. The Construction Board of Appeals considered the factors outlined in s. 489.127, Florida Statutes.
6. That the Construction Board of Appeals has jurisdiction in this cause and, based upon the findings of fact and evidence presented, concludes that the Respondent **did** violate Port St. Lucie City Code, Section **150.530(a)(6)**.

ORDER

7. 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.
8. The civil penalty imposed shall be paid within thirty (30) days (excluding weekends and holidays) of the execution of this Order.
9. 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 **April 9th, 2026 at 9:00 a.m.** at 121 SW Port St Lucie Blvd. Port St Lucie FL Bldg "A" – Council Chambers
10. 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.
11. This Order may be appealed within thirty (30) days of execution, as set forth in Section 489.127, Florida Statutes.

Done and Ordered the **8th** day of **January 2026**.

APPROVED AS TO FORM
BY THE CITY ATTORNEY'S OFFICE


Wayne Larsen
Chairperson
Construction Board of Appeals

THIS ORDER HAS BEEN SENT OUT VIA CERTIFIED MAIL TO THE RESPONDENT.
CERTIFIED MAIL #

Compliance date
9/9/25

CITATION

City of Port St Lucie

CITATION#

32249

CERTIFIED MAIL#

9589 0710 5270 1698 9519 16

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 8/1/2025 at at the Location of 4120 SW BELSHAW ST + 4126

DESCRIPTION OF WORK PERFORMED:

CONTRACTING ROOFING

ISSUED TO	JEREMY			DAGA			
	First	Middle	Last				
BUSINESS NAME	AMERICAN ROOFING & GUTTERS LLC		STREET	1434 SE LARKWOOD CIR			
CITY	PORT SAINT LUCIE	STATE	FL	ZIP	34952	PHONE#	(772) 210-4966
DL#	FL	DOB		CERT/REG#			

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

James LaPonza
JAMES LAPONZA
8/19/2025
Date of Citation 246

9589 0710 5270 1698 9519 16

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<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	\$ _____

Postage	
\$	
Total Postage and Fees	
\$	

Citation 32249

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Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	

Certified Mail: 9589 0710 5270 1698 9480 84
Regular Mail

CONSTRUCTION BOARD OF APPEALS
CITY OF PORT ST. LUCIE, FLORIDA

CITY OF PORT ST. LUCIE
ST. LUCIE COUNTY, FLORIDA

Petitioner

JEREMY DAGA
AMERICAN ROOFING & GUTTERS LLC
1434 SE LARKWOOD CIR
PORT SAINT LUCIE, FL 34952

January 9th, 2026

Citation: 32249

Respondent

Location of Violation: 4120 SW BELSHAW ST

NOTICE OF CERTIFICATION OF LIEN HEARING

A civil penalty for the amount of **\$1,000.00 (per citation)** is hereby imposed against Respondent pursuant to the Port St. Lucie City Code and Chapter 489, Florida Statutes.

The civil penalty imposed shall be paid within 30 days (excluding weekends and holidays) of the execution of the attached order dated January 8th, 2026.

Failure to timely pay the civil penalty imposed by the order dated January 8th, 2026, shall result in a Certification of Fine Hearing before the Construction Board of Appeals on **April 9th, 2026 at 9:00 a.m.** in the Port St. Lucie Council Chambers located at 121 SW Port St. Lucie Blvd. Port St. Lucie, FL- Bldg "A".

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.

PLEASE GOVERN YOURSELF ACCORDINGLY.

Sincerely,

Isa Alvarez
Contractor Licensing Coordinator



Agenda Summary
2026-351

Agenda Date: 4/9/2026

Agenda Item No.: 12.e

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

Certification of Fine/Order to Lien

JENNIFER J HICKMAN

DRIP OR DROP PLUMBING LLC

Citation # 32304 - Remaining Balance Owed \$1000.00

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

Executive Summary: Remaining Balance Owed \$1000.00

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 the staff with direction.

Attachments: Case File

Compliance date
11/25/25

CITATION
City of Port St Lucie

CITATION# 32304 CERTIFIED MAIL# 9589 0710 5270 1698 9519 54

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 11/4/2025 at 09:00: __ __ at the Location of 11950 SW TOM MACKIE BLVD STE 109

DESCRIPTION OF WORK PERFORMED:

PLUMBING

ISSUED TO	JENNIFER	J	HICKMAN
	First	Middle	Last
BUSINESS NAME	DRIP OR DROP PLUMBING LLC	STREET	17206 BROADWING LANE
CITY	OKEECHOBEE	STATE	FL
	ZIP	34974	PHONE# (772) 626-6014
DL#	DOB	CERT/REG#	N/A

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 JAMES LAPONZA Date of Citation

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

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|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <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 | \$ _____ |

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

251

Citation 32304

9589 0710 5270 1698 9519 54

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;
 - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
 - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
 - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

252

IMPORTANT: Save this receipt for your records.

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

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

v.

JENNIFER J HICKMAN
Respondent(s).

Citation.: 25-32304-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 **January 8th, 2026**, for a Public Hearing and based on the evidence presented, the Construction Board 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 #32304 supported by competent substantial evidence and are as follows:
4. **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.**

CONCLUSIONS OF LAW

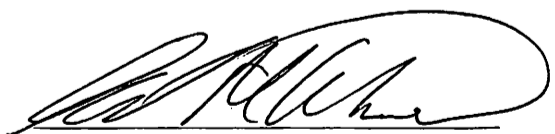
5. The Construction Board of Appeals considered the factors outlined in s. 489.127, Florida Statutes.
6. That the Construction Board of Appeals has jurisdiction in this cause and, based upon the findings of fact and evidence presented, concludes that the Respondent **did** violate Port St. Lucie City Code, Section **150.530(a)(6)**.

ORDER

7. 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.
8. The civil penalty imposed shall be paid within thirty (30) days (excluding weekends and holidays) of the execution of this Order.
9. 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 **April 9th, 2026 at 9:00 a.m.** at 121 SW Port St Lucie Blvd. Port St Lucie FL Bldg "A" – Council Chambers
10. 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.
11. This Order may be appealed within thirty (30) days of execution, as set forth in Section 489.127, Florida Statutes.

Done and Ordered the **8th** day of **January 2026**.

APPROVED AS TO FORM
BY THE CITY ATTORNEY'S OFFICE


~~Wayne Larsen~~ **Adam Williams**
Chairperson
Construction Board of Appeals

THIS ORDER HAS BEEN SENT OUT VIA CERTIFIED MAIL TO THE RESPONDENT.
CERTIFIED MAIL #

Certified Mail: 9589 0710 5270 1698 9480 77
Regular Mail

CONSTRUCTION BOARD OF APPEALS
CITY OF PORT ST. LUCIE, FLORIDA

CITY OF PORT ST. LUCIE
ST. LUCIE COUNTY, FLORIDA

Petitioner

JENNIFER J HICKMAN
DRIP OR DROP PLUMBING LLC
17206 BROADWING LANE
OKEECHOBEE, FL 34974

January 9th, 2026

Citation: 32304

Respondent

Location of Violation: 11950 SW TOM MACKIE BLVD STE 109

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PLEASE GOVERN YOURSELF ACCORDINGLY.

Sincerely,

Isa Alvarez
Contractor Licensing Coordinator