

City of Port St. Lucie

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



Meeting Agenda

Thursday, October 9, 2025

9:00 AM

City Hall, Council Chambers

Construction Board of Appeals

Wayne Larsen, Chair

Linda Silvestri, Vice Chair

Adam Williams, Chair Pro-Tem

Ted Illg, Member

Nicholas Nobili, Member

Angel (Andy) Martinez, Member

Michael Mahood, Member

Jacqueline Kaegi, Alternate Member

Isa Alvarez, Contractor Licensing Coordinator

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

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

[2025-945](#)**6. Additions or Deletions to Agenda****7. Approval of Consent Agenda**

- 7.a** Citation Orders where Violator did not Request a Hearing and
did not Pay the Citation
DAVID MONTANES
VIVID CONSTRUCTION & DEVELOPMENT GROUP, VIVID CONSTRUCTION
LLC
Citation # 32195 - Remaining Balance Owed \$1,000.00.

[2025-938](#)

- 7.b** Citation Orders where Violator did not Request a Hearing and
did not Pay the Citation
MAILTON MOURA
M2 CONSTRUCTION USA LLC
Citation # 32162 - Remaining Balance Owed \$1,000.00

[2025-939](#)

- 7.c** Citation Orders where Violator did not Request a Hearing and
did not Pay the Citation
JUSTIN FULWOOD
JUSTIN'S AIR SERVICE
Citation # 32233 - 3RD OFFENSE

[2025-940](#)

- 7.d** Citation Orders where Violator did not Request a Hearing and
did not Pay the Citation
JUSTIN FULWOOD
JUSTIN'S AIR SERVICE
Citation # 32238 - Remaining Balance Owed \$2,000.00

[2025-941](#)

7.e Citation Orders where Violator did not Request a Hearing and did not Pay the Citation [2025-942](#)
JOSEPH ALTIER
TREASURE COAST LIGHTING AND ELECTRIC LLC
Citation # 32110 - Remaining Balance Owed \$1,000.00

7.f Citation Orders where Violator did not Request a Hearing and did not Pay the Citation [2025-943](#)
ROSS NEGGERS
TIKI NUI POOL CARE INC
Citation # 32196 - Remaining Balance Owed \$1,000.00

7.g Citation Orders where Violator did not Request a Hearing and did not Pay the Citation [2025-944](#)
LEONARDO LANGONE FALLA
INFOSUR TRADERS CORP.
Citation # 32234 - Remaining Balance Owed \$1,000.00

8. New Business

8.a Approval of 2026 Construction Board of Appeals Meeting Dates [2025-946](#)

9. Quasi-Judicial Hearings

10. Citation Hearings

10.a Citation Hearing - Investigator Daron Subryan [2025-937](#)
ASAEL I ACEVEDO QUINONES
TREASURE HOME ER LLC
Citation # 32088 - Remaining Balance Owed \$1,000.00

11. Certification of Fine Hearings

11.a Certification of Fine/Order to Lien [2025-93](#)
Edwin Santana
SANTANA POWER LLC
Citation # 31985 - Remaining Balance Owed \$1,000.00

11.b Certification of Fine/Order to Lien[2025-935](#)

Edwin Santana

SANTANA POWER LLC

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

11.c Certification of Fine/Order to Lien[2025-936](#)

TIFFANY BLANTON

DIAMOND CONSTRUCTION SERVICES OF SOUTH FLORIDA,
LLC

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

12. Disciplinary Hearings**13. Public to be Heard****14. Adjourn**



Agenda Summary

2025-945

Agenda Date: 10/9/2025

Agenda Item No.: 5.a

Placement: Minutes

Action Requested: Motion / Vote

Approval of Meeting Minutes

July 10th, 2025

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

Executive Summary: Minutes July 10th, 2025

Presentation Information: N/A

Attachments: Minutes July 10th, 2025

City of Port St. Lucie

Construction Board of Appeals

Meeting Minutes

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

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

Isa Alvarez, Contractor Licensing Coordinator

Thursday, July 10, 2025

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 July 10, 2025, at 9:02 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
Nicholas Nobili
Michael Mahood

Members Not Present:

Angel (Andy) Martinez

3. Determination of Quorum

4. Pledge of Allegiance

Chair Larsen led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

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

[2025-637](#)

There being no corrections, Vice Chair Silvestri moved to approve the April 10, 2025 minutes. Mr. Illg seconded the motion, which passed unanimously by voice vote.

6. Additions or Deletions to Agenda

There was nothing to be heard under this item. (Clerk's Note: The Deputy City Clerk swore in staff at this time.)

7. Approval of Consent Agenda

Mr. Williams moved to approve the Consent Agenda with item 7.a being pulled for separate discussion. Vice Chair Silvestri seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: Item 7.b was not pulled for separate discussion at this time.)

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

[2025-647](#)

EDWIN SANTANA

SANTANA POWER LLC

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

(Clerk's Note: At this time, the Board and Staff were unaware that the Respondent was present.)

Chair Larsen stated that the violation was listed as electrical, but the pictures showed plumbing, to which Isa Alvarez, Contractor Licensing Coordinator, replied that the homeowner had multiple issues with the property, so there were 2 emails sent to the Board regarding cases for electrical and plumbing.

(Clerk's Note: Licensing Investigator Daron Subryan was sworn in at this time.) Investigator Subryan clarified that multiple cases had to be open because there was an issue with Elite Air and with electrical for Edwin Santana, but he was not permitted. He informed that they took pictures of everything during the investigation, and that Elite Air had pulled a permit after the fact for the work they did, not the work that Mr. Santana did. Mr. Williams inquired as to who Mr. Santana had presented as his COC, to which Investigator Subryan replied that it was Mr. Santana's brother-in-law, and he did so without his knowledge.

There being no further discussion, Ms. Silvestri moved to approve item 7.a. Mr. Illg seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: During item 12.b, Attorney Shiller advised the Board that the Respondent was present for items 7.a and 7.b and recommended making a motion to reconsider these items for discussion or to table.)

Mr. Illg moved to remove the previous decision made for 7.a and 7.b on the Consent Agenda. Mr. Nobili seconded the motion, which passed unanimously by voice vote.

Ms. Alvarez informed that Mr. Santana did not fill out the paperwork utilized to inform City staff that he would be attending the meeting, and he did not correspond with them. The Board and Staff discussed the options to proceed, and Staff recommended tabling the item to the next meeting.

There being no further discussion, Vice Chair Silvestri moved to table items 7.a and 7.b to the next Construction Board of Appeals meeting. Mr. Williams seconded the motion, which passed unanimously by voice vote.

- 7.b** Citation Orders where Violator did not Request a Hearing [2025-648](#)
and did not Pay the Citation
EDWIN SANTANA
SANTANA POWER LLC
Citation # 31986 - Remaining Balance Owed \$ 1,000.00

There being no further discussion, Vice Chair Silvestri moved to table items 7.a and 7.b to the next Construction Board of Appeals meeting. Mr. Williams seconded the motion, which passed unanimously by voice vote.

- 7.c** Citation Orders where Violator did not Request a Hearing [2025-649](#)
and did not Pay the Citation
TIFFANY BLANTON
DIAMOND CONSTRUCTION SERVICES OF SOUTH FLORIDA, LLC
Citation # 32009 - Remaining Balance Owed \$1,000.00

(Clerk's Note: Item 7.c was approved during item 7.)

8. New Business

Attorney Shiller discussed Resolution R-59 and explained that there would be a yearly update to the Board/Committee by-laws.

9. Quasi-Judicial Hearings

There was nothing to be heard under this item.

10. Citation Hearings

There was nothing to be heard under this item.

11. Certification of Fine Hearings

- 11.a** Certification of Fine/Order to Lien [2025-640](#)
WILLIAM O'DONNELL
MAKE IT HAPPEN ELECTRICAL LLC
Citation # 31853 - Remaining Balance Owed \$2,000.00

There being no discussion, Vice Chair Silvestri moved to approve item 11.a. Mr. Nobili seconded the motion, which passed unanimously by voice vote.

11.b Certification of Fine/Order to Lien

[2025-641](#)

WILLIAM O'DONNELL

MAKE IT HAPPEN ELECTRICAL LLC

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

There being no discussion, Vice Chair Silvestri moved to approve item 11.b. Mr. Illg seconded the motion, which passed unanimously by voice vote.

11.c Certification of Fine/Order to Lien

[2025-642](#)

WILLIAM O'DONNELL

MAKE IT HAPPEN ELECTRICAL LLC

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

There being no discussion, Vice Chair Silvestri moved to approve item 11.c. Mr. Illg seconded the motion, which passed unanimously by voice vote.

11.d Certification of Fine/Order to Lien

[2025-643](#)

BRIAN REISCHMAN

WEST PALM BEACH AIR INC

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

There being no discussion, Vice Chair Silvestri moved to approve item 11.d. Mr. Mahood seconded the motion, which passed unanimously by voice vote.

11.e Certification of Fine/Order to Lien

[2025-644](#)

BRIAN REISCHMAN

WEST PALM BEACH AIR INC

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

There being no discussion, Vice Chair Silvestri moved to approve item 11.e. Mr. Mahood seconded the motion, which passed unanimously by voice vote.

11.f Certification of Fine/Order to Lien

[2025-646](#)

Jonathan Ponce Torres

JON PONCE ELECTRIC LLC

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

There being no discussion, Vice Chair Silvestri moved to approve item 11.f. Mr. Mahood seconded the motion, which passed unanimously by voice vote.

12. Disciplinary Hearings

12.a Disciplinary Hearing[2025-638](#)

Dennis Respol

Hammerhead Marine Construction LLC

Citation # 31938

(Clerk's Note: Items 12.a and 12.b were discussed simultaneously.)

(Clerk's Note: The Respondent was not present.)

Ms. Alvarez stated that they were unable to contact Dennis Respol and Attorney Shiller explained the procedures for noticing the Respondents.

Licensing Investigator Jennifer Vannatter read the case presentation and clarified that a permit was applied for, but inspections had not been done, and that the permit had expired. She also explained that she checked all the permits and 4 of them had a change of contractor and only 1 of the expired permits had been completed. Ms. Alvarez advised that as of July 1st, the City no longer recognizes Certificate of Competencies and only state-certified licenses were recognized, so his license was inactive due to this reason, but he had an option to apply for the state license. Permitting Manager Beth Barensen informed that if the Board decided to suspend his license, they would have to follow through with it once it got to the state level, and there would be a hold.

The Board and Staff discussed the options and levels of enforcement to prevent the contractor from doing work and pulling permits.

Mr. Williams moved to close the discussion. Vice Chair Silvestri seconded the motion, which passed unanimously by voice vote.

Mr. Williams moved to submit the Findings of Fact: On May 2, 2025, Citation #31938 was issued by City of Port St. Lucie Licensing Investigator Jennifer Vannatter. 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.

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: A letter of reprimand placed in the contractor's file and a suspension of permitting privileges for 365 days or when the citation comes into compliance.

Chair Larsen stated that before they completed the motion, he had a contractor's summary and there were numerous violations they could look

through. Attorney Shiller clarified that the motion needed to be ruled on before continuing or withdrawn.

Mr. Williams withdrew his motion, and the Board reviewed the summary. (Clerk's Note: Copies of the summary were handed out at this time.) The Board and Staff then discussed the language to be used for the motion.

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: A letter of reprimand placed in the contactor's file, a suspension of permitting privileges until the citations are brought into compliance, and payment of administrative fee of \$205. Mr. Mahoud seconded the motion, which passed unanimously by voice vote.

12.b Disciplinary Hearing

[2025-639](#)

Dennis Respol

Hammerhead Marine Construction LLC

Citation # 31389

(Clerk's Note: Item 12.a and 12.b were discussed simultaneously.)

Mr. Williams moved to submit the Findings of Fact: On May 2, 2025, Citation #31389 was issued by City of Port St. Lucie Licensing Investigator Jennifer Vannater. 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.

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: A letter of reprimand placed in the contactor's file, a suspension of permitting privileges until the citations are brought into compliance, and payment of administrative fee of \$205. Mr. Mahoud seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: At this time, Attorney Shiller advised the Board that the Respondent for items 7.a and 7.b was present and recommended making a motion to reconsider these items for discussion or to table. These items would be heard again after item 12.b.)

13. Public to be Heard

There was no public to be heard.

14. Adjourn

There being no further business, the meeting was adjourned at 10:19 a.m.

Wayne Larsen, Chair

Typed By: Traci Mehl, Deputy City Clerk

Jasmin De Freese, Deputy City Clerk



Agenda Summary

2025-938

Agenda Date: 10/9/2025

Agenda Item No.: 7.a

Placement: Consent Agenda

Action Requested: Motion / Vote

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

DAVID MONTANES

VIVID CONSTRUCTION & DEVELOPMENT GROUP, VIVID CONSTRUCTION LLC

Citation # 32195 - Remaining Balance Owed \$1,000.00.

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

Executive Summary: Engage in the business or act in the capacity of a contractor or advertise himself or herself or a business organization as available to engage in the business or act in the capacity of a contractor without being duly registered, certified or the holder of a certificate of competency.

Presentation Information: N/A

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

Alternate Recommendations:

1. Move that the Board amend the recommendation and enter an order finding a violation exists and impose payment of the civil penalty set forth on the citation
2. Move that the Board not accept the recommendation and provide staff with direction.

Attachments: Case File

Compliance date: 7/21/25
CBA Hearing: 10/9/25

CITATION

City of Port St Lucie

CITATION#

32195

CERTIFIED MAIL#

9589 0710 5270 1698 9518 86

This Citation is issued pursuant to City of Port St. Lucie Ordinance 150.530 and State of Florida Statute 489.127/531. THE ACT FOR WHICH THIS CITATION IS ISSUED SHALL CEASE IMMEDIATELY UPON RECEIPT OF THE CITATION.

The undersigned Licensing Investigator has just cause to believe that a violation of the Port St. Lucie Code Section 150.530 and Florida Statute 489.127/531 has occurred:

Falsely hold himself/herself or a business organization out as a licensee, certificate holder, or registrant or holder of a certificate of competency issued by the board;

Falsely impersonate a certificate holder or registrant or holder of a certificate of competency issued by the board;

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

Give false or forged evidence to the Board or a member thereof for the purpose of obtaining a certificate of competency;

Use or attempt to use a certificate, registration, or certificate of competency which has been suspended or revoked.

☒ Engage in the business or act in the capacity of a contractor or advertise himself/herself or a business organization as available to engage in the business or act in the capacity of a contractor without being duly registered or certified or the holder of a certificate of competency;

Operate a business organization engaged in contracting after 60 days following the termination of its only qualifying agent without designating another primary qualifying agent;

Commence or perform work for which a building permit is required per Part IV of Chapter 553 without such building permits being in effect;

Willfully or deliberately disregard or violate any municipal ordinance relating to uncertified or unregistered contractor;

Act in the capacity of a contractor different from the scope of work for which the contractor is certified to perform;

Failed to secure required inspections;

Willfully or deliberately obtaining or attempting to obtain a permit for an entity unregistered or unlicensed;

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

Use the name or title "electrical contractor" or "alarm system contractor" or words to that effect, or advertise himself or herself or a business organization as available to practice electrical or alarm system contracting, when the person is not then the holder of a valid certification or registration issued pursuant to this part.

and has been observed on 12/9/2024 at at the Location of 155 SW PEACOCK BLVD

DESCRIPTION OF WORK PERFORMED:

GENERAL CONTRACTING

ISSUED TO	DAVID		MONTANES	
	First	Middle	Last	
BUSINESS NAME	VIVID CONSTRUCTION & DEVELOPMENT GROUP, VIVID CONSTRUCTION LLC		STREET	PO BOX 28618
CITY	MACON	STATE	GA	ZIP 31221
DL#		DOB		PHONE# (404) 863-5060
				CERT/REG#

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

PENALTIES:

NON-STRUCTURAL OR NON-MECHANICAL:

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

PENALTIES:

STRUCTURAL OR MECHANICAL:

1st OFFENSE	\$1,000.00
2nd OFFENSE	\$2,000.00
3rd OFFENSE	Pursuant to Florida Statute 489.127(2)(b)

The Violator may either: (1) PAY the civil penalty defined herein upon receipt of the citation at: City of Port St. Lucie, Building B, Contractor Licensing, 121 SW Port St. Lucie Blvd. 34984 Monday – Friday 8:00 a.m. – 4:30 p.m. (payment must be in cash, credit card, or certified funds and payable to the City of Port St. Lucie).
OR

(2) Request an administrative hearing within 10 days of receipt to contest the citation. Failure to either pay the citation or request a hearing within the time period set forth, shall be deemed to be a waiver of the right to contest the citation and additional penalties maybe imposed. Subsequent violations may result in fines not to exceed the maximum as set forth by state statutes.

I REQUEST AN ADMINISTRATIVE HEARING within 10 days: (sign here)

FURTHERMORE, I UNDERSTAND ANY PERSON WHO WILLFULLY REFUSES TO SIGN AND ACCEPT A CITATION ISSUED BY A LICENSING INVESTIGATOR COMMITS A MISDEMEANOR OF THE SECOND DEGREE, PUNISHABLE AS PROVIDED IN s.775.082 or s.775.083.

Violator's Signature

Date Received

JAMES LAPONZA

Date of Citation

James LaPonza

7/1/2025

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

DAVID MONTANES
VIVID CONSTRUCTION & DEVELOPMENT GROUP,
VIVID CONSTRUCTION LLC
PO BOX 28618
MACON, GA 31221

Citation(s) # 32195

Respondent

VIA CERTIFIED MAIL: 9589 0710 5270 1698 9491 11

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 October 2025 at 9:00 a.m.** in the Port St. Lucie Council Chambers, 121 SW Port St. Lucie Boulevard, Port St. Lucie, St. Lucie County, Florida, to establish findings of fact and conclusions of law for alleged Building Code Violations against the Respondent.

Those who do not speak English are required to bring your own translator. Los personas que no hablan ingles son requerido traer propio traductor. Moun san yo ki pa pale angle yo oblije mianun ou moun pou tradui.

Location(s) of Violation(s): 155 SW PEACOCK BLVD

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:

DAVID MONTANES herein on the 22ND day of July 2025

Isa Alvarez – Contractor Licensing Coordinator 7/22/25

Isa Alvarez

From: Derrick M. Valkenburg <DValkenburg@shutts.com>
Sent: Thursday, June 26, 2025 8:27 AM
To: Isa Alvarez
Cc: C.Ryan Maloney; Laverne D. Durham; James Laponza
Subject: RE: Case No. 31805 - hearing on June 25, 2025
Attachments: 2024.08.30 - AIA A101 - Shivam and Vivid - 155 SW Peacock Blvd - redacted(786418.1).pdf

Mr. LaPonza:

Pursuant to your request yesterday, attached is a redacted copy of the AIA A101 between Shivam Properties and Vivid Construction for the property located at 155 SE Peacock Blvd. I removed the exhibits that contained confidential and proprietary information relating to Hampton Inn & Suites and Lincoln Hospitality Management's property improvement plan renovation services.

Thank you.

Derrick

Derrick M. Valkenburg
Partner | Shutts & Bowen LLP
Tel: (407) 835-6798
300 South Orange Ave., Ste. 1600, Orlando, FL 32801
[Bio](#) | [E-Mail](#) | [vCard](#) | www.shutts.com



From: Isa Alvarez <IAlvarez@cityofpsl.com>
Sent: Wednesday, June 25, 2025 11:35 AM
To: Derrick M. Valkenburg <DValkenburg@shutts.com>
Cc: C.Ryan Maloney <rmaloney@shutts.com>; Laverne D. Durham <LDurham@shutts.com>; James Laponza <JLaponza@cityofpsl.com>
Subject: RE: Case No. 31805 - hearing on June 25, 2025

Good morning,

Thank you for your patience and understanding this morning. To follow up on the extension granted by the Special Magistrate, you were given a 90-day extension. The new compliance date is September 23rd, 2025. If compliance is not met by that time, a Certification of Fine/Lien hearing will be held on September 24th, 2025, at 9 a.m.

Also, please be sure to follow up with Jim LaPonza so he can look into the unlicensed individual that your client had originally contracted with. You may contact Jim at JLaponza@cityofpsl.com.

I will be sending out a notice in the mail of the extension that was granted today.

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: Derrick M. Valkenburg <DValkenburg@shutts.com>

Sent: Wednesday, June 25, 2025 8:41 AM

To: Isa Alvarez <IAlvarez@cityofpsl.com>

Cc: C.Ryan Maloney <rmaloney@shutts.com>; Laverne D. Durham <LDurham@shutts.com>

Subject: RE: Case No. 31805 - hearing on June 25, 2025

Ms. Alvarez:

Much appreciated. I went ahead and logged onto the Zoom now and will do some other work until you are ready for me.

Thank you for helping attend via Zoom.

Derrick

Derrick M. Valkenburg

Partner | Shutts & Bowen LLP

Tel: (407) 835-6798

300 South Orange Ave., Ste. 1600, Orlando, FL 32801

[Bio](#) | [E-Mail](#) | [vCard](#) | www.shutts.com



From: Isa Alvarez <IAlvarez@cityofpsl.com>

Sent: Wednesday, June 25, 2025 8:21 AM

To: Derrick M. Valkenburg <DValkenburg@shutts.com>

Cc: C.Ryan Maloney <rmaloney@shutts.com>; Laverne D. Durham <LDurham@shutts.com>

Subject: RE: Case No. 31805 - hearing on June 25, 2025

Good morning,

As a courtesy, we will try to have your case taken care of first when we present the cases to be heard for Certification of Fine/Lien (Item 9.a).

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: Derrick M. Valkenburg <DValkenburg@shutts.com>

Sent: Monday, June 23, 2025 12:58 PM

To: Isa Alvarez <IAlvarez@cityofpsl.com>

Cc: C.Ryan Maloney <rmaloney@shutts.com>; Laverne D. Durham <LDurham@shutts.com>

Subject: RE: Case No. 31805 - hearing on June 25, 2025

Ms. Alvarez:

I appreciate the summary agenda packet. I will see you via Zoom on Wednesday morning.

Thank you.

Derrick

Derrick M. Valkenburg

Partner | Shutts & Bowen LLP

Tel: (407) 835-6798

300 South Orange Ave., Ste. 1600, Orlando, FL 32801

[Bio](#) | [E-Mail](#) | [vCard](#) | www.shutts.com



From: Isa Alvarez <IAlvarez@cityofpsl.com>

Sent: Monday, June 23, 2025 12:06 PM

To: Derrick M. Valkenburg <DValkenburg@shutts.com>

Cc: C.Ryan Maloney <rmaloney@shutts.com>; Laverne D. Durham <LDurham@shutts.com>

Subject: RE: Case No. 31805 - hearing on June 25, 2025

Hello,

Yes, that is correct. For reference, the attached agenda packet includes all of the cases to be discussed at the hearing on Wednesday. Your case is Item # 27 on page 16.

I will announce the case, and the investigator will provide a brief presentation on the case. After that, you will be able to speak. I have notified our communications team with your item # as well.

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: Derrick M. Valkenburg <DValkenburg@shutts.com>

Sent: Monday, June 23, 2025 9:54 AM

To: Isa Alvarez <IAlvarez@cityofpsl.com>

Cc: C.Ryan Maloney <rmaloney@shutts.com>; Laverne D. Durham <LDurham@shutts.com>

Subject: RE: Case No. 31805 - hearing on June 25, 2025

Ms. Alvarez:

I received the attached email with Zoom instructions. Please confirm that this means I may appear via Zoom for the hearing on June 25th and that it starts at 9:00 am.

Thank you for all of your help with this.

Derrick

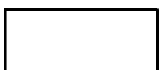
Derrick M. Valkenburg

Partner | Shutts & Bowen LLP

Tel: (407) 835-6798

300 South Orange Ave., Ste. 1600, Orlando, FL 32801

[Bio](#) | [E-Mail](#) | [vCard](#) | www.shutts.com



From: Isa Alvarez <IAlvarez@cityofpsl.com>

Sent: Friday, June 20, 2025 10:18 AM

To: Derrick M. Valkenburg <DValkenburg@shutts.com>

Cc: C.Ryan Maloney <rmaloney@shutts.com>

Subject: RE: Case No. 31805 - hearing on June 25, 2025

EXTERNAL: This email originated from outside of the SHUTTS email system. Do not respond, click any links or open any attachments unless you trust the sender and know the content is safe.

Hello,

Following up on our phone conversation, you will find comments left by our plumbing plan reviewer attached. Once the electrical, mechanical, and structural disciplines have completed their review, the contractor will receive an email with all of the corrections that will be required.

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: Isa Alvarez

Sent: Monday, June 16, 2025 12:37 PM

To: Derrick M. Valkenburg <DValkenburg@shutts.com>; James Laponza <JLaponza@cityofpsl.com>

Cc: C.Ryan Maloney <rmaloney@shutts.com>; contractor licensing <contractorlicensing@cityofpsl.com>

Subject: RE: Case No. 31805 - hearing on June 25, 2025

Hello,

I appreciate you reaching out with an update on the permit. At this time, we are unable to extend the case compliance date past what was granted on the Joint Stipulation agreement. If the permit is not issued before the hearing on June 25th, I would suggest you or an authorized representative attend the hearing to request more time before the Special Magistrate.

I will look into how we can accommodate your request to attend the meeting via Zoom. Can you please provide me with the best phone number to reach you, if necessary?

As an update for your records: Permit # 25-23416 has been sent to Plan Review today, 6/16/25.

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: Derrick M. Valkenburg <DValkenburg@shutts.com>

Sent: Friday, June 13, 2025 3:58 PM

To: Isa Alvarez <IAlvarez@cityofpsl.com>; contractor licensing <contractorlicensing@cityofpsl.com>; James Laponza <JLaponza@cityofpsl.com>

Cc: C.Ryan Maloney <rmaloney@shutts.com>

Subject: Case No. 31805 - hearing on June 25, 2025

Ms. Alvarez:

I represent Shivam Properties LLC, the owner of 155 SW Peacock Blvd., regarding the above case number and hearing set for June 25, 2025. The violation results from unpermitted work due to the Owner being misled by an unlicensed contractor. On March 21, 2025, the Owner entered into a joint stipulation of settlement in lieu of enforcement hearing giving the Owner until June 24th to resolve the violation. After a diligent search for licensed contractor, the Owner retained River Ridge Renovations LLC. RRR finalized the exterior permit and it was issued on May 30th. The interior permit was applied for on June 6th, but is still pending plan review. After speaking with Ms. Feilner, the interior permit will likely not be issued before June 24th despite the Owner and RRR's diligent efforts, and a planned meeting for June 20th. Mr. LaPonza and I spoke today, and he confirmed that he has observed the Owner's efforts to come into compliance. In this regard, I was hoping there was a way to have the June 25th hearing continued for 90 days to allow for the Owner to finalize the interior permit, or if that is not possible, I was hoping there is an option for me to appear at the June 25th hearing via Zoom. I appreciate your time and look forward to receiving your feedback.

Thank you.

Derrick

Derrick M. Valkenburg

Partner | Shutts & Bowen LLP

Tel: (407) 835-6798

300 South Orange Ave., Ste. 1600, Orlando, FL 32801

[Bio](#) | [E-Mail](#) | [vCard](#) | www.shutts.com



AIA® Document A101® – 2017

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the Thirtieth day of August in the year Two Thousand Twenty-Four

(In words, indicate day, month and year.)

BETWEEN the Owner:

(Name, legal status, address and other information)

Shivam Properties , Shivam Properties LLC
155 SW PEACOCK BLVD
Port St Lucie, FL 34986
Telephone Number: Telephone Number: 561.379.7135

and the Contractor:

(Name, legal status, address and other information)

VIVID CONSTRUCTION & DEVELOPMENT GROUP,, VIVID CONSTRUCTION GROUP LLC
PO BOX 28618
MACON, GA 31221
Telephone Number: 4048635060

for the following Project:

(Name, location and detailed description)

106-256-77 HAMPTON INN & SUITES
155 SW PEACOCK BLVD
PORT ST LUCIE 34986
Year Built 2002 Number of Floors: 4 Floors Number of Keys: 72 Keys BLDG SQFT
45160 72 KEY 4 STORY BUILDING CMU TYPE 5A CONSTRUCTION
RENOVATION-PIP FULL

The Architect:

(Name, legal status, address and other information)

ISOM HAM DESIGN GROUP, ISOM HAM DESIGN GROUP LLC
1309 COLEGATE DR
WILKSBORO NC 28697
Telephone Number: Telephone Number: 3365260038

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A101®–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201®–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

The Owner and Contractor agree as follows.

Init.

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TABLE OF ARTICLES

- 1 THE CONTRACT DOCUMENTS
- 2 THE WORK OF THIS CONTRACT
- 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- 4 CONTRACT SUM
- 5 PAYMENTS
- 6 DISPUTE RESOLUTION
- 7 TERMINATION OR SUSPENSION
- 8 MISCELLANEOUS PROVISIONS
- 9 ENUMERATION OF CONTRACT DOCUMENTS

EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

☐ The date of this Agreement.

☐ A date set forth in a notice to proceed issued by the Owner.

☒ Established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

8/19/24 (MONDAY)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

Init.

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(Check one of the following boxes and complete the necessary information.)

[X] Not later than One Hundred Fifty (150) calendar days from the date of commencement of the Work.

[] By the following date:

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
4th floor completion including ffe install	september 20,2024
3rd floor completion including ffe install	october 23,2024
2nd floor completion including ffe install	november 25,2024
1st floor completion including ffe install	January 13, 2024
Exterior-completion	exterior will be complete before 150 day calendar schedule. 60 days is the time frame for completion

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be One Million Six Hundred and Two Thousand Dollars and Zero Cents (\$ 1602000.00), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price
------	-------

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement. (Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
------	-------	---------------------------

§ 4.3 Allowances, if any, included in the Contract Sum: (Identify each allowance.)

Item	Price
------	-------

§ 4.4 Unit prices, if any: (Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
------	-----------------------	-------------------------

§ 4.5 Liquidated damages, if any: (Insert terms and conditions for liquidated damages, if any.)

\$1000/DAY UNLESS THE CONSTRUCTION SCHEDULE IS AFFECTED BY UNFORSEEN MATERIAL DELAYS AND/OR WEATHER

§ 4.6 Other: (Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

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ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the Twenty-Fifth day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the Tenth day of the following month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than Twenty-one (21) days after the Architect receives the Application for Payment.

(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with AIA Document A201™-2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

- .1 That portion of the Contract Sum properly allocable to completed Work;
- .2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201-2017;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201-2017; and
- .5 Retainage withheld pursuant to Section 5.1.7.

§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

10%

§ 5.1.7.1.1 The following items are not subject to retainage:

(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

MATERIAL

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:

(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

SUBSTANTIAL COMPLETION

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:

(Insert any other conditions for release of retainage upon Substantial Completion.)

OWNER SIGNOFF

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

FINAL PAYMENT WILL BE ISSUED AFTER OWNER/OWNER REP HAS SIGNED OFF ON SCOPE COMPLETION. FINAL PAYMENT WILL INCLUDE RETAINAGE HELD UTD UNLESS DELAYS AND PUNCH AFFECT SUCH RELEASE.

§ 5.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Insert rate of interest agreed upon, if any.)

5.00 % monthly

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker. *(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)*

Keith A. Johnston
4875 Riverside Drive, Suite 200 (31210)
Post Office Box 899
Macon, Georgia 31202
Telephone Number: (478) 254-8866 Front Desk
Fax Number: (478) 254-8980 Fax Line

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:
(Check the appropriate box.)

- ☒ [X] Arbitration pursuant to Section 15.4 of AIA Document A201–2017
- ☐ [] Litigation in a court of competent jurisdiction
- ☐ [] Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

§ 7.1.1 If the Contract is terminated for the Owner's convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows:
(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner's convenience.)

RETAINAGE HELD UTD OF TERMINATION

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner's representative:
(Name, address, email address, and other information)

Lincoln Hospitality Management, LLC and its agents
498 INDIAN HILLS TRAIL
MARIETTA, GEORGIA 30068
Telephone Number: 561.379.7135

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§ 8.3 The Contractor's representative:
(Name, address, email address, and other information)

DAVID MONTANES
133 Lagrange Pl
Macon, Ga 31210
Telephone Number: 4048635060

§ 8.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™–2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with a building information modeling exhibit, if completed, or as otherwise set forth below:
(If other than in accordance with a building information modeling exhibit, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

§ 8.7 Other provisions:

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

- .1 AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor
- .2 AIA Document A101™–2017, Exhibit A, Insurance and Bonds
- .3 AIA Document A201™–2017, General Conditions of the Contract for Construction
- .4 Building information modeling exhibit, dated as indicated below:

(Insert the date of the building information modeling exhibit incorporated into this Agreement.)

<https://www.dropbox.com/scl/fo/0pjuea0jw4fqm0iodt7ig/ALWj8KoaYeJrOh8wj1AlgmU?rlkey=2nmn3zbns30hqovzfegufkg13&st=sopknpgc&dl=0>

UPDATED SET OF PLANS INCLUDED NEW MECHANICAL/ELECTRICAL/PLUMBING

RFP LISTED BY LINCOLN HOSPITALITY

HILTON PIP

VIVID BUDGET PROPOSAL (INTERIOR/EXTERIOR)

ALL SHOULD BE ATTACHED WITH THE FORWARDED CONTRACT TO REVIEW

Init.

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User Notes:

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.5 Drawings

Number	Title	Date
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.6 Specifications

Section	Title	Date	Pages
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.7 Addenda, if any:

Number	Date	Pages
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Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

.8 Other Exhibits:

(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

☐ AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this Agreement.)

☐ The Sustainability Plan:

Title	Date	Pages
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☐ Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
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.9 Other documents, if any, listed below:

(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™–2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

. GENERAL 1. The Owner will provide access to one complete floor at a time at minimum . All work will be completed on the floor, which includes the guestrooms and the corridors before proceeding to the next floor. 2. Builders risk insurance will be provided by the Owner . 3. Contractor will provide dumpsters and storage units for the Scope of Services . 4. If Contractor discovers any damp areas or finds evidence of mold or mildew during the renovation, it will be brought to the Owner 's attention. No monies should be included in this proposal to accommodate the remediation except repairs needed to drywall in the replacement of wallpaper in the common areas as well as the guestroom bathrooms which would include any mold or mildew remediation . 5. P ermit documents or permit fees shall not be included in the proposal and should be passed on directly to the Owner as a pass - through cost. 6. Contractor shall bring any building code deficiencies, if any, to the Owner in a timely fashion so the parties

Init.

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User Notes:

(3B9ADA43)

can work together towards a resolution. 7. Owner shall pay cost of all utilities. 8. Owner will not be providing housing onsite and Contractor should account for housing nearby in their proposal. Page 2 of 14 9. Contractor us age of the elevator will be coordinated with the Owner and hotel management. 10. This proposal includes the removal and disposal of the current FF&E as well as the installation of the Owner provided FF&E , which excludes the lamp package in the guestrooms as well as the bed bases. 11. Contractor FF&E installer does not include the installation of drapes and blinds , but does include removal. 12. Owner shall provide all material as outlined in the FF&E Design and Layout Documents. 13. Contractor shall procure material and install according to Hampton standards, Building Code as well as the ADA Guidelines. 14. For the avoidance of doubt, if something is missing from the scope above, the ID drawings should ensure all items are completed and installed as required. Additionally, if it is unknown who will be providing the material, Contractor should assume it will b e provided by them. 15. Contract shall remove all almond color electrical outlets, switches, etc. and replaced with white and décor style with a swing switch. 16. Remove and install new Owner provided signage throughout common areas. 17. All faux wood solid core doors should be replaced with like kind faux wood solid core doors at guestroom entry connecting room as well as common areas where currently installed. Door frames shall be replaced as needed and/or filled/sanded from holes from closures and security late hes. Doors must have adjustable type, automatic, 2 - stage hydraulic door closer as hold - opens of any type are not allowed. 18. Remove and replace all tegular ceiling tiles Tile with 2' - 0"/600 mm x 2' - 0"/600 mm premium, tegular (reveal) edge tiles with a fine texture. Paint all ceiling grids. This includes, but not limited to the following areas: i. Back of House ii. General Manager Office iii. Lobby Area iv. Business Center v. Laundry Room vi. Fitness Center vii. Meeting Room viii. Corridors ix. Storage Rooms

This Agreement entered into as of the day and year first written above.



OWNER (Signature)

Lincoln Patel, , MANAGING PARTNER/ Vice President

(Printed name and title)



9/9/2024

CONTRACTOR (Signature)

M. DAVID MONTANES, MANAGING PARTNER & CEO

(Printed name and title)

Additions and Deletions Report for AIA® Document A101® – 2017

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 10:58:37 ET on 09/04/2024.

PAGE 1

AGREEMENT made as of the Thirtieth day of August in the year Two Thousand Twenty-Four

...

Shivam Properties , Shivam Properties LLC
155 SW PEACOCK BLVD
Port St Lucie, FL 34986
Telephone Number: Telephone Number: 561.379.7135

...

VIVID CONSTRUCTION & DEVELOPMENT GROUP,, VIVID CONSTRUCTION GROUP LLC
PO BOX 28618
MACON, GA 31221
Telephone Number: 4048635060

...

106-256-77 HAMPTON INN & SUITES
155 SW PEACOCK BLVD
PORT ST LUCIE 34986
Year Built 2002 Number of Floors: 4 Floors Number of Keys: 72 Keys BLDG SQFT 45160 72 KEY 4 STORY BUI
LDING CMU TYPE 5A CONSTRUCTION RENOVATION-PIP FULL

...

ISOM HAM DESIGN GROUP, ISOM HAM DESIGN GROUP LLC
1309 COLEGATE DR
WILKSBORO NC 28697
Telephone Number: Telephone Number: 3365260038

PAGE 2

[☒] Established as follows:

...

8/19/24 (MONDAY)

PAGE 3

[X] Not later than One Hundred Fifty (150) calendar days from the date of commencement of the Work.

...

4th floor completion including ffe install	<u>september 20,2024</u>
3rd floor completion including ffe install	<u>october 23,2024</u>
2nd floor completion including ffe install	<u>november 25,2024</u>
1st floor completion including ffe install	<u>January 13, 2024</u>

... ~~Exterior completion~~ exterior will be complete before 150 day calendar schedule. 60 days is the time frame for completion

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be One Million Six Hundred and Two Thousand Dollars and Zero Cents (\$ 1602000.00), subject to additions and deductions as provided in the Contract Documents.

...

\$1000/DAY UNLESS THE CONSTRUCTION SCHEDULE IS AFFECTED BY UNFORSEEN MATERIAL DELAYS AND/OR WEATHER

PAGE 4

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the Twenty-Fifth day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the Tenth day of the following month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than Twenty-one (21) days after the Architect receives the Application for Payment.

PAGE 5

10%

...

MATERIAL

...

SUBSTANTIAL COMPLETION

...

OWNER SIGNOFF

...

FINAL PAYMENT WILL BE ISSUED AFTER OWNER/OWNER REP HAS SIGNED OFF ON SCOPE COMPLETION. FINAL PAYMENT WILL INCLUDE RETAINAGE HELD UTD UNLESS DELAYS AND PUNCH AFFECT SUCH RELEASE.

...

5.00 % monthly

PAGE 6

Keith A. Johnston
4875 Riverside Drive, Suite 200 (31210)
Post Office Box 899
Macon, Georgia 31202
Telephone Number: (478) 254-8866 Front Desk
Fax Number: (478) 254-8980 Fax Line

...

[X] Arbitration pursuant to Section 15.4 of AIA Document A201–2017

...

RETAINAGE HELD UTD OF TERMINATION

...

Lincoln Hospitality Management, LLC and its agents
498 INDIAN HILLS TRAIL
MARIETTA, GEORGIA 30068
Telephone Number: 561.379.7135

PAGE 7

DAVID MONTANES
133 Lagrange Pl
Macon, Ga 31210
Telephone Number: 4048635060

...

<https://www.dropbox.com/scl/fo/0pjuea0jw4fqm0iodt7ig/ALWj8KoaYeJrOh8wj1AlgmU?rlkey=2nmn3zbns30hqovzfgufkg13&st=sopknpqc&dl=0>

...

UPDATED SET OF PLANS INCLUDED NEW MECHANICAL/ELECTRICAL/PLUMBING

...

RFP LISTED BY LINCOLN HOSPITALITY

...

HILTON PIP

...

...

VIVID BUDGET PROPOSAL (INTERIOR/EXTERIOR)

...

ALL SHOULD BE ATTACHED WITH THE FORWARDED CONTRACT TO REVIEW

PAGE 9

. GENERAL 1. The Owner will provide access to one complete floor at a time at minimum . All work will be completed on the floor, which includes the guestrooms and the corridors before proceeding to the next floor. 2. Builders risk insurance will be provided by the Owner . 3. Contractor will provide dumpsters and storage units for the Scope of Services . 4. If Contractor discovers any damp areas or finds evidence of mold or mildew during the renovation, it will be brought to the Owner 's attention. No monies should be included in this proposal to accommodate the remediation except repairs needed to drywall in the replacement of wallpaper in the common areas as well as the guestroom bathrooms which would include any mold or mildew remediation . 5. Permit documents or permit fees shall not be included in the proposal and should be passed on directly to the Owner as a pass - through cost. 6. Contractor shall bring any building code deficiencies, if any, to the Owner in a timely fashion so the parties can work together towards a resolution. 7. Owner shall pay cost of all utilities. 8. Owner will not be providing housing onsite and Contractor should account for housing nearby in their proposal. Page 2 of 14 9. Contractor use of the elevator will be coordinated with the Owner and hotel management. 10. This proposal includes the removal and disposal of the current FF&E as well as the installation of the Owner provided FF&E , which excludes the lamp package in the guestrooms as well as the bed bases. 11. Contractor FF&E installer does not include the installation of drapes and blinds , but does include removal. 12. Owner shall provide all material as outlined in the FF&E Design and Layout Documents. 13. Contractor shall procure material and install according to Hampton standards, Building Code as well as the ADA Guidelines. 14. For the avoidance of doubt, if something is missing from the scope above, the ID drawings should ensure all items are completed and installed as required. Additionally, if it is unknown who will be providing the material, Contractor should assume it will be provided by them. 15. Contract shall remove all almond color electrical outlets, switches, etc. and replaced with white and décor style with a swing switch. 16. Remove and install new Owner provided signage throughout common areas. 17. All faux wood solid core doors should be replaced with like kind faux wood solid core doors at guestroom entry connecting room as well as common areas where currently installed. Door frames shall be replaced as needed and/or filled/sanded from holes from closures and security late hes. Doors must have adjustable type, automatic, 2 - stage hydraulic door closer as hold - opens of any type are not allowed. 18. Remove and replace all tegular ceiling tiles Tile with 2' - 0"/600 mm x 2' - 0"/600 mm premium, tegular (reveal) edge tiles with a fine texture. Paint all ceiling grids. This includes, but not limited to the following areas: i. Back of House ii. General Manager Office iii. Lobby Area iv. Business Center v. Laundry Room vi. Fitness Center vii. Meeting Room viii. Corridors ix. Storage Rooms

...

Lincoln Patel, , MANAGING PARTNER/ Vice President

M. DAVID MONTANES, MANAGING PARTNER & CEO

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, LINCOLN PATEL, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 10:58:37 ET on 09/04/2024 under Order No. 2114564154 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A101™ - 2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

(Title)

(Dated)

Renovation Plan									
Date: 7/25/24									
HAMPTON INN-HILTON									
Address: 155 SW PEACOCK BLVD, PORT ST LUCIE, FL 34986									
Property Summary									
Year Built 2002									
Number of Floors: 4 Floors									
Number of Keys: 76 Keys									
BLDG SQFT									45160
\$/SQFT									35.48
\$/KEY									\$22,252.22
Public Space Information									
Area									
Structural and Truss Package									
Structural Steel Package and erection	CFCI			1		\$32,000.00		\$32,000.00	
Structural Truss Package and lumber	CFCI			1		\$14,500.00		\$14,500.00	
4 Additional rooms-rough in (108, 220, 222, 224)									
electrical rough	CFCI			4		\$4,000.00		\$16,000.00	
mechanical rough	CFCI			4		\$4,500.00		\$18,000.00	
plumbing rough	CFCI			4		\$5,500.00		\$22,000.00	
sheetrock & finish	CFCI			4		\$1,600.00		\$6,400.00	
insulation	CFCI			4		\$800.00		\$3,200.00	
doors & hardware	CFCI			8		\$1,750.00		\$14,000.00	
fire alarm	CFCI			4		\$2,200.00		\$8,800.00	
sprinkler	CFCI			4		\$2,150.00		\$8,600.00	
ONITY (CONFIRM CALIBRABRATION)	CFCI			4		\$600.00		\$2,400.00	
Exterior EIFS									
BLDEXTERIOR PER PLANS-STRUCTURE INCLUDE PLANS AND DETAILS*****	CFCI			1		\$444,000.00		\$444,000.00	
Canopy pavers should be replaced with non-slip brick pavers similar to the below in multi-tonal	CFCI			1		\$0.00		TBD	
SIDEWALK DEMO AND RE-POUR-----*	CFCI			1		\$5,600.00		\$5,600.00	
Gift shop									
installation of Owner provided signage/graphics and refrigeration/freezer units.	OFCI			1		\$150.00		\$150.00	
millwork	CFCI			1		\$12,500.00		\$12,500.00	

Front Desk/ Lobby				
remove, liquidate, and replace tables and chairs, artwork	OFCI	1	\$1,000.00	\$1,000.00
remove carpet and install owner provided carpet w/base	OFCI	1	\$1,500.00	\$1,500.00
Communal table Pendants	OFCI	3	\$150.00	\$450.00
install new tile	OFCI	1	\$4,000.00	\$4,000.00
Reclad front DESK and install new quartz	CFCI	1	\$5,500.00	\$5,500.00
Install corner guards & wall vinyl	OFCI	1	\$9,800.00	\$9,800.00
Paint Doors	CFCI	1	\$500.00	\$500.00
Create cabinetry to house refrigerator, binders, etc. with a quartz top	CFCI	1	\$1,800.00	\$1,800.00
install all FF&E. INCLUDING SIGNATURE GRAPHICS	OFCI	1	\$1,500.00	\$1,500.00
Vending Area				
Remove and replace vinyl wall covering. Drywall shall be replaced as needed.	OFCI	4	\$500.00	\$2,000.00
Remove and replace with Owner provided Tile throughout vending areas.	OFCI	4	\$375.00	\$1,500.00
Business Center				
Remove the existing carpet, carpet pad and base and install Owner provided carpet, carpet pad and base.	OFCI	1	\$500.00	\$500.00
Remove and replace vinyl wall covering. Drywall shall be replaced as needed.	OFCI	1	\$500.00	\$500.00
Remove countertops and replace with quartz.	CFCI	1	\$450.00	\$450.00
Re-finish cabinets. (SANDING AND RESTAINING)	CFCI	1	\$1,200.00	\$1,200.00
Public Restroom Relocation				
plumbing rough in	CFCI	2	\$2,200.00	\$4,400.00
Door & hardware (WILSON ART FINISH-FLAT PANEL)	CFCI	2	\$1,750.00	\$3,500.00
Sheetrock and Finish	CFCI	1	\$780.00	\$780.00
Public Restrooms				
Remove accessories/artwork.	CFCI	2	\$100.00	\$200.00
Vanity & tops	CFCI	2	\$1,500.00	\$3,000.00
Prep/paint Ceilings and Doors.	CFCI	2	\$250.00	\$500.00
install flooring (FLOOR AND WET WALL)	OFCI	2	\$600.00	\$1,200.00
Prep walls and install VWC	OFCI	2	\$700.00	\$1,400.00
install all FF&E.	CFCI	2	\$125.00	\$250.00
Kitchen/Buffer Area				
Demo, remove, store, & protect FF&E.	CFCI	1	\$1,200.00	\$1,200.00
Prep/paint walls and ceilings.	CFCI	1	\$900.00	\$900.00
Plumbing fixtures to be re-connected by Contractor including faucet.	CFCI	1	\$600.00	\$600.00
Contractor to procure and install touchless sink faucet, soap dispenser, and towel dispenser	CFCI	1	\$1,500.00	\$1,500.00

Remove and replace floor tiles and baseboards including the breakfast storage area.	CFCI	0	\$0.00	\$0.00
Install corner guards.	OFCI	1	\$150.00	\$150.00
Remove all cabinetry and METAL tops and replace with new cabinetry (uppers and lowers) PREP AREA	CFCI	1	\$4,200.00	\$4,200.00
Repair and touch up paint as needed as well as paint door frame trim.	CFCI	1	\$1,000.00	\$1,000.00
Install new TILE	OFCI	2	\$1,200.00	\$2,400.00
install all FF&E.	OFCI	1	\$850.00	\$850.00
Replace interior graphics and signage.	OFCI	1	\$100.00	\$100.00
Remove all tegular ceiling tiles-paint grid=replace with washable tegular tile (BUFFET SAME AS HALLWAY)	OFCI	330	\$4.00	\$1,320.00
Remove countertops on the breakfast serving cabinets and replace with quartz.	CFCI	1	\$5,600.00	\$5,600.00
Remove cabinet metal legs and re-finish buffet area cabinets.	CFCI	1	\$4,300.00	\$4,300.00
Remove and Install Owner provided graphics above tile backsplash.	OFCI	1	\$150.00	\$150.00
Fitness Room per plans*				
Remove accent vwc, prep wall, install new vwc.	OFCI	1	\$1,600.00	\$1,600.00
New door (right hand swing) w/hardware	CFCI	1	\$1,200.00	\$1,200.00
New Electrical including tv install	OFCI	1	\$1,500.00	\$1,500.00
Hydration station and new plumbing	OFCI	1	\$500.00	\$500.00
Install new graphics	OFCI	1	\$150.00	\$150.00
Provide and install new Fitness Mirror -custom	FRAME BY OWNER	1	\$350.00	\$350.00
Install new rubber mat provided by owner	OFCI	1	\$3,000.00	\$3,000.00
Swimming Pool			TBD	TBD
Remove pool fence and replace with a black aluminum fence that is 48" in height with a gate.	CFCI	1	\$5,700.00	\$5,700.00
pool deck should be replaced with non-slip brick pavers	CFCI	1		
Meeting Room & Boardrooms				
install all FF&E including TV	OFCI	1	\$500.00	\$500.00
Remove the existing carpet, carpet pad and base and install Owner provided carpet, carpet pad and base.	OFCI	1	\$800.00	\$800.00
Remove and replace vinyl wall covering as well as corner guards.	OFCI	1	\$1,200.00	\$1,200.00
Paint all metal doors and door frames in corridors/common areas.	CFCI	1	\$500.00	\$500.00
Remove and replace vinyl wall covering as well as corner guards.	OFCI	1	\$1,600.00	\$1,600.00
Remove all cabinetry and tops and replace with new cabinetry and quartz countertops.	CFCI	1	\$3,200.00	\$3,200.00
Guestrooms				
Demo/remove/store/protect FF&E.	CFCI	72	\$2,100.00	\$151,200.00
Drywall repair as needed where artwork and drapes removed.	CFCI	72	\$100.00	\$7,200.00

Prep/paint walls	CFCI	76	\$700.00	\$53,200.00
Prep/paint ceilings. (Remove popcorn ceiling and refinish to a flat surface and paint.)	CFCI	76	\$300.00	\$22,800.00
Install corner guards.	OFCI	76	\$25.00	\$1,900.00
Install I-latch at GR entry	CFCI	76	\$25.00	\$1,900.00
Studio suites are going to have cabinetry replaced per sketch in the RFP instead of reface.	CFCI	24	\$1,470.00	\$35,280.00
Barn door install and blocking	OFCI	76	\$275.00	\$20,900.00
Install new carpet pad and carpet.	OFCI	76	\$400.00	\$30,400.00
Install new rubber base.	OFCI	76	\$75.00	\$5,700.00
Replace receptacle covers	CFCI	76	\$10.00	\$760.00
Replace thresholds (entry and connector).	CFCI	76	\$75.00	\$5,700.00
Replace interior graphics and signage.	OFCI	76	\$10.00	\$760.00
INSTALL all FF&E.	OFCI	76	\$700.00	\$53,200.00
Guestroom Baths				
Remove accessories/artwork.	CFCI	72	\$25.00	\$1,800.00
Prep/Paint walls, door, ceilings. (knockdown) *Bathrooms should have gypsum knockdown texture in replacement of orange peel knockdown. *	CFCI	76	\$350.00	\$26,600.00
*Note Room 105 needs to be converted from a shower to an ADA tub. *				
Install vanity light above mirror	OFCI	76	\$50.00	\$3,800.00
Vanity Light and Exhaust Fan switch should be combined into one switch.	CFCI	72	\$75.00	\$5,400.00
vanity removal and install	OFCI	76	\$550.00	\$41,800.00
Remove and replace exhaust fan with lower CFM	CFCI	76	\$50.00	\$3,800.00
Procure & install accessories.	CFCI	76	\$75.00	\$5,700.00
Maintenance Shop				
Corridors/Stairwells				
Demo/remove artwork/signage	CFCI	4	\$250.00	\$1,000.00
Remove and replace all tegular ceiling tiles. Paint all ceiling grids.	CFCI	4	\$3,200.00	\$12,800.00
Entry doors and guest facing doors that have the wood doors will be replaced with new doors with a wilson art finish as outlined in the finish schedule – not painted.	CFCI	99	na	\$68,385.00
Install corner guards.	OFCI	4	\$300.00	\$1,200.00
Remove & install new wall sconces (some need to be moved to center of wall)	OFCI	39	\$75.00	\$2,925.00
Install new rubber base.	OFCI	4	\$350.00	\$1,400.00
Remove and replace vinyl wall covering as well as corner guards.	OFCI	4	\$7,500.00	\$30,000.00
Install new carpet pad & carpet.	OFCI	4	\$2,500.00	\$10,000.00
install all FF&E/signage.	OFCI	76	\$25.00	\$1,900.00

STOP WORK ORDER NOTICE

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

Reason(s) for issuing the Stop Work Order:

FBC 105.1

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

155 SW PEACOCK BLVD

ADDRESS

33/TRACT L

SEC/BLOCK/LOT

12/10/2024

DATE

BUILDING OFFICIAL

THIS PROPERTY WILL BE CHECKED PERIODICALLY FOR COMPLIANCE

James LaPonza - Licensing Investigator

Issued By

DO NOT REMOVE THIS NOTICE

Hampden Inn & Suites









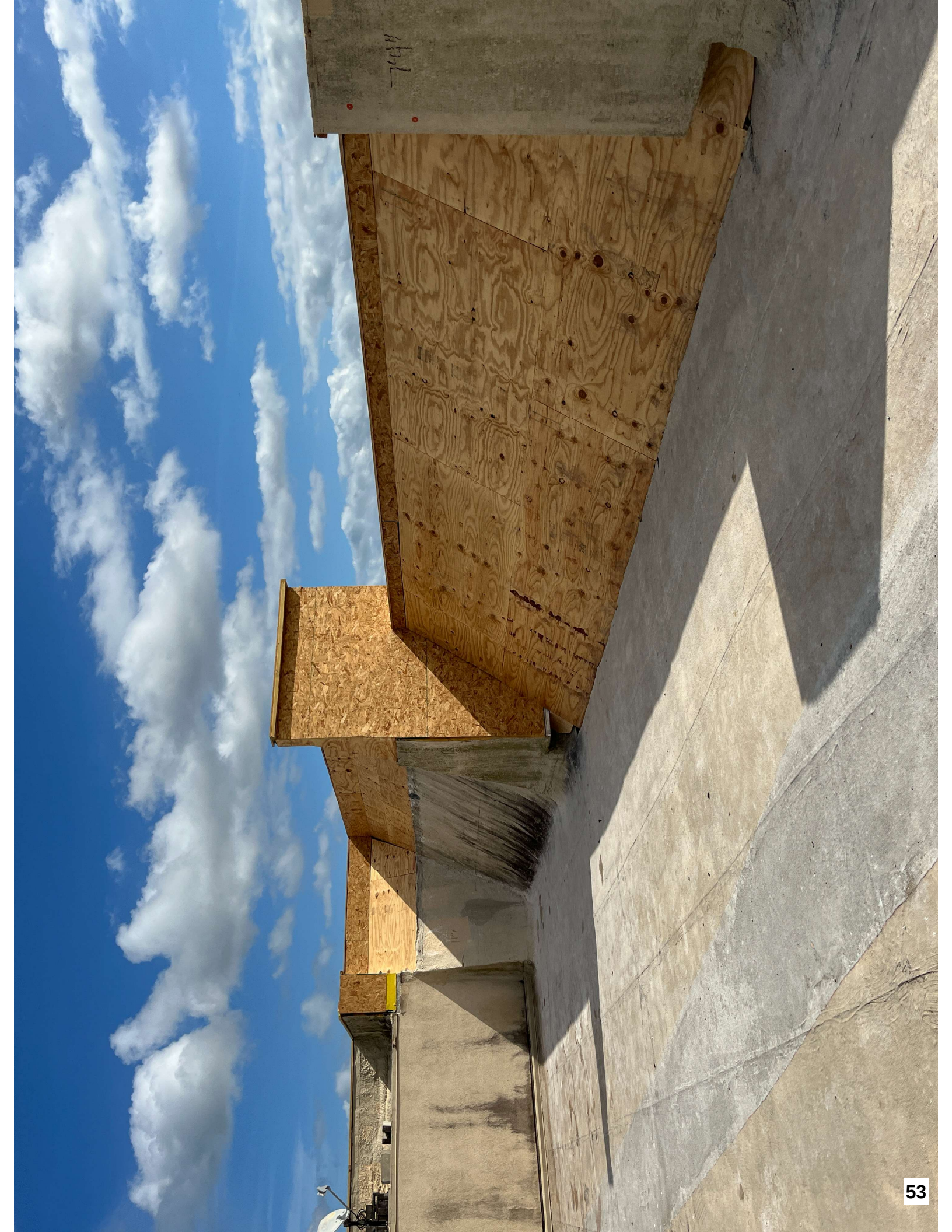






















Agenda Summary

2025-939

Agenda Date: 10/9/2025

Agenda Item No.: 7.b

Placement: Consent Agenda

Action Requested: Motion / Vote

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

MAILTON MOURA

M2 CONSTRUCTION USA LLC

Citation # 32162 - Remaining Balance Owed \$1,000.00

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

Executive Summary: Engage in the business or act in the capacity of a contractor or advertise himself or herself or a business organization as available to engage in the business or act in the capacity of a contractor without being duly registered, certified or the holder of a certificate of competency.

Presentation Information: N/A

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

Alternate Recommendations:

1. Move that the Board amend the recommendation and enter an order finding a violation does not exist and dismiss the citation.
2. Move that the Board not accept the recommendation and provide staff with direction.

Attachments: Case File

Compliance date: 7/28/25
CBA Hearing date: 10/9/25

CITATION

City of Port St Lucie

CITATION#

32162

CERTIFIED MAIL#

9589 0710 5270 1698 9518 93

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 6/6/2025 at the Location of 2471 SW WEBSTER LN

DESCRIPTION OF WORK PERFORMED:

CONTRACTED ROOFING

ISSUED TO	MAILTON	First	Middle	Last
BUSINESS NAME	M2 CONSTRUCTION USA LLC	STREET	15 SHERRY ST	
CITY	SOUTHINGTON	STATE	CT	ZIP
DL#		DOB		CERT/REG#

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

PENALTIES:

NON-STRUCTURAL OR NON-MECHANICAL:

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

PENALTIES:

STRUCTURAL OR MECHANICAL:

1st OFFENSE	\$1,000.00
2nd OFFENSE	\$2,000.00
3rd OFFENSE	Pursuant to Florida Statute 489.127(2)(b)

The Violator may either: (1) PAY the civil penalty defined herein upon receipt of the citation at: City of Port St. Lucie, Building B, Contractor Licensing, 121 SW Port St. Lucie Blvd. 34984 Monday – Friday 8:00 a.m. – 4:30 p.m. (payment must be in cash, credit card, or certified funds and payable to the City of Port St. Lucie).
OR

(2) Request an administrative hearing within 10 days of receipt to contest the citation. Failure to either pay the citation or request a hearing within the time period set forth, shall be deemed to be a waiver of the right to contest the citation and additional penalties may be imposed. Subsequent violations may result in fines not to exceed the maximum as set forth by state statutes.

☐ I REQUEST AN ADMINISTRATIVE HEARING within 10 days: (sign here)

FURTHERMORE, I UNDERSTAND ANY PERSON WHO WILLFULLY REFUSES TO SIGN AND ACCEPT A CITATION ISSUED BY A LICENSING INVESTIGATOR COMMITS A MISDEMEANOR OF THE SECOND DEGREE, PUNISHABLE AS PROVIDED IN s.775.082 or s.775.083.

Violator's Signature

Date Received

JAMES LAPONZA

Date of Citation

Revised 08/27/2019



City of Port St. Lucie
BUILDING DEPARTMENT
Contractor Licensing Division
contractorlicensing@cityofpsl.com



"It Starts with a Good Foundation"

UNIFORM COMPLAINT FORM

Date Received: 06/06/2025

Complainant's Name: Byron Zamora.

Address: 2471 S.W. Webster Lane. Port St. Lucie FL 34953

Email: Zamoraheavyhitterse@yahoo.com Phone #: 772-607-1982

SUBJECT OF COMPLAINT

Contractor/Company Name: M2 Construction USA LLC / Fleming Roofing and Construction

Address: 17800 BALI BLVD 13 Winter Garden FL 34787

Occupation: General Contractor License #: L25000023197

Phone #: 786-720-7337 / 321 446 0282
Maiton Moura Fleming Roofing and Construction

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 FACEBOOK

Have you contacted the contractor concerning your complaint? ☒ Yes ☐ No

(If yes, please indicate the date(s) 05/12/25 - 05/31/25 06/02/25 - 06/06/25)

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:

on April 24, 2025 Jarlin Gonzalez Portillo representative of M2 Construction USA LLC Came to my house selling me a roof replacement, he claimed to be a roof Contractor, he inspected my roof and on May 06, 2025, we signed a Contract and I gave M2 Construction a Deposit of \$10,000 they said they will start my roof the following week May 12, after May 12 I've been calling and texting Jarlin Gonzalez and the owner Mailton Hama and they keep telling me next week we will start, it's been a month and my roof is not done and they won't give me my \$10,000 deposit back.

I paid: \$ 10,000.00 Method of payment: ☐ Check ☐ Money Order ☒ Other wire transferred
To: M2 Construction USA 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.**

I need my roof Replace or my money back.

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.

Byron Zamora
(Complainant's Signature)

[Signature]
(Notary's Signature)

STATE OF FLORIDA, County of St. Lucie

[NOTARIAL SEAL]



JUANEISHA J. CROOMS
Commission # HH 143801
Expires June 20, 2025
Bonded Thru Budget Notary Services

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16 day of June, 2025, by Byron Zamora 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.

From: David Fleming <flemingroofingandconstruction@gmail.com>
Sent: Wednesday, July 2, 2025 11:19 PM
To: James Laponza
Subject: Re: M2 CONSTRUCTION USA / FLEMING ROOFING COMPLAINT
Attachments: Blank Service Agreement and Authorization.pdf

In response to the complaint, I want to start by sharing my utmost and sincere apology for this avoidable situation. I have done hundreds of roofs in Florida and have never had such a complaint or anything happen like this.

I meant Mailton who is the owner of M2 Construction through a mutual friend in Connecticut who is a builder, in or around March of this year. He had discussed me adding a license or working with him to do his jobs, and I had explained to him that it is a somewhat lengthy process and that I would have to qualify his company. For the shorter term as he had said he has a lot of contacts and jobs as well as "sales reps" who want to work with him, and wants to work with me to get them done. I explained that the only way for this to happen was they would have to contract through my company Fleming Roofing And Construction, that they would have to use my contracts which I had sent to them, in payments and orders and everything would have to be done by our company and they can be listed as a representative for my company. He had mentioned adding his business name to my contracts, and I advised strictly against it due to it not being a qualified company to perform the roofing work, and that my contracts are written by an attorney who I have retained, so that there would be no issues or noncompliance per the state of Florida's Laws. I had in April given him copies of my contracts that I had and currently use so that his sales reps could use, however was imploring that they need to be trained and I need to know what potential customers they are meeting with two over see how they are obtaining measurements, how they are explaining the processes, etc. Mailton was asking for a very large percentage of job profits or gross sales, and from this point I could see that it wasn't going to be a great agreement or relationship. I had stressed with him several times over the course of April and May that the sales reps need training, and there are extremely strict processes that they need to follow, however I did not meet any potential sales reps, but was told that Jarlin was looking to get out and go to a potential lead to sign a contract with a homeowner. It was my intention that when he was going out I would be able to meet him, and begin training, I needed to oversee how he was obtaining roofing measurements, and what he was using to estimating pricing at, as allegedly he was working for another roofing company at the time.

On May 14, an assistance from his company, Maria, whom I had given a sales rep position login to AccuLynx Field, had uploaded a copy of a notice of commencement as well as a picture of a partial contract, and in response had told her that that absolutely cannot be done, it needs to be signed with my contract, and asked why the price was so low (approximately \$420 per square, a price I would not agree to contract), and was told that that's where he thought he could estimate roofs at. Again I stress to Mailton the owner of M2, who primarily used his assistant for forms of communication, that the documents he uploaded did not constitute a valid contract nor is the file ready for the approval stage to be reviewed by production and begin permitting status, however at that time I began renewing my Contractor registration in St. Lucie County in preparation for corrections. At this point, Mailton was contacting me as well as Maria to ask why the permit has not been obtained yet and his urgency to take care of the customer and get the job scheduled, I again told him that I am not permitting this job until I have photos and proper documents which is on my standardized Sales Rep checklist for approval. This is when Milton had told me he got a deposit and he didn't know at the time, but the sales rep had collected a check made to M2 Construction because the rep didn't know any better but told me not to worry that I

would get my portion. At this point, I advised him to return the Check to the property owner, I will not be moving forward with this job, what he did is illegal and I had reminded him again that the homeowner needs to be contracted with me and funds need to go to me as I am his license contractor not M2 Construction. Within a few days of this conversation is when you had reached out to me to tell me that the homeowner has filed a complaint and you provided me with this information, much of which I have not seen before, most importantly including, a copy of the wire transfer that was made between the homeowner and M2 Construction. At this time, I had also reviewed the documents in this email, and it appears that my information was taken and copied onto what looks to be another roofing contractors agreement, with the name priority roofing in its terms and conditions. I have not received a call from the homeowner, Mr. Zamora, but that is probably because whomever provided my phone number made an error, it is 321-446-2082 and that is my direct cell that I can be reached at any time. I had absolutely no knowledge of this nor have ever or would ever allow this practice as a Florida licensed roofing contractor and will not be doing any further work nor have any further relationship with M2 Construction.

Attached is my blank copies of the contract we use regularly, and I am seeking legal advice such as a cease and desist to Hopefully prevent my information and forms to be fraudulently used in the future. I'm not sure there is anything particularly that I am able to do for the homeowner, I am willing to do anything I can to help rectify the situation, and at the very least I hope the homeowner was refunded by M2 Construction if this is what happened.

Personally I have heard a lot of stories and bad experiences in this industry, however I've never had a complaint, nor to this day any of my work for homeowners that leak or have any issues whatsoever with their roofs, I really strive to be the best contractor and to withhold a higher industry standard. I have been in construction and roofing my whole life, and it saddens me to hear anyone get taken advantage of and if there's anything I can do I am more than willing and open to assist.

If there is any way I can assist in your investigation, please don't hesitate to reach out. I'm sorry about my delayed response on this as my personal and work life has been a little bit chaotic and I have also been working on the west coast of Florida several days a week.

On Wed, Jun 18, 2025 at 12:12 PM David Fleming <flemingroofingandconstruction@gmail.com> wrote:
Will do, thank you. Just wanted to confirm receipt. I have not approved any nor seen most of the documents attached. It appears one is an agreement that has a company called Priority Roofing on it as well. I will follow up with a detailed response, including my blank contracts, and other pertaining documents, once I am at my desk. Thank you for contacting me.

On Wed, Jun 18, 2025 at 11:55 AM James Laponza <JLaponza@cityofpsl.com> wrote:

Good morning, David,

I appreciate your return call this morning in reference to M2 Construction USA.

I have attached a copy of the uniform complaint from the property owner along with some of the other documents provided by the property owner.

Please write back with a synopsis of your interaction and relationship with M2 Construction USA and any other information that you may have .

Respectfully,



ACCREDITED
Building Department



David Fleming
CEO & Owner
Mobile [321.446.2082](tel:321.446.2082)
Office [321.499.0953](tel:321.499.0953)



FLEMING Roofing and Construction Corp
Certified Roofing Contractor
CCC # 1332861
580 Watson Drive
Indialantic, FL 32903
321-499-0953

Phone # Not in Service

ROOF MITIGATION AND RECONSTRUCTION AGREEMENT

NOTICE OF SALES REPRESENTATION

M2 Construction USA LLC ("M2") is acting solely as a sales consultant and customer liaison for Fleming Roofing and Construction Corp ("Fleming"). M2 is not a licensed contractor in the State of Florida and does not perform, supervise, or manage any roofing or construction work. All construction services under this agreement will be provided exclusively by Fleming Roofing and Construction Corp, a Certified Roofing Contractor (License No. CCC1332861), located at 580 Watson Drive, Indialantic, FL 32903. M2 is assisting with the sales and administrative process only, on behalf of Fleming. The contractual relationship for all work performed remains solely between the customer and Fleming.

Having been made aware of damage to the roofing system of my property located at: 2471 Southwinds WEBSTER LANE
Port St Lucie, FL 34953 ("Damaged Property"), I BYRON ZAMORA, the Owner/Agent for the Damaged Property, enter this agreement with **FLEMING Roofing and Construction Corp**, (the "Contractor"), to perform all roof-related mitigation or reconstruction services needed to repair or replace my Damaged Property, in accordance with the terms of the Florida Building Code and Florida Law. I understand that I may elect to pay for these repairs personally, or—at my sole discretion—I may elect to contact my insurer to determine if the proposed repairs are covered under my insurance policy.

Initial only one option:

YES I elect to pay for these repairs personally. (If selected, provisions marked with "*" are not a part of this agreement).

_____ I elect to contact my Insurer _____ to determine if the proposed repairs are covered under my insurance policy. Work to be completed, only upon Insurer approval.

SCOPE OF DAMAGES: Pursuant to Florida Statute section 489.147(2)(e), Contractor provides the following good faith estimate to cover the items necessary for the replacement of my roof system:
43,5 (squares¹) x 450 (per square cost of services and materials²) =

\$ 20.000 .—. Within five (5) business days of signing this agreement, Contractor shall provide me a complete scope of all roofrelated mitigation or reconstruction services needed to repair or replace my Damaged Property, pursuant to the Florida Building Code ("Confirmed Estimate"). The Confirmed Estimate shall be confirmed by a licensed contractor. I acknowledge that the Confirmed Estimate shall set the final contract price under the terms of this agreement. The Confirmed Estimate will be valid for a minimum of 30 days.

***COMMUNICATION WITH INSURER:** Contractor shall present the Confirmed Estimate to the Insurer, on my behalf, for payment under the terms of my policy. Upon payment by the Insurer, Contractor agrees to perform all work outlined in the Confirmed Estimate. I agree to promptly provide Contractor with full and complete copies of any and all correspondence between me and the Insurer. In consideration for

¹ A "square" is a unit of measure, generally used by roofing contractors, equal to roughly 100 square feet of roof surface area. Contractor is estimating the number of squares needed to complete your roof replacement project, based on information procured at the time of the good faith estimate. This number is subject to verification by further measurement, for purposes of completing the Confirmed Estimate.

² The per square cost of services and materials, includes, but is not limited to the following items—(for shingle roofs): Haul debris - per pickup truck load - including dump, Remove Laminated - comp. shingle rfg. - w/ felt, Laminated - comp. shingle rfg. - w/out felt, Ridge cap - Standard profile - composition shingles, Roofing felt, Asphalt starter - universal starter course, R&R Valley metal, R&R Drip edge, Flashing - pipe jack - lead, R&R Exhaust cap - through roof - up to 4"; gr—(for tile roofs): Remove Tile

Contractor's agreement to estimate damages, provide labor, supply materials, and perform its obligations under this agreement, I agree to unequivocally direct my Insurer(s) to release any and all information requested by Contractor, for the purpose of obtaining actual benefits to be paid by my Insurer(s) for services rendered or to be rendered, under this agreement. In this regard, I waive my privacy rights. I understand and acknowledge that Contractor will not: interpret policy provisions, advise me regarding coverages or duties under my insurance policy, prepare, complete, file, negotiate, adjust nor settle any insurance claim, on my behalf.

***DIRECT PAYMENT AUTHORIZATION:** I hereby agree that any payments from my Insurer, to cover damages to my Damaged Property, shall include the Contractor as a joint payee, and I agree that any such payment(s) shall be sent directly to the Contractor at: **580 Watson Drive, Indialantic, FL 32903**. This direction to pay is fully revocable, at my sole discretion. **This agreement shall not be construed as an Assignment of any Post-Loss Benefits, as no assignment is given nor intended by me to anyone.** I expressly retain any and all rights to any post-loss

roofing - Clay - "S" or flat tile, Tile roofing - Clay - "S" or flat tile, R&R Drip edge, Asphalt starter - peel and stick, Step flashing, R&R Counterflashing - Apron flashing, R&R

R&R Skylight flashing kit Ridge / Hip / Rake cap — tile roofing dome, R&R Flashing, Hip & ridge nailer board for tile roofing - pipe jack — lead. — channel, Bird stop - Eave closure strip for tile roofing — metal, R&R Mortar bed for tile,

benefits I may have under the terms of my policy/policies of insurance.

***CLAIM DENIAL:** If the Insurer refuses to pay the full amount of the Confirmed Estimate, I may elect to consult with an attorney to determine what legal options are available to pursue any remaining payment owed by the Insurer. At my request, Contractor will provide me a qualified consulting attorney to answer any coverage related questions I may have and to advise me on my legal options to pursue any remaining payment owed by the Insurer. There shall be **no fee or cost to me** for

this service, and I will not be obligated to retain or work with the consulting attorney. In the event of a final legal determination that no payment is owed by the Insurer under the policy, this agreement will be voidable, upon written notice by either party.

***RIGHT TO REPAIR:** In the event the Insurer exercises any "Right to Repair" or "Right to Choose Contractor," under the terms of the policy, this agreement shall be voidable only for that portion of the Confirmed Estimate the Insurer actually pays another contractor to complete.

***AUTHORIZED EMERGENCY REPAIRS:** I understand that in the best judgment of Contractor, emergency repairs (tarps, missing shingles, tiles, wind lift, roof leaks) may be needed to mitigate further loss or damage to my Damaged Property. Any emergency repairs paid for by me will be presented for reimbursement by the Insurer.

PAYMENT TERMS: I agree that any deductible(s), betterment, or additional work requested by me, or otherwise not included in the Confirmed Estimate, is ultimately my responsibility. Payment is due to Contractor upon substantial completion of the work. Late charges of 1.5% monthly are charged to any and all unpaid balances. Contractor shall be entitled to reimbursement for costs of collection (including reasonable attorney's fees and costs) of unpaid amounts by Owner/Agent *and* for reasonable attorney's fees and costs for the breach, or enforcement, of any terms herein.

STOP WORK – HOLD HARMLESS: In the event Contractor is not permitted to perform its recommended procedures or emergency repairs to prevent further damage to the property, I agree to release and hold Contractor harmless, and indemnify Contractor against all claims or actions that may result.

CANCELLATION: Should I elect to cancel this agreement outside of the statutory three (3) day time frame, a cancellation fee of 20% (twenty percent) of the Confirmed Estimate shall apply to compensate

Contractor for its time, expense and professional services which were rendered to Owner/Agent.

NOTICE OF FLORIDA STATUTE 489.147(2): A contractor may not directly or indirectly offer a residential property owner a rebate, gift, gift card, cash, coupon, waiver of any insurance deductible, or any other thing of value in exchange for: 1. Allowing the contractor to conduct an inspection of the residential property owner's roof; or 2. Making an insurance claim for damage to the residential property owner's roof. By signing this Addendum, I verify that neither Contractor, nor their personnel, have offered me any rebate, gift, gift card, cash, coupon, waiver of any insurance deductible, or any other thing of value in exchange for allowing Contractor to conduct an inspection of my roof; or making an insurance claim for damage to my roof.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND: PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: CILB

2601 Blirstone Road, Tallahassee, 32399-1039; (850) 921-6593.

You, the residential property owner, may cancel this contract without penalty or obligation within 10 days after the execution of the contract or by the official start date, whichever comes first, because this contract was entered into during a state of emergency by the Governor. The official start date is the date on which work that includes the installation of materials that will be included in

the final work on the roof commences, a final permit has been issued, or a temporary repair to the roof covering or roof system has been made in compliance with the Florida Building Code.

I have read and understand the information above and have received a copy for my records.

Owner/Agent (Printed): Ryan Zamora Owner Email: Zamoraboxingstyle@yahoo.com
Owner / Agent (Signature _____): _____ Owner Phone: _____
Date: 05/02/2025 Contractor Rep: _____



FLEMING Roofing and Construction Corp
 Certified Roofing Contractor CCC # 1332861
 580 Watson Drive Indian Creek, FL 32903
 321-499-0953

Property Owner <u>BYRON ZAMORA</u>		Phone <u>772.607.2885</u>
Job site address (the property) <u>2471 SW WEBSTER LN</u>		email <u>ZAMORA HEAVY HITTERS @Y0400.COM</u>
City, State & Zip code <u>PORT SAINT LUCIE, FL 34953</u>		Policy Number _____
Insurance co. _____		Claim Number _____
☒ Tear off existing shingles <u>ALL</u> layers ☒ Decking allowance <u>3 SHEETS</u> ☒ Lay down new <u>SYNTHETIC</u> felt paper ☒ Install <u>ICE AND WATER</u> in the valleys ☒ Install starting strip around perimeter of roof ☒ Lay down new shingles <u>GFA-HQ2-Lifetime</u> year warranty ☒ Shingle color _____ ☒ Install duraflow 35 year pipe flashings over all plumbing pipes ☒ Replace heat stacks and rain caps as needed ☒ Install <u>RIDGE VENTS</u> for ventilation ☒ Re-flash chimney and skylights ☒ Paint metals and flashing to match ☒ Remove all job related debris ☒ Clean yard with the magnetic nail bar. ☒ 10 years labor warranty		Date of Loss! <i>Cash deal to confirm price.</i>
Owner <u>Byron Zamora</u> Signature <u>Byron Zamora</u> Authorized Representative <u>JORAN PORTILLO</u> Signature _____ Date <u>04-26-2025</u>		

Notice: Florida law prohibits contractors and subcontractors from offering residential property owners a rebate, gift, gift card, cash, coupon, waiver of any insurance deductible, or any other thing of value in exchange for allowing the contractor to conduct an inspection of the residential property owner's roof or making an insurance claim for damage to the residential property owner's roof. See Florida Statute § 489.147.

* Replacement Work and Price: It is agreed that the Final Price to be paid to Priority shall equal the full Replacement Cost Value as stated on the final insurance scope of loss issued by Owner's insurer, including the Deductible amount, plus all amounts for Supplements, Wood Decking, and/or Upgrades. Priority cannot pay, waive, rebate or promise to pay, waive, or rebate all or part of any insurance deductible applicable to Priority's work on the Property. Owner agrees to pay Priority for any sums associated with the Work that are not paid by Owner's insurer.

Replacement Wood: Damage to wood decking cannot be determined until shingles and underlayment are removed. The applicable Building Code requires Priority to replace any rotten or defective wood discovered. Owner will be charged the current market rate per sheet of plywood and per linear foot of lumber (including labor and install). Owner acknowledges such charges are reasonable, agrees to pay for all such replacement wood, and further acknowledges that Owner is liable for any costs for replacement wood incurred in performing the Work, if not paid by Owner's insurer.

Acceptance of Proposal: By signing below, Owner accepts this proposal and authorizes Priority Roofing to perform the Work at the Property.

Owner has read and agreed to these Terms and Conditions, including those on the reverse side of this document. Owner further acknowledges that Florida Statute §.713.12 may subject the interest of Owner's spouse, if any, in the Property to any lien recorded by Priority against the Property.

Wire details

M2 Construction USA

 United States

[Print or save](#)

TO M2 CONSTRUCTION USA
United States ...1856

FROM BETSY'S SAVINGS. ...5317

AMOUNT \$10,000.00

WIRE TRANSFER FEE \$25.00

TOTAL FROM ACCOUNT \$10,025.00

SEND ON 05/02/2025

DELIVER BY 05/02/2025

**MESSAGE TO RECIPIENT'S ROOF REPAIRS AT 2471 SW WEBSTER LN PORT
BANK STLUCIE FL 34953**

STATUS COMPLETED

CONFIRMATION NUMBER OW00005643787469

[**Back to wire money**](#)



FLEMING Roofing and Construction Corp
 Certified Roofing Contractor CCC # 1332861
 580 Watson Drive Indianatic,
 FL 32903
 321-499-0953

Property Owner <u>BYRON ZAMORA</u>		Phone <u>772 607 2885</u>
Job site address (the property) <u>2471 SW WEBSTER LN</u>		email <u>ZAMORA HEAVY HITTERS @Y400.COM</u>
City, State & Zip code <u>PORT SAINT LUCIE, FL 34953</u>		Policy Number <u> </u>
Insurance co. <u> </u>		Claim Number <u> </u>
☒ Tear off existing shingles <u>ALL</u> layers ☒ Decking allowance <u>3 SHEETS</u> ☒ Lay down new <u>SYNTHETIC</u> felt paper ☒ Install <u>ICE AND WATER</u> in the valleys ☒ Install starting strip around perimeter of roof ☒ Lay down new shingles <u>GFA-HQ2-UP</u> year warranty ☒ Shingle color <u> </u> ☒ Install duraflo 35 year pipe flashings over all plumbing pipes ☒ Replace heat stacks and rain caps as needed ☒ Install <u>RIDGE VENTS</u> for ventilation ☒ Re-flash chimney and skylights ☒ Paint metals and flashing to match ☒ Remove all job related debris ☒ Clean yard with the magnetic nail bar ☒ 10 years labor warranty		Date of Loss! <i>Cash deal to confirm price.</i> JORGE PORCILLO 32149323 LI MONSIEUR
Owner <u>Byron Zamora</u> Signature <u>Byron Zamora</u> Authorized Representative <u>JORGE PORCILLO</u> Signature <u>Jorge Porcillo</u> Date <u>04-26-2025</u>		

Notice: Florida law prohibits contractors and subcontractors from offering residential property owners a rebate, gift, gift card, cash, coupon, waiver of any insurance deductible, or any other thing of value in exchange for allowing the contractor to conduct an inspection of the residential property owner's roof or making an insurance claim for damage to the residential property owner's roof. See Florida Statute § 489.147,

* Replacement Work and Price: It is agreed that the Final Price to be paid to Priority shall equal the full Replacement Cost Value as stated on the final insurance scope of loss issued by Owner's insurer, including the Deductible amount, plus all amounts for Supplements, Wood Decking, and/or Upgrades. Priority cannot pay, waive, rebate or promise to pay, waive, or rebate all or part of any insurance deductible applicable to Priority's work on the Property. Owner agrees to pay Priority for any sums associated with the Work that are not paid by Owner's insurer.

Replacement Wood: Damage to wood decking cannot be determined until shingles and underlayment are removed. The applicable Building Code requires Priority to replace any rotten or defective wood discovered. Owner will be charged the current market rate per sheet of plywood and per linear foot of lumber (including labor and install). Owner acknowledges such charges are reasonable, agrees to pay for all such replacement wood, and further acknowledges that Owner is liable for any costs for replacement wood incurred in performing the Work, if not paid by Owner's insurer.

Acceptance of Proposal: By signing below, Owner accepts this proposal and authorizes Priority Roofing to perform the Work at the Property.

Owner has read and agreed to these Terms and Conditions, including those on the reverse side of this document. Owner further acknowledges that Florida Statute §.713.12 may subject the interest of Owner's spouse, if any, in the Property to any lien recorded by Priority against the Property.




FLEMING Roofing and Construction Corp.
 Certified Roofing Contractor CEC # 130891
 380 Watson Drive, Suite 100
 Ft. Lauderdale, FL 33309
 754.495.0923

Property Owner: BYRON ZAMORA
 Address (the property): 2491 SW WEBSTER LN
 State & Zip code: PORT SAINT LUCIE, FL 34953
 Phone: 712 609 2285
 Email: ZAMORAHENRY@OUTLOOK.COM
 Policy Number: _____
 Claim Number: _____

Tear off existing shingles: ALL layers
 Decking allowance: 2 SHEETS
 Lay down new: SYNTHETIC felt paper
 Install: ICE AND WATER in the valleys
 Install starting strip around perimeter of roof
 Lay down new shingles: GFA-HQ-LIFT year warranty
 Shingle color: _____
 Install duraflo 35 year pipe flashings over all plumbing pipes
 Replace heat stacks and rain caps as needed
 Install: RIDGE VENTS for ventilation
 Re-flash chimney and skylights
 Paint metals and flashing to match
 Remove all job related debris
 Clean yard with the magnetic nail bar
 10 years labor warranty

Date of Loss: _____
 Cash deal to confirm price
 JORGE PORCULLO
 32149323 11
 MANDACOR

Owner: Jorge Zamora
 Authorized Representative: Jorge Porcillo
 Date: 04-26-2025
 Signature: _____
 Signature: _____

Notice: Florida law prohibits contractors and subcontractors from offering residential property owners a rebate, gift, gift card, cash, coupon, waiver of any insurance deductible, or any other thing of value in exchange for allowing the contractor to conduct an inspection of the residential property owner's roof or making an insurance claim for damage to the residential property owner's roof. See Florida Statute § 489.147.
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 Owner has read and agreed to these Terms and Conditions, including those on the reverse side of this document. Owner further acknowledges that Florida Statute § 713.12 may subject the interest of Owner's spouse, if any, in the Property to a lien recorded by Priority against the Property.

Heavy Hitter
 April 26, 2025 7:14 PM

Acct# 385019041856

R# 011900254

026009593

M2 Construction USA LLC
 17800 BALI BLVD 13
 Winter Garden 34787

045617

M2 CONNEXION CORP

Search

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No Events No Name History

Detail by Entity Name

Florida Limited Liability Company
M2 CONSTRUCTION USA LLC

Filing Information

Document Number L25000023197
FEI/EIN Number NONE
Date Filed 01/13/2025
Effective Date 01/13/2025
State FL
Status ACTIVE

Principal Address

17800 BALI BLVD
13
WINTER GREEN 34787

Mailing Address

17800 BALI BLVD
13
WINTER GREEN 34787

Registered Agent Name & Address

MOURA, NAILTON
17800 BALI BLVD
WINTER GREEN, FL 34787

Authorized Person(s) Detail

Name & Address

Title MEMB

MOURA, NAILTON
15 SHERRY ST
82 UTHINGTON, CT 06489

Representative.
Jarlin Gonzalez Portillo
321-493-2311

106-720-7337
owner

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



Florida
dbpr

Department of Business
& Professional Regulation

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LICENSEE SEARCH OPTIONS

1:31:22 PM 6/6/2025

Data Contained In Search Results Is Current As Of 06/06/2025 01:15 PM.

Search Results - 2 Records

Please see our glossary of terms for an explanation of the license status shown in these search results.

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

License Type	Name	Name Type	License Number/ Rank	Status/Expires
Certified Roofing Contractor	FLEMING ROOFING AND CONSTRUCTION CORP	DBA	CCC1332861 Cert Roofing	Current, Active 08/31/2026

Main Address*: 580 WATSON DRIVE INDIALANTIC, FL 32903

Certified Roofing Contractor	FLEMING, DAVID MICHAEL	Primary	CCC1332861 Cert Roofing	Current, Active 08/31/2026
------------------------------	---------------------------	---------	----------------------------	-------------------------------

Main Address*: 580 WATSON DRIVE INDIALANTIC, FL 32903

[Back](#) [New Search](#)

* denotes

Main Address - This address is the Primary Address on file.

Mailing Address - This is the address where the mail associated with a particular license will be sent (if different from the Main or License Location addresses).

License Location Address - This is the address where the place of business is physically located.

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

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

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



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LICENSEE DETAILS

1:31:34 PM 6/6/2025

Licensee Information

Name:	FLEMING, DAVID MICHAEL (Primary Name) FLEMING ROOFING AND CONSTRUCTION CORP (DBA Name)
Main Address:	580 WATSON DRIVE INDIALANTIC Florida 32903
County:	BREVARD

License Information

License Type:	Certified Roofing Contractor
Rank:	Cert Roofing
License Number:	CCC1332861
Status:	Current,Active
Licensure Date:	12/15/2020
Expires:	08/31/2026

Special Qualifications

Qualification Effective

Construction Business	12/15/2020
------------------------------	-------------------

Alternate Names

[View Related License Information](#)

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

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

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Licensee

Name: FLEMING, DAVID MICHAEL **License Number:** CCC1332861
Rank: Certified Roofing Contractor **License Expiration Date:** 08/31/2026
Primary Status: Current **Original License Date:** 12/15/2020
Secondary Status: Active

Related License Information

License Number	Status	Related Party	Relationship Type	Relation Effective Date	Rank	Expiration Date
	Current	FLEMING ROOFING AND CONSTRUCTION CORP	Primary Qualifying Agent for Business	12/15/2020	Construction Business Information	

Page 1 of 1

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License Type [View all related licenses](#)

First Name

Last Name

License Number

Expiration Date

From



To



Search

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

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Date	Description	Available	Number	Amount	Balance
05/06/2025	WT 250506-066509 BANK OF AMERICA, N. /BNF=M2 Construction USA LLC SRF# OW00005655753953 TRN#250506066509 RFB# OW00005655753953	No		10,000.00	46,469.89
05/06/2025	WIRE TRANS SVC CHARGE - SEQUENCE: 250506066509 SRF# OW00005655753953 TRN#250506066509 RFB# OW00005655753953	No		25.00	56,469.89
05/06/2025	SAVE AS YOU GO TRANSFER CREDIT FROM XXXXXXXXXXXXX2844	No		+3.00	56,494.89
05/05/2025	RECURRING TRANSFER FROM ZAMORA B REF #OP0S9DX25F EVERYDAY CHECKING CARE CREDIT CARD LOAN	No		+250.00	56,491.89
05/05/2025	RECURRING TRANSFER FROM ZAMORA B EVERYDAY CHECKING REF #OP0S9DCMZQ XXXXXX2844	No		+160.00	56,241.89
05/05/2025	SAVE AS YOU GO TRANSFER CREDIT FROM XXXXXXXXXXXXX2844	No		+4.00	56,081.89
05/02/2025	WT FED#02064 BANK OF AMERICA, N /FTR/BNF=M2 Construction USA LLC SRF# OW00005643787469 TRN#250502206641 RFB# OW00005643787469	No		10,000.00	56,077.89
05/02/2025	WIRE TRANS SVC CHARGE - SEQUENCE: 250502206641 SRF# OW00005643787469 TRN#250502206641 RFB# OW00005643787469	No		25.00	66,077.89
05/02/2025	WT SEQ209418 WF RETURN WIRES IN PROC /ORG= SRF# 2025050200209246 TRN#250502209418 RFB#	No		+9,955.00	66,102.89
05/01/2025	SAVE AS YOU GO TRANSFER CREDIT FROM XXXXXXXXXXXXX2844	No		+1.00	56,147.89
04/30/2025	SAVE AS YOU GO TRANSFER CREDIT FROM XXXXXXXXXXXXX2844	No		+1.00	56,146.89
04/29/2025	SAVE AS YOU GO TRANSFER CREDIT FROM XXXXXXXXXXXXX2844	No		+3.00	56,145.89
04/28/2025	ONLINE TRANSFER FROM ZAMORA B REF #IB0S6QN2PT EVERYDAY CHECKING MONEY FOR ROOF	No		+2,170.00	56,142.89



FLEMING Roofing and Construction Corp
Certified Roofing Contractor
CCC # 1332861
580 Watson Drive
Indialantic, FL 32903
321-499-0953

ROOF MITIGATION AND RECONSTRUCTION AGREEMENT

Having been made aware of damage to the roofing system of my property located at: _____

_____ (“Damaged Property”), I _____, the Owner/Agent for the Damaged Property, enter this agreement with **FLEMING Roofing and Construction Corp**, (the “Contractor”), to perform all roof-related mitigation or reconstruction services needed to repair or replace my Damaged Property, in accordance with the terms of the Florida Building Code and Florida Law. I understand that I may elect to pay for these repairs personally, or—at my sole discretion—I may elect to contact my insurer to determine if the proposed repairs are covered under my insurance policy.

Initial only one option:

_____ I elect to pay for these repairs personally. (If selected, provisions marked with “*” are not a part of this agreement).

_____ I elect to contact my Insurer _____ to determine if the proposed repairs are covered under my insurance policy. Work to be completed, only upon Insurer approval.

SCOPE OF DAMAGES: Pursuant to Florida Statute section 489.147(2)(e), Contractor provides the following good faith estimate to cover the items necessary for the replacement of my roof system: _____ (squares¹) x _____ (per square cost of services and materials²) = _____

¹ A “square” is a unit of measure, generally used by roofing contractors, equal to roughly 100 square feet of roof surface area. Contractor is estimating the number of squares needed to complete your roof replacement project, based on information procured at the time of the good faith estimate. This number is subject to verification by further measurement, for purposes of completing the Confirmed Estimate.

² The per square cost of services and materials, includes, but is not limited to the following items—(for shingle roofs): Haul debris - per pickup truck load - including dump, Remove Laminated - comp. shingle rfg. - w/ felt, Laminated - comp. shingle rfg. - w/out felt, Ridge cap - Standard profile - composition shingles, Roofing felt, Asphalt starter - universal starter course, R&R Valley metal, R&R Drip edge, Flashing - pipe jack - lead, R&R Exhaust cap - through roof - up to 4"; ~~or~~—(for tile roofs): Remove Tile

\$_____. Within five (5) business days of signing this agreement, Contractor shall provide me a complete scope of all roof-related mitigation or reconstruction services needed to repair or replace my Damaged Property, pursuant to the Florida Building Code ("Confirmed Estimate"). The Confirmed Estimate shall be confirmed by a licensed contractor. I acknowledge that the Confirmed Estimate shall set the final contract price under the terms of this agreement. The Confirmed Estimate will be valid for a minimum of 30 days.

***COMMUNICATION WITH INSURER:** Contractor shall present the Confirmed Estimate to the Insurer, on my behalf, for payment under the terms of my policy. Upon payment by the Insurer, Contractor agrees to perform all work outlined in the Confirmed Estimate. I agree to promptly provide Contractor with full and complete copies of any and all correspondence between me and the Insurer. In consideration for Contractor's agreement to estimate damages, provide labor, supply materials, and perform its obligations under this agreement, I agree to unequivocally direct my Insurer(s) to release any and all information requested by Contractor, for the purpose of obtaining actual benefits to be paid by my Insurer(s) for services rendered or to be rendered, under this agreement. In this regard, I waive my privacy rights. I understand and acknowledge that Contractor will not: interpret policy provisions, advise me regarding coverages or duties under my insurance policy, prepare, complete, file, negotiate, adjust nor settle any insurance claim, on my behalf.

***DIRECT PAYMENT AUTHORIZATION:** I hereby agree that any payments from my Insurer, to cover damages to my Damaged Property, shall include the Contractor as a joint payee, and I agree that any such payment(s) shall be sent directly to the Contractor at: **580 Watson Drive, Indialantic, FL 32903**. This direction to pay is fully revocable, at my sole discretion. **This agreement shall not be construed as an Assignment of any Post-Loss Benefits, as no assignment is given nor intended by me to anyone.** I expressly retain any and all rights to any post-loss

roofing - Clay - "S" or flat tile, Tile roofing - Clay - "S" or flat tile, R&R Drip edge, Asphalt starter - peel and stick, Step flashing, R&R Counterflashing - Apron flashing, R&R Ridge / Hip / Rake cap - tile roofing, Hip & ridge nailer board for tile roofing - channel, Bird stop - Eave closure strip for tile roofing - metal, R&R Mortar bed for tile, R&R Skylight flashing kit - dome, R&R Flashing - pipe jack - lead.

benefits I may have under the terms of my policy/policies of insurance.

***CLAIM DENIAL:** If the Insurer refuses to pay the full amount of the Confirmed Estimate, I may elect to consult with an attorney to determine what legal options are available to pursue any remaining payment owed by the Insurer. At my request, Contractor will provide me a qualified consulting attorney to answer any coverage related questions I may have and to advise me on my legal options to pursue any remaining payment owed by the Insurer. There shall be **no fee or cost to me** for this service, and I will not be obligated to retain or work with the consulting attorney. In the event of a final legal determination that no payment is owed by the Insurer under the policy, this agreement will be voidable, upon written notice by either party.

***RIGHT TO REPAIR:** In the event the Insurer exercises any “Right to Repair” or “Right to Choose Contractor,” under the terms of the policy, this agreement shall be voidable only for that portion of the Confirmed Estimate the Insurer actually pays another contractor to complete.

***AUTHORIZED EMERGENCY REPAIRS:** I understand that in the best judgment of Contractor, emergency repairs (tarps, missing shingles, tiles, wind lift, roof leaks) may be needed to mitigate further loss or damage to my Damaged Property. Any emergency repairs paid for by me will be presented for reimbursement by the Insurer.

PAYMENT TERMS: I agree that any deductible(s), betterment, or additional work requested by me, or otherwise not included in the Confirmed Estimate, is ultimately my responsibility. Payment is due to Contractor upon substantial completion of the work. Late charges of 1.5% monthly are charged to any and all unpaid balances. Contractor shall be entitled to reimbursement for costs of collection (including reasonable attorney’s fees and costs) of unpaid amounts by Owner/Agent *and* for reasonable attorney’s fees and costs for the breach, or enforcement, of any terms herein.

STOP WORK – HOLD HARMLESS: In the event Contractor is not permitted to perform its recommended procedures or emergency repairs to

prevent further damage to the property, I agree to release and hold Contractor harmless, and indemnify Contractor against all claims or actions that may result.

CANCELLATION: Should I elect to cancel this agreement outside of the statutory three (3) day time frame, a cancellation fee of 20% (twenty percent) of the Confirmed Estimate shall apply to compensate Contractor for its time, expense and professional services which were rendered to Owner/Agent.

NOTICE OF FLORIDA STATUTE 489.147(2): A contractor may not directly or indirectly offer a residential property owner a rebate, gift, gift card, cash, coupon, waiver of any insurance deductible, or any other thing of value in exchange for: 1. Allowing the contractor to conduct an inspection of the residential property owner's roof; or 2. Making an insurance claim for damage to the residential property owner's roof. By signing this Addendum, I verify that neither Contractor, nor their personnel, have offered me any rebate, gift, gift card, cash, coupon, waiver of any insurance deductible, or any other thing of value in exchange for allowing Contractor to conduct an inspection of my roof; or making an insurance claim for damage to my roof.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND: PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: CILB 2601 Blirstone Road, Tallahassee, 32399-1039; (850) 921-6593.

You, the residential property owner, may cancel this contract without penalty or obligation within 10 days after the execution of the contract or by the official start date, whichever comes first, because this contract was entered into during a state of emergency by the

Governor. The official start date is the date on which work that includes the installation of materials that will be included in the final work on the roof commences, a final permit has been issued, or a temporary repair to the roof covering or roof system has been made in compliance with the Florida Building Code.

I have read and understand the information above and have received a copy for my records.

Owner/Agent (Printed): _____

Owner Email: _____

Owner / Agent (Signature): _____

Owner Phone: _____

Date: _____

Contractor Rep: _____

**Insurer Notification of Roof Replacement Agreement,
Communication Authorization, and Direction to Pay**

To: _____ (“Insurer”)

Please be aware that I have entered into an agreement with, **FLEMING ROOFING AND CONSTRUCTION CORP** (“Contractor”) to perform all roof-related mitigation or reconstruction services needed—in accordance with the terms of the Florida Building Code and Florida Law—to repair or replace my insured property, located at _____.
(hereafter, the “Damaged Property”).

I hereby authorize and request that you provide Contractor a complete copy of any and all communication you have sent, or will send, to me. In addition, I hereby state that Contractor is fully authorized by me to speak with you, my Insurer, regarding all aspects of the roof-related mitigation or reconstruction services needed to repair or replace my insured property, in accordance with the terms of the Florida Building Code and Florida Law. Any and all questions or requests for information you may have in this matter should be directed to Contractor, with a contemporaneous copy to me.

Notwithstanding the request above, I understand and acknowledge that Contractor will not: interpret policy provisions, advise me regarding coverages or duties under my insurance policy, prepare, complete, file, negotiate, adjust nor settle any insurance claim, on my behalf. Likewise, I verify that neither Contractor, nor their personnel, have offered me any rebate, gift, gift card, cash, coupon, waiver of any insurance deductible, or any other thing of value in exchange for allowing Contractor to conduct an inspection of my roof; or making an insurance claim for damage to my roof.

To avoid any delays in the repair of my Damaged Property, I authorize and request you to include Contractor as a joint payee, on any payments from you, my Insurer, for covered damages to my Damaged Property. Any such payments should be sent directly to Contractor at **580 Watson Drive, Indialantic, FL 32903**. Under the terms of my agreement with Contractor, this direction to pay is fully revocable, at my sole discretion.

Neither this letter, nor the agreement I have entered with Contractor, should be construed as an Assignment of any Post-Loss Benefits, as no assignment is given nor intended by me to anyone. I expressly retain any and all rights to any post-loss benefits I may have under the terms of my policy of insurance through your company.

_____ (Insured Signature)

_____ (Insured Printed)

_____ Date

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

MAILTON MOURA
M2 CONSTRUCTION USA LLC
15 SHERRY ST
SOUTHINGTON, CT 06489

Citation(s) # 32162

Respondent

VIA CERTIFIED MAIL: 9589 0710 5270 1698 9490 98

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 October 2025 at 9:00 a.m.** in the Port St. Lucie Council Chambers, 121 SW Port St. Lucie Boulevard, Port St. Lucie, St. Lucie County, Florida, to establish findings of fact and conclusions of law for alleged Building Code Violations against the Respondent.

Those who do not speak English are required to bring your own translator. Los personas que no hablan ingles son requerido traer propio traductor. Moun san yo ki pa pale angle yo oblije mianun ou moun pou tradui.

Location(s) of Violation(s): 2471 SW WEBSTER LN

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:

MAILTON MOURA herein on the 28TH day of July 2025

Isa Alvarez – Contractor Licensing Coordinator 7/28/25

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

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Isa Alvarez – Contractor Licensing Coordinator 7/28/25



Agenda Summary

2025-940

Agenda Date: 10/9/2025

Agenda Item No.: 7.c

Placement: Consent Agenda

Action Requested: Motion / Vote

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

JUSTIN FULWOOD

JUSTIN'S AIR SERVICE

Citation # 32233 - 3RD 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 and impose payment of the civil penalty set forth on the citation.

Alternate Recommendations:

1. Move that the Board amend the recommendation and enter an order finding a violation does not exist and dismiss the citation.
2. Move that the Board not accept the recommendation and provide staff with direction.

Attachments: Case File

CITATION

City of Port St Lucie

CITATION#**32233****CERTIFIED MAIL#****9589 0710 5270 1698 9519 09**

This Citation is issued pursuant to City of Port St. Lucie Ordinance 150.530 and State of Florida Statute 489.127/531. THE ACT FOR WHICH THIS CITATION IS ISSUED SHALL CEASE IMMEDIATELY UPON RECEIPT OF THE CITATION.

The undersigned Licensing Investigator has just cause to believe that a violation of the Port St. Lucie Code Section 150.530 and Florida Statute 489.127/531 has occurred:

Falsely hold himself/herself or a business organization out as a licensee, certificate holder, or registrant or holder of a certificate of competency issued by the board;

Falsely impersonate a certificate holder or registrant or holder of a certificate of competency issued by the board;

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

Give false or forged evidence to the Board or a member thereof for the purpose of obtaining a certificate of competency;

Use or attempt to use a certificate, registration, or certificate of competency which has been suspended or revoked.

X Engage in the business or act in the capacity of a contractor or advertise himself/herself or a business organization as available to engage in the business or act in the capacity of a contractor without being duly registered or certified or the holder of a certificate of competency;

Operate a business organization engaged in contracting after 60 days following the termination of its only qualifying agent without designating another primary qualifying agent;

Commence or perform work for which a building permit is required per Part IV of Chapter 553 without such building permits being in effect;

Willfully or deliberately disregard or violate any municipal ordinance relating to uncertified or unregistered contractor;

Act in the capacity of a contractor different from the scope of work for which the contractor is certified to perform;

Failed to secure required inspections;

Willfully or deliberately obtaining or attempting to obtain a permit for an entity unregistered or unlicensed;

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 7/29/2025 at the Location of 2218 SW NEWPORT ISLES BLVD

DESCRIPTION OF WORK PERFORMED:

CONTRACTING A/C

ISSUED TO	JUSTIN	FULWOOD
	First	Middle Last
BUSINESS NAME	JUSTIN'S AIR SERVICE	1055 17TH LANE SW
CITY	VERO BEACH	STATE FL ZIP 32962
DL#	DOB	CERT/REG#

ADDITIONAL CITATIONS MAY BE ISSUED FOR EACH DAY THE VIOLATION EXISTS A**PENALTIES:****NON-STRUCTURAL OR NON-MECHANICAL:**

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

PENALTIES:**STRUCTURAL OR MECHANICAL:**

1st OFFENSE	\$1,000.00
2nd OFFENSE	\$2,000.00

3rd OFFENSE	Pursuant to Florida Statute 489.127(2)(b)
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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 Lapouza
JAMES LAPONZA

8/6/2025
Date of Citation

Compliance date: 8/27/25

CITATION

City of Port St Lucie

CITATION#

32238

CERTIFIED MAIL#

9589 0710 5270 1698 9519 09

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 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 7/29/2025 at the Location of 2218 SW NEWPORT ISLES BLVD

DESCRIPTION OF WORK PERFORMED:

CONTRACTING A/C

ISSUED TO	JUSTIN		FULWOOD	
	First	Middle	Last	
BUSINESS NAME	JUSTIN'S AIR SERVICE		STREET	1055 17TH LANE SW
CITY	VERO BEACH	STATE	FL	ZIP 32962
DL#	DOB		PHONE#	(772) 267-7233
			CERT/REG#	

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

PENALTIES:

NON-STRUCTURAL OR NON-MECHANICAL:

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

PENALTIES:

STRUCTURAL OR MECHANICAL:

1st OFFENSE	\$1,000.00
2nd OFFENSE	\$2,000.00
3rd OFFENSE	Pursuant to Florida Statute 489.127(2)(b)

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(2) Request an administrative hearing within 10 days of receipt to contest the citation. Failure to either pay the citation or request a hearing within the time period set forth, shall be deemed to be a waiver of the right to contest the citation and additional penalties may be imposed. Subsequent violations may result in fines not to exceed the maximum as set forth by state statutes.

☐ I REQUEST AN ADMINISTRATIVE HEARING within 10 days: (sign here)

FURTHERMORE, I UNDERSTAND ANY PERSON WHO WILLFULLY REFUSES TO SIGN AND ACCEPT A CITATION ISSUED BY A LICENSING INVESTIGATOR COMMITS A MISDEMEANOR OF THE SECOND DEGREE, PUNISHABLE AS PROVIDED IN s.775.082 or s.775.083.

Violator's Signature

Date Received

JAMES LAPONZA

Date of Citation

97

Revised 08/27/2019

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 - 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;
 - 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.

IMPORTANT: Save this receipt for your records.

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

JUSTIN FULWOOD
JUSTIN'S AIR SERVICE
1055 17TH LANE SW
VERO BEACH, FL 32962

Citation(s) # 32233 & 32238

Respondent

VIA CERTIFIED MAIL: 9589 0710 5270 1698 9498 21

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 October 2025 at 9:00 a.m.** in the Port St. Lucie Council Chambers, 121 SW Port St. Lucie Boulevard, Port St. Lucie, St. Lucie County, Florida, to establish findings of fact and conclusions of law for alleged Building Code Violations against the Respondent.

Those who do not speak English are required to bring your own translator. Los personas que no hablan ingles son requerido traer propio traductor. Moun san yo ki pa pale angle yo oblije mianun ou moun pou tradui.

Location(s) of Violation(s): 2218 SW NEWPORT ISLES BLVD

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:

JUSTIN FULWOOD herein on the 19th day of September 2025

Isa Alvarez – Contractor Licensing Coordinator 9/19/25

On 04/01/2025 Akpo Olokor filed a police report with Ofc. Goldstein with the Port St. Lucie Police Department.

Olokor reported the following to Ofc. Goldstein: On 02/12/2025 he entered into a contract with Justin Fulwood to install a new AC at his residence located at 2218 SW Newport Isle, Port St. Lucie, Florida 34953. Fulwood quoted \$3,276 to complete the job and obtained a deposit of \$2,276 via Zelle utilizing Fulwood's phone number 772-267-7233. As of 04/01/2025 Fulwood failed to start the job.

It should be noted that phone number 772-267-7233 is linked to Fulwood in past criminal investigations where Fulwood was arrested for violation of F.S.S. 489.127 Contracting without a License in case number 2023-19835 where Fulwood was ultimately adjudicated guilty for a felony due to having a prior conviction for the same charge.

Olokor had previously done business with Fulwood and positively identified him via a Facebook picture which matched his photo on DAVID.

I spoke to Olokor and confirmed the details in the initial report and requested text messages between him and Fulwood, along with a copy of the invoice and payment details. It should be noted that Fulwood was not going to obtain permits because there would be an additional cost if he obtained permits.

Olokor provided an Invoice from Justin's Air Service dated 02/12/2025 addressed to Olokor for an AC unit for \$3,276.00 with a payment of \$1,000.00 and remaining balance of \$2,276.00. Olokor also provided Zelle transaction receipts totaling \$2,276.00. No license number was listed on the invoice; however, the invoice listed under the description it was for a 2 ton Carrier 15 seer split system, 5kw electric heat, Hurricane straps, Float switch, Metal stand, Drain pan, with a 10 year parts warranty and 1 year labor warranty and based on the text message conversation between Fulwood and Olokor Fulwood would be installing the AC unit.

Olokor provided the following text messages between himself and Fulwood:

-On 02/10/2025 Olokor sent a text message to Fulwood advising he was ready to replace his AC.

-Olokor and Fulwood communicated about price and brand.

-On 02/12/2025 Fulwood sent Olokor a text message with a link for an estimate to review and approve and identified the company as Justin's Air Service.

-On 02/13/2025 Olokor sent a text message stating "Hi Justin. Sent \$2276. 1276 already today n 1k last night."

-Olokor continued to discuss the details of the AC unit and on 02/24/2025 Fulwood told Olokor he had him on the schedule for tomorrow. The following day, 02/25/2025 Fulwood failed to show up and claimed it was due to rain on 02/24/2025 and said he would be there on 02/26/2025. Fulwood failed to show up on 02/26/2025 and claimed it was due to a family emergency. Fulwood continued to set dates; however, failed to show up and start the work. On 03/14/2025 Fulwood sent a picture of a swollen foot and claimed he broke his foot but said his guys would do the job. Again, nobody showed up to do the job.

-On 03/17/2025 Olokor requested a refund and Fulwood agreed to refund his payments in full; however, Olokor was never refunded.

Olokor paid Fulwood via Zelle; therefore, I obtained Fulwood's Zelle records via a subpoena. The following information was obtained:

-On 02/12/2025 Fulwood received \$1,000.00 from Olokor.

-On 02/13/2025 Fulwood received \$1,000.00 from Olokor.

-On 02/13/2025 Fulwood received \$276.00 from Olokor.

-Fulwood received the above Zelle payments into a Bank of America Bank Account

I obtained the following from Bank of America via a subpoena:

-The above Zelle payments from Olokor were deposited into Bank of America account number [REDACTED] belonging to Justin Fulwood as the sole owner/signor on the account.

-02/06/2025 the account had a balance of -\$2.63.

-Between 02/07/2025 and 03/10/2025 \$23,047.10 was deposited into the account and 23,193.87 was debited from the account.

-No AC related purchases were made before or after Fulwood obtained the payments from Olokor.

-The subsequent debits were cash withdrawals and personal transactions including but not limited to gas station transactions, food and numerous gambling transactions.

A search to verify if Fulwood obtained a permit to install the AC unit was conducted; however, no permits were found.

A search via the City of PSL Contractor Database and DBPR was conducted to verify if Fulwood was a licensed contractor; however, no license was found.

On 04/09/2025 Olokor sent Fulwood a Demand Letter requesting a refund of the \$2,276.00 he had paid him for the AC unit; however, Fulwood failed to obtain a permit, start or complete the job. There was no address listed for Fulwood on the invoice, nor was there an address available through the City of Port St. Lucie Contractor Search Website or DBPR. Olokor sent the Demand Letter to Fulwood at 1055 17th Lane SW, Vero Beach, FL 32962 (Delivered on 04/12/2025) and 212 N 41st St, Fort Pierce, Florida 34987 (Returned to Sender).

Justin Fulwood violated F.S.S. 489.127 Contracting without a License subsequent to prior conviction, due to him engage in the business or act in the capacity of a contractor or advertise himself or herself or a business organization as available to engage in the business or act in the capacity of a contractor without being duly registered or certified when he entered into a contract to install an AC unit for the victim, Akpo Olokor.

Justin Fulwood also violated F.S.S. 812.014 Grand Theft due to him knowingly obtaining \$2,276.00 for the purchase and installation of a new AC unit; however, Fulwood utilized all of the money for personal use with a significant portion being utilized for gambling and permanently depriving the victim, Akpo Olokor, of his funds.

Verify work needed to be licensed.

Text message
7/28/2024 12:29:12 PM

Hi my mini split is low on gas. I was wondering if I can buy the gas n how much or if u can recharge the unit n how much

iMessage
7/28/2024 3:49:11 PM

yes either one whatever is best for you

Ok. How much for the 410 A gas if I buy it

Edited



**R-410A HVAC Refrigeration
Factory Sealed Cylinder 25 lb**

Something like this

i have a new sealed one for \$200 or one i used 5 lbs out of for \$175

Oh ok. Got u so how much for u to come by n charge the unit then

i really don't do house calls i apologize

Okay no problem

7/28/2024 7:20:31 PM

I take the one u used already. Would you consider it for 150 cash is that is okay with u. Just need something small for my mini split. Let me know n I heard your way to come get it.

yea for sure bro i have a jug with 10 lbs i can give you it'll be plenty for \$100

come my way i have a fitting for you too for the mini split

Okay cool Roberto gave me your number n we want me to buy the can though. He said I have no gas at all in the unit as it was leaking

What is the address

1055 17th lane sw

I'm outside

ok

7/30/2024 8:22:46 AM

Good morning Justin. Thanks the other day. Want to replace my central AC 2 ton and 4 ton. You asked me to go to somewhere in Port Saint Lucie where u have an account to purchase it n you will do the instal. Where is the place or their phone number and your account I need to give them. Will like to call them to start this process going.

when you get a chance send me model numbers of existing units and i will call them in for you and get pricing

Okay that night I picked up the gas you said the 2 ton is about 1500 n what brand. The unit upstairs is carrier



carrier

i will call now buddy

\$2950 out the door with tax indoor and outdoor

Ok 2950 for which brand and ton. It's a heat pump or not n what seers

2 ton 15 seer carrier straight cool 5kw electric heat with thermostat

Okay got it. Thanks. Can we do off brand or other brands made by carrier or trane like oxbox n ameristar And u said u charge me 500 to install it right.

for sure i'll call for other prices buddy

and yes 500

yes sir anytime

Okay thanks. 🙏

8/15/2024 11:09:18 AM

Good morning Justin.

Here is the AC I'm want could u do a price check for me with your account at the company that sells them n we can get this job done. Thanks

OxBox (A Trane Brand) 2 Ton 15.2 SEER2 Heat Pump System (ECM Motor)

And
OxBox (A Trane Brand) 4 Ton 15.2 SEER2 Heat Pump System (ECM Motor)

8/15/2024 12:55:27 PM

yes i can check buddy

heat pumps are a little pricey do you use a lot of heat

straight cool with electric heat \$500 cheaper per system

No I don't use a lot of heat. But I heard it's better with the bills

8/15/2024 2:19:21 PM

Will do that then. How much is 2 ton and 4 ton

getting pricing now

\$2700 for 2 ton 15 seer complete

\$3754 for 4 ton complete system with heat

Oh okay. That is the oxbox system

carrier

Oh okay

i can't find oxbox

this is prob the best price we will find in do a ton of carrier

Yes I agree. Thanks very much.

yes sir no problem call me anytime

Text message
2/10/2025 9:26:51 PM

Good evening n happy new year. I hope your evening is going well.
I'm ready to replace 2 ton ac upstairs. Please let me know when u are available for us buy n you install it. Thanks very much sir.

iMessage
2/10/2025 9:39:57 PM

Heyyy how we doing may I ask a name and address I apologize and I can get you scheduled!

My name is Ak I drove to your house to buy Freon some months back n we discussed replacing my two units but one at a time. . My address 2218 Newport Isles blvd Port Saint Lucie

Oh yes sir how we doing buddy

I'm going to store you now

Did you want me to install the equipment or just supply it

Doing ok. Recovering from being two weeks in the hospital with a blood clot n prostate cancer. Anyway from that last time we discussed I was going to buy the unit from one of the suppliers u checked n also pay u to install it. I recall saying I want the unit to sit on a stand n not plywood like they have now

Oh damn I'm sorry to hear about the health I'll keep you in my prayers sir

I can do a 2 ton carrier on a stand for \$3800 nice neat job 10 year warranty AK

Oh no worries. I just continue to fight it. That all I can do. The last time we spoke u said u check with your suppliers and the 2 ton 15 seers was 2700 n u will charge 500 to install. Which is about 3200. That was what I was budgeting as I noticed that unit upstairs is now shot

There was a little price increase about 3 months ago on materials but I should be able to match the \$3200 can I call you first thing in the morning after I call supply to make sure

Shoot me your address and a time that works best and I'll get it done

Okay understandable. Sure please call me anytime.

My address is 2218 Newport Isles blvd Port Saint Lucie.

Thanks very much.

I'll stop by tomorrow between 1-3 chief

Loved "Thanks very much."

2/11/2025 10:06:31 AM

Okay, Thanks

2/11/2025 5:34:18 PM

Still on my first Job ak will have to come by tomorrow buddy

Okay no worries or we can do weekend whatever works best for u

How about the prices for the unit at least 16 seers straight cool 2 ton

Edited

Liked "Okay no worries or we can do weekend whatever works best for u"

Loved "How about the prices for the unit at least 16 seers straight cool 2 ton"

14 seer is \$2890 for equipment 16 seer \$3240

Which brand

Carrier arcoaire

Ok

Good unit

2/12/2025 12:01:22 PM

On my way buddy

About 45 minutes away

Okay great. Thank you

Loved "Okay great. Thank you "

Yes sir

Do you know the name or code at gate ak

U are at the back gate. Q

Ok I'll go to back one

Come to the front gate n guard will let u in.

Ok perfect Ty

Akpo Oloror 2218 Sw Newport Isles Blvd and akpotomobo@yahoo.com

2 ton 2736 plus 500.

4 ton 3436 plus 500

Hi Akpo, thanks for getting in touch. Here's an estimate for you to review.

Tap the link to securely access and approve it.

Justin's Air Service

<https://r.2go.com/Dbq98fqi>

Thanks again Justin for stopping by

Yes sir my brother I appreciate the work ❤️

2/12/2025 3:06:41 PM

Quick question Justin. Could check and tell the price of 2 ton 16seers please. Want to see the price difference

Of course 5 minutes I'll let you know

3089

No problem at all ak I'll call and get the 16 on order

I have it getting shipping to your house early Friday like 8-9

Yes sir ty

Do you want a new thermostat

Or are we keeping the same one

Ak

I'd doesn't but I have a bunch I can include if you want a new one

Liked "OK just bring one just in case. I wanted to use the same in the house "

Ok sound good chief

When you can ak no rush at all
If you can Zelle material money and I will send paid receipt chief

Loved "No problem. One second "

Hi Akpo, thanks for your business.

Tap the link to securely view your invoice.

Justin's Air Service

<https://r.2go.com/qrKpZxJZ>

Will update details chief and resend

2/13/2025 12:37:39 PM

Hey buddy going to pay for equipment shortly if you can send material balance boss ak 👍

Perfect I'll get a receipt over ak thank you!

The equipment will be delivered 9am tomorrow!

This is still 410A with carrier

That's what he told me yesterday



Decent I have one in my house haven't had a single problem

Ok let do that I mean 16seers thanks n sorry for the trouble

Ok great thanks.

No thermostat except it comes with unit. If not we can use the same

OK just bring one just in case. I wanted to use the same in the house

No problem. One second

Hi Justin. Sent 2276. 1276 atoday n 1k last night

Okay. So we are getting 16 seers. Is with the new R32 or 454b

okay. No problem. I will stick with the 16 seers.

Are Goodman good machine or no

I'll call and see

I know they are cheaper now they have R32.

2/13/2025 3:58:52 PM

Hi Justin just checking if u have update for me please with the Goodman machine ll

Yes sir working on it now chief looking to see the closest location

Okay thank you.

Yes sir I got you buddy

2/14/2025 7:37:56 AM

Good morning Justin. Hope your morning is off to a great start. Checking on the Goodman unit 16 seers with the new refrigerant R32 or 454b.

Also please cancel the delivery of the carrier. It makes no sense to buy something with old refrigerant that is been phase out.

2/14/2025 9:06:14 AM

Loved "Good morning Justin. Hope your morning is off to a great start. Checking on the Goodman unit 16 seers with the new refrigerant R32 or 454b.

Also please cancel the delivery of the carrier. It makes no sense to buy something with old refrigerant that is been phase out. "

Good morning chief I have a Goodman 2 ton 16 seer ordered for Tuesday 👍

Okay. Great. Thanks. How much was it.

\$2987

Can I install it Wednesday

Ok. Wednesday works. I guess I did not save much. I thought Goodman were much cheaper

I think they usually are but the new gas is a little more cost effective

2/17/2025 11:46:06 AM

Good morning Justin. Hope u doing well. Can u find a 4 ton 16 seers with 454b refrigerant for me.

Yes sir 100% ak

Brand specific

Maybe carrier

Your air handler
And heater and pan are in the condenser will be here tomorrow afternoon

For your house?

Or something off brand

Okay thanks

Little cheaper?

Yes please

Okay I most deft will buddy I'll callin within a hour just finishing a service call

Okay thanks

Yes sir

2/17/2025 3:22:40 PM

Waiting on one more call to give you 3 good affordable options ak

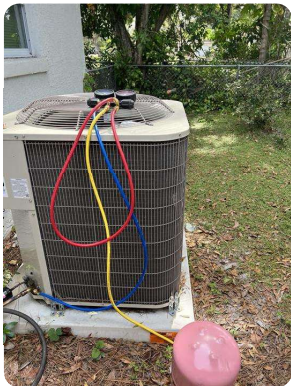
Okay no problem. Thanks

Loved "Okay no problem. Thanks "

I have 3 Affordable options that I've had good success with and are very competitive on pricing
Ak

I will send a proposal over

There all between the \$4250-\$4950 range



Goodman 16 seer with 454b refrigerant 4 ton system 10 year parts warranty \$3957

Runtru by train 16 seer 454b same warranties \$4650

And a Grandaire which is a carrier product 15.8 seer 454b same warranty \$3812 plus the \$500 to install it buddy

Okay great. The Goodman we are getting tomorrow just to confirm it's a 454b refrigerant right.

Yes sir 100%

Okay great please confirm for sure.

I most definitely will chief

Based on the estimate u gave me I will consider grandaure or run true. When I ready or when I gather the money for the second unit I let u know, Thanks brother

100% we can keep the other one going to do deep clean on it and and check the refrigerant levels

Very true but the other uses the old refrigerant r22

Oh 100% yea it definitely is ready but don't rush yourself

You can call 24 hrs and I'll always get there quick

Okay awesome. I appreciate you.

Yes sir my brother 🙏

I appreciate the work

2/17/2025 6:34:08 PM

How Duncan machine by Lenox

Nor good I bet

I actually do some of their Allied product pretty damn good I think it's identical to the Duncan let me see

2/18/2025 2:20:31 PM

Good afternoon buddy I have a 15% credit on my account for Grand Aire that you can have would put the 4 ton around \$3300



2/18/2025 4:57:29 PM

Oh really. I will think about it, No delivery came to my home today.

Liked "Oh really. I will think about it, No delivery came to my home today."

I have the Air handler and Heater he I'm waiting on the condensir still from Goodman we changed the equipment from carrier to Goodman I don't get delivery service from Goodman I apologize ak

Soon as the condenser arrives I'll be headed to you

No worries. As long as it's 16seers with 454b refrigerant anyone brand works for me

Perfect 100% it will be here soon it s coming from up north I think the weather delayed it a day or 2

I'll be there as soon as it lands chief 🙏

Ok no problem

Loved "Ok no problem "

2/19/2025 4:26:50 PM

The unit will be here Monday 9-11 buddy 🙌🙌

Okay thanks

Loved "Okay thanks "

2/24/2025 1:07:55 PM

Your condenser just arrived buddy I have you on schedule for tomorrow ak



Hi Justin. Okay thanks for the update.

Yes sir

2/25/2025 8:49:58 AM

Good morning chief the rain through my day off yesterday I will be there tomorrow 9am chief 🙏

Good morning sir. Okay no worries. Thanks

Liked "Good morning sir. Okay no worries. Thanks "

2/26/2025 11:14:09 AM

Good morning Justin. I'm not sure what is going on n this is becoming very uncomfortable. It's about midday I have not seen u but u promised to be here at 9am. Is everything okay or what is going on

2/26/2025 12:49:07 PM

Yes sir ak i had a family emergency will be in touch shortly

Okay hope all is well n. No worries

Loved "Okay hope all is well n. No worries "

2/27/2025 8:18:24 AM

Good morning. Hope all is well. Checking to see if we doing this today. Did not hear from u yesterday. Please let me know so I can make other arrangements

2/27/2025 11:58:08 AM

Good afternoon ak I will call this afternoon buddy and get a day scheduled I apologize for inconvenience

2/27/2025 5:05:34 PM

Okay thanks

2/28/2025 9:07:13 AM

Good morning. Hope all is well. Checking to see if we doing this today. Did not hear from u again yesterday. Please let me know so I can make other arrangements

2/28/2025 6:17:48 PM

Can I call you later?

Will call you shortly ak

Out of town

Oh okay. Understandable but my family is sleeping in the heat upstairs

Edited

3/1/2025 11:30:43 AM

Good morning. I don't know what is going but this is not fair to me n my family. Did not get any calls from after u promised to keep me posted n even scheduled me for installation Justin what is really going on

I have you on schedule for Monday ak I promise I'll be there

Okay

3/3/2025 9:35:48 AM

Good morning. Just checking to see if you still coming this morning. It's already 9.30.

3/3/2025 11:52:55 AM

Can I call you later?

Will call shortly ak

3/3/2025 6:18:26 PM

It a attic will call shortly

U have said that several times I don't know what to think anymore. Let me know if u are unable to do the job. Thank you. 🙏

Loved "U have said that several times I don't know what to think anymore. Let me know if u are unable to do the job. Thank you. 🙏"

3/3/2025 7:49:11 PM

Are u able to still the work or not, Please I need to know

Yes sir Ak playing catch up

Okay no problem. Thank I guess I will expect you tomorrow then

3/4/2025 8:07:40 AM

Good morning. Reaching out to see if u will be completing the installation today or not.

3/4/2025 10:25:30 AM

Have you on for Thursday ak

3/4/2025 4:42:00 PM

Okay no problem. Thursday is it for me.

Ok I will be there

3/5/2025 9:11:05 PM

Ak I'm still out of town working I will just return the equipment and send full refund i apologize for inconvenience

3/6/2025 6:39:22 AM

Good morning. Okay I see.

Edited

Loved "Good morning. Okay "

Wonderful so sorry for the inconvenience

I'll have a full refund by Monday

3/6/2025 4:46:37 PM

Liked "I'll have a full refund by Monday"

3/8/2025 2:06:40 PM

Good afternoon. When do u come back into tennis u can do the work

Loved "Good afternoon. When do u come back into tennis u can do the work "

I'll be home Wednesday ak!



That is fine. We can do the work on Thursday if that is okay

That would be amazing bro

Thank you for your patience sir

I got you I'll do a free uv

Ok no worries. Thanks

Loved "Ok no worries. Thanks "

3/12/2025 10:18:29 PM

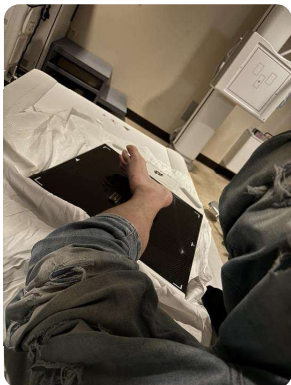
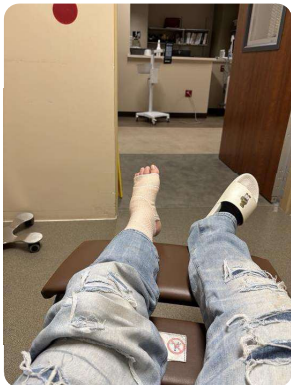
Hey Ak equipment delivery is Friday at 10 chief

Hey Okay noted. Thank you

Loved "Hey Okay noted. Thank you "

3/14/2025 10:01:22 AM

The equipment has arrived Ak I broke my foot yesterday so I can do the job personally I have 2 of my guys scheduled for Monday 🙏✅



Hi sorry to hear that. I hope u feel better soon. Okay

Loved "Hi sorry to hear that. I hope u feel better soon. Okay "

3/17/2025 9:54:53 AM

Good morning. Hope you feeling much better. Please what is the ETA of your guys this morning to finish this AC installation work.

3/17/2025 11:00:20 AM

Can I call you later?

3/17/2025 4:25:05 PM

Can I call you later?

3/17/2025 7:11:29 PM

Hello I'm not sure what is going on but this is very disappointing. Thank you for all your help and I hope you feel better. I see that there is no communication here and I m left in dark for no reason and suffering in the heat. Please go ahead and refund my money immediately it has almost 3 weeks if not more trying to resolve this with you.

Thank you.

I will begin looking for someone else reliable and dependable.

Loved "Hello I'm not sure what is going on but this is very disappointing. Thank you for all your help and I hope you feel better. I see that there is no communication here and I m left in dark for no reason and suffering in the heat. Please go ahead and refund my money immediately it has almost 3 weeks if not more trying to resolve this with you. "

Ok I apologize I'll get it over asap ak

3/18/2025 9:57:39 AM

Hello sir. Can you please send me my money. I need to fix my AC

Yes sir returning today will be 2-3 days for full refund

3/20/2025 5:49:56 PM

Hello sir. Can u refund my money it already 2-3days as per your message

Yes sir ak it hasn't hit my account yet I returned 3 days ago should be any day



3/21/2025 10:02:46 AM

Good morning sir. Checking on my refund please. It now 4th day.

I need to pay someone else for my AC. Please refund the money

I'll go to the distributor shortly and see why it hasn't hit yet sir

3/22/2025 11:21:55 AM

Good morning sir. I'm a little confused here. Can I have my money refunded please

I'm still waiting on it buddy it hasn't hit my account yet

I can't give it unless I have it

You said u were checking with the distributor what is the distributor saying. This does not make any sense to me when u said 2 to 3 day now n we now at 5 days

Liked "You said u were checking with the distributor what is the distributor saying. This does not make any sense to me when u said 2 to 3 day now n we now at 5 days "

They couldn't tell me they said it was turned to a reversal

3/23/2025 1:52:22 PM

Okay I see you cancel my zelle request. Are u saying you don't owe the money Thar why u canceled or u don't intend to refund my money. Wharbis going on here. Well I should get my refund tomorrow Monday then. Dont want this to turn into another issue I have been very patient with you.

Edited

I have been very patient all throughout this situation.

3/24/2025 9:31:38 AM

Good morning Just checking if I can have my money today

3/24/2025 12:43:35 PM

Can't believe this how u treat your customers Mr. Justin Earl Fulwood. Can't even call me. Life is too short to treat friends like this

Hey buddy I'm not trying to teat you anyway sir I'm just waiting on the money to hit so I can return it chief

Okay no problem brother.

I got you

3/25/2025 12:06:58 PM

Good afternoon Justin. Can you refund my money today. This should have definitely hit your account by today.

Edited

3/25/2025 3:12:09 PM

Hello sir what is going on here. U said u got me. Where is my refund

3/25/2025 4:33:43 PM

Sir at this point I will be reporting this matter to the police if I don't get my money today

3/25/2025 6:19:39 PM

This must be joke right

That you playing with my money. Now this is a fraud case and the police will be involved.

3/26/2025 9:54:26 AM

Justin Earl Fulwood, 18-06-1990, of Yuma AZ., was arrested on Jan. 29 on a St. Lucie County warrant charging 3rd degree grand theft greater than \$5,000, organized fraud less than \$20k, unlawful representation as a licensee, certificate holder or registrant, and criminal use of personal ID information.

Edited

That's old news fam I told you I'm waiting on the funds

Loved "Justin Earl Fulwood, 18-06-1990, of Yuma AZ., was arrested on Jan. 29 on a St. Lucie County warrant charging 3rd degree grand theft greater than \$5,000, organized fraud less than \$20k, unlawful representation as a licensee, certificate holder or registrant, and criminal use of personal ID information."

Go that right you'll never seee no bread

Then refund my money it's 6 business days and we will not have this problem.

3/26/2025 6:47:56 PM

U will spend 10 times that amount of money if they violate your probation.

3/27/2025 11:08:55 AM

You unsent a message. Recipients may still be able to see your message on devices running older versions of iOS.

U still have not sent my money back to me. It's obvious u like problems as u would have got the reserval back from the warehouse as u claim except the equipment was never purchased.

And u missed out big time because of your greed n actions . I have decided to replace both two ac unit upstairs n downstairs n another company is coming to install them.

Edited

3/27/2025 4:49:23 PM



I'm gonna get your money asap ak

3/28/2025 9:41:53 AM

Ok let see if u keep your word today.

3/28/2025 3:43:31 PM

Replying to Justin Fulwood -Ac Mini Solit Repairman, 2025-03-27 16:50:14: « I'm gonna get your money asap ak »

Still waiting. I have not receive or seen anything yet

Edited

3/29/2025 11:21:36 AM

Are u refunding the money or not.

Edited

Dude u decide your own destiny. If I don't get my money today. By Monday I will contact your attorney handling your state and the state attorney office prosecuting your open case. You have taken me for granted and see what happens to fraudster like preventing to be a AC repairman.

Edited

Yea I'm just waiting on the money honestlly to return

Sir your word and honesty does not mean shit to me or anyone. You crossed the line n u messed with the wrong individual. For the many people out you dupe or played or taken their money. Your day is coming. They are returning or u are waiting on the money for 2 weeks. Bullshit.

Monday your attorney and state attorney and the judge working on your case will know u still there doing the same thing

Liked "Sir your word and honesty does not mean shit to me or anyone. You crossed the line n u messed with the wrong individual. For the many people out you dupe or played or taken their money. Your day is coming. They are returning or u are waiting on the money for 2 weeks. Bullshit.

Monday your attorney and state attorney and the judge working on your case will know u still there doing the same thing"

Refund money my asap if u don't want me to escalate things. I knew u were a fraud when unenroll your phone number from Zelle. That what u do to vulnerable people around town

Edited

3/31/2025 12:23:12 PM

Good afternoon. Reaching out one last time with refunding my money asap

Edited

4/1/2025 2:41:40 PM

I'll have my lawyer draw up a contract for a full refund to protect us both for a payment plan ak if that's ok with you that's all I can do at the moment I'm out of work due to falling off a roof and it set me back I do apologize let me know if that would work or not and I will refund you 120% of the funds in return due to your headache and time.

Edited

Sir u are playing with fire. What do u mean u will have your lawyer draw up a contract this is bullshit. Just zelle me my full refund asap soon as possible and indicate in memo line in Zelle that "money refunded for work not done"

Edited

Liked "Sir u are playing with fire. What do u mean u will have your lawyer draw up a contract this is bullshit. Just zelle me my full refund and indicate in memo line in Zelle that "money refunded for work not done"

That's the only thing I can do at the moment but I will make it work your time sir!

Just let me know what to do

U were just arrested on the March 27 and your case was continued because were in jail. U have a scheduled court hearing for April 24 at 9am with Judge Michael Heisey. U have no idea sir what is about to come to u. Refund my money asap that is what we are going to do.

It's business I didn't expect to fall off at room but it happened let me know if I can do a payment plan ak I truly am sorry I don't have the funds at the moment

Refund 1000 dollars right now and we can do a payment.

I can do 500 every Friday?

And then when this Friday which is 3 days from now then u will tell u don't have the fund again. Your words means nothing. U should have just sent my money back to me. It's been almost 2 months with this bullsh with u.

Liked "And then when this Friday which is 3 days from now then u will tell u don't have the fund again. Your words means nothing. U should have just sent my money back to me. It's been almost 2 months with this bullsh with u."

I understand that I was honestly just trying to buy time until I went back to work and im able to walk again now

4/1/2025 8:05:48 PM

Friday is around the corner. We will see if u send the 500

Read 4/1/2025

Loved "Friday is around the corner. We will see if u send the 500"

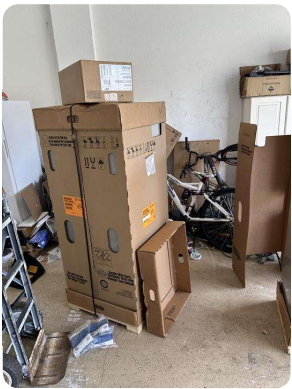
4/4/2025 12:17:08 PM

It's Friday today where is the 500 u promise to refund today as part payment

Edited

4/4/2025 4:30:24 PM





Do u have my money now

Delivered



(772) 267-7233

Justin's Air Service

Invoice

Bill To:
Akpo Olorok
akpotomobo@yahoo.com
2218 SW Newport Isles Blvd
Port St Lucie, FL, 34953-4577
(772) 342-4067

Invoice No: 70
Date: 02/12/2025
Terms: NET 0
Due Date: 02/12/2025

Description	Quantity	Rate	Amount
2 ton Carrier 15 seer split system	1	\$3,276.00	\$3,276.00
5kw electric heat			
Hurricane straps			
Float switch			
Metal stand			
Drain pan			
10 year parts warranty			
1 year labor warranty			
Subtotal			\$3,276.00
Total			\$3,276.00
Paid			\$1,000.00
Balance Due			\$2,276.00

Isa Alvarez

From: Janet Palmer
Sent: Monday, July 28, 2025 1:11 PM
To: James Laponza
Subject: 2025-07849
Attachments: Iphone Akpot Text messages-Justin.pdf; IMG_2461.jpeg; Justin_Receipt_.pdf; IMG_2459.jpeg; IMG_2460.jpeg; 2025-07849 Olokor 1.docx

Justin Fulwood investigation. I will submit to the ASA after the citations are completed.

Victim's contact: Apko Olokor akpotomobo1@gmail.com 772-342-4067 or 558-530-9298.

Thank you,

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

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



J

\$1,000.00

Sent to
justin
(772) 267-7233

Completed

Sent on

02/13/2025

Enrolled as

JUSTIN FULWOOD

Pay from

EVERYDAY CHECKING ...6932

Confirmation

WFCT0YJC7ZGM



J

\$276.00

Sent to
justin
(772) 267-7233

Completed

Sent on

02/13/2025

Enrolled as

JUSTIN FULWOOD

Pay from

EVERYDAY CHECKING ...6932

Confirmation

WFCT0YJD232G



J

\$1,000.00

Sent to
justin
(772) 267-7233

Completed

Sent on

02/12/2025

Enrolled as

JUSTIN FULWOOD

Pay from

EVERYDAY CHECKING ...6932

Confirmation

WFCT0YJ9V5YN



Agenda Summary

2025-941

Agenda Date: 10/9/2025

Agenda Item No.: 7.d

Placement: Consent Agenda

Action Requested: Motion / Vote

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

JUSTIN FULWOOD

JUSTIN'S AIR SERVICE

Citation # 32238 - Remaining Balance Owed \$2,000.00

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

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

Presentation Information: N/A

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

Alternate Recommendations:

1. Move that the Board amend the recommendation and enter an order finding a violation exists and impose payment of the civil penalty set forth on the citation.
2. Move that the Board not accept the recommendation and provide staff with direction.

Attachments: Case File

CITATION

City of Port St Lucie

CITATION#**32233****CERTIFIED MAIL#****9589 0710 5270 1698 9519 09**

This Citation is issued pursuant to City of Port St. Lucie Ordinance 150.530 and State of Florida Statute 489.127/531. THE ACT FOR WHICH THIS CITATION IS ISSUED SHALL CEASE IMMEDIATELY UPON RECEIPT OF THE CITATION.

The undersigned Licensing Investigator has just cause to believe that a violation of the Port St. Lucie Code Section 150.530 and Florida Statute 489.127/531 has occurred:

Falsely hold himself/herself or a business organization out as a licensee, certificate holder, or registrant or holder of a certificate of competency issued by the board;

Falsely impersonate a certificate holder or registrant or holder of a certificate of competency issued by the board;

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

Give false or forged evidence to the Board or a member thereof for the purpose of obtaining a certificate of competency;

Use or attempt to use a certificate, registration, or certificate of competency which has been suspended or revoked.

X Engage in the business or act in the capacity of a contractor or advertise himself/herself or a business organization as available to engage in the business or act in the capacity of a contractor without being duly registered or certified or the holder of a certificate of competency;

Operate a business organization engaged in contracting after 60 days following the termination of its only qualifying agent without designating another primary qualifying agent;

Commence or perform work for which a building permit is required per Part IV of Chapter 553 without such building permits being in effect;

Willfully or deliberately disregard or violate any municipal ordinance relating to uncertified or unregistered contractor;

Act in the capacity of a contractor different from the scope of work for which the contractor is certified to perform;

Failed to secure required inspections;

Willfully or deliberately obtaining or attempting to obtain a permit for an entity unregistered or unlicensed;

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 7/29/2025 at the Location of 2218 SW NEWPORT ISLES BLVD

DESCRIPTION OF WORK PERFORMED:

CONTRACTING A/C

ISSUED TO	JUSTIN	FULWOOD
	First	Middle Last
BUSINESS NAME	JUSTIN'S AIR SERVICE	STREET 1055 17TH LANE SW
CITY	VERO BEACH	STATE FL ZIP 32962
DL#	DOB	PHONE# (772) 267-7233
		CERT/REG#

ADDITIONAL CITATIONS MAY BE ISSUED FOR EACH DAY THE VIOLATION EXISTS A**PENALTIES:****NON-STRUCTURAL OR NON-MECHANICAL:**

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

PENALTIES:**STRUCTURAL OR MECHANICAL:**

1st OFFENSE	\$1,000.00
2nd OFFENSE	\$2,000.00

3rd OFFENSE	Pursuant to Florida Statute 489.127(2)(b)
-------------	---

The Violator may either: (1) PAY the civil penalty defined herein upon receipt of the citation at: City of Port St. Lucie, Building B, Contractor Licensing, 121 SW Port St. Lucie Blvd. 34984 Monday – Friday 8:00 a.m. – 4:30 p.m. (payment must be in cash, credit card, or certified funds and payable to the City of Port St. Lucie).

OR

(2) Request an administrative hearing within 10 days of receipt to contest the citation. Failure to either pay the citation or request a hearing within the time period set forth, shall be deemed to be a waiver of the right to contest the citation and additional penalties may be imposed. Subsequent violations may result in fines not to exceed the maximum as set forth by state statutes.

I REQUEST AN ADMINISTRATIVE HEARING within 10 days: (sign here)

FURTHERMORE, I UNDERSTAND ANY PERSON WHO WILLFULLY REFUSES TO SIGN AND ACCEPT A CITATION ISSUED BY A LICENSING INVESTIGATOR COMMITS A MISDEMEANOR OF THE SECOND DEGREE, PUNISHABLE AS PROVIDED IN s.775.082 or s.775.083.

Violator's Signature

Date Received

James Lapouza
JAMES LAPONZA

8/6/2025
Date of Citation

127

Compliance date: 8/27/25

CITATION

City of Port St Lucie

CITATION#

32238

CERTIFIED MAIL#

9589 0710 5270 1698 9519 09

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- Present as his/her own the certificate, registration, or certificate of competency of another;
- Give false or forged evidence to the Board or a member thereof for the purpose of obtaining a certificate of competency;
- Use or attempt to use a certificate, registration, or certificate of competency which has been suspended or revoked.
- Engage in the business or act in the capacity of a contractor or advertise himself/herself or a business organization as available to engage in the business or act in the capacity of a contractor without being duly registered or certified or the holder of a certificate of competency;
- Operate a business organization engaged in contracting after 60 days following the termination of its only qualifying agent without designating another primary qualifying agent;
- Commence or perform work for which a building permit is required per Part IV of Chapter 553 without such building permits being in affect;
- X Willfully or deliberately disregard or violate any municipal ordinance relating to uncertified or unregistered contractor;
- Act in the capacity of a contractor different from the scope of work for which the contractor is certified to perform;
- Failed to secure required inspections;
- Willfully or deliberately obtaining or attempting to obtain a permit for an entity unregistered or unlicensed;
- Practice contracting unless the person is certified or registered (ELECTRICAL)
- Use the name or title "electrical contractor" or "alarm system contractor" or words to that effect, or advertise himself or herself or a business organization as available to practice electrical or alarm system contracting, when the person is not then the holder of a valid certification or registration issued pursuant to this part.

and has been observed on 7/29/2025 at at the Location of 2218 SW NEWPORT ISLES BLVD

DESCRIPTION OF WORK PERFORMED:

CONTRACTING A/C

ISSUED TO	JUSTIN	FULWOOD
	First	Middle Last
BUSINESS NAME	JUSTIN'S AIR SERVICE	STREET 1055 17TH LANE SW
CITY	VERO BEACH	STATE FL ZIP 32962
PHONE#	(772) 267-7233	
DL#	DOB	CERT/REG#

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

PENALTIES:

NON-STRUCTURAL OR NON-MECHANICAL:

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

PENALTIES:

STRUCTURAL OR MECHANICAL:

1st OFFENSE	\$1,000.00
2nd OFFENSE	\$2,000.00
3rd OFFENSE	Pursuant to Florida Statute 489.127(2)(b)

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Violator's Signature

Date Received

JAMES LAPONZA

Date of Citation

128

Revised 08/27/2019

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)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

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

City, State, ZIP+4®

Postmark
Here

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;
 - 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.

IMPORTANT: Save this receipt for your records.

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

JUSTIN FULWOOD
JUSTIN'S AIR SERVICE
1055 17TH LANE SW
VERO BEACH, FL 32962

Citation(s) # 32233 & 32238

Respondent

VIA CERTIFIED MAIL: 9589 0710 5270 1698 9498 21

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 October 2025 at 9:00 a.m.** in the Port St. Lucie Council Chambers, 121 SW Port St. Lucie Boulevard, Port St. Lucie, St. Lucie County, Florida, to establish findings of fact and conclusions of law for alleged Building Code Violations against the Respondent.

Those who do not speak English are required to bring your own translator. Los personas que no hablan ingles son requerido traer propio traductor. Moun san yo ki pa pale angle yo oblije mianun ou moun pou tradui.

Location(s) of Violation(s): 2218 SW NEWPORT ISLES BLVD

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:

JUSTIN FULWOOD herein on the 19th day of September 2025

Isa Alvarez – Contractor Licensing Coordinator 9/19/25

On 04/01/2025 Akpo Olokor filed a police report with Ofc. Goldstein with the Port St. Lucie Police Department.

Olokor reported the following to Ofc. Goldstein: On 02/12/2025 he entered into a contract with Justin Fulwood to install a new AC at his residence located at 2218 SW Newport Isle, Port St. Lucie, Florida 34953. Fulwood quoted \$3,276 to complete the job and obtained a deposit of \$2,276 via Zelle utilizing Fulwood's phone number 772-267-7233. As of 04/01/2025 Fulwood failed to start the job.

It should be noted that phone number 772-267-7233 is linked to Fulwood in past criminal investigations where Fulwood was arrested for violation of F.S.S. 489.127 Contracting without a License in case number 2023-19835 where Fulwood was ultimately adjudicated guilty for a felony due to having a prior conviction for the same charge.

Olokor had previously done business with Fulwood and positively identified him via a Facebook picture which matched his photo on DAVID.

I spoke to Olokor and confirmed the details in the initial report and requested text messages between him and Fulwood, along with a copy of the invoice and payment details. It should be noted that Fulwood was not going to obtain permits because there would be an additional cost if he obtained permits.

Olokor provided an Invoice from Justin's Air Service dated 02/12/2025 addressed to Olokor for an AC unit for \$3,276.00 with a payment of \$1,000.00 and remaining balance of \$2,276.00. Olokor also provided Zelle transaction receipts totaling \$2,276.00. No license number was listed on the invoice; however, the invoice listed under the description it was for a 2 ton Carrier 15 seer split system, 5kw electric heat, Hurricane straps, Float switch, Metal stand, Drain pan, with a 10 year parts warranty and 1 year labor warranty and based on the text message conversation between Fulwood and Olokor Fulwood would be installing the AC unit.

Olokor provided the following text messages between himself and Fulwood:

-On 02/10/2025 Olokor sent a text message to Fulwood advising he was ready to replace his AC.

-Olokor and Fulwood communicated about price and brand.

-On 02/12/2025 Fulwood sent Olokor a text message with a link for an estimate to review and approve and identified the company as Justin's Air Service.

-On 02/13/2025 Olokor sent a text message stating "Hi Justin. Sent \$2276. 1276 already today n 1k last night."

-Olokor continued to discuss the details of the AC unit and on 02/24/2025 Fulwood told Olokor he had him on the schedule for tomorrow. The following day, 02/25/2025 Fulwood failed to show up and claimed it was due to rain on 02/24/2025 and said he would be there on 02/26/2025. Fulwood failed to show up on 02/26/2025 and claimed it was due to a family emergency. Fulwood continued to set dates; however, failed to show up and start the work. On 03/14/2025 Fulwood sent a picture of a swollen foot and claimed he broke his foot but said his guys would do the job. Again, nobody showed up to do the job.

-On 03/17/2025 Olokor requested a refund and Fulwood agreed to refund his payments in full; however, Olokor was never refunded.

Olokor paid Fulwood via Zelle; therefore, I obtained Fulwood's Zelle records via a subpoena. The following information was obtained:

-On 02/12/2025 Fulwood received \$1,000.00 from Olokor.

-On 02/13/2025 Fulwood received \$1,000.00 from Olokor.

-On 02/13/2025 Fulwood received \$276.00 from Olokor.

-Fulwood received the above Zelle payments into a Bank of America Bank Account

I obtained the following from Bank of America via a subpoena:

-The above Zelle payments from Olokor were deposited into Bank of America account number [REDACTED] belonging to Justin Fulwood as the sole owner/signor on the account.

-02/06/2025 the account had a balance of -\$2.63.

-Between 02/07/2025 and 03/10/2025 \$23,047.10 was deposited into the account and 23,193.87 was debited from the account.

-No AC related purchases were made before or after Fulwood obtained the payments from Olokor.

-The subsequent debits were cash withdrawals and personal transactions including but not limited to gas station transactions, food and numerous gambling transactions.

A search to verify if Fulwood obtained a permit to install the AC unit was conducted; however, no permits were found.

A search via the City of PSL Contractor Database and DBPR was conducted to verify if Fulwood was a licensed contractor; however, no license was found.

On 04/09/2025 Olokor sent Fulwood a Demand Letter requesting a refund of the \$2,276.00 he had paid him for the AC unit; however, Fulwood failed to obtain a permit, start or complete the job. There was no address listed for Fulwood on the invoice, nor was there an address available through the City of Port St. Lucie Contractor Search Website or DBPR. Olokor sent the Demand Letter to Fulwood at 1055 17th Lane SW, Vero Beach, FL 32962 (Delivered on 04/12/2025) and 212 N 41st St, Fort Pierce, Florida 34987 (Returned to Sender).

Justin Fulwood violated F.S.S. 489.127 Contracting without a License subsequent to prior conviction, due to him engage in the business or act in the capacity of a contractor or advertise himself or herself or a business organization as available to engage in the business or act in the capacity of a contractor without being duly registered or certified when he entered into a contract to install an AC unit for the victim, Akpo Olokor.

Justin Fulwood also violated F.S.S. 812.014 Grand Theft due to him knowingly obtaining \$2,276.00 for the purchase and installation of a new AC unit; however, Fulwood utilized all of the money for personal use with a significant portion being utilized for gambling and permanently depriving the victim, Akpo Olokor, of his funds.

Verify work needed to be licensed.

Text message
7/28/2024 12:29:12 PM

Hi my mini split is low on gas. I was wondering if I can buy the gas n how much or if u can recharge the unit n how much

iMessage
7/28/2024 3:49:11 PM

yes either one whatever is best for you

Ok. How much for the 410 A gas if I buy it

Edited



**R-410A HVAC Refrigeration
Factory Sealed Cylinder 25 lb**

Something like this

i have a new sealed one for \$200 or one i used 5 lbs out of for \$175

Oh ok. Got u so how much for u to come by n charge the unit then

i really don't do house calls i apologize

Okay no problem

7/28/2024 7:20:31 PM

I take the one u used already. Would you consider it for 150 cash is that is okay with u. Just need something small for my mini split. Let me know n I heard your way to come get it.

yea for sure bro i have a jug with 10 lbs i can give you it'll be plenty for \$100

come my way i have a fitting for you too for the mini split

Okay cool Roberto gave me your number n we want me to buy the can though. He said I have no gas at all in the unit as it was leaking

What is the address

1055 17th lane sw

I'm outside

ok

7/30/2024 8:22:46 AM

Good morning Justin. Thanks the other day. Want to replace my central AC 2 ton and 4 ton. You asked me to go to somewhere in Port Saint Lucie where u have an account to purchase it n you will do the instal. Where is the place or their phone number and your account I need to give them. Will like to call them to start this process going.

when you get a chance send me model numbers of existing units and i will call them in for you and get pricing

Okay that night I picked up the gas you said the 2 ton is about 1500 n what brand. The unit upstairs is carrier



carrier

i will call now buddy

\$2950 out the door with tax indoor and outdoor

Ok 2950 for which brand and ton. It's a heat pump or not n what seers

2 ton 15 seer carrier straight cool 5kw electric heat with thermostat

Okay got it. Thanks. Can we do off brand or other brands made by carrier or trane like oxbox n ameristar And u said u charge me 500 to install it right.

for sure i'll call for other prices buddy

and yes 500

yes sir anytime

Okay thanks. 🙏

8/15/2024 11:09:18 AM

Good morning Justin.

Here is the AC I'm want could u do a price check for me with your account at the company that sells them n we can get this job done. Thanks

OxBox (A Trane Brand) 2 Ton 15.2 SEER2 Heat Pump System (ECM Motor)

And
OxBox (A Trane Brand) 4 Ton 15.2 SEER2 Heat Pump System (ECM Motor)

8/15/2024 12:55:27 PM

yes i can check buddy

heat pumps are a little pricey do you use a lot of heat

straight cool with electric heat \$500 cheaper per system

No I don't use a lot of heat. But I heard it's better with the bills

8/15/2024 2:19:21 PM

Will do that then. How much is 2 ton and 4 ton

getting pricing now

\$2700 for 2 ton 15 seer complete

\$3754 for 4 ton complete system with heat

Oh okay. That is the oxbox system

carrier

Oh okay

i can't find oxbox

this is prob the best price we will find in do a ton of carrier

Yes I agree. Thanks very much.

yes sir no problem call me anytime

Text message
2/10/2025 9:26:51 PM

Good evening n happy new year. I hope your evening is going well.
I'm ready to replace 2 ton ac upstairs. Please let me know when u are available for us buy n you install it. Thanks very much sir.

iMessage
2/10/2025 9:39:57 PM

Heyyy how we doing may I ask a name and address I apologize and I can get you scheduled!

My name is Ak I drove to your house to buy Freon some months back n we discussed replacing my two units but one at a time. . My address 2218 Newport Isles blvd Port Saint Lucie

Oh yes sir how we doing buddy

I'm going to store you now

Did you want me to install the equipment or just supply it

Doing ok. Recovering from being two weeks in the hospital with a blood clot n prostate cancer. Anyway from that last time we discussed I was going to buy the unit from one of the suppliers u checked n also pay u to install it. I recall saying I want the unit to sit on a stand n not plywood like they have now

Oh damn I'm sorry to hear about the health I'll keep you in my prayers sir

I can do a 2 ton carrier on a stand for \$3800 nice neat job 10 year warranty AK

Oh no worries. I just continue to fight it. That all I can do. The last time we spoke u said u check with your suppliers and the 2 ton 15 seers was 2700 n u will charge 500 to install. Which is about 3200. That was what I was budgeting as I noticed that unit upstairs is now shot

There was a little price increase about 3 months ago on materials but I should be able to match the \$3200 can I call you first thing in the morning after I call supply to make sure

Shoot me your address and a time that works best and I'll get it done

Okay understandable. Sure please call me anytime.

My address is 2218 Newport Isles blvd Port Saint Lucie.

Thanks very much.

I'll stop by tomorrow between 1-3 chief

Loved "Thanks very much."

2/11/2025 10:06:31 AM

Okay, Thanks

2/11/2025 5:34:18 PM

Still on my first Job ak will have to come by tomorrow buddy

Okay no worries or we can do weekend whatever works best for u

How about the prices for the unit at least 16 seers straight cool 2 ton

Edited

Liked "Okay no worries or we can do weekend whatever works best for u"

Loved "How about the prices for the unit at least 16 seers straight cool 2 ton"

14 seer is \$2890 for equipment 16 seer \$3240

Which brand

Carrier arcoaire

Ok

Good unit

2/12/2025 12:01:22 PM

On my way buddy

About 45 minutes away

Okay great. Thank you

Loved "Okay great. Thank you "

Yes sir

Do you know the name or code at gate ak

U are at the back gate. Q

Ok I'll go to back one

Come to the front gate n guard will let u in.

Ok perfect Ty

Akpo Oloror 2218 Sw Newport Isles Blvd and akpotomobo@yahoo.com

2 ton 2736 plus 500.

4 ton 3436 plus 500

Hi Akpo, thanks for getting in touch. Here's an estimate for you to review.

Tap the link to securely access and approve it.

Justin's Air Service

<https://r.2go.com/Dbq98fqi>

Thanks again Justin for stopping by

Yes sir my brother I appreciate the work ❤️

2/12/2025 3:06:41 PM

Quick question Justin. Could check and tell the price of 2 ton 16seers please. Want to see the price difference

Of course 5 minutes I'll let you know

3089

No problem at all ak I'll call and get the 16 on order

I have it getting shipping to your house early Friday like 8-9

Yes sir ty

Do you want a new thermostat

Or are we keeping the same one

Ak

I'd doesn't but I have a bunch I can include if you want a new one

Liked "OK just bring one just in case. I wanted to use the same in the house "

Ok sound good chief

When you can ak no rush at all
If you can Zelle material money and I will send paid receipt chief

Loved "No problem. One second "

Hi Akpo, thanks for your business.

Tap the link to securely view your invoice.

Justin's Air Service

<https://r.2go.com/qrKpZxJZ>

Will update details chief and resend

2/13/2025 12:37:39 PM

Hey buddy going to pay for equipment shortly if you can send material balance boss ak 👍

Perfect I'll get a receipt over ak thank you!

The equipment will be delivered 9am tomorrow!

This is still 410A with carrier

That's what he told me yesterday



Decent I have one in my house haven't had a single problem

Ok let do that I mean 16seers thanks n sorry for the trouble

Ok great thanks.

No thermostat except it comes with unit. If not we can use the same

OK just bring one just in case. I wanted to use the same in the house

No problem. One second

Hi Justin. Sent 2276. 1276 atoday n 1k last night

Okay. So we are getting 16 seers. Is with the new R32 or 454b

okay. No problem. I will stick with the 16 seers.

Are Goodman good machine or no

I'll call and see

I know they are cheaper now they have R32.

2/13/2025 3:58:52 PM

Hi Justin just checking if u have update for me please with the Goodman machine ll

Yes sir working on it now chief looking to see the closest location

Okay thank you.

Yes sir I got you buddy

2/14/2025 7:37:56 AM

Good morning Justin. Hope your morning is off to a great start. Checking on the Goodman unit 16 seers with the new refrigerant R32 or 454b.

Also please cancel the delivery of the carrier. It makes no sense to buy something with old refrigerant that is been phase out.

2/14/2025 9:06:14 AM

Loved "Good morning Justin. Hope your morning is off to a great start. Checking on the Goodman unit 16 seers with the new refrigerant R32 or 454b.

Also please cancel the delivery of the carrier. It makes no sense to buy something with old refrigerant that is been phase out. "

Good morning chief I have a Goodman 2 ton 16 seer ordered for Tuesday 👍

Okay. Great. Thanks. How much was it.

\$2987

Can I install it Wednesday

Ok. Wednesday works. I guess I did not save much. I thought Goodman were much cheaper

I think they usually are but the new gas is a little more cost effective

2/17/2025 11:46:06 AM

Good morning Justin. Hope u doing well. Can u find a 4 ton 16 seers with 454b refrigerant for me.

Yes sir 100% ak

Brand specific

Maybe carrier

Your air handler
And heater and pan are in the condenser will be here tomorrow afternoon

For your house?

Or something off brand

Okay thanks

Little cheaper?

Yes please

Okay I most deft will buddy I'll callin within a hour just finishing a service call

Okay thanks

Yes sir

2/17/2025 3:22:40 PM

Waiting on one more call to give you 3 good affordable options ak

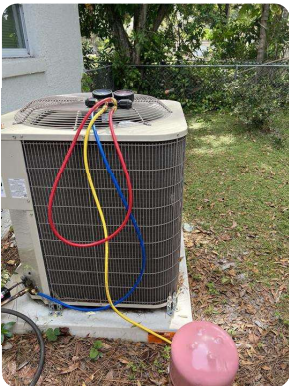
Okay no problem. Thanks

Loved "Okay no problem. Thanks "

I have 3 Affordable options that I've had good success with and are very competitive on pricing
Ak

I will send a proposal over

There all between the \$4250-\$4950 range



Goodman 16 seer with 454b refrigerant 4 ton system 10 year parts warranty \$3957

Runtru by train 16 seer 454b same warranties \$4650

And a Grandaire which is a carrier product 15.8 seer 454b same warranty \$3812 plus the \$500 to install it buddy

Okay great. The Goodman we are getting tomorrow just to confirm it's a 454b refrigerant right.

Yes sir 100%

Okay great please confirm for sure.

I most definitely will chief

Based on the estimate u gave me I will consider grandaure or run true. When I ready or when I gather the money for the second unit I let u know, Thanks brother

100% we can keep the other one going to do deep clean on it and and check the refrigerant levels

Very true but the other uses the old refrigerant r22

Oh 100% yea it definitely is ready but don't rush yourself

You can call 24 hrs and I'll always get there quick

Okay awesome. I appreciate you.

Yes sir my brother 🙏

I appreciate the work

2/17/2025 6:34:08 PM

How Duncan machine by Lenox

Nor good I bet

I actually do some of their Allied product pretty damn good I think it's identical to the Duncan let me see

2/18/2025 2:20:31 PM

Good afternoon buddy I have a 15% credit on my account for Grand Aire that you can have would put the 4 ton around \$3300



2/18/2025 4:57:29 PM

Oh really. I will think about it, No delivery came to my home today.

Liked "Oh really. I will think about it, No delivery came to my home today."

I have the Air handler and Heater he I'm waiting on the condensir still from Goodman we changed the equipment from carrier to Goodman I don't get delivery service from Goodman I apologize ak

Soon as the condenser arrives I'll be headed to you

No worries. As long as it's 16seers with 454b refrigerant anyone brand works for me

Perfect 100% it will be here soon it s coming from up north I think the weather delayed it a day or 2

I'll be there as soon as it lands chief 🙏

Ok no problem

Loved "Ok no problem "

2/19/2025 4:26:50 PM

The unit will be here Monday 9-11 buddy 🙌🙌

Okay thanks

Loved "Okay thanks "

2/24/2025 1:07:55 PM

Your condenser just arrived buddy I have you on schedule for tomorrow ak



Hi Justin. Okay thanks for the update.

Yes sir

2/25/2025 8:49:58 AM

Good morning chief the rain through my day off yesterday I will be there tomorrow 9am chief 🙏

Good morning sir. Okay no worries. Thanks

Liked "Good morning sir. Okay no worries. Thanks "

2/26/2025 11:14:09 AM

Good morning Justin. I'm not sure what is going on n this is becoming very uncomfortable. It's about midday I have not seen u but u promised to be here at 9am. Is everything okay or what is going on

2/26/2025 12:49:07 PM

Yes sir ak i had a family emergency will be in touch shortly

Okay hope all is well n. No worries

Loved "Okay hope all is well n. No worries "

2/27/2025 8:18:24 AM

Good morning. Hope all is well. Checking to see if we doing this today. Did not hear from u yesterday. Please let me know so I can make other arrangements

2/27/2025 11:58:08 AM

Good afternoon ak I will call this afternoon buddy and get a day scheduled I apologize for inconvenience

2/27/2025 5:05:34 PM

Okay thanks

2/28/2025 9:07:13 AM

Good morning. Hope all is well. Checking to see if we doing this today. Did not hear from u again yesterday. Please let me know so I can make other arrangements

2/28/2025 6:17:48 PM

Can I call you later?

Will call you shortly ak

Out of town

Oh okay. Understandable but my family is sleeping in the heat upstairs

Edited

3/1/2025 11:30:43 AM

Good morning. I don't know what is going but this is not fair to me n my family. Did not get any calls from after u promised to keep me posted n even scheduled me for installation Justin what is really going on

I have you on schedule for Monday ak I promise I'll be there

Okay

3/3/2025 9:35:48 AM

Good morning. Just checking to see if you still coming this morning. It's already 9.30.

3/3/2025 11:52:55 AM

Can I call you later?

Will call shortly ak

3/3/2025 6:18:26 PM

It a attic will call shortly

U have said that several times I don't know what to think anymore. Let me know if u are unable to do the job. Thank you. 🙏

Loved "U have said that several times I don't know what to think anymore. Let me know if u are unable to do the job. Thank you. 🙏"

3/3/2025 7:49:11 PM

Are u able to still the work or not, Please I need to know

Yes sir Ak playing catch up

Okay no problem. Thank I guess I will expect you tomorrow then

3/4/2025 8:07:40 AM

Good morning. Reaching out to see if u will be completing the installation today or not.

3/4/2025 10:25:30 AM

Have you on for Thursday ak

3/4/2025 4:42:00 PM

Okay no problem. Thursday is it for me.

Ok I will be there

3/5/2025 9:11:05 PM

Ak I'm still out of town working I will just return the equipment and send full refund i apologize for inconvenience

3/6/2025 6:39:22 AM

Good morning. Okay I see.

Edited

Loved "Good morning. Okay "

Wonderful so sorry for the inconvenience

I'll have a full refund by Monday

3/6/2025 4:46:37 PM

Liked "I'll have a full refund by Monday"

3/8/2025 2:06:40 PM

Good afternoon. When do u come back into tennis u can do the work

Loved "Good afternoon. When do u come back into tennis u can do the work "

I'll be home Wednesday ak!



That is fine. We can do the work on Thursday if that is okay

That would be amazing bro

Thank you for your patience sir

I got you I'll do a free uv

Ok no worries. Thanks

Loved "Ok no worries. Thanks "

3/12/2025 10:18:29 PM

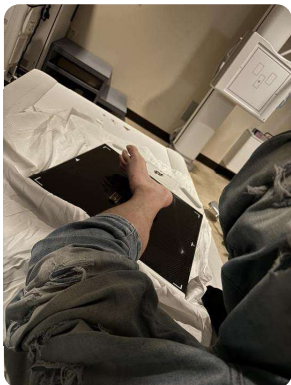
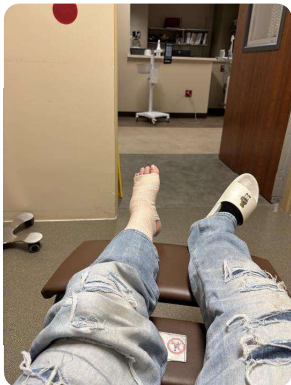
Hey Ak equipment delivery is Friday at 10 chief

Hey Okay noted. Thank you

Loved "Hey Okay noted. Thank you "

3/14/2025 10:01:22 AM

The equipment has arrived Ak I broke my foot yesterday so I can do the job personally I have 2 of my guys scheduled for Monday 🙏✅



Hi sorry to hear that. I hope u feel better soon. Okay

Loved "Hi sorry to hear that. I hope u feel better soon. Okay "

3/17/2025 9:54:53 AM

Good morning. Hope you feeling much better. Please what is the ETA of your guys this morning to finish this AC installation work.

3/17/2025 11:00:20 AM

Can I call you later?

3/17/2025 4:25:05 PM

Can I call you later?

3/17/2025 7:11:29 PM

Hello I'm not sure what is going on but this is very disappointing. Thank you for all your help and I hope you feel better. I see that there is no communication here and I m left in dark for no reason and suffering in the heat. Please go ahead and refund my money immediately it has almost 3 weeks if not more trying to resolve this with you.

Thank you.

I will begin looking for someone else reliable and dependable.

Loved "Hello I'm not sure what is going on but this is very disappointing. Thank you for all your help and I hope you feel better. I see that there is no communication here and I m left in dark for no reason and suffering in the heat. Please go ahead and refund my money immediately it has almost 3 weeks if not more trying to resolve this with you. "

Ok I apologize I'll get it over asap ak

3/18/2025 9:57:39 AM

Hello sit. Can you please send me my money. I need to fix my AC

Yes sir returning today will be 2-3 days for full refund

3/20/2025 5:49:56 PM

Hello sir. Can u refund my money it already 2-3days as per your message

Yes sir ak it hasn't hit my account yet I returned 3 days ago should be any day



3/21/2025 10:02:46 AM

Good morning sir. Checking on my refund please. It now 4th day.

I need to pay someone else for my AC. Please refund the money

I'll go to the distributor shortly and see why it hasn't hit yet sir

3/22/2025 11:21:55 AM

Good morning sir. I'm a little confused here. Can I have my money refunded please

I'm still waiting on it buddy it hasn't hit my account yet

I can't give it unless I have it

You said u were checking with the distributor what is the distributor saying. This does not make any sense to me when u said 2 to 3 day now n we now at 5 days

Liked "You said u were checking with the distributor what is the distributor saying. This does not make any sense to me when u said 2 to 3 day now n we now at 5 days "

They couldn't tell me they said it was turned to a reversal

3/23/2025 1:52:22 PM

Okay I see you cancel my zelle request. Are u saying you don't owe the money Thar why u canceled or u don't intend to refund my money. Wharbis going on here. Well I should get my refund tomorrow Monday then. Dont want this to turn into another issue I have been very patient with you.

Edited

I have been very patient all throughout this situation.

3/24/2025 9:31:38 AM

Good morning Just checking if I can have my money today

3/24/2025 12:43:35 PM

Can't believe this how u treat your customers Mr. Justin Earl Fulwood. Can't even call me. Life is too short to treat friends like this

Hey buddy I'm not trying to teat you anyway sir I'm just waiting on the money to hit so I can return it chief

Okay no problem brother.

I got you

3/25/2025 12:06:58 PM

Good afternoon Justin. Can you refund my money today. This should have definitely hit your account by today.

Edited

3/25/2025 3:12:09 PM

Hello sir what is going on here. U said u got me. Where is my refund

3/25/2025 4:33:43 PM

Sir at this point I will be reporting this matter to the police if I don't get my money today

3/25/2025 6:19:39 PM

This must be joke right

That you playing with my money. Now this is a fraud case and the police will be involved.

3/26/2025 9:54:26 AM

Justin Earl Fulwood, 18-06-1990, of Yuma AZ., was arrested on Jan. 29 on a St. Lucie County warrant charging 3rd degree grand theft greater than \$5,000, organized fraud less than \$20k, unlawful representation as a licensee, certificate holder or registrant, and criminal use of personal ID information.

Edited

That's old news fam I told you I'm waiting on the funds

Loved "Justin Earl Fulwood, 18-06-1990, of Yuma AZ., was arrested on Jan. 29 on a St. Lucie County warrant charging 3rd degree grand theft greater than \$5,000, organized fraud less than \$20k, unlawful representation as a licensee, certificate holder or registrant, and criminal use of personal ID information."

Go that right you'll never seee no bread

Then refund my money it's 6 business days and we will not have this problem.

3/26/2025 6:47:56 PM

U will spend 10 times that amount of money if they violate your probation.

3/27/2025 11:08:55 AM

You unsent a message. Recipients may still be able to see your message on devices running older versions of iOS.

U still have not sent my money back to me. It's obvious u like problems as u would have got the reserval back from the warehouse as u claim except the equipment was never purchased.

And u missed out big time because of your greed n actions . I have decided to replace both two ac unit upstairs n downstairs n another company is coming to install them.

Edited

3/27/2025 4:49:23 PM



I'm gonna get your money asap ak

3/28/2025 9:41:53 AM

Ok let see if u keep your word today.

3/28/2025 3:43:31 PM

Replying to Justin Fulwood -Ac Mini Solit Repairman, 2025-03-27 16:50:14: « I'm gonna get your money asap ak »

Still waiting. I have not receive or seen anything yet

Edited

3/29/2025 11:21:36 AM

Are u refunding the money or not.

Edited

Dude u decide your own destiny. If I don't get my money today. By Monday I will contact your attorney handling your state and the state attorney office prosecuting your open case. You have taken me for granted and see what happens to fraudster like preventing to be a AC repairman.

Edited

Yea I'm just waiting on the money honestlly to return

Sir your word and honesty does not mean shit to me or anyone. You crossed the line n u messed with the wrong individual. For the many people out you dupe or played or taken their money. Your day is coming. They are returning or u are waiting on the money for 2 weeks. Bullshit.

Monday your attorney and state attorney and the judge working on your case will know u still there doing the same thing

Liked "Sir your word and honesty does not mean shit to me or anyone. You crossed the line n u messed with the wrong individual. For the many people out you dupe or played or taken their money. Your day is coming. They are returning or u are waiting on the money for 2 weeks. Bullshit.

Monday your attorney and state attorney and the judge working on your case will know u still there doing the same thing"

Refund money my asap if u don't want me to escalate things. I knew u were a fraud when unenroll your phone number from Zelle. That what u do to vulnerable people around town

Edited

3/31/2025 12:23:12 PM

Good afternoon. Reaching out one last time with refunding my money asap

Edited

4/1/2025 2:41:40 PM

I'll have my lawyer draw up a contract for a full refund to protect us both for a payment plan ak if that's ok with you that's all I can do at the moment I'm out of work due to falling off a roof and it set me back I do apologize let me know if that would work or not and I will refund you 120% of the funds in return due to your headache and time.

Edited

Sir u are playing with fire. What do u mean u will have your lawyer draw up a contract this is bullshit. Just zelle me my full refund asap soon as possible and indicate in memo line in Zelle that "money refunded for work not done"

Edited

Liked "Sir u are playing with fire. What do u mean u will have your lawyer draw up a contract this is bullshit. Just zelle me my full refund and indicate in memo line in Zelle that "money refunded for work not done"

That's the only thing I can do at the moment but I will make it work your time sir!

Just let me know what to do

U were just arrested on the March 27 and your case was continued because were in jail. U have a scheduled court hearing for April 24 at 9am with Judge Michael Heisey. U have no idea sir what is about to come to u. Refund my money asap that is what we are going to do.

It's business I didn't expect to fall off at room but it happened let me know if I can do a payment plan ak I truly am sorry I don't have the funds at the moment

Refund 1000 dollars right now and we can do a payment.

I can do 500 every Friday?

And then when this Friday which is 3 days from now then u will tell u don't have the fund again. Your words means nothing. U should have just sent my money back to me. It's been almost 2 months with this bullsh with u.

Liked "And then when this Friday which is 3 days from now then u will tell u don't have the fund again. Your words means nothing. U should have just sent my money back to me. It's been almost 2 months with this bullsh with u."

I understand that I was honestly just trying to buy time until I went back to work and im able to walk again now

4/1/2025 8:05:48 PM

Friday is around the corner. We will see if u send the 500

Read 4/1/2025

Loved "Friday is around the corner. We will see if u send the 500"

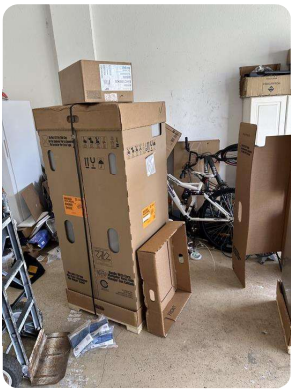
4/4/2025 12:17:08 PM

It's Friday today where is the 500 u promise to refund today as part payment

Edited

4/4/2025 4:30:24 PM





Do u have my money now

Delivered



(772) 267-7233

Justin's Air Service

Invoice

Bill To:
Akpo Olorok
akpotomobo@yahoo.com
2218 SW Newport Isles Blvd
Port St Lucie, FL, 34953-4577
(772) 342-4067

Invoice No: 70
Date: 02/12/2025
Terms: NET 0
Due Date: 02/12/2025

Description	Quantity	Rate	Amount
2 ton Carrier 15 seer split system	1	\$3,276.00	\$3,276.00
5kw electric heat			
Hurricane straps			
Float switch			
Metal stand			
Drain pan			
10 year parts warranty			
1 year labor warranty			
Subtotal			\$3,276.00
Total			\$3,276.00
Paid			\$1,000.00
Balance Due			\$2,276.00

Isa Alvarez

From: Janet Palmer
Sent: Monday, July 28, 2025 1:11 PM
To: James Laponza
Subject: 2025-07849
Attachments: Iphone Akpot Text messages-Justin.pdf; IMG_2461.jpeg; Justin_Receipt_.pdf; IMG_2459.jpeg; IMG_2460.jpeg; 2025-07849 Olokor 1.docx

Justin Fulwood investigation. I will submit to the ASA after the citations are completed.

Victim's contact: Apko Olokor akpotomobo1@gmail.com 772-342-4067 or 558-530-9298.

Thank you,

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

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



J

\$1,000.00

Sent to
justin
(772) 267-7233

Completed

Sent on

02/13/2025

Enrolled as

JUSTIN FULWOOD

Pay from

EVERYDAY CHECKING ...6932

Confirmation

WFCT0YJC7ZGM



J

\$276.00

Sent to
justin
(772) 267-7233

Completed

Sent on

02/13/2025

Enrolled as

JUSTIN FULWOOD

Pay from

EVERYDAY CHECKING ...6932

Confirmation

WFCT0YJD232G



J

\$1,000.00

Sent to
justin
(772) 267-7233

Completed

Sent on

02/12/2025

Enrolled as

JUSTIN FULWOOD

Pay from

EVERYDAY CHECKING ...6932

Confirmation

WFCT0YJ9V5YN



Agenda Summary

2025-942

Agenda Date: 10/9/2025

Agenda Item No.: 7.e

Placement: Consent Agenda

Action Requested: Motion / Vote

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

JOSEPH ALTIER

TREASURE COAST LIGHTING AND ELECTRIC LLC

Citation # 32110 - Remaining Balance Owed \$1,000.00

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

Executive Summary: USE THE NAME OR TITLE OF "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

Presentation Information: N/A

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

Alternate Recommendations:

1. Move that the Board amend the recommendation and enter an order finding a violation exists and impose payment of the civil penalty set forth on the citation.
2. Move that the Board not accept the recommendation and provide staff with direction.

Attachments: Case File

Compliance date: 6/20/25
CBA Hearing date: 7/10/25

CITATION
City of Port St Lucie

CITATION# 32110 **CERTIFIED MAIL#** 7018 1830 0000 7932 1226

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 5/29/2025 at 00:12:12 PM at the Location of 121 SW PORT ST LUCIE BLVD BLDG B

DESCRIPTION OF WORK PERFORMED:

ADVERTISING AS ELECTRICAL CONTRACTOR - UNLICENSED

ISSUED TO		JOSEPH		ALTIER	
		First		Middle	Last
BUSINESS NAME		TREASURE COAST LIGHTING AND ELECTRIC LLC		STREET	
				490 SW FIELDS AVE	
CITY	PORT ST LUCIE	STATE	FL	ZIP	34953
DL#		DOB		PHONE#	
				CERT/REG#	

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

PENALTIES:

NON-STRUCTURAL OR NON-MECHANICAL:

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

PENALTIES:

STRUCTURAL OR MECHANICAL:

1st OFFENSE	\$1,000.00
2nd OFFENSE	\$2,000.00
3rd OFFENSE	Pursuant to Florida Statute 489.127(2)(b)

The Violator may either: (1) PAY the civil penalty defined herein upon receipt of the citation at: City of Port St. Lucie, Building B, Contractor Licensing, 121 SW Port St. Lucie Blvd. 34984 Monday – Friday 8:00 a.m. – 4:30 p.m. (payment must be in cash, credit card, or certified funds and payable to the City of Port St. Lucie).
OR

(2) Request an administrative hearing within 10 days of receipt to contest the citation. Failure to either pay the citation or request a hearing within the time period set forth, shall be deemed to be a waiver of the right to contest the citation and additional penalties maybe imposed. Subsequent violations may result in fines not to exceed the maximum as set forth by state statutes.

I REQUEST AN ADMINISTRATIVE HEARING within 10 days: (sign here)

FURTHERMORE, I UNDERSTAND ANY PERSON WHO WILLFULLY REFUSES TO SIGN AND ACCEPT A CITATION ISSUED BY A LICENSING INVESTIGATOR COMMITS A MISDEMEANOR OF THE SECOND DEGREE, PUNISHABLE AS PROVIDED IN s.775.082 or s.775.083.

Violator's Signature

Date Received

JENNIFER VANNATTER

Date of Citation

158

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

**JOSEPH ALTIER
TREASURE COAST LIGHTING AND ELECTRIC LLC
490 SW FIELDS AVE
PORT ST LUCIE, FL 34953**

Citation(s) # 32110

Respondent

VIA CERTIFIED MAIL: 9589 0710 5270 1698 9490 74

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 October 2025 at 9:00 a.m.** in the Port St. Lucie Council Chambers, 121 SW Port St. Lucie Boulevard, Port St. Lucie, St. Lucie County, Florida, to establish findings of fact and conclusions of law for alleged Building Code Violations against the Respondent.

Those who do not speak English are required to bring your own translator. Los personas que no hablan ingles son requerido traer propio traductor. Moun san yo ki pa pale angle yo oblije mianun ou moun pou tradui.

Location(s) of Violation(s): N/A

It is imperative that the Respondent attends this quasi-judicial hearing and present evidence relating to the veracity of the allegations.

This hearing could result in the fine of **\$1,000.00 or \$2,000.00 per citation.**

PLEASE GOVERN YOURSELF ACCORDINGLY.

Certificate of Notice

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

JOSEPH ALTIER herein on the 22ND day of July 2025

Isa Alvarez – Contractor Licensing Coordinator 7/22/25

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



Department of Business
& Professional Regulation

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LICENSEE DETAILS

11:04:02 AM 5/28/2025

Licensee Information

Name: **ALTIER, JOSEPH R (Primary Name)**
Main Address: **6962 FLORIDA DR
LAKE WORTH Florida 33462**
County: **PALM BEACH**

License Information

License Type: **Certified Electrical Contractor**
Rank: **Cert Electrical**
License
Number:
Status: **Eligible for Exam**
Licensure
Date:
Expires:

Special Qualification Effective Qualifications

Alternate Names

[View Related License Information](#)

[View License Complaint](#)

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

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees

licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our [Chapter 455](#) page to determine if you are affected by this change.

Property Identification

Site Address: 490 SW FIELDS AVE
Sec/Town/Range: 08/37S/40E
Parcel ID: 3420-605-0448-000-8
Jurisdiction: Port Saint Lucie

Use Type: 0100
Account #: 73392
Map ID: 44/29N
Zoning: RS-2 PSL

Ownership

Joseph Richard Altier III
490 SW Fields AVE
Port Saint Lucie, FL 34953-4003

Legal Description

PORT ST LUCIE-SEC 22 (PB 13-28) BLK 2009 LOT 12 (MAP 44/29N)
(10,000 SF / 0.229 AC)



Current Values

Just/Market Value: \$415,100
Assessed Value: \$415,100
Exemptions: \$0
Taxable Value: \$415,100

Total Areas

Finished/Under Air (SF): 2,346
Gross Sketched Area (SF): 3,060
Land Size (acres): 0.23
Land Size (SF): 10,000

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Taxes for this parcel: SLC Tax Collector's Office 
Download TRIM for this parcel: Download PDF 

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jul 21, 2022	4862 / 2241	0001	WD	Holiday Builders Inc	\$395,100
Apr 22, 2021	4598 / 0465	0205	WD	Lemon (TR) Elizabeth C	\$180,000
Sep 15, 2017	4050 / 0192	0330	WD	Lemon Elizabeth C	\$100
Jul 1, 1979	0318 / 1637	XX00	CV		\$4,800

Building Information (1 of 1)

Finished Area: 2,346 SF

Gross Sketched Area: 3,060 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Hip
Building Type: SFAV	Year Built: 2022	Frame:
Grade: SFAV-High	Effective Year: 2022	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

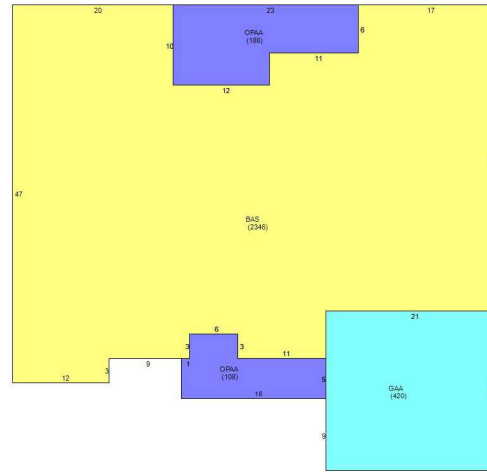
Interior Data

Bedrooms: 3	Electric: AVERAGE	Primary Int Wall:
Full Baths: 2	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic

A/C %: 100%

Heated %: 100%

Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	2346	2346	240
GAA	Garage Attached Average	420	0	82
OPAA	Open Porch Attached Average	294	0	118

Special Features and Yard Items

Type	Qty	Units	Year Blt
Fen WoodSB 6'	1	240	2022

Current Year Values

Current Values Breakdown

Building and SFYI:	\$287,100
Land:	\$128,000
Just/Market:	\$415,100
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$415,100
Exemption(s):	\$0
Taxable:	\$415,100

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0061	1	Port St. Lucie Stormwater	\$183.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$415,100	\$415,100	\$0	\$415,100
2023	\$390,000	\$390,000	\$0	\$390,000
2022	\$68,300	\$68,300	\$0	\$68,300
2021	\$37,800	\$22,212	\$0	\$22,212

Permits

Number	Issue Date	Description	Amount	Fee
P21-49570	Nov 30, 2021	Residential New Construction	\$310,560	\$21,317
P22-41023	Jul 28, 2022	Fence	\$2,300	\$60

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Port Saint Lucie

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Detail by Officer/Registered Agent Name

Florida Limited Liability Company

TREASURE COAST LIGHTING AND ELECTRIC LLC

Filing Information

Document Number	L23000023957
FEI/EIN Number	92-1893886
Date Filed	01/11/2023
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	05/16/2025

Principal Address

490 SW FIELDS AVE
PORT ST LUCIE, FL 34953

Mailing Address

490 SW FIELDS AVE
PORT ST LUCIE, FL 34953

Registered Agent Name & Address

ALTIER, JOSEPH
490 SW FIELDS AVE
PORT ST LUCIE, FL 34953

Name Changed: 05/16/2025

Authorized Person(s) Detail

Name & Address

Title AMBR

ALTIER, JOSEPH
490 SW FIELDS AVE
PORT ST LUCIE, FL 34953

Annual Reports

Report Year	Filed Date
2024	05/16/2025
2025	05/16/2025

Document Images

05/16/2025 -- REINSTATEMENT	View image in PDF format
01/11/2023 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Treasure Coast Lighting And Electric

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[treasurecoastlightingandelectr...](#)

(772) 262-9661

[Get Directions](#)
490 SW Fields Ave Port St Lucie, FL 34953

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Services Offered Verified by Business

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Light fixture repair	Security monitoring services
Security system installation	Security system repair

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Isa Alvarez

From: Joseph Phillips <josephaphillips55@icloud.com>
Sent: Wednesday, May 28, 2025 7:44 AM
To: Jennifer Vannatter
Subject: Licensing

7:43 ↗

< **treasurecoastelectric**



Treasure Coast El

1
post

32
follower



Followed by **trent.guerra9**

Isa Alvarez

From: Joseph Phillips <josephaphillips55@icloud.com>
Sent: Wednesday, May 28, 2025 7:32 AM
To: Jennifer Vannatter
Subject: Licensing

3:47 ↗

OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION



DBPR

LICENSEE DETAILS

Licensee Information

Name:	ALTIER, JOSE
Main Address:	6962 FLORIDA LAKE WORTH
County:	PALM BEACH

License Information

License Type:	Certified Elect
Rank:	Cert Electrical
License Number:	
Status:	Eligible for Ex
Licensure Date:	
Expires:	

Isa Alvarez

From: Joseph Phillips <josephaphillips55@icloud.com>
Sent: Wednesday, May 28, 2025 7:33 AM
To: Jennifer Vannatter
Subject: Licensing

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From: Joseph Phillips <josephaphillips55@icloud.com>
Sent: Wednesday, May 28, 2025 7:36 AM
To: Jennifer Vannatter
Subject: Licensing

7:35 ↖



Bapstacy's pos



PORT ST. LUCIE RECOMM

Top contributor

Bapstacy Bur

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4 ring cameras around my house.
me estimates



Ring

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Bill Skopelja

[Desiree Dampier](#) can help

16h Like Reply



Treasure Coast Electric · [Fo](#)

225-300 per camera dep

location [Bapstacy Burry](#)

Isa Alvarez

From: Joseph Phillips <josephaphillips55@icloud.com>
Sent: Wednesday, May 28, 2025 7:32 AM
To: Jennifer Vannatter
Subject: Licensing

3:29





Agenda Summary

2025-943

Agenda Date: 10/9/2025

Agenda Item No.: 7.f

Placement: Consent Agenda

Action Requested: Motion / Vote

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

ROSS NEGGERS

TIKI NUI POOL CARE INC

Citation # 32196 - Remaining Balance Owed \$1,000.00

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

Executive Summary: Engage in the business or act in the capacity of a contractor or advertise himself or herself or a business organization as available to engage in the business or act in the capacity of a contractor without being duly registered, certified or the holder of a certificate of competency.

Presentation Information: N/A

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

Alternate Recommendations:

1. Move that the Board amend the recommendation and enter an order finding a violation does not exist and dismiss the citation.
2. Move that the Board not accept the recommendation and provide staff with direction.

Attachments: Case File

Compliance date: 7/28/25
CBA Hearing date: 10/9/25

CITATION

City of Port St Lucie

CITATION#

32196

CERTIFIED MAIL#

7018 1830 0000 7932 1325

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Falsely hold himself/herself or a business organization out as a licensee, certificate holder, or registrant or holder of a certificate of competency issued by the board;

Falsely impersonate a certificate holder or registrant or holder of a certificate of competency issued by the board;

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

Give false or forged evidence to the Board or a member thereof for the purpose of obtaining a certificate of competency;

Use or attempt to use a certificate, registration, or certificate of competency which has been suspended or revoked.

X Engage in the business or act in the capacity of a contractor or advertise himself/herself or a business organization as available to engage in the business or act in the capacity of a contractor without being duly registered or certified or the holder of a certificate of competency;

Operate a business organization engaged in contracting after 60 days following the termination of its only qualifying agent without designating another primary qualifying agent;

Commence or perform work for which a building permit is required per Part IV of Chapter 553 without such building permits being in effect;

Willfully or deliberately disregard or violate any municipal ordinance relating to uncertified or unregistered contractor;

Act in the capacity of a contractor different from the scope of work for which the contractor is certified to perform;

Failed to secure required inspections;

Willfully or deliberately obtaining or attempting to obtain a permit for an entity unregistered or unlicensed;

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 7/2/2025 at 00:08:30 AM at the Location of 121 SW PORT ST LUCIE BLVD BLDG B

DESCRIPTION OF WORK PERFORMED:

ADVERTISING AS A POOL CONTRACTOR/POOL SERVICING CONTRACTOR

ISSUED TO	ROSS		NEGGERS	
	First	Middle	Last	
BUSINESS NAME	TIKI NUI POOL CARE INC		STREET	7901 4TH ST N STE 300
CITY	ST. PETERSBURG	STATE	FL	ZIP 33702
DL#	DOB		CERT/REG#	

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

PENALTIES:

NON-STRUCTURAL OR NON-MECHANICAL:

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

PENALTIES:

STRUCTURAL OR MECHANICAL:

1st OFFENSE	\$1,000.00
2nd OFFENSE	\$2,000.00
3rd OFFENSE	Pursuant to Florida Statute 489.127(2)(b)

The Violator may either: (1) PAY the civil penalty defined herein upon receipt of the citation at: City of Port St. Lucie, Building B, Contractor Licensing, 121 SW Port St. Lucie Blvd. 34984 Monday – Friday 8:00 a.m. – 4:30 p.m. (payment must be in cash, credit card, or certified funds and payable to the City of Port St. Lucie).
OR

(2) Request an administrative hearing within 10 days of receipt to contest the citation. Failure to either pay the citation or request a hearing within the time period set forth, shall be deemed to be a waiver of the right to contest the citation and additional penalties may be imposed. Subsequent violations may result in fines not to exceed the maximum as set forth by state statutes.

☐ I REQUEST AN ADMINISTRATIVE HEARING within 10 days: (sign here)

FURTHERMORE, I UNDERSTAND ANY PERSON WHO WILLFULLY REFUSES TO SIGN AND ACCEPT A CITATION ISSUED BY A LICENSING INVESTIGATOR COMMITS A MISDEMEANOR OF THE SECOND DEGREE, PUNISHABLE AS PROVIDED IN s.775.082 or s.775.083.

Violator's Signature

Date Received

JENNIFER VANNATTER

7/2/2025
Date of Citation

Revised 08/27/2019

City of Port St Lucie Contractor Licensing
121 SW Port St Lucie Blvd, Bldg B
Port St. Lucie, FL 34984

CITY OF PORT ST. LUCIE
ST LUCIE COUNTY, FLORIDA

Petitioner

**ROSS NEGGERS
TIKI NUI POOL CARE INC
7901 4TH ST N STE 300
ST. PETERSBURG, FL 33702**

Citation(s) # 32196

Respondent

VIA CERTIFIED MAIL: 9589 0710 5270 1698 9491 04

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 October 2025 at 9:00 a.m.** in the Port St. Lucie Council Chambers, 121 SW Port St. Lucie Boulevard, Port St. Lucie, St. Lucie County, Florida, to establish findings of fact and conclusions of law for alleged Building Code Violations against the Respondent.

Those who do not speak English are required to bring your own translator. Los personas que no hablan ingles son requerido traer propio traductor. Moun san yo ki pa pale angle yo oblije mianun ou moun pou tradui.

Location(s) of Violation(s): N/A

It is imperative that the Respondent attends this quasi-judicial hearing and present evidence relating to the veracity of the allegations.

This hearing could result in the fine of **\$1,000.00 or \$2,000.00 per citation.**

PLEASE GOVERN YOURSELF ACCORDINGLY.

Certificate of Notice

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

ROSS NEGGERS herein on the 28TH day of July 2025

Isa Alvarez – Contractor Licensing Coordinator 7/28/25



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

Detail by Entity Name

Florida Profit Corporation
TIKI NUI POOL CARE INC.

Filing Information

Document Number	P23000082376
FEI/EIN Number	61-2137862
Date Filed	11/27/2023
State	FL
Status	ACTIVE

Principal Address

10033 SW Newberry Ave
Port Saint Lucie, FL 34987

Changed: 03/20/2024

Mailing Address

1391 NW ST Lucie West Blvd
Suite 397
Port Saint Lucie, FL 34986

Changed: 03/20/2024

Registered Agent Name & Address

NORTHWEST REGISTERED AGENT LLC
7901 4TH ST N
STE 300
ST. PETERSBURG, FL 33702

Officer/Director Detail

Name & Address

Title PSTD

NEGGERS, ROSS
7901 4TH ST N STE 300
ST. PETERSBURG, FL 33702 UN

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2024	01/09/2024
2025	03/28/2025

Document Images

03/28/2025 -- ANNUAL REPORT	View image in PDF format
01/09/2024 -- ANNUAL REPORT	View image in PDF format
11/27/2023 -- Domestic Profit	View image in PDF format

Juaneisha Crooms

From: JD Pools Plus <office2@jdpoolsplus.com>
Sent: Monday, June 30, 2025 2:53 PM
To: contractor licensing
Cc: Joel Dramis
Subject: Unlicensed pool repair company

Good afternoon,

This company is performing pool equipment repair work around Port St Lucie without a license. They have all of their services on their website (linked below). I've checked DBPR and there is no contractor license associated with this company.

Tiki Nui Pool Care Inc.
1391 NW Saint Lucie West Blvd #397
Port Saint Lucie, FL 34986

- (772) 828-2281
- Info@tikinui.com
- Mon - Fri : 09:00 AM - 5:00 PM

Owner: Ross Negger

<https://tikinui.com/pool-equipment-repair-and-upgrades/pumps/>

Variable Speed Pumps – Tiki Nui Pool Care Inc

Tiki Nui Pool Care can repair all major brands of Residential Swimming Pool Pumps on the Treasure Coast. If you are in Saint Lucie County and surrounding areas, we can usually get replacement parts, including impellers, pump housings, motors and more, for your Pool Pump.

tikinui.com

Natalie Goodson
Customer Service
772-201-2958



More

Reviews

About

About us

Looking for PROFESSIONAL Swimming Pool Service in Port St Lucie?? Look no further than Tiki Nui Pool Care Inc. Contact us today for all your pool care needs! Equipment Repairs and Upgrades, Green Pool Cleanups, Acid Wash, Weekly Pool Cleaning.

Business highlights

Family Owned & Operated

Services we offer

Residential Swimming Pool maintenance, repairs and upgrades. Green Pool Cleanups aka Green to Clean, Service Vacuum, Digital Chemistry using LaMotte WaterLink Spin Touch, Pump upgrades, Salt Chlorine Generators, Heaters, Filters, Leak Detection and more.

[Read less](#)

Amenities

Free Estimates

Yes

Warranties

Yes

Accepted payment methods

Check

[Request quote](#)

Contact information

1391 NW ST Lucie West Blvd Suite 397, Port Saint Lucie, FL 34986
<https://tikinui.com>

Service hours

Sunday:	Closed
Monday:	9:00 AM - 5:00 PM
Tuesday:	9:00 AM - 5:00 PM
Wednesday:	9:00 AM - 5:00 PM
Thursday:	9:00 AM - 5:00 PM
Friday:	9:00 AM - 5:00 PM
Saturday:	Closed



Interior Exterior Lawn & Garden More Articles & Advice

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Angi / Local Reviews / Pool Cleaning Companies / FL / Port Saint Lucie / Port Saint Lucie Pool Cleaning Companies



Tiki Nui Pool Care Inc.

★★★★★ 5.0 (2)

Pool And Spa Service

View phone number



Request quote

Contact information

1391 NW ST Lucie West Blvd Suite 397, Port Saint Lucie, FL 34986
<https://tikinui.com>

About Reviews More

About us

Looking for PROFESSIONAL Swimming Pool Service in Port St Lucie?? Look no further than Tiki Nui Pool Care Inc. Contact us today for all your pool care needs! Equipment Repairs and Upgrades, Green Pool Cleanups, Acid Wash, Weekly Pool Cleaning.

Business highlights

Service hours

Sunday:	Closed
Monday:	9:00 AM - 5:00 PM
Tuesday:	9:00 AM - 5:00 PM
Wednesday:	9:00 AM - 5:00 PM
Thursday:	9:00 AM - 5:00 PM
Friday:	9:00 AM - 5:00 PM
Saturday:	Closed

Contact Us



Professional Pool Care Services Port Saint Lucie

Weekly Residential Swimming Pool Maintenance, Pool Cleaning, Pool Inspection, Pool Repairs & Pool Equipment Upgrades are all essential to protecting your loved ones and safeguarding your asset.

If you are located on the Treasure Coast in Port St. Lucie,





Swimming Pool Equipment Repairs & Upgrades for Port Saint Lucie Residential Pools

Pool Equipment Repairs

Pool Equipment Repairs, Replacements & Upgrades for Port Saint Lucie Pools

Tiki Nui can perform repair or replace equipment as needed on all types of inground residential swimming pools in Saint Lucie County and surrounding area. Special circumstances require us to perform a service call to evaluate your pool in-person and make an appropriate quote to suit.

Pool Equipment Repairs

For Saint Lucie County residents we provide diagnosis and repair of all common pool equipment brands and items, including:

Most of our pool repair service calls to Port St. Lucie homeowners are \$129 for a diagnosis.

Pool Equipment Replacements & Upgrades (Financing Available)

→ **Pumps:** We can install Energy Efficient **Variable-Speed Pumps** (which have become very popular in South Florida). We can also usually optimize a pump's settings to be better paired to your filter and water features.

→ **Filters:** We can upgrade you to the latest filtration methods such as a Cartridge, DE or Sand. A new and appropriately sized filter is more efficient, and will show in the improved water quality.

→ **Sweeps or Cleaners:** We can upgrade your worn out cleaner and make sure it is properly installed and fitted for your pool. This can make all the difference in its performance. We also can help you convert from a suction sweep to a pressure sweep, or even better an Automatic Robotic Cleaner

➔ **Equipment Sets:** We can install a new equipment bundle to upgrade your pool circulation/filtration/sanitation/heating to improve overall clarity, performance and electrical efficiency.

→ **Pumps:** We can install Energy Efficient **Variable-Speed Pumps** (which have become very popular in South Florida). We can also usually optimize a pump's settings to be better paired to your filter and water features.

→ **Filters:** We can upgrade you to the latest filtration methods such as a Cartridge, DE or Sand. A new and appropriately sized filter is more efficient, and will show in the improved water quality.

→ **Sweeps or Cleaners:** We can upgrade your worn out cleaner and make sure it is properly installed and fitted for your pool. This can make all the difference in its performance. We also can help you convert from a suction sweep, or even better an Automatic Robotic Cleaner

→ **Equipment Sets:** We can install a new equipment bundle to upgrade your pool circulation/filtration/sanitation/heating to improve overall clarity, performance and electrical efficiency of your swimming pool.

→ **Saltwater Systems:** We can install the latest in saltwater systems. Very popular in South Florida! This includes systems that clean themselves (very helpful for prolonging life and efficiency) through reverse osmosis and can be controlled via a computerized control system.

→ **Ozonators:** Port St. Lucie pool owners can now add an ozonator to their chlorine or salt pool, to assist in sanitation and ensure all bacteria and viruses are taken out. We recommend ozonators in pools that are high use, or have a lot of organic debris getting in.

→ **Automation:** Want to turn on your Pool or Spa with the push of a button? or maybe right from your cell phone on the way home from work? Port Saint Lucie pool owners can now add Automation to their pool. Call us today (772) 828-2281 to assess your equipment setup and put together a plan.

Pool Structural Repairs

Currently, we focus on maintenance and mechanical repairs. We can refer you to a reputable company for the repair of most types of damage to pool decks, surfaces, and walls. Common pool renovation projects include:

- Retiling surfaces
- Coping surfaces
- Cracked/chipped pool decks
- Concrete or stonework

Pool Leak Detection

Good news! Tiki Nui can arrange a leak detection specialist to diagnose a tricky pool leak. A full leak detection includes pressure testing the lines, dye testing, and sometimes even diving into the swimming pool with a scuba tank to check cracks, drains and pool returns!

Financing Available!

Contact Us

Support

Routine residential swimming pool maintenance, cleaning and inspection are all essential to protecting your loved ones and safeguarding your investment. Let our team of highly trained technicians take the stressful and technical duties of pool care off your to-do list.

- [About](#)
- [Pool Equipment & Repair](#)
- [Pool Care Guarantee](#)
- [Contact Us](#)

Contact

1391 NW Saint Lucie West Blvd #397
Port Saint Lucie, FL 34986

 (772) 828-2281

Info@tikinui.com

Mon - Fri : 09:00 AM - 5:00 PM

Newsletter

Just Visiting? Welcome! Take a second and sign up for our Residential Swimming Pool Newsletter.

Name

Email

Contact Us



Agenda Summary

2025-944

Agenda Date: 10/9/2025

Agenda Item No.: 7.g

Placement: Consent Agenda

Action Requested: Motion / Vote

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

LEONARDO LANGONE FALLA

INFOSUR TRADERS CORP.

Citation # 32234 - Remaining Balance Owed \$1,000.00

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

Executive Summary: Engage in the business or act in the capacity of a contractor or advertise himself or herself or a business organization as available to engage in the business or act in the capacity of a contractor without being duly registered, certified or the holder of a certificate of competency.

Presentation Information: N/A

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

Alternate Recommendations:

1. Move that the Board amend the recommendation and enter an order finding a violation does not exist and dismiss the citation.
2. Move that the Board not accept the recommendation and provide staff with direction.

Attachments: Case File

Compliance Date:
8/21/25

CITATION
City of Port St Lucie

CITATION#

32234

CERTIFIED MAIL#

7018 1830 0000 7932 1356

This Citation is issued pursuant to City of Port St. Lucie Ordinance 150.530 and State of Florida Statute 489.127/531. THE ACT FOR WHICH THIS CITATION IS ISSUED SHALL CEASE IMMEDIATELY UPON RECEIPT OF THE CITATION.

The undersigned Licensing Investigator has just cause to believe that a violation of the Port St. Lucie Code Section 150.530 and Florida Statute 489.127/531 has occurred:

Falsely hold himself/herself or a business organization out as a licensee, certificate holder, or registrant or holder of a certificate of competency issued by the board;

Falsely impersonate a certificate holder or registrant or holder of a certificate of competency issued by the board;

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

Give false or forged evidence to the Board or a member thereof for the purpose of obtaining a certificate of competency;

Use or attempt to use a certificate, registration, or certificate of competency which has been suspended or revoked.

X Engage in the business or act in the capacity of a contractor or advertise himself/herself or a business organization as available to engage in the business or act in the capacity of a contractor without being duly registered or certified or the holder of a certificate of competency;

Operate a business organization engaged in contracting after 60 days following the termination of its only qualifying agent without designating another primary qualifying agent;

Commence or perform work for which a building permit is required per Part IV of Chapter 553 without such building permits being in effect;

Willfully or deliberately disregard or violate any municipal ordinance relating to uncertified or unregistered contractor;

Act in the capacity of a contractor different from the scope of work for which the contractor is certified to perform;

Failed to secure required inspections;

Willfully or deliberately obtaining or attempting to obtain a permit for an entity unregistered or unlicensed;

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 7/30/2025 at 00:11:50 AM at the Location of 1462 SW CALIFORNIA BLVD

DESCRIPTION OF WORK PERFORMED:

WINDOW INSTALLATION - UNLICENSED CONTRACTOR

ISSUED TO	LEONARDO	LANGONE FALLA
	First	Middle Last
BUSINESS NAME	INFOSUR TRADERS CORP.	STREET 6350 NW 95 LANE
CITY	PARKLAND	STATE FL ZIP 33076
DL#	DOB	PHONE#
		CERT/REG#

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

PENALTIES:

NON-STRUCTURAL OR NON-MECHANICAL:

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

PENALTIES:

STRUCTURAL OR MECHANICAL:

1st OFFENSE	\$1,000.00
2nd OFFENSE	\$2,000.00
3rd OFFENSE	Pursuant to Florida Statute 489.127(2)(b)

The Violator may either: (1) PAY the civil penalty defined herein upon receipt of the citation at: City of Port St. Lucie, Building B, Contractor Licensing, 121 SW Port St. Lucie Blvd. 34984 Monday – Friday 8:00 a.m. – 4:30 p.m. (payment must be in cash, credit card, or certified funds and payable to the City of Port St. Lucie).
OR

(2) Request an administrative hearing within 10 days of receipt to contest the citation. Failure to either pay the citation or request a hearing within the time period set forth, shall be deemed to be a waiver of the right to contest the citation and additional penalties may be imposed. Subsequent violations may result in fines not to exceed the maximum as set forth by state statutes.

☐ I REQUEST AN ADMINISTRATIVE HEARING within 10 days: (sign here)

FURTHERMORE, I UNDERSTAND ANY PERSON WHO WILLFULLY REFUSES TO SIGN AND ACCEPT A CITATION ISSUED BY A LICENSING INVESTIGATOR COMMITS A MISDEMEANOR OF THE SECOND DEGREE, PUNISHABLE AS PROVIDED IN s.775.082 or s.775.083.

Violator's Signature

Date Received

JENNIFER VANNATTER

Date of Citation

Revised 08/27/2019

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee		Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage		
Total Postage and Fees		
Sent To		
Street and Apt. No., or PO Box No.		
City, State, ZIP+4 [®]		
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions		

95ET 2E6L 0000 DEPT 9TOL

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

LEONARDO LANGONE FALLA
INFOSUR TRADERS CORP.
6350 NW 95 LANE
PARKLAND, FL 33076

Citation(s) # 32234

Respondent

VIA CERTIFIED MAIL: 9589 0710 5270 1698 9498 38

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 October 2025 at 9:00 a.m.** in the Port St. Lucie Council Chambers, 121 SW Port St. Lucie Boulevard, Port St. Lucie, St. Lucie County, Florida, to establish findings of fact and conclusions of law for alleged Building Code Violations against the Respondent.

Those who do not speak English are required to bring your own translator. Los personas que no hablan ingles son requerido traer propio traductor. Moun san yo ki pa pale angle yo oblije mianun ou moun pou tradui.

Location(s) of Violation(s): 1462 SW CALIFORNIA BLVD

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:

**LEONARDO LANGONE
FALLA**

herein on the 19th day of September 2025

Isa Alvarez – Contractor Licensing Coordinator 9/19/25



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

Detail by Entity Name

Florida Profit Corporation
INFOSUR TRADERS CORP.

Filing Information

Document Number	P98000007058
FEI/EIN Number	65-0822195
Date Filed	01/22/1998
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	09/27/2004
Event Effective Date	NONE

Principal Address

6350 NW 95 LANE
PARKLAND, FL 33076

Changed: 05/09/2007

Mailing Address

6350 NW 95 LANE
PARKLAND, FL 33076

Changed: 05/09/2007

Registered Agent Name & Address

LANGONE FALLA, LEONARDO
6350 NW 95 LANE
PARKLAND, FL 33076

Name Changed: 03/29/2004

Address Changed: 04/08/2008

Officer/Director Detail

Name & Address

Title P

LANGONE FALLA, LEONARDO
 6350 NW 95 LANE
 PARKLAND, FL 33076

Annual Reports

Report Year	Filed Date
2023	01/31/2023
2024	01/13/2024
2025	01/16/2025

Document Images

01/16/2025 -- ANNUAL REPORT	View image in PDF format
01/13/2024 -- ANNUAL REPORT	View image in PDF format
01/31/2023 -- ANNUAL REPORT	View image in PDF format
02/15/2022 -- ANNUAL REPORT	View image in PDF format
01/12/2021 -- ANNUAL REPORT	View image in PDF format
01/31/2020 -- ANNUAL REPORT	View image in PDF format
01/17/2019 -- ANNUAL REPORT	View image in PDF format
01/18/2018 -- ANNUAL REPORT	View image in PDF format
01/19/2017 -- ANNUAL REPORT	View image in PDF format
01/23/2016 -- ANNUAL REPORT	View image in PDF format
01/16/2015 -- ANNUAL REPORT	View image in PDF format
01/15/2014 -- ANNUAL REPORT	View image in PDF format
03/13/2013 -- ANNUAL REPORT	View image in PDF format
03/26/2012 -- ANNUAL REPORT	View image in PDF format
03/29/2011 -- ANNUAL REPORT	View image in PDF format
05/03/2010 -- ANNUAL REPORT	View image in PDF format
04/20/2009 -- ANNUAL REPORT	View image in PDF format
04/08/2008 -- ANNUAL REPORT	View image in PDF format
05/09/2007 -- ANNUAL REPORT	View image in PDF format
04/25/2006 -- ANNUAL REPORT	View image in PDF format
05/25/2005 -- ANNUAL REPORT	View image in PDF format
09/27/2004 -- Amendment	View image in PDF format
03/29/2004 -- ANNUAL REPORT	View image in PDF format
07/03/2003 -- ANNUAL REPORT	View image in PDF format
05/24/2001 -- ANNUAL REPORT	View image in PDF format
06/21/2000 -- ANNUAL REPORT	View image in PDF format
01/22/1998 -- Domestic Profit	View image in PDF format

Juaneisha Crooms

From: contractor licensing
Sent: Friday, August 22, 2025 9:42 AM
To: Karina langone
Subject: RE: Infosur traders corp. Leonardo Langone

Good morning,

Thank you for reaching out with your concerns. I will forward you a copy of the case findings for your reference. You may elect to participate in a hearing to address your concerns (please see violation for instructions). If you have any questions, don't hesitate to reach out.



www.CityofPSL.com

Juaneisha Crooms

Building Permit Specialist II

Building Department

o. 772-871-5036

e. jcrooms@cityofpsl.com

a. 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: Karina langone <karylangone@gmail.com>

Sent: Thursday, August 21, 2025 2:39 PM

To: contractor licensing <contractorlicensing@cityofpsl.com>; contractorslicensing@citypsl.com

Subject: Fwd: Infosur traders corp. Leonardo Langone

----- Forwarded message -----

From: Karina langone <karylangone@gmail.com>

Date: Wed, Aug 20, 2025 at 12:14

Subject: Infosur traders corp. Leonardo Langone

To: <contractorlicensing@citypsl.com>

Hello,

We received this violation and we didn't do that work.

Please review and contact owners to provide information about that.

I'm out of country until September 14th but need to have this solved ASAP.

Appreciate your help on this matter.



Thank you
Leonardo Langone.



[Home](#) | [Product Control](#) | [Contractors](#) | [Building Officials](#) | [Contact us](#) |

[miamidade.gov](#)

Contractor License Information

Contractor Number: 17BS00426
Contractor name: INFOSUR TRADERS CORP
Address: 6350 NW 95 LANE
City, St, Zip: PARKLAND FL 33076
Phone: (954) 681-6784
Other Phone:
Fax:
Email:
D/B/A:
Contractor Status: ACTIVE

Class	Category	Category Description	Expiration Date	Qualifier Name
BLDG	9078	BLDG	06/30/2025	LANGONE LEONARDO

CONTRACTOR INQUIRY COMPLETE

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;









Florida

DRIVER LICENSE



USA

9 CLASS E

P416-007-67-300-0



1 POLVORA
2 ALVARO GUSTAVO
3 5807 NW BASSWOOD STREET
PORT SAINT LUCIE, FL 34986-4221
3 DOB 08/20/1967 15 SEX M
4b EXP 08/20/2030 16 HGT 5'-06"
12 REST NONE 9a END NONE

SAFE DRIVER

4a ISS 08/30/2021

5DD P822108300029



Operation of a motor vehicle constitutes
consent to any sobriety test required by law.







Agenda Summary

2025-946

Agenda Date: 10/9/2025

Agenda Item No.: 8.a

Placement: New Business

Action Requested: Motion / Vote

Approval of 2026 Construction Board of Appeals Meeting Dates

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

Executive Summary: Approval of quarterly meeting dates for next year, 2026.

Presentation Information: N/A

Attachments: 2026 Quarterly Meeting Schedule

CONSTRUCTION BOARD OF APPEALS – QUARTERLY MEETING SCHEDULE

2026

Submittal Deadline

Meeting Date

December 25th, 2025

January 8th, 2026

March 26th, 2026

April 9th, 2026

June 25th, 2026

July 9th, 2026

September 24th, 2026

October 8th, 2026

Deadlines: Applications must be **completed** and submitted to the Contractor Licensing office on or before the application submittal deadline. Incomplete applications will not be processed. **Applications submitted after the deadline will be placed on the next available agenda.**

Meetings: The Construction Board of Appeals meetings are held from 9:00 a.m. to approx 1:00 p.m. located in City Council Chambers, 121 SW Port St. Lucie Boulevard, Bldg. "A".

Attendance: Attendance is strongly advised. Absence could result in an application being tabled until the following meeting.

Contact: Please feel free to contact Contractor Licensing for assistance or questions: 772-873-6371

IA 9/25/2025



Agenda Summary

2025-937

Agenda Date: 10/9/2025

Agenda Item No.: 10.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

Citation Hearing - Investigator Daron Subryan

ASAEL I ACEVEDO QUINONES

TREASURE HOME ER LLC

Citation # 32088 - Remaining Balance Owed \$1,000.00

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

Executive Summary: Engage in the business or act in the capacity of a contractor or advertise himself or herself or a business organization as available to engage in the business or act in the capacity of a contractor without being duly registered, certified or the holder of a certificate of competency.

Presentation Information: Presentation will be provided by Investigator

Staff Recommendation: Move that the Board enter an order finding that the citation is valid, 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 the recommendation and provide staff with direction.

Attachments: Evidence Package

Comp date: 6/5/25
CBA Hearing: 7/10/25

CITATION
City of Port St Lucie

CITATION#

32088

CERTIFIED MAIL#

9589 0710 5270 1698 9518 62

This Citation is issued pursuant to City of Port St. Lucie Ordinance 150.530 and State of Florida Statute 489.127/531. THE ACT FOR WHICH THIS CITATION IS ISSUED SHALL CEASE IMMEDIATELY UPON RECEIPT OF THE CITATION.

The undersigned Licensing Investigator has just cause to believe that a violation of the Port St. Lucie Code Section 150.530 and Florida Statute 489.127/531 has occurred:

- Falsely hold himself/herself or a business organization out as a licensee, certificate holder, or registrant or holder of a certificate of competency issued by the board;
- Falsely impersonate a certificate holder or registrant or holder of a certificate of competency issued by the board;
- Present as his/her own the certificate, registration, or certificate of competency of another;
- Give false or forged evidence to the Board or a member thereof for the purpose of obtaining a certificate of competency;
- Use or attempt to use a certificate, registration, or certificate of competency which has been suspended or revoked.
- Engage in the business or act in the capacity of a contractor or advertise himself/herself or a business organization as available to engage in the business or act in the capacity of a contractor without being duly registered or certified or the holder of a certificate of competency;
- X Operate a business organization engaged in contracting after 60 days following the termination of its only qualifying agent without designating another primary qualifying agent;
- Commence or perform work for which a building permit is required per Part IV of Chapter 553 without such building permits being in effect;
- Willfully or deliberately disregard or violate any municipal ordinance relating to uncertified or unregistered contractor;
- Act in the capacity of a contractor different from the scope of work for which the contractor is certified to perform;
- Failed to secure required inspections;
- Willfully or deliberately obtaining or attempting to obtain a permit for an entity unregistered or unlicensed;
- X Practice contracting unless the person is certified or registered (ELECTRICAL)
- Use the name or title "electrical contractor" or "alarm system contractor" or words to that effect, or advertise himself or herself or a business organization as available to practice electrical or alarm system contracting, when the person is not then the holder of a valid certification or registration issued pursuant to this part.

and has been observed on 5/9/2025 at the Location of 121 SW PORT ST LUCIE BLVD BLDG B

DESCRIPTION OF WORK PERFORMED:

ADVERTISING ELECTRICAL CONTRACTING

ISSUED TO ASael I

ACEVEDO QUINONES

	First	Middle	Last
BUSINESS NAME	TREASURE HOME ER LLC		
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:

NON-STRUCTURAL OR NON-MECHANICAL:

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

PENALTIES:

STRUCTURAL OR MECHANICAL:

1st OFFENSE	\$1,000.00
2nd OFFENSE	\$2,000.00
3rd OFFENSE	Pursuant to Florida Statute 489.127(2)(b)

The Violator may either: (1) PAY the civil penalty defined herein upon receipt of the citation at: City of Port St. Lucie, Building B, Contractor Licensing, 121 SW Port St. Lucie Blvd. 34984 Monday – Friday 8:00 a.m. – 4:30 p.m. (payment must be in cash, credit card, or certified funds and payable to the City of Port St. Lucie).
OR

(2) Request an administrative hearing within 10 days of receipt to contest the citation. Failure to either pay the citation or request a hearing within the time period set forth, shall be deemed to be a waiver of the right to contest the citation and additional penalties may be imposed. Subsequent violations may result in fines not to exceed the maximum as set forth by state statutes.

I REQUEST AN ADMINISTRATIVE HEARING within 10 days: (sign here)

FURTHERMORE, I UNDERSTAND ANY PERSON WHO WILLFULLY REFUSES TO SIGN AND ACCEPT A CITATION ISSUED BY A LICENSING INVESTIGATOR COMMITS A MISDEMEANOR OF THE SECOND DEGREE, PUNISHABLE AS PROVIDED IN s.775.082 or s.775.083.

Violator's Signature

Date Received

DARON SUBRYAN

5/15/25
Date of Citation

CONFIDENTIAL - SECURITY INFORMATION

THIS DOCUMENT CONTAINS INFORMATION OF A CONFIDENTIAL NATURE AND IS TO BE KEPT SECRET. IT IS TO BE DESTROYED WHEN NO LONGER REQUIRED.

IT IS THE POLICY OF THE UNITED STATES GOVERNMENT TO PROTECT THE CONFIDENTIALITY OF INFORMATION RELAYED TO IT BY OTHER GOVERNMENTS.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.

UNCLASSIFIED INFORMATION IS TO BE RELEASED TO THE PUBLIC ON REQUEST.

CLASSIFIED INFORMATION IS TO BE RELEASED TO THE PUBLIC ON REQUEST.

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UNCLASSIFIED INFORMATION IS TO BE RELEASED TO THE PUBLIC ON REQUEST.

Comp date : 6/5/25
CBA Hearing : 7/10/25

CITATION
City of Port St Lucie

CITATION#

32088

CERTIFIED MAIL#

9589 0710 5270 1698 9518 62

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 5/9/2025 at at the Location of 121 SW PORT ST LUCIE BLVD BLDG B

DESCRIPTION OF WORK PERFORMED:

ADVERTISING ELECTRICAL CONTRACTING

ISSUED TO	ASAEL I		ACEVEDO QUINONES	
	First	Middle	Last	
BUSINESS NAME	TREASURE HOME ER LLC		STREET	10994 SW ROWLEY WAY
CITY	PORT ST LUCIE	STATE	FL	ZIP 34987
DL#		DOB		PHONE# (863) 254-8099
				CERT/REG#

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

PENALTIES:

NON-STRUCTURAL OR NON-MECHANICAL:

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

PENALTIES:

STRUCTURAL OR MECHANICAL:

1st OFFENSE	\$1,000.00
2nd OFFENSE	\$2,000.00
3rd OFFENSE	Pursuant to Florida Statute 489.127(2)(b)

The Violator may either: (1) PAY the civil penalty defined herein upon receipt of the citation at: City of Port St. Lucie, Building B, Contractor Licensing, 121 SW Port St. Lucie Blvd. 34984 Monday – Friday 8:00 a.m. – 4:30 p.m. (payment must be in cash, credit card, or certified funds and payable to the City of Port St. Lucie).
OR

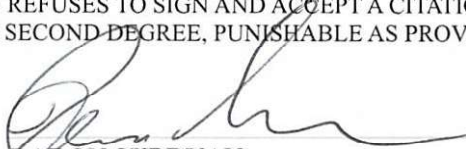
(2) Request an administrative hearing within 10 days of receipt to contest the citation. Failure to either pay the citation or request a hearing within the time period set forth, shall be deemed to be a waiver of the right to contest the citation and additional penalties maybe imposed. Subsequent violations may result in fines not to exceed the maximum as set forth by state statutes.

☒ I REQUEST AN ADMINISTRATIVE HEARING within 10 days: (sign here)

FURTHERMORE, I UNDERSTAND ANY PERSON WHO WILLFULLY REFUSES TO SIGN AND ACCEPT A CITATION ISSUED BY A LICENSING INVESTIGATOR COMMITS A MISDEMEANOR OF THE SECOND DEGREE, PUNISHABLE AS PROVIDED IN s.775.082 or s.775.083.

Violator's Signature

Date Received


DARON SUBRYAN

5/15/25
Date of Citation

221

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

ASAEL I ACEVEDO QUINONES
TREASURE HOME ER LLC
10994 SW ROWLEY WAY
PORT ST LUCIE, FL 34987

Citation(s) # 32088

Respondent

VIA CERTIFIED MAIL: 9589 0710 5270 1698 9490 81

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 October 2025 at 9:00 a.m.** in the Port St. Lucie Council Chambers, 121 SW Port St. Lucie Boulevard, Port St. Lucie, St. Lucie County, Florida, to establish findings of fact and conclusions of law for alleged Building Code Violations against the Respondent.

Those who do not speak English are required to bring your own translator. Los personas que no hablan ingles son requerido traer propio traductor. Moun san yo ki pa pale angle yo oblije mianun ou moun pou tradui.

Location(s) of Violation(s): N/A

It is imperative that the Respondent attends this quasi-judicial hearing and present evidence relating to the veracity of the allegations.

This hearing could result in the fine of **\$1,000.00 or \$2,000.00 per citation.**

PLEASE GOVERN YOURSELF ACCORDINGLY.

Certificate of Notice

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

**ASAEL I ACEVEDO
QUINONES**

herein on the

22nd

day of

July

2025

Isa Alvarez – Contractor Licensing Coordinator 7/22/25

6

d.
6

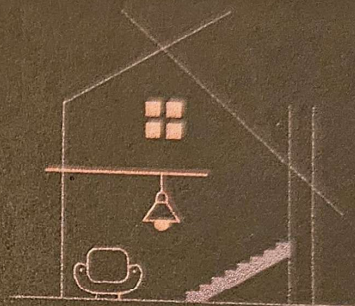
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- Electric Car Charger Installation
- Chandeliers, Recessed Lights
- Camera Installation
- Generator Interlock Installation
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- Garage Storage
- Handy Work



ASAEL ACEVEDO

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asaeli.acevedo@gmail.com



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223

Isa Alvarez

From: James Laponza
Sent: Thursday, May 15, 2025 7:33 AM
To: Daron Subryan
Subject: FW: Possible unlicensed activity
Attachments: 20250509_120238.jpg

From: John Dunn <jdecelectric@yahoo.com>
Sent: Friday, May 9, 2025 12:40 PM
To: James Laponza <JLaponza@cityofpsl.com>
Subject: Possible unlicensed activity

Good afternoon James,

Please see attched picture. Locally advertising electrical work and no known license in the orange peel gazette.

Thank you,

John Dunn
East Coast Electric
EC13007404
772-323-5953



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

Detail by Entity Name

Florida Limited Liability Company

TREASURE HOME ER LLC

Filing Information

Document Number L23000166192

FEI/EIN Number 92-3654271

Date Filed 04/03/2023

Effective Date 04/03/2023

State FL

Status ACTIVE

Principal Address

10994 SW ROWLEY WAY
PORT SAINT LUCIE, FL 34987

Changed: 04/30/2024

Mailing Address

10994 SW ROWLEY WAY
PORT SAINT LUCIE, FL 34987

Changed: 04/30/2024

Registered Agent Name & Address

ACEVEDO QUINONES, ASael I
10994 SW ROWLEY WAY
PORT SAINT LUCIE, FL 34987

Address Changed: 04/30/2024

Authorized Person(s) Detail

Name & Address

Title AMBR

ACEVEDO QUINONES, ASael I
10994 SW ROWLEY WAY
PORT SAINT LUCIE, FL 34987

Title SECR

ALGARIN, KEREN
10994 SW ROWLEY WAY
PORT SAINT LUCIE, FL 34987

Annual Reports

Report Year	Filed Date
2024	04/30/2024

Document Images

[04/30/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/03/2023 -- Florida Limited Liability](#)

[View image in PDF format](#)



Agenda Summary

2025-93

Agenda Date: 10/9/2025

Agenda Item No.: 11.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

Certification of Fine/Order to Lien

Edwin Santana

SANTANA POWER LLC

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

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

Executive Summary: Remaining Balance Owed \$1,000.00

Presentation Information: N/A

Staff Recommendation: Move that the Board impose the lien.

Alternate Recommendations:

1. Move that the Board amend the recommendation and impose the lien with conditions.
2. Move that the Board not accept the recommendation and provide staff with direction.

Attachments: EVIDENCE PACKAGE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

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



9590 9402 9237 4295 5250 12

2. Article Number (Transfer from service label)

9589 0710 5270 1698 9517 70

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

XE SANTANA

☐ Agent
☐ Addressee

B. Received by (Printed Name)

CJO VL

C. Date of Delivery

3/27/25

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

If YES, enter delivery address below: ☐ No

Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail

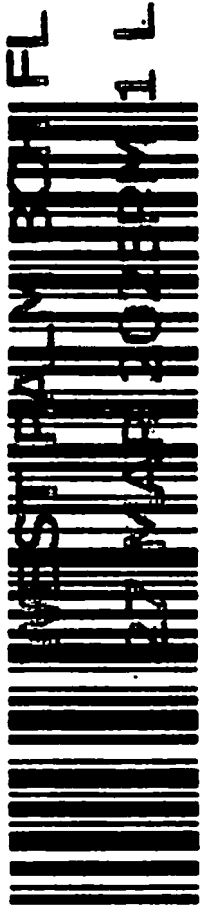
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Domestic Return Receipt

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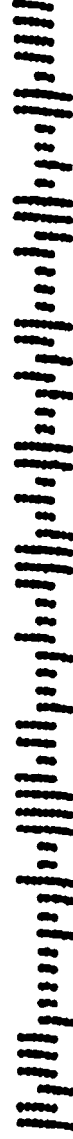
9590 9402 9237 4295 5250 12

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CONTRACTOR LICENSING

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



34-509999

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

CITATION

City of Port St Lucie

CITATION#

31985

CERTIFIED MAIL#

9589 0710 5270 1698 9517 70

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and has been observed on 2/20/2025 at the Location of 2592 SE BURTON ST

DESCRIPTION OF WORK PERFORMED:

CIRCUIT PANEL CHANGEOUT

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

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

PENALTIES:

NON-STRUCTURAL OR NON-MECHANICAL:

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

PENALTIES:

STRUCTURAL OR MECHANICAL:

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Violator's Signature

Date Received

DARON SUBRYAN

3/20/25
Date of Citation

Revised 08/27/2019

230

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

CITATION

City of Port St Lucie

CITATION#

31986

CERTIFIED MAIL#

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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)

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and has been observed on 2/11/2025 at the Location of 2592 SE BURTON ST

DESCRIPTION OF WORK PERFORMED:

CONTRACTING & PERFORMING ELECTRICAL SERVICE CHANGE

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

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PENALTIES:

NON-STRUCTURAL OR NON-MECHANICAL:

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

PENALTIES:

STRUCTURAL OR MECHANICAL:

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2nd OFFENSE	\$2,000.00
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Violator's Signature

Date Received

BARON SUBRYAN

3/20/25
Date of Citation

Revised 08/27/2019

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Doorbell installation

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Electric panel installation
- Circuit breaker repair

Doorbell repair

Electric installation or replacement

Electric panel repair

Electric repair

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Wire repair

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Light fixture repair

Outlet installation

Outlet repair

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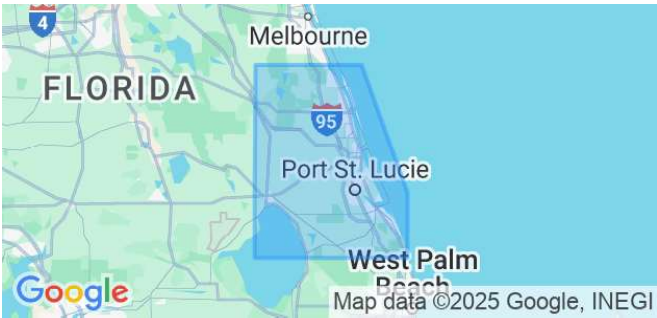
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Sat	Closed	
Sun	Closed	

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Q Electrical Repair

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Q Handyman

Q Lighting Stores

Q Electrician Residential

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Location

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Search reviews

10 reviews that are not currently recommended ▾

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**WM Customs**

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Yes

No

Maybe

**Machu Picchu Restaurant**

Do you recommend this business?

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- Air Conditioner Installation
- Air Conditioner Service
- Air Conditioning
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- Appliance Repair Service
- Architects
- Audio Video Installation
- Carpenter
- Ceiling Fan Repair
- Commercial Electricians

Service Categories in Port St. Lucie

- Doorbell Rep
- Electrical Pan
- Outlet Install
- Wiring Install

Trending in Port St. Lucie, FL

- Accountants
- Building Supp Florida
- Buy Here Pay Lucie, Florida
- Colonics in Po
- Departments St. Lucie, Flor
- Estate Liquid Florida

- Contractors
- Furnace Repa
- Electrical Contractors
- Landscaping
- Electrical Repair
- Painters in Po
- Electrical Supply
- Powder Coat
- Electrician Handyman
- Public Service
- Electrician Residential
- St. Lucie, Flor
- Ev Charging Stations
- Roofing in Po
- Fences & Gates
- Tax Services
- Furniture Repair
- Used Car Dea
- General Contractors
- Florida
- Generator Installation
- Window Repl
- Handyman
- Florida
- Heater Repair
- Home Builders
- Home Network Installation
- Home Repair
- Home Security Systems
- Hvac Repair
- It Services & Computer Repair
- Keys & Locksmiths
- Lamp Repair
- Licensed Electricians
- Lighting Fixtures & Equipment
- Lighting Stores
- Locksmith
- Painters

- Painting Contractors
- Plumbers
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Detail by Entity Name

Florida Limited Liability Company

SANTANA POWER LLC

Filing Information

Document Number L24000150130

FEI/EIN Number NONE

Date Filed 03/28/2024

Effective Date 03/27/2024

State FL

Status ACTIVE

Principal Address

1656 SE SANDIA DRIVE
PORT SAINT LUCIE, FL 34983 UN

Mailing Address

1656 SE SANDIA DRIVE
PORT SAINT LUCIE, FL 34983 UN

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

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

Title MGR

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

Annual Reports

No Annual Reports Filed

Document Images

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

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Florida Department of State, Division of Corporations

Isa Alvarez

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

FYI



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

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

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



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

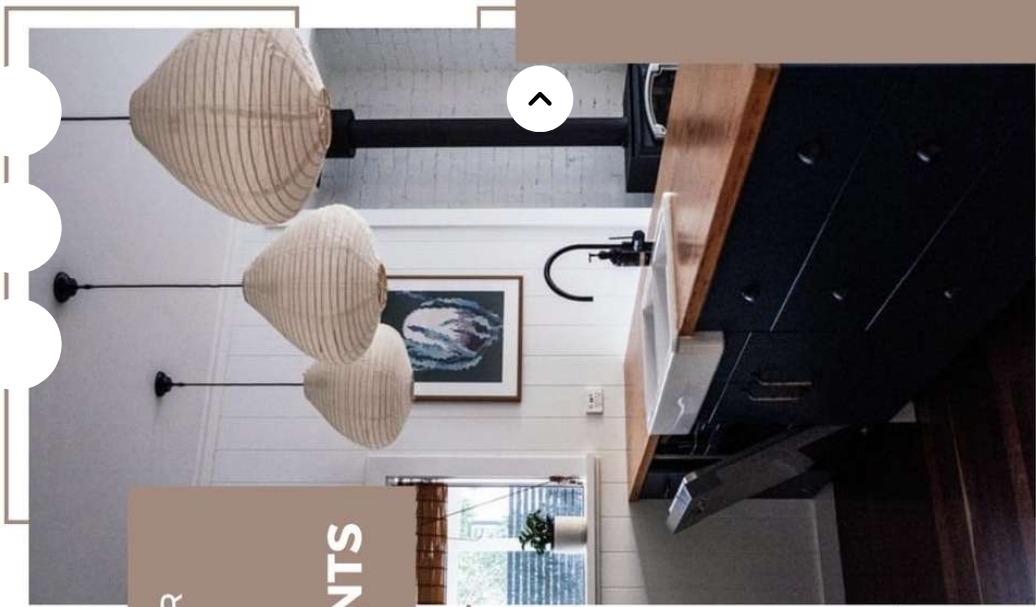
I'm sending over all emails with Kim Gesell.

Close

Photos for Santana Power

5 of 7

 **Santana Power** on Jul 13, 2024



Back to photos

 **SANTANA POWER**

ELECTRICAL HOME IMPROVEMENTS

Residential Electrical Services

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

CONTACT US

FOR MORE INFORMATION :

 santanapowerllc@santanapowerllc.net
 South Florida

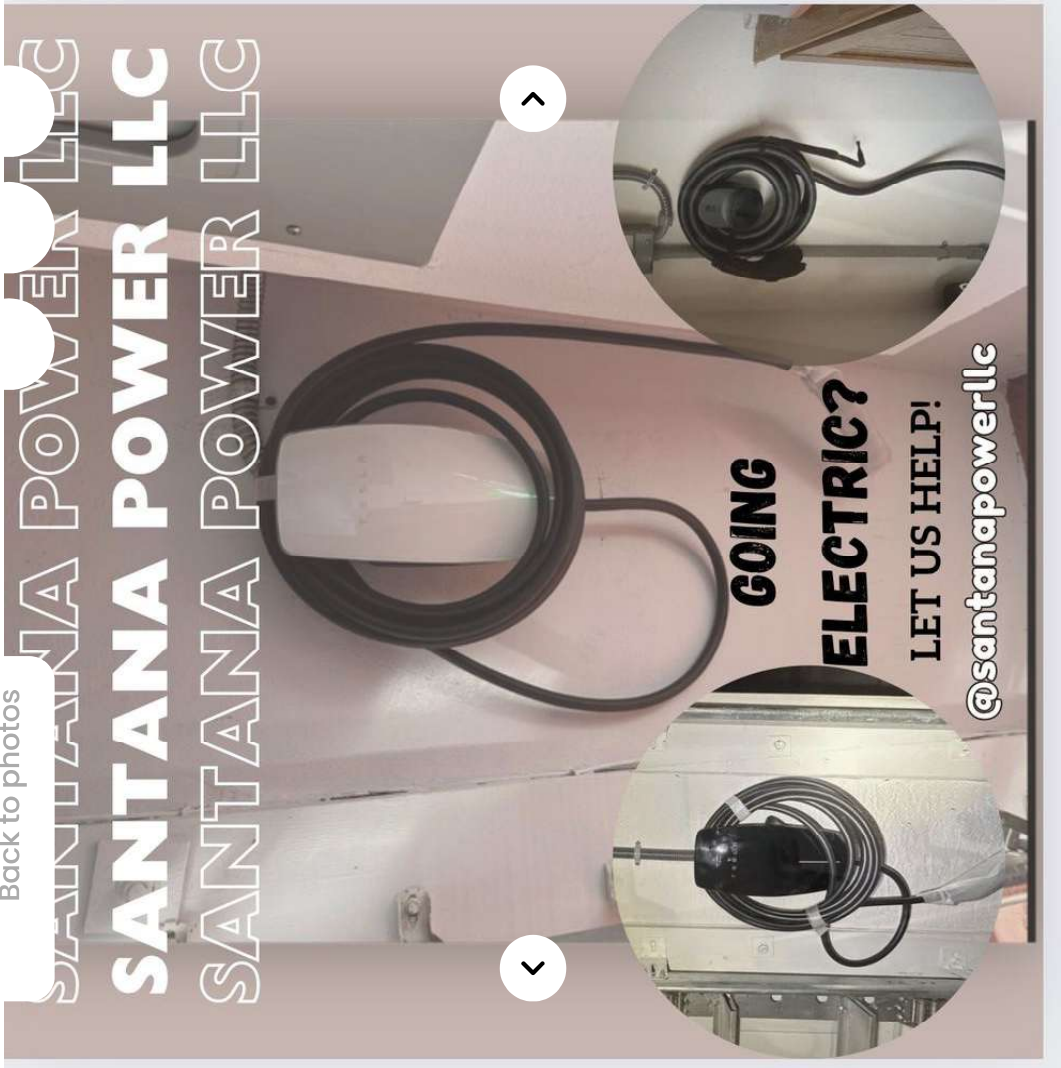
Close

Photos for Santana Power

3 of 7

Going electric? Let us help.

 **Santana Power** on Jul 13, 2024





Invoice

Invoice no.: 628

Invoice date: Jan 13, 2025

Due: Jan 14, 2025

From**SantanaPowerLLC/ CEI
EC13007709**Ed.santana087@gmail.com
7723421105**Bill to****John G CF**

+15616010933

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

Payment InstructionMake checks payable to:
SantanaPowerLLCBank Transfer:
Zelle (772)342-1105**Total: \$2,940.00**

Amount paid: \$2,940.00

Balance Due: \$0.00

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

Business signature
SantanaPowerLLC/ CEI EC13007709

Isa Alvarez

From: Kim Gesell <kimberlygesell@gmail.com>
Sent: Monday, March 17, 2025 4:50 PM
To: Juaneisha Crooms
Subject: Kimberly Gesell 2592 SE Burton St
Attachments: IMG_3433.jpeg; IMG_3431.jpeg; IMG_3426.jpeg; IMG_3427.jpeg

Ms. Crooms,

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

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

Thank you,
Kim Gesell

Isa Alvarez

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

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



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

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

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



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

Hey Anthony,

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

Juaneisha Crooms

Building Permit Specialist II

Building Department

o. 772-871-5036 e. jcrooms@cityofpsl.com

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



www.CityofPSL.com

How is my service? Please email buildingadmin@cityofpsl.com to submit your suggestions, comments, and feedback.

From: Kim Gesell <kimberlygesell@gmail.com>

Sent: Monday, March 17, 2025 4:50 PM

To: Juaneisha Crooms <jcrooms@cityofpsl.com>

Subject: Kimberly Gesell 2592 SE Burton St

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Thank you,
Kim Gesell

City of Port St Lucie Contractor Licensing
121 SW Port St Lucie Blvd, Bldg B
Port St. Lucie, FL 34984

CITY OF PORT ST. LUCIE
ST LUCIE COUNTY, FLORIDA

Petitioner

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

Citation(s) # 31985 & 31986

Respondent

VIA CERTIFIED MAIL: 9589 0710 5270 1698 9488 86

NOTICE OF CITATION ORDER HEARING

You are hereby notified that the City of Port St. Lucie Construction Board of Appeals has scheduled a hearing open to the public, on the **10th of July 2025 at 9:00 a.m.** in the Port St. Lucie Council Chambers, 121 SW Port St. Lucie Boulevard, Port St. Lucie, St. Lucie County, Florida, to establish findings of fact and conclusions of law for alleged Building Code Violations against the Respondent.

Those who do not speak English are required to bring your own translator. Los personas que no hablan ingles son requerido traer propio traductor. Moun san yo ki pa pale angle yo oblije mianun ou moun pou tradui.

Location(s) of Violation(s): 2592 SE BURTON ST

It is imperative that the Respondent attends this quasi-judicial hearing and present evidence relating to the veracity of the allegations.

This hearing could result in the fine of **\$1,000.00 or \$2,000.00 per citation.**

PLEASE GOVERN YOURSELF ACCORDINGLY.

Certificate of Notice

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

EDWIN SANTANA herein on the 26th day of June 2025

Isa Alvarez – Contractor Licensing Coordinator 6/26/25

Isa Alvarez

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

Thank you!

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

Kimberly Gesell

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

Inspections History

Address: 2592 SE BURTON ST

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

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

Contractor
Notes

Code Ref.

AM - ELECTRICIAN ON
VUIRTUAL - she wants
for inspection

Change Log

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

	Date
tion results email was sent to JOHNP@ELITEELECTRICANDAIR.COM ; ITEELECTRICANDAIR.COM ;;	3/17/2025 10:17:36 AM

How is my service? Please email buildingadmin@cityofpsl.com to submit your suggestions, comments, and feedback.

From: Kim Gesell <kimberlygesell@gmail.com>
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Subject: Kimberly Gesell 2592 SE Burton St

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Thank you,

Kim Gesell

Certified Mail: 9589 0710 5270 1698 9488 09
Regular Mail

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

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

Petitioner

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

July 11th, 2025

Citation: 31985 & 31986

Respondent

Location of Violation: 2592 SE BURTON 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.

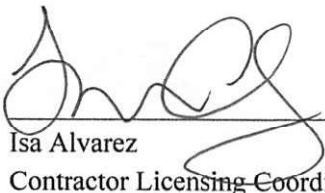
The civil penalty imposed shall be paid within 30 days (excluding weekends and holidays) of the execution of the attached order dated July 10th, 2025.

Failure to timely pay the civil penalty imposed by the order dated July 10, 2025, shall result in a Certification of Fine Hearing before the Construction Board of Appeals on **October 9th, 2025 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

2025-935

Agenda Date: 10/9/2025

Agenda Item No.: 11.b

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

Certification of Fine/Order to Lien

Edwin Santana

SANTANA POWER LLC

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

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

Executive Summary: Remaining Balance Owed \$1,000.00

Presentation Information: N/A

Staff Recommendation: Move that the Board impose the lien.

Alternate Recommendations:

1. Move that the Board amend the recommendation and impose the lien with conditions.
2. Move that the Board not accept the recommendation and provide staff with direction.

Attachments: EVIDENCE PACKAGE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

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



9590 9402 9237 4295 5250 12

2. Article Number (Transfer from service label)

9589 0710 5270 1698 9517 70

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

XE SANTANA

☐ Agent
☐ Addressee

B. Received by (Printed Name)

CJO VL

C. Date of Delivery

3/27/25

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

If YES, enter delivery address below: ☐ No

Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail

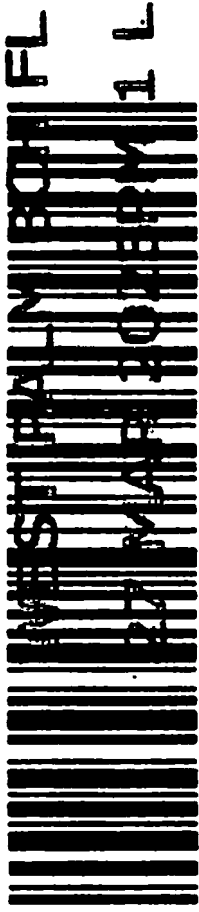
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery

(00)

Domestic Return Receipt

USPS TRACKING #



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

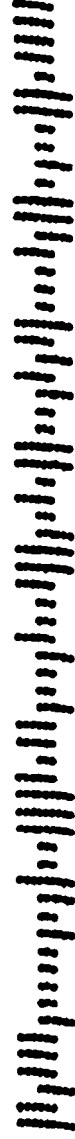
9590 9402 9237 4295 5250 12

**United States
Postal Service**

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

CONTRACTOR LICENSING

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



34-509993

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

CITATION

City of Port St Lucie

CITATION#

31985

CERTIFIED MAIL#

9589 0710 5270 1698 9517 70

This Citation is issued pursuant to City of Port St. Lucie Ordinance 150.530 and State of Florida Statute 489.127/531. THE ACT FOR WHICH THIS CITATION IS ISSUED SHALL CEASE IMMEDIATELY UPON RECEIPT OF THE CITATION.

The undersigned Licensing Investigator has just cause to believe that a violation of the Port St. Lucie Code Section 150.530 and Florida Statute 489.127/531 has occurred:

Falsely hold himself/herself or a business organization out as a licensee, certificate holder, or registrant or holder of a certificate of competency issued by the board;

Falsely impersonate a certificate holder or registrant or holder of a certificate of competency issued by the board;

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

Give false or forged evidence to the Board or a member thereof for the purpose of obtaining a certificate of competency;

Use or attempt to use a certificate, registration, or certificate of competency which as been suspended or revoked.

Engage in the business or act in the capacity of a contractor or advertise himself/herself or a business organization as available to engage in the business or act in the capacity of a contractor without being duly registered or certified or the holder of a certificate of competency;

Operate a business organization engaged in contracting after 60 days following the termination of its only qualifying agent without designating another primary qualifying agent;

Commence or perform work for which a building permit is required per Part IV of Chapter 553 without such building permits being in affect;

Willfully or deliberately disregard or violate any municipal ordinance relating to uncertified or unregistered contractor;

Act in the capacity of a contractor different from the scope of work for which the contractor is certified to perform;

Failed to secure required inspections;

Willfully or deliberately obtaining or attempting to obtain a permit for an entity unregistered or unlicensed;

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

Use the name or title "electrical contractor" or "alarm system contractor" or words to that effect, or advertise himself or herself or a business organization as available to practice electrical or alarm system contracting, when the person is not then the holder of a valid certification or registration issued pursuant to this part.

and has been observed on 2/20/2025 at the Location of 2592 SE BURTON ST

DESCRIPTION OF WORK PERFORMED:

CIRCUIT PANEL CHANGEOUT

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

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

PENALTIES:

NON-STRUCTURAL OR NON-MECHANICAL:

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

PENALTIES:

STRUCTURAL OR MECHANICAL:

1st OFFENSE	\$1,000.00
2nd OFFENSE	\$2,000.00
3rd OFFENSE	Pursuant to Florida Statute 489.127(2)(b)

The Violator may either: (1) PAY the civil penalty defined herein upon receipt of the citation at: City of Port St. Lucie, Building B, Contractor Licensing, 121 SW Port St. Lucie Blvd. 34984 Monday – Friday 8:00 a.m. – 4:30 p.m. (payment must be in cash, credit card, or certified funds and payable to the City of Port St. Lucie).
OR

(2) Request an administrative hearing within 10 days of receipt to contest the citation. Failure to either pay the citation or request a hearing within the time period set forth, shall be deemed to be a waiver of the right to contest the citation and additional penalties may be imposed. Subsequent violations may result in fines not to exceed the maximum as set forth by state statutes.

I REQUEST AN ADMINISTRATIVE HEARING within 10 days: (sign here)

FURTHERMORE, I UNDERSTAND ANY PERSON WHO WILLFULLY REFUSES TO SIGN AND ACCEPT A CITATION ISSUED BY A LICENSING INVESTIGATOR COMMITS A MISDEMEANOR OF THE SECOND DEGREE, PUNISHABLE AS PROVIDED IN s.775.082 or s.775.083.

Violator's Signature

Date Received

DARON SUBRYAN

3/20/25
Date of Citation

Revised 08/27/2019

263

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

CITATION

City of Port St Lucie

CITATION#

31986

CERTIFIED MAIL#

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and has been observed on 2/11/2025 at the Location of 2592 SE BURTON ST

DESCRIPTION OF WORK PERFORMED:

CONTRACTING & PERFORMING ELECTRICAL SERVICE CHANGE

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

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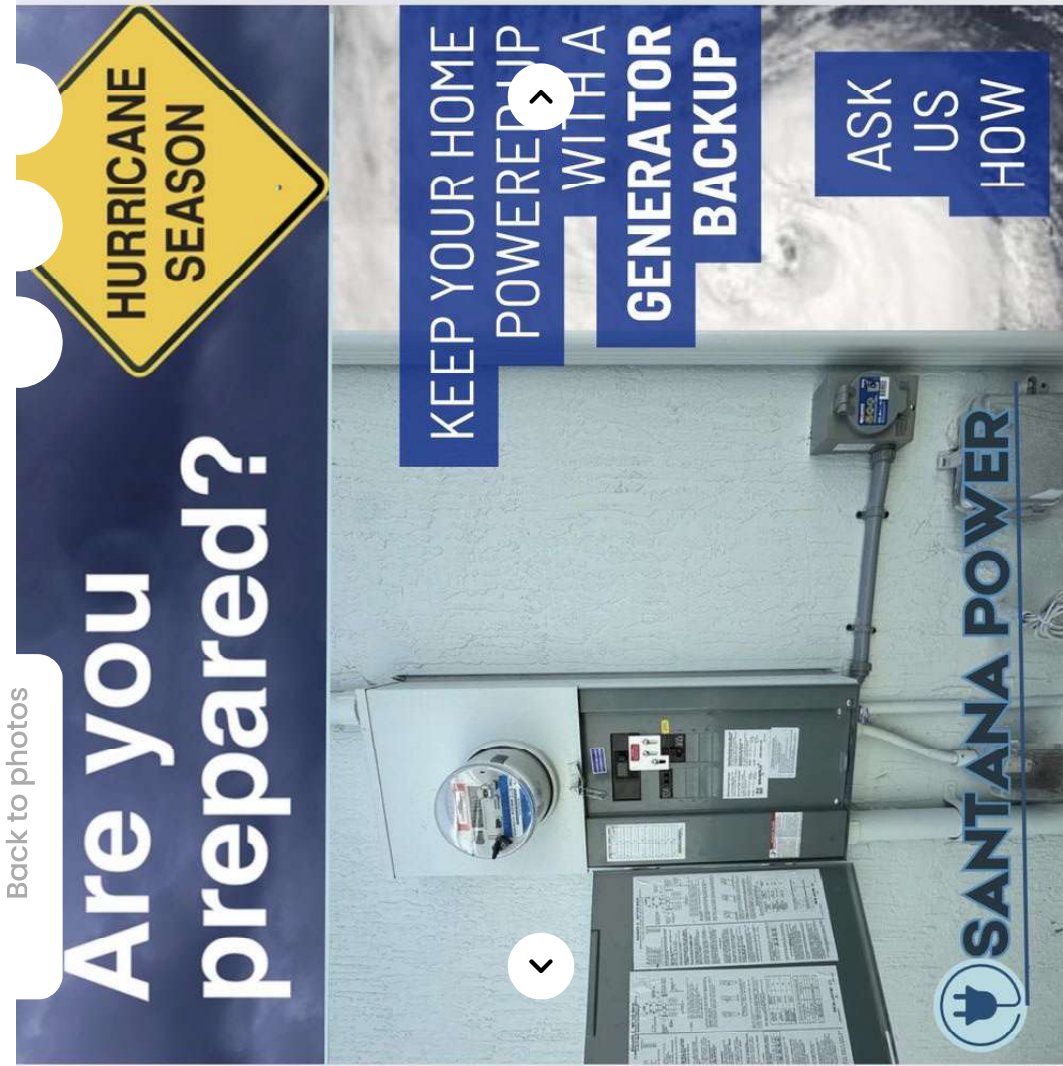
Date Received

BARON SUBRYAN

3/20/25
Date of Citation

Revised 08/27/2019

Close



Photos for Santana Power

4 of 7

Get hurricane ready

 **Santana Power** on Jul 13, 2024



Santana Power

Unclaimed ⓘ • Electricians

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

Write a review

 Add photo

 Share

 Save

Photos & videos

See all 7 photos



Services Offered

Verified by Business ✓

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

Electric repair

Wire installation

Wire repair

Light fixture installation

Light fixture repair

Outlet installation

Outlet repair

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Stott Brothers Electric

★★★★☆ 4.6 (11 reviews)

📍 1.9 miles away from Se

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



Yard Lites

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

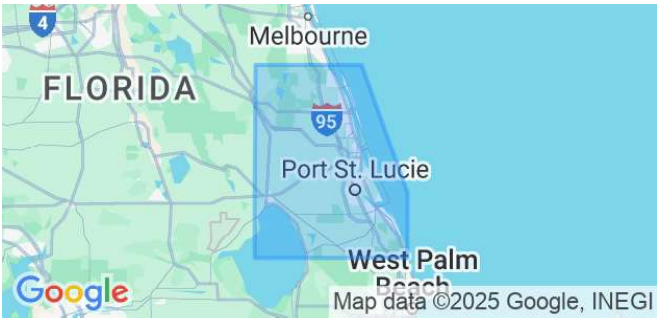
About the Business

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

[Read more](#)

Location & Hours

[Suggest a](#)



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

Ask the Community

Ask a que

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

People also searched for

Q Generator Repair

Q Electrical Repair

Q Outdoor Lighting

Q Handyman

Q Lighting Stores

Q Electrician Residential

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i

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

**Username**

Location

0 0 0



Select your rating

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

Yelp Sort ▾

Filter by rating ▾

Search reviews

10 reviews that are not currently recommended ▾

Find reviews useful? Help others by sharing your experience.

**WM Customs**

Do you recommend this business?

Yes

No

Maybe

**Machu Picchu Restaurant**

Do you recommend this business?

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

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in Electricians

**24/7 Electricians That Care**

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

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- Plumbers
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- Gyms

Other Electricians Nearby

Find more Electricians near Santana Power

Related Searches in Port St. Lucie, FL

- 24 Hour Plumbers
- Air Conditioner Installation
- Air Conditioner Service
- Air Conditioning
- Air Duct Cleaning
- Appliance Installation
- Appliance Repair Service
- Architects
- Audio Video Installation
- Carpenter
- Ceiling Fan Repair
- Commercial Electricians

Service Categories in Port St. Lucie

- Doorbell Rep
- Electrical Pan
- Outlet Install
- Wiring Install

Trending in Port St. Lucie, FL

- Accountants
- Building Supp Florida
- Buy Here Pay Lucie, Florida
- Colonics in Po
- Departments St. Lucie, Flor
- Estate Liquid Florida

Contractors	Furnace Repa
Electrical Contractors	Landscaping
Electrical Repair	Painters in Po
Electrical Supply	Powder Coat
Electrician Handyman	Public Service
Electrician Residential	St. Lucie, Flor
Ev Charging Stations	Roofing in Po
Fences & Gates	Tax Services
Furniture Repair	Used Car Dea
General Contractors	Florida
Generator Installation	Window Repl
Handyman	Florida
Heater Repair	
Home Builders	
Home Network Installation	
Home Repair	
Home Security Systems	
Hvac Repair	
It Services & Computer Repair	
Keys & Locksmiths	
Lamp Repair	
Licensed Electricians	
Lighting Fixtures & Equipment	
Lighting Stores	
Locksmith	
Painters	

- Painting Contractors
- Plumbers
- Refrigerator Repair
- Remodeling Contractors
- Roofing
- Security Camera Installation
- Security Systems
- Solar Companies
- Solar Installation
- Stair Railings
- Tv Installation
- Tv Mounting

People Also Viewed



Tradition Electric



10

Electricians

Imperium Electric



12

Electricians, Security Systems, Generator Installation/Repair

SHS Electrician



4

Electricians

About

- About Yelp
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- Investor Relations
- Trust & Safety
- Content Guidelines
- Accessibility Statement
- Terms of Service
- Privacy Policy
- Ad Choices
- Your Privacy Choices

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- Developers
- RSS

Yelp for Business

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- Advertise on Yelp
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- Table Management
- Business Success Stories
- Business Support
- Yelp Blog for Business
- Yelp Data for B2B
- Yelp Data for B2C

Languages

English ▾

Cities

Explore a City ▾

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

Detail by Entity Name

Florida Limited Liability Company

SANTANA POWER LLC

Filing Information

Document Number L24000150130

FEI/EIN Number NONE

Date Filed 03/28/2024

Effective Date 03/27/2024

State FL

Status ACTIVE

Principal Address

1656 SE SANDIA DRIVE
PORT SAINT LUCIE, FL 34983 UN

Mailing Address

1656 SE SANDIA DRIVE
PORT SAINT LUCIE, FL 34983 UN

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

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

Title MGR

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

Annual Reports

No Annual Reports Filed

Document Images

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

[View image in PDF format](#)

Florida Department of State, Division of Corporations

Isa Alvarez

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

FYI



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

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

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



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

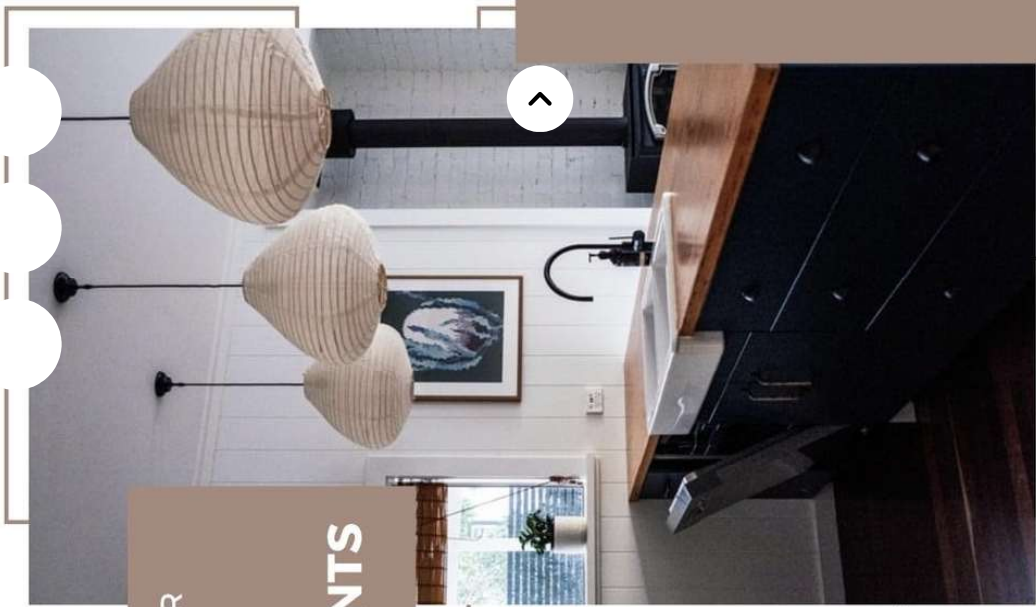
I'm sending over all emails with Kim Gesell.

Close

Photos for Santana Power

5 of 7

 **Santana Power** on Jul 13, 2024



Back to photos

 **SANTANA POWER**

ELECTRICAL HOME IMPROVEMENTS

Residential Electrical Services

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

CONTACT US

FOR MORE INFORMATION :
santanapowerllc@santanapowerllc.net
South Florida

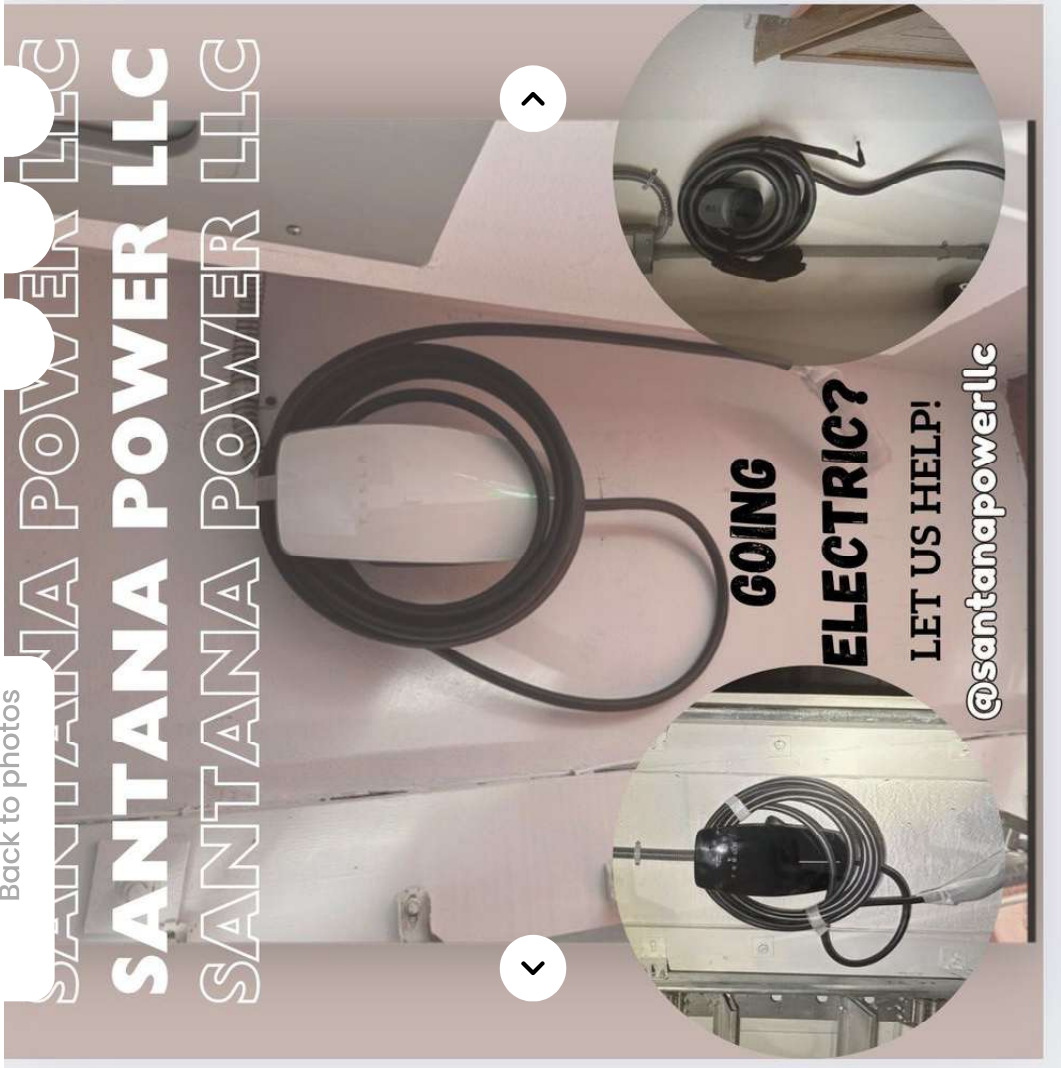
Close

Photos for Santana Power

3 of 7

Going electric? Let us help.

 **Santana Power** on Jul 13, 2024





Invoice

Invoice no.: 628

Invoice date: Jan 13, 2025

Due: Jan 14, 2025

From**SantanaPowerLLC/ CEI
EC13007709**Ed.santana087@gmail.com
7723421105**Bill to****John G CF**

+15616010933

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

Payment InstructionMake checks payable to:
SantanaPowerLLCBank Transfer:
Zelle (772)342-1105**Total: \$2,940.00**

Amount paid: \$2,940.00

Balance Due: \$0.00

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

Business signature
SantanaPowerLLC/ CEI EC13007709

Isa Alvarez

From: Kim Gesell <kimberlygesell@gmail.com>
Sent: Monday, March 17, 2025 4:50 PM
To: Juaneisha Crooms
Subject: Kimberly Gesell 2592 SE Burton St
Attachments: IMG_3433.jpeg; IMG_3431.jpeg; IMG_3426.jpeg; IMG_3427.jpeg

Ms. Crooms,

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

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

Thank you,
Kim Gesell

Isa Alvarez

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

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



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

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

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



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

Hey Anthony,

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

Juaneisha Crooms

Building Permit Specialist II

Building Department

o. 772-871-5036 e. jcrooms@cityofpsl.com

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



www.CityofPSL.com

How is my service? Please email buildingadmin@cityofpsl.com to submit your suggestions, comments, and feedback.

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

Ms. Crooms,

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

Thank you,
Kim Gesell

City of Port St Lucie Contractor Licensing
121 SW Port St Lucie Blvd, Bldg B
Port St. Lucie, FL 34984

CITY OF PORT ST. LUCIE
ST LUCIE COUNTY, FLORIDA

Petitioner

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

Citation(s) # 31985 & 31986

Respondent

VIA CERTIFIED MAIL: 9589 0710 5270 1698 9488 86

NOTICE OF CITATION ORDER HEARING

You are hereby notified that the City of Port St. Lucie Construction Board of Appeals has scheduled a hearing open to the public, on the **10th of July 2025 at 9:00 a.m.** in the Port St. Lucie Council Chambers, 121 SW Port St. Lucie Boulevard, Port St. Lucie, St. Lucie County, Florida, to establish findings of fact and conclusions of law for alleged Building Code Violations against the Respondent.

Those who do not speak English are required to bring your own translator. Los personas que no hablan ingles son requerido traer propio traductor. Moun san yo ki pa pale angle yo oblije mianun ou moun pou tradui.

Location(s) of Violation(s): 2592 SE BURTON ST

It is imperative that the Respondent attends this quasi-judicial hearing and present evidence relating to the veracity of the allegations.

This hearing could result in the fine of **\$1,000.00 or \$2,000.00 per citation.**

PLEASE GOVERN YOURSELF ACCORDINGLY.

Certificate of Notice

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

EDWIN SANTANA herein on the 26th day of June 2025

Isa Alvarez – Contractor Licensing Coordinator 6/26/25

Isa Alvarez

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

Thank you!

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

Kimberly Gesell

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

Inspections History

Address: 2592 SE BURTON ST

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

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

Contractor
Notes

Code Ref.

AM - ELECTRICIAN ON
VUIRTUAL - she wants
for inspection

Change Log

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

	Date
tion results email was sent to JOHNP@ELITEELECTRICANDAIR.COM ; ITEELECTRICANDAIR.COM ;;	3/17/2025 10:17:36 AM

How is my service? Please email buildingadmin@cityofpsl.com to submit your suggestions, comments, and feedback.

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

Ms. Crooms,

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

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

Thank you,

Kim Gesell

Certified Mail: 9589 0710 5270 1698 9488 09
Regular Mail

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

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

Petitioner

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

July 11th, 2025

Citation: 31985 & 31986

Respondent

Location of Violation: 2592 SE BURTON 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.

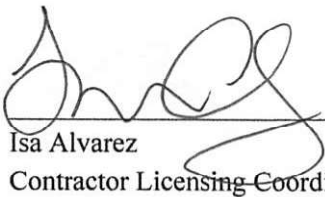
The civil penalty imposed shall be paid within 30 days (excluding weekends and holidays) of the execution of the attached order dated July 10th, 2025.

Failure to timely pay the civil penalty imposed by the order dated July 10, 2025, shall result in a Certification of Fine Hearing before the Construction Board of Appeals on **October 9th, 2025 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

2025-936

Agenda Date: 10/9/2025

Agenda Item No.: 11.c

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

Certification of Fine/Order to Lien

TIFFANY BLANTON

DIAMOND CONSTRUCTION SERVICES OF SOUTH FLORIDA, LLC

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

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

Executive Summary: Remaining Balance Owed \$1,000.00

Presentation Information: N/A

Staff Recommendation: Move that the Board impose the lien.

Alternate Recommendations:

1. Move that the Board amend the recommendation and impose the lien with conditions.
2. Move that the Board not accept the recommendation and provide staff with direction.

Attachments: EVIDENCE PACKAGE

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

CITATION

City of Port St Lucie

CITATION#

32009

CERTIFIED MAIL#

9589 0710 5720 1698 9517 87

This Citation is issued pursuant to City of Port St. Lucie Ordinance 150.530 and State of Florida Statute 489.127/531. THE ACT FOR WHICH THIS CITATION IS ISSUED SHALL CEASE IMMEDIATELY UPON RECEIPT OF THE CITATION.

The undersigned Licensing Investigator has just cause to believe that a violation of the Port St. Lucie Code Section 150.530 and Florida Statute 489.127/531 has occurred:

- ☐ Falsely hold himself/herself or a business organization out as a licensee, certificate holder, or registrant or holder of a certificate of competency issued by the board;
- ☐ Falsely impersonate a certificate holder or registrant or holder of a certificate of competency issued by the board;
- ☐ Present as his/her own the certificate, registration, or certificate of competency of another;
- ☐ Give false or forged evidence to the Board or a member thereof for the purpose of obtaining a certificate of competency;
- ☐ Use or attempt to use a certificate, registration, or certificate of competency which has been suspended or revoked.
- ☒ Engage in the business or act in the capacity of a contractor or advertise himself/herself or a business organization as available to engage in the business or act in the capacity of a contractor without being duly registered or certified or the holder of a certificate of competency;
- ☐ Operate a business organization engaged in contracting after 60 days following the termination of its only qualifying agent without designating another primary qualifying agent;
- ☐ Commence or perform work for which a building permit is required per Part IV of Chapter 553 without such building permits being in effect;
- ☐ Willfully or deliberately disregard or violate any municipal ordinance relating to uncertified or unregistered contractor;
- ☐ Act in the capacity of a contractor different from the scope of work for which the contractor is certified to perform;
- ☐ Failed to secure required inspections;
- ☐ Willfully or deliberately obtaining or attempting to obtain a permit for an entity unregistered or unlicensed;
- ☐ Practice contracting unless the person is certified or registered (ELECTRICAL)
- ☐ Use the name or title "electrical contractor" or "alarm system contractor" or words to that effect, or advertise himself or herself or a business organization as available to practice electrical or alarm system contracting, when the person is not then the holder of a valid certification or registration issued pursuant to this part.

and has been observed on 3/18/2025 at the Location of 981 SW HAAS AVE

DESCRIPTION OF WORK PERFORMED:

GENERAL CONTRACTING

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

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

PENALTIES:

NON-STRUCTURAL OR NON-MECHANICAL:

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

PENALTIES:

STRUCTURAL OR MECHANICAL:

1st OFFENSE	\$1,000.00
2nd OFFENSE	\$2,000.00
3rd OFFENSE	Pursuant to Florida Statute 489.127(2)(b)

The Violator may either: (1) PAY the civil penalty defined herein upon receipt of the citation at: City of Port St. Lucie, Building B, Contractor Licensing, 121 SW Port St. Lucie Blvd. 34984 Monday – Friday 8:00 a.m. – 4:30 p.m. (payment must be in cash, credit card, or certified funds and payable to the City of Port St. Lucie).
OR

(2) Request an administrative hearing within 10 days of receipt to contest the citation. Failure to either pay the citation or request a hearing within the time period set forth, shall be deemed to be a waiver of the right to contest the citation and additional penalties may be imposed. Subsequent violations may result in fines not to exceed the maximum as set forth by state statutes.

I REQUEST AN ADMINISTRATIVE HEARING within 10 days: (sign here)

FURTHERMORE, I UNDERSTAND ANY PERSON WHO WILLFULLY REFUSES TO SIGN AND ACCEPT A CITATION ISSUED BY A LICENSING INVESTIGATOR COMMITS A MISDEMEANOR OF THE SECOND DEGREE, PUNISHABLE AS PROVIDED IN s.775.082 or s.775.083.

Violator's Signature

Date Received

JAMES LAPONZA

Date of Citation

Revised 08/27/2019

294

Certified Mail: 9589 0710 5270 1698 9488 93
Regular Mail

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

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

Petitioner

TIFFANY BLANTON
7504 OCALA AVENUE
FT PIERCE, FL 34951

July 11th, 2025

Citation: 32009

Respondent

Location of Violation: 981 SW HAAS AVE

NOTICE OF CERTIFICATION OF LIEN HEARING

A civil penalty for the amount of **\$1,000.00** 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 July 10th, 2025.

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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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TIFFANY BLANTON
 AMOND CONSTRUCTION SERVICES OF SOUTH FLORIDA, LLC
 7504 OCALA AVENUE
 FT PIERCE, FL 34951
 3200 CBA COF NOTICE 10/9/25



9590 9402 9237 4295 5273 44

2. Article Number (Transfer from service label)

9589 0710 5270 1698 9488 93

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Tiffany Blanton

☐ Agent
☒ Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

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

ES, enter delivery address below: ☐ No

Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

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

red Mail

red Mail Restricted Delivery
 - \$500)

Domestic Return Receipt

USPS TRACKING#



9590 9402 9237 4295 5273 44

**United States
Postal Service**

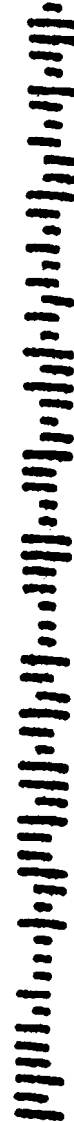
MIAMI FL 330
JUL 025 PM 6 L

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

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

CONTRACTOR LICENSING
City of Port St. Lucie
Building Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

34984-509999



City of Port St Lucie Contractor Licensing
121 SW Port St Lucie Blvd, Bldg B
Port St. Lucie, FL 34984

CITY OF PORT ST. LUCIE
ST LUCIE COUNTY, FLORIDA

Petitioner

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

Citation(s) # 32009

Respondent

VIA CERTIFIED MAIL: 9589 0710 5270 1698 9488 79

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It is imperative that the Respondent attends this quasi-judicial hearing and present evidence relating to the veracity of the allegations.

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Certificate of Notice

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TIFFANY BLANTON herein on the 26th day of June 2025

Isa Alvarez – Contractor Licensing Coordinator 6/26/25

Isa Alvarez

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

Hello,

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

"ENGAGE IN THE BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR OR ADVERTISE HIMSELF/HERSELF OR A BUSINESS ORGANIZATION AS AVAILABLE TO ENGAGE IN THE BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR WITHOUT BEING DULY REGISTERED OR CERTIFIED OR A HOLDER OF A CERTIFICATE OF COMPETENCY."

The complete case file is attached.

Thank you,



Isa Alvarez

Contractor Licensing Coordinator

Building Department

o. 772-873-6371

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

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



How is my service? Please email buildingadmin@cityofpsl.com to submit your suggestions, comments and feedback.

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

Contractor Licensing,

Can you assist?

Thank you,



Melissa A Baker

Senior Permit Specialist

Building Department

o. 772-871-5132

d. 772-344-4199

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

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



From: Janet Palmer <JPalmer@cityofpsl.com>

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

To: permitting <permitting@cityofpsl.com>

Subject: 981 SW Haas Ave

Hello,

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

Thank you,

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

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

**Jennifer Davis****1601 SE South Niemeyer Circle****Port St. Lucie, FL 34952****Phone: 772-335-9550****Fax: 772-335-9554****Email: j.davis@cardinalroofing.com**

Packet
2

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

Hi Karen,

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

Paul Maceli
518-465-7260

Sent from the all new AOL app for iOS



Maceli, Paul roof quote.pdf
715.3kB

11/21/2024

NEW

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

ROOFING ESTIMATE 11-21-24 + NO ORDER PLACED

RE: Maceli / Rubin order confirmation (Cardinal)

P-1

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

To: acoustict@aol.com

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

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

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

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

Paul Maceli

518-465-7260

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

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

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

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

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

P-3

BRUNNEN OFFICE
BRUNNEN NEW JERSEY
1000 1000



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

BRUNNEN OFFICE
BRUNNEN NEW JERSEY
1000 1000

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

Revised: November 21, 2024

email: acoustict@aol.com

SHINGLE ROOF QUOTE

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

TOTAL: \$6,600.00

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

ROOF COMPLETE: \$3,300.00

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

Respectfully Submitted,

Bruce Roessner

Bruce Roessner
Sales/Estimator

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

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

106
63-1482570
318

8/23/24 Date

Pay to the Order of Diamond Construction Services \$ 2653.75

Two thousand Fifty three dollars, 75/100 Dollars

TD Bank
America's Most Convenient Bank®
For Ref 7/10/24

Paul Maceli

Photo
Safe
Deposit
Certificates on hand

1-800-N.A.

#106

08/23

\$2,653.75

1/2 of \$5,307.50

P-4

91

Case 3:20-cv-0004

Tiffany Rubin Sale Text 7/18/24

100%

Paul Nunzio Maceli, Tiffany...

Thu, Jul 18 at 6:32 PM

Tiffany Blanton

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

Congratulations to you!

100%

Paul Nunzio Maceli, Tiffany...

Tiffany Blanton

Your very welcome

Thu, Jul 18 at 1:52 PM

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

Tiffany Blanton

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

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

100%

Paul Nunzio Maceli, Tiffany...

Tiffany Blanton

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

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

Paul Nunzio Maceli, Tiffany...

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

Rise and shine
For clarification are you saying the house will be done by the bank loan extension date?
I think it was either 8/15 or 8/16.
The construction schedule we have was 7/15/24.
Thank you!

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

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

PURCHASE OF BUSINESS ASSETS AGREEMENT

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

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

BACKGROUND

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

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

1. Definitions

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

2. Sale

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

3. Purchase Price

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

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

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

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

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

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

4. New Clients

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

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

5. Transfer of Construction Jobs

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

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

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

Seller's Representations and Warranties

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

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

10. Purchaser's Representations and Warranties

The Purchaser represents and warrants to the Seller the following:

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

Conditions Precedent to be Performed by the Purchaser

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

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

15. Conditions Precedent to be Performed by the Seller

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

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

16. Conditions Precedent Not Satisfied

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

17. Non-Assumption of Liabilities

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

R-6

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

18. Notices

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

19. Expenses/Costs

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

20. Confidentiality

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

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

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

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

R-8

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

Lawrence Schechter for Rubin Homes, Inc.

WITNESS: _____ Per: _____



Tiffany Blanton for Diamond Construction
Services of South Florida, LLC

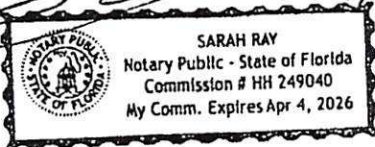
WITNESS: Kati Carrigan Per: Kathryn Carrigan

State of Florida County of St Lucie

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



9/20/2024



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



Department of Business
& Professional Regulation

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3:04:25 PM 3/17/2025

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

Search Results - 1 Records

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

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

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

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

[Back](#)
[New Search](#)

* denotes

Main Address - This address is the Primary Address on file.

Mailing Address - This is the address where the mail associated with a particular license will be sent (if different from the Main or License Location addresses).

License Location Address - This is the address where the place of business is physically located.

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

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1



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Detail by Entity Name

Florida Limited Liability Company

DIAMOND CONSTRUCTION SERVICES OF SOUTH FLORIDA, LLC

Filing Information

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

Principal Address

7504 OCALA AVENUE
FORT PIERCE, FL 34951

Mailing Address

7504 OCALA AVENUE
FORT PIERCE, FL 34951

Registered Agent Name & Address

BLANTON, TIFFANY
7504 OCALA AVENUE
FORT PIERCE, FL 34951

Name Changed: 04/18/2024

Authorized Person(s) Detail

Name & Address

Title MGR

BLANTON, TIFFANY
7504 OCALA AVENUE
FORT PIERCE, FL 34951

Annual Reports

Report Year	Filed Date
2024	04/18/2024

Document Images

QUOTE

N-1

Good afternoon!

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

The labor to install is an additional \$1000.

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

Please let me know which direction you would like to go

DOORS TRIM

Solid \$4881.75

~~Hollow \$4349.94~~

NOT SURE
THIS APPLIES

+ 1000.00 INSTAL

 5881.73 TOTAL

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

Standard vs 1st choice +\$75 per door x 5

INT / FRONT

DOOR HARDWARE

Quotation N-2



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

 Quote No **1510525**
 Quote Date **05/20/2024**

Invoice Address

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

Delivery Address

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

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


Page 1 of 1

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

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

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

Buyer _____

Date _____

Date _____

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

DOORS & TRIM SOLID

N-3

Quotation



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

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

Invoice Address

Prepaid Ruben Custom Homes
 1237 SE Indian St
 Suite 101
 Stuart, Florida, 34997

Delivery Address

981 SW HAAS AVE
 Prepaid Ruben Custom Homes
 981 SW HAAS AVE
 PORT SAINT LUCIE, Florida

Customer

Prepaid Ruben Custom

Your Ref

SC INT

Delivery

On 05/20/2024

Date printed:

5/20/2024

Valid until:

6/20/2024

Created by:



Page 1 of 2

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

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

Quotation



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

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

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

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

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



Page 2 of 2

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

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

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

Buyer _____

Date _____

Date _____

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

N-5

Door/Trim money request 1

Paul Nunzio Maceli & Kat...

Wed, Jun 12 at 2:02 PM

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

Wed, Jun 12 at 3:30 PM

Katie Corrigan

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

I sent it over

Thu, Jun 13 at 9:40 AM

Katie Corrigan

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

Fri, Jun 14 at 8:32 AM

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

Door/Trim money request 2

Paul Nunzio Maceli & Kat...

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

I sent it over

Thu, Jun 13 at 9:40 AM

Katie Corrigan

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

Fri, Jun 14 at 8:32 AM

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

Katie Corrigan

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

It will be me! **

Paul Nunzio Maceli & Husband

I will be at the house: see you then!

Wed, Jun 26 at 7:22 AM

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

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



Fit to Height



10 20

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

104

63-1482-970
318

6-13-2024

Date

Pay to the
Order of

DIAMOND CONSTRUCTION SERVICES

\$ 2,940.86

TWO THOUSAND NINE HUNDRED FORTY & 86/100

Dollars

Please
Safe
Deposit
Covers all fees

D Bank

America's Most Convenient Bank

For DOORS, TRIM + INSTALL 7/01588173

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



Fit to Height



10 20

For Deposit Only - JPMC

CHECK BOX FOR MOBILE REMOTE DEPOSIT

WRITE NAME OF FINANCIAL INSTITUTION ON THE FRONT

Raul Maceli

Security Features exceed industry standards and include:

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

Do not cash if:

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



N-7

Invoice



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

BILL TO

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

SHIP TO

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

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

DUE UPON RECEIPT
 50%

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

50% due upon receipt

SUBTOTAL	5,881.73
TAX	0.00
TOTAL	5,881.73
PAYMENT	2,940.86
BALANCE DUE	\$2,940.87

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

Good morning,

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

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

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

Please reach out if I can provide any additional information.

Thank you,



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

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

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





CERTIFIED MAIL®



WEST PALM BCH FL 334

442-013-3M



quadiënt

FIRST-CLASS MAIL
IM!

\$009.64⁰

04/04/2025 ZIP 34984
043M31222068

US POSTAGE

9589 0710 5270 1698 9517 87

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

ANNEXE 331 DE 1 0005/02/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

152

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陈生良先生对本书的审阅

[illegible]

2-4/7/25 ✓
2-11/✓
2-11/✓

324

USE RIGHT

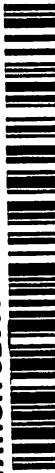
SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

CITATION 32009 - COMPLIANCE DATE 4/21/25



9590 9402 9237 4295 5261 18

2. Article Number (Transfer from service label)

9589 0710 5270 1698 9517 87

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature		☐ Agent
X		☐ Addressee
B. Received by (Printed Name)	C. Date of Delivery	
D. Is delivery address different from item 1? ☐ Yes		
S, enter delivery address below: ☐ No		

Type	☐ Priority Mail Express®
☐ Adult Signature	☐ Registered Mail™
☐ Adult Signature Restricted Delivery	☐ Registered Mail Restricted Delivery
☐ Certified Mail®	☐ Signature Confirmation™
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery	☐ Restricted Delivery
☐ Collect on Delivery Restricted Delivery	
☐ Insured Mail	
☐ Mail Restricted Delivery	

Domestic Return Receipt