

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, January 9, 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 Illg at 9:00 AM on January 9, 2025, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Isa Alvarez, Contractor Licensing Coordinator, explained the purpose and procedures of this Board and the process for applicants to be heard. She stated that approved applicants will receive an e-mail with a link to pay the license fee, upload insurance information, and print their license.

2. Roll Call

Members Present:

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

Others Present:

Isa Alvarez, Contractor Licensing Coordinator
Richard Shiller, Deputy City Attorney
Traci Mehl, Deputy City Clerk

3. Determination of Quorum

Chair Illg determined there was a quorum.

4. Pledge of Allegiance

Chair Illg led the assembly in reciting the Pledge of Allegiance.

The Deputy City Clerk swore in the City staff at this time.

5. Approval of Minutes

5.a Approval of Meeting Minutes - December 12th, 2024[2025-031](#)

There being no corrections, Vice Chair Larsen moved to approve the minutes of the December 12, 2024, meeting of the Construction Board of Appeals. Chair Pro-Tem Silvestri seconded the motion, which passed unanimously by voice vote.

6. Additions or Deletions to Agenda

Contractor Licensing Coordinator Alvarez stated there were no additions or deletions to the Agenda.

7. Approval of Consent Agenda

Contractor Licensing Coordinator Alvarez indicated there were no Consent items.

8. New Business

8.a Oath of Office[2025-033](#)

The Deputy City Clerk administered the Oath of Office to the members of the Construction Board of Appeals.

8.b Election of Chairperson and Vice Chairperson[2025-034](#)

Regarding the Board's last meeting, Deputy City Attorney Shiller explained that Staff was under the incorrect assumption that Chair Illg had resigned from the Board and there was no motion to remove Mr. Illg as the Chairperson. Deputy City Attorney Shiller apologized for any confusion.

Deputy City Attorney Shiller reviewed Resolution 24R-57, which uniforms the Boards and Committees throughout the City, and Section 5, which directs the selection of the Chair and Vice Chair. He explained the process for voting via paper ballot and indicated that Mr. Illg will not be able to remain as Chair for the year 2025.

Chair Pro-Tem Silvestri inquired if the Chair could serve as Vice Chair, to which Deputy City Attorney Shiller indicated the current Chair could serve as Vice Chair and the Chair could serve no more than a one year term.

Chair Pro-Tem Silvestri asked if Mr. Illg could be elected as the Chair next

year, as it would not be consecutive. Deputy City Attorney Shiller explained Section 4 discusses the staggering of Board terms with new classes of members ending their terms in either 2025, 2026, or 2027, so that some continuity and experience remains on the Board. He stated they will address this matter in a year from now.

Board Member Martinez inquired if the Chair could be nominated as the Vice Chair. Deputy City Attorney Shiller reiterated the Resolution states the Chair shall serve no more than a one year term. He indicated the interpretation is that Chair Illg could be voted in as Vice Chair.

Chair Illg recommended that he not serve in any of these positions and just serve as a member of the Board.

Chair Illg inquired if the Board wanted to discuss the position of Chair. Chair Pro Tem Silvestri moved to open the discussion for a Chairperson. Board Member Williams seconded the motion, which passed unanimously by voice vote.

Chair Pro-Tem Silvestri stated the Board had discussed the position of Chair at the last meeting and decided on Wayne Larsen serving as the Chair. She recommended that the Board stay with that decision, to which the Board agreed.

Board Member Williams moved to close the discussion for Chairperson of the Board. Chair Pro-Tem Silvestri seconded the motion, which passed unanimously by voice vote.

Board Member Williams made a call to vote for Chairperson of the Board. The Deputy City Clerk distributed the ballots to the Board, tallied the votes, and announced the results. Wayne Larsen received six votes and Nicholas Nobili received one vote.

Deputy City Attorney Shiller directed the Chair and Vice Chair to switch chairs at this time. The Deputy City Clerk inquired if a motion needed to be made by the Board, to affirm Mr. Larsen as the Chair of the Construction Board of Appeals. Deputy City Attorney Shiller called for a brief break.

Deputy City Attorney Shiller explained City staff was discussing whether after the vote was tallied, if they needed a motion on the floor to formally put Mr. Larsen in as Chair, as any objections or debates would be noted on the record. Deputy City Attorney Shiller stated he concluded the vote was sufficient and explained that under Robert's Rules, members have a

right to call for a revote. He indicated the Board members could proceed with opening the floor for a Vice Chair.

Chair Pro Tem Silvestri moved to open the discussion for the position of Vice Chair. Board Member Williams seconded the motion, which passed unanimously by voice vote. Chair Larsen suggesting staying with the decision made at the last meeting with Ms. Silvestri serving as the Vice Chair.

Board Member Williams moved to close the discussion for Vice Chair of the Board. Chair Pro-Tem Silvestri seconded the motion, which passed unanimously by voice vote.

Board Member Williams made a call to vote for Vice Chair of the Board. The Deputy City Clerk collected the ballots from the Board, tallied the votes, and announced the results. Linda Silvestri received seven votes.

Vice Chair Silvestri moved to open the discussion for the position of Chair Pro-Tem. Board Member Williams seconded the motion, which passed unanimously by voice vote. The Board agreed to stay with the decision made at the last meeting with Adam Williams serving as Chair Pro-Tem.

Board Member Nobili moved to close the discussion for Chair Pro-Tem of the Board. Board Member Mahood seconded the motion, which passed unanimously by voice vote.

Board Member Williams made a call to vote for the Chair Pro-Tem of the Board. The Deputy City Clerk collected the ballots from the Board, tallied the votes, and announced the results. Adam Williams received seven votes.

8.c Sunshine Law / Robert's Rule of Order

[2025-035](#)

Deputy City Attorney Shiller briefly reviewed the Sunshine Law and indicated a more detailed presentation would be provided at the April meeting of the Construction Board of Appeals as well as a general overview of Robert's Rules of Order. He asked the Board to submit any questions to Contract Licensing Coordinator Alvarez, as they will tailor the presentation accordingly.

8.d Application for Certificate of Competency

[2025-036](#)

Jesus Placeres Ramos
PJA Electric LLC
Electrical Contractor

Chair Larsen explained at that Applicant Ramos submitted an application at the last meeting and Board Member Martinez noted the person who

certified the competency for Mr. Ramos was not in business for the amount of time required. Chair Larsen stated he believed that had been corrected.

The Deputy City Clerk swore in Applicant Jesus Placeres Ramos. Luis Perez, Building Department, translated for Applicant Ramos and was sworn in with staff.

Chair Larsen inquired as to what was changed in the paperwork. Mr. Perez stated he has not seen the paperwork, but he understood Applicant Ramos was going to acquire additional approvals for work he had done with previous contractors in order to meet the timeframe necessary for him to apply.

Chair Larsen asked for the name of the additional person/company, to which Mr. Perez stated it was PowerMaker Electrical Corp.

Board Member Martinez questioned why Applicant Ramos did not list this company on his previous resume. Mr. Perez stated that Applicant Ramos was under the impression the contractor listed on his prior resume had the sufficient amount of time, so he did not add this additional contractor.

Chair Pro-Tem Williams inquired if Applicant Ramos was still working with Ernesto Sanchez, to which Applicant Ramos responded in the affirmative. Chair Pro-Tem Williams noted that this particular certification was not updated, so the certifications yield 5 years and 11 months and not 6 years. He stated he did not want it to influence the vote, as he just wanted to point it out for clarification. Contractor Licensing Coordinator Alvarez indicated that Staff will correct the paperwork.

Vice Chair Silvestri expressed that it was important for the Board to assist these individuals in getting licensed, as they are trying to do the right thing. Chair Larsen agreed and added that the person signing off on the application for the applicant should be licensed for the required amount of time.

Chair Larsen inquired if Applicant Ramos understood he would be legally and financially responsible for every job undertaken by his business, he is required to approve the work being done, and his license is dependent on how seriously he takes these responsibilities, to which Applicant Ramos responded in the affirmative. Chair Larsen also encouraged Applicant Ramos to pull and finalize permits when required.

Chair Pro-Tem Williams moved to open the discussion on the Application for Certificate of Competency for Applicant Ramos. Board Member

Martinez seconded the motion, which passed unanimously by voice vote.

Board Member Williams moved to close the discussion on the Application for Certificate of Competency for Applicant Ramos. Board Member Illg seconded the motion, which passed unanimously by voice vote.

Chair Larsen called for the vote in question and the motion to approve the Application for Certificate of Competency for Applicant Ramos passed unanimously by voice vote.

9. Quasi-Judicial Hearings

There were no Quasi-Judicial Hearings to be heard.

10. Citation Hearings

There were no Citation Hearings to be heard.

11. Certification of Fine Hearings

There were no Certification of Fine Hearings to be heard.

12. Disciplinary Hearings

There were no Disciplinary Hearings to be heard.

13. Public to be Heard

There were no comments from the public.

14. Adjourn

There being no further business, the meeting was adjourned at 9:42 AM.

Ted Illg, Chair

Traci Mehl, Deputy City Clerk