

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes

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

Wednesday, May 20, 2026

9:00 AM

City Hall, Council Chambers

Addition of Item 10A

1. Meeting Called to Order

A SPECIAL MAGISTRATE HEARING of the City of Port St. Lucie was called to order by Special Magistrate Keith Davis Esq. on May 20, 2026, at 9:07 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis Esq., Special Magistrate

James Laponza, Licensing Investigator

Jennifer Vannatter, Licensing Investigator

Daron Subryan, Licensing Investigator

Isa Alvarez, Building Department

Russell Ward, Deputy City Attorney (departed at 9:31 a.m.)

KeAndrea Davis, Deputy City Attorney (arrived at 9:31 a.m.)

Jasmin De Freese, Deputy City Clerk

2. Pledge of Allegiance

The Special Magistrate led the assembly in the Pledge of Allegiance.

3. Swearing in Code Specialist and/or Building Investigators

The Deputy City Clerk administered the Oath of Testimony to the Licensing Investigators.

4. Approval of Minutes

4.a Approval of Hearing Minutes March 25th, 2026

[2026-386](#)

(Clerk's Note: The approval of the March 25, 2026 meetings were postponed to the July 15, 2026 agenda.)

5. Late Abatements and/or Postponements

Ms. Alvarez indicated that the following cases were postponed; 32387, 32356, 32379, 32279, and 32322.

Ms. Alvarez indicated that the following cases were abated; 32386, 32402, 32381, 32036, and 32293.

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Determine Violation

8.a Hear Case Presentations to Determine Violation of City Code
and Set Compliance Deadline[2026-385](#)

10. VANNATTER / CASE NO. 32385 / 4267 SW JAMES ST

Licensing Investigator Vannatter read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Respondent Rosario Gamboa, who stated that he was willing to take it down and requested additional time. The Special Magistrate stated that the City was recommending until July, which was a reasonable amount of time.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by July 15, 2026. If compliance is not met by this date, a fine would be assessed in the amount of \$25/day with a maximum of \$2,500, and \$195 administrative fees.

9. Determine Compliance

9.a Hear Case Presentations to Determine Compliance with City
Code and Imposition of a Fine[2026-384](#)

20. LAPONZA / CASE NO. 32211 / 873 HAMBERLAND AVE

Licensing Investigator LaPonza read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. He noted that the Respondents had applied for a permit, but it was in plan review failed status.

The Deputy City Clerk swore in Respondents Gabriella Calderon & Miguel Perez, who stated that they had applied for a permit 3 times, and now there was a survey issue, so they were going to call and get an up-to-date survey. Investigator LaPonza clarified that they needed the dimensions of the setback and recommended a 60-day extension.

The Special Magistrate found proper notice and based on the testimony

and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by July 15, 2026.

25. VANNATTER / CASE NO. 32266 / 2326 SW SCODELLA TER

Licensing Investigator Vannatter read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. She noted that the permit was in plan review failed status.

(Clerk's Note: Mariela Moore of the Building Department provided translation services on behalf of the Respondent.)

The Deputy City Clerk swore in Respondent Lincoln Valeriano, who stated that the architect had a bad accident and was unable to submit the plans for review, but he should have them this week. The Special Magistrate stated that it was not appropriate for him to change their Joint Stipulation Agreement, but he would approve it if that was requested. Investigator Vannatter stated that the City did not object to a 60-day extension, but his current plans have a combination of 2 projects, and they needed to be separated out.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by July 15, 2026.

28. VANNATTER / CASE NO. 32229 / 451 SW BETHANY DR SUITE 100

Licensing Investigator Vannatter read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. She noted that the permit was in plan review failed status.

The Deputy City Clerk swore in Contractor Jose Pena who represented the Respondent and stated that they were working to get the new designs to submit to the City. Investigator Vannatter noted that there was a change in ownership.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by July 15, 2026.

10. Partial Release Requests

10.a Hear Partial Release Requests Cases and Approve the Staff Recommendation

[2026-485](#)

Evelyn Rojas stated that this is a request for a release from a parcel of property only and will not affect the spreading/cross-attaching liens.

513 NW Enterprise Dr

Section 37.13 of the Code provides that the Special Magistrate may partially release a non-offending property from a lien on an offending property. In this case, the non-offending property consists of 0.92 acres located on S. US Highway 1 and the offending property is 513 NW Enterprise Drive, which has 1 building lien on it. Both properties are owned by a company called Ivest LP, and an application for a partial release has been received so they can sell the non-offending property and convey clear title. The lien will remain on the offending property until the violations have been corrected and the fines have been paid. If the Partial Release is approved, the Order will include a provision that administrative and hard costs attributed to the offending property must be paid by the applicant before the partial release is recorded.

517 NW Enterprise

Section 37.13 of the Code provides that the Special Magistrate may partially release a non-offending property from a lien on an offending property. In this case, the non-offending property consists of 0.92 acres located on S. US Highway 1 and the offending property is 517 NW Enterprise Drive, which has 1 building lien on it. Both properties are owned by a company called Ivest LP, and an application for a partial release has been received so they can sell the non-offending property and convey clear title. The lien will remain on the offending property until the violations have been corrected and the fines have been paid. If the Partial Release is approved, the Order will include a provision that administrative and hard costs attributed to the offending property must be paid by the applicant before the partial release is recorded.

Agenda items 30 and 31 have been agreed upon prior to this hearing and require Magistrate signature.

11. How Parties are Notified

Ms. Alvarez read the following into the record: A Notice of Hearing or Notice of the Certification of Fine was sent to the violator by Certified Mail Return Receipt Requested to the address listed in the Tax Collector's Office for tax notices or to the address listed in the County Property Appraiser's Database. If the green card was returned, it was placed in the file and was either signed, unsigned or unclaimed. Ten days before the hearing, an agenda was posted on the bulletin

board in the lobby of Port St. Lucie City Hall. Also, a Notice of Hearing was posted on the property in question, along with an Affidavit of Posting, which included a copy of the notice posted and the date and places of its posting. If the certification card was not returned to the Neighborhood Services Department, then within ten days before the Hearing, posting was completed in the same manner as if the card was returned unclaimed as stated above. The photos shown at the hearing were kept and maintained as public records of the City of Port St. Lucie's Building Department.

12. Introduction of Cases Without Parties Present

Ms. Barensen read the following into record:

Regarding the following cases entered into public record, the Building Investigators inspected the properties and found violations to exist. A reasonable date for compliance was subsequently given, but upon re-inspection it was confirmed that compliance was not achieved. A formal Notice of Hearing was issued for today's hearing, and the Respondent has failed to appear. The City requests that these cases be found in violation of their respective listed code sections and be given until July 15, 2026, to bring the property into compliance. Should compliance not be met, the City requests that a future hearing be scheduled to determine and impose an appropriate fine.

The following cases without parties present were read into the record:

VIOLATION HEARING

32362 2833 SW BRIGHTON ST

32370 3241 SW PORT ST LUCIE BLVD

32378 392 SW BUTLER AVE

32375 191 SW PORT ST LUCIE BLVD

32380 1631 SW PANCOAST ST

The Special Magistrate found that parties were not present and found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance date of July 15, 2026. If compliance is not achieved by this date, the City may bring the matter back to determine the fines for a Certification of Fines Hearing.

Ms. Barensen read the following into record:

Regarding the following cases entered into public record, a Violation Hearing was held, and a date of compliance was issued by the Special Magistrate. Upon re-inspection by a Building Investigator, it was determined that compliance has not been achieved for the violations of the respective listed sections of the code. A formal Notice of Hearing was issued for today's hearing, and the Respondent has failed to appear. The City requests that the fines be certified and

administrative costs be assessed and awarded to the City.

The following cases without parties present were read into the record:

CERTIFICATION OF FINES

32316 1545 NW ST LUCIE WEST BLVD
32136 531 SE BROOKSIDE TER
31888 518 SW ESTER AVE
32327 1900 SE HILLMOOR DR
32286 143 SW MELBOURNE CIR
32326 998 SW PAAR DR
32339 1224 SW GATLIN BLVD #104
31630 9168 SW US HWY 1
32282 500 NW PEACOCK BLVD UNIT 107
32350 1963 SW IMPORT DR

The Special Magistrate found that the parties were not present and found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and imposed a fine to be set forth in a lien.

13. Public to be Heard

There were no public comments to be heard.

14. Adjourn

There being no further business, the meeting was adjourned at 9:55 a.m.

Jasmin De Freese, Deputy City Clerk