

CASE # 31938

CITY OF PORT ST. LUCIE  
CONTRACTOR CERTIFICATION  
121 S.W. PORT ST. LUCIE BLVD  
PORT ST. LUCIE, FL 34984

**FORMAL COMPLAINT FORM  
AGAINST "LOCAL" CONTRACTORS**

JENNIFER VANNATTER

Complaints Name

121 SW PORT ST LUCIE BLVD

Street Address

PORT ST LUCIE FL 34984

City

State

Zip

(772) 871-5132

Home Telephone

Work Telephone

DENNIS RESPOL

Name of Qualifier/Contractor

HAMMERHEAD MARINE CONSTRUCTION LLC

Name of Company

2633 SW TANFORAN BLVD

Street Address

PORT ST LUCIE FL 34987

City

State

Zip

(772) 528-2976

Telephone Number

Location of Complaint: LOCATIONS LISTED ON PAGE 3 DESCRIPTION

Sec/Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Date of Occupancy: N/A

When was Certificate of Occupancy Issued?: N/A

Have you as the complainant/homeowner ever refused to give permission to the contractor/  
subcontractors to complete a project for or correct any code violations:    yes    ☒ no

If yes, please give detailed explanation, dates and times. \_\_\_\_\_

Did you complain to the company? YES

When? NOTICE OF NON COMPLIANCE # 31938 SENT FEBRUARY 27TH, 2025

What was the response? VIOLATION STILL EXISTS

List all persons connected with the company with whom you have been in contact:

DENNIS RESPOL

QUALIFIER

Have you contacted a private attorney? N/A

Attorney Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

Have you contacted any other agencies regarding this problem? N/A

Names of Agency: \_\_\_\_\_

What was the response? \_\_\_\_\_

Have you had anyone attempt repairs? N/A

If so, who and when?

Name: \_\_\_\_\_

When: \_\_\_\_\_

Have you had estimates for repairs? N/A

If so, who and when?

Name: \_\_\_\_\_

When: \_\_\_\_\_

Please indicate in the space provided, whether in your opinion, the contractor has violated any of the following items, check them accordingly: The violations would fall under City Ordinance 150 and/or State Statute 489. **PLEASE INCLUDE ALL DOCUMENTATION. Check all that apply.**

Allegation (A)	150.520.3(a) 489.129(1)(a)	_____	Obtaining a certificate by fraud or misrepresentation.
Allegation (B)	150.520.3(b) 489.129(1)(l)	— —	Committing fraud or deceit in the practice of contracting.
Allegation (C)	150.520.3(c) 489.129(1)(m)	_____	Committing incompetency or misconduct in the practice of contracting.
Allegation (D)	150.520.3(d) 489.129(1)(n)	_____	Committing gross negligence, repeated malignance or negligence resulting in a significant danger to life or property.
Allegation (E)	150.520.3(e) 489.129(1)(j)	— —	Abandoning a construction project in which the contractor is engaged or under contract as a contractor. A project may be presumed abandoned after ninety (90) days if the contractor terminates the project without just cause or without proper notification to the owner, including the reason for termination, or fails to perform work without just cause for ninety (90) consecutive days.
Allegation (F)	150.520.3(f) 489.129(1)(g)	— —	Committing mismanagement or misconduct in the practice of contracting that causes financial harm to a customer. Financial mismanagement or misconduct occurs when: <ul style="list-style-type: none"> <li>1. Valid liens have been recorded against the property of a contractor's customer for supplies or services ordered by the contractor. The contractor has received funds from the customer to pay for the supplies or services; and the contractor have not had the liens removed, by payment or by bond, within 75 days after the date of such liens.</li> <li>2. The contractor has abandoned a customer's job and the percentage of completion is less than the percentage of the total contract price paid to the contractor as of the time of abandonment, unless the contractor is entitled to retain such funds under the terms of abandoned: or</li> <li>3. The contractor's job has been completed, and it is shown that the customer has had to pay more for the contracted job than the original contract price, as adjusted for subsequent change orders, unless such increases in cost was the result of circumstances beyond the control of the contractor or circumstances caused by the customer, or was otherwise permitted by the terms of the contract between the contractor and the customer.</li> </ul>
Allegation (G)	150.520.3(h)	— <input checked="" type="checkbox"/> —	Knowingly or deliberately disregarding or violating any applicable building codes or laws of the state, county or the city.
Allegation (H)	150.520.3(i)	— —	Willfully and deliberately engaging in a type or class of contracting for which the contractor is not licensed or registered.
Allegation (I)	150.520.3(m) 489.129(1)(o)	— —	Proceeding on any job without obtaining the applicable building department permits or inspections.
Allegation (J)	150.520.3(o) 489.129.1(e)	— —	Knowingly combining or conspiring with an uncertified or unregistered person by allowing his certificate or registration to be used by the uncertified or unregistered person with intent to evade the provisions of this code.

Please explain your complaint fully and describe events in the order in which they occurred. Give exact dates, time and places. List all representatives with whom you have had contact regarding your complaint:

On 4/29/2024 a Notice of NonCompliance was sent to the contractor regarding expired permit for a boat lift at 162 NE Surfside Ave with a compliance date of 5/30/2024. Compliance was not obtained. On 1/24/2025 Permitting Manager, Beth Barensen, spoke with the contractor and advised them of verbal complaints received from residents regarding expired permits and incomplete inspections. At that time the contractor requested information regarding a list of permits to be addressed. A list of issued, expired, and abandoned permits was sent to the contractor that same day. On 2/27/2025 another Notice of NonCompliance was sent to the contractor regarding the additional expired/abandoned permits on record with a compliance date of 3/12/2025. As of today's date of 5/2/2025, building department records show only one permit that has been addressed by the contractor (#2150525) which was completed on 3/10/2025.

MAIN PAGE OF COMPLAINT COULD NOT HOLD ALL ADDRESSES. SEE COMPLETE LIST BELOW:

2126937 DK EXPIRED 693 SE WHITMORE DR - 2126938 MS EXPIRED 693 SE WHITMORE DR  
1941704 MS EXPIRED 777 SE ARTON LN - 1941703 DK EXPIRED 777 SE ARTON LN  
2252179 BL EXPIRED 675 SE HARBOR VIEW DR

List all witnesses, their addresses and telephone numbers:

N/A

I understand that any decision of the Board regarding action taken against a contractor may be appealed to the City Council within fifteen (15) days of the date of the Board's decision, provided that written notice of such appeal shall be filed with the City Clerk's office within that period.

I understand, the Board cannot assess fines or order a contractor to perform work.

Signature of Complainant

State of Florida

County of St. Joe



ISA ALVAREZ  
Commission # HH 155141  
Expires July 19, 2025  
Bonded Thru Budget Notary Services

Sworn to (or affirmed) and subscribed before me this 2<sup>nd</sup> day of May, 2025  
by Jennifer Vannatter

Personally known X OR Produced Identification         

Type of Identification produced:         

Signature of Notary Public

## CONTRACTOR RESPONSE

Please complete this form fully and describe events in the order in which they occurred. Give exact dates, times and places. \_\_\_\_\_

---

---

---

---

---

---

---

---

Has the complainant/homeowner ever refused to give permission to you to complete the project for or correct any code violations: Yes \_\_\_\_ No \_\_\_\_  
If yes, please give detailed explanation, dates and times.

---

---

---

---

Did the complainant/homeowner contact your office? N/A  
If so, what was your response?

---

---

---

---

---

Please list the name, address and telephone number of a person to contact for additional information, if necessary:

---

---

I understand that my response regarding this complaint will be reviewed by the review committee and possibly the Contractors' Examining Board.

Also, any decision of the Board may be appealed to the City Council within fifteen (15) days of the date of the Board's decision, provided that written notice of such appeal shall be filed with the City Clerk's office within that period.

\_\_\_\_\_  
Signature of Contractor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

**From:** [Beth Barens](#)  
**To:** [hammerheadmarine@att.net](mailto:hammerheadmarine@att.net)  
**Cc:** [Isa Alvarez](#)  
**Subject:** Hammerhead Marine - Permits  
**Date:** Friday, January 24, 2025 3:51:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)

Hello,

Please see below, Issued permits, Expired Permits, Abandoned Permits.

Let me know if you have any questions.

Permit#	Applied Date	Type	Status	Address	Contractor	
2445278	11/19/2024	SWL	Issued	583 SE CALMOSO DR	HAMMERHEAD MARINE CONSTRUCTION LLC	NEEDS NOC
2445070	11/18/2024	SWL	Issued	611 SE HARBOR VIEW DR	HAMMERHEAD MARINE CONSTRUCTION LLC	NEEDS NOC
2444199	11/12/2024	SWL	Issued	607 SE HARBOR VIEW DR	HAMMERHEAD MARINE CONSTRUCTION LLC	NEEDS NOC
2437203	9/30/2024	DK	Issued	583 SE CALMOSO DR	HAMMERHEAD MARINE CONSTRUCTION LLC	NEEDS NOC
2436274	9/10/2024	DK	Issued	607 SE HARBOR VIEW DR	HAMMERHEAD MARINE CONSTRUCTION LLC	NEEDS NOC
2436120	9/10/2024	DK	Issued	611 SE HARBOR VIEW DR	HAMMERHEAD MARINE CONSTRUCTION LLC	NEEDS NOC

Permit#	Applied Date	Type	Status	Address	Contractor
2252179	10/4/2022	BL	Expired	675 SE HARBOR VIEW DR	HAMMERHEAD MARINE CONSTRUCTION LLC
2217263	4/4/2022	BL	Expired	162 NE SURFSIDE AVE	HAMMERHEAD MARINE CONSTRUCTION LLC
2150525	9/9/2021	SWL	Expired	1389 SE CORAL REEF ST	HAMMERHEAD MARINE CONSTRUCTION LLC
2140632	7/23/2021	DK	Expired	832 SE SEAHOUSE DR	HAMMERHEAD MARINE CONSTRUCTION LLC
2126938	5/22/2021	MS	Expired	693 SE WHITMORE DR	HAMMERHEAD MARINE CONSTRUCTION LLC
2126937	5/22/2021	DK	Expired	693 SE WHITMORE DR	HAMMERHEAD MARINE CONSTRUCTION LLC
1941704	12/4/2019	MS	Expired	777 SE ARTON LN	HAMMERHEAD MARINE CONSTRUCTION LLC
1941703	12/4/2019	DK	Expired	777 SE ARTON LN	HAMMERHEAD MARINE CONSTRUCTION LLC

Permit#	Applied Date	Type	Status	Address	Contractor
2225403	5/11/2022	MS	Abandoned	296 NE SURFSIDE AVE	HAMMERHEAD MARINE CONSTRUCTION LLC



**Beth Barens**  
 Permitting Manager  
 Building Department  
 M. 772-871-5132  
 D. 772-344-4254

City of Port St. Lucie | Heart of the Treasure Coast

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

