

City of Port St. Lucie
Construction Board of Appeals
Meeting Minutes

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

Ted Illg, Chair, Term 1, Expires 1/1/2027
Wayne Larsen, Vice Chair, Term 1 Expires 1/1/2027
Linda Silvestri, Chair Pro-Tem, Term 1 Expires 1/1/2027
Adam Williams, Member, Term 1 Expires 1/1/2027
Nicholas Nobili, Member, Term 1 Expires 1/1/2027
Angel (Andy) Martinez, Member, Term 1 Expires 1/1/2027
Michael Mahood, Member, Term 1 Expires 1/1/2027
Jacqueline Kaegi, Alternate Member, Term 1 Expires 1/1/2027
Derek McSween, Alternate Member, Term 1 Expires 1/1/2027

Krystle Douglas, Contractor Licensing Coordinator

Thursday, January 11, 2024

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 Mr. Ted Illg at 9:05 AM on January 11, 2024, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Krystle Douglas, Contractor Licensing Coordinator, explained the purpose and procedures of this Board and the process for the 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
Michael Mahood
Angel (Andy) Martinez
Nicholas Nobili
Linda Silvestri
Adam Williams

Others Present:

Jacqueline Kaegi, Alternate
Derek McSween, Alternate
Richard Schiller, Deputy City Attorney

Krystle Douglas, Contractor Licensing Coordinator
James Laponza, Licensing Investigator
Traci Mehl, Deputy City Clerk

3. Determination of Quorum

Mr. Illg determined there was a quorum.

4. Swearing in of Staff

At this time, the Deputy City Clerk administered the Oath of Office to the Board members and alternates as well as administered the Oath of Testimony to staff.

5. Pledge of Allegiance

Mr. Illg led the assembly in the Pledge of Allegiance.

6. Public to be Heard

There were no comments from the public.

At this time, the Board voted and elected the Chair, Vice Chair, and Chair Pro-Tem via paper ballot as follows: Ted Illg, Chair; Wayne Larsen, Vice Chair; and Linda Silvestri, Chair Pro-Tem.

7. Approval of Minutes

7.a Approval of Meeting Minutes [2023-1115](#)
October 12th, 2023

There being no corrections, Vice Chair Larsen moved to approve the minutes of the October 12, 2023, meeting of the Construction Board of Appeals. Ms. Silvestri seconded the motion, which passed unanimously by voice vote.

8. Additions or Deletions to Agenda

Contractor Licensing Coordinator Douglas deleted Item 9.a from the Consent Agenda, as a hearing was requested and scheduled for February 8, 2024.

9. Approval of Consent Agenda

9.a Citation Hearings - Investigator James Laponza [2023-1139](#)
Mark D White
Ameri-Tech Plumbing Inc
Citation #31013 -Remaining Balance Owed \$2,000.00

(Clerk's Note: Item 9.a was removed from the Consent Agenda under Item 8.)

10. New Business

10.a Oath of Office [2024-053](#)

(Clerk's Note: The Deputy City Clerk administered the Oath of Office to

the Board members and alternates under Item 4.)

10.b Election of Chairperson and Vice Chairperson

[2024-052](#)

(Clerk's Note: The Board voted and elected its officers under Item 6 and the motions were made under Item 10.c.)

Mr. Williams moved to approve the election of Ted Illg as Chair of the Construction Board of Appeals. Ms. Silvestri seconded the motion, which passed unanimously by voice vote.

Mr. Williams moved to approve the election of Wayne Larsen as Vice Chair of the Construction Board of Appeals. Ms. Silvestri seconded the motion, which passed unanimously by voice vote.

Mr. Williams moved to approve the election of Linda Silvestri as Chair Pro-Tem of the Construction Board of Appeals. Mr. Nobili seconded the motion, which passed unanimously by voice vote.

10.c Application of Certificate of Competency

[2023-1195](#)

Brian George Giratoudis
BG CARPENTRY CONSTRUCTION LLC
Building Contractor

Contractor Licensing Coordinator Douglas explained the new members of the Board did not have a copy of the application but could ask any questions.

The Deputy City Clerk swore in Applicant Brian George Giratoudis, who indicated he currently has a carpenter contractor license in the City of Port St. Lucie and Martin County, and is now upgrading to a building contractor license. The Board discussed the application and Applicant Giratoudis responded to the Board's questions. Chair Illg explained the changes made to authorizing the State versus the municipalities to approve these licenses.

Vice Chair Larsen moved to approve the application submitted by Applicant Giratoudis. Ms. Silvestri seconded the motion, which passed unanimously by voice vote.

Chair Illg confirmed with Applicant Giratoudis that he understood he will be responsible for every job, financially responsible, and required to approve the work done for every job undertaken by this business, as his license is dependent upon how seriously he takes these responsibilities.

(Clerk's Note: The Board motioned and approved the election of its officers, at this time.)

11. Quasi-Judicial Hearings

There were no Quasi-Judicial Hearings to be heard.

12. Citation Hearings

12.a Citation Hearings - Investigator James LaPonza[2023-1133](#)

EFRAIN VAZQUEZ- FIRST AID AIR CONDITIONING AND APPLIANCE

REPAIR INC

Citation # 31014- Remaining Balance Owed \$ 1000

James Laponza, Licensing Investigator, stated he was sworn in and read the case into the record. He stated the scope of work was approximately 13 air conditioning change-outs and the violation occurred on October 4, 2023. Licensing Investigator Laponza indicated the violator requested the hearing.

The Deputy City Clerk swore in Respondent Efrain Vazquez.

Licensing Investigator Laponza explained there was a site visit by the City on September 27, 2023, when rooftop air conditioning units were being installed. He stated the general contractor indicated the units were being installed by Efrain Vazquez of First Aid Air Conditioning and Appliance Repair, Inc. Licensing Investigator Laponza showed a brief video of men working on the roof and stated when it was noticed that a building official was on site, someone started yelling 9-1-1, get down. He also showed pictures of boxes from the air conditioning units on the roof, workers on the roof, air conditioning units replaced, etc.

Licensing Investigator Laponza stated he called Mr. Vazquez on November 6, 2023, and asked about the work he was performing in Sandpiper Bay. Licensing Investigator Laponza indicated Respondent Vazquez met him at the Building Department and was served a citation for working without permits, when Respondent Vazquez stated he was not part of that work.

Respondent Vazquez explained he was on site only to assist with remodeling a resort-size kitchen. He stated later on the project manager/foreman reached out to him and asked for assistance with pulling permits from the City. Respondent Vazquez indicated the general contractor never provided the paperwork, so he withdrew the permits from the City. Respondent Vazquez stated he had nothing to do with the air conditioning units, as he is a one-man company.

Respondent Vazquez responded to the Board's questions, at this time. Licensing Investigator Laponza read through his notes from the meeting he

had with Respondent Vazquez and showed a text message that was sent to and from the Deputy Building Official.

There being no further discussion, Mr. Nobili moved that the Construction Board of Appeals, based on findings of fact, conclude that Respondent Vazquez did not violate City of Port St. Lucie Section 150.530a11 and order the action dismissed. Ms. Silvestri seconded the motion, which passed (5-2) by roll call vote with Chair Illg and Vice Chair Larsen dissenting.

13. Certification of Fine Hearings

Contractor Licensing Coordinator Douglas indicated that Item 13.i, Citation #29579, has been deleted from the agenda, as a payment agreement has been reached.

Chair Illg read the cases listed under the Certification of Fine Hearings into the record, including Items 13.a through 13.o and omitting Item 13.i. Vice Chair Larsen moved to approve these cases. Ms. Silvestri seconded the motion, which passed unanimously by voice vote.

At this time, Mr. Martinez inquired about the reading of cases into the record. Chair Illg explained the citation, hearing, and fine/lien process, and responded to additional questions from the Board. Deputy City Attorney Schiller stated he would research how the liens are applied and have that information for the next meeting. Chair Illg also reviewed the changes and new procedures to be taken by the Board. The alternate members indicated they did not have any questions at this time.

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| 13.a Certification of Fine/Order to Lien
Leonardo Alvarez
Floridas Construction Star LLC
Citation 30753 | <u>2023-1116</u> |
| 13.b Certification of Fine/Order to Lien
Leonardo Alvarez
Floridas Construction Star LLC
Citation #30906 | <u>2023-1117</u> |
| 13.c Certification of Fine/Order to Lien
John Gizze
John Gizze Home Design Consulting Services
Citation #30766 | <u>2023-1120</u> |
| 13.d Certification of Fine/Order to Lien
Justin Fulwood
N/A | <u>2023-1124</u> |

- Citation #30991
- 13.e** Certification of Fine/Order to Lien [2023-1125](#)
JOSE C BUENDIA
JJ & B WINDOWS AND DOORS LLC
Citation #30980
- 13.f** Certification of Fine/Order to Lien [2023-1145](#)
GEORGE ASH
N/A
Citation #28642
- 13.g** Certification of Fine/Order to Lien [2023-1146](#)
LUIS O MANSO
MANSO HANDYMAN SERVICES INC
Citation #28494
- 13.h** Certification of Fine/Order to Lien [2023-1149](#)
LUIS O MANSO
MANSO HANDYMAN SERVICES INC
Citation #28496
- 13.i** Certification of Fine/Order to Lien [2023-1151](#)
MARK NICHOLAS
RED LION CONSTRUCTION SERVICES INC
Citation #29579
- 13.j** Certification of Fine/Order to Lien [2023-1154](#)
LUIS O MANSO
MANSO HANDYMAN SERVICES INC
Citation #28495
- 13.k** Certification of Fine/Order to Lien [2023-1158](#)
FRANCISCO A GOMEZ
THE PROJECT DOCTOR LLC
Citation #29287
- 13.l** Certification of Fine/Order to Lien [2023-1166](#)
ALAN M CURTIN
TRADEMARK SERVICES
Citation #27691
- 13.m** Certification of Fine/Order to Lien [2023-1168](#)
RICHARD NEU SR
RICHARD NEU MASTER CRAFTSMAN INC.
Citation #27058
- 13.n** Certification of Fine/Order to Lien [2023-1169](#)
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RICHARD NEU SR
RICHARD NEU MASTER CRAFTSMAN INC.
Citation #27059

13.o Certification of Fine/Order to Lien

[2023-1170](#)

RICHARD NEU SR
RICHARD NEU MASTER CRAFTSMAN INC.
Citation #27060

14. Disciplinary Hearings

There were no Disciplinary Hearings to be heard.

15. Adjourn

There being no further business, the meeting adjourned at 10:19 AM.

Ted Illg, Chair

Traci Mehl, Deputy City Clerk