

**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

Isa Alvarez, Contractor Licensing Coordinator

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**Thursday, October 9, 2025**

**9:00 AM**

**City Hall, Council Chambers**

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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 at 9:00 AM on October 9, 2025, 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  
Michael Mahood  
Angel (Andy) Martinez  
Nicholas Nobili  
Ted Illg

Members Not Present:

Adam Williams, Chair Pro Tem

Others Present:

Daron Subryan, Licensing Investigator  
Jennifer Vannatter, Licensing Investigator  
Isa Alvarez, Contractor Licensing Coordinator  
Richard Shiller, Deputy City Attorney  
Traci Mehl, Deputy City Clerk

3. Determination of Quorum

Chair Larsen determined there was a quorum.

4. Pledge of Allegiance

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

5. Approval of Minutes

**5.a** Approval of Meeting Minutes

[2025-945](#)

July 10th, 2025

There being no corrections, Vice Chair Silvestri moved to approve the minutes of the July 10, 2025, meeting of the Construction Board of Appeals. Board Member Illg seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Chair Pro Tem Williams was not present at this meeting.)

7. Approval of Consent Agenda

Chair Larsen stated a motion was needed to approve or discuss the Consent Agenda and to move Item 7.e to Item 10.b under Citation Hearings, as requested by Isa Alvarez, Contractor Licensing Coordinator.

Vice Chair Silvestri moved to pull and discuss Item 7.c. Board Member Mahood seconded the motion.

At this time, Board Member Martinez inquired about moving the agenda items, to which Deputy City Attorney Shiller explained the Consent Agenda process.

Vice Chair Silvestri moved to approve the Consent Agenda, moving Item 7.e to Item 10.b on the Agenda and discussing Item 7.c and Item 7.d. Board Member Illg seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Chair Pro Tem Williams was not present at this meeting.)

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

[2025-938](#)

DAVID MONTANES

VIVID CONSTRUCTION & DEVELOPMENT GROUP, VIVID  
CONSTRUCTION LLC

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

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

[2025-939](#)

MAILTON MOURA

M2 CONSTRUCTION USA LLC

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

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

[2025-940](#)

JUSTIN FULWOOD

JUSTIN'S AIR SERVICE

Citation # 32233 - 3RD OFFENSE

Regarding Items 7.c and 7.d, Chair Larsen asked if the Respondent was arrested and in jail, to which Ms. Alvarez stated she did not know. She indicated it was the Respondent's second offense for Item 7.c and third offense for Item 7.d.

Chair Larsen inquired if the Respondent had an AC contractor's license, to which Ms. Alvarez responded in the negative.

Board Member Martinez asked what the options were for the City. Ms. Alvarez explained that once the Respondent has a third offense, it goes to the Police Department with no additional fines.

(Clerk's Note: At this time, the Deputy City Clerk swore in the Staff members who intended to provide testimony.)

Board Member Mahood inquired about the timeline of offenses. Ms. Alvarez presented and reviewed a list of citations for the Board.

Board Member Mahood asked about the bank or Zelle account. Ms. Alvarez stated it could have been the property owner's account or misappropriating funds via texts, etc.

Vice Chair Silvestri suggested having the City prepare a Public Service Announcement to encourage and educate residents on the benefits of hiring licensed contractors.

Board Member Illg explained why permits are needed and suggested sending out a flyer to the residents regarding codes and permits, safety reasons, paying fines, insurance claims/issues, etc. Ms. Alvarez indicated the City advertises and offers classes for residential/commercial realtors regarding violations, required permits, etc., and educates the residents when they come in for permits.

Board Member Illg moved to approve Item 7.c. Vice Chair Silvestri seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Chair Pro Tem Williams was not present at this meeting.)

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

[2025-941](#)

JUSTIN FULWOOD

JUSTIN'S AIR SERVICE

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

Board Member Ilg moved to approve Item 7.d. Board Member Mahood seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Chair Pro Tem Williams was not present at this meeting.)

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

(Clerk's Note: The Board pulled Item 7.e and moved it to Citation Hearings as Item 10.b for discussion.)

- 7.f** Citation Orders where Violator did not Request a Hearing [2025-943](#)  
and did not Pay the Citation  
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 [2025-944](#)  
and did not Pay the Citation  
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 [2025-946](#)  
Dates

Board Member Martinez moved to approve the 2026 Construction Board of Appeals meeting dates. Board Member Mahood seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Chair Pro Tem Williams was not present at this meeting.)

Deputy City Attorney Shiller explained the Building Department may call a Special Meeting at anytime, should some cases need to be heard sooner. He also discussed how scheduling conflicts might be handled, per an inquiry by Board Member Martinez.

## 9. Quasi-Judicial Hearings

There were no Quasi-Judicial Hearings to be heard.

## 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

License Investigator Daron Subryan presented the case and read the Code violations into the record. He presented photos of emails and advertisements for electrical work.

License Investigator Subryan indicated that on May 15, 2025, he and Licensing Investigator Laponza called Respondent Quinones, who hung up after License Investigator Subryan explained who he was. On May 19, 2025, Respondent Quinones called License Investigator Subryan, who explained Respondent Quinones would be receiving citations for advertising without a license. Respondent Quinones stated he would pull the ads and no longer continue to advertise himself as a contractor. License Investigator Subryan noted he has not heard from Respondent Quinones since. He stated Respondent Quinones has not paid anything, as he contacted the office at some point stating he did not have the funds to pay the fine and requested a hearing. License Investigator Subryan indicated Respondent Quinones has been operating a business since 2023 and has been advertising, but is not licensed to do electrical work.

Board Member Martinez asked if the license was required in the advertisement, to which the Board responded in the affirmative. The Board discussed various license and advertising requirements at this time.

Chair Larsen noted that Respondent Quinones asked for a hearing and is not present.

Board Member Martinez moved to approve Item 10.a. Board Member Illg seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Chair Pro Tem Williams was not present at this meeting.)

**10.b** 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

(Clerk's Note: The Board pulled Item 7.e and moved it to Citation Hearings as Item 10.b for discussion.)

Licensing Investigator Vannatter stated she has had no contact with Respondent Altier. She indicated he did come to the office and tell Staff that it was not his fault people were advertising his company, so he should not have to pay the fine. He also claimed he took the test for his license

and was waiting to go before the Board within 2-3 weeks. In addition, Respondent Altier stated he has not posted anything for three years; however, Licensing Investigator Vannatter indicated there is a posting on FaceBook under Port St. Lucie recommendations from May 2025 as well as a listing on Next Door.

Licensing Investigator Vannatter and Staff responded to the Board's questions at this time. Chair Larsen requested that a letter be sent to the State informing them that this individual is claiming to be an electrician when he is not, to which Ms. Alvarez responded in the affirmative. Deputy City Attorney Shiller indicated this hearing was to determine if the Respondent was in violation of the Code and explained the process for Certification of Fines. Board Member Illg expressed that the purpose of the Board is to get people licensed.

Vice Chair Silvestri moved that Joseph Altier of Treasure Coast Lighting and Electric, LLC, is in violation per Citation #32110. Board Member Mahood seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Chair Pro Tem Williams was not present at this meeting.)

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

Board Member Illg moved to approve Item 11.a. Board Member Mahood seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Chair Pro Tem Williams was not present at this meeting.)

**11.b** Certification of Fine/Order to Lien

[2025-935](#)

Edwin Santana

SANTANA POWER LLC

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

Board Member Mahood moved to approve Item 11.b. Vice Chair Silvestri seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Chair Pro Tem Williams was not present at this meeting.)

**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

Board Member Mahood moved to approve Item 11.c. Board Member Illg

seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Chair Pro Tem Williams was not present at this meeting.)

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 9:55 AM.

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Wayne Larsen, Chair

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Traci Mehl, Deputy City Clerk