



## Code Enforcement Board Final Agenda

May 6, 2026 at 9:00 a.m.  
Board of County Commissioners  
Building and Code Regulation Division  
Commission Chambers

**\*\*\*Please note that Code Enforcement Board Hearings are Quasi-Judicial\*\*\***

- I. CALL TO ORDER
- II. PLEDGE TO THE FLAG
- III. APPROVAL OF MINUTES OF: April 1, 2026
- IV. SWEAR IN STAFF MEMBERS
- V. PUBLIC COMMENTS
- VI. CONSENT AGENDA

Stipulation Agreement: Muriel V. MVC Marina Properties, LLC – Case No. 2512-116390  
Stipulation Agreement: George D. & Deidre K. Sincox – Case No. 2601-116526

**\*\*Unless otherwise stated the Code Enforcement Board will accept and adopt the Consent Agenda as submitted by staff\*\***

**NOTE: THE NEXT CODE ENFORCEMENT BOARD HEARING WILL BE HELD ON JUNE 3, 2026 IN THE COMMISSION CHAMBERS OF THE ROGER POITRAS ANNEX AT 9:00 A.M.**

**NOTE: PLEASE TAKE NOTICE THAT ON THE 1<sup>ST</sup> WEDNESDAY OF THE MONTH AFTER THE DATE GIVEN FOR COMPLIANCE, AT 9:00 OR AS SOON THEREAFTER AS MAY BE HEARD, A FINE HEARING WILL BE HELD IF THE VIOLATION IS NOT ABATED BY THE GIVEN COMPLIANCE DATE**

**NOTICE: All proceedings before the St. Lucie County Code Enforcement Board, St. Lucie County, Florida, are electronically recorded. Any person who decides to appeal any action taken by the Enforcement Board at this meeting will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Upon the request of any party to the proceedings, individuals testifying during a hearing will be sworn in. Any party to the proceeding will be granted an opportunity to cross-examine any individual testifying during a hearing upon request. Written comments received in advance of public hearing will also be considered.**

Anyone with a disability requiring accommodation to attend this meeting should contact the St. Lucie County Safety & Risk Manager at (772) 462-1783 or TDD (772) 462-1428 at least forty-eight (48) hours prior to the meeting.

**\*\*\*STAFF RECOMMENDATION FOR COMPLIANCE DATE IS JUNE 5, 2026\*\*\***

**ALL DEFAULT CASES WILL RECEIVE STAFF RECOMMENDATION.**

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**VII. FINE HEARINGS**

**CONTINUED FROM MAY 3, 2023, FEBRUARY 7, 2024, MAY 1, 2024, JUNE 5, 2024 AND SEPTEMBER 4, 2024, MARCH 5, 2025, APRIL 5, 2025, NOVEMBER 5, 2025**

**COMPANION CASES: 1 & 2**

**(1) CASE NO: CMD - 105578**

**INVESTIGATING OFFICER: PAULA GUY**

**LOCATION OF VIOLATION:**

**350 DENNISON DR., PORT ST. LUCIE, FL. 34952**

**PROPERTY OWNER:**

**PACIFIC CREEK LLC  
2025 MIMOSA AVE.,  
FORT PIERCE, FL 34949**

**TAX ID: 3415-502-0040-000/6**

**VIOLATION:**

**SECTION 11.05.00 SLC LDC - PROCEDURE FOR OBTAINING DEVELOPMENTS PERMITS - (A Zoning Compliance is required to run a business. Please obtain the proper permits.)**

**STAFF'S RECOMMENDATION: Fine: \$250.00**

**(Maximum Fine: \$50,000.00)**

**Begin Date: May 2, 2023**

**Additional Prosecution Cost: NONE**

**SPECIAL MAGISTRATE RULING:**

**\$ \_\_\_\_\_ P/D**

**Begin: \_\_\_\_\_ Prosecution: \$ \_\_\_\_\_**

CONTINUED FROM MAY 3, 2023, FEBRUARY 7, 2024, MAY 1, 2024, JUNE 5, 2024, AND SEPTEMBER 4, 2024,  
MARCH 5, 2025, APRIL 5, 2025, NOVEMBER 5, 2025

**COMPANION CASES: 1 & 2**

**(2) CASE NO: CMD-105579**                      **INVESTIGATING OFFICER: PAULA GUY**

**LOCATION OF VIOLATION:**                      **350 DENNISON DR., PORT ST. LUCIE, FL. 34952**

**PROPERTY OWNER:**                              **PACIFIC CREEK LLC**  
   **2025 MIMOSA AVE.,**  
   **FORT PIERCE, FL 34949**

**TAX ID: 3415-502-0040-000/6**

**VIOLATION:**    **SECTION 11.05.00 SLC LDC - PROCEDURE FOR OBTAINING**  
   **DEVELOPMENTS PERMITS - (A Zoning Compliance is required to run a**  
   **business. Please obtain the proper permits.)**

**STAFF'S RECOMMENDATION: Fine: \$250.00**    **(Maximum Fine: \$50,000.00)**  
**Begin Date: May 2, 2023**    **Additional Prosecution Cost: NONE**

**SPECIAL MAGISTRATE RULING:**  
**\$ \_\_\_\_\_ P/D**    **Begin: \_\_\_\_\_ Prosecution: \$ \_\_\_\_\_**

CONTINUED FROM MAY 7, 2025

(3) CASE NO: 2310-111948

INVESTIGATING OFFICER: MIRLANDE MOISE

LOCATION OF VIOLATION:

LOT ON ORANGE AVE / SHINN RD FORT PIERCE, FL

PROPERTY OWNER:

GARY D WHITE & LISA L WHITE  
1250 SHINN ROAD  
FORT PIERCE, FL 34945

TAX ID: 1431-701-0042-000-5

Violation(s): SECTION: 11.05.00: PROCEDURE FOR OBTAINING DEV PERMITS – Please obtain a zoning compliance permit for the business on the property.

SECTION: 42-103: PMT OF TAX PREREQ TO ENGAGING IN BUSINESS – Please obtain a business tax receipt license for the business on the property.

STAFF’S RECOMMENDATION: Fine: \$250.00

(Maximum Fine: \$100,000.00)

Begin Date: APRIL 5, 2025

Additional Prosecution Cost: NONE

BOARD RULING: \$ \_\_\_\_\_ P/D

Begin: \_\_\_\_\_ Prosecution: \$ \_\_\_\_\_

**(4) CASE NO: 2601-116529                      INVESTIGATING OFFICER: HUASCAR MOREIRA**

**LOCATION OF VIOLATION:            1099 W JOY LN, FORT PIERCE, FL 34945**

**PROPERTY OWNER:                      DURENE OAKLEY  
    1099 W JOY LN  
    FORT PIERCE, FL 34945-2401**

**TAX ID:    230361000610004**

**VIOLATION(S):                      Section: 3.01.03 (K): RESIDENTIAL - MOBILE HOME (RMH-5) - Please  
    cease and desist from living in recreational vehicles it is not permitted in  
    residential mobile home (RMH-5)**

**STAFF'S RECOMMENDATION: Fine: \$250.00    (Maximum Fine: \$5,000.00)**

**Begin Date: April 4, 2026    Additional Prosecution Cost: NONE**

**SPECIAL MAGISTRATE RULING: \$ \_\_\_\_\_ P/D                      Begin: \_\_\_\_\_ Prosecution: \$ \_\_\_\_\_**

**(5) CASE NO: 2503-114710**

**INVESTIGATING OFFICER: HUASCAR MOREIRA**

**LOCATION OF VIOLATION:**

**5470 SOUTHWIND TRL, FORT PIERCE, FL 34951**

**PROPERTY OWNER:**

**SOPHIA BENTLEY WATKINS  
SEBRENA BERNADETTE WATKINS  
614 JOHNS LANDING WAY  
OAKLAND, FL 34787**

**TAX ID:**

**140742300150009**

**VIOLATION(S):**

**SECTION: 38-26: ABANDONED PROPERTY, JUNK, TRASH AND DEBRIS - Outside storage of items and materials are not permitted. Please remove items such as wooden pallet, large piles of death vegetation and other miscellaneous items from the property.**

**STAFF'S RECOMMENDATION: Fine: \$250.00**

**(Maximum Fine: \$10,000.00)**

**Begin Date: April 2, 2026**

**Additional Prosecution Cost: NONE**

**SPECIAL MAGISTRATE RULING: \$ \_\_\_\_\_ P/D**

**Begin: \_\_\_\_\_**

**Prosecution: \$ \_\_\_\_\_**





**(8) CASE NO: 2508-115532**

**INVESTIGATING OFFICER: BRIAN ALVES**

**LOCATION OF VIOLATION:**

**5 ISLANDIA LN, PORT SAINT LUCIE, FL 34952**

**PROPERTY OWNER:**

**PATTY E CHATHAM  
5 ISLANDIA LN  
PORT SAINT LUCIE, FL 34952**

**TAX ID:**

**341450117010009**

**Violation(s):**

**(A) Section: 13.08.01: STANDARD HOUSING CODE - SECTION 308.1 - ACCUMULATION OF RUBBISH OR GARBAGE. Interior of every structure shall be free from accumulation of rubbish or garbage.**

**(B) Section: 13.08.01: STANDARD HOUSING CODE - SECTION 305 - INTERIOR STRUCTURE. Please repair the holes in the floors and walls throughout the house.**

**(C) Section: 13.08.01: STANDARD HOUSING CODE - SECTION 309 - PEST ELIMITATION. All structures must be free from insects and rodents. Please hire an exterminator to treat the structure. Then submit a copy of the exterminator’s findings and treatment completed.**

**(D) Section: 13.08.01: STANDARD HOUSING CODE - SECTION 504 - PLUMBING SYSTEM AND FIXTURES. All plumbing fixtures must be properly installed and maintained in working conditions. Please repair the leak under the kitchen sink. Please obtain a permit.**

**(E) Section: 13.08.01: STANDARD HOUSING CODE - SECTION 305 - INTERIOR STRUCTURE- Please remove the mold/mildew throughout the trailer.**

**STAFF’S RECOMMENDATION: Fine: \$250.00**

**(Maximum Fine: \$5,000.00)**

**Begin Date: April 7, 2026**

**Additional Prosecution Cost: NONE**

**SPECIAL MAGISTRATE RULING: \$ \_\_\_\_\_ P/D**

**Begin: \_\_\_\_\_**

**Prosecution: \$ \_\_\_\_\_**



**(10) CASE NO: 2504-114865      INVESTIGATING OFFICER: MIRLANDE MOISE**

**LOCATION OF VIOLATION:      4100 METZGER RD, FORT PIERCE, FL 34947**

**PROPERTY OWNER:              MICHAEL E FILORAMO (TR) AND ELISA C FILORAMO (TR)  
10759 CANYON BAY LN  
BOYNTON BEACH, FL 334734847**

**TAX ID:                              240644400350000**

**VIOLATION(S):              (A) Section: 11.05.01: BUILDING AND SIGN PERMITS - Please obtain a permit for the fence.**

**(B) Section: 11.05.00: PROCEDURE FOR OBTAINING DEV PERMITS – Please obtain a zoning compliance permit for the business on the property.**

**STAFF’S RECOMMENDATION: Fine: \$250.00                              (Maximum Fine: \$40,000.00)**

**Begin Date: April 4, 2026                              Additional Prosecution Cost: NONE**

**SPECIAL MAGISTRATE RULING: \$ \_\_\_\_\_ P/D      Begin: \_\_\_\_\_ Prosecution: \$ \_\_\_\_\_**

**VIII. VIOLATION HEARINGS**

**(1) CASE NO: 2506-115234**

**INVESTIGATING OFFICER: HUASCAR MOREIRA**

**LOCATION OF VIOLATION:**

**VAC LOT EAST OF 3251 ST LUCIE BLVD, FORT PIERCE, FL 34946**

**PROPERTY OWNER:**

**HASSAN DILMAGHANI  
2541 NW 39 ST  
BOCA RATON, FL 33434**

**TAX ID:**

**142870206680002**

**Violation(s): Section: 11.05.06: NOTICE OF VEGETATION REMOVAL APPLICATION - Please obtain a vegetation removal permit for the vegetation removed.**

**NOV ISSUED: 6/18/2025**

**SERVED:**

**TYPE SERVICE:**

**NTA ISSUED:**

**SERVED:**

**TYPE SERVICE:**

**NTA ISSUED: 3/17/2026**

**SERVED: 3/17/2026**

**TYPE SERVICE: Posted**

**PROSECUTION COST: \$200**

**(2) CASE NO: 2512-116411**

**INVESTIGATING OFFICER: HUASCAR MOREIRA**

**LOCATION OF VIOLATION:**

**2481 JOHNSTON RD, FORT PIERCE, FL 34951**

**PROPERTY OWNER:**

**J&J LAWN & LANDSCAPE LLC  
709 EMIL DR  
FORT PIERCE, FL 34982**

**TAX ID:**

**133450100760000**

**Violation(s): Section: 38-26: ABANDONED PROPERTY, JUNK, TRASH AND DEBRIS - Outside storage of items and materials are not permitted. Please remove items such as dead vegetation and pavers and other miscellaneous items from the property.**

**NOV ISSUED: 1/5/2026**

**SERVED:**

**TYPE SERVICE:**

**NTA ISSUED: 1/28/2026**

**SERVED: 1/28/2026**

**TYPE SERVICE: Posted**

**NTA ISSUED:**

**SERVED:**

**TYPE SERVICE:**

**PROSECUTION COST: \$200**

**(3) CASE NO: 2510-116029**

**INVESTIGATING OFFICER: HUASCAR MOREIRA**

**LOCATION OF VIOLATION:**

**299 MONARCH LN, FORT PIERCE, FL 34946**

**PROPERTY OWNER:**

**ROUSE FORT PIERCE LLC BOGART PLACE PROPERTIES LLC  
GREYSTONE DEBT ACQUISITIONS LLC  
211 CAROLINE ST Ofc  
CAPE CANAVERAL, FL 32920**

**TAX ID:**

**141633300010000**

**Violation(s): Section: 11.05.06: NOTICE OF VEGETATION REMOVAL APPLICATION - Please obtain a vegetation removal permit for the vegetation removed.**

**NOV ISSUED: 10/16/2025**

**SERVED:**

**TYPE SERVICE:**

**NTA ISSUED: 1/28/2026**

**SERVED: 1/28/2026**

**TYPE SERVICE: Posted**

**NTA ISSUED:**

**SERVED:**

**TYPE SERVICE:**

**PROSECUTION COST: \$200**

**(4) CASE NO: 2602-116647**

**INVESTIGATING OFFICER: JOSH GUEVARA**

**LOCATION OF VIOLATION:**

**229 E ARBOR AVE, PORT SAINT LUCIE, FL 34952**

**PROPERTY OWNER:**

**BERRY FLIP LLC  
229 E ARBOR AVE  
PORT SAINT LUCIE, FL 34952**

**TAX ID:**

**341950100300002**

**Violation(s): Section: 11.05.01: BUILDING AND SIGN PERMITS - Please obtain a permit for the fence.**

**NOV ISSUED: 2/17/2026**

**SERVED:**

**TYPE SERVICE:**

**NTA ISSUED: 3/16/2026**

**SERVED:**

**TYPE SERVICE:**

**NTA ISSUED: 4/2/2026**

**SERVED: 4/2/2026**

**TYPE SERVICE: Posted**

**PROSECUTION COST: \$200**

**(5) CASE NO: 2602-116700**                      **INVESTIGATING OFFICER: JOSH GUEVARA**

**LOCATION OF VIOLATION:**                      **6009 MYRTLE DR, FORT PIERCE, FL 34982**

**PROPERTY OWNER:**                              **JOHN E & MARIA E COVARRUBIAS**  
**6009 MYRTLE DR**  
**FORT PIERCE, FL 34982**

**TAX ID:**    **340260905260005**

**Violation(s):**                      **Section: 7.07.00: STORMWATER MANAGEMENT - Your driveway culvert pipe has failed, thus blocking the county's drainage infrastructure. Please repair or replace your culvert pipe with a permit.**

**NOV ISSUED: 2/23/2026**                      **SERVED:**    **TYPE SERVICE:**

**NTA ISSUED: 3/10/2026**                      **SERVED: 3/12/2026**                              **TYPE SERVICE: Certified Mail**

**NTA ISSUED:**                                      **SERVED:**    **TYPE SERVICE:**

**PROSECUTION COST: \$200**

**(6) CASE NO: 2603-116828**

**INVESTIGATING OFFICER: JOSH GUEVARA**

**LOCATION OF VIOLATION:**

**5506 PALMETTO DR, FORT PIERCE, FL 34982**

**PROPERTY OWNER:**

**WARREN S & SONJA CORBETT II  
5506 PALMETTO DR  
FORT PIERCE, FL 34982-7465**

**TAX ID:**

**340260702370006**

**Violation(s):**            **Section: 7.07.00: STORMWATER MANAGEMENT - Your driveway culvert pipe has failed, thus blocking the county's drainage infrastructure. Please repair or replace your culvert pipe with a permit.**

**NOV ISSUED: 3/13/2026**

**SERVED:**

**TYPE SERVICE:**

**NTA ISSUED: 3/31/2026**

**SERVED:**

**TYPE SERVICE: Certified Mail**

**NTA ISSUED: 4/2/2026**

**SERVED: 4/2/2026**

**TYPE SERVICE: Posted**

**PROSECUTION COST: \$200**

**(7) CASE NO: 2602-116707**

**INVESTIGATING OFFICER: JOSH GUEVARA**

**LOCATION OF VIOLATION:**

**805 N LAKE DR C, FORT PIERCE, FL 34982**

**PROPERTY OWNER:**

**RICHARD & ANN T CAPELLI  
506 N CYPRESS DR  
TEQUESTA, FL 33469**

**TAX ID:**

**242770100420005**

**Violation(s):**

**Section: 38-26: ABANDONED PROPERTY, JUNK, TRASH AND DEBRIS - Outside storage of items and materials are not permitted. Please remove items such as tires, tools, buckets, chairs, appliances and other miscellaneous items from the property.**

**NOV ISSUED:**

**SERVED:**

**TYPE SERVICE:**

**NTA ISSUED: 3/24/2026**

**SERVED:**

**TYPE SERVICE: Certified Mail**

**NTA ISSUED: 3/24/2026**

**SERVED:**

**TYPE SERVICE: Certified Mail**

**PROSECUTION COST: \$200**

**(8) CASE NO: 2603-116823**

**INVESTIGATING OFFICER: MIRLANDE MOISE**

**LOCATION OF VIOLATION:**

**10701 S OCEAN DR 909, JENSEN BEACH, FL 34957**

**PROPERTY OWNER:**

**JEREMY SPEARS  
10701 S OCEAN DR LOT 909  
JENSEN BEACH, FL 34957**

**TAX ID:**

**451151001090001**

**Violation(s):           Section: 11.05.01: BUILDING AND SIGN PERMITS - Please obtain a permit for the renovations being done to the interior and exterior of the mobile home.**

**NOV ISSUED: 3/11/2026**

**SERVED:**

**TYPE SERVICE:**

**NTA ISSUED: 4/6/2026**

**SERVED:**

**TYPE SERVICE: Certified Mail**

**NTA ISSUED: 4/14/2026**

**SERVED: 4/14/2026**

**TYPE SERVICE: Posted**

**PROSECUTION COST: \$200**

**IX. REHEARING OR RECONSIDERATION: NONE**

**X. REPEAT VIOLATION HEARING: NONE**

**XI. REFERRAL TO THE BOARD OF COUNTY COMMISSIONERS: NONE**

**XII. FINE REDUCTION HEARING:**

**XIII. OTHER BUSINESS:**

**XIV. STAFF BUSINESS:**