



CONTRACTORS LICENSING BOARD AGENDA

ST. LUCIE COUNTY

Regular Meeting

Wednesday, July 29, 2026

8:30 AM

St. Lucie County Administration Annex
Commission Chambers
2300 Virginia Avenue
Fort Pierce, FL 34982

BOARD MEMBERS

Chair

JAMES "TRAVIS" LEONARD

PATRICK LYONS

Vice Chair

ROGER PRIEST

MICHAEL PRIDE

Secretary

MICHAEL DIFRANCESCO

GARY MORRIS

TONY JERGER

Board Attorney

RICHARD V. NEILL, JR.

MICHAEL KAUFFMAN

ADAM SAMPSON

Mission Statement

Committed To Service, Focused On Our Future, Grounded By Tradition

WELCOME

All meetings provided with wireless internet access for public convenience.

Please turn off all cell phones and pagers prior to entering the commission chambers.

Please mute the volume on all laptops and PDAs while in use in the commission chambers.

GENERAL RULES AND PROCEDURES – Attached is the agenda, which will determine the order of business conducted at today's Board meeting.

DECORUM – Please be respectful of others' opinions.

NOTICE – All proceedings before the St. Lucie County Contractor Licensing Board, St. Lucie County, Florida, are electronically recorded. Any person who decides to appeal against any action taken by the Contractor Licensing 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.

1. CALL TO ORDER
2. ROLL CALL OF CONTRACTOR LICENSING BOARD MEMBERS
3. APPROVAL OF MINUTES
 - A. *CONTRACTORS LICENSING BOARD MINUTES FROM 5-20-2026*



CONTRACTORS LICENSING BOARD ST. LUCIE COUNTY, FLORIDA Regular Meeting

May 20, 2026

Convened: 8:33:45 AM

Adjourned: 9:31:48 AM

1. CALL TO ORDER

The meeting was called to order at 8:33:45 AM by Chair James (Travis) Leonard.

Present

Vice-Chair Michael Pride, Board Member Tony Jerger, Chair James (Travis) Leonard, Board Member Roger Priest, Board Member Adam Sampson, Board Member Patrick Lyons

Excused

Board Secretary Michael DiFrancesco, Board Member Gary Morris, Board Member Michael Kauffmann

2. ROLL CALL OF CONTRACTOR LICENSING BOARD MEMBERS

Sheriff was Present

Michael Jerrahian
Paula Guy
Officer Mirlande Mosie
Officer Michael Winkler

3. APPROVAL OF MINUTES

A. **CONTRACTORS LICENSING BOARD MINUTES FROM 3-11-2026**

A motion was made to approve all sets of minutes, and it passed unanimously.

RESULT:	APPROVE
MOVER:	Board Member Roger Priest
SECONDER:	Vice-Chair Michael Pride
AYES:	Michael Pride, Tony Jerger, James (Travis) Leonard, Roger Priest, Adam Sampson, Patrick Lyons
NAYS:	None
EXCUSED:	None

4. SWEAR IN STAFF MEMBERS

St. Lucie County Staff was sworn in by the Recording Secretary.

Michael Jerrahian
Paula Guy
Officer Mirlande Mosie
Officer Michael Winkler

5. PUBLIC COMMENT

6. APPLICATIONS TO BE APPROVED

A. APPROVED BY CONSENT

A motion was made to approve the staff recommendation, and it passed unanimously.

RESULT:	APPROVE
MOVER:	Vice-Chair Michael Pride
SECONDER:	Board Member Adam Sampson
AYES:	Michael Pride, Tony Jerger, James (Travis) Leonard, Roger Priest, Adam Sampson, Patrick Lyons
NAYS:	None
EXCUSED:	None

1. *JUAN MARTINEZ, JCM DOOR IMPROVEMENTS INC, GLASS & GLAZING*
2. *PABLO ARELLANO, NEXUS ROOFING LLC. ROOFING CONTRACTOR*
3. *WILLIAM HUGHES JR, INDIVIDUAL RESIDENTIAL CONTRACTOR*
4. *WILBERT DORESTIN, W. AIR CONDITIONING AND MAINTENANCE REPAIR INC, A/C CLASS "A" CONTRACTOR*
5. *ALBERTO NELSON, AM SQUARE GROUP LLC, ELECTRICAL CONTRACTOR*

B. APPROVAL BY RECIPROCITY

A motion was made to approve the staff recommendation, and it passed unanimously.

RESULT:	APPROVE
MOVER:	Board Member Roger Priest
SECONDER:	Board Member Tony Jerger
AYES:	Michael Pride, Tony Jerger, James (Travis) Leonard, Roger Priest, Adam Sampson, Patrick Lyons
NAYS:	None
EXCUSED:	None

1. ***KYLE BROWN, JIM BROWN ELECTRIC & SONS, ELECTRICAL CONTRACTOR***
2. ***JUSTIN NELSON, NELSON ENTERPRISES OF NWFL LLC, ELECTRICAL CONTRACTOR***
3. ***VICK NARANJO, ENERGY TECH SYSTEMS LLC, ELECTRICAL CONTRACTOR***

C. RECOMMENDED FOR BOARD REVIEW

1. ***GEORGIE TORRES, ELECTRICAL JOURNEYMAN***

A motion was made to approve the staff recommendation, and it passed unanimously.

RESULT:	APPROVE
MOVER:	Vice-Chair Michael Pride
SECONDER:	Board Member Roger Priest
AYES:	Michael Pride, Tony Jerger, James (Travis) Leonard, Roger Priest, Adam Sampson, Patrick Lyons
NAYS:	None
EXCUSED:	None

2. ***RUDY ALVAREZ, ELECTRICAL JOURNEYMAN***

A motion was made to approve the staff recommendation, and it passed unanimously.

RESULT:	APPROVE
MOVER:	Vice-Chair Michael Pride
SECONDER:	Board Member Roger Priest
AYES:	Michael Pride, Tony Jerger, James (Travis) Leonard, Roger Priest, Adam Sampson, Patrick Lyons
NAYS:	None
EXCUSED:	None

3. **PEDRO MORENO JR, JOURNEYMAN ELECTRICAL**

A motion was made to approve the staff recommendation, and it passed unanimously.

RESULT:	APPROVE
MOVER:	Vice-Chair Michael Pride
SECONDER:	Board Member Tony Jerger
AYES:	Michael Pride, Tony Jerger, James (Travis) Leonard, Roger Priest, Adam Sampson, Patrick Lyons
NAYS:	None
EXCUSED:	None

7. **WAIVER OF RIGHT TO A HEARING FOR FAILURE TO PAY OR APPEAL THE CITATION**

A. **CODE-2510-116114 CRAIG DAVIS RICE AND/OR PIONEER SCREEN LLC**

The case was removed from the agenda and continued to a later date.

B. **CASE 2510-115938 CALEB M CROSS AND/OR ALOHA ROOFING LLC**

Caleb M Cross and/or Aloha Roofing LLC did not appear.

A motion was made to approve the staff recommendation, and it passed unanimously.

RESULT:	APPROVE
MOVER:	Board Member Adam Sampson
SECONDER:	Board Member Roger Priest
AYES:	Michael Pride, Tony Jerger, James (Travis) Leonard, Roger Priest, Adam Sampson, Patrick Lyons
NAYS:	None
EXCUSED:	None

9. **DISCIPLINARY CASE**

a. **CASE 2603-0000171 CRAIG RICE AND/OR PIONEER SCREEN LLC**

RESULT:	REMOVE AND APPEAR AT LATER DATE
MOVER:	Board Member Roger Priest
SECONDER:	Board Member Adam Sampson
AYES:	Michael Pride, Tony Jerger, James (Travis) Leonard, Roger Priest, Adam Sampson, Patrick Lyons
NAYS:	None
EXCUSED:	None

b. CASE 2602-0000166 CALEB CROSS AND/OR ALOHA ROOFING LLC

Caleb M Cross and/or Aloha Roofing LLC did not appear.

A motion was made to approve the staff recommendation, and it passed unanimously.

RESULT:	APPROVE
MOVER:	Board Member Adam Sampson
SECONDER:	Board Member Roger Priest
AYES:	Michael Pride, Tony Jerger, James (Travis) Leonard, Roger Priest, Adam Sampson, Patrick Lyons
NAYS:	None
EXCUSED:	None

c. CASE 2501-0000099 LUKE MCCONNELL MODTEK ROOFING INC

Luke P McConnell and/or Modtek Roofing Inc did not appear.

The property owner, Richard Burgan, was not present.

A motion was made to approve the staff recommendation, and it passed unanimously.

RESULT:	APPROVE
MOVER:	Vice-Chair Michael Pride
SECONDER:	Board Member Roger Priest
AYES:	Michael Pride, Tony Jerger, James (Travis) Leonard, Roger Priest, Adam Sampson, Patrick Lyons
NAYS:	None
EXCUSED:	None

d. CASE 2603-0000176 DAVID BROWNE AND/OR DAVE BROWNE'S HOME IMPROVEMENTS, INC

David Browne and/or Dave Browne's Home Improvements Inc was present.

A motion was made to dismiss the case, and it passed unanimously.

RESULT:	DISMISS
MOVER:	Board Member Roger Priest
SECONDER:	Vice-Chair Michael Pride
AYES:	Michael Pride, Tony Jerger, James (Travis) Leonard, Roger Priest, Adam Sampson, Patrick Lyons
NAYS:	None
EXCUSED:	None

10. OLD BUSINESS

No old business.

11. NEW BUSINESS

a. **APPROVAL OF ALTERNATIVE TEST FOR JOURNEYMAN EXAM**

A motion was made to approve staff recommendation, and it passed unanimously.

RESULT:	APPROVE
MOVER:	Vice-Chair Michael Pride
SECONDER:	Board Member Patrick Lyons
AYES:	Michael Pride, Tony Jerger, James (Travis) Leonard, Roger Priest, Adam Sampson, Patrick Lyons
NAYS:	None
EXCUSED:	None

b. ***THE JULY 15, 2026, CONTRACTOR LICENSING BOARD MEETING HAS BEEN MOVED TO JULY 29, 2026***

12. UPCOMING MEETINGS

a. ***THE NEXT CONTRACTOR LICENSING BOARD HEARING WILL BE HELD ON JULY 15, 2026, IN THE COMMISSION CHAMBERS OF THE ROGER POITRAS ANNEX AT 8:30 A.M.***

13. BOARD COMMENTS

No board comments.

14. ADJOURNMENT

There being no further business to be brought before the Board, the meeting was adjourned at 9:31 AM.

4. SWEAR IN STAFF MEMBERS**5. PUBLIC COMMENT****6. APPLICATIONS TO BE APPROVED**

All applicants listed have provided all documents in compliance with St. Lucie County Code of Ordinances and Compiled Laws

A. APPROVED BY CONSENT**1. *MAIK DA COSTA, SANTIAGO POOL SERVICES LLC, COMMERCIAL POOL-SPA CONTRACTOR***

GITS	BUSINESS PROCEDURES	9-17-2020	76.0%
GITS	COMMERCIAL POOL SPA CONTRACTOR	5-17-2026	88.0%

2. *KYLE SEAMAN, ELITE CUSTOM HOMES AND REMODELING LLC, BUILDING CONTRACTOR*

GITS	BUILDING CONTRACTOR	5-22-2026	78.0%
GITS	BUSINESS PROCEDURES	9-2-2021	72.0%

3. *NIRVEDI DWARKA, ELECTRICAL JOURNEYMAN*

PROV	JOURNEYMAN ELECTRICIAN	5-21-20 26	92.0%
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4. *DAVID CASTRO, JOURNEYMAN ELECTRICAL*

PROV	JOURNEYMAN ELECTRICIAN 2023 EDITION	5-22-2026	90.0%
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5. *MAURICIO VAZQUEZ LECHUGA, RENNOVA CONSTRUCTION CORP, GENERAL CONTRACTORS*

GITS	BUSINESS PROCEDURES	5-21-2026	82.0%
GITS	GENERAL UNLIMITED CONTRACTORS PROV	5-21-2026	82.0%

6. *RAYMOND CHEW JR, ADVANCED POWER PROFESSIONALS LLC, ELECTRICAL CONTRACTOR*

GITS	ELECTRICAL CONTRACTOR OR UNLIMITED ELECTRICAL CONTRACTOR	6-8-2026	89.0%
PROV	BUSINESS & LAW	6-22-2026	86.0%

7. *MICHAEL PAYUK, THE ELECTRIC LEAGUE LLC, ELECTRICAL CONTRACTOR*

PROV	MASTER ELECTRICIAN (2023 EDITION)	5-4-2026	81.0%
PROV	BUSINESS & LAW 2ND EDITION	6-23-2026	86.0%

8. *JOHN PLASKO JR, FLORIDA ROOF-TECH CORP ROOFING DONE RIGHT GUARANTEED, ROOFING CONTRACTOR*

GITS	BUSINESS PROCEDURES	6-28-2026	86.0%
GITS	ROOFING CONTRACTOR	6-28-2026	92.0%

9. *ALEXANDER DUNHAM, ELECTRICAL JOURNEYMAN*

PROV	JOURNEYMAN ELECTRICIAN	4-22-2026	80.0%
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10. *GABRIEL DE JESUS MARTELL, MARTELL CONSULTING GROUP INC, A/C CLASS "A" CONTRACTOR*

GITS	BUSINESS PROCEDURES	2-25-2021	92.0%
GITS	CLASS A AIR CONDITIONING CONTRACTOR	6-28-2026	87.0%

11. *SAMUEL NAZARIO, JOURNEYMAN ELECTRICIAN*

PROV	JOURNEYMAN ELECTRICIAN	7-7-2026	82.0%
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12. *KENNETH RIVERA, ALMIGHTY AIR LLC, A/C CLASS "B" CONTACTOR*

PROV	BUSINESS & LAW 2ND EDITION	6-17-2026	92.0%
PROV	MASTER AC (LIMITED)	6-10-2026	72.0%

B. APPROVAL BY RECIPROCITY1. *BRYCE WALLACE, GOODFELLA ELECTRICAL LLC, ELECTRICAL CONTRACTOR*

PROV	MASTER ELECTRICIAN 2017	5-31-2022	85.0%
PROV	BUSINESS & LAW 2ND EDITION	8-30-2022	82.0%

2. *DANIELLE SHOCKLEY, XTREME PROPERTY SERVICES INC, BUILDING DEMOLITION SPECIALTY CONTRACTOR*

BLOCK & ASSOCIATES	DEMOLITION CONTRACTOR	11-12-2019	86.0%
BLOCK & ASSOCIATES	BUSINESS & LAW	5-2-2019	76.0%

3. *ARMANDO ROBLES, ROBLES ELECTRICAL SERVICES LLC, ELECTRICAL CONTRACTOR*

PROV	MASTER ELECTRICIAN	2-9-2026	86.0%
PROV	BUSINESS & LAW 2ND EDITION	12-12-2025	78.0%

4. *PETER ROLAN, H2O IRRIGATION LLC, IRRIGATION SPECIALTY CONTRACTOR*

PROV	IRRIGATION SPRINKLER	12-10-2016	72.0%
PROV	BUSINESS & LAW	2-4-2017	86.0%

7. CITATION APPEAL

A. ALFONSO PINEDA and/or AM WINDOWS AND DOORS INC (CODE-2606-117667)

2.

Against:	ALFONSO PINEDA and/or AM WINDOWS AND DOORS INC
Locations:	4100 N HIGHWAY A1A, UNIT 323, FORT PIERCE
Case #:	2606-117667
Investigator:	MIRLANDE MOISE
First Notification:	JUNE 18,2026
Violation(s):	Section 10-99 – Violations (2) Falsely impersonate a certificate holder or register contractor; (6) Engage in the business or act in the capacity of a contractor without being duly registered or certified;
Recommendation:	\$500.00 citation to be paid within thirty (30) days of the date of this board meeting and authorize staff to place a lien against the contractor if not paid within thirty (30) days.

CITATION APPEAL A.

(CODE-2606-117667)

ALFONSO PINEDA

and/or

AM WINDOWS AND DOORS INC

4100 N HIGHWAY A1A, UNIT 323, FORT PIERCE

June 18, 2026

Case No. Code-2606-117667

AM Windows And Doors Inc
Alfonso Pineda
10749 Cleary Blvd, Apt 110
Plantation, FL 33324

Re: 4100 N Highway A1A, Unit 323, Fort Pierce, FL 34949
Tax ID Number: **1423-502-0019-000-9**

To AM Windows And Doors Inc / Alfonso Pineda:

You are hereby notified that on **June 18, 2026** St. Lucie County Contractor Licensing Department investigated the property address of **4100 N Highway A1A, Fort Pierce, FL 34949**, and found you in violation of the St. Lucie County Code of Ordinance as follows:

Section 10-99 – Violations

- (2) Falsely impersonate a certificate holder or register contractor.
- 6) Engage in the business or act in the capacity of a contractor without being duly registered or certified.

A civil penalty of \$500.00 has been issued.

Method of delivery: Certified Mail

9489 0090 0027 6518 6209 58

**Board of County
Commissioners**

James Clasby
DISTRICT 1

Larry Leet
DISTRICT 2
Vice Chair

Erin Lowry
DISTRICT 3

Jamie Fowler
DISTRICT 4
Chair

Cathy Townsend
DISTRICT 5

Administration

George Landry
COUNTY
ADMINISTRATOR

Katherine Barbieri
COUNTY ATTORNEY



You are hereby given until **7/1/2026** to pay the civil penalty or request an administrative hearing in writing before the Contractor Licensing Board to challenge the issuance of the citation. Failure to either pay the civil penalty or to request an administrative hearing shall constitute a waiver of right to a hearing. A waiver of right to a hearing shall be deemed an admission of the violation and penalties may be imposed accordingly.

If you have any questions or require additional information, please contact me.

Thank you,

A handwritten signature in blue ink that reads "Mirlande Moise".

Mirlande Moise
St. Lucie County
Contractor Licensing Investigator
Phone #: 772-462-6455
Fax #: 772-462-1148
Email: mirlande.moise@stlucieco.gov

CASE

No. CODE-2666-117667

ST. LUCIE COUNTY CONTRACTOR LICENSING CITATION

CITATION
NO.**525**

Pursuant to St. Lucie County Ordinance Chapter 10 and / or Florida Statute 489.127 /531.

The undersigned contractor licensing investigator/code enforcement officer certifies that upon personal investigation he/she has reasonable cause to believe, and does believe that on 6/18/26 at 4:11 a.m. (p.m.)

At the location: 4100 N Highway A1A, Unit 323
Fort Pierce FL 34949 the below named person did commit the following offense(s):

☐ Falsely hold himself or a business organization out as a licensee, certificate holder, or registered contractor.

☒ Falsely impersonate a certificate holder or registered contractor.

☐ Falsely present himself or herself as a certified or registered contractor under another person's certificate or registration.

☐ Give false or forged evidence to the board or a member thereof for the purpose of obtaining a certificate or competency.

☐ Use or attempt to use a certificate, license, or registration which has been suspended or revoked.

☒ Engage in the business or act of the capacity of a contractor without being duly registered or certified.

☐ Advertise himself or a business organization as available to engage in the business or act in the capacity of a contractor without being duly registered or certified.

☐ Operate a business organization engaged in contracting after sixty (60) days following the termination of its only qualifying agent without designating another primary qualifying agent.

☐ Proceed on any job without first obtaining applicable local building permits and inspections, or perform of any work for which a building permit and environmental regulations permit is required without such permit being current.

☐ Engage in the business or act in the capacity of a contractor of advertise himself or a business organization as available to engage in the business or act in the capacity of a contractor without a business tax receipt; or

☐ Aids or abets and unlicensed person or business organization.

Other: _____

NAME	STREET ADDRESS	CITY / STATE	ZIP CODE	DL#
Alfonso Pineda	10749 Cleary Blvd ^{Apt 110}	Plantation FL	33324	
BUSINESS NAME	STREET ADDRESS	CITY / STATE	ZIP CODE	PHONE #
AM Windows And Doors INC	10749 Cleary Blvd ^{Apt 110}	Plantation FL	33324	

☒ 1ST OFFENCE \$500.00 ☐ 2ND OFFENCE \$1,000.00

☐ 3RD OFFENCE \$2,000.00 (refer the case to the St. Lucie County Sheriff's Office)

THE ALLEGED VIOLATOR SHALL IMMEDIATELY CEASE AND DESIST FROM PERFORMING THE ACTIVITY FOR WHICH THE CITATION WAS ISSUED.

Your signature below does not constitute an admission of guilt; However, any person who willfully refuses to sign and accept a citation issued by a contractor licensing investigator/code enforcement officer pursuant to section 10-97 through 10-105 of the St. Lucie County code and complied laws shall be guilty of a misdemeanor of the second degree, punishable as provided in Section 775.082 and/or Section 775.083 Florida Statutes.

Signature of alleged violator/employee

Miranda Moore
Licensed Investigator/Code Enforcement Officer

Date

6/18/26

The (alleged violator) shall elect within the (10) days of receipt of the citation exclusive of weekends and legal holidays to either: 1) correct the violation and pay the civil penalty in the manner indicated; or 2) Request an administrative hearing in writing before the contractor licensing board to challenge the issuance of the citation. Failure by the alleged violator to either pay the civil penalty or to request an administrative hearing shall constitute a waiver of right to a hearing. A waiver of right to a hearing shall be deemed an admission of the violation and penalties may be imposed accordingly.

To make payment of the civil penalty or to request an administrative hearing in writing, please submit to the Contractor Licensing Department 2300 Virginia Ave, Fort Pierce, Florida 34982

Call for information: 772-462-1672.

DO NOT SEND CASH

Corrective Actions Report

Violations found on Case: CODE-2606-117667

Ordinances:	Findings:
10-99: VIOLATIONS	(2) FALSELY IMPERSONATE A CERTIFICATE HOLDER OR REGISTER CONTRACTOR.
10-99: VIOLATIONS	6) ENGAGE IN THE BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR WITHOUT BEING DULY REGISTERED OR CERTIFIED.

Property Identification

Site Address: 4100 N Highway A1A 323
Map ID: 14/23N

Parcel ID: 1423-502-0019-000-9
Zoning:

Account #: 8531
Land Use Code: 0400

Sec/Town/Range: 23/34S/40E
Jurisdiction: Saint Lucie County

Ownership

Kenneth L Jones (TR)
Teresa Jones-Bivins (TR)
4100 N Highway A1A Apt 323
Hutchinson Island, FL 34949-8345

Legal Description

TREASURE COVE DUNES UNIT 323

Current Values

Just/Market:	\$427,900	Assessed:	\$410,746	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	\$0	Taxable:	\$410,746	2024	\$427,900	\$373,406	\$0	\$373,406
				2023	\$459,300	\$339,460	\$0	\$339,460
				2022	\$308,600	\$308,600	\$0	\$308,600

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-20-2026	<u>5421/0542</u>	0130	DEED-WD	Jones Kenneth L	\$100
08-04-2025	<u>5350/1490</u>	0001	DEED-WD	Stanney Lawrence	\$355,000
09-09-2021	<u>4685/0630</u>	0001	WD	Tenbusch Barbara L	\$410,000

Primary Building Information

Finished Area of this building: 1,972 SF
Gross Sketched Area: 2,154 SF

Exterior Data

View: Con OF10%	Roof Cover:	Roof Structure:	Building Type: X157
Year Built: 1982	Quality: XTCB	Effective Year: 1982	Primary Wall: CB Stucco
Story Height: 1 Story	Number of Units: 1	Secondary Wall:	

Interior Data

Bedrooms: 3	A/C %: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: 0	Heat Type:	Half Baths: 0
Heat Fuel:	Primary Floors:		



Total Areas

Finished/Under Air (SF):	1,972
Gross Sketched Area (SF):	2,154
Land Size (acres):	0
Land Size (SF):	0
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

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July 06, 2026

Dear MIRLANDE MOISE:

The following is in response to your request for proof of delivery on your item with the tracking number:
9489 0090 0027 6518 6209 58.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	June 24, 2026, 03:49 pm
Location:	FORT LAUDERDALE, FL 33324
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Shipment Details

Weight: 2lb, 4.6oz

Recipient Signature

Signature of Recipient:

Address of Recipient:

10749 CLEARY BLVD APT 110,
PLANTATION, FL 33324

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

Mirlande Moise

From: Jurley Vega <sales@amwindowsanddoors.com>
Sent: Wednesday, July 1, 2026 3:59 PM
To: Mirlande Moise
Subject: Fwd: ANSWER CASE No CODE 2606-117667

SECURITY WARNING: This email originated from outside the County systems. Please show caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

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Regards,



Jurley Vega | Sales Rep.
AM WINDOWS AND DOORS, Inc.
[10749 Cleary Blvd, Plantation Florida, 33324](#)
PhNo: 561-639-9752

----- Forwarded message -----

From: Jurley Vega <sales@amwindowsanddoors.com>
Date: Wed, Jul 1, 2026 at 2:56 PM
Subject: ANSWER CASE No CODE 2606-117667
To: <mirlande.moise@stlucie.goy>
Cc: <Melissa.Brubaker@stlucieco.gov>

Dear Ms. Moise,

We respectfully request an administrative hearing regarding the citation issued to us.

We would like the opportunity to clarify the circumstances surrounding this project. **Alpine Contractor is the licensed General Contractor for this project**, and **AM Windows and Doors performed work as a subcontractor under Alpine Contractor**. There was no intent to misrepresent the licensed contractor or to perform contracting work without proper authorization.

We believe there may have been a misunderstanding regarding the documentation submitted, and we would appreciate the opportunity to present the relevant information and supporting documents before the Contractor Licensing Board.

Please let us know the next steps and any additional information required to schedule the administrative hearing.

Thank you for your time and consideration.

Sincerely,

--

Regards,



Jurley Vega | Sales Rep.
AM WINDOWS AND DOORS, Inc.
10749 Cleary Blvd, Plantation Florida, 33324
PhNo: 561-639-9752

Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

Mirlande Moise

From: Mirlande Moise
Sent: Wednesday, July 1, 2026 4:53 PM
To: Jurley Vega
Cc: Melissa Brubaker
Subject: RE: ANSWER CASE No CODE 2606-117667
Attachments: NTA.pdf

Good afternoon,

I received the letter requesting an administrative hearing. The case is scheduled for the July 29, 2026 Contractor Licensing Board at 8:30 am.

Please find the attached Notice To Appear letter.

Have a wonderful day!

Respectfully,

Mirlande Moise, Contractor Licensing Investigator, Planning & Development Services
Ph: 772-462-6455 | 2300 Virginia Avenue, Fort Pierce 34982



St. Lucie County Building and Code Division is committed to great service and your feedback is important to us. Please tell me how we're doing.

How was your service? Please contact, Paula Guy, Code Enforcement Supervisor at Paula.Guy@stlucieco.gov to submit your suggestions, comments and feedback.

Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

From: Jurley Vega <sales@amwindowsanddoors.com>
Sent: Wednesday, July 1, 2026 3:59 PM
To: Mirlande Moise <Mirlande.Moise@stlucieco.gov>
Subject: Fwd: ANSWER CASE No CODE 2606-117667

SECURITY WARNING: This email originated from outside the County systems. Please show caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

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Regards,



Jurley Vega | Sales Rep.
AM WINDOWS AND DOORS, Inc.
10749 Cleary Blvd, Plantation Florida, 33324
PhNo: 561-639-9752

----- Forwarded message -----

From: **Jurley Vega** <sales@amwindowsanddoors.com>
Date: Wed, Jul 1, 2026 at 2:56 PM
Subject: ANSWER CASE No CODE 2606-117667
To: <mirlande.moise@stlucie.goy>
Cc: <Melissa.Brubaker@stlucieco.gov>

Dear Ms. Moise,

We respectfully request an administrative hearing regarding the citation issued to us.

We would like the opportunity to clarify the circumstances surrounding this project. **Alpine Contractor is the licensed General Contractor for this project**, and **AM Windows and Doors performed work as a subcontractor under Alpine Contractor**. There was no intent to misrepresent the licensed contractor or to perform contracting work without proper authorization.

We believe there may have been a misunderstanding regarding the documentation submitted, and we would appreciate the opportunity to present the relevant information and supporting documents before the Contractor Licensing Board.

Please let us know the next steps and any additional information required to schedule the administrative hearing.

Thank you for your time and consideration.

Sincerely,

--
Regards,



Jurley Vega | Sales Rep.
AM WINDOWS AND DOORS, Inc.
10749 Cleary Blvd, Plantation Florida, 33324
PhNo: 561-639-9752

Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

July 1, 2026

CaseNo, CODE-2606-117667

AM Windows And Door Inc
Alfonso Pineda
10749 Cleary Blvd, Apt 110
Plantation, FL 33324

Re: 4100 N Highway A1A, Unit 323, Fort Pierce, FL 34949
Parcel ID# 1423-502-0019-000-9

Dear Mr. Pineda:

On **June 18, 2026**, a citation was issued for proceeding on any job without first obtaining applicable local building permits and inspections, or perform of any work for which a building permit is required without such building permit being current on the property noted above. On **July 1, 2026**, a request for an administrative hearing was received.

Your case has been scheduled for an administrative hearing on **July 29, 2026** at 8:30 a.m. or as soon thereafter as may be heard at the Roger Poitras Building, in the Commission Chambers, located on the third floor. The address is 2300 Virginia Avenue, Fort Pierce, FL 34982.

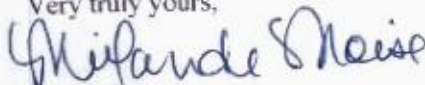
You are requested to be present at this meeting. You have the right to be represented by an attorney, and you have the right to present witnesses and evidence and evidence and to conduct cross examination.

NOTICE: All proceedings before the St. Lucie County Contractor Licensing 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 purpose may need to ensure that a verbatim record of the proceedings is made. Upon 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 an individual testifying during a hearing upon request. Written comments received in advance of public hearing will also be considered.

Any party to the proceedings will be granted the opportunity to cross-examine any individual testifying during a hearing upon request. 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.

If you have any further questions, please feel free to contact us at (772) 462-6455.

Very truly yours,



Mirlande Moise
St. Lucie County
Contractor Licensing Investigator
Phone #: 772-462-6455, Fax #: 772-462-1148
Email: Mirlande.Moise@stlucieco.gov

Board of County Commissioners

James Clasby
DISTRICT 1

Larry Leet
DISTRICT 2

Erin Lowry
DISTRICT 3

Jamie Fowler
DISTRICT 4

Cathy Townsend
DISTRICT 5
Chair

Administration

George Landry
COUNTY
ADMINISTRATOR

Katherine Barbieri
COUNTY ATTORNEY

CASE

No. CODE-21606-117667

ST. LUCIE COUNTY CONTRACTOR LICENSING CITATION

CITATION
NO.525

Pursuant to St. Lucie County Ordinance Chapter 10 and / or Florida Statute 489.127 / 531.

The undersigned contractor licensing investigator/code enforcement officer certifies that upon personal investigation he/she has reasonable cause to believe, and does believe that on 6/18/26 at 4:11 a.m./p.m.At the location: 4100 N Highway A1A, Unit 323 the below named person did commit the following offense(s):
Fort Pierce FL 34949☐ Falsely hold himself or a business organization out as a licensee, certificate holder, or registered contractor.☒ Falsely impersonate a certificate holder or registered contractor.☐ Falsely present himself or herself as a certified or registered contractor under another person's certificate or registration.☐ Give false or forged evidence to the board or a member thereof for the purpose of obtaining a certificate or competency.☐ Use or attempt to use a certificate, license, or registration which has been suspended or revoked.☒ Engage in the business or act of the capacity of a contractor without being duly registered or certified.☐ Advertise himself or a business organization as available to engage in the business or act in the capacity of a contractor without being duly registered or certified.☐ Operate a business organization engaged in contracting after sixty (60) days following the termination of its only qualifying agent without designating another primary qualifying agent.☐ Proceed on any job without first obtaining applicable local building permits and inspections, or perform of any work for which a building permit and environmental regulations permit is required without such permit being current.☐ Engage in the business or act in the capacity of a contractor of advertise himself or a business organization as available to engage in the business or act in the capacity of a contractor without a business tax receipt; or☐ Aids or abets and unlicensed person or business organization.

Other: _____

NAME	STREET ADDRESS	CITY / STATE	ZIP CODE	DL#
Alfonso Pineda	10749 Cleary Blvd	Plantation FL	33324	
BUSINESS NAME	STREET ADDRESS	CITY / STATE	ZIP CODE	PHONE #
AM Windows And Doors INC	10749 Cleary Blvd	Plantation FL	33324	

☒ 1ST OFFENCE \$500.00 ☐ 2ND OFFENCE \$1,000.00☐ 3RD OFFENCE \$2,000.00 (refer the case to the St. Lucie County Sheriff's Office)**THE ALLEGED VIOLATOR SHALL IMMEDIATELY CEASE AND DESIST FROM PERFORMING THE ACTIVITY FOR WHICH THE CITATION WAS ISSUED.**

Your signature below does not constitute an admission of guilt; However, any person who willfully refuses to sign and accept a citation issued by a contractor licensing investigator/code enforcement officer pursuant to section 10-97 through 10-105 of the St. Lucie County code and complied laws shall be guilty of a misdemeanor of the second degree, punishable as provided in Section 775.082 and/or Section 775.083 Florida Statutes.

Signature of alleged violator/employee

Signature of Licensed Investigator/Code Enforcement Officer

Date

The (alleged violator) shall elect within the (10) days of receipt of the citation exclusive of weekends and legal holidays to either: 1) correct the violation and pay the civil penalty in the manner indicated; or 2) Request an administrative hearing in writing before the contractor licensing board to challenge the issuance of the citation. Failure by the alleged violator to either pay the civil penalty or to request an administrative hearing shall constitute a waiver of right to a hearing. A waiver of right to a hearing shall be deemed an admission of the violation and penalties may be imposed accordingly.

To make payment of the civil penalty or to request an administrative hearing in writing, please submit to the Contractor Licensing Department 2300 Virginia Ave. Fort Pierce, Florida 34982Call for information: 772-462-1672.DO NOT SEND CASH

Corrective Actions Report

Violations found on Case: CODE-2606-117667

Ordinances:	Findings:
10-99: VIOLATIONS	(2) FALSELY IMPERSONATE A CERTIFICATE HOLDER OR REGISTER CONTRACTOR.
10-99: VIOLATIONS	6) ENGAGE IN THE BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR WITHOUT BEING DULY REGISTERED OR CERTIFIED.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 4100 N
HIGHWAY A1A 323
Map ID: 14/23N

Parcel ID: 1423-502-0019-
000-9
Zoning:

Account #: 8531
Land Use Code: 0400

Sec/Town/Range:
23/34S/40E
Jurisdiction: Saint Lucie
County

Ownership

Kenneth L Jones (TR)
Teresa Jones-Bivins (TR)
4100 N Highway A1A Apt 323
Hutchinson Island, FL 34949-8345

Legal Description

TREASURE COVE DUNES UNIT 323

Current Values

Just/Market:	\$427,900	Assessed:	\$410,746	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	\$0	Taxable:	\$410,746	2024	\$427,900	\$373,406	\$0	\$373,406
				2023	\$459,300	\$339,460	\$0	\$339,460

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-20-2026	<u>5421/0542</u>	0130	DEED-WD	Jones Kenneth L	\$100
08-04-2025	<u>5350/1490</u>	0001	DEED-WD	Stanney Lawrence	\$355,000
09-09-2021	<u>4685/0630</u>	0001	WD	Tenbusch Barbara L	\$410,000

Primary Building Information

Finished Area of this building: 1,972 SF
Gross Sketched Area: 2,154 SF

Exterior Data

View: Con OF10%	Roof Cover:	Roof Structure:	Building Type: X157
Year Built: 1982	Quality: XTCB	Effective Year: 1982	Primary Wall: CB Stucco
Story Height: 1 Story	Number of Units: 1	Secondary Wall:	

Interior Data

Bedrooms: 3	A/C %: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: 0	Heat Type:	Half Baths: 0
Heat Fuel:	Primary Floors:		



Total Areas

Finished/Under Air (SF):	1,972
Gross Sketched Area (SF):	2,154
Land Size (acres):	0
Land Size (SF):	0
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

AM WINDOWS AND DOORS INC

Filing Information

Document Number P24000055905

FEI/EIN Number 99-4781204

Date Filed 08/28/2024

Effective Date 08/22/2024

State FL

Status ACTIVE

Principal Address

10749 Cleary Blvd
Apt 110
PLANTATION, FL 33324

Changed: 04/30/2025

Mailing Address

10749 Cleary Blvd
Apt 110
PLANTATION, FL 33324

Changed: 04/30/2025

Registered Agent Name & Address

PINEDA, ALFONSO
10749 Cleary Blvd
Apt 110
PLANTATION, FL 33324

Address Changed: 04/30/2025

Officer/Director Detail

Name & Address

Title MGR

PINEDA, ALFONSO
10749 Cleary Blvd
Apt 110
PLANTATION, FL 33324

Title MGR

PINEDA, MELANIE
10749 Cleary Blvd
Apt 110
PLANTATION, FL 33324

Annual Reports

Report Year	Filed Date
2025	04/30/2025
2026	04/01/2026

Document Images

04/01/2026 -- ANNUAL REPORT	View image in PDF format
04/30/2025 -- ANNUAL REPORT	View image in PDF format
08/28/2024 -- Domestic Profit	View image in PDF format

ALL APPLICABLE INFO MUST BE COMPLETED FOR APPLICATION TO BE ACCEPTED

Date: 02/16/26

Permit Number: _____



Building Permit Application

Planning and Development Services

Building and Code Regulation Division

2300 Virginia Avenue, Fort Pierce FL 34982

Phone: (772) 462-1553 Fax: (772) 462-1578

Commercial X Residential _____

CBDG Funding _____

PERMIT APPLICATION FOR: **IMPACT WINDOWS AND DOORS REPLACEMENT**

PROPOSED IMPROVEMENT LOCATION:

Address: 4100 North Highway A1A, UNIT 323 , Fort Pierce , Florida 34949

Property Tax ID #: _____ 1423-502-0019-000-9 Lot No. N/A

Site Plan Name: Existing Residence Site Plan Block No. N/A

Project Name: 4100 North Highway A1A, UNIT 323 , Fort Pierce , Florida 34949

DETAILED DESCRIPTION OF WORK:

7 unit impact windows and 2 sliding glass door replacement for the same size.

New Electrical Meter N/A Second Electrical Meter N/A (Affidavit required)

CONSTRUCTION INFORMATION:

Additional work to be performed under this permit – check all that apply:

 Mechanical Gas Tank Gas Piping Shutters X Windows/Doors Pond
 Electric Plumbing Sprinklers Generator Roof Pitch

Total Sq. Ft of Construction: 214.65 SQ. FT Sq. Ft. of First Floor: _____

Cost of Construction: \$ 19541 Utilities: Sewer Septic Building Height: _____

OWNER/LESSEE:

Name Kenneth L Jones and Teresa Jones-Bivins
Address: 4100 N Highway A1A Apt 323 Hutchinson Island
City: Fort Pierce. State: FL
Zip Code: 34949-8345 Fax: _____
Phone No. (904) 234-6481 E-
Mail: harztt3@gmail.com

Fill in fee simple Title Holder on next page (if different from the Owner listed above)

CONTRACTOR:

Name: Alfonso Pineda
Company: Alpines Contractors LLC
Address: 3100 NW 42ND AVENUE, UNIT D401
City: Coconut Creek State: FL
Zip Code: 33066 Fax: _____
Phone No 954-299-1572
E-Mail alpinescontractors@gmail.com
State or County License CGC 1537782

If value of construction is \$5,000 or more, a RECORDED Notice of Commencement is required.

If value of HAVC is \$15,000 or more, a RECORDED Notice of Commencement is required.

SUPPLEMENTAL CONSTRUCTION LIEN LAW INFORMATION:

DESIGNER/ENGINEER: ☐ Not Applicable

Name: Wesley W. Hamill

Address: 1914 E LLOYD ST

City: PENSACOLA State: FL

Zip: 32503 Phone: 850-418-0104

MORTGAGE COMPANY: ☐ Not Applicable

Name: _____

Address: _____

City: _____ State: _____

Zip: _____ Phone: _____

FEE SIMPLE TITLE HOLDER: ☐ Not Applicable

Name: _____

Address: _____

City: _____

Zip: _____ Phone: _____

BONDING COMPANY: ☐ Not Applicable

Name: _____

Address: _____

City: _____

Zip: _____ Phone: _____

OWNER/ CONTRACTOR AFFIDVIT: Application is hereby made to obtain a permit to do the work and installation as indicated. I certify that no work or installation has commenced prior to the issuance of a permit.

St. Lucie County makes no representation that is granting a permit will authorize the permit holder to build the subject structure which conflicts with any applicable Homeowners Association rules, bylaws or and covenants that may restrict or prohibit such structure. Please consult with your Homeowners Association and review your deed for any restrictions which may apply.

In consideration of the granting of this requested permit, I do hereby agree that I will, in all respects, perform the work in accordance with the approved plans, the Florida Building Codes and St. Lucie County Amendments.

The following building permit applications are exempt from undergoing a full concurrency review: room additions, accessory structures, swimming pools, fences, walls, signs, screen rooms and accessory uses to another non-residential use

WARNING TO OWNER: Your failure to Record a Notice of Commencement may result in paying twice for improvements to your property. A Notice of Commencement must be recorded in the public records of St. Lucie County and posted on the jobsite before the first inspection. If you intend to obtain financing, consult with lender or an attorney before commencing work or recording your Notice of Commencement.

[Signature]
Signature of Contractor - or - Owner Builder as applicable

STATE OF FLORIDA
COUNTY OF Broward

Sworn to (or affirmed) and subscribed before me of this 19 day of February, 2026 by

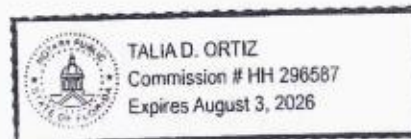
☒ Physical Presence or ☐ Online Notarization

Name of person making statement.

Personally Known ☐ OR Produced Identification ☒
Type of Identification Produced FOL

[Signature]
(Signature of Notary Public - State of Florida)

Commission No. HH 29587 (Seal)



REVIEWS	FRONT COUNTER	ZONING REVIEW	SUPERVISOR REVIEW	PLANS REVIEW	VEGETATION REVIEW	SEA TURTLE REVIEW	MANGROVE REVIEW
DATE RECEIVED							
DATE COMPLETED							

Rev 4-7-25

BOARD OF
COUNTY
COMMISSIONERS



PLANNING & DEVELOPMENT
SERVICES DEPARTMENT

Building & Code
Regulation Division

For office use

Date Received: 5-26-26
Case #: CODE-2605-0000210

Company or Person Complaining Against: Alfonso Pineda

State of: Florida
County of: St. Lucie

Before me, the undersigned authority, this day personally appeared:

Name: Kenneth L. Jones

Address: 4100 N Hwy A1A 323 Hutchinson Island, FL 34949

City, State, Zip: _____

Cell Phone: 904-234-6481

Alternate Phone: _____

Email: harz#3@gmail.com

To me well known, and who, after being duly sworn and deposed, upon his/her personal knowledge did state the following:

SUBJECT OF COMPLAINT

1. I have a complaint against:

Individual's Name:

Alfonso Pineda

Company Name:

AM Windows + Doors

Address:

City:

State:

Zip:

Phone:

Occupation:

License # (if known):

Is a private attorney involved?

2. I first learned of the above-named person or company through: telephone, newspaper, etc.

Was working in Condo

3. The following documents are included: (e.g., contracts, records, document, bills, or correspondence).

Contract, and Pymts

4. I (have) (have not) contacted the above-mentioned subject concerning the complaint.
Dates contacted:

- Page 3 of 5

6. I have paid: \$ 14,112.43
To (person's or company's name): AM Windows + Doors
By: CHECK ✓ MONEY ORDER OTHER Zelle
433.43 permit

In order to settle this complaint, I would like: (e.g., warranty, repairs, cancellation of a contract, etc). NOTE: If you are seeking a refund, this would be a civil matter and not handled by this department.

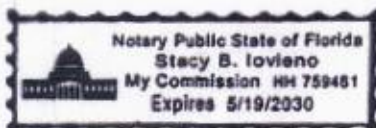
I would like the work completed as per contract agreement.
was not I paid Permit Fee \$433.34 was not in contract.

7. Attached hereto and made parts hereof are the following copies of documents relating to this complaint.

9. FURTHER AFFIANT sayeth naught.

Your Signature:

KD 2/1



STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this
26 day of May, 2026, by
Kenneth L. Jones, who is personally
known to me or has produced the following identification:

PL/DL
Signature of Notary



Ken <harzt3@gmail.com>

Installments 20% : Page 3 of Contract

1 message

Ken <harzt3@gmail.com>

Tue, May 26, 2026 at 9:05 AM

To: Maria-Fernanda Ferrer <info@amwindowsanddoors.com>

Hello, Alfonso Pineda, page three (3) of Contract for windows and door job. The Contract States: Installments 20%: Must be paid at least twenty-four (24) hours prior to delivery of the door and windows to the property. To the job site, only six (6) of the seven (7) windows were delivered on May-22-2026. In addition, all windows are missing the screens. Please bring the missing kitchen window and screens that were to be delivered according to the contract of the 20% installment.

You have not fulfilled the contract time period of seventy (70) business days. Today is the 70th day per the contract and the project has not been started nor completed. We trust that there will be no further delays and you will respect our time as well as yours.

Once again, you changed the installation date tomorrow. Let us know your arrival time for tomorrow.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

PINEDA, ALFONSO

ALPINES CONTRACTORS, LLC

3100 NW 42 ND AVE

APT # D401

COCONUT CREEK — FL 33066

LICENSE NUMBER: CGC1537782

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 04/03/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





Payments | St. Lucie County



A

Thank you for your payment



Allow up to 48 hours for your payment to be reflected on your account statement.

An email confirmation was sent to management@amwindowsanddoors.com.

St. Lucie County

2300 Virginia Ave, Fort Pierce, FL 34982

772-462-1100

<https://www.stlucieco.gov/>

Payment information

Alfonso Pineda

Visa ending in 9984

Confirmation number: TYLX62150140

Transaction type: Purchase



Return to
StLucieCountyFLProd

Transaction details

Date: May 14, 2026 04:30 PM EDT

Permit: BLDC-2605-004360 |

\$433.43

Invoice: INV-00074596

Subtotal \$433.43

Processing fee \$17.12

Total \$450.55

5/1/26, 8: AM

KENNY JONES .png

Owner

Kenneth JONES

4100 N Highway A1A, Fort Pierce, FL 34949

Estimated Fees

The following is a fee estimate and totals are subject to change. Additional fees may apply.

Fee	Amount
BTMS	\$5.00
Surcharge Fees	\$3.21
Trust Surcharge Fees	\$4.81
Valuation Permit Fee	\$320.41
Valuation Review Fee	\$100.00

Total: \$433.43

**Adv Plus Banking - [REDACTED] : Account Activity****Transaction details**

Posting date	May 14, 2026
Description	Zelle payment to AM WINDOWS AND DOORS INC for "Payment for St Lucie County Permit Fee, for <i>Permit BLDC-2605-004360</i> "; Conf# z5qzzjgtp
Type	Transfer
Status	Cleared
Amount	-\$433.43
Description	Zelle payment to AM WINDOWS AND DOORS INC for "Payment for St Lucie County Permit Fee, for 410"; Conf# z5qzzjgtp
Merchant name	AM WINDOWS AND DOORS INC
Transaction category	Cash, Checks & Misc : Other Expenses <i>BLDC-2605-004360</i>

BANK OF AMERICA**Adv Plus Banking** : Account Activity

Transaction details

Posting date	Feb 18, 2026
Description	Check
Type	Check
Status	Cleared
Check #	3196
Amount	-\$9,770.50
Description	Check
Merchant name	Check
Transaction category	Uncategorized: Pending

~~00~~ 2-19-26 \$2,000.00
2-17-26 \$4,886.00

Kenneth L. Jones Teresa L. Bivins 7617 Reed St Jacksonville, FL 32208-3720	3196 02-27-26 2-14-26
Pay to the order of <u>AM WINDOWS & DOORS INC</u> \$ <u>9770.50</u>	
<u>Nine thousand seven hundred seventy</u>	
Bank OF AMERICA 5000 Atlantic Blvd Jacksonville, FL 32208	<u>for J. J. J. J.</u> <u>KX 2</u>
INVOICE # 1693	

For Deposit Only - JPMC

AM Windows and Doors, Inc





Adv Plus Banking - ~~XXXX~~ : Account Activity

Transaction details

Posting date	May 21, 2026
Description	Check
Type	Check
Status	Cleared
Check #	3205
Amount	-\$3,908.50
Description	Check
Merchant name	Check
Transaction category	Uncategorized: Pending

Kenneth L. Jones Teresa L. Bivins 7617 Reed St Jacksonville, FL 32208-3720	3205 05-21-2026 05-21-2026
<u>5-19-26</u>	
A.M. window & Doors INC \$3908.50	
Thirty Nine Hundred Eight 50/100	
Bank of America 5858 Moncrief Rd Jacksonville, FL 32209	Mr. & Mrs. L. Jones R 21
2nd Print	

For Deposit Only - JPMC

AM Windows and Doors, Inc





WINDOWS AND DOORS INSTALLATION CONTRACT

This windows and doors installation contract is made this ^{14th AP} ~~13~~ day of February 2026, by and between AM Windows and Doors, Inc (Contractor), with an address of 10749 clearway boulevard Plantation FL, 33324, who desires to provide materials and installation of windows and doors to Ken Jones (Owner) with address 4100 N Highway A1A, Apt 323, Hutchinson Island; Ken Jones desires to obtain such services from Am Windows and Doors, Inc. ^{FL, 34949}

This contract is based on the invoice # 1693 sent on February, 2026 by ^{14th AP} \$ 19,541.00

HARZT3@GMAIL.COM

Hartt3@gmail.com

WITNESSETH: KR21- Kenneth L. Jones

APB Alfonso Pineda

In consideration for the mutual promises set forth below, the parties agree as follows:

1. Scope of Work

AM Windows and doors Inc, will provide materials, services, and labor for the installation of windows and doors service on location 4100 N Highway A1A, apt 323, Hutchinson Island ^{FL, 34949} :: Here it is referred to as "Worksite."

The contractor is responsible for:

- Revise in worksite all opening measurements prior fabrication.

- b) Supply and install windows and doors at the project location as per windows and doors schedule described above (annex #1).
- c) Properly seal the inside and outside of all windows and doors using the right caulking for each application.
- d) Using the correct screw, wood, silicone.
- e) The utilization of the right materials such as screws, wood, silicone.
- f) Delivery of the windows and doors to the worksite as well as any material required to complete installation.
- g) Ensure that the work area is cleaned and all debris removed upon project completion.
- h) Disposal of waste generated by the installation of windows and doors.
- i) Storing the windows within the construction site. (under the owner's security); The contractor is responsible for the windows and doors until the material is on the owner's premises.

2. Contract Price and Payments

Ken Jones shall pay to AM Windows and Doors, Inc the sum of Nineteen thousand five hundred and fortyone dollars for the material and labor to be performed under the Contract, Payment of this amount is subject to any additions or deductions in accordance with any mutually agreed to changes and/or modifications in the work. Payment will be collected by personal check, cashier's check, credit card, debit card, wire transfer or zelle.

These Payments will be pay according to the following schedule:

Installments 50%: To place a purchase order to the door and window supplier
\$ 9770,50

Installments 20%: Must be paid at least twenty-four (24) hours prior to the delivery of the doors and windows to the property. to the job site.

\$ ~~398~~ 3908,00

Installments 25%: When contractor install the first delivery of windows or door.

\$ 4885,00

Installments 5%: When the contractor passes the final inspection. \$ 977,00

Upon completion of Work, the Contractor shall notify the Owner that the Work is ready for final inspection and acceptance, and the Owner shall make the final payment within 2 days after the final inspection.

3. Completion Time

✓ The parties agree that time is of the essence, and therefore the work to be completed within 70 business days starting from the moment that We collect the deposit and finishing at the moment We passed final inspection.

The contractor will work from Monday to Friday from 8 am to 5 pm, and will not work on holidays or weekends.

4. Warranty

The installation work is covered by a 3-year warranty against defects in workmanship and materials.

5. Compliance

AM Windows and Doors, Inc shall provide the Services in a workmanlike manner, and in compliance with all applicable federal, state and local laws and regulations, including,

but not limited to all provisions of the Americans with Disabilities Act, the Fair Labor Standards Act, and the Federal Family and Medical Leave Act.

6. Insurance

AM Windows and Doors, Inc warrants it is adequately insured for injury to its employees and any others incurring loss or injury as a result of the acts of Contractor or its employees and subcontractors.

7. Subcontractors

AM windows and Doors, Inc may engage subcontractors to perform work at its discretion hereunder, provided AM Windows and Doors shall fully pay said subcontractor and in all instances remain responsible for the proper completion of this Contract.

8. Modifications

All changes to Services shall be in writing and signed by both Owner and contractor and may result in adjustments to the project cost and completion timeline. An email request and or confirmation shall serve as the request signature for any change order.

What is not specified in this contract, the contractor is not responsible for.

9. Arbitration

All disputes hereunder shall be resolved by binding arbitration in accordance with the rules of the American Arbitration Association.

10. Integration

This Contract contains the entire Contract of the parties, and there are no other promises or conditions in any other contract whether oral or written concerning the subject matter of this Contract. Any amendments must be in writing and signed by each party. This Contract supersedes any prior written or oral agreements between the parties.

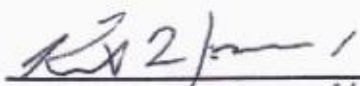
^{14th}
Signed this ~~13~~ days of February, 2026.

 Alfonso Pineda

Alfonso Pineda

AM Windows and Doors, Inc

Contractor Signature

 2-14-2026
Ken Jones KENNETH L. JONES

Owner Signature



ATM Windows &
Doors Inc
10749 Cleary Blvd
#110
Plantation FL



Ron DeSantis, Governor

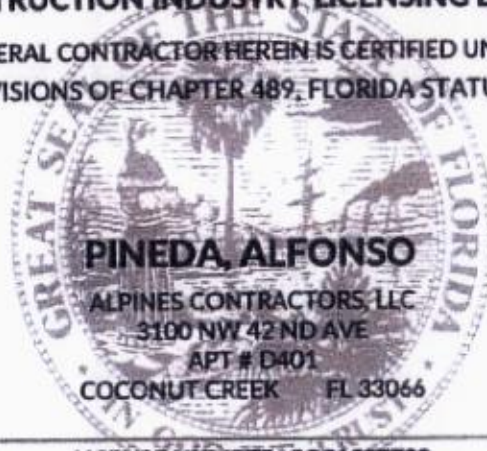
Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



PINEDA, ALFONSO

ALPINES CONTRACTORS, LLC

3100 NW 42 ND AVE

APT # D401

COCONUT CREEK FL 33066

LICENSE NUMBER: CGC1537782

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 04/03/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
AM WINDOWS AND DOORS INC

Filing Information

Document Number P24000055905
FE/EIN Number 99-4781204
Date Filed 08/28/2024
Effective Date 08/22/2024
State FL
Status ACTIVE

Principal Address

10749 Cleary Blvd
Apt 110
PLANTATION, FL 33324

Changed: 04/30/2025

Mailing Address

10749 Cleary Blvd
Apt 110
PLANTATION, FL 33324

Changed: 04/30/2025

Registered Agent Name & Address

PINEDA, ALFONSO
10749 Cleary Blvd
Apt 110
PLANTATION, FL 33324

Address Changed: 04/30/2025

Officer/Director Detail

Name & Address

Title MGR

PINEDA, ALFONSO
10749 Cleary Blvd
Apt 110

PLANTATION, FL 33324

Title MGR

PINEDA, MELANIE

10749 Cleary Blvd

Apt 110

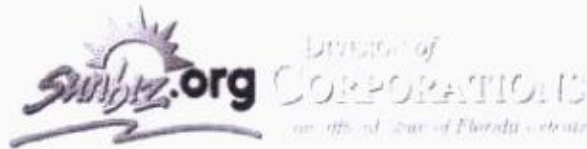
PLANTATION, FL 33324

Annual Reports

Report Year	Filed Date
2025	04/30/2025
2026	04/01/2026

Document Images

<u>04/01/2026 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/30/2025 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/28/2024 -- Domestic Profit</u>	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
ALPINES CONTRACTORS, LLC

Filing Information

Document Number	L25000018018
FE/EIN Number	33-2812676
Date Filed	01/10/2025
State	FL
Status	ACTIVE

Principal Address

3100 NW 42ND AVENUE, APT. D-401
COCONUT CREEK, FL 33066

Mailing Address

3100 NW 42ND AVENUE, APT. D-401
COCONUT CREEK, FL 33066

Registered Agent Name & Address

PINEDA, ALFONSO
3100 NW 42ND AVENUE, APT. D-401
COCONUT CREEK, FL 33066

Authorized Person(s) Detail

Name & Address

Title MGR

PINEDA, ALFONSO
3100 NW 42ND AVENUE, APT. D-401
COCONUT CREEK, FL 33066

Annual Reports

Report Year	Filed Date
2026	04/01/2026

Document Images

04/01/2026 -- ANNUAL REPORT	View image in PDF format
01/10/2025 -- Florida Limited Liability	View image in PDF format

ALL APPLICABLE INFO MUST BE COMPLETED FOR APPLICATION TO BE ACCEPTED

Date: 02/16/26

Permit Number: _____



Building Permit Application

Planning and Development Services

Building and Code Regulation Division

2300 Virginia Avenue, Fort Pierce FL 34982

Phone: (772) 462-1553 Fax: (772) 462-1578

Commercial X Residential _____

CBDG Funding _____

PERMIT APPLICATION FOR: IMPACT WINDOWS AND DOORS REPLACEMENT

PROPOSED IMPROVEMENT LOCATION:

Address: 4100 North Highway A1A, UNIT 323, Fort Pierce, Florida 34949

Property Tax ID #: 1423-502-0019-000-9

Lot No. N/A

Site Plan Name: Existing Residence Site Plan

Block No. N/A

Project Name: 4100 North Highway A1A, UNIT 323, Fort Pierce, Florida 34949

DETAILED DESCRIPTION OF WORK:

7 unit impact windows and 2 sliding glass door replacement for the same size.

New Electrical Meter N/A Second Electrical Meter N/A (Affidavit required)

CONSTRUCTION INFORMATION:

Additional work to be performed under this permit – check all that apply:

 Mechanical Gas Tank Gas Piping Shutters X Windows/Doors Pond
 Electric Plumbing Sprinklers Generator Roof Pitch

Total Sq. Ft of Construction: 214.65 SQ. FT Sq. Ft. of First Floor: _____

Cost of Construction: \$ 19541 Utilities: Sewer Septic Building Height: _____

OWNER/LESSEE:

Name Kenneth L Jones and Ter Jones-Bivins
 Address: 4100 N Highway A1A Apt 323 Hutchinson Island
 City: Fort Pierce. State: FL
 Zip Code: 34949-8345 Fax: _____
 Phone No. (904) 234-6481 E-
 Mail: harztt3@gmail.com

Fill in fee simple Title Holder on next page (if different from the Owner listed above)

CONTRACTOR:

Name: Alfonso Pineda
 Company: Alpines Contractors LLC
 Address: 3100 NW 42ND AVENUE, UNIT D401
 City: Coconut Creek State: FL
 Zip Code: 33066 Fax: _____
 Phone No. 954-299-1572 / 561-639-9752
 E-Mail alpinescontractors@gmail.com
 State or County License CGC 1537782

If value of construction is \$5,000 or more, a RECORDED Notice of Commencement is required.
 If value of HAVC is \$15,000 or more, a RECORDED Notice of Commencement is required.

Mirlande Moise

From: Teresa Bivins <teebivins135@gmail.com>
Sent: Wednesday, July 1, 2026 5:51 PM
To: Mirlande Moise
Subject: Fwd: Permit and Notice of Commencement , KENNETH JONES
Attachments: Change order Kenneth Jones.pdf

SECURITY WARNING: This email originated from outside the County systems. Please show caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Ms.Moise,

I am forwarding the information that we received yesterday from AM Windows and Doors.
Thanks.

Teresa Jones
C: 727.709.3549

teebivins135@gmail.com

----- Forwarded message -----

From: Ken <harztt3@gmail.com>
Date: Wed, 1 Jul 2026 at 17:35
Subject: Fwd: Permit and Notice of Commencement , KENNETH JONES
To: Teresa Jones <teebivins135@gmail.com>

----- Forwarded message -----

From: Jurley Vega <sales@amwindowsanddoors.com>
Date: Tue, Jun 30, 2026 at 5:57 PM
Subject: Re: Permit and Notice of Commencement , KENNETH JONES
To: Ken <harztt3@gmail.com>

I hope you are doing well.

Following your conversation with our Manager, **Alfonso Pineda**, and as part of our commitment to providing excellent customer service, we would like to reach an agreement that ensures your complete satisfaction with your project.

Although **Invoice No. 1693** clearly states that the **City Fee is not included**, AM Windows and Doors has decided, as a courtesy and in consideration of the delays experienced during the project, to **assume the City Fee in the amount of \$ \$433.43** at no cost to you.

Additionally, we will also assume the cost of removing the doors, transporting them for the threshold replacement, reinstalling them, and the materials required for this work, with an estimated value of **\$1280**

Please note that the threshold color is a cosmetic detail only and **does not affect the structural integrity, performance, or functionality of the doors**. However, your satisfaction is very important to us, and for that reason we are happy to make this modification at **no additional cost**.

Attached is the **Change Order** reflecting:

- Replacement of the threshold from **Clear Anodized to Bronze**.
- **Change Order Amount: \$0.00**
- The additional time required to complete this modification.

We kindly ask that you review, sign and notarize the Change Order so we can proceed with ordering the new threshold and scheduling the replacement.

Also, since the installation has already been completed, please let us know if we may stop by to collect the payment for the labor completed to date.

Thank you for your understanding and the opportunity to complete your project. We appreciate your patience and look forward to delivering the finished product to your satisfaction.

Best regards,

--

Regards,



Jurley Vega | Sales Rep.
AM WINDOWS AND DOORS, Inc.
10749 Cleary Blvd, Plantation Florida, 33324
PhNo: 561-639-9752

On Mon, Jun 29, 2026 at 10:49 AM Ken <harztt3@gmail.com> wrote:

Good Morning,

Do you have all the materials you need to complete the Job? If so, we can schedule something for next week to get the inspection. Please email, text, and call. Thank you, Ken Jones

Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.



CHANGE ORDER

Kenneth Jones ,PO 0905

Project Name

001

Change Order Number

4100 North Highway A1A Unit Apt 323 , Fort Pierce , Florida 34949

Project Address

06/30/26

Change Order Date

Alfonso Pineda

Project Manager Name / Firm Name

DESCRIPTION OF CHANGES:

(check here ☐ and attach additional pages if more space is needed.)

Replace the existing Clear Anodized thresholds on both sliding glass doors with Bronze thresholds at the Owner's request, to match the color of the door frames. This Change Order is for the color change only. The existing thresholds are fully functional.

PRICE. These changes (select one):

- ☐ raise ☐ lower the price of the contract to \$ _____
☒ do not affect the price of the contract.

PROJECT DURATION. These changes (select one):

- ☒ extend ☐ shorten the duration of the project by 31 days.
☐ do not affect the duration of the project.

COMPLETION. The new approximate date of completion is: July 31 2026

PAYMENT SCHEDULE. These changes will adjust the payment schedule as follows:

N/A

Owner Signature

Printed Name

Date

Notary's Signature As To Qualifier or Agent's Signature

Notary Name _____
(Print, type or Stamp Notary's Name)

Personally Known _____ Produced Identification _____

Type of Identification Produced _____

Contractor Signature

Printed Name

Date

Notary's Signature As To Qualifier or Agent's Signature

Notary Name _____
(Print, type or Stamp Notary's Name)

Personally Known _____ Produced Identification _____

Type of Identification Produced _____



CODE CASE DETAILED REPORT CODE-2605-0000210 FOR ST LUCIE COUNTY

Case Type: Contractor Complaint Affidavit
Status: Referred To Code Board
Assigned To: Mirlande Moise
Project:
District: 5
Description: COMPLAINT AFFIDAVIT FILED BY KENNETH JONES ON MAY 26, 2026 AGAINST ALFONSO PINEDA.
Opened Date: 05/26/2026
Closed Date: NOT CLOSED

Parcel: 142350200190009	Main	Address: 4100 N Highway A1A, 323 Fort Pierce, FL 34949	Main
Owner Kenneth Jones 4100 N Highway A1A, 323 Fort Pierce, FL 34949 Home: (754) 253-5266 Mobile: (754) 253-5266	Violator Alpines Contractors Llc Alfonso Pineda 3100 Nw 42 Nd Ave Apt # D401 Coconut Creek, FL 33066 Business: 9542991572 Mobile: 9542991572	Contractor Alpines Contractors Llc Alfonso Pineda 3100 Nw 42 Nd Ave Apt # D401 Coconut Creek, FL 33066 Business: 9542991572 Mobile: 9542991572	

CODE CASE DETAILED REPORT (CODE-2605-0000210)

Note	Created By	Date and Time Created
1. CONTACTED MR. JONES AT 904-234-6481. HE STATED THAT THE WORKER WERE AT THE PROPERTY. WORK STATRED TODAY 5-27-26 AND WANTED TO HOLD OFF ON COMPLAINT. THEN THERE WAS A LADY IN THE BACKGROUND THAT MENTIONED THE PERMIT. THEY BOTH STATED TO MOVE FORWARD WIT THE CASE. MR. JONES HANDED HER THE PHONE. SHE STATED THAT. IN THE CONTRACT THE PERMIT WAS INCLUDED BUT THE CONTRACTOR MADE THEM PAY FOR THE PERMIT. SHE ALSO, STATED THAT THE CONTRACT STATES WORK SHOULD HAVE BEEN COMPLETED WITHIN 70 DAYS WHICH WOULD OF BEEN MAY 25, 2026. HOWEVER, DUE TO THE HOLIDAYS, THE COMPLETION SHOULD OF BBEN MAY 26, 2026.	Mirlande Moise	5/27/2026 11:52 am
2. CONTACTED CONTRACTOR AT 954-299-1572 INFORMED CONTRACTOR OF COMPLAINT AFFIDAVIT RECEIVED. HOWEVER, THERE WAS A LANGUAGE BARRIER. INFORMED CONTRACTOR, I WILL CALL HIM BACK WITH SOMEONE T INTERPET.	Mirlande Moise	5/27/2026 12:18 pm
3. MRS. JONES CALLED ASKING THAT THE COMPLAINT AFFIDAVIT BE PLACED O HOLD CAUSE THE WORKERS MADE TREMENDOUS PROGRESS ON TODAY. ASKED IF SHE CAN SEND AN EMAIL. PROVIDED HER WITH MY EMAIL.	Mirlande Moise	5/27/2026 4:21 pm
4. EMAIL WAS SENT TO PLACE CASE ON HOLD. JOSH AND I CONTACTED THE CONTRACTOR. NO ANSWER. VM BOX NOT SET UP.	Mirlande Moise	5/28/2026 3:10 pm
5. ATTEMPTED TO MAKE CONTACT WITH CONTRACTOR AGAIN. NO ANSWER.	Mirlande Moise	5/28/2026 4:52 pm
6. CONTACTED COMPLAINANT. NO ANSWER. LEFT VM.	Mirlande Moise	6/3/2026 3:16 pm
7. PETER AND I ATTEMPTED TO CONTACT CONTRACTOR. NO ANSWER. VM BOX NOT SET UP. CONTRACTOR WAS INFORMED ON MAY 27, 2026 OF COMPLAINT. COMPLAINANT AND ADDRESS; HOWEVER, DUE TO ME NOTICING THERE WAS LANGUAGE BARRIER, I JUST WANTED TO HAVE AN OFFICER EXPLAIN IN SPANISH AS WELL.	Mirlande Moise	6/3/2026 3:24 pm
8. OWNER, MR. JONES RETURNED CALL AND STATED THAT THE WINDOWS AND DOORS WERE INSTALLED JUST WAITING FOR FINISH REINSTALLING SHUTTEF THEREFORE, HE WOULD LIKE TO KEEP THE COMPLAINT ON HOLD FOR NOW.	Mirlande Moise	6/3/2026 3:44 pm
9. RECEIVED VM FROM OWNER MR. KENNETH JONES THAT HE WOULD LIKE TO MOVE FORWARD WITH HIS COMPLAINT AFFIDAVIT. CASE REMOVED OFF HOLI AND IS NOW IN PROGRESS.	Mirlande Moise	6/4/2026 1:43 pm
10. PETER (CODE) AND I TRIED REACHING CONTRACTOR AT 954-299-1572. NO ANSWR. VM BOX NOT SET UP.	Mirlande Moise	6/4/2026 3:47 pm
11. RETURNED CALL TO OWNER 904-234-6481. DISCUSSED CASE. INFORMED HIM CASE WAS REMOVE FROM HOLD.	Mirlande Moise	6/5/2026 4:40 pm
12. MET WITH OWNER AT THE PROPERTY ON TODAY. OWNERS STATED THAT TH 7 WINDOWS AND 2 SLIDING DOORS WERE INSTALLED. THE TRACK FOR THE SLIDING DOORS ARE SUPPOSED TO BE BRONZO PER HOA STANDARDS BUT THE CONTRACTOR INSTALLED SILVER WHICH IS NOT ALLOWED. MR. JONES STATED THE CONTRACTOR KNEW OF THIS INFORMATION. HE STATED THE D/ OF THE INSTALLATION, HE CONTACTED THE CONTRACTOR WHEN HE WAS TRYING TO EXPLAIN TO THE CONTRACTOR'S EMPLOYEES DUE TO A LANGUAGE BARRIER. HE STATED THE EMPLOYEES CONTINUED WITH THE WORK. HE ALSO STATED THE HANDLES TO THE SLIDING DOOR AND SHUTTEF WERE NOT INSTALLED. THE WORK WAS SUPPOSED TO BE COMPLETED PER CONTRACT AND IS STILL NOT COMPLETED. MR. JONES THE CONTRACTOR IS STATING IT WILL BE TO MUCH WORK TO REMOVE THE DOORS AND PLACE TH BRONZE TRACK DOWN AND WILL COST \$8000. MR. JONES PROVIDED ME COPIES OF EMAILS AND THE HOA GUIDELINES THAT WAS GIVEN TO THE CONTRACTOR UPON APPROVAL FROM HOA.	Mirlande Moise	6/8/2026 4:42 pm

CODE CASE DETAILED REPORT (CODE-2605-0000210)

- | | | |
|---|----------------|--------------------|
| 13. RETURNED CALL TO MR. AND MRS. JONES. STATED THE CONTRACTOR CAME TO THEIR HOME AND IS GOING TO CHANGE TO TRACKS OUT; HOWEVER, IT WILL TAKE 2 WEEK FOR THE TRACKS TO COME IN. MR. JONES PROVIDED A CONTACT NUMBER HE HAD FOR THE CONTRACTOR 561-639-9752. COMPLETIC OF WORK PER CONTRACTOR IS PASS DATE SPECIFIED ON THE CONTRACT. | Mirlande Moise | 6/9/2026 3:33 pm |
| 14. JOSH (CODE) AND I CONTACTED CONTRACTOR AT 561-639-9752 NUMBER GIVEN BY OWNER. NO ANSWER. LEFT VM IN ENGLISH AND SPANISH OF COMPLAINT FILED AND OUR CONTACT NUMBERS. | Mirlande Moise | 6/10/2026 4:55 pm |
| 15. RETURNED CALL TO 561-639-9752 ALFONSO PINEDA JR. INFORMED WHY I WAS CALLING AND INFORMED HIM THAT I DID SPEAK WITH HIS DAD BUT WANTED TO ENSURE HIS DAD FULLY UNDERSTOOD THAT A COMPLAINT AFFIDAVIT WAS FILED AGAINST HIM. HE STATED HE DID NOT UNDERSTAND EVERYTHING AND THAT HE WILL INFORM HIS DAD. HE WORKS WITH HIS DAD. HE STATED THAT THE WORK WAS DONE AND THEY WERE JUST WAITING ON THE DOOR HANDLES. THEY HAVE THE HANDLES BUT THE OWNER IS ON VACATION AND WILL NOT RETURN TILL JUNE 30, 2026. SOON AS THE OWNERS RETURN THE WORK WILL BE COMPLETED. DISCUSSED THE TIMELINE ON CONTRACT. HE STATED THE ASSOCIATION WAS TAKING TOO LONG. INFORMED HIM OF THE SILVER TRACK THAT IS NOT ALLOW PER THE ASSOCIATION AND WHICH WAS ON THE PAPERWORK PROVIDE BY THE ASSOCIATION. HE STATED THE OWNE LIVES ON THE THIRD FLOOR. THE OWNER HAD TO HAVE SAID SOMETHING TO THE HOA BECAUSE THE HOA WOULD HAVE NOT KNOWN THAT. HE STATED THEY WOULD HAVE TO REMOVE THE DOORS AND IT WILL COST THEM MORE MONEY TO CHANGE THE TRACK. INFORMED HIM THAT THE INFORMATION IS ON THE PAPERWORK, IT'S AGAINST THE ASSOCIATION POLICY. INFORMED HIM THAT THE CASE WILL BE SCHEDULED FOR THE JULY CLB. PLEASE WORK WITH OWNER IF OWNER IS SATISFIED AFTER CORRECTIONS ARE MADE AND WORK COMPLETED; I WILL DISCUSS CASE IN PRE MEETING WITH BUILDING OFFICIAL AND STAFF IN REGARDS OF WHETHER CASE WILL MOVE FORWARD DUE TO THE FACT CONTRACT WAS BREACHED. | Mirlande Moise | 6/15/2026 8:27 am |
| 16. INVESTIGATION COMPLETED. A & M WINDOWS AND DOORS IS OWNED BY CONTRACTOR. CONTRACTOR IS ALFONSO PINEDA, LICENSE # CGC1537782. A FOR THE TIMELINE ON CONTRACT AND CONTRACTOR REQUESTING THAT THE PERMIT BE PAID BY THE OWNERS ARE A CIVIL MATTER. OWNERS SUBMITTED THE APPLICATION FOR APPROVAL TO HOA ON FEBRUARY 18, 2026. THE HOA APPROVED WORK TO BE DONE ON APRIL 30, 2026. CONTRACTOR APPLIED FC PERMIT # BLDC-2605-004360 FOR 7 WINDOWS AND 2 SLIDING GLASS DOORS ON MAY 5, 2026 AND ISSUED ON MAY 15, 2026. PERMIT IS OPEN. WORK BEGAN ON MAY 27, 2026 ON JUNE 8, 2026, I MET WITH OWNERS, THE WINDOWS AND SLIDING GLASS DOORS WERE INSTALLED; HOWEVER, THE HANDLES TO THE DOORS WERE NOT INSTALLED AND HAD NOT ARRIVED FOR INSTALLATION. | Mirlande Moise | 6/18/2026 10:53 am |
| 17. CONTACTED OWNERS INFORMED THEM OF MY FINDINGS AND CASE WILL BE CLOSED. | Mirlande Moise | 6/18/2026 10:58 am |

CODE CASE DETAILED REPORT (CODE-2605-0000210)

18. CONTACTED THE CONTRACTOR'S SON TO INFORM HIM THAT THE CASE WAS GOING TO BE CLOSED TO INFORM HIS FATHER; OVERALL THE COMPLAINANT CONCERS WERE A CIVIL MATTER. ALSO, THE WINDOW AND DOOR COMPANY BELONGS TO HIS FATHER AND HIS FATHER IS THE CONTRACTOR. THE CONTRACTOR'S SON STOPPED ME MID CONVERSATION AND STATED THAT TI WINDOWS AND DOORS COMPANY IS HIS COMPANY. THEREFORE, I INFORMED HIM THAT THAT WOULD MEAN HIS COMPANY DOES NOT HAVE A QUALIFIER, I STATED THAT HIS FATHER DOES NOT WANT TO BE INVOLVED FINANCIALLY. I INFORMED THE CONTRACTOR'S SON THAT MEAN HE IS UNLICENSED AND HIS FATHER IS AIDING AND ABETTING HIM. HE STATED WELL THE CONTRACT IS IN HIS FATHER'S NAME AND BUSINESS. I INFORMED HIM THAT THE CONTRACT IS AM WINDOWS & DOORS AND THE CHECKS ARE MADE OUT TO HIS COMPANY, & M WINDOWS AND DOORS. THE CONTRACTOR'S SON ALFONSO PINEDA JR THEN STATED THAT IT SHOULDN'T MATTER BECAUSE THE PERMIT WAS PULL WITH HIS FATHER'S ALFONSO PINEDA LICENSE. THEN HE ASKED IF I CAN JUST LET IT GO SINCE HE AND HIS FATHER HAS THE SAME NAME BECAUSE NO ONE IS GOING TO KNOW. I INFORMED HIM THAT ONCE A VIOLATION IS FOUND WE CAN NOT TURN OUR HEADS AND UPHOLD THE LAW, RULES AND REGULATION DUE TO INTEGRITY. ALFONSO PINEDA JR ASKED IF WE COULD GIVE HIM 30 DAYS TO ALLOW HIS FATHER TO QUALIFY THE COMPANY. INFORMED HIM THAT THE VIOLATION EXISTS AS THERE IS NO QUALIFIER FOR THE COMPANY HE IS NOT LIMITED TO PROCEED HOW HE WANTS TO HOWEVER; CASE WILL MOVE FORWARD. CITATION WILL BE ISSUED TO HIM AND HIS FATHER WILL BE SCHEDULED TO APPEAR BEFORE THE CLB. THE CONTRACTOR'S SON AT SOME POINT DURING THE CONVERSATION STATED THAT "YOU ALREADY STATED THE CASE WAS CLOSED." I INFORMED HIM THAT I STATED THAT THE CASE WAS GOING TO BE CLOSED; HOWEVER, AS I HAVE LEARNED NEW INFORMATION DURING THIS CONVERSATION AND FIND THAT A VIOLATION EXISTS, THE CASE WILL NOT BE CLOSED. ALFONSO PINEDA FELT THAT THIS HAS NOTHING TO DO WITH THE OWNER'S COMPLAINT. INFORMED HIM THAT WHEN A COMPLAINT IS FILED STAFF INVESTIGATES EVERYTHING WHETHER MENTIONED OR NOT. CHECK THE CONTRACTOR'S PERMITTING HISTORY FOR ANY EXPIRED PERMIT ETC.

Mirlande Moise

6/18/2026 11:16 am

19. CONTACTED OWNER TO INFORM CASE IS NOT GOING TO BE CLOSED BASED NEW INFORMATION LEARNED.

Mirlande Moise

6/18/2026 11:53 am

20. CONTACTED OWNER WITH STATUS ON CASE. EMAIL ALSO SENT TO OWNER

Mirlande Moise

6/19/2026 2:09 pm

21. OWNER CALLED AND STATED THEY RETURNED FROM VACATION AND IS STILL WAITING ON WORK TO BE COMPLETED. THEY WANTED TO KNOW IF WORK CAN CONTINUE. INFORMED THEM THE CONTRACTOR ON THE PERMIT IS RESPONSIBLE FOR THE WORK. PROVIDED CONTACT NUMBER FOR THE CONTRACTOR TO THE OWNER.

Mirlande Moise

6/30/2026 5:01 pm

22. RETURNED CALL TO OWNER. DISCUSSED CASE.

Mirlande Moise

7/1/2026 5:16 pm

Invoice No.	Fee Name	Fee Amount	Amount Paid
	1st Offense	\$500.00	\$0.00
Grand Total for Code Case		\$500.00	\$0.00

CODE CASE DETAILED REPORT (CODE-2605-0000210)

Violation Code: 10-67: REVOCATION OR SUSPENSION OF CERT OF COMP
Violation Status: In Progress
Citation Issue Date: 06/18/2026
Code Description: REVOCATION OR SUSPENSION OF CERTIFICATE OF COMPETENCY
Compliance Date:
Resolved Date:
Corrective Action: (4) Performs any act which assists a person or business in engaging in the unlicensed business of contracting, as defined herein, if the certificate holder knows or has reasonable grounds to know that the person or business is unlicensed.

Violation Code: 10-67: REVOCATION OR SUSPENSION OF CERT OF COMP
Violation Status: In Progress
Citation Issue Date: 06/18/2026
Code Description: REVOCATION OR SUSPENSION OF CERTIFICATE OF COMPETENCY
Compliance Date:
Resolved Date:
Corrective Action: (5) Conspires with an unlicensed person by allowing a certificate of competency to be used by the unlicensed person to evade the provisions of this division. When a certificate holder allows his certificate to be used by one or more business organizations without having any active participation in the operation, management or control of such business organization, such act shall constitute prima facie evidence of an intent to evade the provisions of this division.

Violation Code: 10-67: REVOCATION OR SUSPENSION OF CERT OF COMP
Violation Status: In Progress
Citation Issue Date: 06/18/2026
Code Description: REVOCATION OR SUSPENSION OF CERTIFICATE OF COMPETENCY
Compliance Date:
Resolved Date:
Corrective Action: (15) Aids or abets any unlicensed person or business organization to evade any provision of this division.

Inspection Number	Inspection Type	Inspection Status	Inspection Date
ICODE-286720-2026	Initial Inspection	Passed	06/08/2026 12:00 am

Inspector: Mirlande Moise
Checklist Comments:





06/08/2026 14:09

Jones

06/08/2026 14:09







06/08/2026 14:10



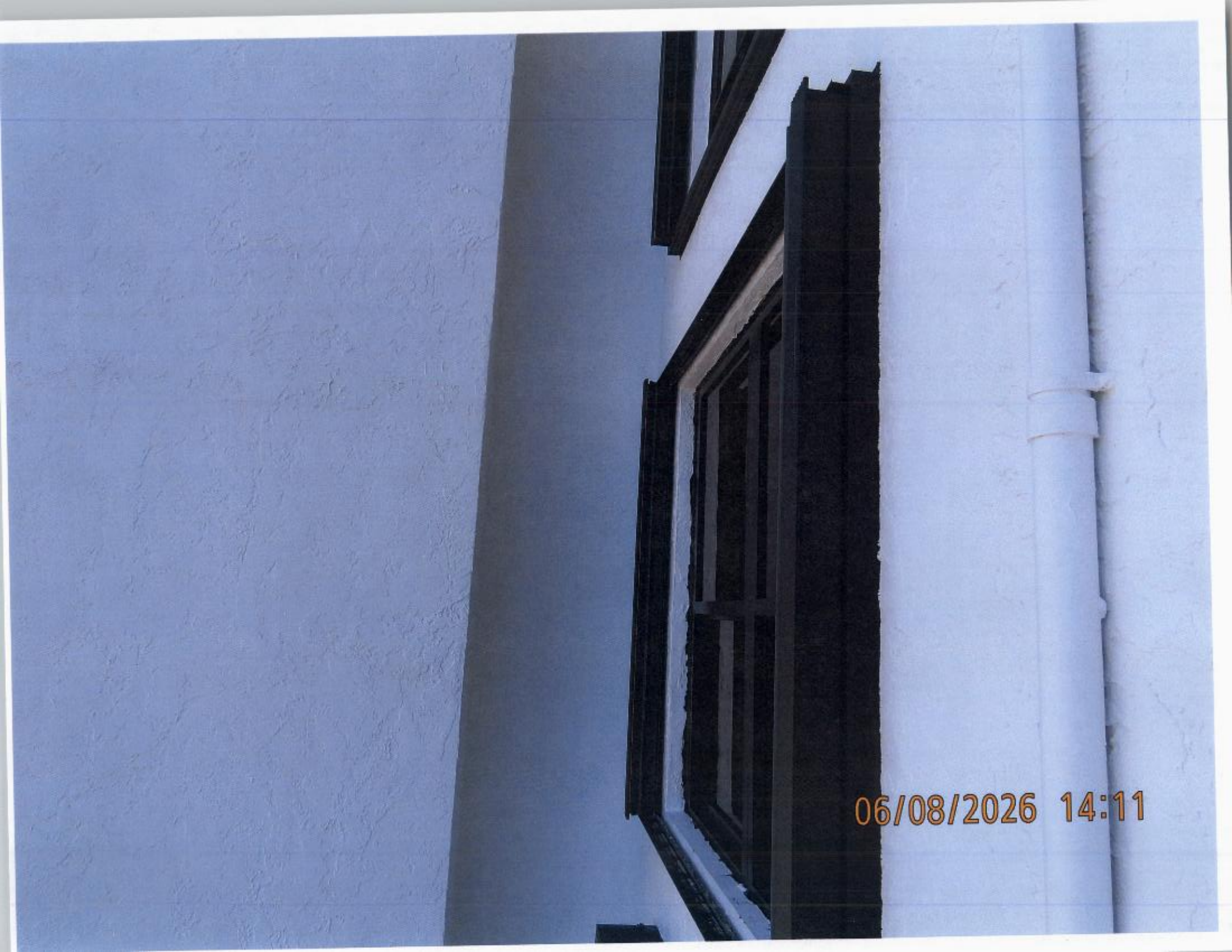


06/08/2026 14:11





06/08/2026 14:11



06/08/2026 14:11

8. WAIVER OF RIGHT TO A HEARING FOR FAILURE TO PAY OR APPEAL THE CITATION**A. ALFONSO PINEDA and/or ALPINES CONTRACTORS LLC (CODE-2606-117668)**

Against:	ALFONSO PINEDA and/or ALPINES CONTRACTORS LLC
Locations:	4100 N HIGHWAY A1A, UNIT 323, FORT PIERCE
Case #:	2606-117668
Investigator:	MIRLANDE MOISE
First Notification:	JUNE 18,2026
Violation(s):	Section 10-99 – Violations (11) Aids or abets any unlicensed person or business organization.
Recommendation:	\$500.00 citation to be paid within thirty (30) days of the date of this board meeting and authorize staff to place a lien against the contractor if not paid within thirty (30) days.

**WAIVER OF RIGHT TO A HEARING FOR FAILURE TO
PAY OR APPEAL THE CITATION A.**

(CODE-2606-117668)

ALFONSO PINEDA

and/or

ALPINES CONTRACTORS LLC

4100 N HIGHWAY A1A, UNIT 323, FORT PIERCE



**Planning and Development Services
Department**

**Building & Code Regulation Division
CONTRACTOR LICENSING**

**CONTRACTOR LICENSING BOARD
JULY 29, 2026**

WAIVER OF RIGHTS

CASE # CODE-2606-117668

ALFONSO PINEDA

ALPINES CONTRACTORS, LLC

4100 N HIGHWAY A1A, UNIT 323, FORT PIERCE, FL

June 18, 2026

Case No. Code-2605-117668

Alpines Contractors, LLC
Alfonso Pineda
3100 NW 42nd Ave, Apt D401
Plantation, FL 33066

Re: 4100 N Highway A1A, Unit 323, Fort Pierce, FL 34949
Tax ID Number: **1423-502-0019-000-9**

To Alpines Contractors, LLC / Alfonso Pineda:

You are hereby notified that on **June 18, 2026** St. Lucie County Contractor Licensing Department investigated the property address of **4100 N Highway A1A, Unit 323, Fort Pierce, FL 34949**, and found you in violation of the St. Lucie County Code of Ordinance as follows:

Section 10-99 – Violations

(11) Aids or abets any unlicensed person or business organization.

A civil penalty of \$500.00 has been issued.

Method of delivery: Certified Mail

9489 0090 0027 6518 6206 44

**Board of County
Commissioners**

James Clasby
DISTRICT 1

Larry Leet
DISTRICT 2
Vice Chair

Erin Lowry
DISTRICT 3

Jamie Fowler
DISTRICT 4
Chair

Cathy Townsend
DISTRICT 5

Administration

George Landry
COUNTY
ADMINISTRATOR

Katherine Barbieri
COUNTY ATTORNEY



You are hereby given until **7/1/2026** to pay the civil penalty or request an administrative hearing in writing before the Contractor Licensing Board to challenge the issuance of the citation. Failure to either pay the civil penalty or to request an administrative hearing shall constitute a waiver of right to a hearing. A waiver of right to a hearing shall be deemed an admission of the violation and penalties may be imposed accordingly.

If you have any questions or require additional information, please contact me.

Thank you,

A handwritten signature in blue ink that reads "Mirlande Moise". The signature is written in a cursive, flowing style.

Mirlande Moise
St. Lucie County
Contractor Licensing Investigator
Phone #: 772-462-6455
Fax #: 772-462-1148
Email: mirlande.moise@stlucieco.gov

CASE
No. CODE-2606-117668

ST. LUCIE COUNTY CONTRACTOR LICENSING CITATION

CITATION
NO. 526

Pursuant to St. Lucie County Ordinance Chapter 10 and / or Florida Statute 489.127 /531.

The undersigned contractor licensing investigator/code enforcement officer certifies that upon personal investigation he/she has reasonable cause to believe, and does believe that on 6/18/26 at 4:41 a.m. /p.m.

At the location: 4100 N Highway A1A Unit 523
Fort Pierce, FL 34949, the below named person did commit the following offense(s):

- ☐ Falsely hold himself or a business organization out as a licensee, certificate holder, or registered contractor.
- ☐ Falsely impersonate a certificate holder or registered contractor.
- ☐ Falsely present himself or herself as a certified or registered contractor under another person's certificate or registration.
- ☐ Give false or forged evidence to the board or a member thereof for the purpose of obtaining a certificate or competency.
- ☐ Use or attempt to use a certificate, license, or registration which has been suspended or revoked.
- ☐ Engage in the business or act of the capacity of a contractor without being duly registered or certified.
- ☐ Advertise himself or a business organization as available to engage in the business or act in the capacity of a contractor without being duly registered or certified.
- ☐ Operate a business organization engaged in contracting after sixty (60) days following the termination of its only qualifying agent without designating another primary qualifying agent.
- ☐ Proceed on any job without first obtaining applicable local building permits and inspections, or perform of any work for which a building permit and environmental regulations permit is required without such permit being current.
- ☐ Engage in the business or act in the capacity of a contractor of advertise himself or a business organization as available to engage in the business or act in the capacity of a contractor without a business tax receipt; or
- ☒ Aids or abets an unlicensed person or business organization.
- ☐ Other: _____

NAME	STREET ADDRESS	CITY / STATE	ZIP CODE	DL#
<u>Alfonso Pineda</u>	<u>3100 NW 42nd Ave, Apt D401</u>	<u>Coconut Creek, FL</u>	<u>33066</u>	
BUSINESS NAME	STREET ADDRESS	CITY / STATE	ZIP CODE	PHONE #
<u>Alpines Contractors, LLC</u>	<u>3100 NW 42nd Ave, Apt D401</u>	<u>Coconut Creek, FL</u>	<u>33066</u>	

☒ 1ST OFFENCE \$500.00 ☐ 2ND OFFENCE \$1,000.00

☐ 3RD OFFENCE \$2,000.00 (refer the case to the St. Lucie County Sheriff's Office)

THE ALLEGED VIOLATOR SHALL IMMEDIATELY CEASE AND DESIST FROM PERFORMING THE ACTIVITY FOR WHICH THE CITATION WAS ISSUED.

Your signature below does not constitute an admission of guilt; However, any person who willfully refuses to sign and accept a citation issued by a contractor licensing investigator/code enforcement officer pursuant to section 10-97 through 10-105 of the St. Lucie County code and complied laws shall be guilty of a misdemeanor of the second degree, punishable as provided in Section 775.082 and/or Section 775.083 Florida Statutes.

Signature of alleged violator/employee _____
Signature of Licensed Investigator/Code Enforcement Officer Shirland Shaise
Date 6/18/26

The (alleged violator) shall elect within the (10) days of receipt of the citation exclusive of weekends and legal holidays to either: 1) correct the violation and pay the civil penalty in the manner indicated; or 2) Request an administrative hearing in writing before the contractor licensing board to challenge the issuance of the citation. Failure by the alleged violator to either pay the civil penalty or to request an administrative hearing shall constitute a waiver of right to a hearing. A waiver of right to a hearing shall be deemed an admission of the violation and penalties may be imposed accordingly.

To make payment of the civil penalty or to request an administrative hearing in writing, please submit to the Contractor Licensing Department 2300 Virginia Ave, Fort Pierce, Florida 34982

Call for information: 772-462-1672.

DO NOT SEND CASH

Corrective Actions Report

Violations found on Case: CODE-2606-117668

Ordinances:	Findings:
10-99: VIOLATIONS	(11) AIDS OR ABETS ANY UNLICENSED PERSON OR BUSINESS ORGANIZATION.

Property Identification

Site Address: 4100 N Highway A1A 323
Map ID: [14/23N](#)

Parcel ID: 1423-502-0019-000-9
Zoning:

Account #: 8531
Land Use Code: 0400

Sec/Town/Range: 23/34S/40E
Jurisdiction: Saint Lucie County

Ownership

Kenneth L Jones (TR)
Teresa Jones-Bivins (TR)
4100 N Highway A1A Apt 323
Hutchinson Island, FL 34949-8345

Legal Description

TREASURE COVE DUNES UNIT 323

Current Values

Just/Market: \$427,900
Exemptions: \$0

Assessed: \$410,746
Taxable: \$410,746

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$427,900	\$373,406	\$0	\$373,406
2023	\$459,300	\$339,460	\$0	\$339,460
2022	\$308,600	\$308,600	\$0	\$308,600

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-20-2026	5421/0542	0130	DEED-WD	Jones Kenneth L	\$100
08-04-2025	5350/1490	0001	DEED-WD	Stanney Lawrence	\$355,000
09-09-2021	4685/0630	0001	WD	Tenbusch Barbara L	\$410,000

Primary Building Information

Finished Area of this building: 1,972 SF
Gross Sketched Area: 2,154 SF

Exterior Data

View: Con OF10%	Roof Cover:	Roof Structure:	Building Type: X157
Year Built: 1982	Quality: XTCB	Effective Year: 1982	Primary Wall: CB Stucco
Story Height: 1 Story	Number of Units: 1	Secondary Wall:	

Interior Data

Bedrooms: 3	A/C %: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: 0	Heat Type:	Half Baths: 0
Heat Fuel:	Primary Floors:		



Total Areas

Finished/Under Air (SF):	1,972
Gross Sketched Area (SF):	2,154
Land Size (acres):	0
Land Size (SF):	0
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

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July 06, 2026

Dear MIRLANDE MOISE:

The following is in response to your request for proof of delivery on your item with the tracking number:
9489 0090 0027 6518 6206 44.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	June 24, 2026, 11:01 am
Location:	POMPANO BEACH, FL 33066
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Shipment Details

Weight: 2lb, 4.1oz

Recipient Signature

Signature of Recipient:

Address of Recipient: 3106 NW 42ND AVE APT D401,
COCONUT CREEK, FL 33066

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION ONLINE SERVICES

ONLINE SERVICES

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[Unlicensed Activity Search](#)

[AB&T Delinquent Invoice & Activity List Search](#)

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[CONTACT US](#)

[MY ACCOUNT](#)

LICENSEE DETAILS

9:15:26 AM 6/18/2026 EST

License Information

Name	PINEDA, ALFONSO (Primary Name)
DBA Name	ALPINES CONTRACTORS, LLC
Main Address	3100 NW 42 ND AVE APT # D401 COCONUT CREEK Florida 33066
County	Broward

License Information

License Type	Certified General Contractor
Rank	Cert General
License Number	CGC1537782
Status	Current,Active
Licensure Date	02/27/2025
Expires	08/31/2026
Special Qualifications	Qualification Effective
Construction Business	02/27/2025
Alternate Names	

[View Related License Information](#)

[View License Complaint](#)

2601 Blair Stone Road, Tallahassee FL 32399 | Email: [Customer Contact Center](#) | Customer Contact Center: (850) 487.1395

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our [Chapter 455](#) page to determine if you are affected by this change.

ALL APPLICABLE INFO MUST BE COMPLETED FOR APPLICATION TO BE ACCEPTED

Date: 02/16/26

Permit Number: _____



Building Permit Application

Planning and Development Services

Building and Code Regulation Division

2300 Virginia Avenue, Fort Pierce FL 34982

Phone: (772) 462-1553 Fax: (772) 462-1578

Commercial X Residential _____

CBDG Funding _____

PERMIT APPLICATION FOR: **IMPACT WINDOWS AND DOORS REPLACEMENT**

PROPOSED IMPROVEMENT LOCATION:

Address: 4100 North Highway A1A, UNIT 323, Fort Pierce, Florida 34949

Property Tax ID #: _____ 1423-502-0019-000-9 Lot No. N/A

Site Plan Name: Existing Residence Site Plan Block No. N/A

Project Name: 4100 North Highway A1A, UNIT 323, Fort Pierce, Florida 34949

DETAILED DESCRIPTION OF WORK:

7 unit impact windows and 2 sliding glass door replacement for the same size.

New Electrical Meter N/A Second Electrical Meter N/A (Affidavit required)

CONSTRUCTION INFORMATION:

Additional work to be performed under this permit – check all that apply:

☐ Mechanical ☐ Gas Tank ☐ Gas Piping ☐ Shutters ☒ Windows/Doors ☐ Pond
☐ Electric ☐ Plumbing ☐ Sprinklers ☐ Generator ☐ Roof ☐ Pitch

Total Sq. Ft of Construction: 214.65 SQ. FT Sq. Ft. of First Floor: _____

Cost of Construction: \$ 19541 Utilities: ☐ Sewer ☐ Septic Building Height: _____

OWNER/LESSEE:

Name Kenneth L Jones and Teresa Jones-Bivins
Address: 4100 N Highway A1A Apt 323 Hutchinson Island
City: Fort Pierce. State: FL
Zip Code: 34949-8345 Fax: _____
Phone No. (904) 234-6481 E-
Mail: harzt3@gmail.com

Fill in fee simple Title Holder on next page (if different from the Owner listed above)

CONTRACTOR:

Name: Alfonso Pineda
Company: Alpines Contractors LLC
Address: 3100 NW 42ND AVENUE, UNIT D401
City: Coconut Creek State: FL
Zip Code: 33066 Fax: _____
Phone No 954-299-1572
E-Mail alpinescontractors@gmail.com
State or County License CGC 1537782

If value of construction is \$5,000 or more, a RECORDED Notice of Commencement is required.

If value of HAVC is \$15,000 or more, a RECORDED Notice of Commencement is required.

SUPPLEMENTAL CONSTRUCTION LIEN LAW INFORMATION:

DESIGNER/ENGINEER: ☐ Not Applicable

Name: Wesley W. Hamill
 Address: 1914 E LLOYD ST
 City: PENSACOLA State: FL
 Zip: 32503 Phone: 850-418-0104

MORTGAGE COMPANY: ☐ Not Applicable

Name: _____
 Address: _____
 City: _____ State: _____
 Zip: _____ Phone: _____

FEE SIMPLE TITLE HOLDER: ☐ Not Applicable

Name: _____
 Address: _____
 City: _____
 Zip: _____ Phone: _____

BONDING COMPANY: ☐ Not Applicable

Name: _____
 Address: _____
 City: _____
 Zip: _____ Phone: _____

OWNER/ CONTRACTOR AFFIDVIT: Application is hereby made to obtain a permit to do the work and installation as indicated. I certify that no work or installation has commenced prior to the issuance of a permit.

St. Lucie County makes no representation that is granting a permit will authorize the permit holder to build the subject structure which conflicts with any applicable Homeowners Association rules, bylaws or and covenants that may restrict or prohibit such structure. Please consult with your Homeowners Association and review your deed for any restrictions which may apply.

In consideration of the granting of this requested permit, I do hereby agree that I will, in all respects, perform the work in accordance with the approved plans, the Florida Building Codes and St. Lucie County Amendments.

The following building permit applications are exempt from undergoing a full concurrency review: room additions, accessory structures, swimming pools, fences, walls, signs, screen rooms and accessory uses to another non-residential use

WARNING TO OWNER: Your failure to Record a Notice of Commencement may result in paying twice for improvements to your property. A Notice of Commencement must be recorded in the public records of St. Lucie County and posted on the jobsite before the first inspection. If you intend to obtain financing, consult with lender or an attorney before commencing work or recording your Notice of Commencement.

[Signature]
 Signature of Contractor - or - Owner Builder as applicable

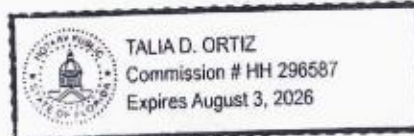
STATE OF FLORIDA
 COUNTY OF Broward

Sworn to (or affirmed) and subscribed before me of this 19 day of February, 2020 by

☒ Physical Presence or ☐ Online Notarization

Name of person making statement.

Personally Known ☐ OR Produced Identification ☒
 Type of Identification Produced FBI



[Signature]
 (Signature of Notary Public - State of Florida)

Commission No. HH 29587 (Seal)

REVIEWS	FRONT COUNTER	ZONING REVIEW	SUPERVISOR REVIEW	PLANS REVIEW	VEGETATION REVIEW	SEA TURTLE REVIEW	MANGROVE REVIEW
DATE RECEIVED							
DATE COMPLETED							



BUILDING PERMIT

Online address: <https://stluciecountyfl-energypub.tylerhost.net/Apps/SelfService#/home>

Planning & Development Services
Building & Code Regulation Division
2300 Virginia Ave
Ft Pierce, FL 34982
Phone: (772) 462-1553 Fax: (772) 462-1578
http://www.stlucieco.org/planning/contract_licen.htm

Permit #: BLDC-2605-004360

Confirmation #: 367703

Issued: 5/15/2026

Job Location: 4100 N Highway A1A 323, Fort Pierce, FL 34949

Permit Type/Workclass: Building (Commercial) -
Window/Door Replacement

Status: Issued

Expired: 11/11/2026

Job Description: Replacement of seven (7) impact-resistant windows and two (2) sliding glass doors with units of the same size and configuration.

Subdivision:

Parcel: 142350200190009

Setbacks: Left: Right: Front: Back: Zoning:

Number of Units: Floors: Buildings: Square Footage: 215.00

Flood Map: Flood Zone: Elev:

Property Owner: Kenneth JONES
4100 N Highway A1A 323
Fort Pierce, FL 34949
(754) 253-5266

Contractor: ALPINES CONTRACTORS LLC
ALFONSO PINEDA
3100 NW 42 ND AVE APT # D401
COCONUT CREEK, FL 33066
9542991572

Permit holder acknowledges through acceptance of this permit that separate permits must be obtained as required by the Florida Building Code including those for all electric, plumbing, mechanical, roofing and structural work. Further he/she acknowledges responsibility to comply with all requirements of the Florida Building Code and the St Lucie County Land Development Code.

Issuance of this permit may be appealed to the St. Lucie County Board of Adjustment by an aggrieved party by filing a notice of appeal with St. Lucie County Growth Management Director within thirty (30) days of the issuance of this permit in accordance with St. Lucie County Land Development Code, Section 11.11.00., Appeals.

Building Permits shall expire and become null and void if work authorized by such Building Permit is not commenced, having called for and received a satisfactory Inspection within six (6) months from the date of issuance of the permit or if the work is not completed within 18 months (permit by contractor) or 24 months (permit by owner) from the date of issuance of the Building Permit in accordance with St Lucie County Land Development Code Section 11.05.01 (A)(2).

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. s:553.79(10), F.S.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. a NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. s:713.135 (10)(a), F.S.

Michael Jerrahian
Building Official

7/6/2026

Date



PLANNING AND
DEVELOPMENT SERVICES
CONTRACTOR LICENSING

July 6, 2026

Case No. Code-2605-117668

Alpines Contractors, LLC
Alfonso Pineda
3100 NW 42nd Ave, Apt D401
Plantation, FL 33066

Re: 4100 N Highway A1A, Unit 323, Ft. Pierce, FL. 34949
Tax ID Number: **1423-502-0019-000/9**

To Alfonso Pineda with Alpines Contractors, LLC:

You are hereby notified that on **June 18, 2026** St. Lucie County Contractor Licensing Department investigated a complaint received for the property address of 4100 N Highway A1A, Unit 323, Ft. Pierce, FL. 34949, and found you in violations of the St. Lucie County Code of Ordinance as follows:

Section 10-99 – Prohibited Activities

- (11) Aids or abets any unlicensed person or business organization.

A Notice of violation was sent **6/18/26** with a **\$500.00** civil penalty with a correction date of **7/1/26**. Since you failed to either pay the civil penalty or request an administrative hearing within ten business days of the notice violation, the case has been scheduled before the St. Lucie County Contractor Licensing Board (hereinafter "Board") on **Wednesday, the 29th of July, 2026** at 8:30 am or as soon thereafter as may be heard in the St. Lucie County Commission Chambers at the St. Lucie County Administration Building Annex, Third Floor, 2300 Virginia Avenue, Fort Pierce, Florida.

At the hearing, the Board may find that you have violated provisions of the St. Lucie County Code of Ordinance. The Board shall have the power to revoke, suspend, or deny the issuance or renewal of a certificate of competency if it determines that the contractor has committed any of the above.

Matters affecting your personal and property rights may be heard and acted upon. All interested persons are invited to attend and be heard. Written comments received in advance of the public hearing will also be heard. The Board encourages your attendance.

**Board of County
Commissioners**

James Clasby
DISTRICT 1

Larry Leet
DISTRICT 2
Vice Chair

Erin Lowry
DISTRICT 3

Jamie Fowler
DISTRICT 4
Chair

Cathy Townsend
DISTRICT 5

Administration

George Landry
COUNTY
ADMINISTRATOR

Katherine Barbieri
COUNTY ATTORNEY

9489 0090 0027 6518 6208 80



PLANNING AND
DEVELOPMENT SERVICES
CONTRACTOR LICENSING

NOTICE: All proceedings before the St. Lucie County Contractor Licensing 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 purpose may need to ensure that a verbatim record of the proceedings is made. Upon 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 an individual testifying during a hearing upon request. Written comments received in advance of public hearing will also be considered.

Any party to the proceedings will be granted the opportunity to cross-examine any individual testifying during a hearing upon request. 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.

If you have any questions or require additional information, please contact me.

Thank you.

Mirlande Moise
St. Lucie County
Contractor Licensing
Phone #: 772-462-6455
Fax #: 772-462-1148
Email: mirlande.moise@stlucieco.gov

Mirlande Moise
Contractor Licensing Investigator

CASE

No. CODE-2606-117668

ST. LUCIE COUNTY CONTRACTOR LICENSING CITATION

CITATION
NO.526

Pursuant to St. Lucie County Ordinance Chapter 10 and / or Florida Statute 489.127 /531.

The undersigned contractor licensing investigator/code enforcement officer certifies that upon personal investigation he/she has reasonable cause to believe, and does believe that on 6/18/26 at 4:41 a.m. p.m.

At the location: 4100 N Highway A1A Unit 523, the below named person did commit the following offense(s):
Fort Pierce, FL 34949

☐ Falsely hold himself or a business organization out as a licensee, certificate holder, or registered contractor.

☐ Falsely impersonate a certificate holder or registered contractor.

☐ Falsely present himself or herself as a certified or registered contractor under another person's certificate or registration.

☐ Give false or forged evidence to the board or a member thereof for the purpose of obtaining a certificate or competency.

☐ Use or attempt to use a certificate, license, or registration which has been suspended or revoked.

☐ Engage in the business or act of the capacity of a contractor without being duly registered or certified.

☐ Advertise himself or a business organization as available to engage in the business or act in the capacity of a contractor without being duly registered or certified.

☐ Operate a business organization engaged in contracting after sixty (60) days following the termination of its only qualifying agent without designating another primary qualifying agent.

☐ Proceed on any job without first obtaining applicable local building permits and inspections, or perform of any work for which a building permit and environmental regulations permit is required without such permit being current.

☐ Engage in the business or act in the capacity of a contractor of advertise himself or a business organization as available to engage in the business or act in the capacity of a contractor without a business tax receipt; or

☒ Aids or abets and unlicensed person or business organization.

Other: _____

NAME	STREET ADDRESS	CITY / STATE	ZIP CODE	DL#
<u>Alfonso Pineda</u>	<u>3100 NW 42nd Ave, Apt D401</u>	<u>Coconut Creek, FL</u>	<u>33066</u>	
BUSINESS NAME	STREET ADDRESS	CITY / STATE	ZIP CODE	PHONE #
<u>Alpines Contractors, LLC</u>	<u>3100 NW 42nd Ave, Apt D401</u>	<u>Coconut Creek, FL</u>	<u>33066</u>	

☒ 1ST OFFENCE \$500.00 ☐ 2ND OFFENCE \$1,000.00

☐ 3RD OFFENCE \$2,000.00 (refer the case to the St. Lucie County Sheriff's Office)

THE ALLEGED VIOLATOR SHALL IMMEDIATELY CEASE AND DESIST FROM PERFORMING THE ACTIVITY FOR WHICH THE CITATION WAS ISSUED.

Your signature below does not constitute an admission of guilt; However, any person who willfully refuses to sign and accept a citation issued by a contractor licensing investigator/code enforcement officer pursuant to section 10-97 through 10-105 of the St. Lucie County code and complied laws shall be guilty of a misdemeanor of the second degree, punishable as provided in Section 775.082 and/or Section 775.083 Florida Statutes.

Signature of alleged violator/employee

Licensed Investigator/Code Enforcement Officer

Date

The (alleged violator) shall elect within the (10) days of receipt of the citation exclusive of weekends and legal holidays to either: 1) correct the violation and pay the civil penalty in the manner indicated; or 2) Request an administrative hearing in writing before the contractor licensing board to challenge the issuance of the citation. Failure by the alleged violator to either pay the civil penalty or to request an administrative hearing shall constitute a waiver of right to a hearing. A waiver of right to a hearing shall be deemed an admission of the violation and penalties may be imposed accordingly.

To make payment of the civil penalty or to request an administrative hearing in writing, please submit to the Contractor Licensing Department 2300 Virginia Ave, Fort Pierce, Florida 34982

Call for information: 772-462-1672.

DO NOT SEND CASH

Corrective Actions Report

Violations found on Case: CODE-2606-117668

Ordinances:	Findings:
10-99: VIOLATIONS	(11) AIDS OR ABETS ANY UNLICENSED PERSON OR BUSINESS ORGANIZATION.

Property Identification

Site Address: 4100 N Highway A1A 323
 Map ID: [14/23N](#)
 Parcel ID: 1423-502-0019-000-9
 Zoning: 000-9
 Account #: 8531
 Land Use Code: 0400
 Sec/Town/Range: 23/34S/40E
 Jurisdiction: Saint Lucie County

Ownership

Kenneth L Jones (TR)
 Teresa Jones-Bivins (TR)
 4100 N Highway A1A Apt 323
 Hutchinson Island, FL 34949-8345

Legal Description

TREASURE COVE DUNES UNIT 323

Current Values

Just/Market:	\$427,900	Assessed:	\$410,746	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	\$0	Taxable:	\$410,746	2024	\$427,900	\$373,406	\$0	\$373,406
				2023	\$459,300	\$339,460	\$0	\$339,460

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-20-2026	5421/0542	0130	DEED-WD	Jones Kenneth L	\$100
08-04-2025	5350/1490	0001	DEED-WD	Stanney Lawrence	\$355,000
09-09-2021	4685/0630	0001	WD	Tenbusch Barbara L	\$410,000

Primary Building Information

Finished Area of this building: 1,972 SF
 Gross Sketched Area: 2,154 SF

Exterior Data

View: Con OF10%	Roof Cover:	Roof Structure:	Building Type: X157
Year Built: 1982	Quality: XTCB	Effective Year: 1982	Primary Wall: CB Stucco
Story Height: 1 Story	Number of Units: 1	Secondary Wall:	

Interior Data

Bedrooms: 3	A/C %: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: 0	Heat Type:	Half Baths: 0
Heat Fuel:	Primary Floors:		



Total Areas

Finished/Under Air (SF):	1,972
Gross Sketched Area (SF):	2,154
Land Size (acres):	0
Land Size (SF):	0
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

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Mirlande Moise

From: Mirlande Moise
Sent: Monday, July 6, 2026 3:12 PM
To: ALPINESCONTRACTORS@GMAIL.COM
Subject: Citation # 526 / Case # Code-2606-117668
Attachments: NTA.PDF

Good afternoon Mr. Pineda,

Due to non-payment of the citation, the above case was scheduled to go before the Contractor Licensing Board on July 29, 2026.

Please find a copy of the Notice To Appear attached.

Have a wonderful day.

Respectfully,

Mirlande Moise, Contractor Licensing Investigator, Planning & Development Services
Ph: 772-462-6455 | 2300 Virginia Avenue, Fort Pierce 34982



St. Lucie County Building and Code Division is committed to great service and your feedback is important to us. Please tell me how we're doing.

How was your service? Please contact, Paula Guy, Code Enforcement Supervisor at Paula.Guy@stlucieco.gov to submit your suggestions, comments and feedback.

Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.



CODE CASE DETAILED REPORT CODE-2605-0000210 FOR ST LUCIE COUNTY

Case Type: Contractor Complaint Affidavit
Status: Referred To Code Board
Assigned To: Mirlande Moise
Project:
District: 5
Description: COMPLAINT AFFIDAVIT FILED BY KENNETH JONES ON MAY 26, 2026 AGAINST ALFONSO PINEDA.
Opened Date: 05/26/2026
Closed Date: NOT CLOSED

Parcel: 142350200190009	Main	Address: 4100 N Highway A1A, 323 Fort Pierce, FL 34949	Main
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Owner	Violator	Contractor
Kenneth Jones 4100 N Highway A1A, 323 Fort Pierce, FL 34949 Home: (754) 253-5266 Mobile: (754) 253-5266	Alpines Contractors Llc Alfonso Pineda 3100 Nw 42 Nd Ave Apt # D401 Coconut Creek, FL 33066 Business: 9542991572 Mobile: 9542991572	Alpines Contractors Llc Alfonso Pineda 3100 Nw 42 Nd Ave Apt # D401 Coconut Creek, FL 33066 Business: 9542991572 Mobile: 9542991572

CODE CASE DETAILED REPORT (CODE-2605-0000210)

Note	Created By	Date and Time Created
1. CONTACTED MR. JONES AT 904-234-6481. HE STATED THAT THE WORKER WERE AT THE PROPERTY. WORK STATRED TODAY 5-27-26 AND WANTED TO HOLD OFF ON COMPLAINT. THEN THERE WAS A LADY IN THE BACKGROUND THAT MENTIONED THE PERMIT. THEY BOTH STATED TO MOVE FORWARD WIT THE CASE. MR. JONES HANDED HER THE PHONE. SHE STATED THAT, IN THE CONTRACT THE PERMIT WAS INCLUDED BUT THE CONTRACTOR MADE THEM PAY FOR THE PERMIT. SHE ALSO, STATED THAT THE CONTRACT STATES WORK SHOULD HAVE BEEN COMPLETED WITHIN 70 DAYS WHICH WOULD OF BEEN MAY 25, 2026. HOWEVER, DUE TO THE HOLIDAYS, THE COMPLETION SHOULD OF BBEN MAY 26, 2026.	Mirlande Moise	5/27/2026 11:52 am
2. CONTACTED CONTRACTOR AT 954-299-1572 INFORMED CONTRACTOR OF COMPLAINT AFFIDAVIT RECEIVED. HOWEVER, THERE WAS A LANGUAGE BARRIER. INFORMED CONTRACTOR, I WILL CALL HIM BACK WITH SOMEONE T INTERPET.	Mirlande Moise	5/27/2026 12:18 pm
3. MRS. JONES CALLED ASKING THAT THE COMPLAINT AFFIDAVIT BE PLACED O HOLD CAUSE THE WORKERS MADE TREMENDOUS PROGRESS ON TODAY. ASKED IF SHE CAN SEND AN EMAIL. PROVIDED HER WITH MY EMAIL.	Mirlande Moise	5/27/2026 4:21 pm
4. EMAIL WAS SENT TO PLACE CASE ON HOLD. JOSH AND I CONTACTED THE CONTRACTOR. NO ANSWER. VM BOX NOT SET UP.	Mirlande Moise	5/28/2026 3:10 pm
5. ATTEMPTED TO MAKE CONTACT WITH CONTRACTOR AGAIN. NO ANSWER.	Mirlande Moise	5/28/2026 4:52 pm
6. CONTACTED COMPLAINANT. NO ANSWER. LEFT VM.	Mirlande Moise	6/3/2026 3:16 pm
7. PETER AND I ATTEMPTED TO CONTACT CONTRACTOR. NO ANSWER. VM BOX NOT SET UP. CONTRACTOR WAS INFORMED ON MAY 27, 2026 OF COMPLAINT. COMPLAINANT AND ADDRESS; HOWEVER, DUE TO ME NOTICING THERE WAS LANGUAGE BARRIER, I JUST WANTED TO HAVE AN OFFICER EXPLAIN IN SPANISH AS WELL.	Mirlande Moise	6/3/2026 3:24 pm
8. OWNER, MR. JONES RETURNED CALL AND STATED THAT THE WINDOWS AND DOORS WERE INSTALLED JUST WAITING FOR FINISH REINSTALLING SHUTTEF THEREFORE, HE WOULD LIKE TO KEEP THE COMPLAINT ON HOLD FOR NOW.	Mirlande Moise	6/3/2026 3:44 pm
9. RECEIVED VM FROM OWNER MR. KENNETH JONES THAT HE WOULD LIKE TO MOVE FORWARD WITH HIS COMPLAINT AFFIDAVIT. CASE REMOVED OFF HOLI AND IS NOW IN PROGRESS.	Mirlande Moise	6/4/2026 1:43 pm
10. PETER (CODE) AND I TRIED REACHING CONTRACTOR AT 954-299-1572. NO ANSWR. VM BOX NOT SET UP.	Mirlande Moise	6/4/2026 3:47 pm
11. RETURNED CALL TO OWNER 904-234-6481. DISCUSSED CASE. INFORMED HIM CASE WAS REMOVE FROM HOLD.	Mirlande Moise	6/5/2026 4:40 pm
12. MET WITH OWNER AT THE PROPERTY ON TODAY. OWNERS STATED THAT TH 7 WINDOWS AND 2 SLIDING DOORS WERE INSTALLED. THE TRACK FOR THE SLIDING DOORS ARE SUPPOSED TO BE BRONZO PER HOA STANDARDS BUT THE CONTRACTOR INSTALLED SILVER WHICH IS NOT ALLOWED. MR. JONES STATED THE CONTRACTOR KNEW OF THIS INFORMATION. HE STATED THE D/ OF THE INSTALLATION, HE CONTACTED THE CONTRACTOR WHEN HE WAS TRYING TO EXPLAIN TO THE CONTRACTOR'S EMPLOYEES DUE TO A LANGUAGE BARRIER. HE STATED THE EMPLOYEES CONTINUED WITH THE WORK. HE ALSO STATED THE HANDLES TO THE SLIDING DOOR AND SHUTTEF WERE NOT INSTALLED. THE WORK WAS SUPPOSED TO BE COMPLETED PER CONTRACT AND IS STILL NOT COMPLETED. MR. JONES THE CONTRACTOR IS STATING IT WILL BE TO MUCH WORK TO REMOVE THE DOORS AND PLACE TH BRONZE TRACK DOWN AND WILL COST \$8000. MR. JONES PROVIDED ME COPIES OF EMAILS AND THE HOA GUIDELINES THAT WAS GIVEN TO THE CONTRACTOR UPON APPROVAL FROM HOA.	Mirlande Moise	6/8/2026 4:42 pm

CODE CASE DETAILED REPORT (CODE-2605-0000210)

- | | | |
|---|-----------------------|---------------------------|
| <p>13. RETURNED CALL TO MR. AND MRS. JONES. STATED THE CONTRACTOR CAME TO THEIR HOME AND IS GOING TO CHANGE TO TRACKS OUT; HOWEVER, IT WILL TAKE 2 WEEK FOR THE TRACKS TO COME IN. MR. JONES PROVIDED A CONTACT NUMBER HE HAD FOR THE CONTRACTOR 561-639-9752. COMPLETION OF WORK PER CONTRACTOR IS PASS DATE SPECIFIED ON THE CONTRACT.</p> | <p>Mirlande Moise</p> | <p>6/9/2026 3:33 pm</p> |
| <p>14. JOSH (CODE) AND I CONTACTED CONTRACTOR AT 561-639-9752 NUMBER GIVEN BY OWNER. NO ANSWER. LEFT VM IN ENGLISH AND SPANISH OF COMPLAINT FILED AND OUR CONTACT NUMBERS.</p> | <p>Mirlande Moise</p> | <p>6/10/2026 4:55 pm</p> |
| <p>15. RETURNED CALL TO 561-639-9752 ALFONSO PINEDA JR. INFORMED WHY I WAS CALLING AND INFORMED HIM THAT I DID SPEAK WITH HIS DAD BUT WANTED TO ENSURE HIS DAD FULLY UNDERSTOOD THAT A COMPLAINT AFFIDAVIT WAS FILED AGAINST HIM. HE STATED HE DID NOT UNDERSTAND EVERYTHING AND THAT HE WILL INFORM HIS DAD. HE WORKS WITH HIS DAD. HE STATED THAT THE WORK WAS DONE AND THEY WERE JUST WAITING ON THE DOOR HANDLES. THEY HAVE THE HANDLES BUT THE OWNER IS ON VACATION AND WILL NOT RETURN TILL JUNE 30, 2026. SOON AS THE OWNERS RETURN THE WORK WILL BE COMPLETED. DISCUSSED THE TIMELINE ON CONTRACT. HE STATED THE ASSOCIATION WAS TAKING TOO LONG. INFORMED HIM OF THE SILVER TRACK THAT IS NOT ALLOW PER THE ASSOCIATION AND WHICH WAS ON THE PAPERWORK PROVIDE BY THE ASSOCIATION. HE STATED THE OWNER LIVES ON THE THIRD FLOOR. THE OWNER HAD TO HAVE SAID SOMETHING TO THE HOA BECAUSE THE HOA WOULD HAVE NOT KNOWN THAT. HE STATED THEY WOULD HAVE TO REMOVE THE DOORS AND IT WILL COST THEM MORE MONEY TO CHANGE THE TRACK. INFORMED HIM THAT THE INFORMATION IS ON THE PAPERWORK, IT'S AGAINST THE ASSOCIATION POLICY. INFORMED HIM THAT THE CASE WILL BE SCHEDULED FOR THE JULY CLB. PLEASE WORK WITH OWNER IF OWNER IS SATISFIED AFTER CORRECTIONS ARE MADE AND WORK COMPLETED; I WILL DISCUSS CASE IN PRE MEETING WITH BUILDING OFFICIAL AND STAFF IN REGARDS OF WHETHER CASE WILL MOVE FORWARD DUE TO THE FACT CONTRACT WAS BREACHED.</p> | <p>Mirlande Moise</p> | <p>6/15/2026 8:27 am</p> |
| <p>16. INVESTIGATION COMPLETED. A & M WINDOWS AND DOORS IS OWNED BY CONTRACTOR. CONTRACTOR IS ALFONSO PINEDA, LICENSE # CGC1537782. A FOR THE TIMELINE ON CONTRACT AND CONTRACTOR REQUESTING THAT THE PERMIT BE PAID BY THE OWNERS ARE A CIVIL MATTER. OWNERS SUBMITTED THE APPLICATION FOR APPROVAL TO HOA ON FEBRUARY 18, 2026. THE HOA APPROVED WORK TO BE DONE ON APRIL 30, 2026. CONTRACTOR APPLIED FOR PERMIT # BLDC-2605-004360 FOR 7 WINDOWS AND 2 SLIDING GLASS DOORS ON MAY 5, 2026 AND ISSUED ON MAY 15, 2026. PERMIT IS OPEN. WORK BEGAN ON MAY 27, 2026
ON JUNE 8, 2026, I MET WITH OWNERS, THE WINDOWS AND SLIDING GLASS DOORS WERE INSTALLED; HOWEVER, THE HANDLES TO THE DOORS WERE NOT INSTALLED AND HAD NOT ARRIVED FOR INSTALLATION.</p> | <p>Mirlande Moise</p> | <p>6/18/2026 10:53 am</p> |
| <p>17. CONTACTED OWNERS INFORMED THEM OF MY FINDINGS AND CASE WILL BE CLOSED.</p> | <p>Mirlande Moise</p> | <p>6/18/2026 10:58 am</p> |

CODE CASE DETAILED REPORT (CODE-2605-0000210)

18. CONTACTED THE CONTRACTOR'S SON TO INFORM HIM THAT THE CASE WAS GOING TO BE CLOSED TO INFORM HIS FATHER; OVERALL THE COMPLAINANT CONCERS WERE A CIVIL MATTER. ALSO, THE WINDOW AND DOOR COMPANY BELONGS TO HIS FATHER AND HIS FATHER IS THE CONTRACTOR. THE CONTRACTOR'S SON STOPPED ME MID CONVERSATION AND STATED THAT TI WINDOWS AND DOORS COMPANY IS HIS COMPANY. THEREFORE, I INFORMED HIM THAT THAT WOULD MEAN HIS COMPANY DOES NOT HAVE A QUALIFIER. I STATED THAT HIS FATHER DOES NOT WANT TO BE INVOLVED FINANCIALLY. I INFORMED THE CONTRACTOR'S SON THAT MEAN HE IS UNLICENSED AND HIS FATHER IS AIDING AND ABETTING HIM. HE STATED WELL THE CONTRACT IS IN HIS FATHER'S NAME AND BUSINESS. I INFORMED HIM THAT THE CONTRACT IS AM WINDOWS & DOORS AND THE CHECKS ARE MADE OUT TO HIS COMPANY, & M WINDOWS AND DOORS. THE CONTRACTOR'S SON ALFONSO PINEDA JR THEN STATED THAT IT SHOULDN'T MATTER BECAUSE THE PERMIT WAS PULL WITH HIS FATHER'S ALFONSO PINEDA LICENSE. THEN HE ASKED IF I CAN JUST LET IT GO SINCE HE AND HIS FATHER HAS THE SAME NAME BECAUSE NO ONE IS GOING TO KNOW. I INFORMED HIM THAT ONCE A VIOLATION IS FOUND WE CAN NOT TURN OUR HEADS AND UPHOLD THE LAW, RULES AND REGULATION DUE TO INTEGRITY. ALFONSO PINEDA JR ASKED IF WE COULD GIVE HIM 30 DAYS TO ALLOW HIS FATHER TO QUALIFY THE COMPANY. INFORMED HIM THAT THE VIOLATION EXISTS AS THERE IS NO QUALIFIER FOR THE COMPANY HE IS NOT LIMITED TO PROCEED HOW HE WANTS TO HOWEVER; CASE WILL MOVE FORWARD. CITATION WILL BE ISSUED TO HIM AND HIS FATHER WILL BE SCHEDULED TO APPEAR BEFORE THE CLB. THE CONTRACTOR'S SON AT SOME POINT DURING THE CONVERSATION STATED THAT "YOU ALREADY STATED THE CASE WAS CLOSED." I INFORMED HIM THAT I STATED THAT THE CASE WAS GOING TO BE CLOSED; HOWEVER, AS I HAVE LEARNED NEW INFORMATION DURING THIS CONVERSATION AND FIND THAT A VIOLATION EXISTS, THE CASE WILL NOT BE CLOSED. ALFONSO PINEDA FELT THAT THIS HAS NOTHING TO DO WITH THE OWNER'S COMPLAINT. INFORMED HIM THAT WHEN A COMPLAINT IS FILED STAFF INVESTIGATES EVERYTHING WHETHER MENTIONED OR NOT. CHECK THE CONTRACTOR'S PERMITTING HISTORY FOR ANY EXPIRED PERMIT ETC.
19. CONTACTED OWNER TO INFORM CASE IS NOT GOING TO BE CLOSED BASED NEW INFORMATION LEARNED.
20. CONTACTED OWNER WITH STATUS ON CASE. EMAIL ALSON SENT TO OWNER
21. OWNER CALLED AND STATED THEY RETURNED FROM VACATION AND IS STILL WAITING ON WORK TO BE COMPLETED. THEY WANTED TO KNOW IF WORK CAN CONTINUE. INFORMED THEM THE CONTRACTOR ON THE PERMIT IS RESPONSIBLE FOR THE WORK. PROVIDED CONTACT NUMBER FOR THE CONTRACTOR TO THE OWNER.
22. RETURNED CALL TO OWNER. DISCUSSED CASE.

Mirlande Moise

6/18/2026 11:16 am

Mirlande Moise

6/18/2026 11:53 am

Mirlande Moise

6/19/2026 2:09 pm

Mirlande Moise

6/30/2026 5:01 pm

Mirlande Moise

7/1/2026 5:16 pm

Invoice No.	Fee Name	Fee Amount	Amount Paid
	1st Offense	\$500.00	\$0.00
Grand Total for Code Case		\$500.00	\$0.00

Mirlande Moise

From: Teresa Bivins <teebivins135@gmail.com>
Sent: Wednesday, July 1, 2026 5:51 PM
To: Mirlande Moise
Subject: Fwd: Permit and Notice of Commencement , KENNETH JONES
Attachments: Change order Kenneth Jones.pdf

SECURITY WARNING: This email originated from outside the County systems. Please show caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Ms.Moise,

I am forwarding the information that we received yesterday from AM Windows and Doors.
Thanks.

Teresa Jones
C: 727.709.3549

teebivins135@gmail.com

----- Forwarded message -----

From: Ken <harztt3@gmail.com>
Date: Wed, 1 Jul 2026 at 17:35
Subject: Fwd: Permit and Notice of Commencement , KENNETH JONES
To: Teresa Jones <teebivins135@gmail.com>

----- Forwarded message -----

From: Jurley Vega <sales@amwindowsanddoors.com>
Date: Tue, Jun 30, 2026 at 5:57 PM
Subject: Re: Permit and Notice of Commencement , KENNETH JONES
To: Ken <harztt3@gmail.com>

I hope you are doing well.

Following your conversation with our Manager, **Alfonso Pineda**, and as part of our commitment to providing excellent customer service, we would like to reach an agreement that ensures your complete satisfaction with your project.

Although **Invoice No. 1693** clearly states that the **City Fee is not included**, AM Windows and Doors has decided, as a courtesy and in consideration of the delays experienced during the project, to **assume the City Fee in the amount of \$ \$433.43** at no cost to you.

Additionally, we will also assume the cost of removing the doors, transporting them for the threshold replacement, reinstalling them, and the materials required for this work, with an estimated value of **\$1280**

Please note that the threshold color is a cosmetic detail only and **does not affect the structural integrity, performance, or functionality of the doors**. However, your satisfaction is very important to us, and for that reason we are happy to make this modification at **no additional cost**.

Attached is the **Change Order** reflecting:

- Replacement of the threshold from **Clear Anodized** to **Bronze**.
- **Change Order Amount: \$0.00**
- The additional time required to complete this modification.

We kindly ask that you review, sign and notarize the Change Order so we can proceed with ordering the new threshold and scheduling the replacement.

Also, since the installation has already been completed, please let us know if we may stop by to collect the payment for the labor completed to date.

Thank you for your understanding and the opportunity to complete your project. We appreciate your patience and look forward to delivering the finished product to your satisfaction.

Best regards,

--

Regards,



Jurley Vega | Sales Rep.
AM WINDOWS AND DOORS, Inc.
10749 Cleary Blvd, Plantation Florida, 33324
PhNo: 561-639-9752

On Mon, Jun 29, 2026 at 10:49 AM Ken <harztt3@gmail.com> wrote:

Good Morning,

Do you have all the materials you need to complete the Job? If so, we can schedule something for next week to get the inspection. Please email, text, and call. Thank you, Ken Jones

Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.



CHANGE ORDER

Kenneth Jones ,PO 0905

001

Project Name

Change Order Number

4100 North Highway A1A, Unit Apt 323, Fort Pierce, Florida 34949

06/30/26

Project Address

Change Order Date

Alfonso Pineda

Project Manager Name / Firm Name

DESCRIPTION OF CHANGES:

(check here ☐ and attach additional pages if more space is needed.)

Replace the existing Clear Anodized thresholds on both sliding glass doors with Bronze thresholds at the Owner's request, to match the color of the door frames. This Change Order is for the color change only. The existing thresholds are fully functional.

PRICE. These changes (select one):

- ☐ raise ☐ lower the price of the contract to \$ _____
☒ do not affect the price of the contract.

PROJECT DURATION. These changes (select one):

- ☒ extend ☐ shorten the duration of the project by 31 days.
☐ do not affect the duration of the project.

COMPLETION. The new approximate date of completion is: July 31 2026

PAYMENT SCHEDULE. These changes will adjust the payment schedule as follows:

N/A

Owner Signature

Contractor Signature

Printed Name

Date

Printed Name

Date

Notary's Signature As To Qualifier or Agent's Signature

Notary's Signature As To Qualifier or Agent's Signature

Notary Name

(Print, type or Stamp Notary's Name)

Notary Name

(Print, type or Stamp Notary's Name)

Personally Known _____ Produced Identification _____

Personally Known _____ Produced Identification _____

Type of Identification Produced _____

Type of Identification Produced _____







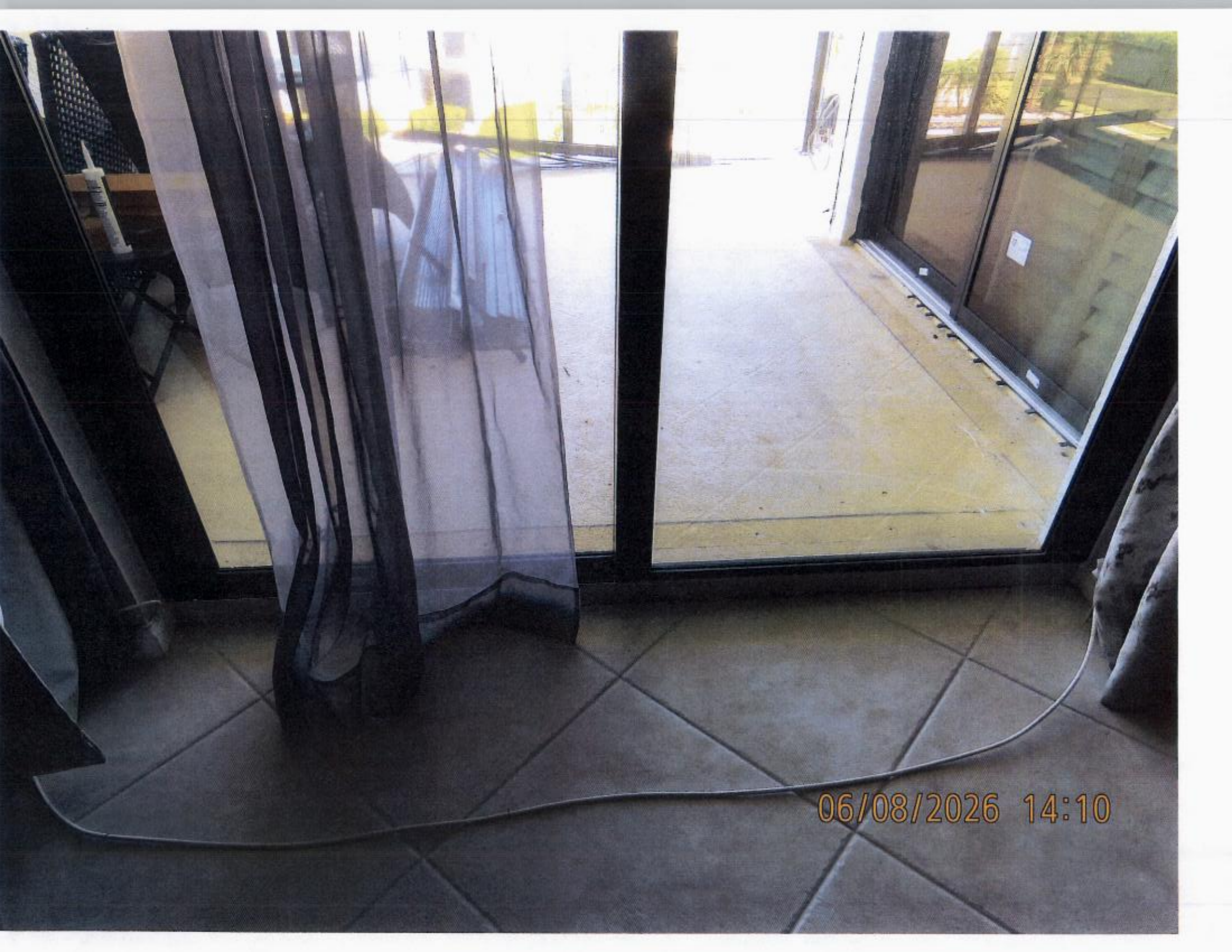
Small white label with handwritten text, possibly a date or identifier, attached to the right side of the dark rectangular object.

06/08/2026 14:09

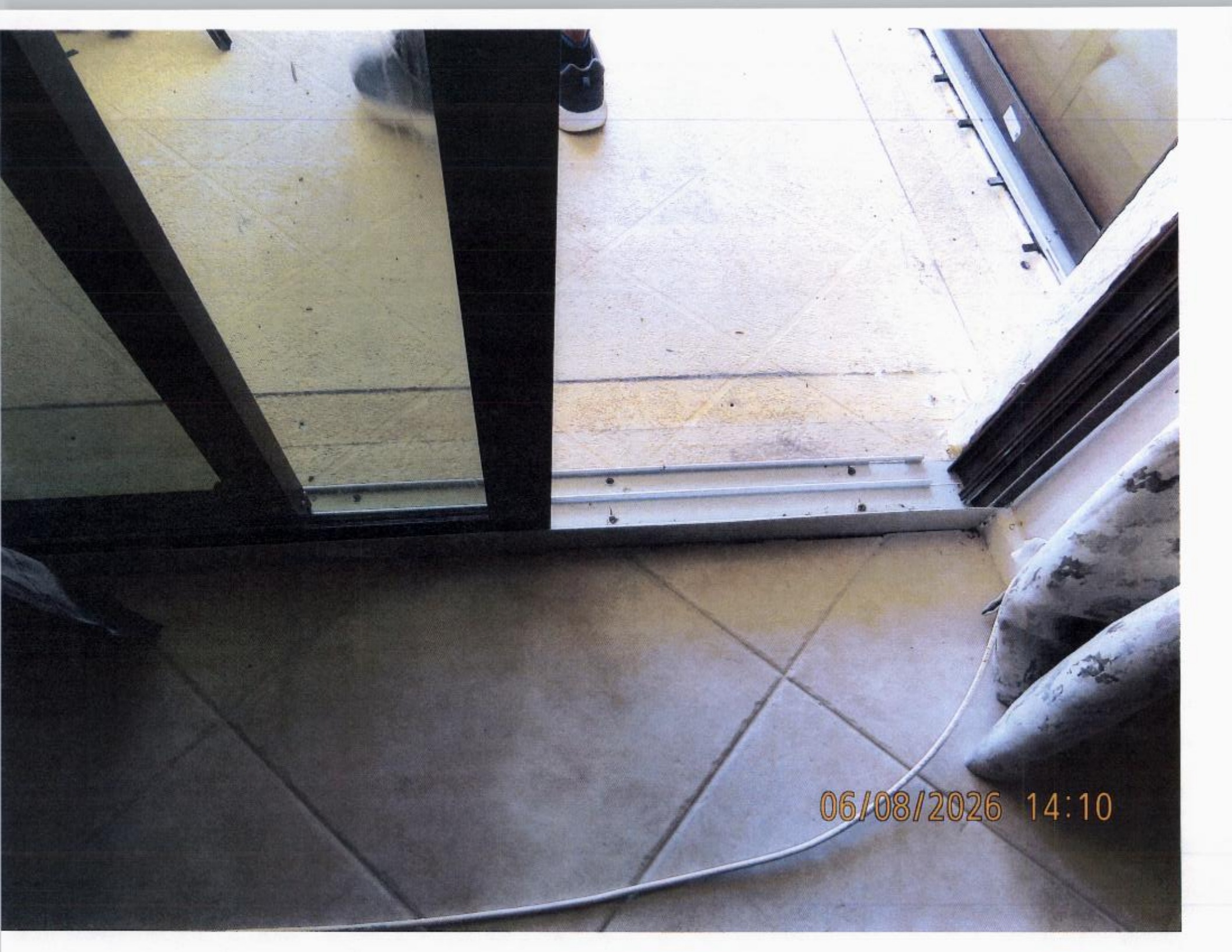


06/08/2026 14:09





06/08/2026 14:10



06/08/2026 14:10





06/08/2026 14:11





06/08/2026 14:11



06/08/2026 14:11

BOARD OF
COUNTY
COMMISSIONERS



PLANNING & DEVELOPMENT
SERVICES DEPARTMENT

Building & Code
Regulation Division

For office use

Date Received: 5-26-26
Case #: CODE-2605-0000210

Company or Person Complaining Against: ALFONSO PINEDA

State of: Florida
County of: St. Lucie

Before me, the undersigned authority, this day personally appeared:

Name: Kenneth L. Jones

Address: 4100 N Hwy A1A 323 Hutchinson Island, FL 34949

City, State, Zip: _____

Cell Phone: 904-234-6481

Alternate Phone: _____

Email: karett3@gmail.com

To me well known, and who, after being duly sworn and deposed, upon his/her personal knowledge did state the following:

SUBJECT OF COMPLAINT

1. I have a complaint against:

Individual's Name:

Alfonso Pineda

Company Name:

AM Windows + Doors

Address:

City:

State:

Zip:

Phone:

Occupation:

License # (if known):

Is a private attorney involved?

2. I first learned of the above-named person or company through: telephone, newspaper, etc.

Was working in Condo

3. The following documents are included: (e.g., contracts, records, document, bills, or correspondence).

Contract, and Pymts

4. I (have) (have not) contacted the above-mentioned subject concerning the complaint.
Dates contacted:

5. Clearly and in detail please state your complaint below. Describe events in the same order in which they occurred and include all facts, dates, times, and name(s) of individual(s) you dealt with, if possible. Please attach copies of bills, documents, records, correspondence, cancelled checks and contracts. If you need more space, please write on the back of this sheet.

Installments 20% : Page 3 of Contract

— ↗ ×

Maria-Fernanda Ferrer

Installments 20% : Page 3 of Contract

Hello, Alfonso Pineda, page three (3) of Contract for windows and door job. The Contract States: Installments 20% Must be paid at least twenty-four (24) hours prior to delivery of the door and windows to the property. To the job site, only six (6) of the seven (7) windows were delivered on May-22-2026. In addition, all windows are missing the screens. Please bring the missing kitchen window and screens that were to be delivered according to the contract of the 20% installment.

You have not fulfilled the contract time period of seventy (70) business days. Today is the 70th day per the contract and the project has not been started nor completed. We trust that there will be no further delays and you will respect our time as well as yours.

⌂ ↶ ↷ Sans Serif • ¶ B I U A • ☰ ☷ ▾

Send

Aa



6. I have paid:

\$ 14,112.43

To (person's or company's name):

AM Windows + Doors

By:

CHECK ✓

MONEY ORDER

OTHER Zelle
433.43 permit

In order to settle this complaint, I would like: (e.g., warranty, repairs, cancellation of a contract, etc). NOTE: If you are seeking a refund, this would be a civil matter and not handled by this department.

I would like the work completed as per contract agreement.
was not I paid Permit Fee \$433.34 was not in contract.

7. Attached hereto and made parts hereof are the following copies of documents relating to this complaint.

9. FURTHER AFFIANT sayeth naught.

Your Signature:

K 2 / ~

STATE OF FLORIDA

COUNTY OF ST. LUCIE



The foregoing instrument was acknowledged before me this
26 day of May, 2026, by
Kenneth L. Jones, who is personally
known to me or has produced the following identification:

FL / DC

Stacy B. Iovieno
Signature of Notary



Ken <harzt3@gmail.com>

Installments 20% : Page 3 of Contract

1 message

Ken <harzt3@gmail.com>

Tue, May 26, 2026 at 9:05 AM

To: Maria-Fernanda Ferrer <info@amwindowsanddoors.com>

Hello, Alfonso Pineda, page three (3) of Contract for windows and door job. The Contract States: Installments 20%: Must be paid at least twenty-four (24) hours prior to delivery of the door and windows to the property. To the job site, only six (6) of the seven (7) windows were delivered on May-22-2026. In addition, all windows are missing the screens. Please bring the missing kitchen window and screens that were to be delivered according to the contract of the 20% installment.

You have not fulfilled the contract time period of seventy (70) business days. Today is the 70th day per the contract and the project has not been started nor completed. We trust that there will be no further delays and you will respect our time as well as yours.

Once again, you changed the installation date tomorrow. Let us know your arrival time for tomorrow.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD
THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

PINEDA, ALFONSO

ALPINES CONTRACTORS, LLC

3100 NW 42 ND AVE

APT # D401

COCONUT CREEK — FL 33066

LICENSE NUMBER: CGC1537782

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 04/03/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





Payments | St. Lucie County



A

Thank you for your payment



Allow up to 48 hours for your payment to be reflected on your account statement.

An email confirmation was sent to management@amwindowsandoors.com.

St. Lucie County

2300 Virginia Ave, Fort Pierce, FL 34982

772-462-1100

<https://www.stlucieco.gov/>

Transaction details

Date: May 14, 2026 04:30 PM EDT

Permit: BLDC-2605-004360 |

Invoice: INV-00074596

\$433.43

Subtotal \$433.43

Processing fee \$17.12

Total \$450.55

Payment information

Alfonso Pineda

Visa ending in 9984

Confirmation number: TYLX62150140

Transaction type: Purchase



Return to

StLucieCountyFLProd

Owner

Kenneth JONES

4100 N Highway A1A, Fort Pierce, FL 34949

Estimated Fees

The following is a fee estimate and totals are subject to change. Additional fees may apply.

Fee	Amount
BIMS	\$5.00
Surcharge Fees	\$3.21
Trust Surcharge Fees	\$4.81
Valuation Permit Fee	\$320.41
Valuation Review Fee	\$100.00

Total \$433.43

**Adv Plus Banking - [REDACTED] : Account Activity****Transaction details**

Posting date May 14, 2026

Description Zelle payment to AM WINDOWS AND DOORS INC
for "Payment for St Lucie County Permit Fee, for
Permit BLD C-2605-004360 410"; Conf# z5qzzjgtp

Type Transfer

Status Cleared

Amount -\$433.43

Description Zelle payment to AM WINDOWS AND DOORS INC for "Payment
for St Lucie County Permit Fee, for 410"; Conf# z5qzzjgtp

Merchant name AM WINDOWS AND DOORS INC

Transaction category Cash, Checks & Misc : Other Expenses

BLD C-2605-004360

BANK OF AMERICA**Adv Plus Banking - [REDACTED] : Account Activity****Transaction details**

Posting date	Feb 18, 2026
Description	Check
Type	Check
Status	Cleared
Check #	3196
Amount	-\$9,770.50
Description	Check
Merchant name	Check
Transaction category	Uncategorized: Pending

~~# [REDACTED] 00~~ 2-19-26 \$2,000.00
2-17-26 \$4,886.00

Kenneth L. Jones Teresa L. Bivins 7817 Reed St Jacksonville, FL 32208-3720		3196 02/18/26
Pay to the order of <u>AM Windows & Doors INC</u>		<u>2-14</u> 20 <u>26</u>
<u>Nine thousand seven hundred seventy</u> \$ <u>9770.50</u>		
Bank OF AMERICA		
INVOICE # 1693		<u>for [REDACTED] Tyrell</u>
<u>[REDACTED]</u>		<u>KX 2</u>

For Deposit Only - JPMC

AM Windows and Doors, Inc

Handwritten signature/initials

Adv Plus Banking - ~~XXXX~~ : Account Activity

Transaction details

Posting date	May 21, 2026
Description	Check
Type	Check
Status	Cleared
Check #	3205
Amount	-\$3,908.50
Description	Check
Merchant name	Check
Transaction category	Uncategorized: Pending

Kenneth L. Jones Teresa L. Bivins 7617 Reed St Jacksonville, FL 32208-3720	3205 05-217031 [MICR LINE]
<u>5-19-26</u>	
A.M. window & Doors INC \$3908.50	
Thirty Nine Hundred Eight 50/100	
Bank of America 5858 Moncrief Rd Jacksonville, FL 32209	Mr. & Mrs. L. J. Terrell K 21
#2nd Print	
[MICR LINE]	

5/22/26, 8:28 AM

Bank of America | Online Banking | Deposit | Print Transaction Details

For Deposit Only - JPMC

AM Windows and Doors, Jr

ADP



WINDOWS AND DOORS INSTALLATION CONTRACT

This windows and doors installation contract is made this ^{14th AP} ~~13~~ day of February 2026, by and between AM Windows and Doors, Inc (Contractor), with an address of 10749 cleary boulevard Plantation FL, 33324, who desires to provide materials and installation of windows and doors to Ken Jones (Owner) with address 4100 N Highway A1A, apt 323, Hutchinson Island; Ken Jones desires to obtain such services from Am Windows and Doors, Inc. FL, 34949

This contract is based on the invoice # 1693 sent on February, 2026 by ^{14th AP} \$ 19,541.00

HARZT3@GMAIL.COM

Hartt3@gmail.com

WITNESSETH: K21- Kenneth L. Jones

APB Alfonso Pineda

In consideration for the mutual promises set forth below, the parties agree as follows:

1. Scope of Work

AM Windows and doors Inc, will provide materials, services, and labor for the installation of windows and doors service on location 4100 N Highway A1A, apt 323, Hutchinson Island ∴ Here it is referred to as "Worksite." FL, 34949

The contractor is responsible for:

- Revise in worksite all opening measurements prior fabrication.

- b) Supply and install windows and doors at the project location as per windows and doors schedule described above (annex #1).
- c) Properly seal the inside and outside of all windows and doors using the right caulking for each application.
- d) Using the correct screw, wood, silicone.
- e) The utilization of the right materials such as screws, wood, silicone.
- f) Delivery of the windows and doors to the worksite as well as any material required to complete installation.
- g) Ensure that the work area is cleaned and all debris removed upon project completion.
- h) Disposal of waste generated by the installation of windows and doors.
- i) Storing the windows within the construction site. (under the owner's security);
The contractor is responsible for the windows and doors until the material is on the owner's premises.

2. Contract Price and Payments

Ken Jones shall pay to AM Windows and Doors, Inc the sum of Nineteen thousand five hundred and fortyone dollars for the material and labor to be performed under the Contract, Payment of this amount is subject to any additions or deductions in accordance with any mutually agreed to changes and/or modifications in the work. Payment will be collected by personal check, cashier's check, credit card, debit card, wire transfer or zelle.

These Payments will be pay according to the following schedule:

Installments 50%: To place a purchase order to the door and window supplier
\$. 9770,50

Installments 20%: Must be paid at least twenty-four (24) hours prior to the delivery of the doors and windows to the property to the job site.
\$ ~~398~~ 3908,20

Installments 25%: When contractor install the first delivery of windows or door.
\$ 4885,25

Installments 5%: When the contractor passes the final inspection. \$ 977,05

Upon completion of Work, the Contractor shall notify the Owner that the Work is ready for final inspection and acceptance, and the Owner shall make the final payment within 2 days after the final inspection.

3. Completion Time

✓ The parties agree that time is of the essence, and therefore the work to be completed within 70 business days starting from the moment that We collect the deposit and finishing at the moment We passed final inspection.

The contractor will work from Monday to Friday from 8 am to 5 pm, and will not work on holidays or weekends.

4. Warranty

The installation work is covered by a 3-year warranty against defects in workmanship and materials.

5. Compliance

AM Windows and Doors, Inc shall provide the Services in a workmanlike manner, and in compliance with all applicable federal, state and local laws and regulations, including,

but not limited to all provisions of the Americans with Disabilities Act, the Fair Labor Standards Act, and the Federal Family and Medical Leave Act.

6. Insurance

AM Windows and Doors, Inc warrants it is adequately insured for injury to its employees and any others incurring loss or injury as a result of the acts of Contractor or its employees and subcontractors.

7. Subcontractors

AM windows and Doors, Inc may engage subcontractors to perform work at its discretion hereunder, provided AM Windows and Doors shall fully pay said subcontractor and in all instances remain responsible for the proper completion of this Contract.

8. Modifications

All changes to Services shall be in writing and signed by both Owner and contractor and may result in adjustments to the project cost and completion timeline. An email request and or confirmation shall serve as the request signature for any change order. What is not specified in this contract, the contractor is not responsible for.

9. Arbitration

All disputes hereunder shall be resolved by binding arbitration in accordance with the rules of the American Arbitration Association.

10. Integration

This Contract contains the entire Contract of the parties, and there are no other promises or conditions in any other contract whether oral or written concerning the subject matter of this Contract. Any amendments must be in writing and signed by each party. This Contract supersedes any prior written or oral agreements between the parties.

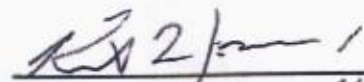
Signed this ^{14th} ~~13~~ days of February, 2026.

 Alfonso Pineda

Alfonso Pineda

AM Windows and Doors, Inc

Contractor Signature

 2-14-2026
Ken Jones Kenneth L. Jones

Owner Signature



ATM Windows &
Doors Inc
10741 Cleary Blvd
#110
Plantation FL



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



PINEDA, ALFONSO

ALPINES CONTRACTORS, LLC

3100 NW 42 ND AVE

APT # D401

COCONUT CREEK FL 33066

LICENSE NUMBER: CGC1537782

EXPIRATION DATE: AUGUST 31, 2026

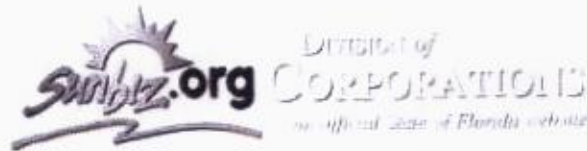
Always verify licenses online at MyFloridaLicense.com

ISSUED: 04/03/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

AM WINDOWS AND DOORS INC

Filing Information

Document Number	P24000055905
FE/EIN Number	99-4781204
Date Filed	08/28/2024
Effective Date	08/22/2024
State	FL
Status	ACTIVE

Principal Address

10749 Cleary Blvd
Apt 110
PLANTATION, FL 33324

Changed: 04/30/2025

Mailing Address

10749 Cleary Blvd
Apt 110
PLANTATION, FL 33324

Changed: 04/30/2025

Registered Agent Name & Address

PINEDA, ALFONSO
10749 Cleary Blvd
Apt 110
PLANTATION, FL 33324

Address Changed: 04/30/2025

Officer/Director Detail

Name & Address

Title MGR

PINEDA, ALFONSO
10749 Cleary Blvd
Apt 110

PLANTATION, FL 33324

Title MGR

PINEDA, MELANIE

10749 Cleary Blvd

Apt 110

PLANTATION, FL 33324

Annual Reports

Report Year	Filed Date
2025	04/30/2025
2026	04/01/2026

Document Images

<u>04/01/2026 – ANNUAL REPORT</u>	<u>View image in PDF format</u>
<u>04/30/2025 – ANNUAL REPORT</u>	<u>View image in PDF format</u>
<u>08/28/2024 – Domestic Profit</u>	<u>View image in PDF format</u>



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
ALPINES CONTRACTORS, LLC

Filing Information

Document Number	L25000018018
FEI/EIN Number	33-2812676
Date Filed	01/10/2025
State	FL
Status	ACTIVE

Principal Address

3100 NW 42ND AVENUE, APT. D-401
COCONUT CREEK, FL 33066

Mailing Address

3100 NW 42ND AVENUE, APT. D-401
COCONUT CREEK, FL 33066

Registered Agent Name & Address

PINEDA, ALFONSO
3100 NW 42ND AVENUE, APT. D-401
COCONUT CREEK, FL 33066

Authorized Person(s) Detail

Name & Address

Title MGR

PINEDA, ALFONSO
3100 NW 42ND AVENUE, APT. D-401
COCONUT CREEK, FL 33066

Annual Reports

Report Year	Filed Date
2026	04/01/2026

Document Images

04/01/2026 -- ANNUAL REPORT	View image in PDF format
01/10/2025 -- Florida Limited Liability	View image in PDF format

ALL APPLICABLE INFO MUST BE COMPLETED FOR APPLICATION TO BE ACCEPTED

Date: 02/16/26

Permit Number: _____



Building Permit Application

Planning and Development Services

Building and Code Regulation Division

2300 Virginia Avenue, Fort Pierce FL 34982

Phone: (772) 462-1553 Fax: (772) 462-1578

Commercial X Residential _____

CBDG Funding _____

PERMIT APPLICATION FOR: IMPACT WINDOWS AND DOORS REPLACEMENT

PROPOSED IMPROVEMENT LOCATION:

Address: 4100 North Highway A1A, UNIT 323, Fort Pierce, Florida 34949

Property Tax ID #: 1423-502-0019-000-9

Lot No. N/A

Site Plan Name: Existing Residence Site Plan

Block No. N/A

Project Name: 4100 North Highway A1A, UNIT 323, Fort Pierce, Florida 34949

DETAILED DESCRIPTION OF WORK:

7 unit impact windows and 2 sliding glass door replacement for the same size.

New Electrical Meter N/A Second Electrical Meter N/A (Affidavit required)

CONSTRUCTION INFORMATION:

Additional work to be performed under this permit – check all that apply:

 Mechanical Gas Tank Gas Piping Shutters X Windows/Doors Pond
 Electric Plumbing Sprinklers Generator Roof Pitch

Total Sq. Ft of Construction: 214.65 SQ. FT

Sq. Ft. of First Floor: _____

Cost of Construction: \$ 19541

Utilities: Sewer Septic Building Height: _____

OWNER/LESSEE:

Name Kenneth L Jones and Ter Jones-Bivins

Address: 4100 N Highway A1A Apt 323 Hutchinson Island

City: Fort Pierce. State: FL

Zip Code: 34949-8345 Fax: _____

Phone No. (904) 234-6481

Mail: harzt3@gmail.com

Fill in fee simple Title Holder on next page (if different from the Owner listed above)

CONTRACTOR:

Name: Alfonso Pineda

Company: Alpines Contractors LLC

Address: 3100 NW 42ND AVENUE, UNIT D401

City: Coconut Creek State: FL

Zip Code: 33066 Fax: _____

Phone No. 954-299-1572 / 561-639-9752

E-Mail alpinescontractors@gmail.com

State or County License CGC 1537782

If value of construction is \$5,000 or more, a RECORDED Notice of Commencement is required.
 If value of HAVC is \$15,000 or more, a RECORDED Notice of Commencement is required.

B. VINCENT BOURQUE and/or CRYSTAL CLEAR REMODELING LLC (CODE-2604-116940)

Against:	VINCENT BOURQUE and/or CRYSTAL CLEAR REMODELING, LLC
Locations:	8800 OKEECHOBEE RD, LOT 3, FORT PIERCE
Case #:	2604-116940
Investigator:	MIRLANDE MOISE
First Notification:	APRIL 2, 2026
Violation(s):	Section 10-99 – Violations (6) Engage in the business or act in the capacity of a contractor without being duly registered or certified; (9) Proceed on any job without first obtaining applicable local building permits and inspections, or perform of any work for which a building permit and environmental regulations permit is required without such permit being current
Recommendation:	\$500.00 citation to be paid within thirty (30) days of the date of this board meeting and authorize staff to place a lien against the contractor if not paid within thirty (30) days.

**WAIVER OF RIGHT TO A HEARING FOR FAILURE TO
PAY OR APPEAL THE CITATION B.**

(CODE-2604-116940

VINCENT BOURQUE

and/or

CRYSTAL CLEAR REMODELING, LLC

8800 OKEECHOBEE RD, LOT 3, FORT PIERCE



**Planning and Development Services
Department**

Building & Code Regulation Division
CONTRACTOR LICENSING

**CONTRACTOR LICENSING BOARD
JULY 29, 2026**

WAIVER OF RIGHTS

CASE # CODE-2604-116940

VINCENT BOURQUE

CRYSTAL CLEAR REMODELING, LLC

8800 OKEECHOBEE RD, LOT 3, FORT
PIERCE, FL

April 2, 2026

Case No. Code-2604-116940

Crystal Clear Remodeling, LLC
Vincent Bourque
4902 River Place
Fort Pierce, FL 34982

Re: 8800 Okeechobee Rd, Lot 3, Fort Pierce, FL 34945
Tax ID Number: **2323-333-0001-000-8**

To Crystal Clear Remodeling, LLC / Vincent Bourque:

You are hereby notified that on **April 2, 2026** St. Lucie County Contractor Licensing Department investigated the property address of 8800 Okeechobee Rd, Lot 3, Fort Pierce, FL 34945, and found you in violation of the St. Lucie County Code of Ordinance as follows:

Section 10-99 – Violations

- (6) Engage in the business or act in the capacity of a contractor without being duly registered or certified.
- (9) Proceed on any job without first obtaining applicable local building permits and inspections, or perform of any work for which a building permit is required without such building permit being current.

A civil penalty of \$500.00 has been issued.

Method of delivery: Mail

**Board of County
Commissioners**

James Clasby
DISTRICT 1

Larry Leet
DISTRICT 2
Vice Chair

Erin Lowry
DISTRICT 3

Jamie Fowler
DISTRICT 4
Chair

Cathy Townsend
DISTRICT 5

Administration

George Landry
COUNTY
ADMINISTRATOR

Katherine Barbieri
COUNTY ATTORNEY

You are hereby given until **4/15/2026** to pay the civil penalty or request an administrative hearing in writing before the Contractor Licensing Board to challenge the issuance of the citation. Failure to either pay the civil penalty or to request an administrative hearing shall constitute a waiver of right to a hearing. A waiver of right to a hearing shall be deemed an admission of the violation and penalties may be imposed accordingly.

If you have any questions or require additional information, please contact me.

Thank you,



Mirlande Moise
St. Lucie County
Contractor Licensing Investigator
Phone #: 772-462-6455
Fax #: 772-462-1148
Email: mirlande.moise@stlucieco.gov

CASE

No. CODE-2604 116940

ST. LUCIE COUNTY CONTRACTOR LICENSING CITATION

CITATION
NO.

509

Pursuant to St. Lucie County Ordinance Chapter 10 and / or Florida Statute 489.127 /531.

The undersigned contractor licensing investigator/code enforcement officer certifies that upon personal investigation he/she has reasonable cause to believe, and does believe that on 4/2/26 at 3:30 a.m. p.m.

At the location: 8800 Okeechobee Rd Fort Pierce FL 34945, the below named person did commit the following offense(s):

☐ Falsely hold himself or a business organization out as a licensee, certificate holder, or registered contractor.

☐ Falsely impersonate a certificate holder or registered contractor.

☐ Falsely present himself or herself as a certified or registered contractor under another person's certificate or registration.

☐ Give false or forged evidence to the board or a member thereof for the purpose of obtaining a certificate or competency.

☐ Use or attempt to use a certificate, license, or registration which has been suspended or revoked.

☒ Engage in the business or act of the capacity of a contractor without being duly registered or certified.

☐ Advertise himself or a business organization as available to engage in the business or act in the capacity of a contractor without being duly registered or certified.

☐ Operate a business organization engaged in contracting after sixty (60) days following the termination of its only qualifying agent without designating another primary qualifying agent.

☒ Proceed on any job without first obtaining applicable local building permits and inspections, or perform of any work for which a building permit and environmental regulations permit is required without such permit being current.

☐ Engage in the business or act in the capacity of a contractor of advertise himself or a business organization as available to engage in the business or act in the capacity of a contractor without a business tax receipt; or

☐ Aids or abets and unlicensed person or business organization.

Other: _____

NAME	STREET ADDRESS	CITY / STATE	ZIP CODE	DL#
Vincent Bourque	4902 River Place	Fort Pierce FL	34982	
BUSINESS NAME	STREET ADDRESS	CITY / STATE	ZIP CODE	PHONE #
Crystal Clear Remodeling, LLC	4902 River Place	Fort Pierce FL	34982	

☒ 1ST OFFENCE \$500.00 ☐ 2ND OFFENCE \$1,000.00

☐ 3RD OFFENCE \$2,000.00 (refer the case to the St. Lucie County Sheriff's Office)

THE ALLEGED VIOLATOR SHALL IMMEDIATELY CEASE AND DESIST FROM PERFORMING THE ACTIVITY FOR WHICH THE CITATION WAS ISSUED.

Your signature below does not constitute an admission of guilt; However, any person who willfully refuses to sign and accept a citation issued by a contractor licensing investigator/code enforcement officer pursuant to section 10-97 through 10-105 of the St. Lucie County code and complied laws shall be guilty of a misdemeanor of the second degree, punishable as provided in Section 775.082 and/or Section 775.083-Florida Statutes.

Signature of alleged violator/employee

Licensed Investigator/Code Enforcement Officer

Date

The (alleged violator) shall elect within the (10) days of receipt of the citation exclusive of weekends and legal holidays to either: 1) correct the violation and pay the civil penalty in the manner indicated; or 2) Request an administrative hearing in writing before the contractor licensing board to challenge the issuance of the citation. Failure by the alleged violator to either pay the civil penalty or to request an administrative hearing shall constitute a waiver of right to a hearing. A waiver of right to a hearing shall be deemed an admission of the violation and penalties may be imposed accordingly.

To make payment of the civil penalty or to request an administrative hearing in writing, please submit to the Contractor Licensing Department 2300 Virginia Ave, Fort Pierce, Florida 34982

Call for information: 772-462-1672.

DO NOT SEND CASH

Corrective Actions Report

Violations found on Case: CODE-2604-116940

Ordinances:	Findings:
10-99: VIOLATIONS	(6) ENGAGE IN THE BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR WITHOUT BEING DULY REGISTERED OR CERTIFIED.
10-99: VIOLATIONS	(9) PROCEED ON ANY JOB WITHOUT FIRST OBTAINING APPLICABLE LOCAL BUILDING PERMITS AND INSPECTIONS, OR PERFORM OF ANY WORK FOR WHICH A BUILDING PERMIT IS REQUIRED WITHOUT SUCH BUILDING PERMIT BEING CURRENT.

Property Identification

Site Address: 8800 OKEECHOBEE RD
Map ID: 23/235

Parcel ID: 2323-333-0001-000-8
Zoning: Comm Neigh

Account #: 14078
Land Use Code: 2800

Sec/Town/Range: 23/355/39E
Jurisdiction: Saint Lucie County

Ownership

Sunnier Palms Members Lodge
8800 Okeechobee Rd
Fort Pierce, FL 34945-2369

Legal Description

23/26 35 39 SW 1/4 OF SW 1/4 OF SW 1/4-LESS E 330 FT
M/L OF S 1/2 AND LESS OKEE RD R/W IN SEC 23 AND
THAT PART OF NW 1/4 OF NW 1/4 LYG N OF OKEE RD IN
SEC 26 (7.47AC) (OR 801-2634)

Current Values

Just/Market:	\$2,316,000	Assessed:	\$1,505,724	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	\$0	Taxable:	\$1,505,724	2024	\$2,250,200	\$1,368,840	\$0	\$1,368,840
				2023	\$1,244,400	\$1,244,400	\$0	\$1,244,400
				2022	\$1,235,100	\$1,235,100	\$0	\$1,235,100

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-03-1992	<u>0801/2634</u>	XX02	WD	TIMBERLAND CAMPGROUND INC	\$565,000
04-01-1984	0428/1333	XX01	CV		\$0
02-01-1983	0395/3000	XX01	CV		\$18,000

Primary Building Information

Finished Area of this building: 1 SF
Gross Sketched Area: 1 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type: RVPK
Year Built: 1989	Quality: Y_D	Effective Year: 1989	Primary Wall:
Story Height: 1 Story	Number of Units: 108	Secondary Wall:	

Interior Data

Bedrooms: 0	A/C %: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heated %:	Heat Type:	Half Baths: 0
Heat Fuel:	Primary Floors:		



Total Areas

Finished/Under Air (SF):	3,691
Gross Sketched Area (SF):	4,184
Land Size (acres):	7.47
Land Size (SF):	325,393.2
Total Building Count:	3

Special Features and Yard Items

Type	Qty	Units	Year Blt
COM POOL AVG	1	800	1989
CHAINLINK 4'	1	130	1989
SPA-HOT TUB	1	72	1989
POOL DK-AVG	1	1342	1989
CONCRET HIGH	1	19218	2001
CHAINLINK 6'	1	290	2005
Fen WoodSB 6'	1	848	2025



**PLANNING & DEVELOPMENT
SERVICES**

2300 VIRGINIA AVE., FT. PIERCE, FL 34982-5632
BUILDING & CODE REGULATIONS

Vincent Bourque
1007 Ave M
Fort Pierce FL 34950



**PLANNING & DEVELOPMENT
SERVICES**

2300 VIRGINIA AVE., FT. PIERCE, FL 34982-5632
BUILDING & CODE REGULATIONS

INIC Authority RA/Vincent Bourque
390 North Orange Ave, STE 2300-A1
Orlando, FL 32801

8/31/2026 08:20 AM

e selected record.

	Status	Expiration Date
lumber lumber actors and Ltd Licensed Plumbers	Failed to Renew	08/31/2023

tion
see 37083 es

Mirlande Moise

From: Mirlande Moise
Sent: Thursday, April 30, 2026 11:52 AM
To: Vincent Bourque
Subject: RE: Citation # 509 / Case # Code-2604-116940

The below email sent on April 17, 2026, has a link. Please click on the link and the instructions to make payment.

Once you make the payment let me know and I will close the case.

Have a wonderful day!

Respectfully,

Mirlande Moise, Contractor Licensing Investigator, Planning & Development Services
Ph: 772-462-6455 | 2300 Virginia Avenue, Fort Pierce 34982



St. Lucie County Building and Code Division is committed to great service and your feedback is important to us. Please tell me how we're doing.

How was your service? Please contact, Paula Guy, Code Enforcement Supervisor at Paula.Guy@stlucieco.gov to submit your suggestions, comments and feedback.

Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

From: Vincent Bourque <2003srt4lover@gmail.com>
Sent: Thursday, April 30, 2026 11:48 AM
To: Mirlande Moise <Mirlande.Moise@stlucieco.gov>
Subject: Re: Citation # 509 / Case # Code-2604-116940

SECURITY WARNING: This email originated from outside the County systems. Please show caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

I was supposed to pay the fine yesterday but couldn't have fine where to pay the fine

On Thu, Apr 30, 2026, 11:46 AM Mirlande Moise <Mirlande.Moise@stlucieco.gov> wrote:

Good morning Mr. Bourque,

As discussed, please find the attached Notice To Appear letter.

If you have any questions or concerns, I will be happy to assist you.

Respectfully,

Mirlande Moise, Contractor Licensing Investigator, Planning & Development Services

Ph: 772-462-6455 | [2300 Virginia Avenue, Fort Pierce 34982](#)



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How was your service? Please contact, Paula Guy, Code Enforcement Supervisor at Paula.Guy@stlucieco.gov to submit your suggestions, comments and feedback.

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From: Mirlande Moise
Sent: Friday, April 17, 2026 9:26 AM
To: '2003SRT4LOVER@GMAIL.COM' <2003SRT4LOVER@GMAIL.COM>
Subject: Citation # 509 / Case # Code-2604-116940

Hello,

To pay your citation invoice please go to the CSS portal.

<https://stluciecountyfl-energovpub.tylerhost.net/apps/selfservice#/home>

Click pay invoice and in the search, field enter **INV-00073173** in its entirety from there you may complete your payment.

Once you make your payment email Officer Moise at mirlande.moise@stlucieco.gov so that she may update your case status.

Respectfully,

Mirlande Moise, Contractor Licensing Investigator, Planning & Development Services

Ph: 772-462-6455 | [2300 Virginia Avenue, Fort Pierce 34982](https://www.stluciecountyfl.gov/2300-Virginia-Avenue-Fort-Pierce-34982)



St. Lucie County Building and Code Division is committed to great service and your feedback is important to us. Please tell me how we're doing.

How was your service? Please contact, Paula Guy, Code Enforcement Supervisor at Paula.Guy@stlucieco.gov to submit your suggestions, comments and feedback.

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June 4, 2026

Case No. Code-2604-116940

Crystal Clear Remodeling, LLC
Vincent Bourque
4902 River Place
Fort Pierce, FL 34982

Re: 8800 Okeechobee Rd, Lot 3, Fort Pierce, FL. 34945
Tax ID Number: 2323-333-0001-000-8

To Vincent Bourque with Crystal Clear Remodeling, LLC:

You are hereby notified that on **April 2, 2026** St. Lucie County Contractor Licensing Department investigated a complaint received for the property address of **8800 Okeechobee Rd, Lot 3, Fort Pierce, FL. 34945**, and found you in violations of the St. Lucie County Code of Ordinance as follows:

Section 10-99 – Prohibited Activities

(6) Engage in the business or act in the capacity of a contractor without being duly registered or certified

(9) Proceed on any job without first obtaining applicable local building permits and inspections, or perform of any work for which a building permit is required without such building permit being current.

A Notice of violation was sent 4/2/26 with a \$500.00 civil penalty with a correction date of 4/15/26. Since you failed to either pay the civil penalty or request an administrative hearing within ten business days of the notice violation, the case has been scheduled before the St. Lucie County Contractor Licensing Board (hereinafter "Board") on **Wednesday, the 29th of July, 2026** at 8:30 am or as soon thereafter as may be heard in the St. Lucie County Commission Chambers at the St. Lucie County Administration Building Annex, Third Floor, 2300 Virginia Avenue, Fort Pierce, Florida.

At the hearing, the Board may find that you have violated provisions of the St. Lucie County Code of Ordinance. The Board shall have the power to place a lien against any real or personal property own by the Violator if it determines that the Violator has committed any of the above.

Matters affecting your personal and property rights may be heard and acted upon. All interested persons are invited to attend and be heard. Written comments received in advance of the public hearing will also be heard. The Board encourages your attendance.

9489 0090 0027 6516 6124 10

**Board of County
Commissioners**

James Clasby
DISTRICT 1

Larry Leet
DISTRICT 2
Vice Chair

Erin Lowry
DISTRICT 3

Jamie Fowler
DISTRICT 4
Chair

Cathy Townsend
DISTRICT 5

Administration

George Landry
COUNTY
ADMINISTRATOR

Katherine Barbieri
COUNTY ATTORNEY

NOTICE: All proceedings before the St. Lucie County Contractor Licensing 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 purpose may need to ensure that a verbatim record of the proceedings is made. Upon 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 an individual testifying during a hearing upon request. Written comments received in advance of public hearing will also be considered.

Any party to the proceedings will be granted the opportunity to cross-examine any individual testifying during a hearing upon request. 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.

If you have any questions or require additional information, please contact me.

Thank you,

A handwritten signature in blue ink that reads "Mirlande Moise".

Mirlande Moise
St. Lucie County
Contractor Licensing
Phone #: 772-462-6455
Fax #: 772-462-1148
Email: mirlande.moise@stlucieco.gov

Mirlande Moise
Contractor Licensing Investigator

CASE

No. CODE-21604 116940

ST. LUCIE COUNTY CONTRACTOR LICENSING CITATION

CITATION
NO.

509

Pursuant to St. Lucie County Ordinance Chapter 10 and / or Florida Statute 489.127 /531.

The undersigned contractor licensing investigator/code enforcement officer certifies that upon personal investigation he/she has reasonable cause to believe, and does believe that on 4/2/24 at 3:30 a.m. p.m.

At the location: 8800 Okeechobee Rd. Fort Pierce, FL 34945, the below named person did commit the following offense(s):

- ☐ Falsely hold himself or a business organization out as a licensee, certificate holder, or registered contractor.
- ☐ Falsely impersonate a certificate holder or registered contractor.
- ☐ Falsely present himself or herself as a certified or registered contractor under another person's certificate or registration.
- ☐ Give false or forged evidence to the board or a member thereof for the purpose of obtaining a certificate or competency.
- ☐ Use or attempt to use a certificate, license, or registration which has been suspended or revoked.
- ☒ Engage in the business or act of the capacity of a contractor without being duly registered or certified.
- ☐ Advertise himself or a business organization as available to engage in the business or act in the capacity of a contractor without being duly registered or certified.
- ☐ Operate a business organization engaged in contracting after sixty (60) days following the termination of its only qualifying agent without designating another primary qualifying agent.
- ☒ Proceed on any job without first obtaining applicable local building permits and inspections, or perform of any work for which a building permit and environmental regulations permit is required without such permit being current.
- ☐ Engage in the business or act in the capacity of a contractor of advertise himself or a business organization as available to engage in the business or act in the capacity of a contractor without a business tax receipt; or
- ☐ Aids or abets and unlicensed person or business organization.
- ☐ Other: _____

NAME	STREET ADDRESS	CITY / STATE	ZIP CODE	DL#
Vincent Bourque	4902 River Place	Fort Pierce FL	34982	
BUSINESS NAME	STREET ADDRESS	CITY / STATE	ZIP CODE	PHONE #
Crystal Clear Remodeling, LLC	4902 River Place	Fort Pierce FL	34982	

☒ 1ST OFFENCE \$500.00 ☐ 2ND OFFENCE \$1,000.00

☐ 3RD OFFENCE \$2,000.00 (refer the case to the St. Lucie County Sheriff's Office)

THE ALLEGED VIOLATOR SHALL IMMEDIATELY CEASE AND DESIST FROM PERFORMING THE ACTIVITY FOR WHICH THE CITATION WAS ISSUED.

Your signature below does not constitute an admission of guilt; However, any person who willfully refuses to sign and accept a citation issued by a contractor licensing investigator/code enforcement officer pursuant to section 10-97 through 10-105 of the St. Lucie County code and complied laws shall be guilty of a misdemeanor of the second degree, punishable as provided in Section 775.082 and/or Section 775.083 Florida Statutes.

Signature of alleged violator/employee

Shirley G. Nois
Licensed Investigator/Code Enforcement Officer

Date

4/2/24

The (alleged violator) shall elect within the (10) days of receipt of the citation exclusive of weekends and legal holidays to either: 1) correct the violation and pay the civil penalty in the manner indicated; or 2) Request an administrative hearing in writing before the contractor licensing board to challenge the issuance of the citation. Failure by the alleged violator to either pay the civil penalty or to request an administrative hearing shall constitute a waiver of right to a hearing. A waiver of right to a hearing shall be deemed an admission of the violation and penalties may be imposed accordingly.

To make payment of the civil penalty or to request an administrative hearing in writing, please submit to the Contractor Licensing Department 2300 Virginia Ave, Fort Pierce, Florida 34982

Call for information: 772-462-1672.

DO NOT SEND CASH

Corrective Actions Report

Violations found on Case: CODE-2604-116940

Ordinances:	Findings:
10-99: VIOLATIONS	(6) ENGAGE IN THE BUSINESS OR ACT IN THE CAPACITY OF A CONTRACTOR WITHOUT BEING DULY REGISTERED OR CERTIFIED.
10-99: VIOLATIONS	(9) PROCEED ON ANY JOB WITHOUT FIRST OBTAINING APPLICABLE LOCAL BUILDING PERMITS AND INSPECTIONS, OR PERFORM OF ANY WORK FOR WHICH A BUILDING PERMIT IS REQUIRED WITHOUT SUCH BUILDING PERMIT BEING CURRENT.

Property Identification

Site Address: 8800
OKEECHOBEE RD
Map ID: 23/235

Parcel ID: 2323-333-0001-
000-8
Zoning: Comm Neigh

Account #: 14078
Land Use Code: 2800

Sec/Town/Range:
23/35S/39E
Jurisdiction: Saint Lucie
County

Ownership

Sunnier Palms Members Lodge
8800 Okeechobee Rd
Fort Pierce, FL 34945-2369

Legal Description

23/26 35 39 SW 1/4 OF SW 1/4 OF SW 1/4-LESS E 330 FT
M/L OF S 1/2 AND LESS OKEE RD R/W IN SEC 23 AND
THAT PART OF NW 1/4 OF NW 1/4 LYG N OF OKEE RD IN
SEC 26 (7.47AC) (OR 801-2634)

Current Values

Just/Market: \$2,316,000
Exemptions: \$0
Assessed: \$1,505,724
Taxable: \$1,505,724

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$2,250,200	\$1,368,840	\$0	\$1,368,840
2023	\$1,244,400	\$1,244,400	\$0	\$1,244,400
2022	\$1,235,100	\$1,235,100	\$0	\$1,235,100

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-03-1992	<u>0801/2634</u>	XX02	WD	TIMBERLAND CAMPGROUND INC	\$565,000
04-01-1984	0428/1333	XX01	CV		\$0
02-01-1983	0395/3000	XX01	CV		\$18,000

Primary Building Information

Finished Area of this building: 1 SF
Gross Sketched Area: 1 SF

Exterior Data

View:
Year Built: 1989
Story Height: 1 Story

Roof Cover:
Quality: Y_D
Number of Units: 108

Roof Structure:
Effective Year: 1989
Secondary Wall:

Building Type: RVPK
Primary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Heat Fuel:

A/C %: 0
Heated %:
Primary Floors:

Electric:
Heat Type:

Primary Int Wall:
Half Baths: 0



Total Areas

Finished/Under Air (SF):	3,691
Gross Sketched Area (SF):	4,184
Land Size (acres):	7.47
Land Size (SF):	325,393.2
Total Building Count:	3

Special Features and Yard Items

Type	Qty	Units	Year Blt
COM POOL AVG	1	800	1989
CHAINLINK 4'	1	130	1989
POOL DK-AVG	1	1342	1989
SPA-HOT TUB	1	72	1989
CONCRET HIGH	1	19218	2001
CHAINLINK 6'	1	290	2005
Fen WoodSB 6'	1	848	2025



July 06, 2026

Dear MIRLANDE MOISE:

The following is in response to your request for proof of delivery on your item with the tracking number:
9489 0090 0027 6518 6124 10.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	June 10, 2026, 05:44 pm
Location:	FORT PIERCE, FL 34982
Postal Product:	First-Class Mail [®]
Extra Services:	Certified Mail [™]
	Return Receipt Electronic

Shipment Details

Weight: 2lb, 4.4oz

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service[®] for your mailing needs. If you require additional assistance, please contact your local Post Office[™] or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service[®]
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

Mirlande Moise

From: Mirlande Moise
Sent: Tuesday, June 9, 2026 2:02 PM
To: '2003SRT4LOVER@GMAIL.COM'
Subject: RE: Citation # 509 / Case # Code-2604-116940
Attachments: CERTIFIED NTA FOR JULY 29, 2026 CLB.PDF

Good afternoon Mr. Bourque,

Due to non-payment of the citation, the above case was scheduled to go before the Contractor Licensing Board on July 29, 2026.

Please find a copy of the Notice To Appear attached.

Have a wonderful day.

Respectfully,

Mirlande Moise, Contractor Licensing Investigator, Planning & Development Services

Ph: 772-462-6455 | 2300 Virginia Avenue, Fort Pierce 34982



St. Lucie County Building and Code Division is committed to great service and your feedback is important to us. Please tell me how we're doing.

How was your service? Please contact, Paula Guy, Code Enforcement Supervisor at Paula.Guy@stlucieco.gov to submit your suggestions, comments and feedback.

Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this e-mail in error please notify the sender by reply e-mail and delete all materials from all computers.

From: Mirlande Moise
Sent: Friday, April 17, 2026 9:26 AM
To: '2003SRT4LOVER@GMAIL.COM' <2003SRT4LOVER@GMAIL.COM>
Subject: Citation # 509 / Case # Code-2604-116940

Hello,

To pay your citation invoice please go to the CSS portal.

<https://stluciecountyfl-energovpub.tylerhost.net/apps/selfservice#/home>

Click pay invoice and in the search, field enter **INV-00073173** in its entirety from there you may complete your payment.

Once you make your payment email Officer Moise at mirlande.moise@stlucieco.gov so that she may update your case status.

Respectfully,

Mirlande Moise, Contractor Licensing Investigator, Planning & Development Services
Ph: 772-462-6455 | 2300 Virginia Avenue, Fort Pierce 34982



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**PLANNING & DEVELOPMENT
SERVICES**

2300 VIRGINIA AVE., FT. PIERCE, FL 34982-5632
BUILDING & CODE REGULATIONS

Vincent Bourque
1007 Ave M
Fort Pierce FL 34950



**PLANNING & DEVELOPMENT
SERVICES**

2300 VIRGINIA AVE., FT. PIERCE, FL 34982-5632
BUILDING & CODE REGULATIONS

INC Authority PA
Vincent Bourque
390 North Orange Ave, STE 2300-N
Orlando, FL 32801



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Officer/Registered Agent Name](#) /

Detail by Officer/Registered Agent Name

Florida Limited Liability Company
CRYSTAL CLEAR REMODELING, LLC

Filing Information

Document Number	L24000126503
FEI/EIN Number	NONE
Date Filed	03/13/2024
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/26/2025
Event Effective Date	NONE

Principal Address

4902 RIVER PLACE
FORT PIERCE, FL 34982

Mailing Address

4902 RIVER PLACE
FORT PIERCE, FL 34982

Registered Agent Name & Address

INC AUTHORITY RA
390 NORTH ORANGE AVE., STE 2300-N
ORLANDO, FL 32801

Authorized Person(s) Detail

Name & Address

Title MGR

BOURQUE, VINCENT
4902 RIVER PLACE
FORT PIERCE, FL 34982

Annual Reports

No Annual Reports Filed

Document Images

[03/13/2024 -- Florida Limited Liability](#)

[View image in PDF format](#)

Mirlande Moise

From: Mirlande Moise
Sent: Thursday, April 2, 2026 4:29 PM
To: 'Audrey Brigliadoro'
Subject: RE: Newton bathroom

Good afternoon Mrs. Brigliadoro,

I am in receipt of your email.

Thank you kindly.

Have a wonderful day!

Respectfully,

Mirlande Moise, Contractor Licensing Investigator, Planning & Development Services
Ph: 772-462-6455 | 2300 Virginia Avenue, Fort Pierce 34982



St. Lucie County Building and Code Division is committed to great service and your feedback is important to us. Please tell me how we're doing.

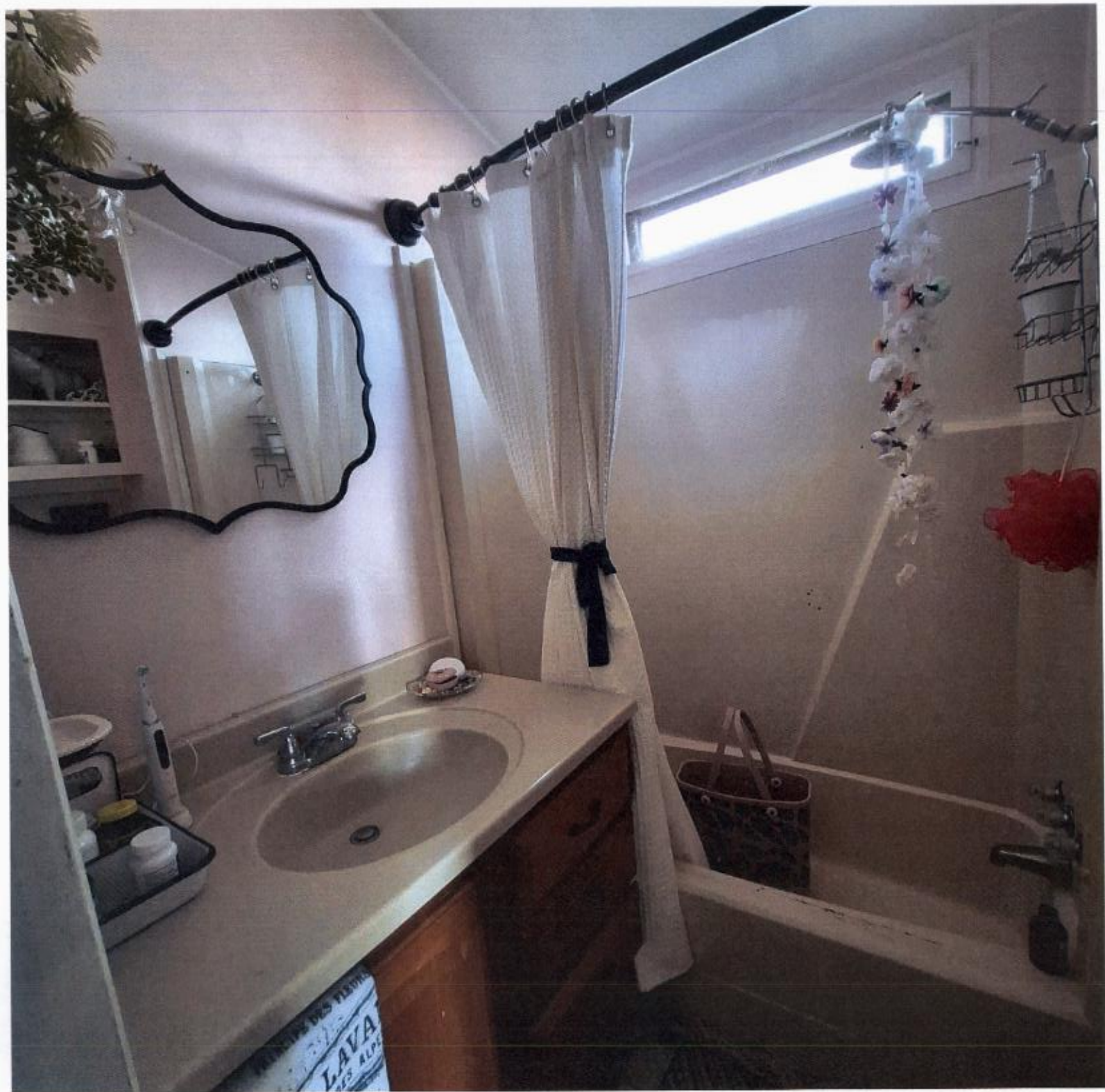
How was your service? Please contact, Paula Guy, Code Enforcement Supervisor at Paula.Guy@stlucieco.gov to submit your suggestions, comments and feedback.

Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and/or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

From: Audrey Brigliadoro <peaceg1rl@yahoo.com>
Sent: Thursday, April 2, 2026 2:12 PM
To: Mirlande Moise <Mirlande.Moise@stlucieco.gov>
Subject: Newton bathroom

SECURITY WARNING: This email originated from outside the County systems. Please show caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.





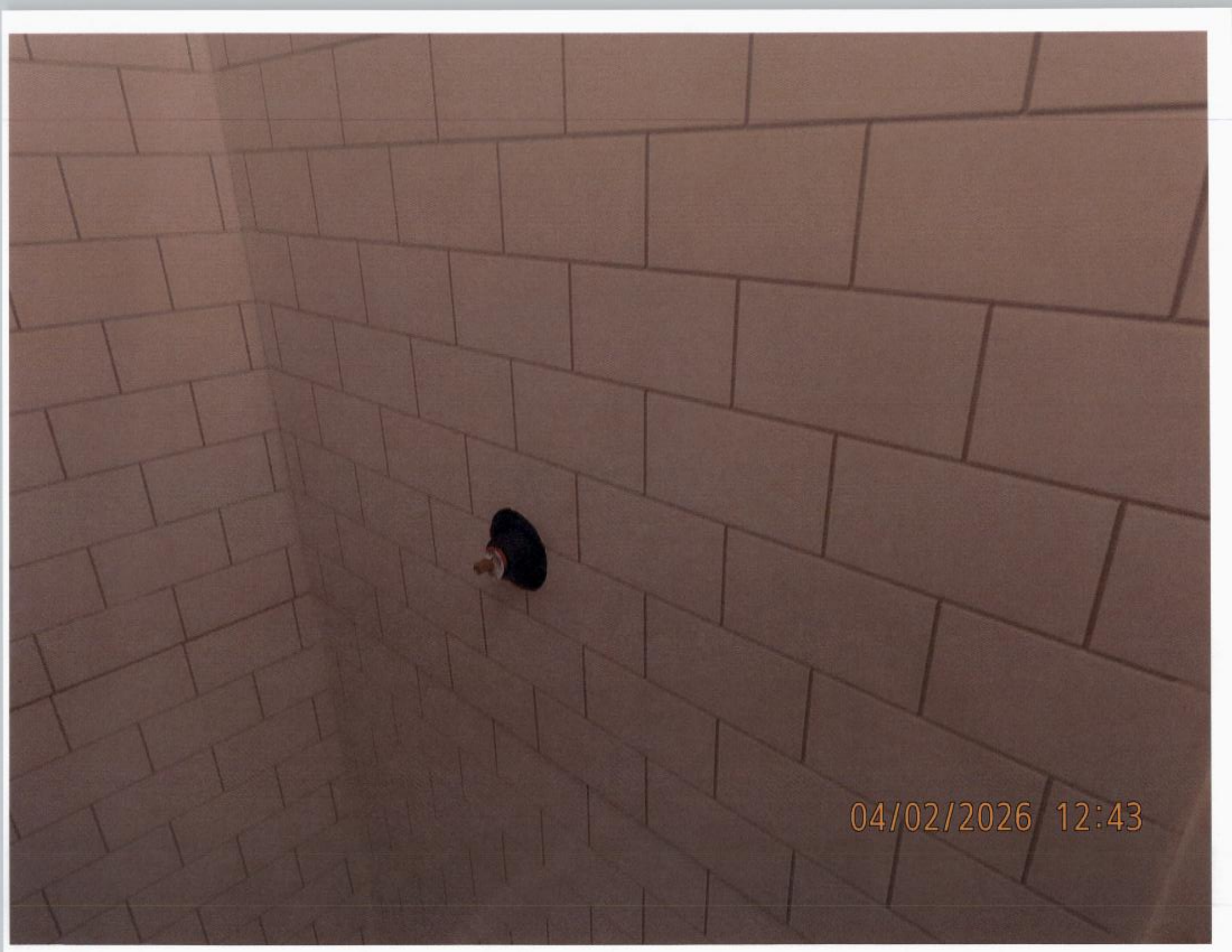


A photograph of an interior space, likely a bathroom or a small room. On the left, a staircase with a white railing is visible. The wall on the right is covered in light-colored, rectangular tiles. A small, rectangular window is located high on the wall, letting in bright light. The ceiling is a solid, light-colored material. The overall lighting is warm and somewhat dim, with a strong light source from the window.

04/02/2026 12:43





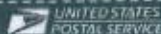


04/02/2026 12:43



**PLANNING & DEVELOPMENT
SERVICES**

2300 VIRGINIA AVE., FT. PIERCE, FL 34982-5532
BUILDING & CODE REGULATIONS



CERTIFIED MAIL



9489 0090 0027 6518 6124 96

MAINE FL 320
21 MAY 2026 PM

Label 890-PB Oct. 2015
Philly Bowls



US POSTAGE for PHILLY BOWLS



ZIP 34982 **\$ 009.15⁰**
02 4W
0000389733 APR 30 2026

Mr

2P 24
5'4 Vincent Bourque
1007 AVE M

5/19 ✓
2123

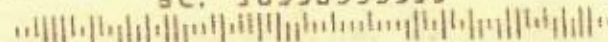
Fi

UNC

348508789999

NIXIE . 32608 06/05/2026

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNCLAIMED
SORT IN MANUAL ONLY NO AUTOMATION
BC: 56998999955



BOARD OF
COUNTY
COMMISSIONERS



PLANNING & DEVELOPMENT
SERVICES DEPARTMENT

Building & Code
Regulation Division

Date Received: 3-27-26
Case #: CODE-2603-0000183

Company or Person Complaining Against: _____

State of: Florida
County of: St. Lucie

Before me, the undersigned authority, this day personally appeared:

Name: Audrey Newton
Address: 8800 Okeechobee Rd Lot 3
City, State, Zip: Fort Pierce, Florida 34945
Home Phone: 973 897 2807
Work Phone: _____
Age: peace girl@yahoo.com

To me well known, and who, after being duly sworn and deposed, upon his/her personal knowledge did state the following:

SUBJECT OF COMPLAINT

1. I have a complaint against:

Individual's Name: Vincent Bourque
Company Name: Crystal Clear Remodeling
Address: 1007 Ave M
City: Fort Pierce Florida 34950
State: Fort Pierce
Zip: Florida
Phone: 34950
Occupation: 772 782 6235
License # (if known): Plumber / Tennessee 12588106
Is a private attorney involved? NO

2. I first learned of the above-named person or company through: telephone, newspaper, etc.

Rooker one 877 500 0046

3. The following documents are included: (e.g., contracts, records, document, bills, or correspondence).

Contract, Receipt of payment 1800 + 500 cash
2,300.00

4. I (have) (have not) contacted the above-mentioned subject concerning the complaint.
Dates contacted:

5. Clearly and in detail please state your complaint below. Describe events in the same order in which they occurred and include all facts, dates, times, and name(s) of individual(s) you dealt with, if possible. Please attach copies of bills, documents, records, correspondence, cancelled checks and contracts. If you need more space, please write on the back of this sheet.

2/3/26 Started to pull out
old Bathroom and vanity. Successful

2/11/26 installed floors, and toilet

2/21/26 started to install cement walls
shaved electric oven cable into
corner & cut the stud so it
would shave into corner (wrong).

Left Kitchen sink plumbing open
for 3+ weeks

2/15/26 John Kinder (his helper) started
to install Wayne's Coating paid 150.00 cash
never finished it and did a horrible job.

3/4/26 Vincent started installing Allen+Roth
shower kit. Nothing is aligned, & huge gaps
Job incomplete.

6. I have paid:

\$ 2,400.00

To (person's or company's name):

By:

CHECK

MONEY ORDER

OTHER

CASH

In order to settle this complaint, I would like: (e.g., warranty, repairs, cancellation of a contract, etc). NOTE: If you are seeking a refund, this would be a civil matter and not handled by this department.

I hope to have repairs.

7. Attached hereto and made parts hereof are the following copies of documents relating to this complaint.

9. FURTHER AFFIANT sayeth naught.

Your Signature:

Quincy N...



STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this
27 day of MARCH, 2020, by
Quincy N..., who is personally
known to me or has produced the following identification:

Stacy B. Iovieno
Signature of Notary

Estimate #EST-d2b1

Issue Date: Jan 31, 2026

Business Info

Crystal Clear Remodeling

Project Breakdown

Demolition and Removal:

- Remove existing bathtub from bathroom
- Remove existing toilet from bathroom
- Remove existing vanity cabinet from bathroom
- Remove existing subfloor material in bathroom area
- Haul away all demolition debris from the project site
- Prepare bathroom space for new installations

Subfloor Installation:

- Install new subfloor material throughout bathroom area to replace removed subfloor
- Ensure subfloor is level and properly secured to floor joists
- Cut and fit subfloor around plumbing penetrations and fixtures as needed

Plumbing Work:

- Install new drain and supply lines for walk-in shower
- Install new drain line for toilet
- Install new supply lines for vanity sink
- Connect all plumbing fixtures to appropriate water supply and drain systems
- Test all plumbing connections for proper function and no leaks

Tile Installation:

- Install tile on all four walls of shower enclosure
- Install tile on bathroom walls as specified for project
- Prepare surfaces and apply appropriate adhesive for tile installation
- Grout all tile joints and finish grout lines
- Seal tile and grout as appropriate for wet bathroom environment

Vanity and Fixture Installation:

- Install new vanity cabinet in bathroom
- Secure vanity to wall studs ensuring proper support and levelness
- Install vanity countertop and connect to plumbing supply and drain lines

Toilet Installation:

- Install new toilet on prepared floor
- Connect toilet to water supply line
- Connect toilet to drain line
- Seal toilet base to floor
- Test toilet for proper operation

Walk-In Shower Installation:

- Frame and construct walk-in shower enclosure structure
- Install shower pan or base
- Install shower door frame and hardware as specified
- Ensure proper slope and drainage for shower floor

Shower Enclosure Glass:

- Install glass shower door and enclosure panels for walk-in shower
- Ensure proper sealing and weatherproofing of glass installation
- Install all hardware and hinges for shower door operation

Costs Table

Item Description	Unit Price	Total
Subfloor Installation		
Material		-\$499.79
2.5" Deck Screws Quantity: 5	-\$41.75	-\$208.75
3/4" Plywood Subfloor Quantity: 4	-\$2.20	-\$8.80
Construction Adhesive Quantity: 3	-\$81.58	-\$244.74
Vanity Cabinet 36" Quantity: 1	\$51.25	\$51.25
Vanity Countertop Quantity: 1	-\$88.75	-\$88.75
Labor		\$1,170.88
Labor Quantity: 37	\$36.59	\$1,170.88
Plumbing Work		
Material		-\$1,154.40
Bathroom Faucet Quantity: 1	-\$148.75	-\$148.75
Pex Fittings Quantity: 12	-\$14.40	-\$172.80
Pex Water Supply Lines 1/2" Quantity: 50	-\$3.37	-\$168.50
Pre-fab Shower Pan 36"x48" Quantity: 1	\$181.25	\$181.25
Pvc Drain Pipe 3" Quantity: 20	-\$5.44	-\$108.80

Pvc Fittings And Couplings Quantity: 15	-\$11.92	\$178.80
Shower Head Quantity: 1	-\$223.75	-\$223.75
Shower Valve Kit Quantity: 1	-\$88.75	-\$88.75
Standard Floor-mounted Toilet Quantity: 1	\$11.25	\$11.25
Toilet Wax Ring Quantity: 1	-\$256.75	-\$256.75
Labor		\$1,551.20
Labor Quantity: 28	\$55.40	\$1,551.20
Tile Installation		
Material		-\$413.46
Ceramic Wall Tile 12"x24" Quantity: 200	\$2.66	\$532.00
Grout Sealer Quantity: 2	-\$119.38	-\$238.76
Liquid Waterproofing Membrane Quantity: 3	-\$4.58	-\$13.74
Tile Adhesive Quantity: 8	-\$8.59	-\$68.72
Tile Grout Quantity: 8	-\$26.79	-\$160.74
Tile Spacers Quantity: 3	-\$81.58	-\$244.74
Waterproof Fabric Tape Quantity: 2	-\$109.38	-\$218.76
Labor		\$1,731.60
Labor Quantity: 40	\$43.29	\$1,731.60
Shower Enclosure Glass		
Material		\$144.45
Glass Shower Door Kit Quantity: 1	\$381.25	\$381.25
Silicone Sealant Quantity: 4	-\$59.20	-\$236.80
Labor		\$171.28
Labor Quantity: 8	\$21.41	\$171.28

Demolition And Removal

Labor	\$23.81	\$571.44
Quantity: 24		

Other

Markup	10.00%	\$327.32
Quantity: 1		

Subtotal	\$3,600.52
-----------------	-------------------

Total	\$3,600.52
--------------	-------------------

Notes

Bathroom remodel remove tub toilet vanity sub floor install new sub floor walk in shower new tiled invanity.. Also towel the 4 and shower walls

Disclaimer

This estimate is valid for 30 days. Prices are subject to change based on material availability, market conditions, project specifications, and other factors.

State of Tennessee

12588

BOARD FOR LICENSING CONTRACTORS

UNITED LICENSEE NUMBER

VINCENT BOWEN

*The Board for Licensing Contractors, by virtue of the Act, Chapter 1 hereby certify
that all requirements of the State of Tennessee have been met*

UNITED #279
STATUS #1111
ISSUANCE DATE August 1, 1971



IN 1913
DEPARTMENT OF
COMMERCE AND INSURANCE



← Details for Bourque, Vincent

Sections

- Retrieved on 03/26/2026 12:35 noon

License details for the selected record.

Summary

License

4236

Limited Licensed Plumber

Limited Licensed Plumbers

Contractors: Contractors and Ltd

Licensed Plumbers

Status

Failed to Renew

Expiration Date

08/31/2023

Original Licensure Date

08/05/2021

Contact Information

Main Address

LAFAYETTE , Tennessee 37083

Macon, United States

Use of this system constitutes consent to monitoring, interception, recording, reading, copying, or capturing by authorized personnel of all activities. There is no right to privacy in this system. Unauthorized use of this system is prohibited and subject to criminal and civil penalties.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
CRYSTAL CLEAR REMODELING, LLC

Filing Information

Document Number	L24000126503
FE/EIN Number	NONE
Date Filed	03/13/2024
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/26/2025
Event Effective Date	NONE

Principal Address

4902 RIVER PLACE
FORT PIERCE, FL 34982

Mailing Address

4902 RIVER PLACE
FORT PIERCE, FL 34982

Registered Agent Name & Address

INC AUTHORITY RA
390 NORTH ORANGE AVE., STE 2300-N
ORLANDO, FL 32801

Authorized Person(s) Detail

Name & Address

Title MGR

BOURQUE, VINCENT
4902 RIVER PLACE
FORT PIERCE, FL 34982

Annual Reports

No Annual Reports Filed

Document Images

03/13/2024 - Florida Limited Liability

[View image in PDF format](#)

+19/389/280/

BUSINESS INFO

Crystal Clear Remodeling

PAYMENT DATE

METHOD

AMOUNT

2/2/2026

Check

TOTAL

\$2,300



USG DUROCK
Cement Board with E

SMOOTH SIDE MASTIC ROUGH SIDE

881 09/28/26 2257 INSTRUCTION

EdgeGuard

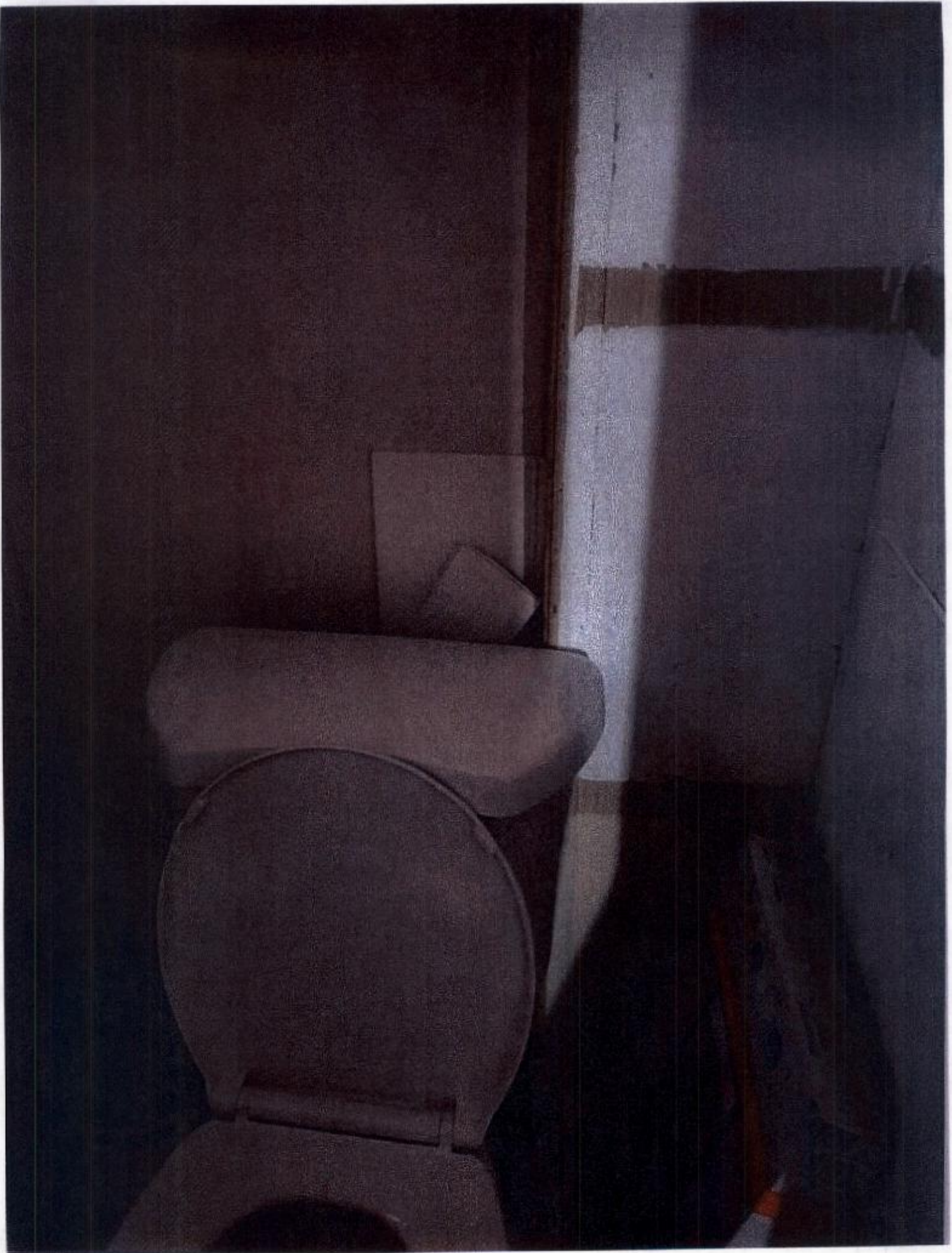
EdgeGuard

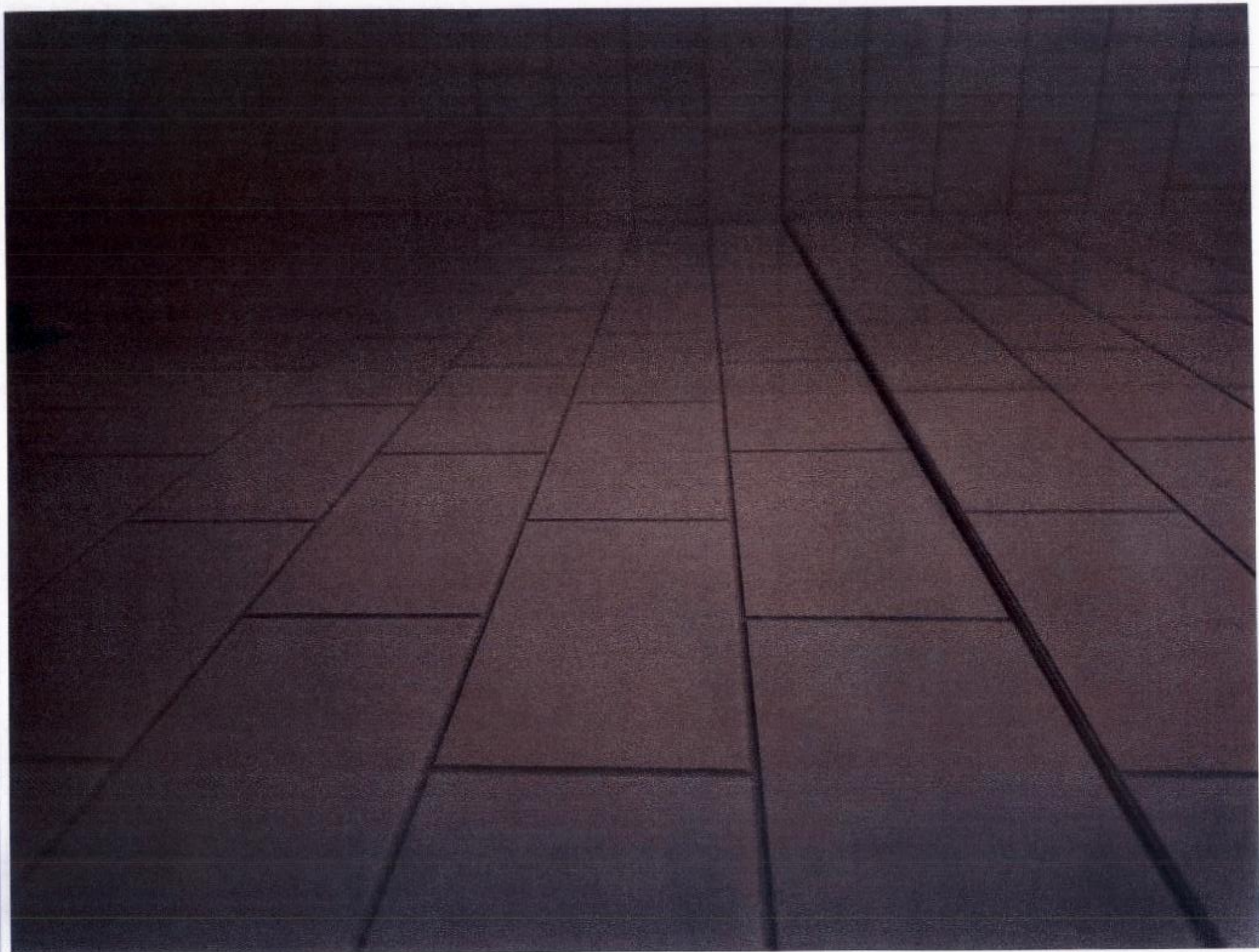
USG DUROCK
Cement Board with E

881 09/28/26 2257 INSTRUCTION

USG DUROCK

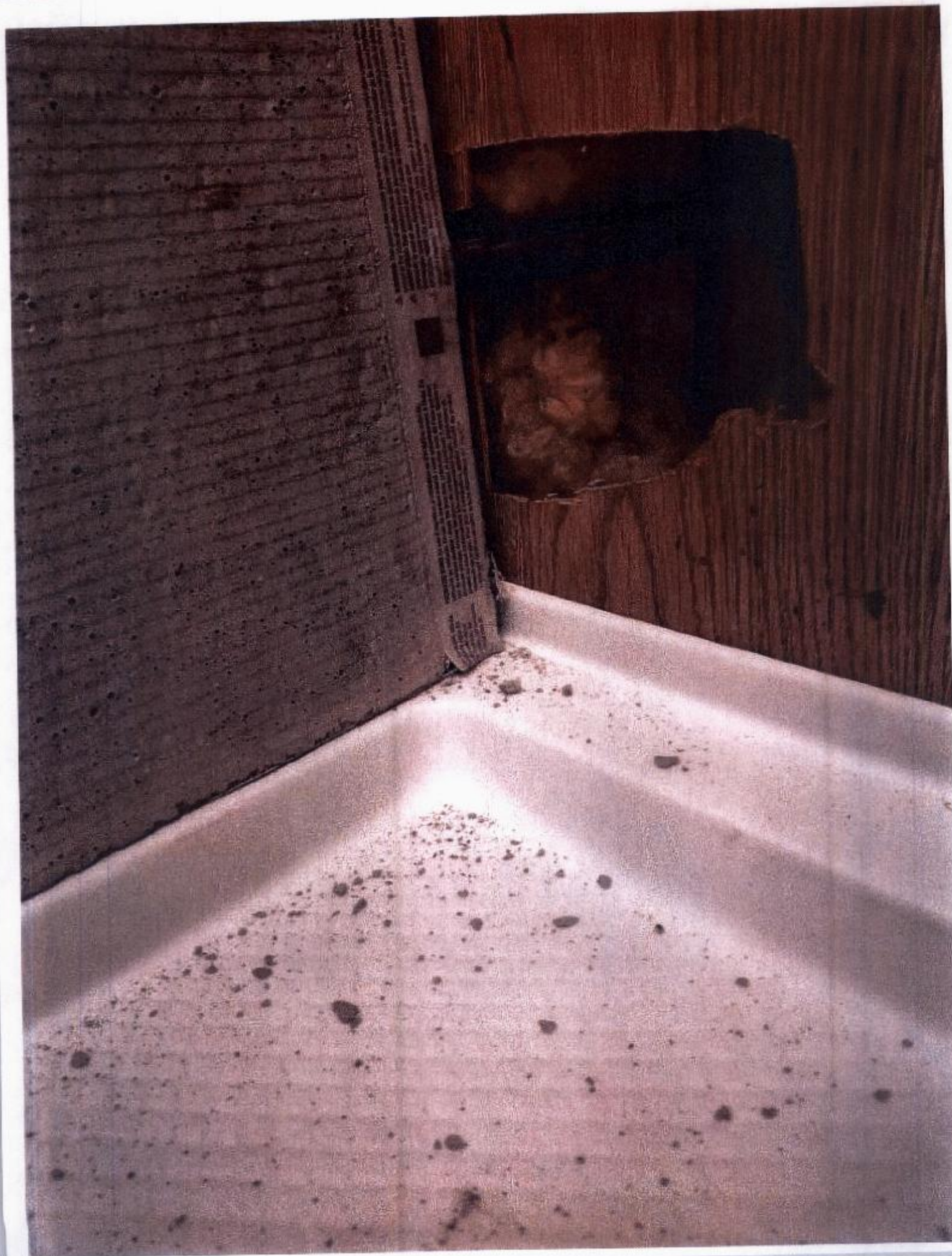














totally new one up to date and i'm emailing it to you

Audrey newton

8800 okeechobee Rd Fort Pierce FL

peacegirl@yahoo.com

+19738972807

Crystal Clear Remodeling

Comprehensive Bathroom Renovation Labor

\$2,579.88

\$2,579.88

Complete bathroom remodel labor including demolition of existing fixtures and shower base removal of flooring to sub floor install new tile on walls and floor installation including plumbing for toilet shower and vanity with tile setting waterproofing membrane and shower base installation shower wall panel placement and caulking and finish work installed with trim and paint trim and finishing touches

unit: 1

Materials Purchase Markup

\$257.99

\$257.99

30% markup applied to the total cost of all materials for the project

unit: 1

Subtotal

\$2,837.87

Total:

\$2,837.87

Notes:

Demol bathroom install new sub floor install flooring install new plumbing for toilet shower and vanity install new shower base and wall kit

Amount Paid

\$2,319.00

Total Amount Due

\$518.87

Payment Schedule

1st Payment

\$2,319.00

2nd Payment

\$200.00



TOTAL

\$2,837.87

Partially Paid



9. DISCIPLINARY CASE**A. ALFONSO PINEDA and/or ALPINES CONTRACTORS LLC (CODE-2605-0000210)**

Against:	ALFONSO PINEDA and/or ALPINES CONTRACTORS, LLC
Locations:	4100 N HIGHWAY A1A, UNIT 323, FORT PIERCE, FL
Case #:	2605-0000210
Complainant	KENNETH L. JONES
Investigator:	MIRLANDE MOISE
First Notification:	JUNE 18,2026
Violation(s):	SLC CCL 10-67: - Revocation or suspension of Certificate of Competency: (4) Performs any act which assists a person or business in engaging in the unlicensed business of contracting, as defined herein, if the certificate holder knows or has reasonable grounds to know that the person or business is unlicensed. (5) Conspires with an unlicensed person by allowing a certificate of competency to be used by the unlicensed person to evade the provisions of this division. When a certificate holder allows his certificate to be used by one or more business organizations without having any active participation in the operation, management or control of such business organization, such act shall constitute prima facie evidence of an intent to evade the provisions of this division. (15) Aids or abets any unlicensed person or business organization to evade any provision of this division.
Recommendation:	♦ To revoke permitting privileges for <u>ALFONSO PINEDA and/or ALPINES CONTRACTORS, LLC</u> for a term not to exceed three hundred and sixty-five (365) days for new permits only. ♦ After the revocation period, a written request must be made to the Board to reinstate permitting privileges. ♦ A copy of the Board's order will be forwarded to the Florida Department of Business and Professional Regulation (DBPR) and the surrounding municipalities.

DISCIPLINARY CASE A.

DISCIPLINARY CASE

CASE # CODE-2605-0000210

ALFONSO PINEDA

ALPINES CONTRACTORS, LLC

4100 N HIGHWAY A1A, UNIT 323, FORT PIERCE, FL



Planning and Development Services
Department

Building & Code Regulation Division
CONTRACTOR LICENSING

CONTRACTOR LICENSING BOARD
JULY 29, 2026

DISCIPLINARY CASE

CASE # CODE-2605-0000210

ALFONSO PINEDA

ALPINES CONTRACTORS, LLC

4100 N HIGHWAY A1A, UNIT 323, FORT PIERCE, FL

BOARD OF
COUNTY
COMMISSIONERS



PLANNING & DEVELOPMENT
SERVICES DEPARTMENT

Building & Code
Regulation Division

For office use

Date Received: 5-26-26
Case #: CODE-2605-0000210

Company or Person Complaining Against: ALFONSO PINEDA

State of: Florida
County of: St. Lucie

Before me, the undersigned authority, this day personally appeared:

Name: Kenneth L. Jones
Address: 4100 N Hwy A1A 323 Hutchinson Island, FL 34949
City, State, Zip: _____
Cell Phone: 904-234-6481
Alternate Phone: _____
Email: harztt3@gmail.com

To me well known, and who, after being duly sworn and deposed, upon his/her personal knowledge did state the following:

SUBJECT OF COMPLAINT

1. I have a complaint against:

Individual's Name:

Alfonso Pineda

Company Name:

AM Windows + Doors

Address:

City:

State:

Zip:

Phone:

Occupation:

License # (if known):

Is a private attorney involved?

2. I first learned of the above-named person or company through: telephone, newspaper, etc.

Was working in Condo

3. The following documents are included: (e.g., contracts, records, document, bills, or correspondence).

Contract, and Pymts

4. I (have) (have not) contacted the above-mentioned subject concerning the complaint.
Dates contacted:

6. I have paid:

\$ 14,112.43

To (person's or company's name):

AM Windows + Doors

By:

CHECK ✓

MONEY ORDER

OTHER Zelle
\$ 433.43 permit

In order to settle this complaint, I would like: (e.g., warranty, repairs, cancellation of a contract, etc). NOTE: If you are seeking a refund, this would be a civil matter and not handled by this department.

I would like the work completed as per contract agreement.
was not I paid Permit Fee \$433.34 was not in contract.

7. Attached hereto and made parts hereof are the following copies of documents relating to this complaint.

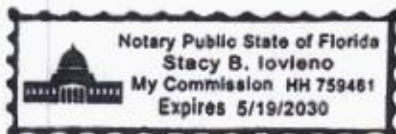
9. FURTHER AFFIANT sayeth naught.

Your Signature:

KD 2/-

STATE OF FLORIDA

COUNTY OF ST. LUCIE



The foregoing instrument was acknowledged before me this
26 day of May, 2026, by
Kenneth L. Jones, who is personally
known to me or has produced the following identification:

FL/DL
Stacy B Iovieno
Signature of Notary



Ken <harzt3@gmail.com>

Installments 20% : Page 3 of Contract

1 message

Ken <harzt3@gmail.com>

Tue, May 26, 2026 at 9:05 AM

To: Maria-Fernanda Ferrer <info@amwindowsanddoors.com>

Hello, Alfonso Pineda, page three (3) of Contract for windows and door job. The Contract States: Installments 20%: Must be paid at least twenty-four (24) hours prior to delivery of the door and windows to the property. To the job site. only six (6) of the seven (7) windows were delivered on May-22-2026. In addition, all windows are missing the screens. Please **bring the missing kitchen window and screens** that were to be delivered according to the contract of the 20% installment.

You have not fulfilled the contract time period of seventy (70) business days. Today is the 70th day per the contract and the project has not been started nor completed. We trust that there will be no further delays and you will respect our time as well as yours.

Once again, you changed the installation date tomorrow. Let us know your arrival time for tomorrow.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

PINEDA, ALFONSO

ALPINES CONTRACTORS, LLC

3100 NW 42 ND AVE

APT # D401

COCONUT CREEK — FL 33066

LICENSE NUMBER: CGC1537782

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 04/03/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





Payments | St. Lucie County



A

Thank you for your payment



Allow up to 48 hours for your payment to be reflected on your account statement.

An email confirmation was sent to management@amwindowsanddoors.com.

St. Lucie County

2300 Virginia Ave, Fort Pierce, FL 34982

772-462-1100

<https://www.stlucieco.gov/>

Payment information

Alfonso Pineda

Visa ending in 9984

Confirmation number: TYLX62150140

Transaction type: Purchase



Return to
StLucieCountyFLProd

Transaction details

Date: May 14, 2026 04:30 PM EDT

Permit: BLDC-2605-004360 |

Invoice: INV-00074596

\$433.43

Subtotal \$433.43

Processing fee \$17.12

Total \$450.55

Owner

Kenneth JONES

4100 N Highway A1A, Fort Pierce, FL, 34949

Estimated Fees

The following is a fee estimate and totals are subject to change. Additional fees may apply.

Fee	Amount
BIMS	\$5.00
Surcharge Fees	\$3.21
Trust Surcharge Fees	\$4.81
Valuation Permit Fee	\$320.41
Valuation Review Fee	\$100.00

Total: \$433.43

**Adv Plus Banking - [REDACTED] : Account Activity****Transaction details**

Posting date	May 14, 2026
Description	Zelle payment to AM WINDOWS AND DOORS INC for "Payment for St Lucie County Permit Fee, for <i>Permit BLD C-2605-004360</i> 410"; Conf# z5qzzjgtp
Type	Transfer
Status	Cleared
Amount	-\$433.43
Description	Zelle payment to AM WINDOWS AND DOORS INC for "Payment for St Lucie County Permit Fee, for 410"; Conf# z5qzzjgtp
Merchant name	AM WINDOWS AND DOORS INC
Transaction category	Cash, Checks & Misc : Other Expenses <i>BLD C-2605-004360</i>

BANK OF AMERICA

Adv Plus Banking - [REDACTED] : Account Activity

Transaction details

Posting date

Feb 18, 2026

Description

Check

Type

Check

Status

Cleared

Check #

3196

Amount

-\$9,770.50

Description

Check

Merchant name

Check

Transaction category

Uncategorized: Pending

~~2-19-26~~ 2-19-26 \$2,000.00
2-17-26 \$4,886.00

Kenneth L. Jones Teresa L. Bivins 7617 Reed St Jacksonville, FL 32208-3720		3196 02-27/2021
Pay to the order of <u>AM WINDOWS & DOORS INC</u>		<u>2-14</u> 2026
\$ <u>9770.50</u>		
Nine thousand seven hundred seventy 50/100		
Bank of America 5500 Atlantic Blvd Jacksonville, FL 32202		
Invoice # 1693		for [REDACTED] Truth

For Deposit Only - JPMC

AM Windows and Doors, Inc





Adv Plus Banking [REDACTED] Account Activity

Transaction details

Posting date	May 21, 2026
Description	Check
Type	Check
Status	Cleared
Check #	3205
Amount	-\$3,908.50
Description	Check
Merchant name	Check
Transaction category	Uncategorized: Pending

Kenneth L. Jones Teresa L. Bivins 7617 Reed St Jacksonville, FL 32208-3720	3205 05-21-2026 EFT/DEBIT
5-19-26	
A.M. window & Doors INC \$3908.50	
Thirty Nine Hundred Eight 50/100	
Bank of America 5850 Maricel Rd Jacksonville, FL 32209	Mr. & Mrs. L. J. Jernett K 21
#2nd Print	

For Deposit Only - JPMC

AM Windows and Doors, Jr





WINDOWS AND DOORS INSTALLATION CONTRACT

This windows and doors installation contract is made this ^{14th AP} ~~13~~ day of February 2026, by and between **AM Windows and Doors, Inc (Contractor)**, with an address of 10749 cleary boulevard Plantation FL, 33324, who desires to provide materials and installation of windows and doors to Ken Jones (Owner) with address 4100 N Highway A1A, Apt 323, Hutchinson Island; Ken Jones desires to obtain such services from **Am Windows and Doors, Inc.** ^{FL, 34949}

This contract is based on the invoice # 1693 sent on February, 2026 by \$ 19,541.00

HARZT3@GMAIL.COM

Hartt3@gmail.com

WITNESSETH:

KARZT - Kenneth L. Jones

APB

Alfonso Pineda

In consideration for the mutual promises set forth below, the parties agree as follows:

1. Scope of Work

AM Windows and doors Inc, will provide materials, services, and labor for the installation of windows and doors service on location 4100 N Highway A1A, apt 323, Hutchinson Island :: Here it is referred to as "Worksite." ^{FL, 34949}

The contractor is responsible for:

- Revise in worksite all opening measurements prior fabrication.

- b) Supply and install windows and doors at the project location as per windows and doors schedule described above (annex #1).
- c) Properly seal the inside and outside of all windows and doors using the right caulking for each application.
- d) Using the correct screw, wood, silicone.
- e) The utilization of the right materials such as screws, wood, silicone.
- f) Delivery of the windows and doors to the worksite as well as any material required to complete installation.
- g) Ensure that the work area is cleaned and all debris removed upon project completion.
- h) Disposal of waste generated by the installation of windows and doors.
- i) Storing the windows within the construction site. (under the owner's security);
The contractor is responsible for the windows and doors until the material is on the owner's premises.

2. Contract Price and Payments

Ken Jones shall pay to AM Windows and Doors, Inc the sum of Nineteen thousand five hundred and forty-one dollars for the material and labor to be performed under the Contract, Payment of this amount is subject to any additions or deductions in accordance with any mutually agreed to changes and/or modifications in the work. Payment will be collected by personal check, cashier's check, credit card, debit card, wire transfer or zelle.

These Payments will be pay according to the following schedule:

Installments 50%: To place a purchase order to the door and window supplier
\$ 9770,50

Installments 20%: Must be paid at least twenty-four (24) hours prior to the delivery of the doors and windows to the property. to the job site.

\$ ~~398~~ 3908,20

Installments 25%: When contractor install the first delivery of windows or door.

\$ 4885,25

Installments 5%: When the contractor passes the final inspection. \$ 977,05

Upon completion of Work, the Contractor shall notify the Owner that the Work is ready for final inspection and acceptance, and the Owner shall make the final payment within 2 days after the final inspection.

3. Completion Time

✓ The parties agree that time is of the essence, and therefore the work to be completed within 70 business days starting from the moment that We collect the deposit and finishing at the moment We passed final inspection.

The contractor will work from Monday to Friday from 8 am to 5 pm, and will not work on holidays or weekends.

4. Warranty

The installation work is covered by a 3-year warranty against defects in workmanship and materials.

5. Compliance

AM Windows and Doors, Inc shall provide the Services in a workmanlike manner, and in compliance with all applicable federal, state and local laws and regulations, including,

but not limited to all provisions of the Americans with Disabilities Act, the Fair Labor Standards Act, and the Federal Family and Medical Leave Act.

6. Insurance

AM Windows and Doors, Inc warrants it is adequately insured for injury to its employees and any others incurring loss or injury as a result of the acts of Contractor or its employees and subcontractors.

7. Subcontractors

AM windows and Doors, Inc may engage subcontractors to perform work at its discretion hereunder, provided AM Windows and Doors shall fully pay said subcontractor and in all instances remain responsible for the proper completion of this Contract.

8. Modifications

All changes to Services shall be in writing and signed by both Owner and contractor and may result in adjustments to the project cost and completion timeline. An email request and or confirmation shall serve as the request signature for any change order.

What is not specified in this contract, the contractor is not responsible for.

9. Arbitration

All disputes hereunder shall be resolved by binding arbitration in accordance with the rules of the American Arbitration Association.

10. Integration

This Contract contains the entire Contract of the parties, and there are no other promises or conditions in any other contract whether oral or written concerning the subject matter of this Contract. Any amendments must be in writing and signed by each party. This Contract supersedes any prior written or oral agreements between the parties.

Signed this ^{14th} ~~13~~ days of February, 2026.

APB Alfonso Pineda

Alfonso Pineda

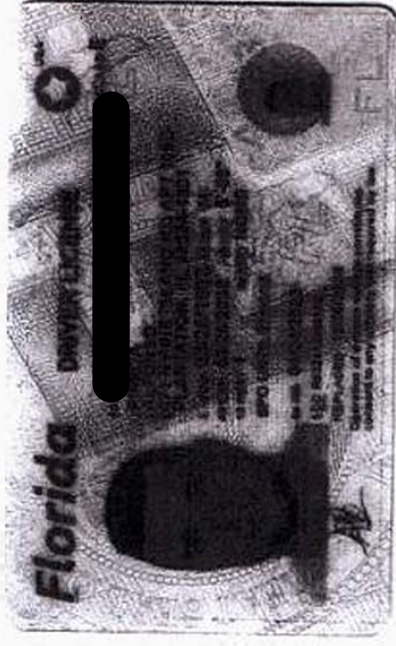
AM Windows and Doors, Inc

Contractor Signature

KJ 2/14/2026

Ken Jones KENNETH L. JONES

Owner Signature



AVM Windward

Doors Inc

10749 Cleary Blvd

#110

Plantation FL



Ron DeSantis, Governor

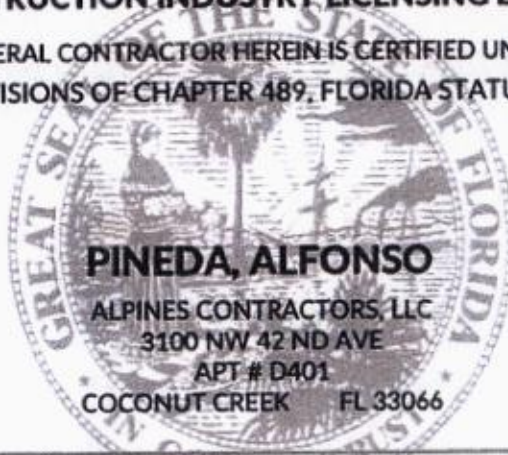
Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



PINEDA, ALFONSO

ALPINES CONTRACTORS, LLC
3100 NW 42 ND AVE
APT # D401
COCONUT CREEK FL 33066

LICENSE NUMBER: CGC1537782

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at [MyFloridaLicense.com](https://myfloridalicense.com)

ISSUED: 04/03/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

AM WINDOWS AND DOORS INC

Filing Information

Document Number P24000055905
FEI/EIN Number 99-4781204
Date Filed 08/28/2024
Effective Date 08/22/2024
State FL
Status ACTIVE

Principal Address

10749 Cleary Blvd
Apt 110
PLANTATION, FL 33324

Changed: 04/30/2025

Mailing Address

10749 Cleary Blvd
Apt 110
PLANTATION, FL 33324

Changed: 04/30/2025

Registered Agent Name & Address

PINEDA, ALFONSO
10749 Cleary Blvd
Apt 110
PLANTATION, FL 33324

Address Changed: 04/30/2025

Officer/Director Detail

Name & Address

Title MGR

PINEDA, ALFONSO
10749 Cleary Blvd
Apt 110

PLANTATION, FL 33324

Title MGR

PINEDA, MELANIE

10749 Cleary Blvd

Apt 110

PLANTATION, FL 33324

Annual Reports

Report Year	Filed Date
2025	04/30/2025
2026	04/01/2026

Document Images

04/01/2026 -- ANNUAL REPORT	View image in PDF format
04/30/2025 -- ANNUAL REPORT	View image in PDF format
08/28/2024 -- Domestic Profit	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
ALPINES CONTRACTORS, LLC

Filing Information

Document Number	L25000018018
FEI/EIN Number	33-2812676
Date Filed	01/10/2025
State	FL
Status	ACTIVE

Principal Address

3100 NW 42ND AVENUE, APT. D-401
COCONUT CREEK, FL 33066

Mailing Address

3100 NW 42ND AVENUE, APT. D-401
COCONUT CREEK, FL 33066

Registered Agent Name & Address

PINEDA, ALFONSO
3100 NW 42ND AVENUE, APT. D-401
COCONUT CREEK, FL 33066

Authorized Person(s) Detail

Name & Address

Title MGR

PINEDA, ALFONSO
3100 NW 42ND AVENUE, APT. D-401
COCONUT CREEK, FL 33066

Annual Reports

Report Year	Filed Date
2026	04/01/2026

Document Images

04/01/2026 - ANNUAL REPORT	View image in PDF format
01/10/2025 - Florida Limited Liability	View image in PDF format

ALL APPLICABLE INFO MUST BE COMPLETED FOR APPLICATION TO BE ACCEPTED

Date: 02/16/26

Permit Number: _____



Building Permit Application

Planning and Development Services

Building and Code Regulation Division

2300 Virginia Avenue, Fort Pierce FL 34982

Phone: (772) 462-1553 Fax: (772) 462-1578

Commercial X Residential _____

CBDG Funding _____

PERMIT APPLICATION FOR: **IMPACT WINDOWS AND DOORS REPLACEMENT**

PROPOSED IMPROVEMENT LOCATION:

Address: 4100 North Highway A1A, UNIT 323, Fort Pierce, Florida 34949

Property Tax ID #: 1423-502-0019-000-9

Lot No. N/A

Site Plan Name: Existing Residence Site Plan

Block No. N/A

Project Name: 4100 North Highway A1A, UNIT 323, Fort Pierce, Florida 34949

DETAILED DESCRIPTION OF WORK:

7 unit impact windows and 2 sliding glass door replacement for the same size.

New Electrical Meter N/A Second Electrical Meter N/A (Affidavit required)

CONSTRUCTION INFORMATION:

Additional work to be performed under this permit – check all that apply:

 Mechanical Gas Tank Gas Piping Shutters X Windows/Doors Pond
 Electric Plumbing Sprinklers Generator Roof Pitch

Total Sq. Ft of Construction: 214.65 SQ. FT

Sq. Ft. of First Floor: _____

Cost of Construction: \$ 19541

Utilities: Sewer Septic Building Height: _____

OWNER/LESSEE:

Name Kenneth L Jones and Ter Jones-Bivins
Address: 4100 N Highway A1A Apt 323 Hutchinson Island
City: Fort Pierce. State: FL
Zip Code: 34949-8345 Fax: _____
Phone No. (904) 234-6481 E-
Mail: harzett3@gmail.com
Fill in fee simple Title Holder on next page (if different
from the Owner listed above)

CONTRACTOR:

Name: Alfonso Pineda
Company: Alpines Contractors LLC
Address: 3100 NW 42ND AVENUE, UNIT D401
City: Coconut Creek State: FL
Zip Code: 33066 Fax: _____
Phone No. 954-299-1572 / 561-639-9752
E-Mail: alpinescontractors@gmail.com
State or County License: CGC 1537782

If value of construction is \$5,000 or more, a RECORDED Notice of Commencement is required.
If value of HAVC is \$15,000 or more, a RECORDED Notice of Commencement is required.



REVIEWED FOR CODE
COMPLIANCE
05/13/2026 AppellM

Treasure Cove Dunes Condominium Association, Inc.

C/O ELLIOTT MERRILL COMMUNITY MANAGEMENT
835 20TH PLACE
VERO BEACH, FL 32960
Office 772-466-2630 | Fax 772-569-4300
www.elliottmerrill.com

April 30, 2026

Kenneth L. Jones & Teresa Jones-Bivins
4100 N Hwy A1A, # 323
Ft. Pierce, FL 34949

**RE: APPLICATION FOR APPROVAL FOR ALTERATION
4100 N. HWY A1A, UNIT # 323, HUTCHINSON ISLAND FL 34949**

Dear Owners:

I am writing to you on behalf of the Treasure Cove Dunes Board of Directors. Please be advised that your *Application for Approval for Alteration* dated February 18, 2026, and revised on April 22, 2026, has been approved. The following scope of work was approved:

- *Removal and Replacement of two (2) Sliding Glass Doors and seven (7) Impact Windows as per revised ARC application submitted.*

Work is to be performed by Alpines Contractors, LLC

Note: Copy of approval letter and permits for the approved work must be posted on-site at the Unit Door prior to commence the work.

If you have any questions please contact my assistant, Paola Alvarado at 772-466-2630 or Paolaa@elliottmerrill.com.

Sincerely,
On behalf of Treasure Cove Dunes Board of Directors

Bruce Eaton, LCAM

Elliott Merrill Community Management

"TCD Window and Door replacement Guidelines"

TCD Owners are responsible for providing the Board of Directors with a completed application when planning to remove and/or replace exterior windows and/or doors or doing any exterior work that could change, modify or alter the exterior aesthetic appearance of our complex.

The application will be reviewed by the TCD Aesthetic Review Committee which will issue recommendations or suggestions to the Board for their review and approval.

The information submitted to the HOA for approval must include:

Product name or brand, Series number (aluminum/vinyl/wood-clad)

Current Florida Product Approval or Miami-Dade Notice of Acceptance (NOA) numbers for each new proposed product.

Products' National Fenestration Rating Council (NFRC) Thermal Values: U-Value /Solar Heat Gain Coefficient (SHGC)/Visible Light Transmittance (VT).

Glass type (Monolithic Laminated or Insulated Laminated)

St. Lucie County Building Permit No. (if not received yet, it can be submitted at a later date, as long as you confirm that the permit has been applied for).

Specification Requirements:

Exterior Window and Door frame finish to be **Bronze** in color.

Glass facing East (ocean/beach) Northeast and Southeast must comply with the **Turtle Code** ($VT < 0.45$) and must be **Bronze Lo-E 366**. Doors and windows on the same balcony/terrace must have matching glass regardless of orientation.

All glass in windows and doors on the South and North long wall (end or corner units) of Building 3, as well as all glass facing West (all buildings) shall be

Clear Lo-E 366.

New windows must be **Oriel** type (uneven vent/sash) configuration with 60/40 (maximum) ratio.

It is the responsibility of the owner to make sure all work performed, and products installed comply with requirements of the latest Edition of the Florida Building Code.

Removal and replacement of windows and/or doors must be performed by Licensed and Insured Professionals. TCD HOA shall not be liable for any damage caused by work done by others.

Disposal and removal of existing products must be done by person/s doing the removal and installation and all common areas must be left clean and free of debris.

It is the responsibility of the window and/or door installer to properly seal exterior perimeter of windows and doors and to repair and/or paint any damage caused to stucco, walls or terrace/balcony floor surfaces. All remedial or touch-up work must match existing finishes.

End of Section



Ken <harzt3@gmail.com>

Question regarding doors installation at Treasure Cove Dune

2 messages

Fri, May 29, 2026 at 4:33 PM

Ken <harzt3@gmail.com>

To: "Paola Alvarado" <paolaa@elliottmerrill.com>

Hi Paola,

Does the threshold for the sliding door have to be bronze or could it be silver? Thanks.

Ken and Teresa Jones

Wed, Jun 3, 2026 at 2:38 PM

Paola Alvarado <paolaa@elliottmerrill.com>

To: Ken <harzt3@gmail.com>

Good afternoon Mr. Jones,

It must be bronze.

Thank you!

Paola Alvarado

Administrative Assistant to Bruce Eaton, CAM

Elliott Merrill Community Management



(772) 569-9853 ext. 136



835 20th Place Vero Beach, FL 32960



paolaa@elliottmerrill.com



<http://www.elliottmerrill.com/>



Elliott Merrill
COMMUNITY MANAGEMENT
Est. 1982

"Wise management makes the difference."

[Quoted text hidden]

We are reaching out this morning because when the workers left on Friday, they said that they would be back today Monday (June 1, 2026); It is 11:10 am, and no one has shown up as of yet. This is the fourth day of the installation. We were told before the start of the Job that it would take about 3 to 4 days to be completed. Are they coming today? The door handles that are not installed because they were the wrong handles, we were told Thursday that Alphonso was bringing the new handles on Friday. He was a no show, we were expecting him so we could give him the third of the 20% installment; Check of \$4885.25 (the Check #3206, is ready for pickup on Friday, Dated 5-29-2026 !). Question, do the Sliding Glass Door handles and the Storm Shutters, could be installed before or after the inspection? The internet cable around the sliding door needs to be reinstalled, also the window screens need to be installed. Thank you, for the quality work that is being performed we are very happy, Thanks. Ken Jones

[Quoted text hidden]

Jurley Vega <sales@amwindowsanddoors.com>

Mon, Jun 1, 2026 at 7:08 PM

To: Ken <harzt3@gmail.com>

Good afternoon.

I hope you are doing well.

Following the conversation you had this morning with our manager, Alfonso, we wanted to leave the update in writing for your reference.

As discussed, there was an inconvenience regarding the handle. However, the item has already been ordered with the manufacturer, and we are expecting to receive it by the middle of this week.

Once received, our plan is to schedule the installation between Thursday and Friday of this week so we can complete that remaining item.

Please know that we are actively working on your project, and we sincerely appreciate your patience and understanding throughout this process. Once the handle has been installed, we will proceed with requesting the inspection so we can move toward leaving your project fully completed.

For any questions related to scheduling or work hours, please feel free to communicate directly through this email or with Mr. Alfonso, and we will be happy to assist you.

We truly appreciate your understanding and cooperation, and we look forward to completing everything for you very soon.

--
Regards,



Jurley Vega | Sales Rep.

AM WINDOWS AND DOORS, Inc.

10749 Cleary Blvd, Plantation Florida 33324

PhNo: 561-639-9752

[Quoted text hidden]

Ken <harzt3@gmail.com>

Tue, Jun 2, 2026 at 9:34 AM

To: Jurley Vega <sales@amwindowsanddoors.com>



Ken <harztt3@gmail.com>

Scheduled Inspection – Door and Window Permit

1 message

Maria-Fernanda Ferrer <info@amwindowsanddoors.com>

Wed, Jun 3, 2026 at 5:15 PM

To: Ken <harztt3@gmail.com>

Good afternoon,

I hope you are doing well.

I would like to inform you that the inspection for the door and window permit is scheduled for Tuesday, June 9, 2026. At this time, the city has not assigned an exact inspection time. The inspector will contact us on the same day to confirm the time.

As soon as we receive that information, we will notify you immediately.

Please feel free to reach out with any questions or comments.

Sincerely,
María Ferrer.

**Maria-Fernanda Ferrer | Sales Rep Asst.****AM WINDOWS AND DOORS, Inc.**10749 Cleary Blvd. Plantation Florida 33324**PhNo: 561-639-9752**

Morning , after speaking with Alfonso yesterday; when are the Storm Shutters, and internet cable to be installed ??

[Quoted text hidden]

Morning , after speaking with Alfonso yesterday; when are the Storm Shutters, and internet cable to be installed ??

[Quoted text hidden]

Jurley Vega <sales@amwindowsanddoors.com>

Sat, Jun 6, 2026 at 10:17 AM

To: Ken <harzt3@gmail.com>

Good morning Mr. Kenneth,

I hope you are doing well.

Thank you for bringing your concern to our attention. We completely understand your preference regarding the bronze finish and wanted to explain the situation in detail.

After reviewing the installation and discussing the matter with the manufacturer, replacing the threshold with a bronze one would require the complete removal and reinstallation of the sliding glass doors. This process would add approximately two to three additional days of work at your property, as the entire door system would need to be dismantled and installed again.

In addition, the manufacturer has informed us that a bronze threshold would take approximately 10 to 15 days to be received. The replacement process itself represents a significant amount of labor and materials, with an estimated cost of approximately \$800.

Considering that your unit is located on the third floor and that the threshold is not visible from the exterior of the building, we respectfully ask that you consider leaving the current threshold in place, as it does not affect the functionality, safety, or performance of the sliding door system.

Our intention is simply to provide you with all the information so that we can find the most practical solution while ensuring the quality of your installation. We truly appreciate your understanding and remain at your disposal to discuss any questions or concerns you may have.

--

Regards,



Jurley Vega | Sales Rep.

AM WINDOWS AND DOORS, Inc.

10749 Cleary Blvd, Plantation Florida, 33324

PhNo: 561-639-9752

[Quoted text hidden]

Mirlande Moise

From: Mirlande Moise
Sent: Monday, July 6, 2026 8:13 AM
To: Teresa Bivins
Subject: RE: Permit and Notice of Commencement , KENNETH JONES

Received, thank you kindly.

Respectfully,

Mirlande Moise, Contractor Licensing Investigator, Planning & Development Services
Ph: 772-462-6455 | 2300 Virginia Avenue, Fort Pierce 34982



St. Lucie County Building and Code Division is committed to great service and your feedback is important to us. Please tell me how we're doing.

How was your service? Please contact, Paula Guy, Code Enforcement Supervisor at Paula.Guy@stlucieco.gov to submit your suggestions, comments and feedback.

Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

From: Teresa Bivins <teebivins135@gmail.com>
Sent: Wednesday, July 1, 2026 5:51 PM
To: Mirlande Moise <Mirlande.Moise@stlucieco.gov>
Subject: Fwd: Permit and Notice of Commencement , KENNETH JONES

SECURITY WARNING: This email originated from outside the County systems. Please show caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Ms.Moise,

I am forwarding the information that we received yesterday from AM Windows and Doors.
Thanks.

Teresa Jones
C: 727.709.3549

teebivins135@gmail.com

----- Forwarded message -----

From: **Ken** <harzt3@gmail.com>

Date: Wed, 1 Jul 2026 at 17:35

Subject: Fwd: Permit and Notice of Commencement , KENNETH JONES

To: Teresa Jones <teebivins135@gmail.com>

----- Forwarded message -----

From: **Jurley Vega** <sales@amwindowsanddoors.com>

Date: Tue, Jun 30, 2026 at 5:57 PM

Subject: Re: Permit and Notice of Commencement , KENNETH JONES

To: Ken <harzt3@gmail.com>

I hope you are doing well.

Following your conversation with our Manager, **Alfonso Pineda**, and as part of our commitment to providing excellent customer service, we would like to reach an agreement that ensures your complete satisfaction with your project.

Although **Invoice No. 1693** clearly states that the **City Fee is not included**, AM Windows and Doors has decided, as a courtesy and in consideration of the delays experienced during the project, to **assume the City Fee in the amount of \$ \$433.43** at no cost to you.

Additionally, we will also assume the cost of removing the doors, transporting them for the threshold replacement, reinstalling them, and the materials required for this work, with an estimated value of **\$1280**

Please note that the threshold color is a cosmetic detail only and **does not affect the structural integrity, performance, or functionality of the doors**. However, your satisfaction is very important to us, and for that reason we are happy to make this modification at **no additional cost**.

Attached is the **Change Order** reflecting:

- Replacement of the threshold from **Clear Anodized** to **Bronze**.
- **Change Order Amount: \$0.00**
- The additional time required to complete this modification.

We kindly ask that you review, sign and notarize the Change Order so we can proceed with ordering the new threshold and scheduling the replacement.

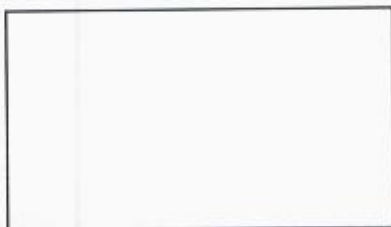
Also, since the installation has already been completed, please let us know if we may stop by to collect the payment for the labor completed to date.

Thank you for your understanding and the opportunity to complete your project. We appreciate your patience and look forward to delivering the finished product to your satisfaction.

Best regards,

--

Regards,



Jurley Vega | Sales Rep.
AM WINDOWS AND DOORS, Inc.
10749 Cleary Blvd, Plantation Florida, 33324
PhNo: 561-639-9752

On Mon, Jun 29, 2026 at 10:49 AM Ken <harztt3@gmail.com> wrote:

Good Morning,

Do you have all the materials you need to complete the Job? If so, we can schedule something for next week to get the inspection. Please email, text, and call. Thank you, Ken Jones

Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.



CHANGE ORDER

Kenneth Jones ,PO 0905

Project Name

001

Change Order Number

4100 North Highway A1A Unit Apt 323 , Fort Pierce , Florida 34949

Project Address

06/30/26

Change Order Date

Alfonso Pineda

Project Manager Name / Firm Name

DESCRIPTION OF CHANGES:

(check here ☐ and attach additional pages if more space is needed.)

Replace the existing Clear Anodized thresholds on both sliding glass doors with Bronze thresholds at the Owner's request, to match the color of the door frames. This Change Order is for the color change only. The existing thresholds are fully functional.

PRICE. These changes (select one):

- ☐ raise ☐ lower the price of the contract to \$ _____
☒ do not affect the price of the contract.

PROJECT DURATION. These changes (select one):

- ☒ extend ☐ shorten the duration of the project by 31 days.
☐ do not affect the duration of the project.

COMPLETION. The new approximate date of completion is: July 31 2026

PAYMENT SCHEDULE. These changes will adjust the payment schedule as follows:

N/A

Owner Signature

Contractor Signature

Printed Name

Date

Printed Name

Date

Notary's Signature As To Qualifier or Agent's Signature

Notary's Signature As To Qualifier or Agent's Signature

Notary Name _____
(Print, type or Stamp Notary's Name)

Notary Name _____
(Print, type or Stamp Notary's Name)

Personally Known _____ Produced Identification _____

Personally Known _____ Produced Identification _____

Type of Identification Produced _____

Type of Identification Produced _____

June 18, 2026

Case No. Code-2605-0000210

Alfonso Pineda
Alpines Contractors, LLC
3100 NW 42nd Ave, Apt # D401
Coconut Creek, FL 33066

Re: 4100 N Highway A1A, Unit # 323, Fort Pierce, FL 34949
Tax ID Number: 3322-500-0026-000-1

To Alfonso Pineda / Alpines Contractors, LLC:

You are hereby notified that on June 18, 2026 St. Lucie County Contractor Licensing Department investigated a complaint received for the property address **4100 N Highway A1A, Unit # 323, Fort Pierce, FL 34949** and found you in violations of the St. Lucie County Code of Ordinance as follows:

Section 10-67: Revocation or suspension of Certificate of Competency:

(4) Performs any act which assists a person or business in engaging in the unlicensed business of contracting, as defined herein, if the certificate holder knows or has reasonable grounds to know that the person or business is unlicensed.

(5) Conspires with an unlicensed person by allowing a certificate of competency to be used by the unlicensed person to evade the provisions of this division. When a certificate holder allows his certificate to be used by one or more business organizations without having any active participation in the operation, management or control of such business organization, such act shall constitute prima facie evidence of an intent to evade the provisions of this division.

(15) Aids or abets any unlicensed person or business organization to evade any provision of this division.

This matter is scheduled before the St. Lucie County Contractor Licensing Board (hereinafter "Board") on **Wednesday, the 29th of July 2026** at 8:30 am or as soon thereafter as may be heard in the St. Lucie County Commission Chambers at the St. Lucie County Administration Building Annex, Third Floor, 2300 Virginia Avenue, Fort Pierce, Florida.

At the hearing, the Board may find that you have violated provisions of the St. Lucie County Code of Ordinance. The Board shall have the power to revoke, suspend, or

Board of County Commissioners

James Clasby
DISTRICT 1

Larry Leet
DISTRICT 2

Erin Lowry
DISTRICT 3

Jamie Fowler
DISTRICT 4

Cathy Townsend
DISTRICT 5
Chair

Administration

George Landry
COUNTY
ADMINISTRATOR

Katherine Barbieri
COUNTY ATTORNEY

9489 0090 0027 6518 6206 37

deny the issuance or renewal of a certificate of competency if it determines that the contractor has committed any of the above. A copy of the Board's ruling will be sent to the Florida Department of Business and Professional Regulation (DBPR) and the surrounding municipalities.

Matters affecting your personal and property rights may be heard and acted upon. All interested persons are invited to attend and be heard. Written comments received in advance of the public hearing will also be heard. The Board encourages your attendance.

NOTICE: All proceedings before the St. Lucie County Contractor Licensing 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 a purpose may need to ensure that a verbatim record of the proceedings is made. Upon 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 an individual testifying during a hearing upon request. Written comments received in advance of the public hearing will also be considered.

Any party to the proceedings will be granted the opportunity to cross-examine any individual testifying during a hearing upon request. 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.

If you have any questions or require additional information, please contact me.

Thank you,



Mirlande Moise
St. Lucie County
Contractor Licensing Investigator
Phone #: 772-462-6455
Fax #: 772-462-1148
Email: Mirlande.Moise@stlucieco.gov

Corrective Actions Report

Violations found on Case: CODE-2605-0000210

Ordinances:	Findings:
10-67: REVOCATION OR SUSPENSION OF CERT OF COMP	(15) AIDS OR ABETS ANY UNLICENSED PERSON OR BUSINESS ORGANIZATION TO EVADE ANY PROVISION OF THIS DIVISION.
10-67: REVOCATION OR SUSPENSION OF CERT OF COMP	(4) PERFORMS ANY ACT WHICH ASSISTS A PERSON OR BUSINESS IN ENGAGING IN THE UNLICENSED BUSINESS OF CONTRACTING, AS DEFINED HEREIN, IF THE CERTIFICATE HOLDER KNOWS OR HAS REASONABLE GROUNDS TO KNOW THAT THE PERSON OR BUSINESS IS UNLICENSED.
10-67: REVOCATION OR SUSPENSION OF CERT OF COMP	(5) CONSPIRES WITH AN UNLICENSED PERSON BY ALLOWING A CERTIFICATE OF COMPETENCY TO BE USED BY THE UNLICENSED PERSON TO EVADE THE PROVISIONS OF THIS DIVISION. WHEN A CERTIFICATE HOLDER ALLOWS HIS CERTIFICATE TO BE USED BY ONE OR MORE BUSINESS ORGANIZATIONS WITHOUT HAVING ANY ACTIVE PARTICIPATION IN THE OPERATION, MANAGEMENT OR CONTROL OF SUCH BUSINESS ORGANIZATION, SUCH ACT SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF AN INTENT TO EVADE THE PROVISIONS OF THIS DIVISION.

Property Identification

Site Address: 4100 N Highway A1A 323
Map ID: [14/23N](#)

Parcel ID: 1423-502-0019-000-9
Zoning:

Account #: 8531
Land Use Code: 0400

Sec/Town/Range: 23/34S/40E
Jurisdiction: Saint Lucie County

Ownership

Kenneth L Jones (TR)
Teresa Jones-Bivins (TR)
4100 N Highway A1A Apt 323
Hutchinson Island, FL 34949-8345

Legal Description

TREASURE COVE DUNES UNIT 323

Current Values

Just/Market: \$427,900
Exemptions: \$0

Assessed: \$410,746
Taxable: \$410,746

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$427,900	\$373,406	\$0	\$373,406
2023	\$459,300	\$339,460	\$0	\$339,460
2022	\$308,600	\$308,600	\$0	\$308,600

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-20-2026	5421/0542	0130	DEED-WD	Jones Kenneth L	\$100
08-04-2025	5350/1490	0001	DEED-WD	Stanney Lawrence	\$355,000
09-09-2021	4685/0630	0001	WD	Tenbusch Barbara L	\$410,000

Primary Building Information

Finished Area of this building: 1,972 SF
Gross Sketched Area: 2,154 SF

Exterior Data

View: Con OF10%	Roof Cover:	Roof Structure:	Building Type: X157
Year Built: 1982	Quality: XTCB	Effective Year: 1982	Primary Wall: CB Stucco
Story Height: 1 Story	Number of Units: 1	Secondary Wall:	

Interior Data

Bedrooms: 3	A/C %: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: 0	Heat Type:	Half Baths: 0
Heat Fuel:	Primary Floors:		



Total Areas

Finished/Under Air (SF):	1,972
Gross Sketched Area (SF):	2,154
Land Size (acres):	0
Land Size (SF):	0
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

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July 06, 2026

Dear MIRLANDE MOISE:

The following is in response to your request for proof of delivery on your item with the tracking number:
9489 0090 0027 6518 6206 37.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	June 24, 2026, 11:01 am
Location:	POMPANO BEACH, FL 33066
Postal Product:	First-Class Mail [®]
Extra Services:	Certified Mail [™] Return Receipt Electronic

Shipment Details

Weight:	1lb, 14.8oz
----------------	-------------

Recipient Signature

Signature of Recipient:

Address of Recipient: 3100 NW 42ND AVE APT D401,
COCONUT CREEK, FL 33066

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service[®] for your mailing needs. If you require additional assistance, please contact your local Post Office[™] or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service[®]
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



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LICENSEE DETAILS

9:15:26 AM 6/18/2026 EST

License Information

Name	PINEDA, ALFONSO (Primary Name)
DBA Name	ALPINES CONTRACTORS, LLC
Main Address	3100 NW 42 ND AVE APT # D401 COCONUT CREEK Florida 33066
County	Broward

License Information

License Type Certified General Contractor

Rank Cert General

License Number CGC1537782

Status Current,Active

Licensure Date 02/27/2025

Expires 08/31/2026

Special Qualifications Qualification Effective

Construction Business 02/27/2025

Alternate Names

[View Related License Information](#)

[View License Complaint](#)

2601 Blair Stone Road, Tallahassee FL 32399 | Email: [Customer Contact Center](#) | Customer Contact Center: (850) 487.1395

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our [Chapter 455](#) page to determine if you are affected by this change.



Planning & Development Services
Building & Code Regulation Division
2300 Virginia Ave
Ft Pierce, FL 34982
Phone: (772) 462-1553 Fax: (772) 462-1578
http://www.stlucieco.org/planning/contract_licen.htm

BUILDING PERMIT

Online address: <https://stluciecountyfl-energypub.tylerhost.net/Apps/SelfService#/home>

Permit #: BLDC-2605-004360

Confirmation #: 367703

Issued: 5/15/2026

Job Location: 4100 N Highway A1A 323, Fort Pierce, FL 34949

Permit Type/Workclass: Building (Commercial) -
Window/Door Replacement

Status: Issued

Expired: 11/11/2026

Job Description: Replacement of seven (7) impact-resistant windows and two (2) sliding glass doors with units of the same size and configuration.

Subdivision:

Parcel: 142350200190009

Setbacks: Left: Right: Front: Back: Zoning:

Number of Units: Floors: Buildings: Square Footage: 215.00

Flood Map: Flood Zone: Elev:

Property Owner: Kenneth JONES
4100 N Highway A1A 323
Fort Pierce, FL 34949
(754) 253-5266

Contractor: ALPINES CONTRACTORS LLC
ALFONSO PINEDA
3100 NW 42 ND AVE APT # D401
COCONUT CREEK, FL 33066
9542991572

Permit holder acknowledges through acceptance of this permit that separate permits must be obtained as required by the Florida Building Code including those for all electric, plumbing, mechanical, roofing and structural work. Further he/she acknowledges responsibility to comply with all requirements of the Florida Building Code and the St Lucie County Land Development Code.

Issuance of this permit may be appealed to the St. Lucie County Board of Adjustment by an aggrieved party by filing a notice of appeal with St. Lucie County Growth Management Director within thirty (30) days of the issuance of this permit in accordance with St. Lucie County Land Development Code, Section 11.11.00., Appeals.

Building Permits shall expire and become null and void if work authorized by such Building Permit is not commenced, having called for and received a satisfactory inspection within six (6) months from the date of issuance of the permit or if the work is not completed within 18 months (permit by contractor) or 24 months (permit by owner) from the date of issuance of the Building Permit in accordance with St Lucie County Land Development Code Section 11.05.01 (A)(2).

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. s:553.79(10), F.S.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. a NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. s:713.135 (10)(a), F.S.

Michael Jerrahian
Building Official

7/6/2026

Date

ALL APPLICABLE INFO MUST BE COMPLETED FOR APPLICATION TO BE ACCEPTED

Date: 02/16/26

Permit Number: _____



Building Permit Application

Planning and Development Services

Building and Code Regulation Division

2300 Virginia Avenue, Fort Pierce FL 34982

Phone: (772) 462-1553 Fax: (772) 462-1578

Commercial X Residential _____

CBDG Funding _____

PERMIT APPLICATION FOR: **IMPACT WINDOWS AND DOORS REPLACEMENT**

PROPOSED IMPROVEMENT LOCATION:

Address: 4100 North Highway A1A, UNIT 323 , Fort Pierce , Florida 34949

Property Tax ID #: _____ 1423-502-0019-000-9 Lot No. N/A

Site Plan Name: Existing Residence Site Plan Block No. N/A

Project Name: 4100 North Highway A1A, UNIT 323 , Fort Pierce , Florida 34949

DETAILED DESCRIPTION OF WORK:

7 unit impact windows and 2 sliding glass door replacement for the same size.

New Electrical Meter N/A Second Electrical Meter N/A (Affidavit required)

CONSTRUCTION INFORMATION:

Additional work to be performed under this permit – check all that apply:

☐ Mechanical ☐ Gas Tank ☐ Gas Piping ☐ Shutters ☒ Windows/Doors ☐ Pond
☐ Electric ☐ Plumbing ☐ Sprinklers ☐ Generator ☐ Roof ☐ Pitch

Total Sq. Ft of Construction: 214.65 SQ. FT Sq. Ft. of First Floor: _____

Cost of Construction: \$ 19541 Utilities: ☐ Sewer ☐ Septic Building Height: _____

OWNER/LESSEE:	CONTRACTOR:
Name <u>Kenneth L Jones and Teresa Jones-Bivins</u>	Name: <u>Alfonso Pineda</u>
Address: <u>4100 N Highway A1A Apt 323 Hutchinson Island</u>	Company: <u>Alpines Contractors LLC</u>
City: <u>Fort Pierce.</u> State: <u>FL</u>	Address: <u>3100 NW 42ND AVENUE, UNIT D401</u>
Zip Code: <u>34949-8345</u> Fax: _____	City: <u>Coconut Creek</u> State: <u>FL</u>
Phone No. <u>(904) 234-6481</u> E-	Zip Code: <u>33066</u> Fax: _____
Mail: <u>harzt3@gmail.com</u>	Phone No <u>954-299-1572</u>
Fill in fee simple Title Holder on next page (if different from the Owner listed above)	E-Mail <u>alpinescontractors@gmail.com</u>
	State or County License <u>CGC 1537782</u>

If value of construction is \$5,000 or more, a RECORDED Notice of Commencement is required.

If value of HAVC is \$15,000 or more, a RECORDED Notice of Commencement is required.

SUPPLEMENTAL CONSTRUCTION LIEN LAW INFORMATION:**DESIGNER/ENGINEER:** ☐ Not ApplicableName: Wesley W. HamillAddress: 1914 E LLOYD STCity: PENSACOLA State: FLZip: 32503 Phone: 850-418-0104**MORTGAGE COMPANY:** ☐ Not Applicable

Name: _____

Address: _____

City: _____ State: _____

Zip: _____ Phone: _____

FEE SIMPLE TITLE HOLDER: ☐ Not Applicable

Name: _____

Address: _____

City: _____

Zip: _____ Phone: _____

BONDING COMPANY: ☐ Not Applicable

Name: _____

Address: _____

City: _____

Zip: _____ Phone: _____

OWNER/ CONTRACTOR AFFIDVIT: Application is hereby made to obtain a permit to do the work and installation as indicated. I certify that no work or installation has commenced prior to the issuance of a permit.

St. Lucie County makes no representation that is granting a permit will authorize the permit holder to build the subject structure which conflicts with any applicable Homeowners Association rules, bylaws or and covenants that may restrict or prohibit such structure. Please consult with your Homeowners Association and review your deed for any restrictions which may apply.

In consideration of the granting of this requested permit, I do hereby agree that I will, in all respects, perform the work in accordance with the approved plans, the Florida Building Codes and St. Lucie County Amendments.

The following building permit applications are exempt from undergoing a full concurrency review: room additions, accessory structures, swimming pools, fences, walls, signs, screen rooms and accessory uses to another non-residential use

WARNING TO OWNER: Your failure to Record a Notice of Commencement may result in paying twice for improvements to your property. A Notice of Commencement must be recorded in the public records of St. Lucie County and posted on the jobsite before the first inspection. If you intend to obtain financing, consult with lender or an attorney before commencing work or recording your Notice of Commencement.

[Signature]
Signature of Contractor - or - Owner Builder as applicable

STATE OF FLORIDA
COUNTY OF Broward

Sworn to (or affirmed) and subscribed before me of
this 19 day of February, 2026 by

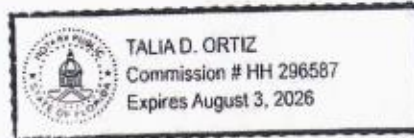
☒ Physical Presence or ☐ Online Notarization

Name of person making statement.

Personally Known ☐ OR Produced Identification ☒
Type of Identification Produced: FBI

[Signature]
(Signature of Notary Public- State of Florida)

Commission No. HH 29587 (Seal)



REVIEWS	FRONT COUNTER	ZONING REVIEW	SUPERVISOR REVIEW	PLANS REVIEW	VEGETATION REVIEW	SEA TURTLE REVIEW	MANGROVE REVIEW
DATE RECEIVED							
DATE COMPLETED							

Rev 4-7-25



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Detail by Entity Name

Florida Profit Corporation

AM WINDOWS AND DOORS INC

Filing Information

Document Number P24000055905

FEI/EIN Number 99-4781204

Date Filed 08/28/2024

Effective Date 08/22/2024

State FL

Status ACTIVE

Principal Address

10749 Cleary Blvd
Apt 110
PLANTATION, FL 33324

Changed: 04/30/2025

Mailing Address

10749 Cleary Blvd
Apt 110
PLANTATION, FL 33324

Changed: 04/30/2025

Registered Agent Name & Address

PINEDA, ALFONSO
10749 Cleary Blvd
Apt 110
PLANTATION, FL 33324

Address Changed: 04/30/2025

Officer/Director Detail

Name & Address

Title MGR

PINEDA, ALFONSO
10749 Cleary Blvd
Apt 110
PLANTATION, FL 33324

Title MGR

PINEDA, MELANIE
10749 Cleary Blvd
Apt 110
PLANTATION, FL 33324

Annual Reports

Report Year	Filed Date
2025	04/30/2025
2026	04/01/2026

Document Images

04/01/2026 -- ANNUAL REPORT	View image in PDF format
04/30/2025 -- ANNUAL REPORT	View image in PDF format
08/28/2024 -- Domestic Profit	View image in PDF format



CODE CASE DETAILED REPORT CODE-2605-0000210 FOR ST LUCIE COUNTY

Case Type: Contractor Complaint Affidavit **Project:** **Opened Date:** 05/26/2026
Status: Referred To Code Board **District:** 5 **Closed Date:** NOT CLOSED
Assigned To: Mirlande Moise **Description:** COMPLAINT AFFIDAVIT FILED BY KENNETH JONES ON MAY 26, 2026
AGAINST ALFONSO PINEDA.

Parcel: 142350200190009	Main	Address: 4100 N Highway A1A, 323 Fort Pierce, FL 34949	Main
Owner Kenneth Jones 4100 N Highway A1A, 323 Fort Pierce, FL 34949 Home: (754) 253-5266 Mobile: (754) 253-5266	Violator Alpines Contractors Llc Alfonso Pineda 3100 Nw 42 Nd Ave Apt # D401 Coconut Creek, FL 33066 Business: 9542991572 Mobile: 9542991572	Contractor Alpines Contractors Llc Alfonso Pineda 3100 Nw 42 Nd Ave Apt # D401 Coconut Creek, FL 33066 Business: 9542991572 Mobile: 9542991572	

CODE CASE DETAILED REPORT (CODE-2605-0000210)

Note	Created By	Date and Time Created
1. CONTACTED MR. JONES AT 904-234-6481. HE STATED THAT THE WORKER WERE AT THE PROPERTY. WORK STARTED TODAY 5-27-26 AND WANTED TO HOLD OFF ON COMPLAINT. THEN THERE WAS A LADY IN THE BACKGROUND THAT MENTIONED THE PERMIT. THEY BOTH STATED TO MOVE FORWARD WITH THE CASE. MR. JONES HANDED HER THE PHONE. SHE STATED THAT, IN THE CONTRACT THE PERMIT WAS INCLUDED BUT THE CONTRACTOR MADE THEM PAY FOR THE PERMIT. SHE ALSO, STATED THAT THE CONTRACT STATES WORK SHOULD HAVE BEEN COMPLETED WITHIN 70 DAYS WHICH WOULD OF BEEN MAY 25, 2026. HOWEVER, DUE TO THE HOLIDAYS, THE COMPLETION SHOULD OF BEEN MAY 26, 2026.	Mirlande Moise	5/27/2026 11:52 am
2. CONTACTED CONTRACTOR AT 954-299-1572 INFORMED CONTRACTOR OF COMPLAINT AFFIDAVIT RECEIVED. HOWEVER, THERE WAS A LANGUAGE BARRIER. INFORMED CONTRACTOR, I WILL CALL HIM BACK WITH SOMEONE TO INTERPET.	Mirlande Moise	5/27/2026 12:18 pm
3. MRS. JONES CALLED ASKING THAT THE COMPLAINT AFFIDAVIT BE PLACED ON HOLD CAUSE THE WORKERS MADE TREMENDOUS PROGRESS ON TODAY. ASKED IF SHE CAN SEND AN EMAIL. PROVIDED HER WITH MY EMAIL.	Mirlande Moise	5/27/2026 4:21 pm
4. EMAIL WAS SENT TO PLACE CASE ON HOLD. JOSH AND I CONTACTED THE CONTRACTOR. NO ANSWER. VM BOX NOT SET UP.	Mirlande Moise	5/28/2026 3:10 pm
5. ATTEMPTED TO MAKE CONTACT WITH CONTRACTOR AGAIN. NO ANSWER.	Mirlande Moise	5/28/2026 4:52 pm
6. CONTACTED COMPLAINANT. NO ANSWER. LEFT VM.	Mirlande Moise	6/3/2026 3:16 pm
7. PETER AND I ATTEMPTED TO CONTACT CONTRACTOR. NO ANSWER. VM BOX NOT SET UP. CONTRACTOR WAS INFORMED ON MAY 27, 2026 OF COMPLAINT, COMPLAINANT AND ADDRESS; HOWEVER, DUE TO ME NOTICING THERE WAS LANGUAGE BARRIER, I JUST WANTED TO HAVE AN OFFICER EXPLAIN IN SPANISH AS WELL.	Mirlande Moise	6/3/2026 3:24 pm
8. OWNER, MR. JONES RETURNED CALL AND STATED THAT THE WINDOWS AND DOORS WERE INSTALLED JUST WAITING FOR FINISH REINSTALLING SHUTTERS THEREFORE, HE WOULD LIKE TO KEEP THE COMPLAINT ON HOLD FOR NOW.	Mirlande Moise	6/3/2026 3:44 pm
9. RECEIVED VM FROM OWNER MR. KENNETH JONES THAT HE WOULD LIKE TO MOVE FORWARD WITH HIS COMPLAINT AFFIDAVIT. CASE REMOVED OFF HOLD AND IS NOW IN PROGRESS.	Mirlande Moise	6/4/2026 1:43 pm
10. PETER (CODE) AND I TRIED REACHING CONTRACTOR AT 954-299-1572. NO ANSWER. VM BOX NOT SET UP.	Mirlande Moise	6/4/2026 3:47 pm
11. RETURNED CALL TO OWNER 904-234-6481. DISCUSSED CASE. INFORMED HIM CASE WAS REMOVED FROM HOLD.	Mirlande Moise	6/5/2026 4:40 pm
12. MET WITH OWNER AT THE PROPERTY ON TODAY. OWNERS STATED THAT THE 7 WINDOWS AND 2 SLIDING DOORS WERE INSTALLED. THE TRACK FOR THE SLIDING DOORS ARE SUPPOSED TO BE BRONZO PER HOA STANDARDS BUT THE CONTRACTOR INSTALLED SILVER WHICH IS NOT ALLOWED. MR. JONES STATED THE CONTRACTOR KNEW OF THIS INFORMATION. HE STATED THE DAY OF THE INSTALLATION, HE CONTACTED THE CONTRACTOR WHEN HE WAS TRYING TO EXPLAIN TO THE CONTRACTOR'S EMPLOYEES DUE TO A LANGUAGE BARRIER. HE STATED THE EMPLOYEES CONTINUED WITH THE WORK. HE ALSO STATED THE HANDLES TO THE SLIDING DOOR AND SHUTTERS WERE NOT INSTALLED. THE WORK WAS SUPPOSED TO BE COMPLETED PER CONTRACT AND IS STILL NOT COMPLETED. MR. JONES THE CONTRACTOR IS STATING IT WILL BE TOO MUCH WORK TO REMOVE THE DOORS AND PLACE THE BRONZE TRACK DOWN AND WILL COST \$8000. MR. JONES PROVIDED ME COPIES OF EMAILS AND THE HOA GUIDELINES THAT WAS GIVEN TO THE CONTRACTOR UPON APPROVAL FROM HOA.	Mirlande Moise	6/8/2026 4:42 pm

CODE CASE DETAILED REPORT (CODE-2605-0000210)

- | | | |
|--|----------------|--------------------|
| <p>13. RETURNED CALL TO MR. AND MRS. JONES. STATED THE CONTRACTOR CAME TO THEIR HOME AND IS GOING TO CHANGE TO TRACKS OUT; HOWEVER, IT WILL TAKE 2 WEEK FOR THE TRACKS TO COME IN. MR. JONES PROVIDED A CONTACT NUMBER HE HAD FOR THE CONTRACTOR 561-639-9752. COMPLETIC OF WORK PER CONTRACTOR IS PASS DATE SPECIFIED ON THE CONTRACT.</p> | Mirlande Moise | 6/9/2026 3:33 pm |
| <p>14. JOSH (CODE) AND I CONTACTED CONTRACTOR AT 561-639-9752 NUMBER GIVEN BY OWNER. NO ANSWER. LEFT VM IN ENGLISH AND SPANISH OF COMPLAINT FILED AND OUR CONTACT NUMBERS.</p> | Mirlande Moise | 6/10/2026 4:55 pm |
| <p>15. RETURNED CALL TO 561-639-9752 ALFONSO PINEDA JR. INFORMED WHY I WAS CALLING AND INFORMED HIM THAT I DID SPEAK WITH HIS DAD BUT WANTED TO ENSURE HIS DAD FULLY UNDERSTOOD THAT A COMPLAINT AFFIDAVIT WAS FILED AGAINST HIM. HE STATED HE DID NOT UNDERSTAND EVERYTHING AND THAT HE WILL INFORM HIS DAD. HE WORKS WITH HIS DAD. HE STATED THAT THE WORK WAS DONE AND THEY WERE JUST WAITING ON THE DOOR HANDLES. THEY HAVE THE HANDLES BUT THE OWNER IS ON VACATION AND WILL NOT RETURN TILL JUNE 30, 2026. SOON AS THE OWNERS RETURN THE WORK WILL BE COMPLETED. DISCUSSED THE TIMELINE ON CONTRACT. HE STATED THE ASSOCIATION WAS TAKING TOO LONG. INFORMED HIM OF THE SILVER TRACK THAT IS NOT ALLOW PER THE ASSOCIATION AND WHICH WAS ON THE PAPERWORK PROVIDE BY THE ASSOCIATION. HE STATED THE OWNE LIVES ON THE THIRD FLOOR. THE OWNER HAD TO HAVE SAID SOMETHING TO THE HOA BECAUSE THE HOA WOULD HAVE NOT KNOWN THAT. HE STATED THEY WOULD HAVE TO REMOVE THE DOORS AND IT WILL COST THEM MORE MONEY TO CHANGE THE TRACK. INFORMED HIM THAT THE INFORMATION IS ON THE PAPERWORK. IT'S AGAINST THE ASSOCIATION POLICY. INFORMED HIM THAT THE CASE WILL BE SCHEDULED FOR THE JULY CLB. PLEASE WORK WITH OWNER IF OWNER IS SATISFIED AFTER CORRECTIONS ARE MADE AND WORK COMPLETED; I WILL DISCUSS CASE IN PRE MEETING WITH BUILDING OFFICIAL AND STAFF IN REGARDS OF WHETHER CASE WILL MOVE FORWARD DUE TO THE FACT CONTRACT WAS BREACHED.</p> | Mirlande Moise | 6/15/2026 8:27 am |
| <p>16. INVESTIGATION COMPLETED. A & M WINDOWS AND DOORS IS OWNED BY CONTRACTOR. CONTRACTOR IS ALFONSO PINEDA, LICENSE # CGC1537782. A FOR THE TIMELINE ON CONTRACT AND CONTRACTOR REQUESTING THAT THE PERMIT BE PAID BY THE OWNERS ARE A CIVIL MATTER. OWNERS SUBMITTED THE APPLICATION FOR APPROVAL TO HOA ON FEBRUARY 18, 2026. THE HOA APPROVED WORK TO BE DONE ON APRIL 30, 2026. CONTRACTOR APPLIED FC PERMIT # BLDC-2605-004360 FOR 7 WINDOWS AND 2 SLIDING GLASS DOORSON MAY 5, 2026 AND ISSUED ON MAY 15, 2026. PERMIT IS OPEN. WORK BEGAN ON MAY 27, 2026 ON JUNE 8, 2026, I MET WITH OWNERS, THE WINDOWS AND SLIDING GLASS DOORS WERE INSTALLED; HOWEVER, THE HANDLES TO THE DOORS WERE NOT INSTALLED AND HAD NOT ARRIVED FOR INSTALLATION.</p> | Mirlande Moise | 6/18/2026 10:53 am |
| <p>17. CONTACTED OWNERS INFORMED THEM OF MY FINDINGS AND CASE WILL BE CLOSED.</p> | Mirlande Moise | 6/18/2026 10:58 am |

CODE CASE DETAILED REPORT (CODE-2605-0000210)

18. CONTACTED THE CONTRACTOR'S SON TO INFORM HIM THAT THE CASE WAS GOING TO BE CLOSED TO INFORM HIS FATHER. OVERALL THE COMPLAINANT CONCERS WERE A CIVIL MATTER. ALSO, THE WINDOW AND DOOR COMPANY BELONGS TO HIS FATHER AND HIS FATHER IS THE CONTRACTOR. THE CONTRACTOR'S SON STOPPED ME MID CONVERSATION AND STATED THAT TI WINDOWS AND DOORS COMPANY IS HIS COMPANY. THEREFORE, I INFORMED HIM THAT THAT WOULD MEAN HIS COMPANY DOES NOT HAVE A QUALIFIER. I STATED THAT HIS FATHER DOES NOT WANT TO BE INVOLVED FINANCIALLY. I INFORMED THE CONTRACTOR'S SON THAT MEAN HE IS UNLICENSED AND HIS FATHER IS AIDING AND ABETTING HIM. HE STATED WELL THE CONTRACT IS IN HIS FATHER'S NAME AND BUSINESS. I INFORMED HIM THAT THE CONTRACT IS AM WINDOWS & DOORS AND THE CHECKS ARE MADE OUT TO HIS COMPANY, & M WINDOWS AND DOORS. THE CONTRACTOR'S SON ALFONSO PINEDA JR THEN STATED THAT IT SHOULDN'T MATTER BECAUSE THE PERMIT WAS PULL WITH HIS FATHER'S ALFONSO PINEDA LICENSE. THEN HE ASKED IF I CAN JUST LET IT GO SINCE HE AND HIS FATHER HAS THE SAME NAME BECAUSE NO ONE IS GOING TO KNOW. I INFORMED HIM THAT ONCE A VIOLATION IS FOUND WE CAN NOT TURN OUR HEADS AND UPHOLD THE LAW, RULES AND REGULATION DUE TO INTEGRITY. ALFONSO PINEDA JR ASKED IF WE COULD GIVE HIM 30 DAYS TO ALLOW HIS FATHER TO QUALIFY THE COMPANY. INFORMED HIM THAT THE VIOLATION EXISTS AS THERE IS NO QUALIFIER FOR THE COMPANY HE IS NOT LIMITED TO PROCEED HOW HE WANTS TO HOWEVER; CASE WILL MOVE FORWARD. CITATION WILL BE ISSUED TO HIM AND HIS FATHER WILL BE SCHEDULED TO APPEAR BEFORE THE CLB. THE CONTRACTOR'S SON AT SOME POINT DURING THE CONVERSATION STATED THAT "YOU ALREADY STATED THE CASE WAS CLOSED." I INFORMED HIM THAT I STATED THAT THE CASE WAS GOING TO BE CLOSED; HOWEVER, AS I HAVE LEARNED NEW INFORMATION DURING THIS CONVERSATION AND FIND THAT A VIOLATION EXISTS, THE CASE WILL NOT BE CLOSED. ALFONSO PINEDA FELT THAT THIS HAS NOTHING TO DO WITH THE OWNER'S COMPLAINT. INFORMED HIM THAT WHEN A COMPLAINT IS FILED STAFF INVESTIGATES EVERYTHING WHETHER MENTIONED OR NOT. CHECK THE CONTRACTOR'S PERMITTING HISTORY FOR ANY EXPIRED PERMIT ETC.
19. CONTACTED OWNER TO INFORM CASE IS NOT GOING TO BE CLOSED BASED ON NEW INFORMATION LEARNED.
20. CONTACTED OWNER WITH STATUS ON CASE. EMAIL ALSO SENT TO OWNER.
21. OWNER CALLED AND STATED THEY RETURNED FROM VACATION AND IS STILL WAITING ON WORK TO BE COMPLETED. THEY WANTED TO KNOW IF WORK CAN CONTINUE. INFORMED THEM THE CONTRACTOR ON THE PERMIT IS RESPONSIBLE FOR THE WORK. PROVIDED CONTACT NUMBER FOR THE CONTRACTOR TO THE OWNER.
22. RETURNED CALL TO OWNER. DISCUSSED CASE.

Invoice No.	Fee Name	Fee Amount	Amount Paid
	1st Offense	\$500.00	\$0.00
Grand Total for Code Case		\$500.00	\$0.00

CODE CASE DETAILED REPORT (CODE-2605-0000210)

Violation Code: 10-67: REVOCATION OR SUSPENSION OF CERT OF COMP
Violation Status: In Progress
Citation Issue Date: 06/18/2026
Code Description: REVOCATION OR SUSPENSION OF CERTIFICATE OF COMPETENCY
Compliance Date:
Resolved Date:
Corrective Action: (4) Performs any act which assists a person or business in engaging in the unlicensed business of contracting, as defined herein, if the certificate holder knows or has reasonable grounds to know that the person or business is unlicensed.

Violation Code: 10-67: REVOCATION OR SUSPENSION OF CERT OF COMP
Violation Status: In Progress
Citation Issue Date: 06/18/2026
Code Description: REVOCATION OR SUSPENSION OF CERTIFICATE OF COMPETENCY
Compliance Date:
Resolved Date:
Corrective Action: (5) Conspires with an unlicensed person by allowing a certificate of competency to be used by the unlicensed person to evade the provisions of this division. When a certificate holder allows his certificate to be used by one or more business organizations without having any active participation in the operation, management or control of such business organization, such act shall constitute prima facie evidence of an intent to evade the provisions of this division.

Violation Code: 10-67: REVOCATION OR SUSPENSION OF CERT OF COMP
Violation Status: In Progress
Citation Issue Date: 06/18/2026
Code Description: REVOCATION OR SUSPENSION OF CERTIFICATE OF COMPETENCY
Compliance Date:
Resolved Date:
Corrective Action: (15) Aids or abets any unlicensed person or business organization to evade any provision of this division.

Inspection Number	Inspection Type	Inspection Status	Inspection Date
ICODE-286720-2026	Initial Inspection	Passed	06/08/2026 12:00 am
Inspector: Mirlande Moise			
Checklist Comments:			

CODE CASE DETAILED REPORT (CODE-2605-0000210)

Violation Code: 10-67: REVOCATION OR SUSPENSION OF CERT OF COMP
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Violation Code: 10-67: REVOCATION OR SUSPENSION OF CERT OF COMP
Violation Status: In Progress
Citation Issue Date: 06/18/2026
Code Description: REVOCATION OR SUSPENSION OF CERTIFICATE OF COMPETENCY
Compliance Date:
Resolved Date:
Corrective Action: (15) Aids or abets any unlicensed person or business organization to evade any provision of this division.

Inspection Number	Inspection Type	Inspection Status	Inspection Date
ICODE-286720-2026	Initial Inspection	Passed	06/08/2026 12:00 am
Inspector: Mirlande Moise			
Checklist Comments:			







06/08/2026 14:09

06/08/2026 14:09

Jones







06/08/2026 14:10



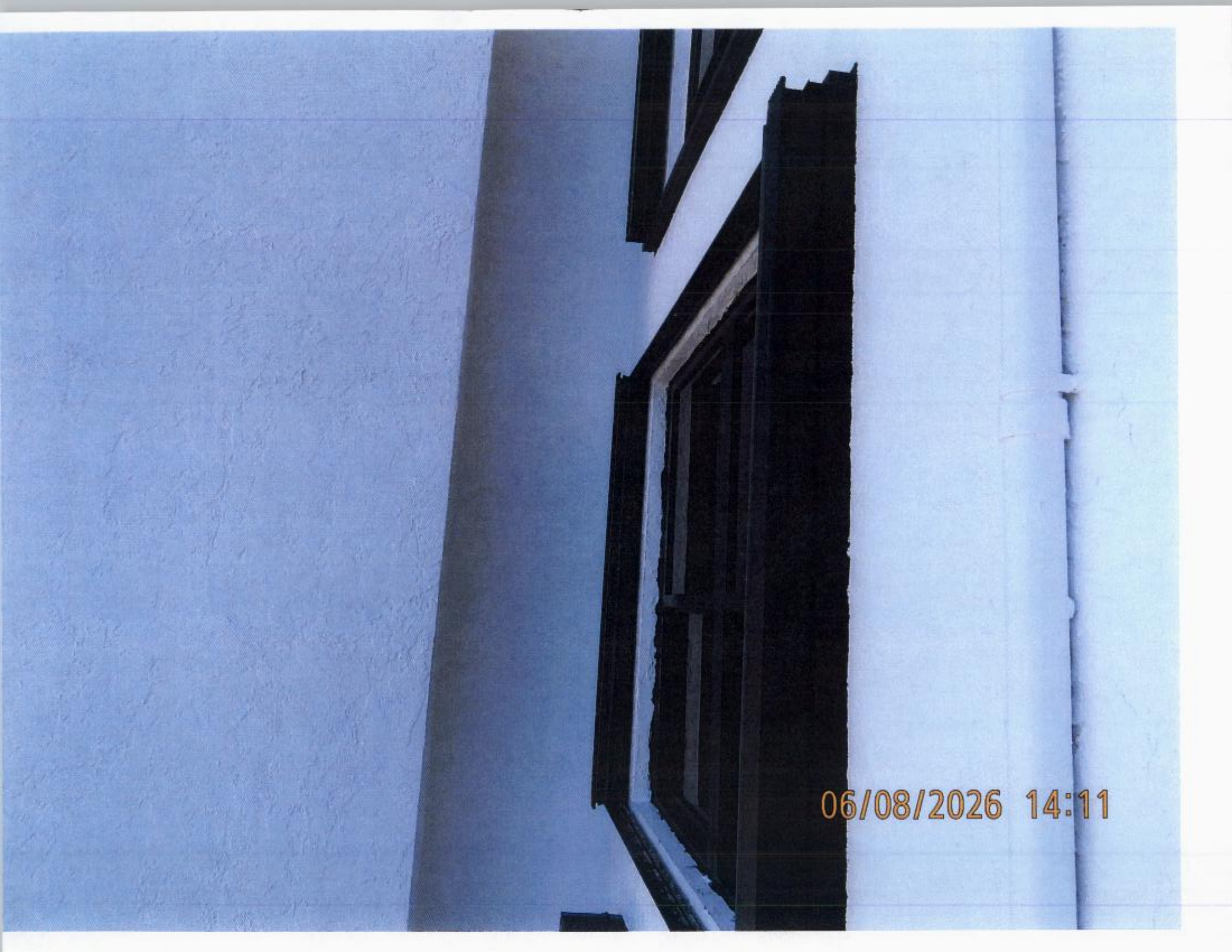


06/08/2026 14:11





06/08/2026 14:11



06/08/2026 14:11

**B. RODERICK WALLER and/or SUNRISE CITY COMMUNITY HOUSING DEVELOPMENT DBA
SUNRISE CITY CONCRETE SERVICES INC (CODE-2605-0000207)**

Against:	RODERICK J WALLER and/or SUNRISE CITY CONCRETE SERVICES INC DBA SUNRISE CITY CONCRETE SERVICES INC
Locations:	355 SMALLWOOD AVE, FORT PIERCE, FL
Case #:	2605-0000207
Complainant	(SLC) EXPIRED PERMIT # 2202-0429
Investigator:	MIRLANDE MOISE
First Notification:	MAY 15, 2026 FOR 7/15/26 MEETING JUNE 5, 2026 FOR 7/29/2026
Violation(s):	SLC CCL 10-67: - Revocation or suspension of Certificate of Competency: (3) Disregards and violates an applicable state or local building code, regulation or law.
Recommendation:	♦ To revoke permitting privileges for <u>RODERICK J WALLER and/or SUNRISE CITY CONCRETE SERVICES INC DBA SUNRISE CITY CONCRETE SERVICES INC</u> for a term not to exceed three hundred and sixty-five (365) days for new permits only. ♦ After the revocation period, a written request must be made to the Board to reinstate permitting privileges. ♦ A copy of the Board's order will be forwarded to the Florida Department of Business and Professional Regulation (DBPR) and the surrounding municipalities.

DISCIPLINARY CASE B.

DISCIPLINARY CASE

(CODE-2605-0000207) EXPIRED PERMIT # 2202-0429

RODERICK J WALLER

and/or

SUNRISE CITY CONCRETE SERVICES INC

DBA SUNRISE CITY CONCRETE SERVICES INC

355 SMALLWOOD AVE, FORT PIERCE, FL



Planning and Development Services Department

Building & Code Regulation Division
CONTRACTOR LICENSING

CONTRACTOR LICENSING BOARD

JULY 29, 2026

DISCIPLINARY CASE

CASE # CODE-2605-0000207

RODERICK J WALLER

SUNRISE CITY CONCRETE SERVICES INC.

355 SMALLWOOD AVE, FORT PIERCE, FL



FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION ONLINE SERVICES

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LICENSEE DETAILS

14:11:51 PM 7/7/2026 EST

License Information

Name	WALLER, RODERICK J (Primary Name)
DBA Name	SUNRISE CITY CONCRETE SERVICES INC.
Main Address	PO BOX 13492 FORT PIERCE Florida 34979
County	St. Lucie

License Location 130 S INDIAN RIVER DRIVE SUITE 202
FORT PIERCE Florida 34950

County St. Lucie

License Information

License Type Certified General Contractor

Rank Cert General

License Number CGC1515114

Status Current,Active

Licensure Date 03/28/2008

Expires 08/31/2028

Special Qualifications Qualification Effective

Construction Business 10/08/2008

Alternate Names

[View Related License Information](#)

[View License Complaint](#)

2601 Blair Stone Road, Tallahassee FL 32399 | Email: [Customer Contact Center](#) | Customer Contact Center: (850) 487.1395

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email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our [Chapter 455](#) page to determine if you are affected by this change.



FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION ONLINE SERVICES

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- AB&T Delinquent Invoice & Activity List Search

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LICENSEE DETAILS

14:10:04 PM 7/7/2026 EST

License Information

Name	WALLER, RODERICK J (Primary Name)
DBA Name	SUNRISE CITY COMMUNITY HOUSING DEVELOPMENT ORGANIZATION INC.
Main Address	PO BOX 13492 FORT PIERCE Florida 34979
County	St. Lucie

License Location 130 S INDIAN RIVER DRIVE SUITE 202
FORT PIERCE Florida 34950

County St. Lucie

License Information

License Type Certified Roofing Contractor

Rank Cert Roofing

License Number CCC1327208

Status Current,Active

Licensure Date 03/21/2006

Expires 08/31/2028

Special Qualifications Qualification Effective

Construction Business 03/21/2006

Alternate Names

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Planning & Development Services
Building & Code Regulation Division
2300 Virginia Ave
Ft Pierce, FL 34982
Phone: (772) 462-1553 Fax: (772) 462-1578
http://www.stlucieco.org/planning/contract_licen.htm

BUILDING PERMIT

Online address: <https://stluciecountyfl-energypub.tylerhost.net/Apps/SelfService#/home>

Permit #: 2202-0429 Confirmation #: 92820 Issued: 5/2/2022

Job Location: 355 SMALLWOOD AVE, FORT PIERCE, FL 34982

Permit Type/Workclass: Building (Residential) - New Status: Expired Expired: 3/4/2025
Construction

Job Description: ** REPLACEMENT PERMIT IS REQUIRED**
NEW SINGLE FAMILY RESIDENCE - 3 BEDROOMS, 3 1/2 BATHS AND 3 CAR GARAGE. 3014 SW FT.

ELEV. CERT. / FLOOD ZONE INFO. ON FILE
OCCUPANCY TYPE: RESIDENTIAL R-3
CONSTRUCTION TYPE: VB
OCCUPANT LOAD: 6
SPRINKLERED: NO

Subdivision: Ruhlman Subdivision

Parcel: 340380501630007

Setbacks: Left: Right: Front: Back: Zoning: RM-5

Number of Units: 1 Floors: Buildings: Square Footage:

Flood Map: 0277 Flood Zone: X Elev: -9999

Property Owner: Cecil D Curell
355 SMALLWOOD AVE
FORT PIERCE, FL 34982

Contractor: SUNRISE CITY COMMUNITY HOUSING
DEVELOPMENT DBA SUNRISE CITY
CONCRETE SERVICES INC
RODERICK J WALLER
130 S INDIAN RIVER DR STE 202
FORT PIERCE, FL 34950
7722012850

Permit holder acknowledges through acceptance of this permit that separate permits must be obtained as required by the Florida Building Code including those for all electric, plumbing, mechanical, roofing and structural work. Further he/she acknowledges responsibility to comply with all requirements of the Florida Building Code and the St. Lucie County Land Development Code.

Issuance of this permit may be appealed to the St. Lucie County Board of Adjustment by an aggrieved party by filing a notice of appeal with St. Lucie County Growth Management Director within thirty (30) days of the issuance of this permit in accordance with St. Lucie County Land Development Code, Section 11.11.00., Appeals.

Building Permits shall expire and become null and void if work authorized by such Building Permit is not commenced, having called for and received a satisfactory Inspection within six (6) months from the date of issuance of the permit or if the work is not completed within 18 months (permit by contractor) or 24 months (permit by owner) from the date of issuance of the Building Permit in accordance with St Lucie County Land Development Code Section 11.05.01 (A)(2).

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. s:553.79(10), F.S.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. s:713.135 (10)(a), F.S.

A handwritten signature in blue ink, reading "Michael Jerrahian", enclosed within a blue oval border.

Michael Jerrahian
Building Official

Date

June 5, 2026

Case No. Code-2605-0000207

Roderick J Waller
Sunrise City Community Housing Development Organization Inc.
130 S Indian River Dr
Fort Pierce, FL 34950

Re: 355 Smallwood Ave., Fort Pierce, FL 34982
Tax ID Number: **3403-805-0163-000-7**

To Roderick J Waller / Sunrise City Community Housing Development Organization Inc.:

You are hereby notified that on May 15, 2026 St. Lucie County Contractor Licensing Department investigated a complaint received for the property address **355 Smallwood Ave, Fort Pierce, FL 34982** and found you in violations of the St. Lucie County Code of Ordinance as follows:

Section 10-67: Revocation or suspension of Certificate of Competency:

(3) Disregards and violates an applicable state or local building code, regulation or law.

This matter is scheduled before the St. Lucie County Contractor Licensing Board (hereinafter "Board") on **Wednesday, the 29th of July 2026** at 8:30 am or as soon thereafter as may be heard in the St. Lucie County Commission Chambers at the St. Lucie County Administration Building Annex, Third Floor, 2300 Virginia Avenue, Fort Pierce, Florida.

At the hearing, the Board may find that you have violated provisions of the St. Lucie County Code of Ordinance. The Board shall have the power to revoke, suspend, or

Board of County Commissioners

James Clasby
DISTRICT 1

Larry Leet
DISTRICT 2

Erin Lowry
DISTRICT 3

Jamie Fowler
DISTRICT 4

Cathy Townsend
DISTRICT 5
Chair

Administration

George Landry
COUNTY
ADMINISTRATOR

Katherine Barbieri
COUNTY ATTORNEY

9489 0090 0027 6518 6123 97

deny the issuance or renewal of a certificate of competency if it determines that the contractor has committed any of the above. A copy of the Board's ruling will be sent to the Florida Department of Business and Professional Regulation (DBPR) and the surrounding municipalities.

Matters affecting your personal and property rights may be heard and acted upon. All interested persons are invited to attend and be heard. Written comments received in advance of the public hearing will also be heard. The Board encourages your attendance.

NOTICE: All proceedings before the St. Lucie County Contractor Licensing 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 a purpose may need to ensure that a verbatim record of the proceedings is made. Upon 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 an individual testifying during a hearing upon request. Written comments received in advance of the public hearing will also be considered.

Any party to the proceedings will be granted the opportunity to cross-examine any individual testifying during a hearing upon request. 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.

If you have any questions or require additional information, please contact me.

Thank you,



Mirlande Moise
St. Lucie County
Contractor Licensing Investigator
Phone #: 772-462-6455
Fax #: 772-462-1148
Email: Mirlande.Moise@stlucieco.gov

Corrective Actions Report

Violations found on Case: CODE-2605-0000207

Ordinances:	Findings:
10-67: REVOCATION OR SUSPENSION OF CERT OF COMP	(3) DISREGARDS AND VIOLATES AN APPLICABLE STATE OR LOCAL BUILDING CODE, REGULATION OR LAW.

Property Identification

Site Address: 355
SMALLWOOD AVE
Map ID: [34/03S](#)

Parcel ID: 3403-805-0163-
000-7
Zoning: RM-5 - Cou

Account #: 39612
Land Use Code: 0100

Sec/Town/Range:
03/36S/40E
Jurisdiction: Saint Lucie
County

Ownership

Susan L Curell
Cecil D Curell
355 Smallwood AVE
Fort Pierce, FL 34982-7390

Legal Description

RUHLMAN S/D BLK A ALL UND-LESS W 30 FT- (4.275 AC)

Current Values

Just/Market: \$325,800
Exemptions: **\$0**
Assessed: \$236,518
Taxable: \$236,518

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$278,200	\$215,017	\$0	\$215,017
2023	\$223,900	\$195,470	\$0	\$195,470
2022	\$177,700	\$177,700	\$0	\$177,700

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-04-2021	4535/0331	0001	WD	Rice Michael D	\$210,000
10-30-2017	4058/2704	0311	QC	Rice Michael D	\$100
04-09-2014	3624/0296	0312	SPWD	Federal Home Loan Mort Corp,	\$80,000

Primary Building Information

Finished Area of this building: 3,472 SF
Gross Sketched Area: 4,442 SF

Exterior Data

View:	Roof Cover: Metal	Roof Structure: Gable	Building Type: SFAV
Year Built: 2025	Quality: SFAV-Avg	Effective Year: 2025	Primary Wall: CB Stucco
Story Height: 1 Story	Number of Units: 1	Secondary Wall:	

Interior Data

Bedrooms: 3	A/C %: 100	Electric: AVERAGE	Primary Int Wall: Drywall
Full Baths: 3	Heated %: 100	Heat Type: FrdHotAir	Half Baths: 1
Heat Fuel: Electric	Primary Floors: Tile-Ceramic		



Total Areas

Finished/Under Air (SF):	3,472
Gross Sketched Area (SF):	5,322
Land Size (acres):	4.28
Land Size (SF):	186,220
Total Building Count:	2

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	180	1995
CHAINLINK 4'	1	470	1995



BUILDING PERMIT

Online address: <https://stluciecountyfl-energypub.tylerhost.net/Apps/SelfService#/home>

Planning & Development Services
Building & Code Regulation Division
2300 Virginia Ave
Ft Pierce, FL 34982
Phone: (772) 462-1553 Fax: (772) 462-1578
http://www.stlucieco.org/planning/contract_licen.htm

Permit #: 2202-0429 Confirmation #: 92820 Issued: 5/2/2022

Job Location: 355 SMALLWOOD AVE, FORT PIERCE, FL 34982

Permit Type/Workclass: Building (Residential) - New Status: Expired Expired: 3/4/2025
Construction

Job Description: ** REPLACEMENT PERMIT IS REQUIRED**
NEW SINGLE FAMILY RESIDENCE - 3 BEDROOMS, 3 1/2 BATHS AND 3 CAR GARAGE. 3014 SW FT.

ELEV. CERT. / FLOOD ZONE INFO. ON FILE
OCCUPANCY TYPE: RESIDENTIAL R-3
CONSTRUCTION TYPE: VB
OCCUPANT LOAD: 6
SPRINKLERED: NO

Subdivision: Ruhlman Subdivision Parcel: 340380501630007
Setbacks: Left: Right: Front: Back: Zoning: RM-5
Number of Units: 1 Floors: Buildings: Square Footage:
Flood Map: 0277 Flood Zone: X Elev: -9999

Property Owner: Cecil D Curell
355 SMALLWOOD AVE
FORT PIERCE, FL 34982

Contractor: SUNRISE CITY COMMUNITY HOUSING
DEVELOPMENT DBA SUNRISE CITY
CONCRETE SERVICES INC
RODERICK J WALLER
130 S INDIAN RIVER DR STE 202
FORT PIERCE, FL 34950
7722012850

Permit holder acknowledges through acceptance of this permit that separate permits must be obtained as required by the Florida Building Code including those for all electric, plumbing, mechanical, roofing and structural work. Further he/she acknowledges responsibility to comply with all requirements of the Florida Building Code and the St. Lucie County Land Development Code.

Issuance of this permit may be appealed to the St. Lucie County Board of Adjustment by an aggrieved party by filing a notice of appeal with St. Lucie County Growth Management Director within thirty (30) days of the issuance of this permit in accordance with St. Lucie County Land Development Code, Section 11.11.00., Appeals.

Building Permits shall expire and become null and void if work authorized by such Building Permit is not commenced, having called for and received a satisfactory Inspection within six (6) months from the date of issuance of the permit or if the work is not completed within 18 months (permit by contractor) or 24 months (permit by owner) from the date of issuance of the Building Permit in accordance with St Lucie County Land Development Code Section 11.05.01 (A)(2).

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. s:553.79(10), F.S.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. s:713.135 (10)(a), F.S.



**PLANNING & DEVELOPMENT
SERVICES**

2300 VIRGINIA AVE., FT. PIERCE, FL 34982-5632
BUILDING & CODE REGULATIONS

Roderick J Waller
PO Box 13492
Fort Pierce, FL 34979





ADV, Sale, and other utility icons

2026 Aerial, 2024 Aerial, 2023 Aerial, 2021 Aerial, Topographic



Close Record Card button and menu icon

Property Identification

Site Address: 355 SMALLWOOD AVE
Sec/Town/Range: 03/36S/40E
Parcel ID: 3403-805-0163-000-7
Jurisdiction: Saint Lucie County
Land Use Code: 0100 - Single Family
Account #: 39612
Map ID: 34/03S
Zoning: RM-5 - Cou



Legal Description

RUHLMAN S/D BLK A ALL UND-LESS W 30 FT- (4.275 AC)

Total Areas Map

Finished/Under Air (SF): 3,472
Gross Sketched Area (SF): 5,322
Land Size (acres): 4.28
Land Size (SF): 186,220



Building Wind Speed

Occupancy Category I II III & IV
Speed 140 160 170
Sources/links:

Ownership

Susan L Curell
Cecil D Curell
255 Smallwood Ave

10. OLD BUSINESS

11. NEW BUSINESS

12. UPCOMING MEETINGS

- a. *THE NEXT CONTRACTOR LICENSING BOARD HEARING WILL BE HELD ON SEPTEMBER 16, 2026, IN THE COMMISSION CHAMBERS OF THE ROGER POITRAS ANNEX AT 8:30 A.M.*

13. BOARD COMMENTS

14. ADJOURNMENT