

# CITATION

City of Port St Lucie

Compliance  
date: 9/18/25

CITATION#

32258

CERTIFIED MAIL#

9589 0710 5270 1698 9519 23

This Citation is issued pursuant to City of Port St. Lucie Ordinance 150.530 and State of Florida Statute 489.127/531. THE ACT FOR WHICH THIS CITATION IS ISSUED SHALL CEASE IMMEDIATELY UPON RECEIPT OF THE CITATION.

The undersigned Licensing Investigator has just cause to believe that a violation of the Port St. Lucie Code Section 150.530 and Florida Statute 489.127/531 has occurred:

- Falsely hold himself/herself or a business organization out as a licensee, certificate holder, or registrant or holder of a certificate of competency issued by the board;
- Falsely impersonate a certificate holder or registrant or holder of a certificate of competency issued by the board;
- Present as his/her own the certificate, registration, or certificate of competency of another;
- Give false or forged evidence to the Board or a member thereof for the purpose of obtaining a certificate of competency;
- Use or attempt to use a certificate, registration, or certificate of competency which has been suspended or revoked.
- Engage in the business or act in the capacity of a contractor or advertise himself/herself 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 or the holder of a certificate of competency;
- Operate a business organization engaged in contracting after 60 days following the termination of its only qualifying agent without designating another primary qualifying agent;
- Commence or perform work for which a building permit is required per Part IV of Chapter 553 without such building permits being in effect;
- Willfully or deliberately disregard or violate any municipal ordinance relating to uncertified or unregistered contractor;
- Act in the capacity of a contractor different from the scope of work for which the contractor is certified to perform;
- Failed to secure required inspections;
- Willfully or deliberately obtaining or attempting to obtain a permit for an entity unregistered or unlicensed;
- Practice contracting unless the person is certified or registered (ELECTRICAL)
- Use the name or title "electrical contractor" or "alarm system contractor" or words to that effect, or advertise himself or herself or a business organization as available to practice electrical or alarm system contracting, when the person is not then the holder of a valid certification or registration issued pursuant to this part.

and has been observed on 8/27/2025 at 00:08:30 \_\_ at the Location of 216 SE FALLON DR

## DESCRIPTION OF WORK PERFORMED:

PLUMBING / WATER HEATER REPLACEMENT

ISSUED TO FABIAN

PEDRAZA MEDINA

|               | First                | Middle    | Last           |
|---------------|----------------------|-----------|----------------|
| BUSINESS NAME | ARTLEGO LLC          |           |                |
| STREET        | 2887 SW ANN ARBOR RD |           |                |
| CITY          | PORT ST LUCIE        | STATE     | FL             |
| ZIP           | 35953                | PHONE#    | (561) 574-3769 |
| DL#           | DOB                  | CERT/REG# |                |

## ADDITIONAL CITATIONS MAY BE ISSUED FOR EACH DAY THE VIOLATION EXISTS A

### PENALTIES:

#### NON-STRUCTURAL OR NON-MECHANICAL:

|             |            |
|-------------|------------|
| 1st OFFENSE | \$500.00   |
| 2nd OFFENSE | \$1,000.00 |
| 3rd OFFENSE | \$1,500.00 |

### PENALTIES:

#### STRUCTURAL OR MECHANICAL:

|             |                                           |
|-------------|-------------------------------------------|
| 1st OFFENSE | \$1,000.00                                |
| 2nd OFFENSE | \$2,000.00                                |
| 3rd OFFENSE | Pursuant to Florida Statute 489.127(2)(b) |

The Violator may either: (1) PAY the civil penalty defined herein upon receipt of the citation at: City of Port St. Lucie, Building B, Contractor Licensing, 121 SW Port St. Lucie Blvd. 34984 Monday – Friday 8:00 a.m. – 4:30 p.m. (payment must be in cash, credit card, or certified funds and payable to the City of Port St. Lucie).  
OR

(2) Request an administrative hearing within 10 days of receipt to contest the citation. Failure to either pay the citation or request a hearing within the time period set forth, shall be deemed to be a waiver of the right to contest the citation and additional penalties may be imposed. Subsequent violations may result in fines not to exceed the maximum as set forth by state statutes.

I REQUEST AN ADMINISTRATIVE HEARING within 10 days: (sign here)

FURTHERMORE, I UNDERSTAND ANY PERSON WHO WILLFULLY REFUSES TO SIGN AND ACCEPT A CITATION ISSUED BY A LICENSING INVESTIGATOR COMMITS A MISDEMEANOR OF THE SECOND DEGREE, PUNISHABLE AS PROVIDED IN s.775.082 or s.775.083.

Violator's Signature

Date Received

DARON SUBRYAN

8/28/25  
Date of Citation

Revised 08/27/2019

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STRUCTURAL / WINDOWS AND DOORS

ISSUED TO FABIAN

PEDRAZA MEDINA

|               | First                | Middle    | Last |
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| BUSINESS NAME | ARTLEGO LLC          |           |      |
| STREET        | 2887 SW ANN ARBOR RD |           |      |
| CITY          | PORT ST LUCIE        | STATE     | FL   |
| ZIP           | 34953                | PHONE#    |      |
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Violator's Signature

Date Received

DARON SUBRYAN

8/28/25  
Date of Citation

Revised 08/27/2019

Compliance date: 9/18/25

## CITATION

City of Port St Lucie

CITATION#

32255

CERTIFIED MAIL#

9589 0710 5270 1698 9519 23

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### DESCRIPTION OF WORK PERFORMED:

ELECTRICAL

ISSUED TO

FABIAN

PEDRAZA MEDINA

First

Middle

Last

BUSINESS NAME ARTLEGO LLC

STREET

2887 SW ANN ARBOR RD

CITY PORT ST LUCIE

STATE FL

ZIP 34953

PHONE# (561) 574-3769

DL#

DOB

CERT/REG#

### ADDITIONAL CITATIONS MAY BE ISSUED FOR EACH DAY THE VIOLATION EXISTS A

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|             |            |
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DARON SUBRYAN

8/28/25  
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Revised 08/27/2019

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City of Port St Lucie

CITATION#

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ELECTRICAL

|               |               |                             |
|---------------|---------------|-----------------------------|
| ISSUED TO     | FABIAN        | PEDRAZA MEDINA              |
|               | First         | Middle Last                 |
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| CITY          | PORT ST LUCIE | STATE FL ZIP 34953          |
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### PENALTIES:

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STRUCTURAL / WINDOWS AND DOORS

|               |               |                             |
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| ISSUED TO     | FABIAN        | PEDRAZA MEDINA              |
|               | First         | Middle Last                 |
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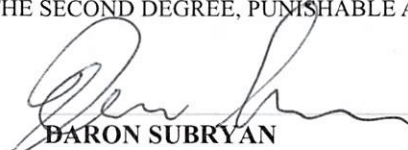
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BARON SUBRYAN

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## DESCRIPTION OF WORK PERFORMED:

PLUMBING / WATER HEATER REPLACEMENT

|               |               |             |        |                      |                |
|---------------|---------------|-------------|--------|----------------------|----------------|
| ISSUED TO     |               | FABIAN      |        | PEDRAZA MEDINA       |                |
|               |               | First       | Middle | Last                 |                |
| BUSINESS NAME |               | ARTLEGO LLC |        | STREET               |                |
|               |               |             |        | 2887 SW ANN ARBOR RD |                |
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Violator's Signature

Date Received

DARON SUBRYAN

8/28/25  
Date of Citation

# Service Request 146594

## Record Info

|                        |                                    |                      |                        |
|------------------------|------------------------------------|----------------------|------------------------|
| <b>Request ID:</b>     | 146594                             | <b>Request Type:</b> | Unlicensed Contracting |
| <b>Priority:</b>       | 2                                  | <b>Entered By:</b>   | anonymous              |
| <b>Date Submitted:</b> | 8/18/2025 6:48:00 PM               | <b>Cross Street:</b> |                        |
| <b>Address:</b>        | 216 SE Fallon Dr<br>Port St. Lucie |                      |                        |



**District:** 2

**Comments:** Doors, windows were replaced. Hot water heater replaced, kitchen sink drain line.

**Private Notes:**

**Stephanie Morgan District 1:** False

**David Pickett District 2:** False

**Shannon Martin Mayor:** False

**Jolien Caraballo District 4:** False

**Notify Department Head:** False

**Anthony Bonna District 3:** False

## Submitter Info

|                      |                                      |                   |                       |
|----------------------|--------------------------------------|-------------------|-----------------------|
| <b>Name:</b>         | Razavi, Sarah                        | <b>Email:</b>     | sarah@sarahrazavi.com |
| <b>Address:</b>      | 3011 W Chapin Ave<br>Tampa, FL 33611 |                   |                       |
| <b>Phone #:</b>      | 561-602-3086                         | <b>Extension:</b> |                       |
| <b>Alt. Phone #:</b> | <b>Extension:</b>                    |                   |                       |
| <b>Notify:</b>       | <input type="checkbox"/>             |                   |                       |

## Activity List

|                  |                                                                                                                                                                                                                                                              |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Date:</b>     | 8/18/2025 6:48:00 PM                                                                                                                                                                                                                                         |
| <b>User:</b>     | anonymous                                                                                                                                                                                                                                                    |
| <b>Comments:</b> | Service Request Open - ID 146594<br>Routed To: ialvarez@cityofpsl.com, jcrooms, jcrooms@cityofpsl.com, jlaponza, JLaponza@cityofpsl.com, jsayre@cityofpsl.com<br>Comments: Doors, windows were replaced. Hot water heater replaced, kitchen sink drain line. |



City of Port St Lucie Contractor Licensing  
121 SW Port St Lucie Blvd, Bldg B  
Port St. Lucie, FL 34984

CITY OF PORT ST. LUCIE  
ST LUCIE COUNTY, FLORIDA

Petitioner

**FABIAN PEDRAZA MEDINA  
ARTLEGO LLC  
2887 SW ANN ARBOR RD  
PORT ST LUCIE, FL 34953**

Citation(s) # 32255, 32258, 32259

Respondent

**VIA CERTIFIED MAIL:**

**NOTICE OF CITATION ORDER HEARING**

You are hereby notified that the City of Port St. Lucie Construction Board of Appeals has scheduled a hearing open to the public, on the **8<sup>th</sup> of January 2026 at 9:00 a.m.** in the Port St. Lucie Council Chambers, 121 SW Port St. Lucie Boulevard, Port St. Lucie, St. Lucie County, Florida, to establish findings of fact and conclusions of law for alleged Building Code Violations against the Respondent.

***Those who do not speak English are required to bring your own translator. Los personas que no hablan ingles son requerido traer propio traductor. Moun san yo ki pa pale angle yo oblije mianun ou moun pou tradui.***

**Location(s) of Violation(s):** 216 SE FALLON DR

It is imperative that the Respondent attends this quasi-judicial hearing and present evidence relating to the veracity of the allegations.

This hearing could result in the fine of **\$1,000.00 or \$2,000.00 per citation.**

PLEASE GOVERN YOURSELF ACCORDINGLY.

**Certificate of Notice**

**I HEREBY CERTIFY** that a copy of this Notice of Violation Hearing sent by Certified Mail:

**FABIAN PEDRAZA  
MEDINA**

herein on the

2<sup>nd</sup>

day of

December

2025

**Isa Alvarez – Contractor Licensing Coordinator 12/2/25**



## ***CONTRACT FOR GENERAL REMODELING***

12/ 18 / 2024

**Job Name – House Restoration flip**

**Costumer name -Running good llc**

**Address- 216 se fallon 34983.**

**Costumer phone–561 601 6306**

### **Description and Process**

#### **Exterior –**

Pressure clean all house

Paint new all house. Include fascia  
and gutters. Landscaping small  
bushes.

Remove all the shuttersold

Dumpster rental

Replace windows around the house, regular windows-

Remove one gate on each side of the fence,remove theextra two feetof fencing  
around the perimeter. Stain the fence

Repair concrete Dryway

#### **Back patio porch**

Total demolition in the enclosed patio. install a new sliding door , install tile on the concrete slab and do  
screen zone , just in the roof zone in the good condition .the bad roof area will be ripped up

#### **Inside**

New laminated floors all house water proof, life time guarantee, new baseboards 4 inch  
High. Remove the porn corn all house, new paint all house.

**Master room**

New full bathroom- faucets and shower not included –  
New sliding door – 72 x80

**Guest room**

New full bathroom- faucets and shower not included

**Kitchen**

New white shaker cabinets panel for fridge – new counter, back splash top new appliances. New exterior door impact 6 panels – connected to garage Zone.

**Laundry room**

Paint and fixed – new water heater – new washer plumbing box new door regular interior 6 panels

**Garage zone**

New ceiling – ripped up the actually one and install wood

New fixtures lights inside 12 reset lights - new switches and outlets all house. New fans .interior doors new color – and new bifold closet doors .

Total project cost - \$ 48.000 Usd

Availability to start the project on 01 -08 -2025 - Project duration - 3 to 5 weeks approx.

**The price include labor and materials – Appliances brand new -**

**With payments to be made as follows: 50 % to star – 25 % with bathrooms and windows done, 25 % when the project be ready.**

**We accept Check. Zelle .Cash – please do checks to artlego.llc. To Zelle [artlego.llc@gmail.com](mailto:artlego.llc@gmail.com).**

**⚠ No work is started without confirming the money in the account, just with checks deposit. Acceptance of the contract**

**The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be as outlines above.**

**Signature - Artlego.llc**  
**LIC # L19000206429- Florida**

**Costumer Signature \_\_\_\_\_**

**The price doesn't include hidden damage due to deterioration or wear in the case of pipes or**

walls, nor does it include repairs in case of humidity

-

Costumer will take care about ,fixtures and faucets .

Follow Us:



## WE ARE LOCALLY KNOWN FOR OUR HIGH-QUALITY STANDARDS

To create long-term client professional relationships by always providing high-quality standards and competitive prices.

Free Estimate



## **WE ARE LICENSED LIC#L19000206429**

Welcome to Art Lego LLC where you will find high-quality and cost-effective home improvement services. Our team has 10 years of experience and we are locally known for delivering great results. Our company offers services of:

- ☒ General Remodeling
- ☒ Exterior Remodeling
- ☒ Interior Remodeling
- ☒ Kitchen Remodeling
- ☒ Bathroom Remodeling
- ☒ Residential Painting
- ☒ Commercial Painting

[Free Estimate](#)

## QUALITY WE WILL ONLY PROVIDE!

In order to get superb and everlasting results, our team uses the best materials in the industry. Contact our team today and get a free estimate on any of the services that we offer. Art Lego LLC is located in Wellington, FL. Contact us today! Call us at 561-574-3769 or 561-701-0455 to get a free estimate.

[Free Estimate](#)



## A LITTLE ABOUT US

Welcome to Art Lego LLC where you will find high-quality and cost-effective home improvement services. Our team has 10 years of experience and we are locally known for delivering great results. Our company offers services of:

[Free Estimate](#)



## Mission

Our mission is to deliver the best quality in every project that we are assigned to work on while offering cost-effectiveness for the community of Wellington, FL and its surrounding areas.

## Vision

To create long-term client professional relationships by always providing high-quality standards and competitive prices.



## Why Choose Us

If you choose our company, you will get a crew that will work hard and smart to exceed your expectations. You will also get cost-effectiveness in your projects.



## Find Us On

**nextdoor**  **Bizapedia**

 **Porch**  **Alignable**

**open**corporates

 **U.S. Business Finder**  
BisProfiles.Com



## You Are Our #1 Priority

In order to get superb and everlasting results, our team uses the best materials in the industry. Contact our team today and get a free estimate on any of the services that we offer. Art Lego LLC is located in Wellington, FL. Contact us today! Call us at 561-574-3769 or 561-701-0455 to get a free estimate.

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Art Lego LLC



# OUR SERVICES

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## General Remodeling

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# Exterior Remodeling

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# Interior Remodeling

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# Kitchen Remodeling



[Free Estimate](#)

## Bathroom Remodeling

[Free Estimate](#)

## Residential Painting

[Free Estimate](#)



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Call Us Now

**561-574-3769**

We Are Locally Known For Our High-Quality Standards

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## We Cover 50 Miles Around Wellington, FL



# Send Us A Message

Name

Last Name

Email

Phone

Address

Select The Service You Need

▼

Best Way To Contact You

- ☐ Phone
- ☐ Email



Message

Send A Message



In order to get superb and everlasting results, our team uses the best materials in the industry. Contact our team today and get a free estimate on any of the services that we offer. Art Lego LLC is located in Wellington, FL. Contact us today!

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## Navigation

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## Services

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- > Kitchen Remodeling
- > Bathroom Remodeling
- > Residential Painting
- > Commercial Painting
- > Exterior Painting

## Contact

 Wellington, FL

 Artlego.llc@gmail.com



 561-574-3769

 561-701-0455

 We accept most methods of payment.

## Opening Hours

Monday – Saturday

8:00 AM – 5:00 PM

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## Detail by Entity Name

Florida Limited Liability Company  
ART LEGO LLC

### Filing Information

**Document Number** L19000206429  
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**Date Filed** 08/13/2019  
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**State** FL  
**Status** ACTIVE

### Principal Address

2887 sw ann arbor rd  
port st lucie, FL 34953

Changed: 01/09/2025

### Mailing Address

2887 sw ann arbor rd  
port st lucie, FL 34953

Changed: 01/09/2025

### Registered Agent Name & Address

Pedraza , fabian c  
2887 sw ann arbor rd  
port st lucie, FL 34953

Name Changed: 01/09/2025

Address Changed: 01/09/2025

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

PEDRAZA MEDINA, FABIAN  
2887 sw ann arbor rd  
port st lucie, FL 34953

### Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2023        | 03/12/2023 |
| 2024        | 03/27/2024 |
| 2025        | 01/09/2025 |

Document Images

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