

City of Port St. Lucie

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



Meeting Agenda

Wednesday, July 8, 2026

9:00 AM

City Hall, Council Chambers

Special Magistrate Hearing

1. **Meeting Called to Order**
2. **Pledge of Allegiance**
3. **Swearing in Code Specialist and/or Building Investigators**
4. **Approval of Minutes**
5. **Late Abatements and/or Postponements**
6. **Approval of Agenda**
7. **Introduction of Cases**
8. **Solid Waste Certification of Fines**
 - 8.a Hear Solid Waste Certification of Fines Cases and Approve the Staff Recommendation [2026-585](#)
9. **Code Violations**
 - 9.a Hear Code Violations Cases and Approve the Staff Recommendation [2026-586](#)
10. **Code Violations Special Requests**
 - 10.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2026-587](#)
11. **Vacant Lot Violations**
 - 11.a Hear Vacant Lot Violations Cases and Approve the Staff Recommendation [2026-588](#)
12. **Certification of Fines**
 - 12.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2026-589](#)
13. **Certification of Fines Special Requests**
 - 13.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2026-590](#)

14. Vacant Lot Certification of Fines

- 14.a** Hear Vacant Lot Certification of Fines Cases and Approve the Staff Recommendation

[2026-591](#)**15. Violation of City Code**

- 15.a** Hear Case Presentations to Determine Violation of City Code and Set Compliance Deadline

[2026-605](#)**16. How Parties are Notified****17. Introduction of Cases Without Parties Present****18. Public to be Heard****19. Adjourn**

NOTICE: Anyone who requires a translator, auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City of Port St. Lucie program, service, or activity, should contact the office of Natalie Cabrera, Human Resources Department, City of Port St. Lucie, City Hall Bldg. A, 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida 34984-5099, as soon as possible but no later than 48 hours before the scheduled event.

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, if a person decides to appeal any decision made by the City Council, board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)



Agenda Summary

2026-585

Agenda Date: 7/8/2026

Agenda Item No.: 8.a

Placement: New Business

Action Requested: Motion / Vote

Hear Solid Waste Certification of Fines Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Certify the civil penalty and disposal fee for the property.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Certify the civil penalty and disposal fee for the property.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Solid Waste Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Velardo	<u>26-06613</u>	Satronan & Oanh Mansaram	5218 NW WEST PIPER CIR
	Gomez	<u>26-04680</u>	T C Property Holdings, LLC	1562 SE COLLETTE CIR
	Herzog	<u>26-04057</u>	Violetta Laureano	2402 SE STONECROP ST
	Emmert	<u>26-03296</u>	Gustavo Adolfo Cruz Ucles & Gholrokh Mousavi	4450 SW HAGAPLAN ST
	O'Malley	<u>26-05298</u>	Leonor B Nobre & Ramiro J Nobre : Elizabeth Nobre	5936 NW BRENDA CIR
	Matute	<u>26-05435</u>	Stephen Swanson & Judith Swanson	1866 SW DAVIS ST
	Gomez	<u>26-04852</u>	Terry D McClain & Christina S McClain	1508 SE FACULTY CT
	Gomez	<u>26-05525</u>	Debra Foisset	1525 SE FACULTY CT
	O'Malley	<u>26-05279</u>	Geldine Bernardin & Isemis Morisset	1254 SW ASTURIA AVE
	Matute	<u>26-04811</u>	John H O'Neal & Marjorie E O'Neal	3217 SE QUAY ST
	Matute	<u>26-05198</u>	Jason L Smith & Amber T Smith	5470 NW BOYDGA AVE
	O'Malley	<u>26-06561</u>	Jacky Dorema & Gerone Dorema	6477 NW GROVELAND TER
	Velardo	<u>26-03261</u>	David, Donna, & Debra Price	467 SE KARNEY TER
	Matute	<u>26-04393</u>	Omar Garcia	509 NE SOLIDA CIR
	Bender	<u>26-05748</u>	Juan S Parada	2044 SW KIMBERLY AVE
	Matute	<u>26-06062</u>	James Birkenstock	2367 SW MADRID RD
	Mendoza	<u>26-05679</u>	Hebron Solmon	642 SW JACOBY AVE
	Bender	<u>26-05443</u>	Brandie, Raymond, & Crystal Bowser	5707 NW NORTH MACEDO BLVD
	Emmert	<u>26-06440</u>	Punto Azul Investments LLC	642 SW DOLORES AVE

	Peco	<u>26-05167</u>	Robert J Delvecchio	1702 SE SANDIA DR
	Cerami	<u>26-05621</u>	Elionay Imbert Hernandez & Zuleika Alvarado Marrero	1963 SW IMPORT DR
	Velardo	<u>26-05729</u>	Alexander R I Curtis	601 SE BARR ST



Agenda Summary

2026-586

Agenda Date: 7/8/2026

Agenda Item No.: 9.a

Placement: New Business

Action Requested: Motion / Vote

Hear Code Violations Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Find that the properties are in violation of the City Code and approve the compliance date as requested.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Find that the properties are in violation of the City Code and approve the compliance date as requested.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Diaz	26-00213	ACR Acquisition LLC	0 RANGE LINE RD
	Diaz	26-01042	MATTAMY PALM BEACH LLC	0 TBD
	Diaz	26-02229	Corporate Creations Network, Inc R/A for PUBLIX SUPER MARKETS, INC.	9335 SW COMMERCE CENTRE DR
	Dickerso n	25-17515	Alltel Communications LLC	2140 SW HAYWORTH AVE
	Dickerso n	26-05468	Real Sub LLC	5473 NW SAINT JAMES DR
	Herzog	24-05775	Tiffnie Lewis & Michael Allen Williams	131 SW AUSTIN CT
	Herzog	24-18159	Daniel A Dozack	1751 SW ANDERSON ST
	Herzog	25-16745	Amber S Brack	1761 SW CLOVERLEAF ST
	Herzog	25-17317	Clifford C Wellmer & Josephine E Wellmer	2502 SW WARWICK ST
	Herzog	26-02541	Roberto Jean & Fabienne Jean	1751 SW ALEGRE ST
	Herzog	26-03521	Dana V Raithel & Nicole E Holloway	3062 SW DENTON ST
	Herzog	26-03874	Matthew S McCain	610 SW COLLEGE PARK RD
	Herzog	26-04156	James W White	249 SW HOMELAND RD
	Herzog	26-04526	Steven W Adams	1781 SW BISMARCK ST
	Herzog	26-04618	FKH SFR C1 LP c/o FirstKey Homes LLC	1928 SW MONTERREY LN
	Herzog	26-05704	John T Pau	825 SW CALIFORNIA BLVD
	Williams	25-05253	Tri-County Realty Holdings LLC	817 SW BILTMORE ST
	Williams	25-13120	Galaxy Consolidated Properties	2401 SW MONTERREY LN
	Williams	25-14989	Sandra L Bryla (TR)	1984 SW BILTMORE ST
	Williams	26-03207	Biltmore Plaza II Condominium Association Inc	0 TBD
	Williams	26-03774	692 St Lucie Partners Inc	692 SW PRIMA VISTA BLVD
	Williams	26-04067	Harbor Federal Savings Bank c/o National Tax Search LLC	1320 SW SAINT LUCIE WEST BLVD

	Williams	26-04077	Equity One (Florida Portfolio) LLC	910 SW ST LUCIE WEST BLVD
	Williams	26-05248	Phyls Academy Preschools Inc	10011 S US HIGHWAY 1



Agenda Summary

2026-587

Agenda Date: 7/8/2026

Agenda Item No.: 10.a

Placement: New Business

Action Requested: Motion / Vote

Hear Code Violations Special Requests Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Find that the properties are in violation of the City Code and approve the compliance date as requested.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Find that the properties are in violation of the City Code and approve the compliance date as requested.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Herzog	25-17846	William M Taylor II & Barbara P Taylor	626 SW SANDBAR TER
	Herzog	26-06009	Michelle Sanders	2022 SW GREENAN LN
	Herzog	26-06092	Fritzner Emilcar	2091 SW CASTINET LN
	Herzog	26-06093	Herbert L Nembhard & Andrew Nembhard	702 SW ARKANSAS TER
	Herzog	26-06592	Colin McBride & Alexandra Britton	2410 SW CARPENTER ST
	Herzog	26-06644	Shawn L Patterson	2377 SW CHESTNUT LN
	Herzog	26-07583	Joseph Beans & Sheel Rocha	1042 SW JANETTE AVE
	Williams	26-00577	Marcos Rodrigues DeSouza	1257 SW BILTMORE ST



Agenda Summary

2026-588

Agenda Date: 7/8/2026

Agenda Item No.: 11.a

Placement: New Business

Action Requested: Motion / Vote

Hear Vacant Lot Violations Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Find that the properties are in violation of the City Code and approve the compliance date as requested.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Find that the properties are in violation of the City Code and approve the compliance date as requested.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Vacant Lot Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	HUCKSTABLE	26-04501	Gerald I Adams (TR)	1085 SW LOCKE AVE
	HUCKSTABLE	26-04926	Ico Stojanousk	1252 SW HERALD RD

	HUCKSTABLE	26-05203	David B Pearl (TR)	4486 SW BABYLON ST
	HUCKSTABLE	26-04315	Eric Y Lee & Angela B Yu	5414 NW CONSUMER AVE
	HUCKSTABLE	26-05866	Anthony S Corello	650 NE LARKSPUR LN
	HUCKSTABLE	26-06076	Ivannia Duenas	2073 SW TRENTON LN
	HUCKSTABLE	26-06238	Suzie Fiske	5013 NW RUGBY DR
	HUCKSTABLE	26-06075	Nicholas C Proto & Nancy Proto	4951 NW MANVILLE DR
	HUCKSTABLE	26-06073	David W Hall & Lois A Hall	4517 NW ALBION AVE
	HUCKSTABLE	26-06345	Josette Azenkout	2262 SE HADDON ST
	HUCKSTABLE	26-05867	Michael J Quinn (TR) & Catherine M Q uinn (TR)	909 SW ABINGDON AVE
	HUCKSTABLE	26-05477	Shameem Hussain	2903 SE PIER ST
	HUCKSTABLE	26-06074	Roger W Turner & Naima Turner	373 SW MILLARD DR



Agenda Summary

2026-589

Agenda Date: 7/8/2026

Agenda Item No.: 12.a

Placement: New Business

Action Requested: Motion / Vote

Hear Certification of Fines Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Certify the lien, daily fine and administrative charges on the property.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Certify the lien, daily fine and administrative charges on the property.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Williams	26-02145	Real Sub LLC	3225 SW PORT ST LUCIE BLVD



Agenda Summary

2026-590

Agenda Date: 7/8/2026

Agenda Item No.: 13.a

Placement: New Business

Action Requested: Motion / Vote

Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Certify the lien, daily fine and administrative charges on the property.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Certify the lien, daily fine and administrative charges on the property.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Certification of Fines Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address



Agenda Summary

2026-591

Agenda Date: 7/8/2026

Agenda Item No.: 14.a

Placement: New Business

Action Requested: Motion / Vote

Hear Vacant Lot Certification of Fines Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Special Projects Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Certify the lien, daily fine and administrative charges on the property.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Certify the lien, daily fine and administrative charges on the property.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Vacant Lot Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	DICKERSON	25-16333	Basil Hepburn & Lorna Hepburn	902 SW JASLO AVE
	DICKERSON	25-16390	Lizette Miranda & Eduardo B Porcayo	2242 SE CARNATION RD
	DICKERSON	25-12497	Hsiu E Lin (EST)	1486 SW BARTELL AVE
	HUCKSTABLE	26-00065	George P Gequillana & Rosario L Gequillana	3324 SE EAST SNOW RD
	HUCKSTABLE	25-17388	Creative Realty Management Inc	1325 SW BECKER RD
	HUCKSTABLE	25-16216	Charles M Brightly (EST)	2231 SE ROCK SPRINGS DR
	HUCKSTABLE	25-15016	Arlene Halstead, Cabreni Riley & Lameka Bailey	2420 SE WHITEHORSE ST
	HUCKSTABLE	25-11647	Jose Luis Sanchez Rodriguez & Cristina P Mejia Gonzalez	1681 SE AIRES LN
	HUCKSTABLE	25-16057	James S Zabelsky (TR) & Paula E Zabelsky (TR)	2241 SE MASTER AVE
	HUCKSTABLE	26-00405	Francisco Zuniga & Agustina Zuniga	1892 SW MACARTHUR AVE
	HUCKSTABLE	25-15744	Elving L Torres	149 SW DONNA TER
	HUCKSTABLE	25-16063	Michael J King	4212 SW MUNCIE ST
	HUCKSTABLE	25-17467	Michael U Montes	3792 SW KAKOPO ST

	HUCKSTABLE	25-17706	Yeter Mehmetcikizi I	4232 SW XENON ST
	HUCKSTABLE	25-15474	E P J PROPERTIES INC	3730 SW JAMROS ST
	HUCKSTABLE	25-15931	Melvin A Williamson & Elizabeth M Wil liamson	4171 SW JARMER RD
	HUCKSTABLE	25-18013	Anthony Wade & Margaret Wade	2873 SW GIRALDA ST
	HUCKSTABLE	25-15979	Lois A Peel	5150 NW NEWARK LN
	HUCKSTABLE	25-16213	William J Corin (EST) & Carol A Cori n	951 SW MCELROY AVE

Next Magistrate Hearing – July 15, 2026 SM Davis

Note: This agenda is subject to change daily and may also have deletions prior to the scheduled hearing date.



Agenda Summary

2026-605

Agenda Date: 7/8/2026

Agenda Item No.: 15.a

Placement: New Business

Action Requested: Motion / Vote

Hear Case Presentations to Determine Violation of City Code and Set Compliance Deadline

Submitted By: Evelyn C Rojas, Business Tax and Lien Specialist III, Finance

Strategic Plan Link: The City's Goal of a high-performing city government organization.

Presentation Information: City staff will present evidence and testimony regarding an alleged violation of the City Code at the Respondent's property, after which the Special Magistrate will determine whether a violation exists and, if so, establish a deadline for compliance.

Staff Recommendation: Move that the Council determine whether the Respondent is in violation of City Code and, if so, set a deadline for compliance.

Background: A Code Compliance Officer discovered a violation of the City Code, notified the Respondent, and gave them a reasonable time to correct the violation. Upon determining that the violation was not corrected, the Code Compliance Officer requested a public hearing before the Special Magistrate. The purpose of this hearing is to determine whether the alleged code violation did in fact occur and, if so, whether the Respondent is legally responsible for that violation. At the conclusion of the hearing, the Special Magistrate issues an order setting a deadline for compliance. If the violation is not corrected by that deadline, a second public hearing is held at which time the Special Magistrate may impose a fine.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: Location description, physical address, facility name or enter N/A.

Attachments: Please see the attached supporting documents.

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Notice of Hearing Request

Specialist/ Investigator	Case No.	Respondent(s)	Respondent Address
ROUSELLE	BT-26-00182	PEDRO JOSE SERRANO & INGRIS	1901 SW AGNES ST
ROUSELLE	BT-26-00163	KEITH R HOYLMAN	1713 SE ANECI ST
ROUSELLE	BT-26-00171	ANDREW NICHOLAS VENDRYES	2191 SW BARTHEL ST
ROUSELLE	BT-26-00195	FRANCISCO BARAHONA: ELSY MENDOZA	480 SW DALTON CIR
ROUSELLE	BT-24-00161	JAVIER BURGOS & MARIA L PONCE	1074 SW DAMASK AVE
ROUSELLE	BT-26-00174	AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC	2538 SW DAWN ST
ROUSELLE	BT-24-00073	MENDING SERENITY NURSING SERVICES AND TDON LLC	2397 SE GILLETTE AVE
ROUSELLE	BT-24-00070	BRYANT LAWRENCE	850 SW MCCRACKEN AVE
ROUSELLE	BT-26-00182	JORGE L CABRERA	8218 SW VALSOVANO WAY

July 8, 2026