

**SPECIAL MAGISTRATE HEARING**  
**THURSDAY, JANUARY 26, 2023**  
**FIRE INSPECTIONS/BUILDING/CODE COMPLIANCE CASES**  
**SM: THOMAS ANSBRO**

<b>CASE # CEO/INSP.</b>	<b>RESPONDENT AND PROPERTY ADDRESS</b>	<b>FOLIO #</b>	<b>VIOLATION</b>	<b>COMMENT</b>	<b>DISPOSITION</b>
FD22-0057  THOMAS HAYES	RIVERSIDE VILLAS AT CORAL SPRINGS CONDO. ASSOC., INC.  2801 RIVERSIDE DR	4841-22GN- MULT	ALARM SYSTEM TESTING REQUIRED  ALARM SYSTEM TESTING REQUIRED	LIEN  Request Extension of Time to January 25, 2023	
FD22-0054  JONATHAN BERGER	DECO INN INC  9793 W SAMPLE RD	4841-1604-0100	Admin Cost:	LIEN FOR ADMIN COSTS (\$250 + \$100)	
BCV22-0185  JOHN HELLER, ASSISTANT BUILDING OFFICIAL	AGOSTINO VULTAGGIO TR  10331 10345 W SAMPLE RD	4841-2105-0360	BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7)	LIEN	
BCV22-0248  JOHN HELLER, ASSISTANT BUILDING OFFICIAL	ARRO CONDOMINIUM ASSOC., INC.  11609 11623 NW 28 ST	4841-20CJ- MULT	BUILDING SAFETY INSPECTION PROGRAM MC 5-4	FINAL ORDER	
BCV22-0155  VLADIMIR MELO	CAMPODONICO, GIANCARLO TROIA, FRANCESCA S  12665 NW 56 ST	4841-0610-0134	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	FINAL ORDER	

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BCV22-0241  JOHN HELLER, ASSISTANT BUILDING OFFICIAL	DEER RUN VILLAS CONDOMINIUM PROPERTY OWNERS ASSOCIATION INC  4101 4131 CORAL SPRINGS DR	4841-16AG- MULT	BUILDING SAFETY INSPECTION PROGRAM MC 5-4  BUILDING SAFETY INSPECTION PROGRAM MC 5-4	FINAL ORDER	
BCV22-0114  JOHN HELLER, ASSISTANT BUILDING OFFICIAL	FORMAN,H COLLINS JR FORMAN,WILLIAM ST JOHN  11506 NW 43 CT	4841-1702-0500	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	FINAL ORDER	
BCV22-0001  VLADIMIR MELO	MILTON,JAMES ROGERS- MILTON,ANGEL  5681 NW 88 TER	4841-1004-0220	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	FINAL ORDER	
BCV21-0091  JOHN HELLER, ASSISTANT BUILDING OFFICIAL	ROSSI,LEOPOLDO & ANA PAULA B  6711 NW 44 ST	4841-1301-0290	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3  EXPIRED PERMIT	FINAL ORDER	
BCV21-0198  CARLOS RESTREPO	SYMPHONY BUILDERS AT SHERWOOD SQUARE 1225 LLC  1225 RIVERSIDE DR 506	4841-27AD- 0380	UNSAFE STRUCTURES FBC MC 5-0 AND BCV CHAPTER 1 116	FINAL ORDER	

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<p>BCV22-0246</p> <p>JOHN HELLER, ASSISTANT BUILDING OFFICIAL</p>	<p>THE PINES OF CORAL SPRINGS II CONDOMINIUM ASSOCIATION, INC</p> <p>10570 10638 ROYAL PALM BLVD</p>	<p>4841-20CK- MULT</p>	<p>BUILDING SAFETY INSPECTION PROGRAM MC 5-4</p> <p>BUILDING SAFETY INSPECTION PROGRAM MC 5-4</p> <p>BUILDING SAFETY INSPECTION PROGRAM MC 5-4</p> <p>BUILDING SAFETY INSPECTION PROGRAM MC 5-4</p>	<p>FINAL ORDER</p>	
<p>BCV22-0139</p> <p>JOHN HELLER, ASSISTANT BUILDING OFFICIAL</p>	<p>THE VILLAS OF RIVERSIDE CONDOMINIUM ASSOCIATION, INC.</p> <p>2601 2671 RIVERSIDE DR</p>	<p>4841-22CC- MULT</p>	<p>BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7)</p> <p>BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7)</p> <p>BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7)</p> <p>BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7)</p> <p>BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7)</p> <p>BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7)</p>	<p>LIEN</p>	

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			BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7)		
			BUILDING SAFETY INSPECTION PROGRAM REPAIRS MC 5-4(D)(7)		
CC22-3380 GEOFFREY OLDEHOFF	ADKIN,DANIEL H ADKIN,HOWARD F III  11530 WILES RD 2	4841-17AE- 0020	BUILDING EXTERIORS MC 8-20.2 (a)	FINAL ORDER	
CC22-2972 LUIS CUELLAR	AESTHETIC FREEDOM 11541 LLC  11541 11547 NW 36 ST	4841-1706-1050	TRASH AND LITTER MC 8-20 (a)	LIEN	
CC22-1547 NICKEYA CLOWERS	ANDERSON,SAMUEL E MEALY,ROSEMARI  10066 NW 16 ST	4841-2803-4450	BUILDING PERMIT MC 5-0.5 (a) and (b)	FINAL ORDER	
CC22-2185 GEOFFREY OLDEHOFF	ANTUNEZ,ALEJANDRO DANIEL ANTUNEZ,JENISSE PEREIRA  9830 NW 45 ST	4841-1611-0250	LANDSCAPE REQUIRED MULCH LDC 250834 (8)  LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835	CONTINUANCE TO 4-6-23	

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			LANDSCAPE MAINTENANCE NUISANCE VEG LDC 250835 B. (8)		
			LANDSCAPE MAINTENANCE DEAD TREE LDC 250835 B (9) THRU (16)		
			BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)		
CC22-3309 BRIAN MOBERG	BASH IT CRAZY 7901 W SAMPLE RD	4841-1403-0050	LOCAL BUSINESS TAX RECEIPT LDC 1001	FINAL ORDER	
CC22-3262 AMRIT SINGH	BATISTA PEREZ,ORLAY 9838 NW 28 PL	4841-2133-0290	PARK OR STORAGE COMMERCIAL OR RECREATIONAL VEHICLE MC 18-5 (C)	FINAL ORDER	
CC22-1736 BRIAN MOBERG	BELTRAN,MEGAN & NEFTALE III 3681 NW 73 WAY	4841-1410-0171	BUILDING PERMIT MC 5-0.5 (a) and (b)	LIEN	
CC22-3221 GEOFFREY OLDEHOFF	BLACKWATER PROPERTIES HOLDING CORP 12550 WILES RD	4841-1817-0010	BUILDING EXTERIOR STORAGE MC 8-20.2 (d)	FINAL ORDER	

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<p>CC22-1768  AARON NEWMAN</p>	<p>COOK,TIMOTHY E &amp; ERIN T BAILEY  8608 NW 57 CT</p>	<p>4841-1004-0900</p>	<p>TREE PERMIT REQUIRED LDC Chapter 2 212 (b)</p>	<p>FINAL ORDER</p>	
<p>CC22-3855  BRIAN MOBERG</p>	<p>CROWLEY,MICHAEL CHARLES FLETCHER,NEDA KIANI ETAL  4300 NW 101 DR</p>	<p>4841-1608-0740</p>	<p>PARK OR STORAGE COMMERCIAL OR RECREATIONAL VEHICLE MC 18-5 (C)  PARKING ON GRASS MC 18-4 (c)</p>	<p>FINAL ORDER</p>	
<p>CC22-2424  BRIAN MOBERG</p>	<p>DESAMOURS,RONY  3405 NW 82 AVE</p>	<p>4841-1502-1540</p>	<p>GARAGE CONVERSION MC 5-0.5  BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)  LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835  WINDOW AC UNITS LDC 250156 (a)  BUILDING EXTERIOR STORAGE MC 8-20.2 (d)</p>	<p>LIEN</p>	

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CC22-3574 BRIAN MOBERG	FORTYFOUR RE INC 7891 8021 W SAMPLE RD	4841-1403-0050	OVERGROWN LAWN MC 8-20 (B)	FINAL ORDER	
			BUILDING EXTERIOR STORAGE MC 8-20.2 (d)		
			PARKING LOT MAINTENANCE LDC 250814		
CC22-3879 JASON DEVLUGT	GOMEZ,DAISY 9004 NW 23 ST	4841-2206-0551	BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)	FINAL ORDER	
			ROOF DISCOLORED MC 8-20.2 (b) AND 8-19 (J)		
CC22-3675 MARK GAROFALO	LEDINA,MICHAEL 220 NW 116 TER	4841-3113-0820	TRASH RECEPTACLE MAINTENANCE MC 8-2	FINAL ORDER	
			BUILDING EXTERIOR STORAGE MC 8-20.2 (d)		
CC22-3335 GEOFFREY OLDEHOFF	LPB & COMPANY REALTY LLC 11191 NW 39 ST	4841-1702-4290	LANDLORD REGISTRATION LDC 215 A 3	FINAL ORDER	
			LOCAL BUSINESS TAX RECEIPT LDC 1001		
			NEIGHBORHOOD PRESERVATION FEE LDC 215 (B) (4) (A)		

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CC22-3233 GEOFFREY OLDEHOFF	LULU FITNESS 10530 WILES RD	4841-1707-0020	LOCAL BUSINESS TAX RECEIPT LDC 1001	CITATION#00132 \$250.00 + \$100.00	
CC22-2708 GEOFFREY OLDEHOFF	PETITFRERE, TEVLIN & SABRINA 10281 NW 54 PL	4841-0916-0370	ACCESSORY STRUCTURE HEDGE LDC 250129 (4) (a)	FINAL ORDER	
CC22-2679 BRIAN MOBERG	PROGRESS RESIDENTIAL BORROWER 1 LLC 7108 NW 43 ST	4841-1409-2900	LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835	LIEN	
CC22-3387 GEOFFREY OLDEHOFF	QUALITY JANITOR MAINTENANCE LLC 11528 WILES RD	4841-1702-4453	LOCAL BUSINESS TAX RECEIPT LDC 1001	CITATION \$250.00 LBTR	
CC22-3009 AMRIT SINGH	RIDGE GROVE GARDENS CONDOMINIUM ASSOCIATION, INC. 3001 3043 CORAL RIDGE DR	4841-20GK- MULT	BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e) BUILDING EXTERIOR STORAGE MC 8-20.2 (d)	FINAL ORDER	



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<p>CC22-3770 BRIAN MOBERG</p>	<p>SOULIOTIS,NICOLA N &amp; XIOCHITL A  9404 NW 36 CT</p>	<p>4841-1603-0140</p>	<p>PARKING ON GRASS MC 18-4 (c)  BUILDING EXTERIOR STORAGE MC 8-20.2 (d)  PARK OR STORAGE COMMERCIAL OR RECREATIONAL VEHICLE MC 18-5 (C)</p>	<p>FINAL ORDER</p>	
<p>CC22-3379 GEOFFREY OLDEHOFF</p>	<p>STERLING LIMITED GROUP LLC  11530 WILES RD</p>	<p>4841-17AE- 0010</p>	<p>BUILDING EXTERIORS MC 8-20.2 (a)</p>	<p>FINAL ORDER</p>	
<p>CC22-3378 GEOFFREY OLDEHOFF</p>	<p>STERLING WILES CONDOMINIUM ASSOCIATION, INC.  11530 11536 WILES RD</p>	<p>4841-17AE- MULT</p>	<p>LANDSCAPE REQUIRED MULCH LDC 250834 (8)  PARKING FACILITIES COMMERCIAL MC 18-15</p>	<p>FINAL ORDER</p>	
<p>CC22-3917 GEOFFREY OLDEHOFF</p>	<p>SYMPHONY BLDRS AT THE PARK LLC  11562 NW 39 ST</p>	<p>4841-1706-0340</p>	<p>MINIMUM HOUSING CODE LDC CHAPTER 11</p>	<p>FINAL ORDER</p>	

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<p>CC22-1792  LUIS CUELLAR</p>	<p>TYSON, JONATHAN L  9981 NW 45 ST</p>	<p>4841-1611-0060</p>	<p>TREE PERMIT REQUIRED LDC Chapter 2 212 (b)  BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)  ROOF DISCOLORED MC 8-20.2 (b) AND 8-19 (J)  MINIMUM LANDSCAPE REQUIREMENTS LDC 250833  LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835</p>	<p>FINAL ORDER</p>	
<p>CC23-0012  BRIAN MOBERG</p>	<p>VILLA BIANCA CONDOMINIUM ASSOCIATION, INC.  3990 WOODSIDE DR</p>	<p>4841-14AB-MULT</p>	<p>OVERGROWN LAWN MC 8-20 (B)</p>	<p>CTC 1/31/23 1/26/23 REPEAT FO CC22-0263</p>	
<p>CC22-2827  GEOFFREY OLDEHOFF</p>	<p>WAL-MART STORES EAST LP STORE #2963  6001 CORAL RIDGE DR</p>	<p>4841-0505-0010</p>	<p>EXPIRED PERMIT  LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835  LANDSCAPE REQUIRING STABILIZATION LDC 250834 (9)  PERIMETER HEDGE LDC 250833 (10) and (11)</p>	<p>LIEN</p>	

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			PORTABLE STORAGE UNIT LDC 250129 (7)		
CC21-2580 NICKEYA CLOWERS	1700 BUILDING LLC & LYNCH,J J & LYNCH,J L LLC ET AL  1700 UNIVERSITY DR	4841-2801-0680	PARKING LOT MAINTENANCE LDC 250814	LIEN	
CC22-2637 GEOFFREY OLDEHOFF	ABREU, GERALDO CUEVAS-ABREU, DIONNE T.  4310 4320 CORAL SPRINGS DR	4841-1705-1410	LANDSCAPE REQUIRED MULCH LDC 250834 (8)  LOCAL AGENT SIGN MC 8-20.3  TRASH AND LITTER MC 8-20 (a)	LIEN	
CC22-2972 LUIS CUELLAR	AESTHETIC FREEDOM 11541 LLC  11541 11547 NW 36 ST	4841-1706-1050	LANDSCAPE GRASS AREAS LDC 250834_ (19)	LIEN	
CC22-0811 BRIAN MOBERG	CORAL SPRINGS JOINT VENTURE  9100 9190 WILES RD	4841-1513-0020	LANDSCAPE MAINTENANCE DEAD TREE LDC 250835 B (9) THRU (16)	RESCIND CERTIFICATION OF LIEN FROM 12-15-22 EXTENSION TO COMPLINCE DATE 12/15/2022	

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CC22-3538 JASON DEVLUGT	GOMEZ,DAISY 9004 NW 23 ST	4841-2206-0551	OVERGROWN LAWN MC 8-20 (B)	LIEN	
CC22-3137 BRIAN MOBERG	MERIDIAN PARTNERS 2 LLC 4000 RIVERSIDE DR 3	4841-1401-2970	MINIMUM HOUSING CODE LDC CHAPTER 11	EXTENSION TO COMPLANCE DATE RESCIND CERT OF LIEN FROM 12/15/22	
CC22-2980 GEOFFREY OLDEHOFF	NPM REAL OPERATING INC 10390 NW 36 ST AREA	4841-1606-1580	LANDSCAPE MAINTENANCE DEAD TREE LDC 250835 B (9) THRU (16)	LIEN	
CC22-1292 MARK GAROFALO	CURCI,EDWARD & CYNTHIA 564 NW 113 TER	4841-3201-7010	Admin Cost:	LIEN FOR ADMIN COST - \$314.59 + \$100.00	
CC22-2173 MARK GAROFALO	MAOZ CAPITAL GROUP LLC 405 NW 113 TER	4841-3201-6020	Admin Cost:	LIEN ADMIN COST \$314.59 + \$100.00	

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CC22-1615 AMRIT SINGH	BHAJI,MOHSIN MOHAMMAD  3072 NW 95 AVE	4841-2129-0040	ROOF DISCOLORED MC 8-20.2 (b) AND 8-19 (J)	Consent Agenda for: 1/26/23 Future Hearing Date: 4/06/23	
CC22-2127 AMRIT SINGH	GALINDO,MICHELLE  12086 12088 NW 33 ST	4841-1903-0060	ROOF DISCOLORED MC 8-20.2 (b) AND 8-19 (J)	Consent Agenda for: 1/26/23 Future Hearing Date: 4/06/23	
CC22-0497 GEOFFREY OLDEHOFF	PELICAN POINTE TOWNHOME ASSN INC  PELICAN POINTE	4841-0720-1310	ROOF DISCOLORED MC 8-20.2 (b) AND 8-19 (J)	Consent Agenda for: 1/26/23 Future Hearing Date: 3/23/23	
CC22-3337 MARK GAROFALO	SOSA,RAIMOND I & PASCUALE-SOSA,DINA M  208 NW 116 LN	4841-3113-0950	LANDSCAPE GRASS AREAS LDC 250834_ (19)  LANDSCAPE MAINTENANCE REQUIREMENTS LDC 250835  BUILDING EXTERIOR MAINTENANCE MC 8-20.2 (e)	Consent Agenda for: 1/26/23 Future Hearing Date: 3/09/23	
BCV20-0146 ANTHONY FLORES	35 OAK US 5 INC  778 RIVERSIDE DR	4841-2703- 6250	FLORIDA BUILDING CODE MC 5-0 FBC AND BCV 105.1 AND 110.3	REDUCTION OF FINE	