



**CODE ENFORCEMENT BOARD  
AGENDA  
VIRTUAL HEARING**

**MAY 25, 2021  
8:30 AM**

**CITY COMMISSION MEETING ROOM - CITY HALL  
100 N ANDREWS AVENUE  
FT. LAUDERDALE, FL 33301**

**MEETING CAN BE ACCESSED BY REGISTERING AT THE LINK BELOW:  
<https://www.fortlauderdale.gov/government/CEB>**

**CODE ENFORCEMENT BOARD**

**Code of Ordinances: Sec. 11-3.**

**PURPOSE:** Hear and decide cases in which violations are alleged of any provision of the Florida Building Code, Broward County Amendments and violations of the Code of Ordinances of the City of Fort Lauderdale when alleged together with a violation of the Florida Building Code.

**PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON RELEVANT TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.**

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will 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.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.

**Board Members:** • Mark Booth, Chair • Chris Evert, Vice Chair  
• Julie Lurie • William Marx • Justin Beachum • Terry Nolen  
• Michael Madfis • Lakhi Mohnani (alternate) • Board Attorney: Bruce Jolly

**DEPARTMENT OF SUSTAINABLE DEVELOPMENT**  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
[WWW.FORTLAUDERDALE.GOV](http://WWW.FORTLAUDERDALE.GOV)

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
CODE ENFORCEMENT BOARD AGENDA  
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NEW BUSINESS  
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CASE NO: CE21020101  
CASE ADDR: 622 SE 13 ST  
OWNER: SAYFIE, JAN T  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

NEW AWNING IN THE THIRD FLOOR.

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CASE NO: BE20080130  
CASE ADDR: 3451 SW 20 CT  
OWNER: GONZALEZ, MARIA LULU  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

CLOSING OPENING ON THE WEST SIDE OF THE HOUSE.

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CASE NO: BE21010043  
CASE ADDR: 3427 SW 12 CT  
OWNER: SNI PROPERTIES LLC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

NEW GABLE AND FASCIA BOARD INSTALLED IN THE REAR OF THE HOUSE. NEW ELECTRIC PANELS INSTALLED IN THE INTERIOR AND EXTERIOR OF THE PROPERTY.

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CASE NO: BE20110046  
CASE ADDR: 1050 SE 15 ST #402  
OWNER: CAMEL, GABRIEL J  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

PLUMBING REPAIRS ON BATHROOM, INCLUDING CONCRETE SLAB DEMOLITION AND REPAIR, UNSAFE PENETRATIONS.

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CASE NO: CE21020758  
CASE ADDR: 2667 KEY LARGO LN  
OWNER: ALMINAQUE, GUSTAVO A  
RICO, ANALAY  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY  
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER  
BUT NOT LIMITED TO:

EXISTING CARPORT HAS BEEN ENCLOSED.

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RETURN HEARING  
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CASE NO: BE-20010018  
CASE ADDR: 5975 N FEDERAL HWY  
OWNER: CJB REAL ESTATE MANAGEMENT LP  
INSPECTOR: ALEJANDRO DEL RIO

VIOLATIONS: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

MODIFICATION OF PIZZA OVEN HOOD.

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CASE NO: BE20100009  
CASE ADDR: 605 SE 9 AVE  
OWNER: EGIS LLC  
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: FBC(2017) 105.1 N/A  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
POOL DECK MODIFICATION.

VIOLATIONS: 9-1(D)  
ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS AN OUTDOOR SWIMMING POOL AT THIS PROPERTY WITHOUT THE REQUIRED BARRIER AS PER FBC SECTION 454.2.17.1 OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH SECTIONS 454.2.17.1.1 THROUGH 454.2.17.1.14

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CASE NO: CE17100827  
CASE ADDR: 1243 NE 11 AVE  
OWNER: STEINBERGER, MARK  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2014) 105.1  
THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

ALTERATIONS MADE SUCH AS AWNING STRUCTURE, INTERIOR ALTERATIONS, OUTSIDE PATIO BAR WITH ELECTRICAL, PLUMBING AND MECHANICAL WORK PERFORMED WITHOUT THE REQUIRED PERMITS AND OR INSPECTIONS.

VIOLATIONS: FBC(2014) 107.1.1  
BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

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CASE NO: BE20050004  
CASE ADDR: 367 W DAYTON CIR  
OWNER: PIERRE, MIBERLINE V  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

THE CARPORT HAS BEEN CONVERTED INTO A GARAGE THE WINDOW OPENINGS HAVE BEEN ALTERED/CLOSED IN WITH WINDOWS AND DOORS REPLACED AN ADDITION BUILT ON THE REAR OF THE PROPERTY INTERIOR ALTERATIONS/ REMODELING.

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CASE NO: CE20050087  
CASE ADDR: 2732 NE 15 ST  
OWNER: LAHOMA KEY LLC  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

EXTENSIVE INTERIOR DEMO AND RENOVATIONS IN PROGRESS THAT INCLUDE BUT ARE NOT LIMITED TO: FRAMING, DRYWALL, ELECTRICAL, PLUMBING AND MECHANICAL WITHOUT THE REQUIRED PERMITS AND/ OR INSPECTIONS

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CASE NO: BE20080191  
CASE ADDR: 4800 BAYVIEW DR  
OWNER: CORAL TOWERS CONDO ASSN INC  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2017) 116.1.1  
BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, BECOME UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE.

FIRE WATER LINE DAMAGED AND FOUNDATION UNDERMINED.

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CASE NO: CE19041196  
CASE ADDR: 1060 NW 23 WAY  
OWNER: HUMPHREY, HANNAH  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. DAMAGED STRUCTURE REPAIRED WITHOUT A PERMIT.

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CASE NO: BE-19120043  
CASE ADDR: 1108 ARIZONA AVE  
OWNER: LOUIS JEUNE, KENSON  
JOSEPH, ALTENIE  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: 105.1  
THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:  
  
PLUMBING WORK WITHOUT PERMIT.

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CASE NO: CE20070880  
CASE ADDR: 2179 NE 59 CT  
OWNER: PIRES, CLAUDIA  
PIRES, RICARDO DE FRANCA  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY  
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER  
BUT NOT LIMITED TO:  
  
NEW FENCE.

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HEARING TO IMPOSE  
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CASE NO: CE19050138  
CASE ADDR: 909 NW 16 TER  
OWNER: PBN INVESTMENTS LLC  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2017) 105.1  
1. WINDOWS AND DOORS INSTALLED.

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CASE NO: CE18051535  
CASE ADDR: 1327 SW 1 AVE  
OWNER: C & C 123 LLC  
INSPECTOR: JORGE MARTINEZ

VIOLATION: FBC(2017) 105.1  
THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INTERIOR ALTERATIONS.
2. SURVEILLANCE/SECURITY CAMERA. (CMP BY PERMIT)

VIOLATION: FBC(2017) 110.2  
BEFORE ISSUING A PERMIT, THE BUILDING OFFICIAL IS AUTHORIZED TO EXAMINE OR CAUSE TO BE EXAMINED BUILDINGS, STRUCTURES AND SITES FOR WHICH AN APPLICATION HAS BEEN FILED.

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CASE NO: CE19041534  
CASE ADDR: 1109 NE 16 TER  
OWNER: CRICKETT, JOHN J  
INSPECTOR: JORGE MARTINEZ

VIOLATION: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ILLEGAL CONVERSION OF A FOUR UNIT EFFICIENCY INTO A FIVE UNIT WITHOUT A PERMIT.
2. METER ROOM AND UTILITY ROOM MISSING DRYWALL ON FIRE SEPARATION WALL.
3. STRUCTURE ROOF BUILT OVER WASHING MACHINE AREA.
4. PLUMBING, ELECTRICAL AND DRAINAGE LINE FOR WASHING MACHINE.
5. REPLACED FRONT PORCH ROOF SUPPORT WITH 4X4 COLUMN SUPPORTS.

VIOLATION: FBC(2017) 111.1.1  
THE USE AND THE OCCUPANCY OF THIS PARCEL AND BUILDING HAVE BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A FOUR UNIT EFFICIENCY WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

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CASE NO: BE-20010101  
CASE ADDR: 2500 E COMMERCIAL BLVD B  
OWNER: ALTO PROPERTY MANAGEMENT LLC  
% F&A OF FORT LAUDERDALE LLC  
INSPECTOR: BOBBY MASULA

VIOLATION: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

BUILD OUT WITH ELECTRICAL AND PLUMBING

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CASE NO: CE18110067  
CASE ADDR: 672 W EVANSTON CIR  
OWNER: COSME, ALEXI A  
SOTO, JULIA  
INSPECTOR: BOBBY MASULA

VIOLATION: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. BATHROOMS AND KITCHEN REMODELED.
2. HOTWATER HEATER INSTALLED.
3. A/C UNIT INSTALLED.
4. FRONT DOOR, REAR EXTERIOR DOORS AND GARAGE DOOR INSTALLED.
5. WOOD COLUMNS AT GARAGE DOOR ENTRANCE.
6. ELECTRICAL OUTLETS IN KITCHEN, BATHROOMS, BEDROOMS AND UTILITY ROOM.

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CASE NO: CE19020717  
CASE ADDR: 3010 SW 17 ST  
OWNER: RODRIGUEZ, FRANCISCO JOSE  
INSPECTOR: BOBBY MASULA

VIOLATION: FBC(2017) 105.1  
THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO ALTERATIONS MADE SUCH AS:

1. THE WINDOWS HAVE BEEN REPLACED AND THE FRONT WINDOW OPENING HAS BEEN ALTERED IN SIZE.
  2. THE EXTERIOR ELECTRICAL SERVICE HAS BEEN REMOVED AND REPLACED.
  3. THE KITCHEN AND BATHROOM HAVE BEEN REMODELED.
- THIS WORK HAS BEEN PERFORMED WITHOUT THE REQUIRED PERMITS AND OR INSPECTIONS.

VIOLATION: FBC(2017) 110.2  
THIS PROPERTY WILL REQUIRE A FOLLOW UP SITE VISIT AND COMPLETE INSPECTION OF THE PROPERTY TO DETERMINE EXACTLY WHAT WORK HAS OR HAS NOT BEEN PERFORMED.



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CASE NO: CE19032219  
CASE ADDR: 751 NW 57 ST, # 3  
OWNER: 751 NW 57TH ST LLC  
INSPECTOR: BOBBY MASULA

VIOLATION: FBC(2017) 105.1  
THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO  
ALTERATIONS MADE SUCH AS:

1. CONVERTING A WAREHOUSE SPACE INTO A BAKERY. THIS WORK WILL REQUIRE A CHANGE OF USE.
2. THERE IS ELECTRICAL, MECHANICAL AND PLUMBING WORK THAT HAS BEEN PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

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CASE NO: CE19051876  
CASE ADDR: 2607 FLAMINGO LN  
OWNER: PEREZ, JOSE  
INSPECTOR: BOBBY MASULA

VIOLATION: FBC(2017) 105.1  
THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO  
ALTERATIONS MADE SUCH AS:

1. FULL KITCHEN REMODEL.
  2. FULL BATHROOM REMODEL.
  3. REBUILD OF THE DOCK.
- THIS WORK HAS BEEN PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

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CASE NO: CE19061832  
CASE ADDR: 1609 SE 2 CT  
OWNER: LESLEE WILLIAMS WALKER REV TR  
WALKER, LESLEE WILLIAMS TRSTEE  
INSPECTOR: BOBBY MASULA

VIOLATION: FBC(2017) 105.1  
THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO  
ALTERATIONS MADE SUCH AS:

1. INTERIOR RENOVATIONS INCLUDING ELECTRICAL AND PLUMBING PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

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CASE NO: CE19070588  
CASE ADDR: 819 N FEDERAL HWY  
OWNER: ACS 817 LLC  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2017) 105.1  
THIS PROPERTY/COMMERCIAL SPACE HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT  
LIMITED TO ALTERATIONS MADE SUCH AS:

CONTINUE

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1. COMPLETE INTERIOR REMODEL.
2. ELECTRICAL.
3. PLUMBING.
4. MECHANICAL.
5. A POSSIBLE CHANGE OF USE WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

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CASE NO: CE16071180  
CASE ADDR: 512 NW 15 TER  
OWNER: SABRA 52 LLC  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC (2014) 105.3.1.4.4  
COMPLIED

VIOLATIONS: FBC (2014) 105.3.1.4.5  
COMPLIED

VIOLATIONS: FBC (2014) 105.3.1.5  
COMPLIED

VIOLATIONS: FBC (2014) 110.6 N/A  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

VIOLATIONS: FBC (2014) 111.1.1  
THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF SINGLE FAMILY TO DUPLEX WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

VIOLATIONS: FBC (2014) 105.1  
COMPLIED

VIOLATIONS: FBC (2014) 105.3.1.4.11  
COMPLIED

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