

**PROBABLE CAUSE PANEL MEETING  
FEBRUARY 3, 2022  
PANEL MEMBERS: HALL, RODRIGUEZ, WIRTZ & RIVERS**

***NOTE: To obtain additional information on the cases listed below, the web address is [www.MyFloridaLicense.com](http://www.MyFloridaLicense.com) then click on "For Consumers." If you want to obtain a copy of the final order/action from the main web address you can click on Request Public Records and send an e-mail request to the Agency Clerk's Office.***

**I. Unlicensed Cases**

**Rafael Blanco  
RDG Design & Builders  
Case No.: 2021-053938  
2021-053941**

Probable cause was found that Rafael Blanco and RDG Design & Builders of Tampa, FL, are not licensed to practice architecture in Florida; however Mr. Blanco is a licensed Professional Engineer and is offering architectural services on his web site. A Notice and Order to Cease and Desist from offering architectural services was issued along with the requirement that Mr. Blanco sign an affidavit stating he has changed his web site, and will not offer such services in the future. If Mr. Blanco fails to return the affidavit, an Administrative Complaint seeking fines will be filed.

**Jose Colon-Freyre  
MVI Living  
Case No.: 2021-052654  
2021-052656**

Probable cause was found that Jose Colon-Freyre and MVI Living of Wesley Chapel, FL, are not licensed to practice architecture in Florida and are offering commercial design services on their web site and business card. A Notice and Order to Cease and Desist from offering architectural services was issued along with the requirement that Mr. Colon-Freyre sign an affidavit stating he has changed his web site and business card, and will not offer such services in the future. If Mr. Colon-Freyre fails to return the affidavit, an Administrative Complaint seeking fines will be filed.

**De'Andre Francis  
Case No. 2021-032673**

Probable cause was found that De'Andre Francis of Miami, FL, is not licensed to practice architecture in Florida and is offering architectural services in a residential contract. An Administrative Complaint seeking fines will be filed.

**Nylma Card Laureano**  
**Case No. 2021-038701**

Probable cause was found that Nylma Card Laureano of St. Petersburg, FL, is not licensed to practice architecture in Florida and is offering architectural services in contract for a residential project. An Administrative Complaint seeking fines will be filed.

**Esteban Rubiano**  
**Case No.: 2021-038890**

Probable cause was found that Esteban Rubiano of Miami, FL, is not licensed to practice architecture in Florida and is using the title Intern Architect. A Notice and Order to Cease and Desist from offering architectural services was issued along with the requirement that Mr. Rubiano sign an affidavit stating he has changed his title, and will not offer such services in the future. If Mr. Rubiano fails to return the affidavit, an Administrative Complaint seeking fines will be filed.

**Dereck Winning**  
**Case No. 2021-038834**

Probable cause was found that Dereck Winning of Palm Beach Gardens, FL, is not licensed to practice architecture in Florida and contracted to provide architectural drawings for a commercial project and using an architectural seal on his drawings. An Administrative Complaint seeking fines will be filed.

**II. Licensed Cases**

**Ernesto Buch**  
**Case No. 2021-047957**

Probable cause was found that Ernesto Buch of New Haven, CT, a Florida licensed architect, failed to provide proof of the required continuing education requirements and pay fine and costs totaling \$1,135.00 required by Final Order entered on March 4, 2021. An Administrative Complaint seeking discipline will be filed.

**Victor Liberatore**  
**Case No. 2021-048086**

Probable cause was found that Victor Liberatore of Stevenson, MD, a Florida licensed architect, failed to provide proof of the required continuing education requirements required by Final Order entered on August 20, 2015. An Administrative Complaint seeking discipline will be filed.

**Bruce Lipper**  
**Case No. 2021-048867**

Probable cause was found that Bruce Lipper of Dunedin, FL, a Florida licensed architect, was negligent while performing a roof inspection. An Administrative Complaint seeking discipline will be filed.