

Transmittal Date: July 9<sup>th</sup>, 2026

**Chairperson**

JC Shawn Crow

**Vice-Chairperson**

Donata Williams Beasley, PE.

**Members**

Juan J. Alayo, R.A.

William Derrer

Juan Dalla Rizza, P.E.

Chief Virgil Fernandez

Al Fernandez-Fraga, P.E.

Michael Gomez

Richard Horton

Tirso P. Martinez, R.A.

Omarr C. Nickerson, Ph.D

Gregory Pierce

Brian Rappaport

Alejandro "Alex" Rodrigue

Robert Yaffe

**Assistant County Attorney**

Veronica Sanchez

Christopher J. Wahl

**Staff**

Jaime Gascon

Kathy Charles

Latisha Byrd

Alba Urbina

Juan Pablo "JP" Mora

Ivette Notario

Priscilla Rodriguez

**PROBABLE CAUSE & FORMAL HEARING PANEL**

**Board of Rules and Appeals (BORA)**

**Meeting of: July 16th, 2026**

**111 NW 1<sup>st</sup> Street, 18<sup>th</sup> Floor, Conference Room 18-3, Miami FL 33128**

**\*1:30 P.M.**

**\* Probable Cause and Formal Hearing Meeting will commence only following the adjournment of**

**1:00 P.M. BORA (Regular) Meeting**

**Note:** *This meeting is also available to be accessed by the public virtually.*

*See Attached Public Meeting Notice - Virtual Access Details*

**Minutes: June 18th, 2026**

**TIME:**

1:30 p.m.

**Probable Cause Hearing:**

1. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

**Company/Qualifying Agent:**

American Impact Windows & Doors LLC

Emil J. Rosado, QA

Unincorporated Miami Dade

RE: Failure To Obtain Required Inspections

SL #SCC131150290

1:30 p.m.

2. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

D A C Air Conditioning Corp.

Mario L. Diaz, QA

Unincorporated Miami Dade

RE: Failure To Obtain Required Inspections

SL #CMC1249985

1:30 p.m.

3. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

D'Shin Plumbing LLC

Donnell Shinhoster, QA

Unincorporated Miami Dade

RE: Failure To Obtain Required Inspections

SL #CFC1429053

1:30 p.m.

4. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

Douglas Orr Plumbing, Inc.

Kevin Berounsky, QA

Unincorporated Miami Dade

RE: Failure To Obtain Required Inspections

SL #CFC1431165

1:30 p.m.

5. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

Douglas Orr Plumbing, Inc.

Wayne M. Orr, QA

Unincorporated Miami Dade

RE: Failure To Obtain Required Inspections

SL #CFC052664

1:30 p.m.

6. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

Emergency AC, Inc.

Frank Salvatore Massaro, QA

Unincorporated Miami Dade

RE: Failure To Obtain Required Inspections

SL #CAC1823589

**cont'd**

**Board of Rules and Appeals**

**July 16th, 2026**

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**TIME:**

1:30 p.m.

**Probable Cause Hearing:**

7. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

**Company/Qualifying Agent:**

F & F Engineering Contractor, Inc.

Fausto E. Guerrero, Sr., QA

Unincorporated Miami Dade

RE: Failure To Obtain Required Inspections

SL #CGC058750

1:30 p.m.

8. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

Florida Eco Electric LLC

Juan Ramon Cosme Vega, QA

Unincorporated Miami Dade

RE: Failure To Obtain Required Inspections

SL #EC13011090

1:30 p.m.

9. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

Gables Pool & Spa, Inc.

Enrique Sanchez, QA

Unincorporated Miami Dade

RE: Failure To Obtain Required Inspections

SL #CGC1509723

1:30 p.m.

10. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

Gables Pool & Spa, Inc.

Enrique Sanchez, QA

Unincorporated Miami Dade

RE: Failure To Obtain Required Inspections

SL #CPC057184

1:30 p.m.

11. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

Golden Enterprises LLC

Vincent L. Graham, QA

Unincorporated Miami Dade

RE: Failure To Obtain Required Inspections

SL #CBC1264901

1:30 p.m.

12. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

Images & Concepts Development, Inc.

Juan Luis Villar, QA

Unincorporated Miami Dade

RE: Failure To Obtain Required Inspections

SL #CGC049637

1:30 p.m.

13. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

Images & Concepts Development, Inc.

Juan Luis Villar, QA

Unincorporated Miami Dade

RE: Failure To Obtain Required Inspections

SL #CCC1328557

1:30 p.m.

14. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

K & L Electrical Services Corp.

Jorge Michael Cruz, QA

Unincorporated Miami Dade

RE: Failure To Obtain Required Inspections

SL #EC13009647

1:30 p.m.

15. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

Master Rebuilder of Florida, Inc.

Jose Perez, QA

Unincorporated Miami Dade

RE: Failure To Obtain Required Inspections

SL #CCC1334870

**cont'd**

**Board of Rules and Appeals**

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**TIME:**

1:30 p.m.

**Probable Cause Hearing:**

16. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

**Company/Qualifying Agent:**

Master Rebuilder of Florida, Inc.  
AKA All Dade Improvement Services, Inc.  
Jose Perez, QA  
Unincorporated Miami Dade  
RE: Failure To Obtain Required Inspections  
SL #000018928

1:30 p.m.

17. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

Metplanet Electrical Contractor Inc.  
Jean Leslie Telfort, QA  
Unincorporated Miami Dade  
RE: Failure To Obtain Required Inspections  
SL #EC13007397

1:30 p.m.

18. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

Premier Construction Contractors LLC  
Edward A. Koster, QA  
Unincorporated Miami Dade  
RE: Failure To Obtain Required Inspections  
SL #CGC1517513

**TIME:**

1:30 p.m.

**Formal Hearing:**

1. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

**Company/Qualifying Agent:**

Autana Enterprises Inc.  
AKA Anchor Aluminum Windows  
Sergio L. Baez, QA  
Unincorporated Miami Dade  
RE: Failure To Obtain Required Inspections  
SL #CBC1256969

1:30 p.m.

2. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

Cool Bear Services LLC  
Jake Mazhar, QA  
Unincorporated Miami Dade  
RE: Failure To Obtain Required Inspections  
SL #CAC817906

1:30 p.m.

3. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

Cool Team Services Inc.  
Pui Fat Ho, QA  
Unincorporated Miami Dade  
RE: Failure To Obtain Required Inspections  
SL #CMC042523

1:30 p.m.

4. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

CPT Construction Services Inc  
Sigurdis L Persaud, QA  
Unincorporated Miami Dade  
RE: Failure To Obtain Required Inspections  
SL #CCC1332643

1:30 p.m.

5. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

Direct Heating & Cooling LLC  
Paul Ray May Jr., QA  
Unincorporated Miami Dade  
RE: Failure To Obtain Required Inspections  
SL #CAC1814492

**cont'd**

**Board of Rules and Appeals**

**July 16th, 2026**

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**TIME:**

1:30 p.m.

**Formal Hearing:**

6. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

**Company/Qualifying Agent:**

Expert Inc.

William A. Heissenberg, QA

Unincorporated Miami Dade

RE: Failure To Obtain Required Inspections

**SL #EC13003007**

1:30 p.m.

7. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

Green Solutions Solar & Renovations

Elasaf Gilbert, QA

Unincorporated Miami Dade

RE: Failure To Obtain Required Inspections

**SL #CGC1525795**

1:30 p.m.

8. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

Infinity Construction Services Inc.

Antonio Luvara, QA

Unincorporated Miami Dade

RE: Failure To Obtain Required Inspections

**SL #CAC1816795**

1:30 p.m.

9. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

J & K Project Management Consultants LLC

AKA Act Construction

Joe M. Murray, QA

Unincorporated Miami Dade

RE: Failure To Obtain Required Inspections

**SL #CBC1259542**

1:30 p.m.

10. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

Leaf Home Enhancements LLC

AKA Strom Tight Windows

Scott T Sarel, QA

Unincorporated Miami Dade

RE: Failure To Obtain Required Inspections

**SL #CBC1265245**

1:30 p.m.

11. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

R.J.S. Consultants, Inc. AKA Prestige Windows & Doors

Sergio L. Baez, QA

Unincorporated Miami Dade

RE: Failure To Obtain Required Inspections

**SL #CBC1251687**

1:30 p.m.

12. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

T & E Roofing Inc.

Thaelis Rodriguez, QA

Unincorporated Miami Dade

RE: Failure To Obtain Required Inspections

**SL #CCC1332944**

1:30 p.m.

13. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

TK Airport Solutions, Inc.

William C. Ratliff, QA

Unincorporated Miami Dade

RE: Failure To Obtain Required Inspections

**SL #CBC1263827**

**cont'd**

**Board of Rules and Appeals**

**July 16th, 2026**

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**TIME:**

1:30 p.m.

**Formal Hearing:**

14. **Notario, Ivette**

Department of Regulatory  
and Economic Resources

**Company/Qualifying Agent:**

United States Association of CDC, Inc.  
George W. Howard, QA  
Unincorporated Miami Dade  
RE: Failure To Obtain Required Inspections  
SL #CGC1519528

**Probable Cause and Formal Hearing Meeting will commence only following the adjournment of 1:00 P.M. BORA (Regular) Meeting.**

**Probable Cause and Formal Hearing Members:**

|                               |                         |                 |                      |
|-------------------------------|-------------------------|-----------------|----------------------|
| Donata Williams Beasley, P.E. | JC Shawn Crow           | William Derrer  | Michael Gomez        |
| Alfonso Fernandez-Fraga, P.E. | Richard Horton          | Brian Rappaport | Tirso Martinez, R.A. |
| Alejandro "Alex" Rodriguez    | Omarr C. Nickerson, PhD |                 |                      |

Pursuant to F.S. 286.0105, any person who decides to appeal any decision made by the Board of Rules and Appeals with respect to any matter considered at its meeting or hearing will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Notice is also given pursuant to Dade County Ordinance 91-22 that any person appearing before the Board of Rules and Appeals as a lobbyist must register with the Clerk of the Board of County Commissioners and pay the required fee.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. If you need a sign language interpreter or materials in an alternate format for this meeting, please contact *Alain Donderiz* five days in advance of the meeting/event at 786-442-4778, or send an email to [Alain.Donderiz@miamidade.gov](mailto:Alain.Donderiz@miamidade.gov), to initiate your request. Persons who are deaf or hard of hearing may also call 711 (Florida Relay Service).

"Multiple members of individual community councils may be present".

**Note:** Time listed is an approximation of the time issue is expected to be heard. Ultimate scheduling within the hearing is at the sole discretion of the Board. If you wish to be heard, you must be ready to appear at any time during the scheduled meeting.