



Delivering Excellence Every Day

Department of Regulatory and Economic Resources

Board Administration Section

111 NW 1st Street • 12th Floor • Suite 1251

Miami, Florida 33128

Tele 786-315-2573 Fax 786-315-2570

<https://www.miamidade.gov/global/economy/board-and-code>

Transmittal Date: September 10th, 2026

PROBABLE CAUSE & FORMAL HEARING PANEL

Board of Rules and Appeals (BORA)

Meeting of: September 17th, 2026

111 NW 1st Street, 18th 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: July 16th, 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" Rodriguez

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

TIME:

1:30 p.m.

Probable Cause Hearing:

1. **Notario, Ivette**

Department of Regulatory
and Economic Resources

Company/Qualifying Agent:

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.

2. **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.

3. **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.

4. **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.

5. **Notario, Ivette**

Department of Regulatory
and Economic Resources

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.

6. **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

cont'd

Board of Rules and Appeals

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TIME:

1:30 p.m.

Probable Cause Hearing:

7. **Notario, Ivette**

Department of Regulatory
and Economic Resources

Company/Qualifying Agent:

Gables Pool & Spa, Inc.

Enrique Sanchez, QA

Unincorporated Miami Dade

RE: Failure To Obtain Required Inspections

SL #CGC1509723

1:30 p.m.

8. **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.

9. **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.

10. **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.

11. **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.

12. **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.

13. **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:

American Impact Windows & Doors LLC

Emil J. Rosado, QA

Unincorporated Miami Dade

RE: Failure To Obtain Required Inspections

SL #SCC131150290

cont'd

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TIME:

1:30 p.m.

Probable Cause Hearing:

2. **Notario, Ivette**

Department of Regulatory
and Economic Resources

Company/Qualifying Agent:

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

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

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

1:30 p.m.

5. **Notario, Ivette**

Department of Regulatory
and Economic Resources

Emergency AC, LLC
Frank S. Massaro, QA
Unincorporated Miami Dade
RE: Failure To Obtain Required Inspections
SL #CAC1823589

1:30 p.m.

6. **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.

7. **Notario, Ivette**

Department of Regulatory
and Economic Resources

Infinity Construction Services LLC.
Antonio Luvara, QA
Unincorporated Miami Dade
RE: Failure To Obtain Required Inspections
SL #CAC1816795

1:30 p.m.

8. **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.

9. **Notario, Ivette**

Department of Regulatory
and Economic Resources

Leaf Home Enhancements LLC
AKA Srom Tight Windows
Scott T Sarel, QA
Unincorporated Miami Dade
RE: Failure To Obtain Required Inspections
SL #CBC1265245

cont'd

Board of Rules and Appeals

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TIME:

1:30 p.m.

Formal Hearing:

10. **Notario, Ivette**

Department of Regulatory
and Economic Resources

Company/Qualifying Agent:

Master Rebuilder of Florida, Inc.

Jose Perez, QA

Unincorporated Miami Dade

RE: Failure To Obtain Required Inspections

SL #CCC1334870

1:30 p.m.

11. **Notario, Ivette**

Department of Regulatory
and Economic Resources

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.

12. **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

1:30 p.m.

13. **Notario, Ivette**

Department of Regulatory
and Economic Resources

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, 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.