

**PROBABLE CAUSE PANEL MEETING
OCTOBER 16, 2025
PANEL MEMBERS: HALL, RODRIGUEZ, WIRTZ & RIVERS**

NOTE: To obtain additional information on the cases listed below, the web address is 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

**Darisley Arcia
Nova Homes of Southwest Florida
Case No.: 2025-059882
2025-059889**

Probable cause was not found that Darisley Arcia and Nova Homes of Southwest Florida are using the title architect without a license. A Closing Order was issued.

**Quincy Brown
Case No.: 2025-061949**

Probable cause was found that Quincy Brown is not licensed to practice architecture in Florida and is offering architectural services in an email solicitation. A Notice and Order to Cease and Desist from offering architectural services in the State of Florida was issued along with the requirement that Mr. Brown sign an affidavit stating he will not offer or provide architectural services in the State of Florida. If Mr. Brown fails to return the affidavit, an Administrative Complaint seeking fines will be filed.

**Luis Canelas
Case No.: 2024-038017**

Probable cause was found that Luis Canelas of West Palm Beach, FL, is not licensed to practice architecture in Florida and contracted to provide signed and sealed architectural drawings. A Notice and Order to Cease and Desist from offering architectural services was issued along with the requirement that Mr. Canelas sign an affidavit stating he will not offer or provide architectural services in the State of Florida. If Mr. Canelas fails to return the affidavit, an Administrative Complaint seeking fines will be filed.

**Clavel Arquitectos
Case No.: 2025-052582**

Probable cause was found that Clavel Arquitectos is a Spanish architectural firm which is not licensed to practice architecture in Florida. The company is offering architectural services from a Florida address on its web site. A Notice and Order to Cease and Desist from offering architectural services was issued along with the requirement that they sign an affidavit stating they will not offer or provide architectural services in the State of Florida. If they fail to return the affidavit, an Administrative Complaint seeking fines will be filed.

Derek Cronin
Cronin Engineering
Case No.: 2025-034140
2025-034145

Probable cause was not found that Derek Cronin and Cronin Engineering signed and sealed a set of residential plans. A Closing Order was issued.

Archer Davis
Case No.: 2025-053678

Probable cause was found that Archer Davis is not licensed to practice architecture in Florida and is offering architectural services in an email solicitation. A Notice and Order to Cease and Desist from offering architectural services in the State of Florida was issued along with the requirement that Mr. Davis sign an affidavit stating he will not offer or provide architectural services in the State of Florida. If Mr. Davis fails to return the affidavit, an Administrative Complaint seeking fines will be filed.

Ulises De Llano Granados
ULI Architects
Case No.: 2025-042665
2025-042668

Probable cause was found that Ulises De Llano Granados and ULI Architects of Mexico, are not licensed to practice architecture in Florida and are offering architectural services on their website. A Notice and Order to Cease and Desist from offering architectural services in the State of Florida was issued along with the requirement that Mr. De Llano Granados sign an affidavit stating he will not offer or provide architectural services in the State of Florida. If Mr. De Llano Granados fails to return the affidavit, an Administrative Complaint seeking fines will be filed.

Jimmy Dean
Naples Custom Design
Case No.: 2025-052956
2025-052957

Probable cause was found that Jimmy Dean and Naples Custom Design of Naples, FL, are not licensed to practice architecture in Florida and contracted to provide signed and sealed drawings. An Administrative Complaint seeking fines will be filed.

Marc Devisse
Tri Town Construction
Case No.: 2025-034128
2025-034120

Probable cause was not found that Marc Devisse and Tri Town Construction are offering architectural services. A Closing Order was issued.

Michelle Dinardi-Rice
Case No.: 2025-015275

Probable cause was not found that Michelle Dinardi-Rice is using the title architect without a license. A Closing Order was issued.

Stephen Gaydosh
Case No.: 2025-058014

Probable cause was found that Stephen Gaydosh of Vero Beach, FL, is not licensed to practice architecture in Florida however he is a former Professional Engineer whose license has been revoked. Mr. Gaydosh is contracting to provide signed and sealed drawings and is using the license of an architect without his knowledge. An Administrative Complaint seeking fines will be filed.

Miguel Angel Gonzalez
Inmobiliare, LLC
Stanczyk-Gonzalez
Case No.: 2025-044751
2025-044758
2025-044763

Probable cause was found that Miguel Angel Gonzalez, Inmobiliare, LLC and Stanczyk-Gonzalez of Miami, FL, are not licensed to practice architecture in Florida and entered into a contract to provide architectural services. Further, Mr. Gonzalez is using the title architect. An Administrative Complaint seeking fines will be filed.

Miguel Guillen
Case No.: 2024-065706

Probable cause was not found that Miguel Guillen entered a verbal contract to provide architectural services. A Closing Order was issued.

Doug Hendricks
Gulfside Carpentry, LLC
Case No.: 2025-055135
2025-055139

Probable cause was found that Doug Hendricks and Gulfside Carpentry, LLC of Palm Harbor, FL, are not licensed to practice architecture in Florida and are contracting to provide signed and sealed drawings and is offering architectural services in his contract. An Administrative Complaint seeking fines will be filed.

Daniyal Hussain
Grace Architecture & Estimating, LLC
Case No.: 2025-048758
2025-048745

Probable cause was found that Daniyal Hussain and Grace Architecture & Estimating, LLC of Severn, MD, are not licensed to practice architecture in Florida and is sealing residential plans that contain the signature and seal of a Florida licensed architect who has no knowledge of the project. An Administrative Complaint seeking fines will be filed.

Kelsie Jablonski
Kelmic Design Group, LLC
Case No.: 2025-052308
2025-052313

Probable cause was found that Kelsie Jablonski and Kelmic Design Group, LLC of Lakeland, FL, are not licensed to practice architecture in Florida and are offering architectural services. Further, Mr. Jablonski is using the title architect. A Notice and Order to Cease and Desist from offering architectural services was issued along with the requirement that Mr. Jablonski sign an affidavit stating he will not offer or provide architectural services in the State of Florida. If Mr. Jablonski fails to return the affidavit, an Administrative Complaint seeking fines will be filed.

Victor Lee Mabire
House Plans Unlimited
Case No.: 2025-015441
2025-015440

Probable cause was found that Victor Lee Mabire and House Plans Unlimited of Pensacola, FL, are not licensed to practice architecture in Florida and are offering architectural services in an advertisement and using some type of seal on residential plans. An Administrative Complaint seeking fines will be filed.

David Martin
Case No.: 2025-048771

Probable cause was found that David Martin of Severn, MD, is not licensed to practice architecture in Florida and is offering architectural services in an email. A Notice and Order to Cease and Desist from offering architectural services in the State of Florida was issued along with the requirement that Mr. Martin sign an affidavit stating he will not offer or provide architectural services in the State of Florida. If Mr. Martin fails to return the affidavit, an Administrative Complaint seeking fines will be filed.

Abraham Mathew
Case No.: 2024-065510

Probable cause was not found that Abraham Mathew had signed and sealed drawings for an addition to his residence from a company based in Isarel which contained the seal of an architect that had no knowledge of the project and did not seal the drawings. A Closing Order was issued.

Javier Mayol, Sr.
JM Drafting Services
Case No.: 2025-052106
2025-052111

Probable cause was found that Javier Mayol, Sr. and JM Drafting Services of Thonotosassa, FL, are not licensed to practice architecture in Florida and are offering architectural services on a yard sign. A Notice and Order to Cease and Desist from offering architectural services in the State of Florida was issued along with the requirement that Mr. Mayol sign an affidavit stating he will not offer or provide architectural services in the State of Florida. If Mr. Mayol fails to return the affidavit, an Administrative Complaint seeking fines will be filed.

John Miller
Focus Estimating
Case No.: 2025-053851
2025-053856

Probable cause was found that John Miller and Focus Estimating of Columbus, OH, are not licensed to practice architecture in Florida and are offering architectural services in an email solicitation. A Notice and Order to Cease and Desist from offering architectural services in the State of Florida was issued along with the requirement that Mr. Miller sign an affidavit stating he will not offer or provide architectural services in the State of Florida. If Mr. Miller fails to return the affidavit, an Administrative Complaint seeking fines will be filed.

Christine Newton
Case No.: 2025-052915

Probable cause was not found that Christine Newton is using the title architect on her LinkedIn page. A Closing Order was issued.

Jael Ospina
GB Drafting Design
Case No.: 2025-060214
2025-060218

Probable cause was found that Jael Ospina and GB Drafting Design of Naples, FL, are not licensed to practice architecture in Florida and are contracting to provide signed and sealed drawings. The drawings are signed and sealed by an architect who is in an assisted living facility. An Administrative Complaint seeking fines will be filed.

Ian Ravago
Case No.: 2025-052122

Probable cause was found that Ian Ravago of Pikesville, MD, is not licensed to practice architecture in Florida and contracted to provide architectural services. An Administrative Complaint seeking fines will be filed.

Muhammad Sheraz
Drafinity, LLC
Case No.: 2025-061988
2025-053674

Probable cause was found that Muhammad Sheraz and Drafinity, LLC of Albuquerque, NM, are not licensed to practice architecture in Florida and are offering architectural services in an email solicitation. A Notice and Order to Cease and Desist from offering architectural services was issued along with the requirement that Mr. Sheraz sign an affidavit stating he will not offer or provide architectural services in the State of Florida. If Mr. Sheraz fails to return the affidavit, an Administrative Complaint seeking fines will be filed.

Swati Srivastava
The BIM Engineers
Case No.: 2025-053654
2025-053646

Probable cause was found that Swati Srivastava and The BIM Engineers of Dallas, TX, are not licensed to practice architecture in Florida and are offering architectural services in an email solicitation. A Notice and Order to Cease and Desist from offering architectural services in the State of Florida was issued along with the requirement that Mr. Srivastava sign an affidavit stating he will not offer or provide architectural services in the State of Florida. If Mr. Srivastava fails to return the affidavit, an Administrative Complaint seeking fines will be filed.

Paul Stonn
Victory Homes
Case No.: 2025-058755
2025-058765

Probable cause was found that Paul Stonn and Victory Homes of San Francisco, CA, are not licensed to practice architecture in Florida and contracting to provide signed and sealed drawings and is using the license number of another without his consent. An Administrative Complaint seeking fines will be filed.

Juan Manuel Vasquez Dickson
Vaquez Civil LLC
Case No.: 2025-052344
2025-052349

Probable cause was not found that Juan Manuel Vasquez Dickson and Vaquez Civil LLC are offering architectural services on their web site. A Closing Order was issued.

Yeg Infill – Sherizad Interiors
Case No.: 2025-042699

Probable cause was found that Yeg Infill - Sherizad Interiors of Edmonton, Canada, is not licensed to practice architecture in Florida and is offering architectural services on their website. A Notice and Order to Cease and Desist from offering architectural services was issued along with the requirement that Ms. Hammoud sign an affidavit stating they will not offer or provide architectural services in the State of Florida. If Ms. Hammoud fails to return the affidavit, an Administrative Complaint seeking fines will be filed.

Marilyn Zak
Williams Estimating
Case No.: 2025-053811
2025-053822

Probable cause was found that Marilyn Zak and Williams Estimating are not licensed to practice architecture in Florida and are offering architectural services in an email solicitation. A Notice and Order to Cease and Desist from offering architectural services in the State of Florida was issued along with the requirement that Ms. Zak sign an affidavit stating she will not offer or provide architectural services in the State of Florida. If Ms. Zak fails to return the affidavit, an Administrative Complaint seeking fines will be filed.

II. Licensed Cases

Ramon Collado
Case No. 2025-059750

Probable cause was found that Ramon Collado of South Miami, FL, a Florida licensed architect, failed to comply with the terms of two Final Orders. Further, Mr. Collado is practicing architecture while his license is suspended. An Administrative Complaint seeking discipline will be filed.

Richard Donoghue
Case No. 2025-055144

Probable cause was found that Richard Donoghue of Dunedin, FL, a Florida licensed architect, is aiding and abetting an unlicensed firm that is offering and providing architectural services. An Administrative Complaint seeking discipline will be filed.

Molly Grup
Case No. 2025-059376

Probable cause was found that Molly Grup of Naples, FL, a Florida licensed interior designer, failed to comply with the terms of a Final Order. An Administrative Complaint seeking discipline will be filed.

Helen Liptak
Case No. 2025-059372

Probable cause was found that Helen Liptak of Lemont, IL, a Florida licensed architect, failed to comply with the terms of a Final Order. An Administrative Complaint seeking discipline will be filed.

Keith Todoroff
Case No. 2024-062757

Probable cause was found that Keith Todoroff of Sarasota, FL, a Florida licensed architect, affirmed at renewal that he had completed the required continuing education credits. Mr. Todoroff was chosen for the audit and did not provide any hours of continuing education during the audit period. An Administrative Complaint seeking discipline will be filed.

Reinaldo Vera
Case No. 2025-059395

Probable cause was found that Reinaldo Vera of Miami, FL, a Florida licensed architect, failed to comply with the terms of a Final Order. An Administrative Complaint seeking discipline will be filed.