

**PROBABLE CAUSE PANEL MEETING**  
**APRIL 20, 2026**  
**PANEL MEMBERS: HALL, RODRIGUEZ, BAO-GARCIGA**

**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**

**Amanda Brady**  
**Homecoming Studios, LLC**  
**Case No.: 2025-060007**  
**2025-060013**

Probable cause was found that Amanda Brady and Homecoming Studios, LLC of St. Augustine, FL, are not licensed to practice architecture in Florida and are offering and providing commercial design services from its office in Florida. An Administrative Complaint seeking fines will be filed.

**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. An Administrative Complaint seeking fines will be filed.

**Jose Espinal**  
**Desgin FL**  
**Case No.: 2026-003776**  
**2026-003778**

Probable cause was found that Jose Espinal and Desgin FL of Orlando, FL, are not licensed to practice architecture in Florida and contracted to provide signed and sealed drawings for a commercial project. An Administrative Complaint seeking fines will be filed.

**Syed Rajjaj Hussain**  
**Draft Rise LLC**  
**Case No.: 2025-072168**  
**2025-072172**

Probable cause was found that Syed Rajjaj Hussain and Draft Rise LLC of St. Petersburg, FL, are not licensed to practice architecture in Florida and offering architectural services on their web site. An Administrative Complaint seeking fines will be filed.

**Monica Izquierdo**  
**UZMO AR Corp.**  
**Case No.: 2025-059837**  
**2025-059829**

Probable cause was found that Monica Izquierdo and UZMO AR Corp. of Royal Palm Beach, FL, are not licensed to practice architecture in Florida and offers to provide architectural drawings for a residential project even though she is not licensed. A Notice and Order to Cease and Desist from offering or providing architectural services in the State of Florida was issued along with the requirement that Ms. Izquierdo sign an affidavit stating she will not provide architectural services in the State of Florida. If Ms. Izquierdo fails to return the affidavit, an Administrative Complaint seeking fines will be filed.

**Michael Lee**  
**Case No.: 2025-072183**

Probable cause was found that Michael Lee of St. Petersburg, FL, is not licensed to practice architecture in Florida and is offering architectural services on his web site. An Administrative Complaint seeking fines will be filed.

**Mir Emad Mousavi**  
**Florida Licensed Engineers**  
**Case No.: 2026-003776**  
**2026-003778**

Probable cause was found that Mir Emad Mousavi and Florida Licensed Engineers of Tampa, FL, are not licensed to practice architecture in Florida. Mr. Mousavi is a licensed Professional Engineer, who contracted to provide architectural services and is using the title architect. An Administrative Complaint seeking fines will be filed.

**Guido Neri**  
**Neri Architects**  
**Case No.: 2025-053940**  
**2025-053963**

Probable cause was found that Guido Neri and Neri Architects of Chicago, IL, are not licensed to practice architecture in Florida and contracted to provide architectural services for a commercial project. Further, Mr. Neri is using the title architect. An Administrative Complaint seeking fines will be filed.

**Yvonne Paguada**  
**Case No.: 2026-003780**

Probable cause was found that Yvonne Paguada of Panama City Beach, FL, is not licensed to practice architecture in Florida, however she is a licensed Professional Engineer. Ms. Paguada practiced architecture by signing and sealing drawings for a commercial project. A Notice and Order to Cease and Desist from providing architectural services in the State of Florida was issued along with the requirement that Ms. Paguada sign an affidavit stating she will not provide architectural services in the State of Florida unless such services are incidental to her engineering practice. If Ms. Paguada fails to return the affidavit, an Administrative Complaint seeking fines will be filed.

**Juan Ramirez**  
**NMR Design Group**  
**Case No.: 2025-054925**  
**2025-054938**

Probable cause was found that Juan Ramirez and NMR Design Group of Coral Gables, FL, are not licensed to practice architecture in Florida and are offering architectural services on an invoice and 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. Ramirez sign an affidavit stating he will not offer or provide architectural services in the State of Florida. If Mr. Ramirez fails to return the affidavit, an Administrative Complaint seeking fines will be filed.

**Nina Ramirez**  
**Case No.: 2025-054919**

Probable cause was found that Nina Ramirez of Coral Gables, FL, is not licensed to practice architecture in Florida and is offering architectural services on an invoice and on her web site. 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. Ramirez sign an affidavit stating she will not offer or provide architectural services in the State of Florida. If Ms. Ramirez fails to return the affidavit, 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. 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. An Administrative Complaint seeking fines will be filed.

## **II. Licensed Cases**

**John Barrick**  
**Case No. 2025-091509**

Probable cause was found against John Barrick of Venice, FL, a Florida licensed architect, affirmed at renewal that he had completed the required hours. The Subject was chosen for the audit and only provided 20 hours during the audit period. An Administrative Complaint seeking discipline will be filed.

**John-David Carling**  
**Case No. 2026-008479**

Probable cause was found that John-David Carling of Winter Park, FL, a Florida licensed architect, affirmed at renewal that he had completed the required hours. The Subject was chosen for the audit and only provided 6 hours during the audit period. An Administrative Complaint seeking discipline will be filed.

**Alex Castillo**  
**Case No. 2026-008489**

Probable cause was found that Alex Castillo of Altamonte Springs, FL, a Florida licensed architect, affirmed at renewal that he had completed the required hours. The Subject was chosen for the audit and did not provide any hours during the audit period. An Administrative Complaint seeking discipline will be filed.

**Raul Chaumont**  
**Case No. 2025-091514**

Probable cause was found that Raul Chaumont of Clearwater, FL, a Florida licensed architect, affirmed at renewal that he had completed the required hours. The Subject was chosen for the audit and only provided 18 hours during the audit period. An Administrative Complaint seeking discipline will be filed.

**Albert Cooper**  
**Case No. 2025-091517**

Probable cause was found that Albert Cooper of Deland, FL, a Florida licensed architect, affirmed at renewal that he had completed the required hours. The Subject was chosen for the audit and only provided 19 hours during the audit period. An Administrative Complaint seeking discipline will be filed.

**Kenneth Cureton**  
**Case No. 2025-091520**

Probable cause was found that Kenneth Cureton of Tallahassee, FL, a Florida licensed architect, affirmed at renewal that he had completed the required hours. The Subject was chosen for the audit and did not provide any hours during the audit period. An Administrative Complaint seeking discipline will be filed.

**Kenneth Dyman**  
**Case No. 2025-091523**

Probable cause was found that Kenneth Dyman of Miami, FL, a Florida licensed architect, affirmed at renewal that he had completed the required hours. The Subject was chosen for the audit and only provided 22.25 hours during the audit period. An Administrative Complaint seeking discipline will be filed.

**Kenneth Hitchens**  
**Case No. 2025-084404**

Probable cause was found that Kenneth Hitchens of Boca Raton, FL, a Florida licensed architect, affirmed at renewal that he had completed the required hours. The Subject was chosen for the audit and only provided 12 hours during the audit period. An Administrative Complaint seeking discipline will be filed.

**Eric Jassin**  
**Case No. 2025-088448**

Probable cause was found that Eric Jassin of Oceanside, NY, a Florida licensed architect, affirmed at renewal that he had completed the required hours. The Subject was chosen for the audit and only provided 17 hours during the audit period. An Administrative Complaint seeking discipline will be filed.

**Kandice Kroger**  
**Case No. 2026-006359**

Probable cause was found that Kandice Kroger of Altamonte Springs, FL, a Florida licensed architect, affirmed at renewal that she had completed the required hours. The Subject was chosen for the audit and only provided 14 hours during the audit period. An Administrative Complaint seeking discipline will be filed.

**Cheuk Or**  
**Case No. 2025-079349**

Probable cause was found that Cheuk Or of St. Petersburg, FL, a Florida licensed architect, signed and sealed drawings for a retention wall that was designed by a registered interior designer and eventually failed. An Administrative Complaint seeking discipline will be filed.

**Harleston Parkes**  
**Case No. 2025-091542**

Probable cause was found that Harleston Parkes of Atlantic Beach, FL, a Florida licensed architect, affirmed at renewal that he had completed the required hours. The Subject was chosen for the audit and only provided 22 hours during the audit period. An Administrative Complaint seeking discipline will be filed.

**John Petri**  
**Case No. 2025-088170**

Probable cause was found that John Petri of Fletcher, NC, a Florida licensed architect, affirmed at renewal that he had completed the required hours. The Subject was chosen for the audit and only provided 20 hours during the audit period. An Administrative Complaint seeking discipline will be filed.

**Robert Rice**  
**Case No. 2026-006352**

Probable cause was found that Robert Rice of Pensacola, FL, a Florida licensed architect, affirmed at renewal that he had completed the required hours. The Subject was chosen for the audit and did not provide any hours during the audit period. An Administrative Complaint seeking discipline will be filed.

**Anys Victoria Sempeles**  
**Case No. 2026-000753**

Probable cause was found that Anys Victoria Sempeles of Longwood, FL, a Florida licensed architect, affirmed at renewal that she had completed the required hours. The Subject was chosen for the audit and did not provide any hours during the audit period. An Administrative Complaint seeking discipline will be filed.

**Justin Smith**  
**Case No. 2025-059417**

Probable cause was found that Justin Smith of Seattle, WA, a Florida licensed architect, failed to comply with the terms of a Final Order entered on May 31, 2024. An Administrative Complaint seeking discipline will be filed.

**John Townsend**  
**Case No. 2026-000765**

Probable cause was found that John Townsend of Pembroke Pines, FL, a Florida licensed architect, affirmed at renewal that he had completed the required hours. The Subject was chosen for the audit and only provided 22 hours during the audit period. An Administrative Complaint seeking discipline will be filed.

**William Vogan**  
**Case No. 2026-000767**

Probable cause was found that William Vogan of Port Huron, MI, a Florida licensed architect, affirmed at renewal that he had completed the required hours. The Subject was chosen for the audit and did not provide any hours during the audit period. An Administrative Complaint seeking discipline will be filed.

**Chris Warren**  
**Case No. 2025-079357**

Probable cause was found that Chris Warren of Tampa, FL, a Florida licensed interior designer, contracted to design a retaining wall which eventually failed. An Administrative Complaint seeking discipline will be filed.

**Robert Zinn**  
**Case No. 2025-088147**

Probable cause was found that Robert Zinn of Jacksonville, FL, a Florida licensed architect, affirmed at renewal that he had completed the required hours. The Subject was chosen for the audit and only provided 14 hours during the audit period. An Administrative Complaint seeking discipline will be filed.