

FILED
Florida Engineers Management Corp
CLERK Rebecca Valentino
DATE 3/12/2026

FILED
Department of Business and Professional Regulation
Senior Deputy Agency Clerk
CLERK: Brandon Nichols
Date: 3/12/2026
File #: 2026-02238

**STATE OF FLORIDA
BOARD OF PROFESSIONAL ENGINEERS**

FLORIDA BOARD OF
PROFESSIONAL ENGINEERS,

Petitioner,

v.

CASE NO.: 2023065138
LICENSE NO.: UNLICENSED

JOSE E. PEREZ,

Respondent.

_____ /

FINAL ORDER

THIS CAUSE came before the Florida Board of Professional Engineers (hereinafter “the Board”) pursuant to Sections 120.569 and 120.57(2), Florida Statutes, at a duly noticed public meeting on February 12, 2026, in Jacksonville, Florida, for consideration of the Administrative Complaint (attached hereto as Exhibit A) in the above-styled cause. At the hearing, Petitioner was represented by John J. Rimes, III, Prosecuting Attorney. Respondent was not present nor represented by counsel.

FINDINGS OF FACT.

1. The Administrative Complaint was properly served.
2. Respondent failed to timely or otherwise respond to the Administrative Complaint.
3. The investigative file provided establishes the facts alleged in the Administrative Complaint.
4. The facts set forth in the Administrative Complaint are hereby adopted and incorporated by reference as the facts of this case.

CONCLUSIONS OF LAW

5. Failure to timely respond to a properly served Administrative Complaint is deemed an admission of the alleged facts and a waiver of the right to request a hearing pursuant to Section 120.57(1), Florida Statutes.

6. The admitted facts constitute the violations set forth in the Administrative Complaint, which are adopted and incorporated by reference as the conclusions of law in this case and for which the Board may impose discipline. It is, therefore,

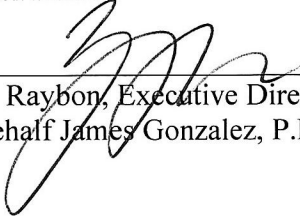
ORDERED AND ADJUDGED:

Respondent shall pay to the Board an administrative fine of Five Thousand Dollars (\$5,000.00) **AND** costs of investigation and prosecution in the amount of Sixty-Eight Dollars and twenty-five cents (\$68.25), both within thirty (30) days of the effective date of this Final Order.

This Final Order shall take effect upon being filed with the Clerk of the Department of Business and Professional Regulation.

DONE AND ORDERED this 9 day of March, 2026.

**FLORIDA BOARD OF PROFESSIONAL
ENGINEERS**



Zana Raybon, Executive Director
on behalf James Gonzalez, P.E. Chair

NOTICE OF RIGHT TO JUDICIAL REVIEW

A PARTY WHO IS ADVERSELY AFFECTED BY THIS FINAL ORDER IS ENTITLED TO JUDICIAL REVIEW PURSUANT TO SECTION 120.68, FLORIDA STATUTES. REVIEW PROCEEDINGS ARE GOVERNED BY THE FLORIDA RULES OF APPELLATE PROCEDURE. SUCH PROCEEDINGS ARE COMMENCED BY FILING ONE COPY OF A NOTICE OF APPEAL WITH THE AGENCY CLERK OF THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION AND

A SECOND COPY, ACCOMPANIED BY FILING FEES PRESCRIBED BY LAW, WITH THE DISTRICT COURT OF APPEAL, FIRST DISTRICT, OR WITH THE DISTRICT COURT OF APPEAL IN THE FLORIDA APPELLATE DISTRICT WHERE THE PARTY RESIDES. THE NOTICE OF APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF RENDITION OF THE ORDER TO BE REVIEWED.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Final Order has been provided by U.S. Mail to **Jose Perez, JP Consultant Miami, LLC**, 1279 SW 23rd Street, Apt. A, Miami, Florida 33122 and info@jpconsultantinc.com this 13 day of March, 2026.

Rebecca Valentino
Office of the Agency Clerk

3. Respondent forged the signature and utilized the Professional Engineer seal of Daniel Castillo, PE # 89257, on engineering design documents dated September 27, 2023, for a building located at 7516 W Treasure Dr, North Bay Village, FL 33139.

4. Section 471.031(1)(a) & (b), Florida Statutes, provide in material part: “A person may not: (a) Practice engineering unless the person is licensed or exempt from licensure under this chapter...; (b) A person may not knowingly: “Use ... the name or title “professional engineer” or any other title, designation, words, letters, abbreviations, or device tending to indicate that such person holds an active license as an engineer when the person is not licensed under [Chapter 471],”

5. The practice of engineering is defined in Section 471.005(7), Florida Statutes, to include in material part: “any service or creative work, the adequate performance of which requires engineering education, training, and experience in the application of special knowledge of the mathematical, physical, and engineering sciences to such services or creative work as consultation, investigation, evaluation, ... of engineering works and systems, ... any of which embraces such services or work, either public or private, in connection with any utilities, structures, buildings, ..., insofar as they involve safeguarding life, health, or property; and includes such other professional services as may be necessary to the planning, progress, and completion of any engineering services. A person who practices any branch of engineering; ... who holds himself or herself out as able to perform, or does perform, any engineering service or work or any other service designated by the practitioner which is recognized as engineering shall be construed to practice or offer to practice engineering within the meaning and intent of [Chapter 471].

6. Section 455.228(1), Florida Statutes, provides in material part: (1) When the [Department of Business and Professional Regulation] has probable cause to believe that any person not licensed by the department, or the appropriate regulatory board within the department, has violated any provision of this chapter or any statute that relates to the practice of a profession

regulated by the department, or any rule adopted pursuant thereto, ... the department may impose an administrative penalty not to exceed \$5,000 per incident pursuant to the provisions of chapter 120”

7. Section 471.038(5), Florida Statutes, provides in material part: [n]otwithstanding ss. 455.228 and 455.2281, the duties and authority of the department to receive complaints and to investigate and deter the unlicensed practice of engineering are delegated to the [Board of Professional Engineers].” As a result, the Board is authorized to impose the administrative penalty described in Paragraph 6.

8. Section 471.033(1)(a), Florida Statutes, provides in material part: (1) The following acts constitute grounds for which the disciplinary actions in subsection (3) may be taken: (a)[v]iolating any provision of ...s. 471.031.”

9. Section 471.031(1)(a) provides in material part that: “[a] person may not: (a) Practice engineering unless the person is licensed or exempt from licensure under this chapter.

10. Section 471.031(1)(c), Florida Statutes, states in material part that: "A person may not.... (c) Present as his or her own the license of another."

11. By forging the signature and Professional Engineer seal of Daniel Castillo, PE, Respondent violated the provisions of Sections 471.031(1)(a) and 471.031(1)(c), Florida Statutes.

12. Based upon the foregoing, Respondent is charged with violating Section 471.033(1)(a) by violating Sections 471.031(1)(a) and 471.031(1)(c), Florida Statutes.

WHEREFORE, the Petitioner respectfully requests the Board of Professional Engineers to enter an order imposing one or more of the following penalties: permanent revocation or suspension of the Respondent’s license, restriction of the Respondent’s practice, imposition of an administrative fine, issuance of a reprimand, placement of the Respondent on probation, the assessment of costs related to the investigation and prosecution of this case, other than costs associated with an attorney’s

time, as provided for in Section 455.227(3), Florida Statutes, and/or any other relief that the Board deems appropriate.

SIGNED this 22nd day of September, 2025.


Zana Raybon
Executive Director


BY: John J. Rimes, III
Prosecuting Attorney

COUNSEL FOR FEMC:
John J. Rimes, III
Prosecuting Attorney
Florida Engineers Management Corporation
2400 Mahan Dr.
Tallahassee, Florida 32308
Florida Bar No. 212008
JR/rv
PCP DATE: September 10, 2025
PCP Members: MATTHEWS, PISTORINO, & MYERS

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing was furnished to Respondent Jose E. Perez at JP Consultant Miami, LLC, 1279 SW 23 Street, Apt. A., Miami, Florida 33122, by certified mail and First-Class U. S. Mail, on the 24th of September, 2025.


for Rebecca Valentine, Paralegal

STATE OF FLORIDA
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

FLORIDA BOARD OF PROFESSIONAL
ENGINEERS,

Petitioner,

v.

FEMC Case No. 2023065138

JOSE E. PEREZ,

Respondent,
_____ /

**MOTION TO DETERMINE THAT RESPONDENT HAS FORFEITED
RESPONDENT'S RIGHT TO AN ADMINISTRATIVE HEARING UNDER SECTIONS
120.569 AND 120.57(1), FLORIDA STATUTES, AND TO CONVENE PROCEEDINGS
UNDER SECTIONS 120.569 AND 120.57(2), FLORIDA STATUTES**

COMES NOW Petitioner, the Florida Engineers Management Corporation ("FEMC"), pursuant to Rule 28-106.204, Florida Administrative Code, and states:

1. On September 22, 2025, a copy of the Administrative Complaint was sent, by Certified Mail, to Respondent. The United States Postal Service was unable to advise whether the Certified Mailing was received by Respondent and the Certified Mail was returned to Petitioner as undeliverable.

2. Between November 17, 2025 thru December 16, 2025 for four consecutive weeks, Petitioner published a Notice of Action on the Department of Business and Professional Regulations Website (see copy of VoP document from DBPR attached hereto as Exhibit 1)

3. Respondent has failed to respond to the Administrative Complaint.

4. Therefore, in order to preserve its right to a hearing, Respondent must have filed a response to the Administrative Complaint by filling out the Election of Rights form or by filing a petition for an administrative hearing with Florida Engineers Management Corporation by December 15, 2025. Such an action is required in order for Respondent to preserve its right to a hearing on the charges contained in the Administrative Complaint. As set out in the Election of Rights form it is mandated that Respondent has "attached to this form a petition or written

statement in conformance with Rule 28-106.201, F. A. C. ..." in order to be afforded the right to an administrative hearing.

5. To date, no response of any kind has been received by the Board of Professional Engineers or by the Florida Engineers Management Corporation.

6. Since Respondent has not filed a request for an administrative hearing, Respondent has, therefore, waived any right to an administrative hearing. As a result, it is appropriate for the Board to conduct these proceedings under the provisions of Sections 120.569 and 120.57(2), Florida Statutes, and Rules 28-106.301-307, Fla. Admin. Code. Under such provisions, the material facts in the Administrative Complaint are deemed undisputed, and the Board will proceed to render its conclusions of law and impose such penalties upon Respondent as the Board determines are appropriate.

WHEREFORE, Petitioner respectfully moves this Board to determine that Respondent has forfeited Respondent's rights to an administrative hearing and to deem the material facts in the Administrative Complaint as undisputed; and, based thereupon, to render such conclusions of law and to impose such penalties upon Respondent as the Board determines are appropriate.


Respectfully submitted,


John Rimes III (Jan 5, 2026 13:31:22 EST)

John Rimes III
Prosecuting Attorney
Florida Engineers Management Corporation
2639 North Monroe Street, Suite B-112
Tallahassee, Florida 32303
Florida Bar No. 212008

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing *Motion to Determine that Respondent has Forfeited Respondent's Right to an Administrative Hearing Under Sections 120.569 and 120.57(1), Florida Statutes, and to Convene Proceedings Under Sections 120.569 and 120.57(2), Florida Statutes* was furnished to: Jose E. Perez at JP Consultant Miami, LLC, 1279 SW 23 Street, Apt. A, Miami, Florida 33122 and jtkbperez@aol.com, by U.S First Class Mail and email, on the 5th of January, 2026.


John Rimes III (Jan 5, 2026 13:31:22 EST)
John J. Rimes, III, Attorney