

Form # 61G20-2.005-2002-01
Notice to Building Official of
Use of Private Provider
Effective January 1, 2025
61G20-2.005, F.A.C.

Project Name: QC - 1260 Northeast Gum Swamp Rd
Parcel Tax ID: 21-3S-17-05547-000

Services to be provided: ☐ Plans Review ☒ Inspections

Note: If the fee owner elects to use or authorizes the use of a private provider to provide plans review, the local building official may, at his or her discretion and subject to duly adopted local policy, require that a private provider be used to perform inspections as well, pursuant to section 553.791(2)(a), Florida Statutes.

I Emmett Zettler Quinn II, the

☐ fee owner / ☒ fee owner's contractor, have entered into a contract with the Private Provider indicated below to conduct the services indicated above.

Private Provider Firm: Florida Municipal Inspection Services LLC

Private Provider: James Reeves

Address: 10395 Seminole Blvd. Largo FL, 33778 Suite J

Telephone: (727)686-6735

Email Address: Lucas@FLinspected.com

Florida License, Registration or Certificate #: Building Code Administrator BU2097

I have elected to use one or more private providers to provide building code plans review and/or inspection services on the building or structure that is the subject of the enclosed permit application, as authorized by s. 553.791, Florida Statutes. I understand that the local building official may not review the plans submitted or perform the required building inspections to determine compliance with the applicable codes, except to the extent specified in said law. Instead, plans review and/or required building inspections will be performed by licensed or certified personnel identified in the application. The law requires minimum insurance requirements for such personnel, but I understand that I may require more insurance to protect my interests. By executing this form, I acknowledge that I have made inquiry regarding the competence of the licensed or certified personnel and the level of their insurance and am satisfied that my interests are adequately protected. I agree to indemnify, defend, and hold harmless the local government, the local building official, and their building code enforcement personnel from any and all claims arising from my use of these licensed or certified personnel to perform building code inspection services with respect to the building or structure that is the subject of the enclosed permit application.

I understand the Building Official retains authority to review plans, make required inspections, and enforce the applicable codes within his or her charge pursuant to the standards established by s. 553.791, Florida Statutes. If I make any changes to the listed private providers or the services to be provided by those private providers, I shall,

within 1 business day after any change, or within 2 business days before the next scheduled inspection, update this notice to reflect such changes. The building plans review and/or inspection services provided by the private provider is limited to building code compliance and does not include review for fire prevention, firesafety, land use, environmental or other codes.

The following attachments are provided, as required:

- 1. Qualification statements and/or resumes of the private provider and all duly authorized representatives.
- 2. A certificate of insurance as required by section 553.791(18), Florida Statutes.

Individual

Print name

Address (line 1)

Address (line 2)

Telephone Number

Email Address

Signature

Date

Corporation

Quality Craftsmen LLC

Print name

Emmett Zettler Quinn II

Representative name

830 S Ronald Reagan Blvd, Ste 172

Address (line 1)

Longwood FL 32750

Address (line 2)

407-732-6500

Telephone Number

permits@quality-craftsmen.com

Email Address

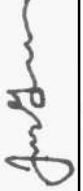
Emmett Zettler Quinn II

3/17/26

Signature

Date

DULY AUTHORIZED REPRESENTATIVES

Print Name	FL LIC #'s	Discipline	Signature
BRIAN REEVES	BN8091	MECH	
PERRY LUCAS HENDERSHOT	BN5232 PX2757	PLBG/MECH	
MARTIN MARCUM	BN4425 PX2633	MECH	
JAMES REEVES	BN7566/PX5029/RP X498	BLDG/PLBG/ELEC/MECH	
JESUS PINEIRO	BN8058 PX4915	MECH/BLDG	
JOHN KOSTRELES	BN3807 PX2152	BLDG	
KENNETH CARTER	BN3596 PX1901	BLDG ELEC	
RICHARD SANTOS	BN1781 PX2091	BLDG/PLBG/ELEC/MECH	
JOHN GROSSO	BN 8036 PBP1728 BLDG	Com/Res Building/Plumbing Inspector Building Plans Examiner	
GUSTAVO RODAS	BN9119 PX5188	Commercial Building Inspector Residential inspector All Trades Building Plans Examiner	



RESUME
JAMES E REEVES
9605 125 TH ST
SEMINOLE FL 33772
727-686-6735

- Reeves Builders Fl. licensed Residential / Building / Roofing Contractor 1997 to present
- Tempco A/C & Refrigeration Inc. Fl. licensed A/C – Plumbing Contractor 2017 to present
- Safebuilt Inc. Commercial and Residential Inspector 2018 to 2019
- Pinellas County Gov. Commercial and Residential Inspector 2019 to 2020
- City Of Seminole Building Official 2021 to present

Licensed 1&2 Family Inspector 2019

Licensed Building Inspector 2019

Licensed Building Code Administrator 2020

Commercial Mechanical Inspector 2020



QUALIFIER: JAMES REEVES
LIC# BU2097
10395 SEMINOLE BLVD STE
J LARGO, FL 33778
727-215-0724

INSPECTOR RESUME

INSPECTOR NAME:

Brian Reeves

CONSTRUCTION

EXPERIENCE:

REEVES BUILDERS	FROM	1997 TO	2021
	FROM	TO	
	FROM	TO	

INSPECTION EXPERIENCE

FLORIDA MUNICIPAL INSPECTION SERVICES	FROM	2023 TO	PRESENT
PINELLAS COUNTY	FROM	2018 TO	2021
CITY OF ST PETERSBURG	FROM	2021 TO	PRESENT

LICENSE TYPE

BUILDING	☒	LICENCE #	BN8091	P/R LIC #	
ELECTRICAL	☐	LICENCE #		P/R LIC #	
MECHANICAL	☒	LICENCE #	BN8091	P/R LIC #	
PLUMBING	☐	LICENCE #		P/R LIC #	
RESIDENTIAL	☐	LICENCE #		P/R LIC #	



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LIC# BU2097
10395 SEMINOLE BLVD STE
J LARGO, FL 33778
727-215-0724

INSPECTOR RESUME

INSPECTOR NAME:
CONSTRUCTION
EXPERIENCE:

JOHN GROSSO

CITY OF CLEARWATER	FROM	2014	TO	2021
SPA MANUFACTURERS	FROM	2011	TO	2014
US NAVY	FROM	2006	TO	2011

INSPECTION EXPERIENCE

FLORIDA MUNICIPAL INSPECTION SERVICES	FROM	2025	TO	PRESENT
CITY OF CLEARWATER	FROM	2022	TO	2025
	FROM		TO	

LICENSE TYPE

BUILDING	☒	LICENCE #	BN8036	P/R LIC #	PBP1728
ELECTRICAL	☐	LICENCE #		P/R LIC #	
MECHANICAL	☐	LICENCE #		P/R LIC #	
PLUMBING	☒	LICENCE #	BN8036	P/R LIC #	
RESIDENTIAL	☐	LICENCE #		P/R LIC #	



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10395 SEMINOLE BLVD STE
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727-215-0724

INSPECTOR RESUME

INSPECTOR NAME:
CONSTRUCTION
EXPERIENCE:

GUSTAVO RODAS

LGT DISASTER SERVICES	FROM	2023	TO	2024
ABSOLUTE HEALTHCARE	FROM	2021	TO	2023
ROMA CONSTRUCTION GROUP	FROM	2016	TO	2021

INSPECTION EXPERIENCE

FLORIDA MUNICIPAL INSPECTION SERVICES	FROM	2025	TO	PRESENT
WEINTRAUB INSPECTIONS	FROM	2024	TO	2025
	FROM		TO	

LICENSE TYPE

BUILDING	☒	LICENCE #	BN9119	P/R LIC #	PX5188
ELECTRICAL	☐	LICENCE #		P/R LIC #	
MECHANICAL	☐	LICENCE #		P/R LIC #	
PLUMBING	☐	LICENCE #		P/R LIC #	
RESIDENTIAL	☒	LICENCE #	BN9119	P/R LIC #	



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LIC# BU2097
10395 SEMINOLE BLVD STE
J LARGO, FL 33778
727-215-0724

INSPECTOR RESUME

INSPECTOR NAME:
CONSTRUCTION
EXPERIENCE:

Jesus Pineiro

PINEIRO INC	FROM	2000	TO	2020
	FROM		TO	
	FROM		TO	

INSPECTION EXPERIENCE

FLORIDA MUNICIPAL INSPECTION SERVICES	FROM	2024	TO	PRESENT
CITY OF ST PETERSBURG	FROM	2020	TO	PRESENT
	FROM		TO	

LICENSE TYPE

BUILDING	☐	LICENCE #		P/R LIC #	
ELECTRICAL	☐	LICENCE #		P/R LIC #	
MECHANICAL	☒	LICENCE #	BN8058	P/R LIC #	PX4915
PLUMBING	☐	LICENCE #		P/R LIC #	
RESIDENTIAL	☒	LICENCE #	BN8058	P/R LIC #	



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10395 SEMINOLE BLVD STE
J LARGO, FL 33778
727-215-0724

INSPECTOR RESUME

INSPECTOR NAME:
CONSTRUCTION
EXPERIENCE:

JAMES REEVES

REEVES BUILDERS	FROM	1998	TO	PRESENT
TEMPACO AC	FROM	2017	TO	PRESENT
	FROM		TO	

INSPECTION EXPERIENCE

FLORIDA MUNICIPAL INSPECTION SERVICES	FROM	2023	TO	PRESENT
CITY OF SEMINOLE	FROM	2021	TO	PRESENT
SAFE BUILT	FROM	2018	TO	2019

LICENSE TYPE

BUILDING	✓	LICENCE #	BN7566	P/R LIC #	PX5029
ELECTRICAL		LICENCE #		P/R LIC #	
MECHANICAL	✓	LICENCE #	BN7566	P/R LIC #	
PLUMBING		LICENCE #		P/R LIC #	
RESIDENTIAL	✓	LICENCE #	BN7566	P/R LIC #	RPX498

QUALIFIER BU2097 ✓



QUALIFIER: JAMES REEVES
LIC# BU2097
10395 SEMINOLE BLVD STE
J LARGO, FL 33778
727-215-0724

INSPECTOR RESUME

INSPECTOR NAME:
CONSTRUCTION
EXPERIENCE:

JOHN KOSTRELES

OWNER GENERAL CONTRACTOR	FROM	1988	TO	1998
	FROM		TO	
	FROM		TO	

INSPECTION EXPERIENCE

FLORIDA MUNICIPAL INSPECTION SERVICES	FROM	2025	TO	PRESENT
PINELLAS COUNTY	FROM	1998	TO	2021
	FROM		TO	

LICENSE TYPE

BUILDING	☒	LICENCE #	BN3807	P/R LIC #	PX2152
ELECTRICAL	☐	LICENCE #		P/R LIC #	
MECHANICAL	☐	LICENCE #		P/R LIC #	
PLUMBING	☐	LICENCE #		P/R LIC #	
RESIDENTIAL	☐	LICENCE #		P/R LIC #	



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LIC# BU2097
10395 SEMINOLE BLVD STE
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727-215-0724

INSPECTOR RESUME

INSPECTOR NAME:
CONSTRUCTION
EXPERIENCE:

KENNETH CARTER

OWNER GENERAL CONTRACTOR	FROM	1988	TO	1998
	FROM		TO	
	FROM		TO	

INSPECTION EXPERIENCE

FLORIDA MUNICIPAL INSPECTION SERVICES	FROM	2025	TO	PRESENT
PINELLAS COUNTY	FROM	1998	TO	2024
	FROM		TO	

LICENSE TYPE

BUILDING	☒	LICENCE #	BN3596	P/R LIC #	PX1901
ELECTRICAL	☒	LICENCE #	BN3596	P/R LIC #	PX1901
MECHANICAL	☐	LICENCE #		P/R LIC #	
PLUMBING	☐	LICENCE #		P/R LIC #	
RESIDENTIAL	☐	LICENCE #		P/R LIC #	



QUALIFIER: JAMES REEVES
LIC# BU2097
10395 SEMINOLE BLVD STE
J LARGO, FL 33778
727-215-0724

INSPECTOR RESUME

INSPECTOR NAME:
CONSTRUCTION
EXPERIENCE:

PERRY LUCAS HENDERSHOTT

PLUMBER, OWNER	FROM	1996	TO	2005
	FROM		TO	
	FROM		TO	

INSPECTION EXPERIENCE

FLORIDA MUNICIPAL INSPECTION SERVICES	FROM	2023	TO	PRESENT
PINELLAS COUNTY	FROM	2005	TO	2023
	FROM		TO	

LICENSE TYPE

BUILDING	☐	LICENCE #		P/R LIC #	
ELECTRICAL	☐	LICENCE #		P/R LIC #	
MECHANICAL	☒	LICENCE #	BN5232	P/R LIC #	PX2757
PLUMBING	☒	LICENCE #	BN5232	P/R LIC #	PX2757
RESIDENTIAL	☐	LICENCE #		P/R LIC #	



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LIC# BU2097
10395 SEMINOLE BLVD STE
J LARGO, FL 33778
727-215-0724

INSPECTOR RESUME

INSPECTOR NAME:
CONSTRUCTION
EXPERIENCE:

MARTIN MARCUM

OWNER GENERAL CONTRACTOR	FROM	1996	TO	1998
	FROM		TO	
	FROM		TO	

INSPECTION EXPERIENCE

FLORIDA MUNICIPAL INSPECTION SERVICES	FROM	2025	TO	PRESENT
PINELLAS COUNTY	FROM	1998	TO	2020
	FROM		TO	

LICENSE TYPE

BUILDING	☐	LICENCE #		P/R LIC #	
ELECTRICAL	☐	LICENCE #		P/R LIC #	
MECHANICAL	☒	LICENCE #	BN4425	P/R LIC #	PX2633
PLUMBING	☐	LICENCE #		P/R LIC #	
RESIDENTIAL	☐	LICENCE #		P/R LIC #	



QUALIFIER: JAMES REEVES
LIC# BU2097
10395 SEMINOLE BLVD STE
J LARGO, FL 33778
727-215-0724

INSPECTOR RESUME

INSPECTOR NAME:
CONSTRUCTION
EXPERIENCE:

RICHARD SANTOS

SANTOS ENTERPRISES	FROM	2000	TO	2020
	FROM		TO	
	FROM		TO	

INSPECTION EXPERIENCE

FLORIDA MUNICIPAL INSPECTION SERVICES	FROM	2025	TO	PRESENT
NOVA	FROM	2022	TO	2024
SAFEBUILT	FROM	2020	TO	2022

LICENSE TYPE

BUILDING	☒	LICENCE #	BN1781	P/R LIC #	PX2091
ELECTRICAL	☒	LICENCE #	BN1781	P/R LIC #	PX2091
MECHANICAL	☒	LICENCE #	BN1781	P/R LIC #	PX2091
PLUMBING	☒	LICENCE #	BN1781	P/R LIC #	PX2091
RESIDENTIAL	☐	LICENCE #		P/R LIC #	



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PROVISIONS OF CHAPTER 468, FLORIDA STATUTES

BLDG, MECH

REEVES, BRIAN JAMES

13522 87TH AVE N
SEMINOLE FL 33776

LICENSE NUMBER: BN8091

EXPIRATION DATE: NOVEMBER 30, 2027

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ISSUED: 09/14/2025

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RESI, BLDG

RODAS, GUSTAVO

2195 BAY DRIVE APT #1
MIAMI BEACH FL 33141

LICENSE NUMBER: BN91119

EXPIRATION DATE: NOVEMBER 30, 2027

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BLDG

RODAS, GUSTAVO

2195 BAY DRIVE APT #1
MIAMI BEACH FL 33141

LICENSE NUMBER: PX5188

EXPIRATION DATE: NOVEMBER 30, 2027

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RESI, BLDG, MECH

REEVES, JAMES E

9605 125TH STREET
SEMINOLE FL 33772

LICENSE NUMBER: BN7566

EXPIRATION DATE: NOVEMBER 30, 2027

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ISSUED: 09/19/2025

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REEVES, JAMES E

9605 125TH STREET
SEMINOLE FL 33772

LICENSE NUMBER: BU2097

EXPIRATION DATE: NOVEMBER 30, 2027

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BLDG

REEVES, JAMES E

9605 125TH STREET
SEMINOLE FL 33772

LICENSE NUMBER: PX5029

EXPIRATION DATE: NOVEMBER 30, 2027

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REEVES, JAMES E

9605 125TH STREET
SEMINOLE FL 33772

LICENSE NUMBER: RPX498

EXPIRATION DATE: NOVEMBER 30, 2027

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ISSUED: 09/19/2025

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MECH, RESI, PLUM

PINEIRO, JESUS

9396 87TH TERRACE NORTH
SEMINOLE FL 33777

LICENSE NUMBER: BN8058

EXPIRATION DATE: NOVEMBER 30, 2027

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ISSUED: 02/03/2026

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LICENSE NUMBER: BN8058

EXPIRATION DATE: NOVEMBER 30, 2027

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MECH, RESI

PINEIRO, JESUS
9396 87TH TERRACE NORTH
SEMINOLE FL 33777



ISSUED: 09/04/2025

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THE PROVISIONAL BUILDING PLANS EXAMINER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 468, FLORIDA STATUTES

GROSSO, JOHN DAVID

1010 18TH ST SW

LARGO FL 33770

LICENSE NUMBER: PBP1728

EXPIRATION DATE: OCTOBER 9, 2026

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ISSUED: 10/02/2025

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BLDG, PLUM

GROSSO, JOHN DAVID

1010 18TH ST SW

LARGO FL 33770

LICENSE NUMBER: BN8036

EXPIRATION DATE: NOVEMBER 30, 2027

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BLDG, CELEC

CARTER, KENNETH W

5114 FARNSWORTH LANE
NEW PORT RICHEY FL 34653

LICENSE NUMBER: BN3596

EXPIRATION DATE: NOVEMBER 30, 2027

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ISSUED: 09/12/2025

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BLDG

KOSTRELES, JOHN ANGELO JR

7938 EDINBURGH DRIVE
NEW PORT RICHEY FL 34653

LICENSE NUMBER: BN3807

EXPIRATION DATE: NOVEMBER 30, 2027

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ISSUED: 09/03/2025

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BLDG

KOSTRELES, JOHN ANGELO JR

663 WILSFORD LANE
SPRING HILL FL 34609

LICENSE NUMBER: PX2152

EXPIRATION DATE: NOVEMBER 30, 2027

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ISSUED: 09/03/2025

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ELEC, BLDG

CARTER, KENNETH W

5114 FARNSWORTH LANE
NEW PORT RICHEY FL 34653

LICENSE NUMBER: PX1901

EXPIRATION DATE: NOVEMBER 30, 2027

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ISSUED: 09/12/2025

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MECH

MARCUM, MARTIN EDWARD

1385 WEXFORD DR N
PALM HARBOR FL 34683

LICENSE NUMBER: PX2633

EXPIRATION DATE: NOVEMBER 30, 2027

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ISSUED: 09/16/2025

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MECH

MARCUM, MARTIN EDWARD

1385 WEXFORD DR N
PALM HARBOR FL 34683

LICENSE NUMBER: BN4425

EXPIRATION DATE: NOVEMBER 30, 2027

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ISSUED: 09/16/2025

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PLUM, MECH

HENDERSHOTT, PERRY LUCAS

2810 LAKE TARPON DRIVE
PALM HARBOR FL 34684

LICENSE NUMBER: BN5232

EXPIRATION DATE: NOVEMBER 30, 2027

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