



Pinellas County Air Quality Division  
509 East Ave South, Clearwater, FL 33756  
(727) 464-4422 [asbestos@pinellas.gov](mailto:asbestos@pinellas.gov)



## **Attention Contractors, Building & Condo Unit Owners, and Property Managers**

The following is a summary of the requirements in The National Emission Standard for Hazardous Air Pollutants (NESHAP) for Asbestos (40 CFR Part 61 Subpart M), and Pinellas County Code Chapter 58. Other rules under OSHA, FL DBPR, FL DEP, and Pinellas County also apply.

- A written **asbestos survey report** is required **before** disturbing building materials for all renovation or demolition projects at applicable\* facilities. {40 CFR 61.145(a); Pinellas County Code Sec 58-149(d)(1-14)}
  - The survey must be conducted by a licensed asbestos consultant {Florida Statutes Ch. 469.003}
- The asbestos survey report **MUST be available at the job site** during all phases of renovation projects, **even if no asbestos-containing materials (ACM) are found**. {Pinellas County Code Sec 58-149(d)(2)}
- **Demolition means** wrecking or taking out of **any load-supporting structural member** of a facility together with any related handling operations, or the intentional burning of any facility. {40 CFR 61.141} o This includes removing the walls of an in-ground pool, taking a portable structure off temporary foundations, or removal of a warehouse mezzanine, etc.
- **Renovation means** **altering a facility or its components in any way**, including the stripping or removal of **Regulated Asbestos Containing Materials (RACM)** from a facility component. {40 CFR 61.141}

An **asbestos removal notification form** and appropriate fee must be submitted or postmarked to Pinellas County Air Quality Division (PCAQD) at least **ten (10) working days** prior to the start of the **removal project** if at least 160 square feet (or 260 linear feet on pipes) of regulated asbestos-containing materials (RACM) will be disturbed in or on an applicable facility. {40 CFR 61.145(b)}

- **WARNING.** Obtaining a demolition permit from the local building department does not meet the NESHAP notification requirement. All required Asbestos Notifications must be submitted to PCAQD.
- A **demolition notification form, asbestos survey report, and appropriate fee** must be submitted or postmarked to PCAQD at least **ten (10) working days** prior to the start of **any demolition project** at an applicable facility, **even if no ACM is found**. {40 CFR 61.145(b)}
  - *The 10-day demolition notification cannot be filed until all regulated asbestos-containing materials have been removed.* {40 CFR 61.145(c)(1) and Pinellas County Code Sec 58-147(b)(1)}
  - **WARNING.** Obtaining a demolition permit from the local building department does not meet the NESHAP notification requirement. All required Asbestos Notifications must be submitted to PCAQD.
- Failure to obtain a written asbestos survey, follow the NESHAP requirements for training, removal, disposal, or notification could result in both criminal and civil penalties of up to **\$10,000 per day per violation** depending upon the circumstances. All owners and contractors are strictly liable for violations of the Asbestos NESHAP, and associated penalties, regardless of intent or knowledge of the regulations.

Forms and information available at the Pinellas County web site

<https://pinellas.gov/programs/asbestos-program/>

\* A Single home or residential building with four or fewer dwelling units that is not part of a larger renovation or demolition project or installation with other neighboring or nearby buildings under control of the same owner or contractor, **may be exempt only from the NESHAP regulation, but not exempt from other rules such as health, safety (OSHA), licensing (DBPR), or building code.**



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## **Asbestos Frequently Asked Questions**

***Who is responsible for compliance?*** The owner of the building AND the contractor performing the demolition, or renovation are BOTH responsible to ensure the asbestos survey is performed and notifications are submitted.

***What projects are exempt?*** Only a single residential or condo building with four (4) dwellings or less, may be exempt from notification. The structure **cannot** be part of a larger project, part of an installation or facility or part of a larger project under a single funding source. All other structures and buildings are regulated.

***What are the notification requirements?*** The rules require that the written notification be submitted electronically, mailed, or hand delivered: Pinellas County Notifications must be on Pinellas County Forms.

- Ten (10) working days prior to a **demolition**. This includes buildings where no asbestos is present.
- Ten (10) working days prior to a **renovation** operation, if the amount of asbestos material stripped or removed is greater than 160 square feet on facility components or 260 linear feet on pipes, 35 cubic feet. Applicable fees are based on notified quantities of regulated asbestos containing material.
- As soon as practical before or by the business day after a **government ordered demolition**, if the building has been declared **structurally unsound AND in danger of imminent collapse** by a State or local governmental agency (a building official must make this determination). A copy of the order must be attached to the notification form.

***Who should I send the NESHAP notifications to?*** Send or deliver the notifications to the addresses listed below and keep a copy for your own records. (All appropriate fees must be attached to the original notification)

***How do I know if I have asbestos in my building?*** An asbestos survey **is** required before any renovation or demolition activity begins. A copy of the survey report **must** be kept on-site during renovations, and a copy **must** be attached to the written notification for demolitions. Asbestos surveys **must** be performed by a State Licensed asbestos consultant or an accredited asbestos building surveyor (inspector) under the direction of a State Licensed asbestos consultant.

***Who can remove asbestos-containing material?*** All removal, handling, or other related activities associated with asbestos-containing materials must be done by a Florida Licensed Asbestos Contractor. Licensure as an asbestos contractor is not required, if certain criteria are met, for the moving, removal, or disposal of asbestos-containing roofing materials, resilient flooring materials (that will not become regulated during their removal), and exterior conduit or piping. Supervisors and/or workers **must be trained** in accordance with Florida Department of Business and Professional Regulation (DBPR) requirements. All employers of workers who require employees to handle asbestos must comply with the U.S. Department of Labor - OSHA regulations.

***If I have a survey done and do not disturb any asbestos, do I have to notify you or anyone else?*** If you have a thorough inspection of **ALL affected areas** and do not intend on disturbing any asbestos you still **must** maintain this survey report **on the job site** during all renovation activities. No formal notification is necessary if you **do not** intend to disturb any asbestos containing materials. The survey must state it is for the purpose of NESHAP compliance as required under Pinellas County Code. Transactional Sale of Property Audits also known as Environmental Phase I and Phase II Audits are not performed for renovation or demolition purposes unless specifically stated it was performed for the specific activity and should be reviewed to ensure the inspection is compliant with the Pinellas County Code. Notification is necessary to the DBPR for the removal of asbestos containing resilient flooring three days prior to removal.

***Does the NESHAP still apply after catastrophic events such as hurricanes?*** Yes, there are no laws or rules that stop the Asbestos NESHAP from being enforced as a result of a catastrophic event, even with a state or federal emergency declaration.



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### **ASBESTOS NESHAP EXEMPTION GUIDE**

The purpose of this form is to help determine EXEMPTION from the asbestos survey and notification requirements of the Asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP) for a SINGLE RESIDENTIAL BUILDING. Any buildings with non-residential use are not exempt from NESHAP.

**If your project involves renovation/demolition of a residential home only, please answer the following questions to determine exemption:**

Does this renovation/demolition project involve more than <b><u>ONE</u></b> residential building at the <u>same renovation/demolition site</u> * with the same owner/operator? *(within about a city block area)	Y <input type="checkbox"/> N <input type="checkbox"/>
Is this building currently, or has it <b>EVER</b> been, used for commercial, government, daycare, home-based business, church, charitable, or other non-residential purpose?	Y <input type="checkbox"/> N <input type="checkbox"/>
Has the <b><u>ONE</u></b> building ever been divided into (5) five or more condo, dwelling, or rental units?	Y <input type="checkbox"/> N <input type="checkbox"/>
Is the building to be demolished part of a highway project or government controlled program?	Y <input type="checkbox"/> N <input type="checkbox"/>
Have other residences or non-residential buildings at this site been scheduled to be demolished (now, in the past or future), as part of a larger project (multiple buildings for residential re-development/flipping, mobile home trailer park developments, etc.)?	Y <input type="checkbox"/> N <input type="checkbox"/>
Is there more than <b><u>ONE</u></b> residential building to be lifted from its foundation and relocated?	Y <input type="checkbox"/> N <input type="checkbox"/>
Will this building be intentionally burned for the purpose of demolition or fire department training?	Y <input type="checkbox"/> N <input type="checkbox"/>

### **ANY "YES" ANSWERS TO THE ABOVE QUESTIONS WILL REQUIRE:**

- A thorough written asbestos survey report for the affected part(s) of the building(s) or facilities involved by a Florida-licensed Asbestos Consultant before disturbing any building materials.
- A NESHAP Notification must be submitted ten working days before renovation that will disturb at least 160 square feet of Regulated Asbestos Containing Material (RACM), along with the associated Asbestos Removal Notification Fee.
- A NESHAP Notification must be submitted ten working days before ANY DEMOLITION OF LOAD-SUPPORTING STRUCTURAL MEMBERS, even if no asbestos is identified in the facility, along with the asbestos survey report and the associated Demolition Notification Fee.
- Removal of all Regulated Asbestos Containing Material (RACM) prior to submitting the demolition notification.

**If you have any questions, contact PCAQD at 727-464-4422 or [asbestos@pinellas.gov](mailto:asbestos@pinellas.gov)**

**NOTE:** If a project is determined to be exempt from the Asbestos NESHAP, the owner, contractor, and subcontractors are not relieved from compliance with other city, county, state, and federal laws, statutes, and codes or from obtaining permits for other activities. Civil enforcement action may be taken if the project is found to be in violation of the provisions in the Asbestos NESHAP, which may include monetary penalties. In the event the activity listed above should become subject to the Asbestos NESHAP during the project, the owner or operator shall stop work and follow 40 CFR 61, 61.145(b) procedures. 40 CFR 61.19 forbids owners and operators from attempting to circumvent any NESHAP requirements by carrying out an operation in a piecemeal fashion to avoid coverage by a standard that applies only to larger than a specified size.



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## **Attention Contractors, Building & Condo Unit Owners, and Property Managers**

Because of serious health risks associated with asbestos exposure, the Pinellas County Air Quality Division, the State of Florida Department of Environmental Protection (FDEP), the U.S. Environmental Protection Agency (EPA), the U.S. Department of Labor (OSHA), and the Florida Department of Business and Professional Regulation (DBPR) have established regulations, which apply to building renovation, and demolition activities. Violations of asbestos rules can result in significant civil monetary and/or criminal penalties for both the building owner and their contractors. Numerous building activities may involve disturbing asbestos-containing materials that could put people at risk. Typical activities that might disturb asbestos include:

- \*Renovations, where building materials or components are altered or removed.
- \*Demolition of buildings or structural supports.
- \*Maintenance on boilers, piping, ductwork and HVAC systems.
- \*Maintenance or repair of leaking plumbing and water damage restoration.
- \*Electrical wiring or cable installation, replacement, or maintenance.
- \*Removal or repair of flooring, roofing, and ceiling tile.
- \*Remove, repair, or cleaning of spray-applied acoustical coatings or textures, such as popcorn ceiling texture removal.
- \*Pressure washing building exteriors.
- \*Restoration Activities, after wind, fire, and water damage (including natural disasters).

These activities can potentially disturb asbestos materials and result in the inhalation of microscopic asbestos fibers. Because asbestos was used extensively in building materials and was never fully banned, any of these activities can cause an asbestos release. The federal requirement for a thorough inspection enables a building owner to plan demolition or renovation activities that will ensure proper handling and help prevent fiber releases. This written asbestos survey report must be maintained on all renovation sites and available for review by owners, contractors, workers, and inspectors during the project.

### **Examples of Suspect Asbestos-Containing Material**

Acoustical plaster	Duct work	Pipe insulation
Adhesives	Electrical cloth	Roofing felt shingles
Asphalt floor tile	Electrical partitions	"Popcorn" ceiling treatment
Base flashing	Fire doors	Textured ceiling treatment
Blown-in-insulation	Fireproofing material	Spackle and joint compounds
Boiler insulation	Exterior building coatings	Spray-applied insulation
Caulking/putties	Exterior building panels	Taping compounds
Wiring insulation	High-temperature gaskets	Textured paints/coatings
Cement pipes	HVAC duct insulation	Vibration dampeners (gaskets)
Cement siding	Joint compounds	Vinyl floor tile
Cement wallboard	Laboratory hoods/tabletops	Vinyl sheet flooring/ rolled vinyl floors
Cooling towers	Lay-in ceiling tile panels	Vinyl wall coverings
Decorative plaster	Mastic (floor, tile, carpet, cove base, mirror)	Wallboard



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## Federal, State, and Local Asbestos Requirements

### **What is the purpose of asbestos regulations?**

To protect public, environmental, and worker health by minimizing release of asbestos fibers during demolition and renovation.

### **What is the difference between demolishing a facility and renovating it?**

U.S. EPA regulations for asbestos, found in 40 CFR Part 61, Subpart M, (Asbestos NESHAP) state that you "demolish" a facility when you remove or wreck any "load-supporting structural member" of that facility, or perform any related operations. Demolition includes burning a facility. You "renovate" a facility when you alter any part of that facility in any other manner. This includes, but is not limited to, salvage/component removal, disaster response, and building maintenance.

### **Which other asbestos regulations apply to me?**

**Florida Building Code, 105.9 Asbestos**, requires building permits for an existing structure to have a statement advising that it is the responsibility of owners and operators (and their contractors) to comply with the provisions of Section 469.003, Florida Statutes, and to notify the Department of Environmental Protection (or local regulatory program) of their intentions to remove asbestos, when applicable, in accordance with state and federal law.

**Pinellas County Code, Chapter 58, Sec. 58-149(d)**, requires a written asbestos survey before demolition of a building, before any building renovations, or before maintenance on insulated equipment or building systems. A copy of the survey report must be available on-site during any renovation activity and must be included with the written notification for demolition operations. All regulated asbestos-containing material (RACM) must be removed from a facility prior to commencement of demolition activities.

**Florida Administrative Code - Regulation of Professions and Occupations Asbestos Abatement, Chapter 469**, requires removal and handling, associated with asbestos-containing materials, be performed by a State of Florida, licensed asbestos contractor. Asbestos surveys must be performed by a State of Florida, licensed asbestos consultant. Asbestos abatement workers must be certified in accordance with Florida Department of Business and Professional Regulation (DBPR) requirements. A Florida certified roofing contractor may remove asbestos roofing if all such activities are performed under the direction of an on-site roofing supervisor trained according to requirements specified under 469.12. In addition, all employers who require employees to handle asbestos must comply with the U. S. Department of Labor (OSHA) regulations.

**The Construction Industry Asbestos Standard, 29 CFR 1926.1101, The General Industry Asbestos Standard, 29 CFR 1910.1001, and The U.S. Department of Labor, Occupational Safety and Health Administration (OSHA)**, requires employers to provide information about the hazards of working with asbestos, provide proper respiratory protection, personnel monitoring, medical monitoring, engineering controls, proper training and proper record keeping for all employees that handle materials that may contain asbestos. Demolition of a building with asbestos-containing material (ACM) in place, such as floor tile, falls under the definition of removal of installed ACM. The removal of installed ACM is either Class I or Class II asbestos work, and all applicable requirements of 1926.1101 apply.

**Pinellas County Asbestos Website:** <https://pinellas.gov/programs/asbestos-program/>

**Florida DEP Asbestos Website:** <https://floridadep.gov/air/permitting-compliance/content/asbestos>

**US EPA Asbestos Website:** <https://www.epa.gov/asbestos>





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## Pinellas County Code

### Pinellas County Code Sec. 58-149. National Emission Standard for Asbestos:

- (a) All provisions contained in Section 62-257.350, FAC, are adopted and hereby incorporated by reference, except as may be modified herein.
- (b) Water from a decontamination chamber unit or waste load out shall be filtered through a five micron or less filter, and bagging of shower water is prohibited.
- (c) **All regulated asbestos containing material (RACM) shall be removed** from nonexempt structures prior to any demolition activity.
- (d) Prior to the commencement of any renovation or demolition operation, facility owners or operators must have a written asbestos survey report. The report shall conform to the following standards:
  - (1) All affected areas of the facility shall be inspected for asbestos containing material, and;
  - (2) or demolition operations, this report will be included with any written notifications, and for renovation operations, this report will be maintained on-site at all times during renovation operations, and;
  - (3) The selection of samples, the number of samples, and the accuracy of the report for the asbestos survey, shall be the responsibility of the individual issuing the report, and;
  - (4) The report shall specify the specific location where the suspect asbestos containing material was found, and;
  - (5) The report shall specify the quantity of asbestos containing material found on pipes (linear feet), and on other facility components (square feet), and;
  - (6) The report shall describe the component that is coated, or covered with asbestos containing material, and;
  - (7) The report shall show the percent, by area, asbestos content of any asbestos containing material which are analyzed, and for samples, consisting of two or more distinct layers or materials, each layer should be treated separately and the results reported by layers, and;
  - (8) The report shall describe the method used to determine the presence of all asbestos containing material. If suspect asbestos containing material is not collected or analyzed, the report must state that the material is presumed to be asbestos containing; and
  - (9) The report shall state the type of operation (renovation, or demolition) the inspection is for, and;
  - (10) The report shall clearly describe the affected areas of the facility the inspection covers, and;
  - (11) The report shall contain the signature of the individual issuing the report, name of the individual performing the inspection, and the date of the inspection. For licensed asbestos consultants, the report will also include the legal seal and signature, and license number, and;
  - (12) The report shall classify any asbestos containing, and any suspect asbestos containing material as either friable, Category I or Category II nonfriable asbestos containing material, and;
  - (13) For demolition operations, the report shall clearly describe any areas of the affected facility not inspected, and state specific reason(s) for not inspecting the area(s), and further state that those portions of the facility, which have not been inspected, will not be demolished until inspected for asbestos, and;
  - (14) The survey shall clearly denote the source of the sampling protocol employed (such as AHERA 40 CFR 763.86) and/or any limitations incorporated in the survey, and whether the intent of the survey was for NESHAP compliance.
- (e) All workers and supervisors performing asbestos removal must have proof of his/her asbestos training, a copy of the license under which they are performing asbestos removal, and a photo identification of themselves. The employer is responsible for ensuring these documents are available, and on-site during all regulated asbestos renovations or demolitions:
- (f) For renovation and demolition operations, which includes the collection, processing, packing, or transporting of any regulated asbestos containing material (RACM):
  - (1) Any RACM must be adequately wet.
  - (2) There shall be no visible emissions to the outside air of any RACM.
- (g) For the manufacturing, fabrication, and spraying operations, no visible emissions shall be discharged to the outside air during the collection, processing, packing, or transporting of any asbestos containing material (ACM) generated by the source.



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## LOCAL ASBESTOS CONSULTANTS FOR ASBESTOS SURVEYS

Asbestos Consultants	City	Phone	Asbestos Consultants	City	Phone
ACM Engineering & Environmental Services	Tampa	(813) 282-1232	GLE Associates, Inc.	Tampa	(813) 241-8350
Air Quality Environmental	Seminole	(727) 398-0900	Greenfield Environmental	St. Petersburg	(727) 896-1266
AIRMD, Inc.	Boca Raton	(561) 245-4500	Husky Corp.	St. Petersburg	(813) 335-5341
American Compliance Technologies (ACT)	Bartow	(863) 533-2000	IBC Eng. Env. & Const., Inc.	Tampa	(813) 975-7462
American Management Resources Corp (AMRC)	Fort Myers	(239) 936-8266	Intertek-PSI	Tampa	(813) 886-1075
APEX Companies, LLC	Tampa	(813) 248-8558	JH1 Consultants	Brandon	(813) 502-6262
Apollo Environmental	Tampa	(813) 671-3999	Nova Engineering and Environmental	Tampa	(813) 623-3100
Ardaman & Associates	Tampa	(561) 687-8200	NV5, Inc.	Tampa	(813) 571-9788
Armor, Hill and Company	Mount Dora	(352) 385-0001	OHC Environmental Engineering.	Tampa	(813) 626-8156
ATC Group Services	Tampa	(813) 889-8960	Otero Engineering, Inc.	Tampa	(813) 936-3585
Award Engineering	Tampa	(813) 238-4393	Partner Engineering & Science.	Altamonte Springs	(800) 419-4923
Diversified Management & Construction (DMC)	Tampa	(813) 265-0181	Preemptive Strike Environmental Inspections	Boynton Beach	(561) 515-0091
Eco Mold Testing	Lehigh Acres	(239) 500-4326	Professional Air Monitoring	Goldenrod	(407) 492-8436
ECS Florida, LLC	Tampa	(813) 302-1644	Purity Environmental Svcs.	Brandon	(813) 789-4447
Environmental Consulting & Technology (ECT)	Tampa	(813) 289-9338	Southeast Environmental	St. Petersburg	(727) 366-1676
Environmental Safety Consultants (ESC)	Bradenton	(941) 795-2399	Terracon Consultants, Inc.	Tampa	(813) 221-0050
Envirow Science & Technology	Odessa	(727) 560-2666	Universal Engineering Sciences	St. Petersburg	(727) 209-1500
Gallagher Bassett Services	Tampa	(813) 262-0274	Vern Roberts Environmental Group	Clearwater	(727) 244-7867
Germ Masters Environmental	Tampa	(844) 352-6653	Westcoast Environmental Consulting	Parrish	(615) 604-6177
			Wolf Consulting, Inc.	Oldsmar	(813) 854-5474

**The companies listed here are neither endorsed nor favored by Pinellas County.**



The contacts are merely provided for reference as a service to citizens. Any Florida-licensed ASBESTOS CONSULTANT may provide an asbestos survey report. The consultant and contractor licenses are in the name of an individual, and the Asbestos Business license is in the name of the company. The firms you contact should be able to give you this information. You should verify that the company or individual you hire has a current license with the State of Florida Department of Business and Professional Regulation (<https://www.myfloridalicense.com/>).



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## **LOCAL ASBESTOS CONTRACTORS FOR ASBESTOS REMOVAL**

Asbestos Contractors	City	Phone
ADS Services Inc.	Tampa	(813) 875-4600
American Management Resources Corp (AMRC)	Fort Myers	(239) 936-8266
Blue Sky Multi Services Inc.	Lakeland	(813) 323-6907
Bristol Environmental, Inc.	Lakeland	(863) 647-5400
CleanBuilding Inc.	Winter Park	(407) 478-0627
Cooper & Associates of Florida	St. Petersburg	(727) 327-3822
Cross Construction Services Inc. (CCS)	Lutz	(813) 907-1013
Cross Environmental Services Inc. (CES)	Crystal Springs	(813) 783-1688
EE&G Construction & Restoration LLC	Tampa	(813) 783-1688
Environmental Construction Inc. (ECI)	Tampa	(813) 621-5400
Florida Abatement & Demolition, Inc.	Thonotosassa	(813) 458-1024
GDA Environmental, Inc.	Hudson	(727) 205-3437
Integrity Environmental Group (IEG)	Lakeland	(863) 220-9794
JES Abatement Inc.	Plant City	(813) 623-5450
Simpson Environmental Services Inc.	Trilby	(352) 583-2509
Southeast Abatement Services, Inc.	Largo	(727) 516-2089
Vernon H Roberts Jr. / Assured Environmental LLC	Seminole	(727) 239-1445

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