



# City of South Pasadena

7047 SUNSET DRIVE SOUTH  
SOUTH PASADENA, FLORIDA 33707  
PH: (727) 347-4171 FAX: (727) 345-0518  
WWW.MYSOUTHPASADENA.COM

## A G E N D A

REGULAR COMMISSION MEETING  
SOUTH PASADENA, FLORIDA

MONDAY, MARCH 10, 2025  
COMMISSION CHAMBERS 7:00 P.M.

CALL TO ORDER  
INVOCATION  
PLEDGE OF ALLEGIANCE  
ROLL CALL  
REPORTS  
PEOPLE'S FORUM  
AGENDA COMMENT

## DISCUSSION ITEMS

### PUBLIC HEARING - QUASI-JUDICIAL

1. CONSIDERATION OF APPLICATION FOR VARIANCE FROM BRYAN MORRISON FOR 7045 HIBISCUS AVENUE SOUTH, SOUTH PASADENA, FL 33707.

### UNFINISHED BUSINESS

NONE

### CONSENT AGENDA

Resolutions and Motions of a non-controversial nature may be placed on the Consent Agenda. One motion for approval is required to pass the entire Consent Agenda; however, any item(s) may be removed prior to motion for approval.

2. APPROVAL OF COMMISSION MEETING MINUTES FOR THE MONTH OF FEBRUARY 2025 ON FILE IN CITY CLERK'S OFFICE  

---

AGENDA MEETING, FEBRUARY 4, 2025; ADMINISTRATIVE WORKSHOP, FEBRUARY 4, 2025; AND REGULAR COMMISSION MEETING, FEBRUARY 11, 2025.

REGULAR COMMISSION MEETING  
MONDAY, MARCH 10, 2025 - 7:00 P.M.

**NEW BUSINESS**

NONE

ADJOURN

This meeting is open to the public. Ordinances may be inspected by the public in the office of the City Clerk at City Hall from 8:00 a.m. to 4:00 p.m. Monday through Friday with the exception of holidays. Any person who decides to appeal any decision of the City Commission with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The City of South Pasadena is committed to providing reasonable accommodation for access for the disabled. In accordance with the Americans with Disabilities Act and F.S. 286.26, anyone needing assistance with regard to this meeting should contact the City Clerk's Office in writing at least 48 hours prior to the meeting. For more information or assistance please contact the City Clerk's office at 727-347-4171.



---

PUBLIC HEARING - QUASI-JUDICIAL

AGENDA MEETING  
TUESDAY, MARCH 4, 2025

REGULAR COMMISSION MEETING  
MONDAY, MARCH 10, 2025

- 
1. CONSIDERATION OF APPLICATION FOR VARIANCE FROM BRYAN MORRISON FOR 7045 HIBISCUS AVENUE SOUTH, SOUTH PASADENA, FL 33707.
-

To: City of South Pasadena Mayor and City Commission

From: *CB* Christopher Brimo, AICP – Principal Planner (ICE)

Through: Terri Sullivan, Community Improvement Director

Subject: Bryan Morrison, applicant, is requesting a variance to the density requirements in the RM-10 zoning district. 7045 Hibiscus Avenue South; South Pasadena, FL 33707

Date: March 10, 2025

---

## **Request**

Bryan Morrison, the applicant, is requesting a variance to the density requirements in the RM-10 zoning district. Per section 130-13 A. RM-10 Residential Multifamily District. (1) Minimum lot area and dimensions: (a) Area: 10,500 square feet. The lot is 0.29 acres or 12,650 square feet. The request is for a variance of 430 sq. ft. to the minimum lot area requirements to allow the construction of three dwelling units, where two units are permitted by right.

## **Neighborhood Characteristics**

The site is a 12,650-square-foot lot featuring a single-story masonry residential structure constructed around 1952 (Figure 1). The surrounding block includes a mix of single-family homes, duplexes, triplexes, and multi-family residences. Several of these multi-family properties may be deemed non-conforming with respect to the current land development regulations related to density.

To the north of the city limits is the City of St. Petersburg. The average lot area along that block fronting Hibiscus Avenue is approximately 12,726 square feet. A 16-foot alley for vehicular access at the rear separates the properties fronting Hibiscus Avenue from those fronting Grevillea Avenue. Please refer to Figure 2 – Neighborhood Characteristics.

Figure 1 – 7045 Hibiscus Avenue



Source : Esri Landsat/Google

The zoning, land use classifications, and current use of the adjacent properties are as follows:

Zoning

Subject Property:

RM-10 (Residential Multifamily)

Current Use: Single Family

Adjacent Properties:

North: RM-10 / Single Family

South: RM-10 / Single Family

East (rear): RM-10 / Multi-Family

West: RM-10 / Triplex & MF

Land Use

Subject Property:

Residential Low Medium 10 UPA

Adjacent Properties:

Residential Low Medium

Residential Low Medium

Residential Low Medium

Residential Low Medium

Within the residential multifamily zoning district, residential and residential equivalent uses include:

- Single-family residential dwellings.
- Two-family (duplex) residential dwellings.
- Multifamily residential dwellings.
- Home occupations and residential accessory uses.

Figure 2 – Neighborhood Characteristics



Pinellas County Property Appraiser 2025

## Analysis

The applicant has submitted a conceptual site plan for the proposed development, illustrating a three-unit configuration, which necessitates the request for a variance. In accordance with Section 130-13 A of the City's Land Development Code, the applicant is permitted to construct two residential units on the subject lot by right. Any development on this site must meet the other dimensional requirements of the RM-10 zoning district enumerated in Section 130-13 of the City's Land Development Regulations. Of note are the following standards:

- The maximum lot coverage for residential is 40% of the lot area.
- Maximum density is 10 units per acre or 4,360 square feet of site area per dwelling unit.
- The minimum green space requirement is 45% of the site area.

Section 130-47 of the City's Land Development Regulations states that the City Commission may grant variances where the variance will not be injurious to the neighborhood or detrimental to the public welfare, and owing to special conditions, a literal enforcement of the provisions of Chapter 130 of the City's Land Development Regulations would result in unnecessary and undue hardship.

In considering variance requests, the City Commission shall make findings on the six criteria listed below. The Commission shall not grant a variance unless the Commission finds affirmatively on the following six criteria:

1. That an unnecessary hardship exists.
2. That such unnecessary hardship has not been created by the applicant.
3. There are no other choices for the developer, which would not require a variance, which would allow the property to be utilized in a manner satisfactory to its designated use and density.
4. There is a clear and convincing benefit, both to future residents of the property and to the public at large, in permitting the variance to occur.
5. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located nor substantially or permanently impair the appropriate use or development of adjacent property nor be detrimental to public welfare.
6. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

[§ 130-47 – Criteria for review of variance requests]

In granting a variance, the City Commission may include such reasonable conditions and safeguards as are deemed necessary to implement the purposes of the City's Land Development Regulations.

An applicant must demonstrate a "hardship" to justify a variance from zoning regulations, such as density requirements for residential development. In the context of zoning and land use regulations, a "hardship" is generally defined as a condition that arises from unique circumstances specific to the property, such as its size, shape, topography, or location, not from the applicant's actions or expectations.

The hardship must not be self-imposed by the property owner and must prevent the owner from enjoying the reasonable use of the property under the existing zoning regulations. The zoning and land use decisions must also adhere to the guiding principles outlined in the City's Comprehensive Plan. While variances are permissible, they must not be granted if they are inconsistent with the city's adopted goals, objectives, or policies.

## Consistency with the City’s adopted Comprehensive Plan

### Land Use Element:

#### Policy 101.103

The City shall enforce standards such as dwelling units per acre (DUPA), Floor Area Ratios (FAR), Impervious Surface Ratios (ISR), and densities or intensities of use for each future land use category as described below. These categories shall be consistent with the corresponding category of the Countywide Map and Rules as follows:

City Future Land Use Category	Max Density/Floor Area Ratio/Impervious Surface Ratio	Corresponding Countywide Plan Category
Residential Low	Max. of 5.0 (DUPA)	Residential Low Medium
Residential Low Medium	Max. of 10.0 (DUPA)	Residential Low Medium
Residential Medium	Max. of 15.0 (DUPA)	Residential Medium
Residential High	Max. of 15.5 (DUPA)	Residential High
Commercial General	FAR of 0.55, ISR of 0.90	Retail & Services
Commercial General Water Dependent	FAR of 0.50, ISR of 0.90	Retail & Services
Institutional	Max. of 10.0 DUPA FAR of 0.65, ISR of 0.85	Public/Semi-Public
Institutional-Public	Max. of 1.0 DUPA FAR of 0.65, ISR of 0.85	Public/Semi-Public
Recreation/Open Space	FAR of 0.25, ISR of 0.60	Recreation/Open Space
Preservation		Preservation
Planned Redevelopment-Mixed Use (Overlay)	Density/Intensity and Other Standards As Set Forth in the City's Land Development Regulations, based on the Pasadena Avenue Corridor Redevelopment Plan as amended, and as may be required pursuant to the Countywide Plan and Rules	Multimodal Corridor

Ord. 2023-05, Adopted January 9, 2024

In the variance application, the applicant stated that an unnecessary hardship exists due to flooding caused by Hurricane Helene, and the applicant did not create such a hardship.

Flooding or other natural disasters may create a situation where a property owner cannot use their land in a typical way due to the risk of damage or destruction. If a property owner can demonstrate that a natural disaster has created a unique hardship, such as needing to rebuild structures in ways that would violate zoning laws or regulations, they might be granted a variance. However, granting a variance is not automatic. The property owner must show:

1. **Unique hardship:** The flooding or other natural disaster creates a unique condition for their property, different from others in the area.
2. **Reasonable use of property:** Without the variance, the property owner would be unable to use the property reasonably because of the flooding or disaster.

## Conclusion

To justify a variance to the land development regulations, a property owner must show that the hardship arises from unique property conditions, is not self-inflicted, and that strict compliance with the regulations would impose an unreasonable burden. Additionally, the variance must align with the broader objectives of the zoning code and the community's welfare.

According to the criteria outlined in Section 130-47 of the City's Land Development Regulations, staff concludes the applicant has not met condition 3, which states:

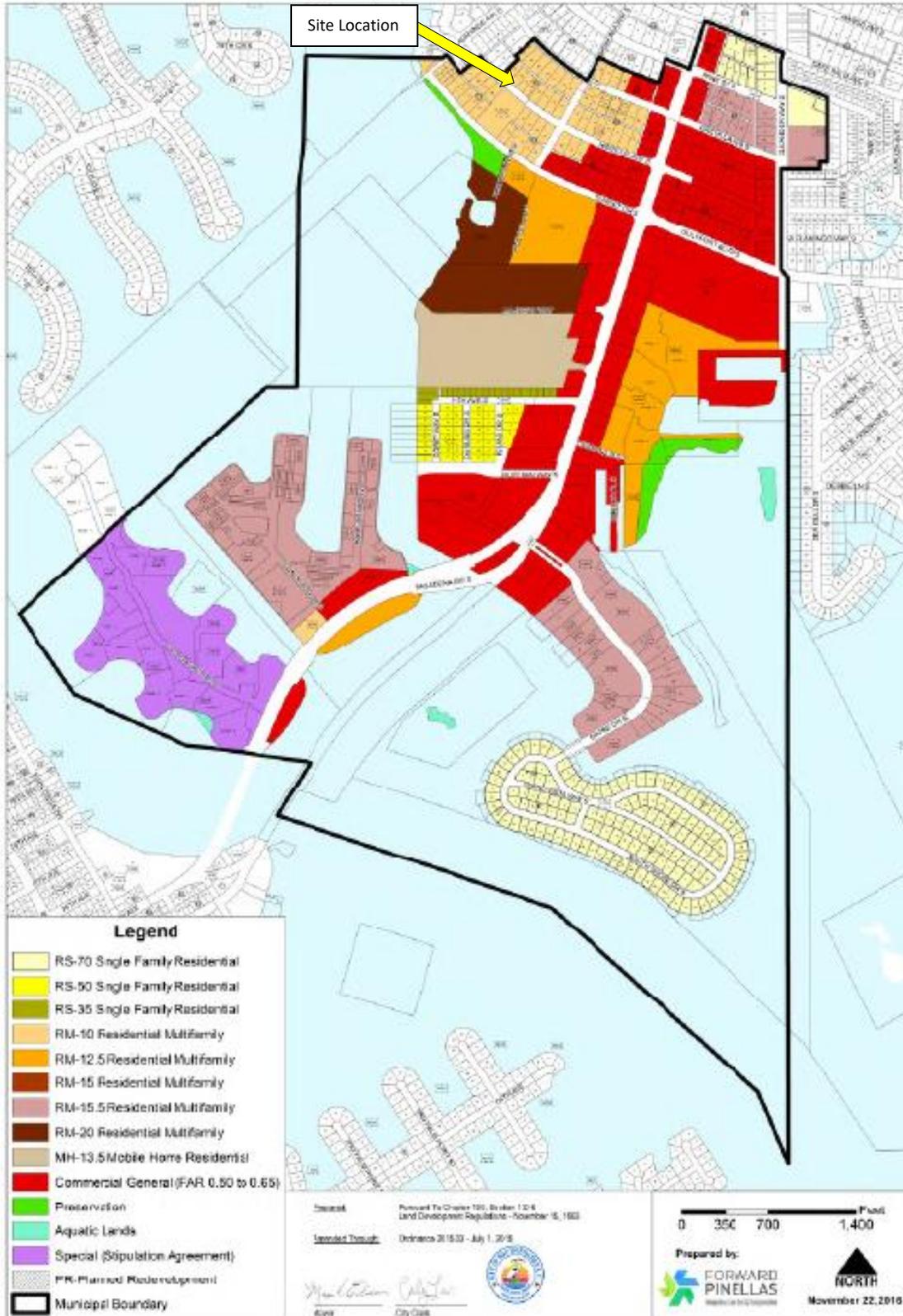
*There are no other choices for the developer which would not require a variance, which would allow the property to be utilized in a manner satisfactory to its designated use and density.*

The lot currently has a single-family residence. However, based on the lot dimensions and district regulations, the applicant could construct two units on that lot, provided they met the district's other dimensional requirements. As a result, staff recommends denying the request.

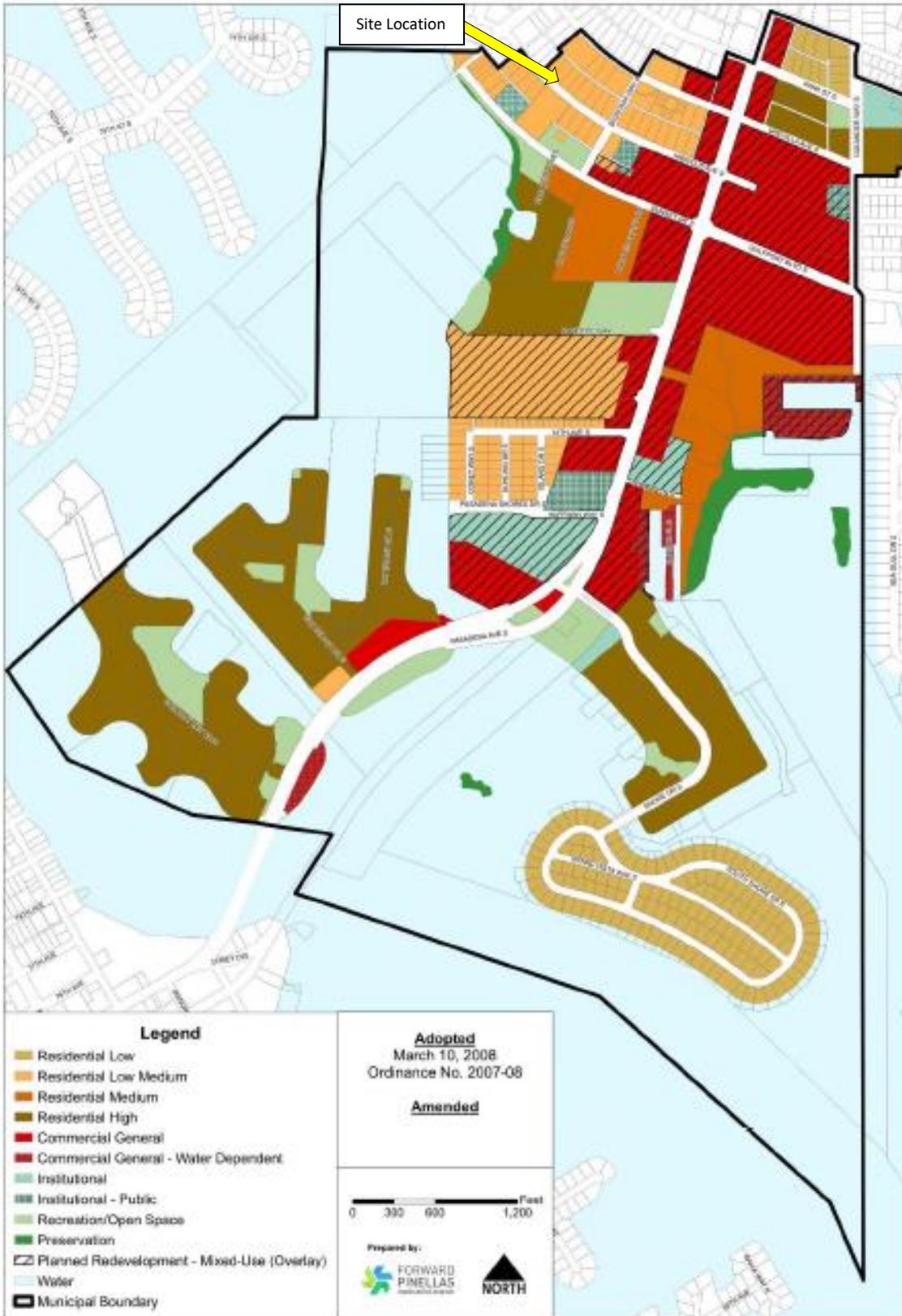
The Commission has three options.

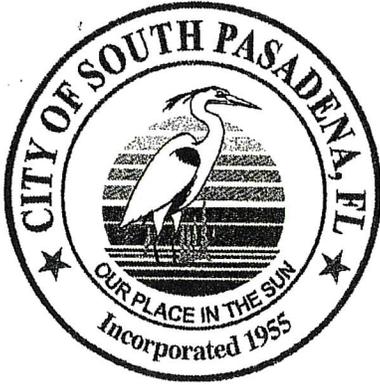
1. Approve the variance request for 430 square feet to the lot area requirement to allow the construction of three units on the lot located at 7045 Hibiscus Avenue S., South Pasadena
2. Approve the request above with any conditions the Commission deems appropriate.
3. Deny the variance request of 430 square feet to the lot area requirement to allow the construction of three units on the lot located at 7045 Hibiscus Avenue S., South Pasadena

### City of South Pasadena Zoning Map



### City of South Pasadena Future Land Use Map





**City of South Pasadena**  
**COMMUNITY IMPROVEMENT DEPARTMENT**  
7047 Sunset Drive South  
South Pasadena, Florida 33707  
(727) 343-4192 FAX: (727) 381-4819



Date: 01/15/2025

Property Address: 7045 Hibiscus Ave South PN2-0125-0003  
South Pasadena, Florida 33707

Legal Description: \_\_\_\_\_  
Pasadena on the Gulf Sec C Blk 61, Lot 12

A hearing is requested for a Variance for the following reason: \_\_\_\_\_  
We seek a variance to build a third dwelling unit on this lot.

Density in the RM-10 zone is 4,360 sqft per dwelling unit. This lot is 12,650 sqft.  
Lot is 430 sqft short of meeting the density requirement without variance.

Applicant: Bryan Morrison

Applicant's Phone Number: 860-463-9364

Applicant's Address: 11513 Holstein St  
Fulton, MD 20759

Property Owner: Bryan Morrison

Property Owner's Address: 11513 Holstein St  
Fulton, MD 20759

The following data and exhibits shall be submitted with the application and they will become a permanent part of the public records:

- Plot Plan or Site Plan drawn to scale showing all existing and proposed structures, dimensions, setbacks from all property lines, property dimensions, abutting streets and other public easements.
- Recent survey of subject property.

The following are the minimum criteria for a variance. Explain how each of these criteria applies to the subject property.

1. That an unnecessary hardship exists.

Property flooded during hurricane Helene. Property is not livable. Residents vacated.

City of South Pasadena Repair Estimate: \$55,731.14

\$3,300 per month lost income to the owner = \$13,200 through January 2025.

2. That such unnecessary hardship has not been created by the applicant.

Property damage and lost income was caused by a hurricane.

3. There are no other choices for the developer, which would not require a variance, which would allow the property to be utilized in a manner satisfactory to its use and density.

We are pursuing approval of plans for the development of two dwelling units. Approval of this variance will allow us to build a third unit. If we are allowed to build only two units, this project will be a net loss to the property owner. We propose brand new, elevated dwelling units. We believe three units is completely consistent with the style and character of the neighborhood, and a clear benefit to the City of South Pasadena and its residents.

4. There is a clear and convincing benefit, both to future residents of the property and to the public at large, in permitting the variance to occur.

This variance will allow three brand new, elevated dwelling units to be built in the AE flood zone, reducing the risk exposure to future residents and to the public at large. Without the variance, the best decision for the owner would be to repair the existing structure, which is not elevated.

We believe that solution would be less optimal for future residents and the City.

5. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located nor substantially or permanently impair the appropriate use or development of adjacent property nor be detrimental to public welfare.

Projects of similar or greater density exist throughout the neighborhood, including some recently approved. See, for example, 7008 Grevillea Ave. Additionally, an apartment building abuts the rear of this property (across the alley) and other similarly sized properties with four or more dwelling units can be found along Hibiscus Ave and neighboring areas.

6. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

We seek a variance only to the density requirement. We expect to comply with all other requirements, including setbacks, height, and floor area requirements.

This application with all supporting data (including legal advertisement for hearing) and information shall be completed and returned to the Community Improvement Department before the request can be reviewed and processed as required by law.

In circumstances where a section of the City Code provides specific criteria which differ from the criteria set forth above, the criteria specified in that City Code section shall be substituted for the criteria set forth above. In

some circumstances, the City Code provides criteria which are to be considered in addition to the criteria set forth in this section.

In making a recommendation, the Planning & Zoning Board may suggest that conditions be attached to the Special Exception Use Permit. In granting a Special Exception Use Permit, the City Commission may attach such reasonable condition(s) and safeguards as it deems necessary to implement the purposes of Chapter 103.

By signing below, you agree that this application has been completed to the best of your knowledge and ability and that any purposeful misrepresentations or omissions will render this application null and void.

   
Signature of Application

01/22/25  
Date

Bryan Morrison Co Trustee The Morrison Living Trust ISA  
Printed Name of Applicant

\*\*\*\*\*

FOR INTERNAL USE ONLY

Submitted on: 1/23/25 by Bryan Morrison  
Date Name of Person Submitting Application

Fee of \$ 250.00 paid on 1/31/25 via check #2003  
Amount Date Check #, Money Order #, Etc.

 2/3/25  
Signature of CID Staff Member Date

Terri Sullivan  
Printed Name of CID Staff Member

Fee submitted to Finance Department on 2/3 by TSS  
Date CID Staff Member

RECEIPT (REC-001296-2025)  
FOR CITY OF SOUTH PASADENA

**BILLING CONTACT**

MORRISON LIVING TRUST  
BRYAN / WAYNE MORRISON  
11513 HOLSTEIN ST  
FULTON, MD 20759



Payment Date: 01/31/2025

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
PNZ-0125-0003	Residential Planning Fee	Fee Payment	Check #2003	\$250.00
7045 HIBISCUS AVE S SOUTH PASADENA, FL 33707			<b>SUB TOTAL</b>	<b>\$250.00</b>
			<b>TOTAL</b>	<b>\$250.00</b>



**Parcel Summary (as of 31-Jan-2025)** **Parcel Map**

Parcel Number  
**30-31-16-67518-061-0120**

Owner Name  
 MORRISON, BRYAN TRE  
 MORRISON, WAYNE TRE  
 MORRISON LIVING TRUST

Property Use  
 0110 Single Family Home

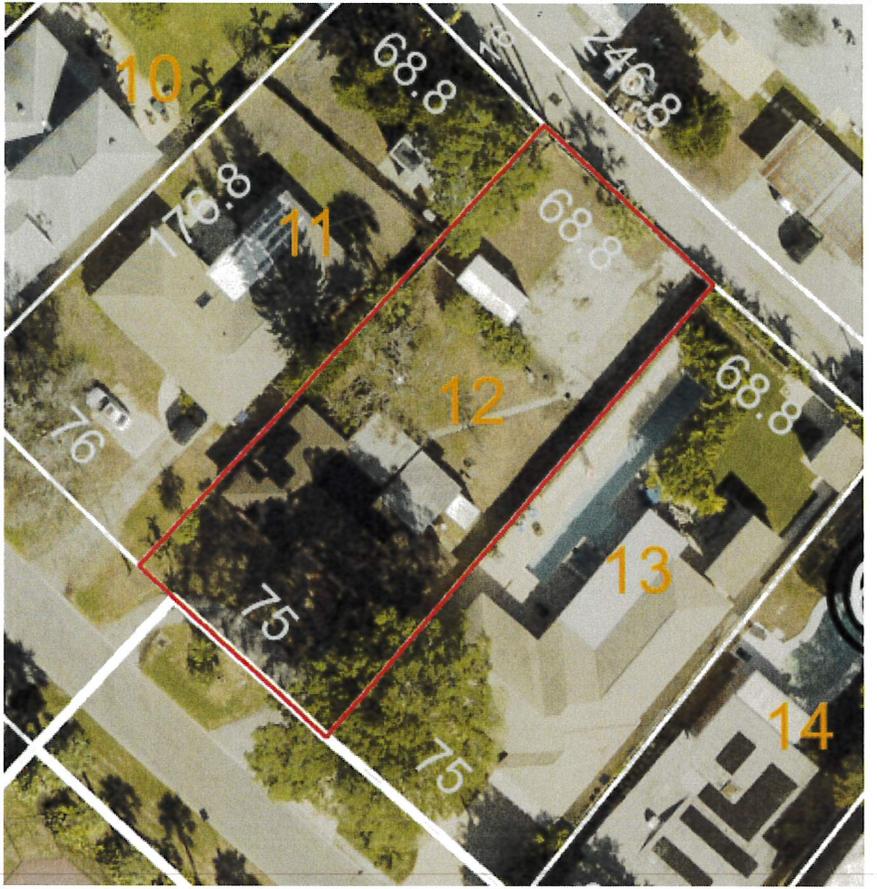
Site Address  
 7045 HIBISCUS AVE S  
 SOUTH PASADENA, FL 33707

Mailing Address  
 11513 HOLSTEIN ST  
 FULTON, MD 20759-2666

Legal Description  
 PASADENA ON THE GULF SEC C BLK 61, LOT 12

Current Tax District  
 SOUTH PASADENA (SPA)

Year Built  
 1952



Living SF	Gross SF	Living Units	Buildings
1,872	2,211	1	1

**Exemptions**

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2024	Yes	100%		

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22749/2302	\$621,700	<u>281.04</u>	A	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	7/15

**2024 Final Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$530,384	\$168,988	\$118,988	\$143,988	\$118,988

**Value History (yellow indicates corrected value)**

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	Y	\$452,902	\$164,066	\$114,066	\$139,066	\$114,066
2022	Y	\$387,529	\$159,287	\$109,287	\$134,287	\$109,287
2021	Y	\$280,346	\$154,648	\$104,648	\$129,648	\$104,648
2020	Y	\$248,836	\$152,513	\$102,513	\$127,513	\$102,513
2019	Y	\$236,322	\$149,084	\$99,084	\$124,084	\$99,084

Prepared by and return to:

Jacque Guillaume, an employee of  
BAXTER TITLE, an R&S FASTER CLOSINGS COMPANY  
12800 Indian Rocks Road  
Largo, FL 33774  
File Number: 3721-24-03-P

Property Appraiser's ID #: 30/31/16/67518/061/0120

**WARRANTY DEED**

This Warranty Deed is executed this 27<sup>th</sup> day of March, 2024, by John B. Starkey and Susan L. Edwards, husband and wife ("Grantor") whose post office address is 7475 19th Avenue North, St. Petersburg, FL 33710, to Bryan Morrison and Wayne Morrison, Co-Trustees, or their Successors in Trust, under the Morrison Living Trust dated June 6, 2017, and any amendments thereto, for the benefit of Bryan Morrison ("Grantee") whose post office address is 11513 Holstein Street, Fulton, MD 20759.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that Grantor, for the sum of \$10.00 (TEN AND 00/100 DOLLARS) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Pinellas County, Florida, viz:

**Lot 12, Block 61, Pasadena-On-The-Gulf Section "C", according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 15, of the Public Records of Pinellas County, Florida.**

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, and together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

And, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

*[signature page to follow]*

Signed, sealed and delivered as to all Grantors in the presence of the following witnesses:  
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

[Signature]

Signature of Witness 1

Lincoln E. Crowe II

Print Name of Witness 1

[Signature]

John B. Starkey

[Signature]

Susan L. Edwards

Witness 1 Address:

5440 1st Ave N

St. Petersburg FL 33710

[Signature]

Signature of Witness 2

Mary J Guillaume

Print Name of Witness 2

Witness 2 Address:

6500 Central Ave

St. Petersburg FL 33707

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 27th day of March, 2024, by John B. Starkey and Susan L. Edwards.

[Signature]

Signature of Notary Public

Print, Type/Stamp Name of Notary



MARY J. GUILLAUME  
Commission # HH 269824  
Expires September 24, 2026

Personally Known: \_\_\_\_\_ OR Produced Identification: K

Type of Identification FL DL

Produced: \_\_\_\_\_

# Hibiscus - Three Units

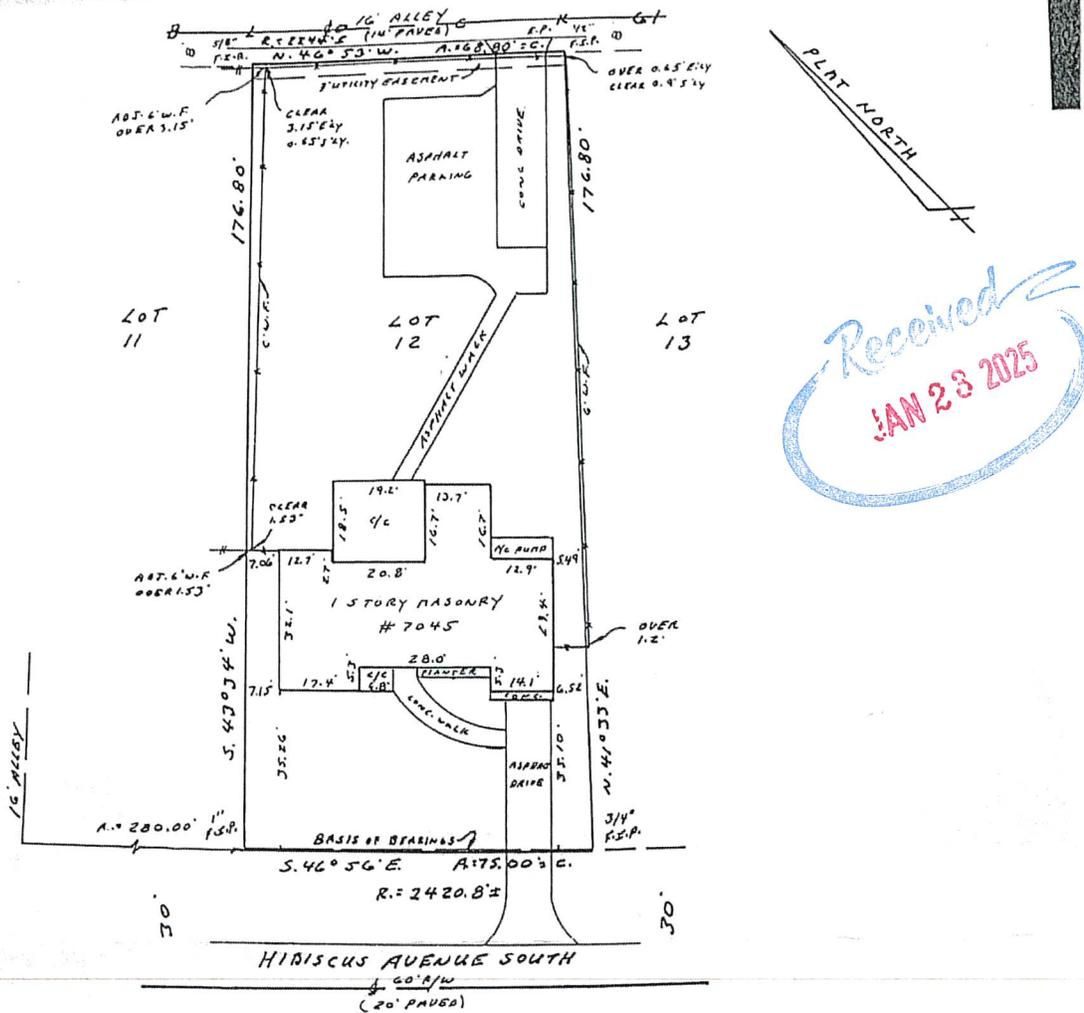
Received  
JAN 23 2025



Setbacks

Private Backyards Option

Common Backyard Option



A BOUNDARY SURVEY OF LOT 12, BLOCK 61, PASADENA ON THE GULF SECTION "C", AS RECORDED IN PLAT BOOK 7, PAGE 15 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

I hereby acknowledge that I have reviewed and received a copy of this survey and understand the encroachments as shown will be an exception to title.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

JOB NUMBER: 10511	<b>DAVID C. HARNER</b> PROFESSIONAL LAND SURVEYOR 9925 GULF BOULEVARD TREASURE ISLAND, FL. 33706	FLOOD ZONE: "A12"
TELEPHONE: (727) 360-0636		FLOOD MAP DATE: 11-1-84
DATE OF FIELD SURVEY: 5-19-01		COMMUNITY NUMBER: 125151
SCALE: 1 INCH = 30 FEET		PANEL NUMBER: 0001 D
DRAWN BY: DCH	SECTION 19 TOWNSHIP 31 SOUTH, RANGE 16 EAST	CHECKED BY: DCH
CERTIFIED TO: JOHN STARKEY AND SUSAN EDWARDS WORLD SAVINGS EXECUTITLE TAMPA BAY ALLIANCE TITLE OF AMERICA INCORPORATED		

I HEREBY CERTIFY TO THE HEREON NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREON, THAT THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.027.

NOTES: UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN. OTHER EASEMENTS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. ONLY THOSE EASEMENTS KNOWN TO ME OR SUPPLIED TO ME BY THE HEREON NAMED PARTY OR PARTIES ARE DEPICTED HEREON.

LEGEND:

A-ARC LENGTH ADJ-ADJACENT B.C.-BACK OF CURB C-CHORD LENGTH C.L.F.-CHAIN LINK FENCE CONC.-CONCRETE M.H.-MANHOLE C/C-COVERED CONCRETE CL-CENTERLINE E.P.-EDGE OF PAVEMENT E.R.-EDGE OF ROAD EL.-ELEVATION F.I.P.-FOUND IRON PIPE S.I.R.-SET IRON ROD WITH CAP #2650 F.I.R.-FOUND IRON ROD F.C.M.-FOUND CONCRETE MONUMENT M.-MEASURED M.S.-METAL SHED P.-PLAT P.C.-POINT OF CURVE P.O.B.-POINT OF BEGINNING P.P.-POWER POLE R.-RADIUS S.P.-SCREENED PORCH R/W-RIGHT OF WAY W/W-WING WALL W.F.-WOOD FENCE DR.-DRAINAGE UT.-UTILITY EASE-EASEMENT B.M.-BENCHMARK P.I.-POINT OF INTERSECTION

*David C. Harner* 5-26-01  
 DAVID C. HARNER, P. L. S.  
 REGISTRATION NUMBER 2650

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"



## ***City of South Pasadena***

**COMMUNITY IMPROVEMENT DEPARTMENT**

7047 Sunset Drive South

South Pasadena, Florida 33707

(727) 343-4192 FAX: (727) 381-4819



### **VARIANCE APPLICATION PROCEDURES**

The following procedures must be followed when applying for a Variance:

1. Application form must be completed in its entirety.
2. Application must be submitted with all supporting data at least four (4) weeks prior to the Planning & Zoning (P & Z) Board meeting. (Note: P & Z Board meetings are scheduled for the 1<sup>st</sup> Tuesday of each month unless otherwise notified.
3. Application fee of \$250.00 per request must be paid at time of submittal. This is a non-refundable fee.
4. Applicant must obtain a notification letter from the Building Official.
5. Applicant must notify all property owners within 200 feet of the subject property line that this case will be presented to the P & Z Board. (A list of all property owners within the target area can be obtained at the Pinellas County Property Appraisers office.) This notice must be mailed Certified, Return Receipt Requested, at least ten (10) calendar days prior to the P & Z hearing date. A copy of the list from the Property Appraisers office along with the Certified mail receipts must be submitted to the Community Improvement Department prior to the hearing date. If these items are not received prior to the hearing date, the case will not be heard and the application process will have to be repeated.

---

**Fwd: Variance application 7045 Hibiscus Ave S.**

---

Shawn Dunn <shawndunn1@gmail.com>  
To: Bryan Morrison <bryanjg07@gmail.com>

Thu, Jan 23, 2025 at 5:09 PM

Kindest Regards,  
Shawn Dunn

\*This e-mail is intended only for the individual(s) or entity(s) named within the message.

If the reader of this message is not the intended recipient or the agent responsible for delivering it to the intended recipient, you are hereby notified that any review, dissemination, distribution or copying of this communication is prohibited by the sender and to do so might constitute a violation of the Electronic Communications Privacy Act, 18 U.S.C. Section 2510-2521.

If this communication was received in error we apologize for the intrusion. Please notify me by reply e-mail and delete the original message without reading.

----- Forwarded message -----

From: **buildingdepartment** <buildingdepartment@mysouthpasadena.com>  
Date: Thu, Jan 23, 2025 at 5:06 PM  
Subject: RE: Variance application 7045 Hibiscus Ave S.  
To: Shawn Dunn <shawndunn1@gmail.com>  
Cc: Terri Sullivan <TSullivan@mysouthpasadena.com>

2025 JAN 30 PM 3:50  
CITY OF  
SOUTH PASADENA, FL

Your application is received. The application fee due is \$250.00. Please mail your payment to the City of South Pasadena, 7047 Sunset Drive S, South Pasadena, FL 33707 and note that the payment is for a Variance application for 7045 Hibiscus Avenue S.

With thanks,

Renee' Reid

Building Services Coordinator / Business Tax Official

City of South Pasadena

6940 Hibiscus Avenue South

South Pasadena, FL 33707

(727)343-4192

Thank You!  
Bryan Morrison  
(860)463-9364

## Renee Reid

---

**From:** buildingdepartment  
**Sent:** Thursday, January 23, 2025 5:06 PM  
**To:** 'Shawn Dunn'  
**Cc:** Terri Sullivan  
**Subject:** RE: Variance application 7045 Hibiscus Ave S.

Your application is received. The application fee due is \$250.00. Please mail your payment to the City of South Pasadena, 7047 Sunset Drive S, South Pasadena, FL 33707 and note that the payment is for a Variance application for 7045 Hibiscus Avenue S.

With thanks,

*Renee' Reid*

Building Services Coordinator / Business Tax Official  
City of South Pasadena  
6940 Hibiscus Avenue South  
South Pasadena, FL 33707  
(727)343-4192

South Pasadena now has a [public flood website](#) available for the community to access flood risk data on their properties.

\*\*\*Please note: Florida has very broad public records laws. Most written communications to or from local officials regarding city business are public records available to the public and media upon request. Your e-mail communications (including your email address) may therefore be subject to public disclosure.

**From:** Shawn Dunn [mailto:shawndunn1@gmail.com]  
**Sent:** Wednesday, January 22, 2025 2:50 PM  
**To:** buildingdepartment <buildingdepartment@mysouthpasadena.com>  
**Subject:** Variance application 7045 Hibiscus Ave S.

Hello,

Please see attached variance application, site plan and survey for 7045 Hibiscus Ave.

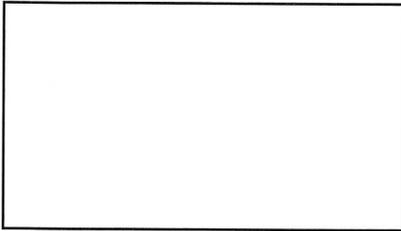
The current structure was substantially damaged and the owner wishes to build a 3 unit condo development. The land falls short 450 sq ft allowing 3 units as it is currently zoned.

ALSO, is there a way to pay the fee for this application online?

And should we be getting a site plan review beforehand or afterwards?

Thanks in advance for your reply

Best Regards,  
Shawn Dunn



[SEE MY CLIENT TESTIMONIALS](#)

**Your referral is the best compliment I can earn!**

---

NOTICE: The information contained in this message is proprietary and/or confidential and may be privileged. If you are not the intended recipient of this communication, you are hereby notified to: (i) delete the message and all copies; (ii) do not disclose, distribute or use the message in any manner; and (iii) notify the sender immediately.

2. APPROVAL OF COMMISSION MEETING MINUTES FOR THE MONTH OF  
FEBRUARY 2025 ON FILE IN CITY CLERK'S OFFICE  
AGENDA MEETING, FEBRUARY 4, 2025; ADMINISTRATIVE WORKSHOP,  
FEBRUARY 4, 2025; AND REGULAR COMMISSION MEETING, FEBRUARY  
11, 2025.