



City of South Pasadena

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

AGENDA

ADMINISTRATIVE WORKSHOP
SOUTH PASADENA, FLORIDA

TUESDAY, JANUARY 20, 2026
COMMISSION CHAMBERS 9:00 A.M.

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL

DISCUSSION ITEMS

- Impact of Proposed Property Tax Reform
- Charter Review Process Introduction
- 2026 Spring Events

ADJOURN

Carley Lewis

Carley Lewis, City Clerk

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.



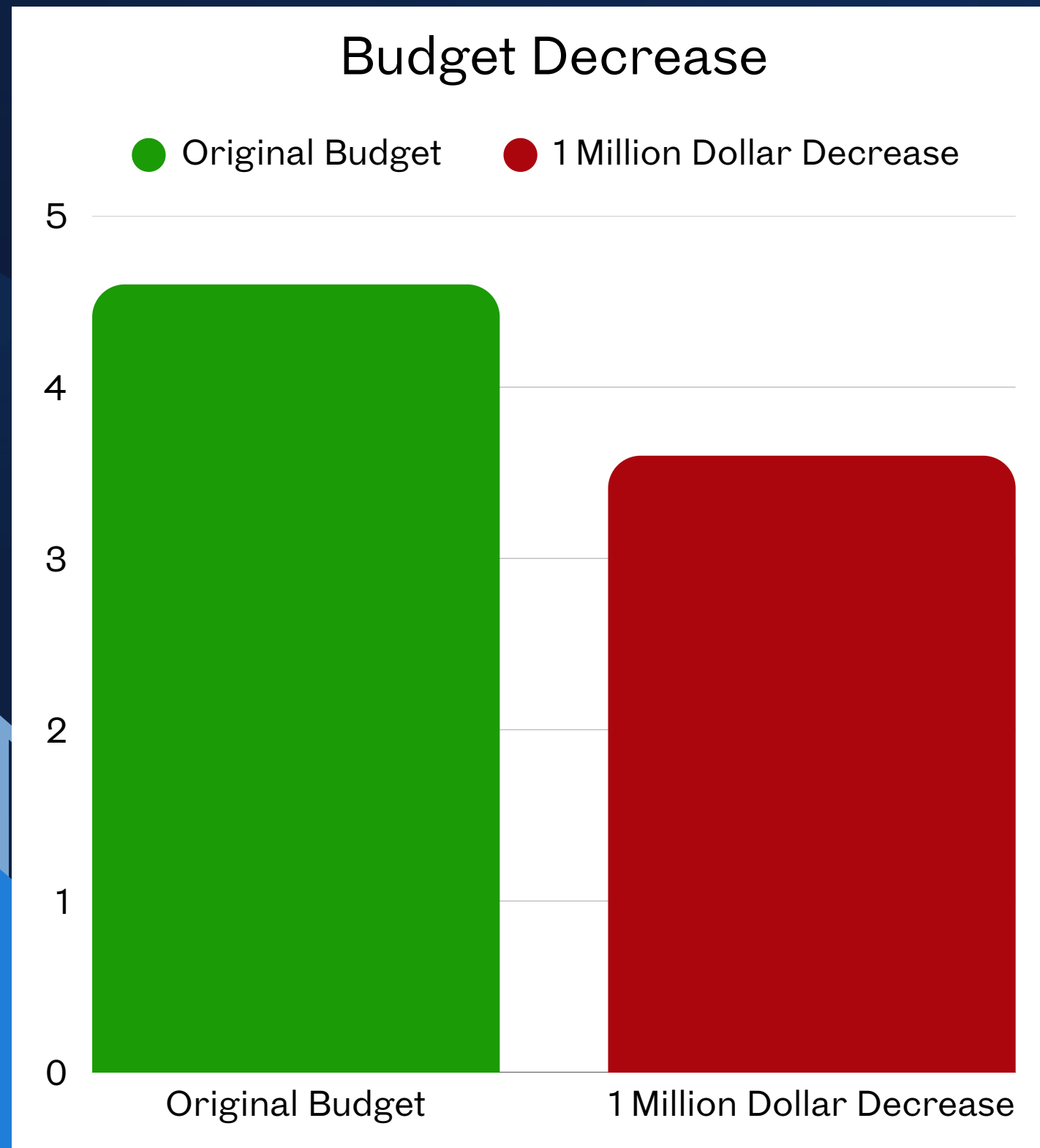
PROPERTY TAX REFORM

Implications of proposed legislation



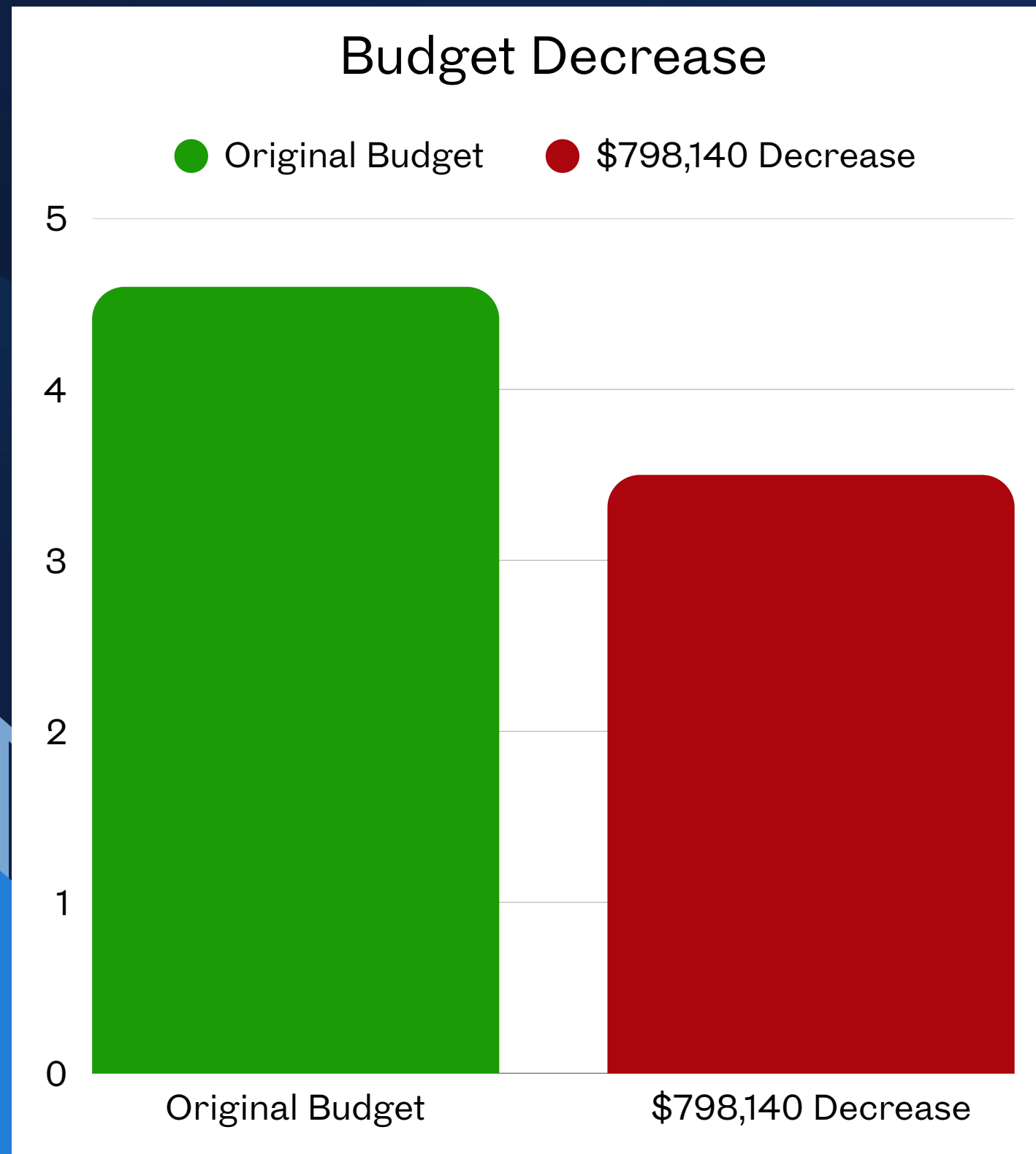
Presented by
Heather Guadagnoli

Date
January 20, 2026



HJR 201 ELIMINATES NON-SCHOOL HOMESTEAD PROPERTY TAXES.

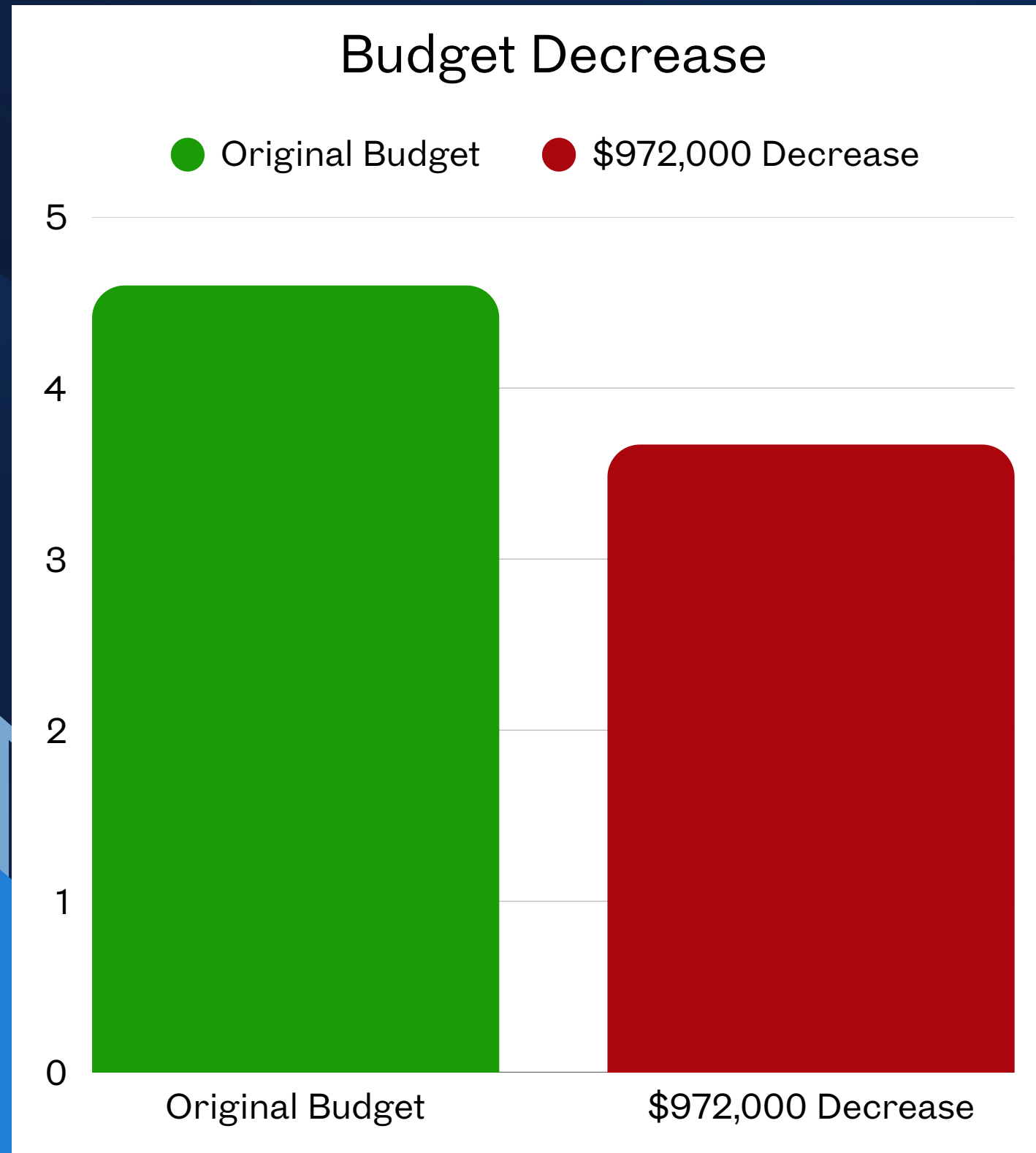
Estimated loss of \$1M – 29.85%



HJR 203 PHASES OUT NON-SCHOOL HOMESTEAD PROPERTY TAXES OVER A 10-YEAR PERIOD.

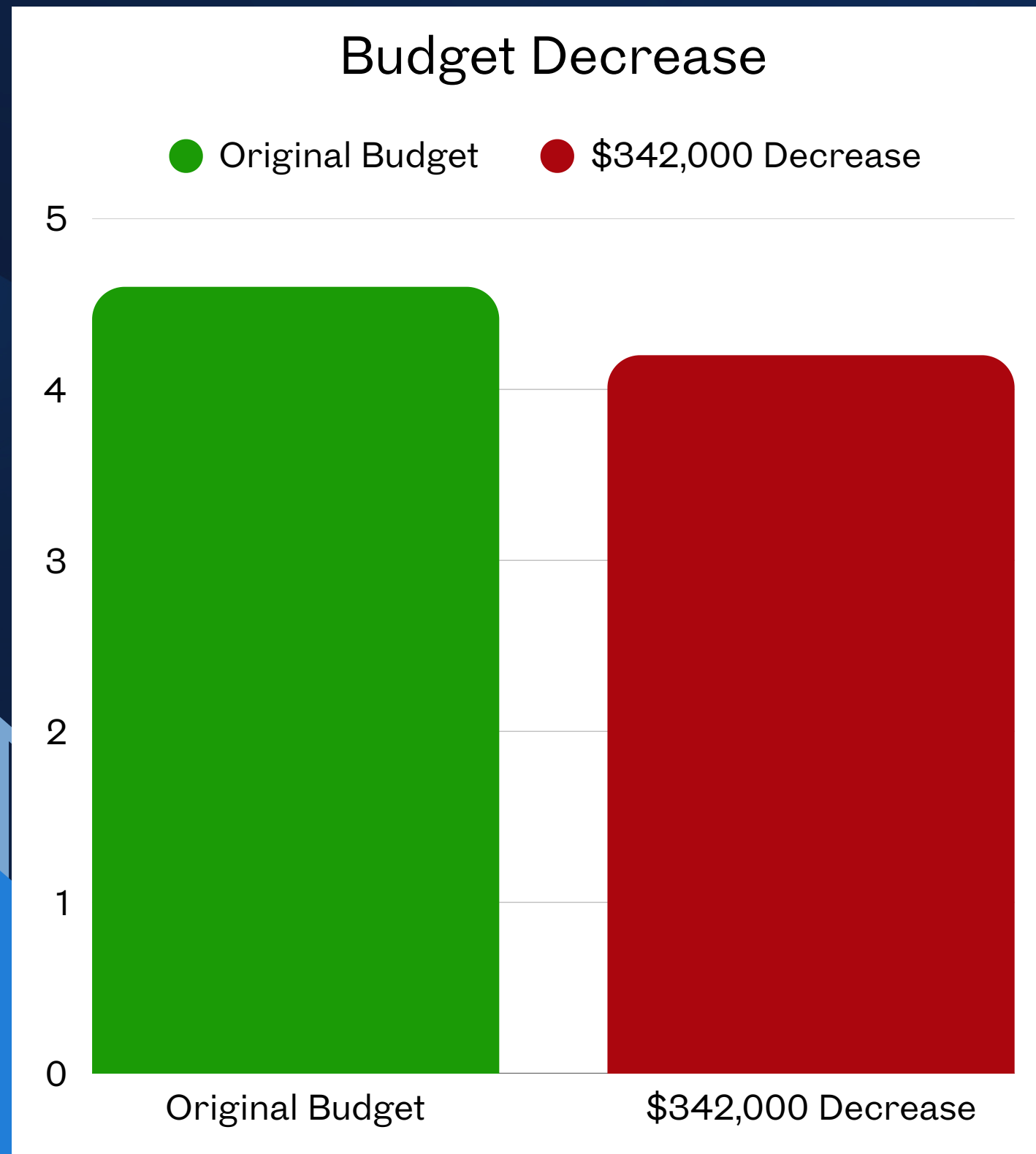
Each year, homeowners would receive an additional \$100,000 exemption. After 10 years, all non-school homestead property taxes would be eliminated.

Estimated first year loss - \$798,140, increases to \$2.9M in 10 years, assuming 3% growth.



HJR 205 EXEMPTS FLORIDA RESIDENTS OVER THE AGE OF 65 FROM PAYING NON-SCHOOL HOMESTEAD PROPERTY TAXES.

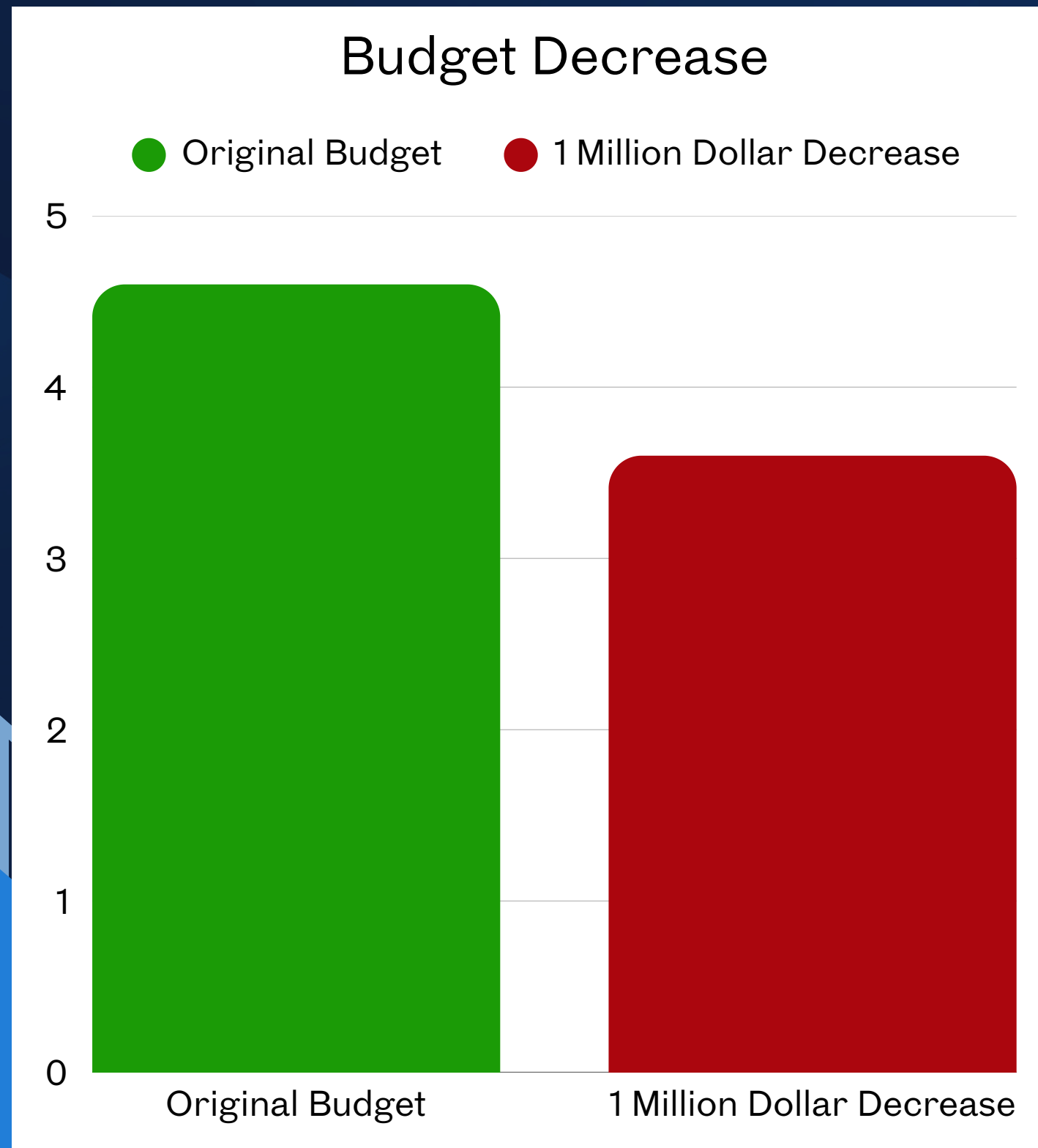
Estimated loss of \$972,000 – 21.12%



HJR 207 CREATES A NEW HOMESTEAD EXEMPTION FOR NON-SCHOOL PROPERTY TAXES EQUAL TO 25% OF THE ASSESSED VALUE OF THE HOUSE.

In addition to providing relief to current homeowners, it would also apply to first-time homebuyers.

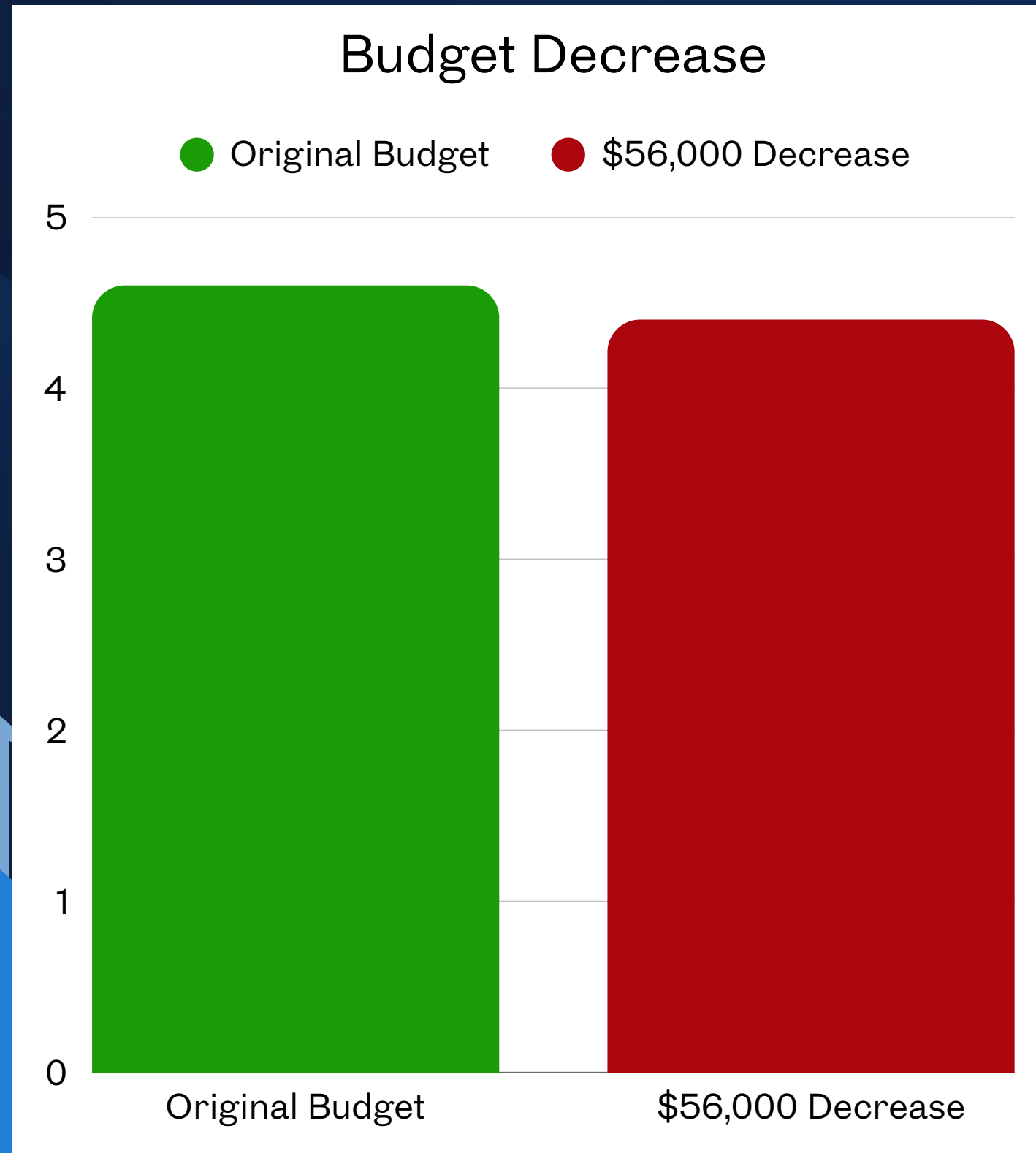
Estimated loss of \$342,000 – 7.42%



HJR 209 CREATES A NEW PROPERTY INSURANCE RELIEF HOMESTEAD TAX EXEMPTION.

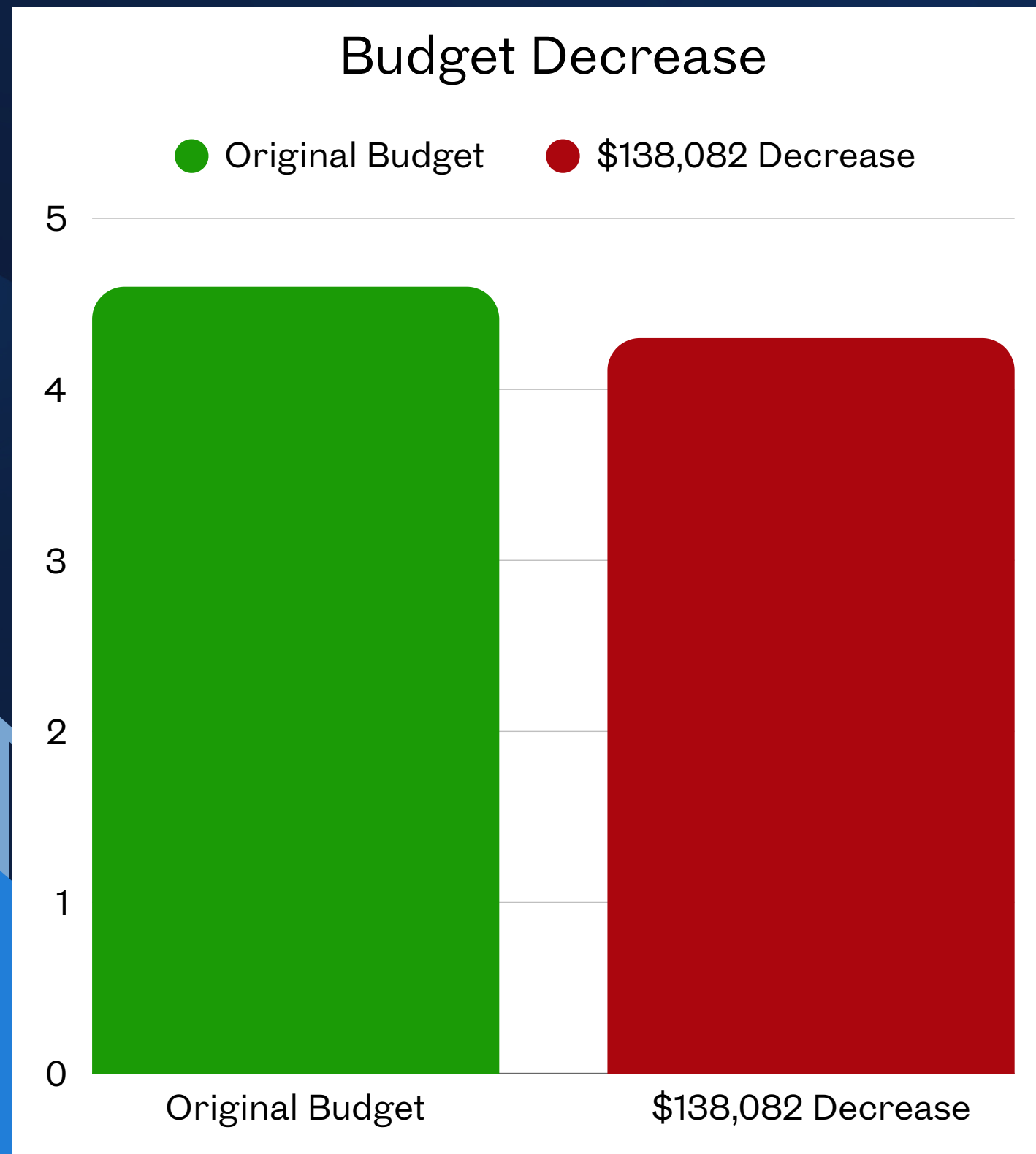
Homestead property owners who have property insurance will be entitled to an additional \$100,000 exemption on non-school property taxes.

Estimated loss of \$1M – 22.18%



HJR 211 ELIMINATES THE CAP ON PORTABILITY, ALLOWING A HOMEOWNER TO TRANSFER THEIR ENTIRE ACCUMULATED SAVE OUR HOMES BENEFIT TO THEIR NEW HOME, EVEN IF THAT HOME HAS A LESSER VALUE.

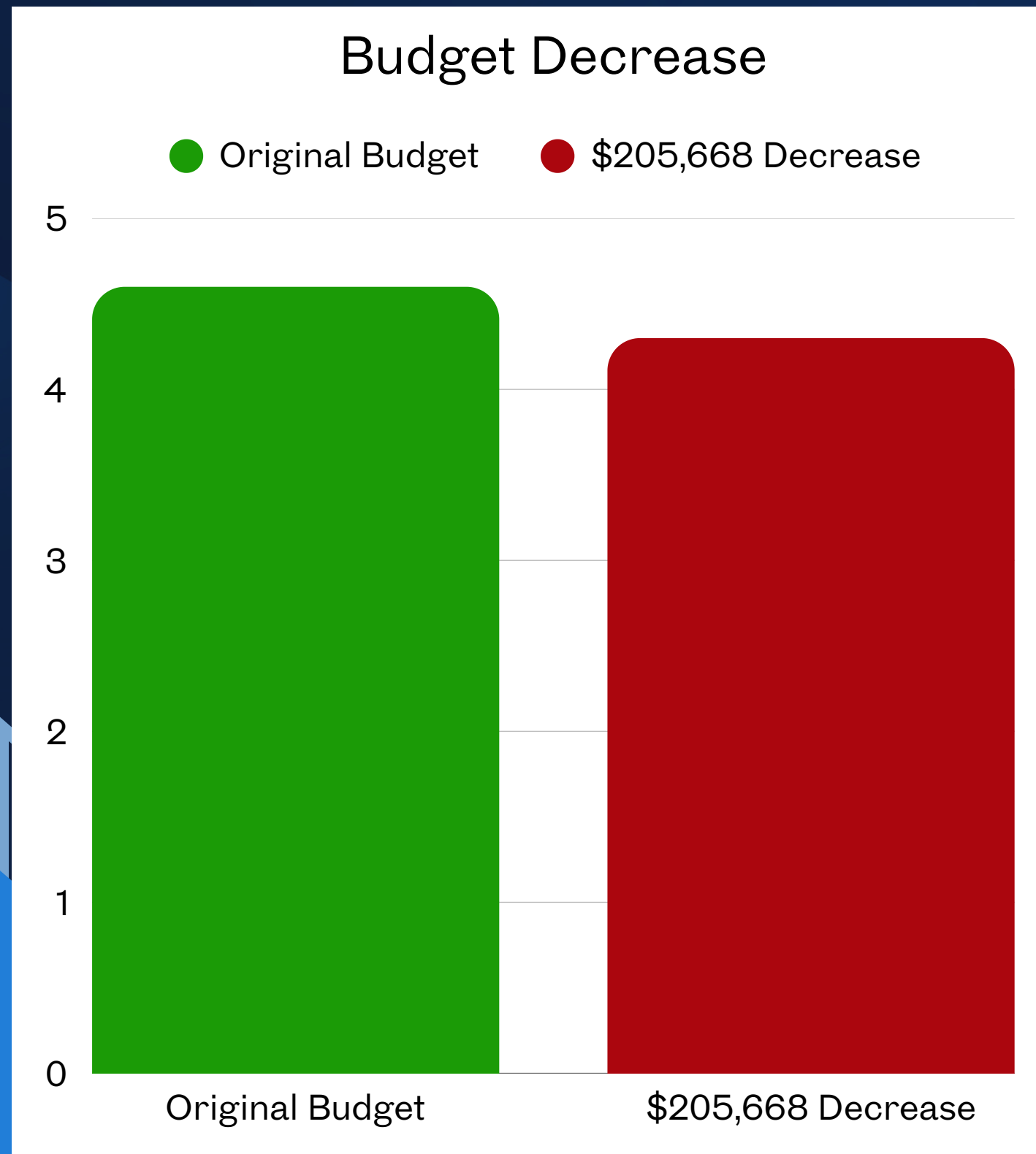
Estimated loss of \$56,000 – 1.22%



HJR 213 LIMITS THE GROWTH IN ASSESSED VALUE OF NON-SCHOOL HOMESTEAD PROPERTY TAXES TO 3% OVER THREE YEARS FOR HOMESTEAD PROPERTY AND 15% OVER THREE YEARS FOR NON-HOMESTEAD PROPERTY.

Currently, the cap is 3% per year for homestead property and 10% per year for non-homestead property, with a 15% cap over three years.

Estimated first year loss \$138,082



SJR 550 - ELIMINATION OF ALL TANGIBLE PERSONAL PROPERTY TAXES

Estimated loss of \$205,668