



# *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**

AGENDA MEETING  
SOUTH PASADENA, FLORIDA

TUESDAY, DECEMBER 3, 2024  
COMMISSION CHAMBERS 9:00 A.M.

CALL TO ORDER  
INVOCATION  
PLEDGE OF ALLEGIANCE  
ROLL CALL

## **PROPOSED AGENDA FOR THE TUESDAY, DECEMBER 10, 2024 REGULAR COMMISSION MEETING**

### **DISCUSSION ITEMS**

#### **PUBLIC HEARING - QUASI-JUDICIAL**

1. CONSIDERATION OF APPLICATION FOR SPECIAL EXCEPTION FROM MICHAEL MITTLER/GIBSON MARINE CONSTRUCTION FOR 7060 SOUTH SHORE DRIVE SOUTH, SOUTH PASADENA, FL 33707.

#### **PUBLIC HEARING - LEGISLATIVE**

2. ORDINANCE NO. 2024-06 - AN ORDINANCE OF THE CITY OF SOUTH PASADENA, FLORIDA, AMENDING APPENDIX CHAPTER A198 FEES OF THE CODE OF ORDINANCES RELATING TO RATES AND CHARGES FOR SEWAGE USAGE; TO INCREASE THE BASE MINIMUM MONTHLY SEWER RATES AND SEWER FLOW CHARGE RATE BY 8%; PROVIDING AN EFFECTIVE DATE - SECOND AND FINAL READING - THOMAS.
3. ORDINANCE NO. 2024-07 - AN ORDINANCE OF THE CITY OF SOUTH PASADENA, FLORIDA, AMENDING APPENDIX CHAPTER A198 FEES OF THE CODE OF ORDINANCES RELATING TO RATES AND CHARGES FOR RECLAIMED WATER; TO INCREASE THE MINIMUM MONTHLY RECLAIMED WATER SERVICE CHARGE FOR SINGLE FAMILY RESIDENTIAL CUSTOMERS TO \$10.87 AND TO INCREASE COMMERCIAL AND MUNICIPAL USER SERVICE CHARGES TO \$310.58 PER PERVIOUS ACRE; PROVIDING AN EFFECTIVE DATE - SECOND AND FINAL READING - THOMAS.

AGENDA MEETING

TUESDAY, DECEMBER 3, 2024 - 9:00 A.M.

**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.

4. APPROVAL OF COMMISSION MEETING MINUTES FOR THE MONTH OF  
NOVEMBER 2024 ON FILE IN CITY CLERK'S OFFICE  
AGENDA MEETING, NOVEMBER 5, 2024; ADMINISTRATIVE WORKSHOP,  
NOVEMBER 5, 2024; REGULAR COMMISSION MEETING, NOVEMBER 12,  
2024; AND ADMINISTRATIVE WORKSHOP, NOVEMBER 19, 2024.

**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.



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PUBLIC HEARING - QUASI-JUDICIAL

AGENDA MEETING  
TUESDAY, DECEMBER 3, 2024


REGULAR COMMISSION MEETING  
TUESDAY, DECEMBER 10, 2024

- 
1. CONSIDERATION OF APPLICATION FOR SPECIAL EXCEPTION FROM  
MICHAEL MITTLER/GIBSON MARINE CONSTRUCTION FOR 7060 SOUTH  
SHORE DRIVE SOUTH, SOUTH PASADENA, FL 33707.
-



City of South Pasadena  
Community Improvement Department  
Office Address: 6940 Hibiscus Ave. S, South Pasadena, FL 33707  
Mailing Address: 7047 Sunset Dr. S, South Pasadena, FL 33707  
Phone: (727)343-4192 Fax: (727)381-4819

### **MEMORANDUM**

To: City of South Pasadena Mayor and Commissioners  
From: Terri Sullivan, CFM, Community Improvement Director/Building Official   
Subject: Request to replace seawall cap and raise the elevation of the seawall cap by 12"  
Date: November 14, 2024

### **PROJECT DESCRIPTION**

Applicant: Michael Mittler/Gibson Marine Construction  
Property Owner: James A Johnson, Amy Jensen-Chretien  
Property Address: 7060 South Shore Drive South  
Zoning District: RE-70 Single Family Residential, AL Aquatic Land  
Future Land Use Map: Residential Low, Water  
Current Use: Single Family Residential  
Parcel Size: 10,755 square feet (approximately .24 acres)  
Proposed Use: Single Family Residential

### **PURPOSE**

This request is for a special exception use permit to replace an existing seawall cap 12" higher than the existing seawall cap. In accordance with Section 130-17 C (3), a seawall is a use requiring a special exception use permit unless it is a repair or an exact replacement.

### **APPLICABLE CODE REQUIREMENTS**

§130-17 C. (3) Uses requiring a special exception permit. The following uses require a special exception permit; provided, however, that repairs to, or exact replacement of, docks, seawalls and boat hoists are exempt from this requirement. (3) Seawalls.

§108-78 In coastal high-hazard areas, development activities other than buildings and structures shall be permitted only if also authorized by the appropriate federal, state or local authority; if located outside the footprint of, and not structurally attached to, buildings and structures; and if analyses prepared by qualified registered design professionals demonstrate no harmful diversion of floodwaters or wave run up and wave reflection that would increase damage to adjacent buildings and structures. Such other



development activities include but are not limited to: A. Bulkheads, seawalls, retaining walls, revetments, and similar erosion control structures.

### **REVIEW CRITERIA AND FINDINGS**

§130-17 E. Special exception use permit review criteria. In addition to the criteria set forth in §130-48, the following criteria shall also be met by any applicant seeking to obtain a special exception use permit in the Aquatic Lands District:

1. Protect the right of the public to the use and enjoyment for recreational purposes of any of the water or submerged lands affected.

*FINDING:* That granting the special exception will not adversely affect the right of the public to the use.

2. Preserve grass flats and flats for breeding and spawning grounds for fish.

*FINDING:* That granting the special exception will not adversely affect the preservation of the grass flats and flats for breeding and spawning grounds for fish.

3. Not cause or contribute to erosion of waterfront properties.

*FINDING:* That granting the special exception will cause or contribute to erosion of waterfront properties. This portion of the property is in a Coastal High-Hazard area (V-Zone). Per 108-78 In coastal high-hazard areas, development activities other than buildings and structures shall be permitted only if also authorized by the appropriate federal, state or local authority; if located outside the footprint of, and not structurally attached to, buildings and structures; and if analyses prepared by qualified registered design professionals demonstrate no harmful diversion of floodwaters or wave run up and wave deflection that would increase damage to adjacent buildings and structures. Such other development activities include but are not limited to: A. Bulkheads, seawalls, retaining walls, revetments, and similar erosion control structures.

When you elevate a seawall for only one property and not the neighboring property, the most likely outcome is increased erosion on the unprotected property due to flanking erosion, where waves are redirected and concentrated against the unprotected property. When waves hit the elevated seawall, they are deflected sideways, increasing the force of the water impacting the unprotected area next to it. An engineering analysis has not been by a qualified registered design professional to demonstrate no harmful diversion of floodwaters or wave run up and wave deflection

4. Not create any alteration of water flow, accumulation of debris or creation of water pockets for incubation of red tide.

*FINDING:* That granting the special exception will create an alteration of water flow, or accumulation of debris on neighboring properties. This portion of the property is in a Coastal High-Hazard area (V-Zone). Per 108-78 In coastal high-hazard areas, development activities other than buildings and structures shall be permitted only if also authorized by the appropriate federal, state or local authority; if located outside the footprint of, and not structurally attached to, buildings and structures; and if analyses prepared by qualified registered design professionals

demonstrate no harmful diversion of floodwaters or wave run up and wave reflection that would increase damage to adjacent buildings and structures. Such other development activities include but are not limited to: A. Bulkheads, seawalls, retaining walls, revetments, and similar erosion control structures.

5. Demonstrate that adequate precautions are taken to prevent saltwater intrusions into surface water tables.

*FINDING:* That granting the special exception will not adversely affect saltwater intrusion into surface water tables.

6. Display that there are proper provisions to be taken for protection of an access to existing or proposed navigable channels or basins.

*FINDING:* That granting the special exception will not adversely affect access to existing or proposed navigable channels or basins.

§130-48 Criteria for review of special exception use permit.

- A. The City Commission shall not grant a special exception use permit unless the Commission finds affirmatively on the following four criteria:

1. That granting the special exception will not adversely affect the public interest.

*FINDING:* That granting the special exception will create an alteration of water flow which could adversely affect the public interest.

2. That the requested use is reasonably compatible with surrounding uses. In making this determination the following factors should be considered:

- a. Hours of operation.
- b. Traffic generation characteristics.
- c. Setbacks and buffering.
- d. Proposed FAR and ISR.

*FINDING:* That none of these items fit into the request.

3. That the land and building area is adequate for the operation of the use.

*FINDING:* That the land and the building area is not affected by the special exception use request.

4. That approval of the use will not result in reduced land values and detract from surrounding areas.

5. *FINDING:* There is no indication that the land values would be reduced or that it would detract from the surrounding areas.

### **RECOMMENDATION**

Based on the review of criteria of the City of South Pasadena's Land Development Regulations, staff does not recommend approval of a special exception use permit to replace the seawall cap 12" higher than the existing seawall cap.



# City of South Pasadena

## COMMUNITY IMPROVEMENT

**Office Address:**

6940 Hibiscus Ave S  
South Pasadena, FL 33707

**Mailing Address:**

7047 Sunset Dr S  
South Pasadena, FL 33707

\*PHONE: (727) 343-4192 \* FAX: (727) 381-4819\*



PN2-0824-0002

Date: 8/9/2024

Property Address: 7060 S Shore Dr South Pasadena

Legal Description: Pasadena Isle BIK I, Lot 41 & Se'ly 12 ft of 42 &  
Sumb land adj on SW less any part in Intercoastal w/w

A hearing is requested for a Special Exception use Permit for the following reason(s):

Replace Seawall Cap with Elevation  
Raised 12"

Applicant: Michael Mither / Gibson Marine Construction

Applicant's Phone Number: 813-712-0337 / 727-942-3111

Applicant's Address: 2131 Range Rd Clearwater FL 33765

Property Owner: James Johnson + Amy Jensen-Chretien

Property Owner's Address: 7060 S Shore Dr S Pasadena FL

- 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 Special Exception Use Permit. Explain how each of these criteria applies to the subject property.

1. That granting the Special Exception Use Permit will not adversely affect the public interest.

The proposed work is for a Residential  
Seawall Cap. And will NOT Adversely affect  
The public.

2. That the requested use is reasonably compatible with surrounding uses. In making the determination, the following factors should be considered:

- a. Hours of Operation: N/A
- b. Traffic generation characteristics: N/A
- c. Required Parking Spaces per section 130-19-K N/A
- d. Setbacks and buffering: \_\_\_\_\_

- e. Proposed floor area ratio and impervious surface ratio:

FAR: N/A      ISR: N/A

3. That the land or building area is adequate for the operation of the proposed Special Exception: \_\_\_\_\_

Residential Property

- 4. That approval of the use will not result in reduced land values and detract from surrounding areas:

We Are Replacing An Existing Seawall Cap  
on A Residential Property, But would like  
to Raise The Elevation 12"

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 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 this chapter.

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.

M. Muttu  
Signature of Application

8/19/2024  
Date

Michael Muttu  
Printed Name of Applicant

\*\*\*\*\*

FOR INTERNAL USE ONLY

Submitted on: \_\_\_\_\_ by \_\_\_\_\_  
Date Name of Person Submitting Application

Fee of \$ \_\_\_\_\_ paid on \_\_\_\_\_ via \_\_\_\_\_  
Amount Date Check #, Money Order #, Etc.

\_\_\_\_\_  
Signature of CID Staff Member

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of CID Staff Member

Fee submitted to Finance Department on \_\_\_\_\_ by \_\_\_\_\_  
Date CID Staff Member



## BOUNDARY SURVEY

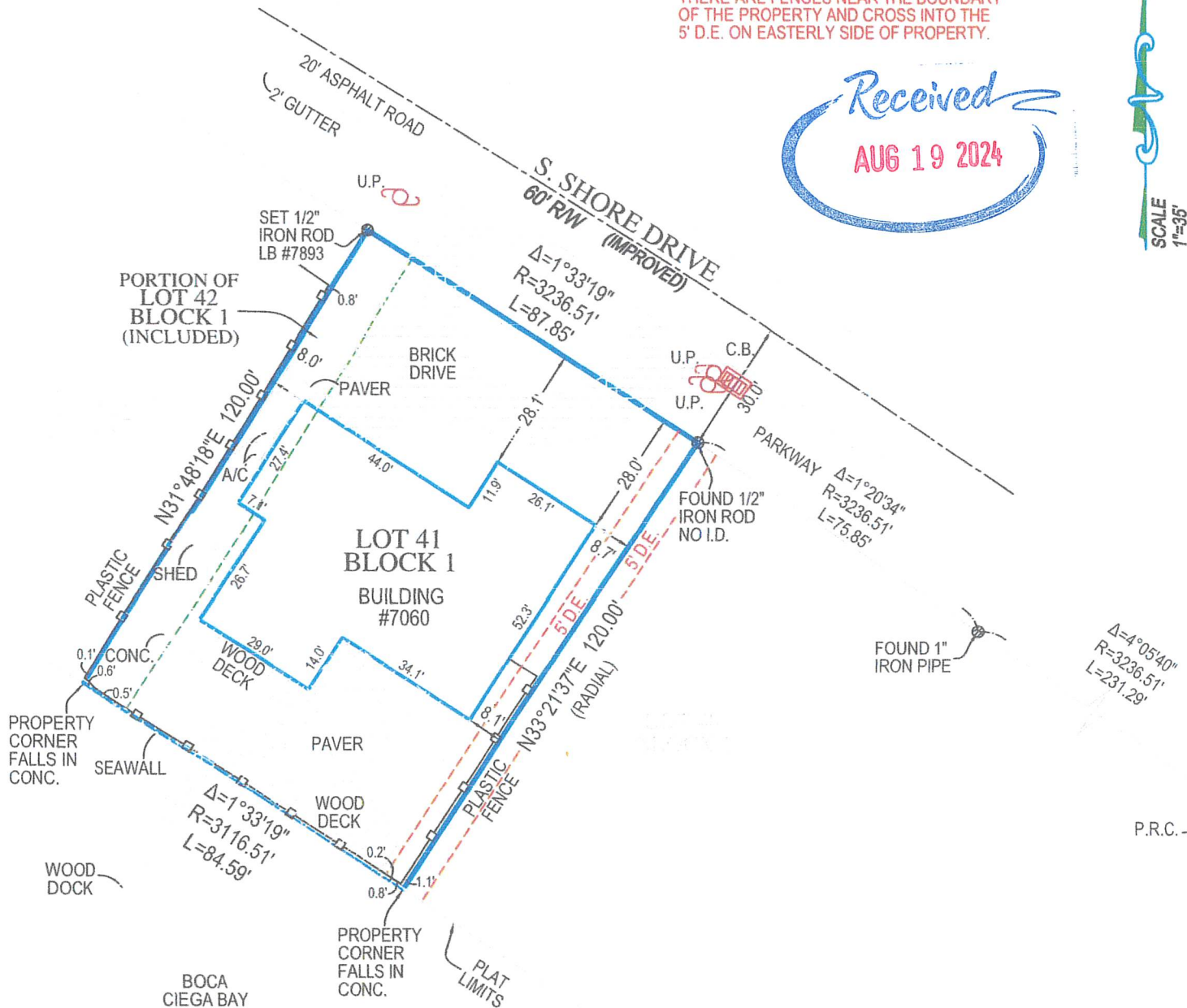
## SURVEY NOTES

BRICK DRIVE CROSSES PROPERTY LINE  
ON NORTHERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY  
OF THE PROPERTY AND CROSS INTO THE  
5' D.E. ON EASTERLY SIDE OF PROPERTY.

Received  
AUG 19 2024

SCALE  
1"=35'



PAGE 2 OF 2 PAGES  
(NOT COMPLETE WITHOUT PAGE 1)

SURVEY NUMBER:  
615433

## GENERAL NOTES:

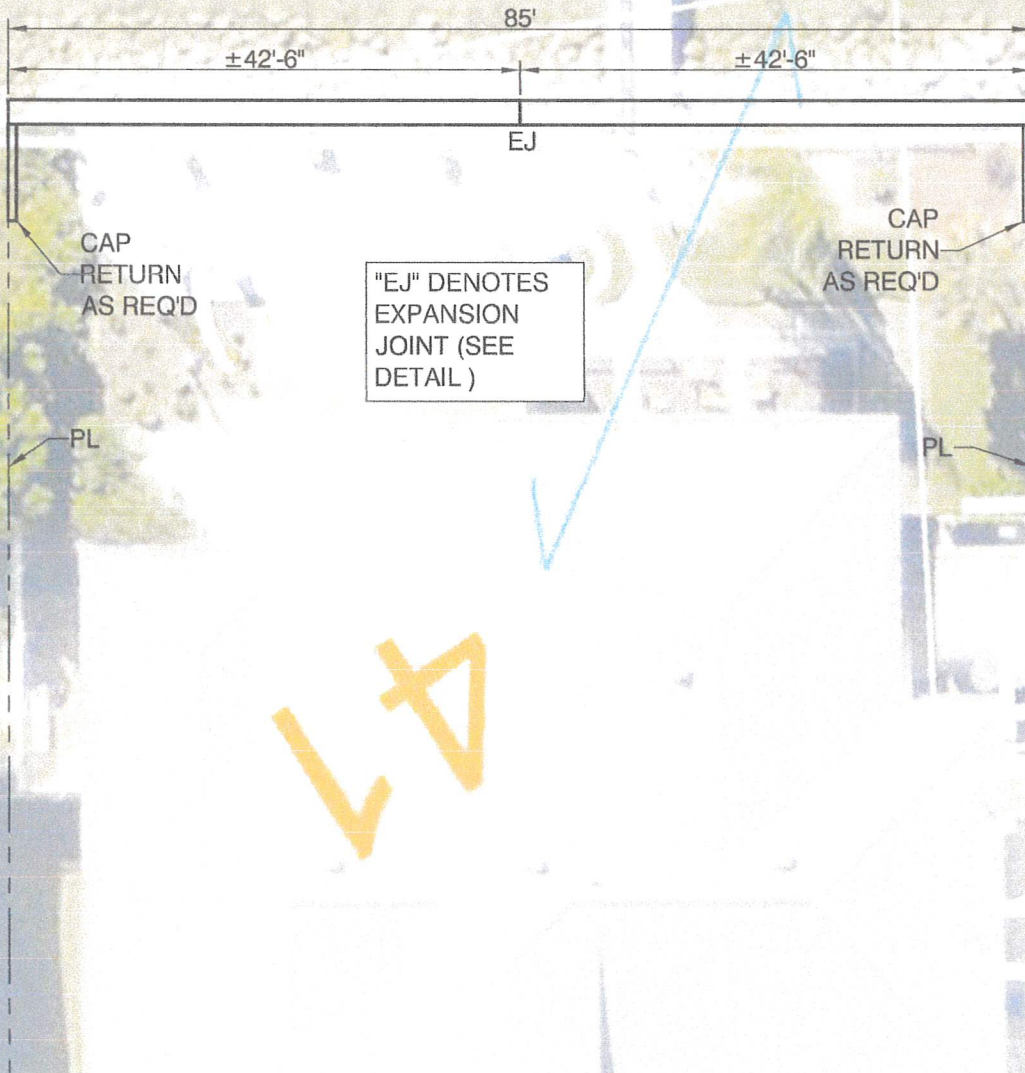
- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.V.D. 1988
- 9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 10) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

**TARGET**  
**SURVEYING, LLC**  
LB #7893  
SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
PHONE (561) 640-4800  
STATEWIDE PHONE (800) 226-4807  
STATEWIDE FACSIMILE (800) 741-0576  
WEBSITE: <http://targetsurveying.net>

PN2-0824-0002

Received  
AUG 19 2024



1 OVERALL SITE PLAN VIEW  
1 OF 2 1"=16'

Digitally signed by John B. Adams, Jr.  
Date: 2024.04.08

**Reuben Clarson**  
CONSULTING  
MARINE ENGINEERING  
ASSESS.ADVISE.DESIGN  
(CERT. OF AUTH. NO. 9206)  
780 94TH AVENUE NORTH, SUITE 102, ST. PETERSBURG, FL 33702  
P: (727) 895-4717 F: (727) 578-9542  
WWW.REUBENCLARSONCONSULTING.COM

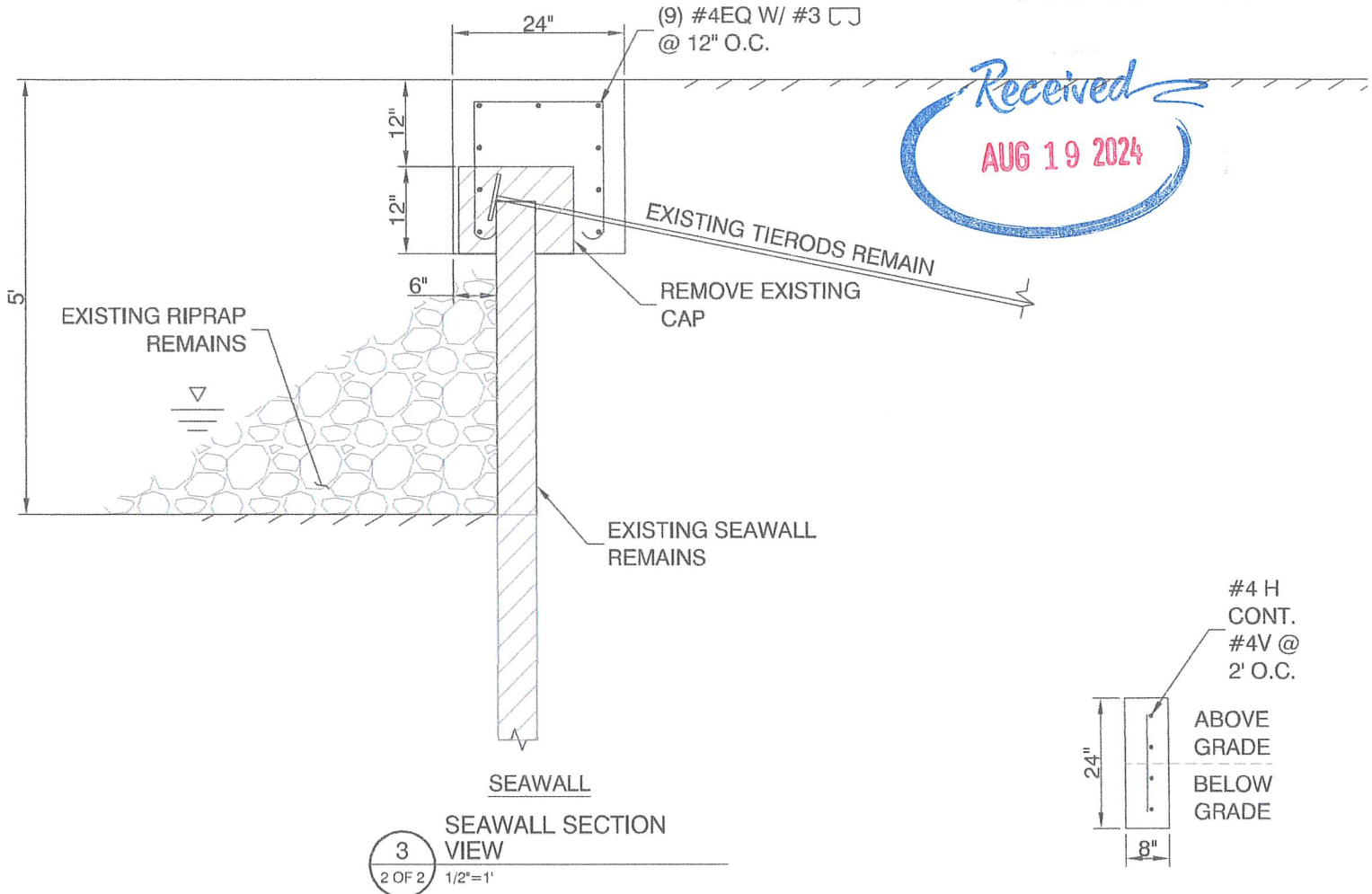
OWNER: <b>AMY JOHNSON</b>	CONTRACTOR: <b>GIBSON MARINE</b>	DATE: <b>4-5-2024</b>	SHEET: <b>1 OF 2</b>
<b>7060 S SHORE DR SOUTH PASADENA, FL</b>		DRAWN/CHECK BY: <b>JH/JA</b>	REVISIONS:
		SCALE: <b>N.T.S.</b>	
<b>SEAWALL CAP DESIGN</b>		PROJ. NO. <b>RC04-24SP211S</b>	



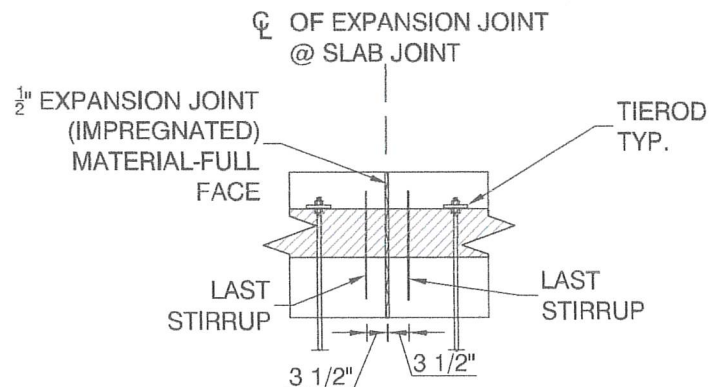
PNZ-0824-0002

Received

AUG 19 2024



2 CAP RETURN DETAIL  
2 OF 2 3/8"=1'



1 EXPANSION JOINT DETAIL  
2 OF 2 N.T.S

- NOTES:
- 1.) CONCRETE-5000 PSI AT 28 DAYS
  - 2.) REBAR-GRADE 60, PLAIN, 3" CONCRETE COVER OR FIBERGLASS.
  - 3.) NEW CAP AT 12" ABOVE THE EXISTING ELEVATION.
  - 4.) MEETS FBC 2023, 8TH EDITION.

Digitally signed  
by John B.  
Adams, Jr.  
Date:  
2024.04.08

**Reuben & Clarson**  
CONSULTING  
MARINE ENGINEERING  
ASSESS. ADVISE. DESIGN  
(CERT. OF AUTH. NO. 9206)  
780 94TH AVENUE NORTH, SUITE 102, ST. PETERSBURG, FL 33702  
P: (727) 895-4717 F: (727) 576-9542  
WWW.REUBENCLARSONCONSULTING.COM

OWNER: **AMY JOHNSON**  
CONTRACTOR: **GIBSON MARINE**  
7060 S SHORE DR  
SOUTH PASADENA, FL  
SEAWALL CAP DESIGN

DATE: **4-5-2024**  
DRAWN/CHECK BY: **JH/JA**  
SCALE: **N.T.S.**  
PROJ. NO. **RC04-24SP211S**

SHEET: **2 OF 2**  
REVISIONS:



**City of South Pasadena**

**Community Improvement Department**

**GENERAL APPLICATION FOR CONSTRUCTION IN FLOOD ZONE**

[buildingdepartment@mysouthpasadena.com](mailto:buildingdepartment@mysouthpasadena.com)

**DATE OF APPLICATION:** \_\_\_\_\_ **PERMIT #:** ACCS-0424-0012

**Applicable Building Code:** FLORIDA BUILDING CODE EIGHTH (8<sup>TH</sup>) EDITION (2023)

**NOTE: MUST BE LEGIBLE AND COMPLETE BEFORE ACCEPTANCE**

**PROJECT SITE:**

Project or Tenant: Johnson, Amy  
Address: 7060 S Shore Dr  
Unit/Slip No: \_\_\_\_\_  
Parcel No: 31-31-16-67608-001-0410

**PROPERTY OWNER:**

Name: Amy Jensen-Chreteint + James Johnson  
Address: 1717 West Loop S  
City, State, Zip: Houston Texas  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

**CONTRACTOR:**

Company: Gibson Marine  
Address: 2131 Range Rd #A Clearwater FL  
Contractor's License #: CGC1514396  
Phone: 727-942-3111 Email: Candace @ Gibson-Marine.com

**NATURE OF WORK:** ☒ Residential (1 to 4 families), ☐ Residential (more than 4 families),

☐ Non-Residential (Commercial), ☐ Manufactured/Mobile Home

**TYPE OF WORK:** ☒ New, ☐ Addition, ☐ Remodel, ☐ Repair, ☐ Demolition ☐ Site Work,

☐ Other (explain) \_\_\_\_\_

**DETAILED DESCRIPTION OF WORK:**

Install approximately 85' +/- 4" of new concrete cap.  
Cap to be raised approximately 12" above existing  
elevation.

**CONSTRUCTION COST (INCLUDES ALL LABOR & MATERIALS):** \$ 21,250

**SUBCONTRACTORS NEEDED:**

☐ Electrical ☐ Plumbing ☐ H.V.A.C./Mechanical ☐ Gas ☐ Roofing

**NOTE:** Fire or Pool under separate permit



**□ AFFIDAVIT: I CERTIFY THAT THIS APPLICATION, TOGETHER WITH PLANS AND SPECIFICATION, SHOW A TRUE REPRESENTATION OF CONSTRUCTION TO BE ACCOMPLISHED UNDER THIS PERMIT. IT IS UNDERSTOOD THAT ANY DEVIATIONS FROM THE ORIGINAL DOCUMENTS WILL RENDER THE PERMIT ISSUED UNDER THIS APPLICATION, NULL AND VOID, UNLESS APPROVED BY THE BUILDING OFFICIAL. THE PERMIT ISSUED UNDER THIS APPLICATION IS INVALID AFTER 180 DAYS IF THE PROJECT IS NOT STARTED AND THERE WILL BE NO REFUND.**

**□ NOTICE: FBC 8<sup>th</sup> EDITION (2023) 105.3.3. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY AND CITY, AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES OR FEDERAL AGENCIES.**

**□ ASBESTOS NOTIFICATION: FBC 8<sup>th</sup> EDITION (2023) 105.9. IT SHALL BE THE OWNER'S OR OPERATOR'S RESPONSIBILITY TO COMPLY WITH THE PROVISIONS OF SECTION 469.003, FLORIDA STATUTES, AND TO NOTIFY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OF HIS OR HER INTENTIONS TO REMOVE ASBESTOS, WHEN APPLICABLE, IN ACCORDANCE WITH STATE AND FEDERAL LAW.**

**□ OWNER/CONTRACTOR DISCLOSURE STATEMENT: OWNER MUST APPEAR IN PERSON AND SIGN DISCLOSURE STATEMENT IN ADDITION TO THIS PERMIT APPLICATION. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO COMPLY WITH ANY HOMEOWNER'S ASSOCIATION REQUIREMENTS OR DEED RESTRICTIONS THAT MAY APPLY.**

**□ WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT. (F.S. 713.135)**

IS THIS APPLICATION THE RESULT OF A STOP WORK ORDER OR NOTICE OF VIOLATION

☐ YES ☒ NO



Candace Burman

SIGNATURE OF LICENSE HOLDER/AGENT

PRINT NAME/TITLE

\*\*\* OFFICE USE ONLY \*\*\*

Requirements of the City of South Pasadena Code of Ordinances, Chapter 108 – Floodplain Management

☐ A \_\_\_\_\_ + \_\_\_\_\_ foot freeboard = \_\_\_\_\_ required NAVD elevation of the lowest floor  
☐ V \_\_\_\_\_ + \_\_\_\_\_ foot freeboard = \_\_\_\_\_ required elevation of the bottom of the lowest horizontal structural member

☒ DENIED (see plan review comments) DATE: 4/17/24 Needs Special Exception  
☐ APPROVED DATE: \_\_\_\_\_

APPROVED BY REVIEWER: \_\_\_\_\_ DATE: \_\_\_\_\_



www.gibson-marine.com  
 Phone: 727-942-3111 • Fax: 727-942-3115  
 2131 Range Rd. • Clearwater, FL 33765



February 6, 2024

Submitted To:	Work Performed:
Amy Johnson 7060 S Shore Dr S Pasadena FL 33707 713-557-7865 jimjohnson@chartertitle.com	

**Project Description:**

Install approximately 85' +/- L/F of new concrete cap. Cap to be raised 12" above existing elevation.

**Contractor's Responsibility:**

- Prepare an engineered drawing of the work proposed.
- Disassemble dock at seawall to install new seawall. (Dock will be trimmed approximately 3' from seawall. Once the seawall is complete Gibson Marine will reinstall portion of dock back to new seawall).
- Construct a structural steel cap cage using #4 and #5 grade 60 rebar horizontally and #3 grade 60 stirrups spaced every 12" on center.
- Form & pour a new cap measuring approximately 24"F x 18 +/-"T x 12"B using a minimum 4,000 PSI concrete.
- Install one (1) each water and electric chase tubes through cap at owner's direction.

Gibson Marine does not perform any electrical work. All electrical must be completed by licensed electrical contractor. Recommendations will be provided upon request.

**Owners Responsibilities:**

- Remove and replace all utilities (water and electricity), pavers, fences, shrubbery, sod, irrigation. **(Unless specified above under contractor responsibility)**
- Provide a location to store material and equipment.
- Provide free use of water and electricity.

**ALL WORK IS SUBJECT TO ENGINEERING AND PERMIT APPROVAL**



www.gibson-marine.com  
Phone: 727-942-3111 • Fax: 727-942-3115  
2131 Range Rd. • Clearwater, FL 33765

**Budget:**

Deposit Fee (non-refundable)	\$ 500.00
Due upon mobilization	\$ 9,875.00
Due upon seawall cap pour	\$ 9,875.00
Due upon final walk-through acceptance	\$ 1,000.00
<b>Total Cost Proposal (Permit and Engineering Additional)</b>	<b>\$ 21,250.00</b>

**BUYER'S RIGHT TO CANCEL**

**THIS IS A HOME SOLICITATION SALE, AND IF YOU DO NOT WANT THE GOODS OR SERVICES, YOU MAY CANCEL THIS AGREEMENT BY PROVIDING WRITTEN NOTICE TO THE SELLER IN PERSON, BY TELEGRAM, OR BY MAIL. THIS NOTICE MUST INDICATE THAT YOU DO NOT WANT THE GOODS OR SERVICES AND MUST BE DELIVERED OR POSTMARKED BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AFTER YOU SIGN THIS AGREEMENT. IF YOU CANCEL THIS AGREEMENT, THE SELLER MAY NOT KEEP ALL OR PART OF ANY CASH DOWN PAYMENT.**

**ONCE CONTRACTOR FILES NOTICE OF COMMENCEMENT, THE DEPOSIT IS FULLY EARNED AND IS NON-REFUNDABLE. PROOF OF PERMIT FILING WILL BE PROVIDED UPON REQUEST. PAYMENT TO BE MADE BY CHECK PAYABLE TO "GIBSON MARINE CONSTRUCTION" WHICH CHECK IS DUE AND PAYABLE AT THE ADDRESS SET FORTH ABOVE. NO CASH PAYMENTS ACCEPTED. THE TERMS AND CONDITIONS SET FORTH HEREIN AND ON THE PAGES THAT FOLLOW GOVERN THE RIGHTS AND RESPONSIBILITIES OF THE PARTIES HERETO.**

**Assumptions:**

- Any work going beyond the scope of the services set forth here will result in additional charges that the client would be notified of in writing.
- A \$500 non-refundable deposit is due in advance. 50% of services are due upon mobilization, with the remaining balance of services due upon cap pour. Balance of contract \$1,000 due upon final clean-up.
- Additional costs associated with permitting will be billed at cost, with no additional markup.
- The proposal provided is based upon current costs and availability of materials. Due to GENERAL ECONOMIC CONDITIONS AND THE EFFECTS OF COVID 19 we may experience increases in material costs that are beyond our control. We will address this with you VIA CHANGE ORDER prior to beginning your project if it is necessary.

**Respectfully submitted by: Mike Mittler, Production Manager | Gibson Marine Construction | CGC #: 1514396**

I/We accept the terms and conditions of this proposal and agree to make payments as stated above.

Customer Signature: \_\_\_\_\_ Date: 3/23/24

Customer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Initials   *MM*   | 2



www.gibson-marine.com  
Phone: 727-942-3111 • Fax: 727-942-3115  
2131 Range Rd. • Clearwater, FL 33765

*This proposal is valid for 90 days from the date and is subject to engineering approval.*

## **Disconnecting Electric to Dock**

1. All electrical lines will need to be disconnected from the dock.
2. The lines will need to be pulled to the landside and wrapped up approximately 5-7' behind the seawall.
3. After the seawall construction is complete, Gibson Marine will leave a "chase" tube through the new seawall cap for your electrician to reconnect the electrical to the dock.
4. If electric lines have not be disconnected per the above instructions Gibson Marine cannot begin project until electrical disconnection is completed.

Initials        | 3



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## **TERMS AND CONDITIONS**

- (1) **DEFINITIONS:** As used in this Contract, GIBSON MARINE CONSTRUCTION and CONTRACTOR shall mean the party authorized to perform the work described above under the terms of this Contract and further identified as ESI MARINE CONSTRUCTION, INC. d/b/a GIBSON MARINE CONSTRUCTION. PURCHASER, as used in this Contract, shall mean the owner of the real or personal property upon which the furnishing of labor, materials or equipment is authorized, or the owner's authorized agent or assigns who shall authorize such work under this Contract.
- (2) **CONTRACT WORK, PRICE AND SCOPE LIMITATIONS:** The Price shown on this Contract does not include permitting fees, electrical, plumbing, lighting, or other utilities, or any engineering or architectural fees unless specifically listed herein. **Contractor does not perform any electrical work. All electrical work must be disconnected prior to commencement of the project.** PURCHASER must contract separately for all electrical and plumbing work. Additional acknowledgments and limitations are attached hereto as Exhibit "A", are a material part of this Contract and must be initialed by the PURCHASER prior to commencement of the Work. **ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY DUE TO CONSTRUCTION MATERIALS, TRIMMING AND SITE CONDITIONS.**
- (3) **RESPONSIBILITIES OF THE PARTIES REGARDING PERMITTING:** Unless otherwise agreed, Contractor will apply for the permits necessary for this project. The parties acknowledge that multiple permits from authorizing agencies may be required. PURCHASER, at PURCHASER's sole expense, will provide Contractor with all documents required by the permitting agency, including but not limited to, surveys, plats, blueprints, Association approval letters, variance signatures from neighbors and any other documents as mandated by the permitting agency. As the permitting requirements are not determined by Contractors, PURCHASER agrees that Contractor shall not be liable for any permits that cannot be obtained. Contractor will advise and assist PURCHASER with applicable code and permitting requirements. Notwithstanding the foregoing, the parties acknowledge that permitting agencies can and do change permitting and code requirements and that such changes may require the submission of additional documentation and/or revisions to the work to be performed. In the event of changes to permitting and code requirements that necessitate additional labor, materials and/or services for the project, Contractor will prepare a Change Order setting forth the required changes and the cost thereof; payment for the Change Order is due as stated in Section (4) below.
- (4) **CHANGES: CONTRACTOR** shall make all alterations, furnish the materials or services for and perform all extra work or omit any work which PURCHASER may require without modifying any other provision of this Contract at a reasonable addition to or reduction from the Contract price herein. PURCHASER specifically agrees to pay for all changes which he or she may authorize, either orally or in writing, which are not a part of this Contract. Unless otherwise specifically agreed to in writing, the amount due for such extra work shall be the cost of such work plus twenty-five (25%) percent of the cost, which amount is comprised of 15% for CONTRACTOR's overhead and 10% for profit.





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2131 Range Rd. • Clearwater, FL 33765

## TERMS AND CONDITIONS

**(5) WARRANTIES AND LIMITATIONS:** GIBSON MARINE CONSTRUCTION warrants all labor for a period of 25 years from the date of substantial completion to be within industry standards. An absolute condition precedent to the warranties set forth in this paragraph is PURCHASER's full compliance with all obligations set forth herein, including without limitation, all timely payments pursuant to the provisions of this contract as well as the notice requirements of Chapter 558. Upon receipt of final payment, Contractor will provide PURCHASER with all manufacturer and dealer warranties and guarantees on equipment and materials installed at the project. PURCHASER agrees that Contractor shall have no liability for or with respect to any equipment and/or materials purchased or furnished by others in connection with the design and construction of the project, including, but not limited to: boat or PWC lifts; utility and water services; decking, wood, concrete and the like. PURCHASER agrees to look solely to the manufacturer of such equipment and/or materials for any and all damages, defects and warranty claims and further agrees to hold Contractor harmless as to any and all liability associated therewith.

**NOTE:** Counties in Central Florida have experienced a severe worm infestation which may potentially damage dock pilings. It is GIBSON MARINE CONSTRUCTION's strongest recommendation that all pilings be wrapped by others to prevent damage to the pilings. Unless specifically set forth herein, this Contract does NOT include wrapping of pilings. NO LIABILITY WHATSOEVER will be assumed by GIBSON MARINE CONSTRUCTION for any infestation of worms or similar infestations which affect the dock structure.

**(6) DELAYS:** CONTRACTOR shall not be liable to PURCHASER for delay in the work hereunder by the act, neglect or fault of PURCHASER, or by reason of fire or other casualty, or on account of riots, strikes, or other combined action of the workmen or others, or on the account of any acts of God, delays caused by weather or any other cause beyond CONTRACTOR'S control, including the unavailability or delay in the delivery of materials. Additionally, in the event any drilling, jetting and/or hammering activities by Contractor cannot be correctly completed due to impenetrable bottomland, irregular soil or other natural conditions, the same will be considered a force majeure. Upon the discovery of such condition, Contractor shall be entitled to charge and Owner agrees to pay the additional fees and costs for the additional labor and/or materials required to address the condition and complete the activity. In such event, Contractor will prepare a Change Order setting forth the additional labor and/or materials required and the cost thereof; payment for the Change Order is due as stated in Section (4). PURCHASER specifically acknowledges that no completion date has been guaranteed and that there shall exist no damages for any delay in the completion of the contract hereunder. Contractor shall be solely responsible for the means and methods of construction of the project and for the performance of the work performed hereunder.

**(7) DISPUTES:** In the event of any lawsuit arising out of this Contract, or the work to be performed thereunder, the venue of such suit shall lie in Pinellas County, Florida, and PURCHASER waives whatever rights he may have in the selection of venue. The prevailing party shall be entitled to recover from the losing party all costs of any litigation to enforce or defend any provision of this Contract, including any and all appeals filed on behalf of either party. Such costs shall include, but are not limited to, a reasonable attorney's fee and expert witness fees. This Contract shall be governed by the laws of the State of Florida. **THE PARTIES HERETO HEREBY VOLUNTARILY AND UNEQUIVOCALLY WAIVE RIGHT TO TRIAL BY JURY IN ANY ACTION ARISING HEREUNDER.**

## TERMS AND CONDITIONS

Initials                      | 5



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2131 Range Rd. • Clearwater, FL 33765

**TERMS AND INTEREST ON UNPAID BALANCE:** Payments are due in accordance with the terms set forth herein regardless of any lender disbursement schedule. PURCHASER hereby authorizes any lender to make payments directly to CONTRACTOR whether or not such lender was referred by or affiliated with CONTRACTOR. "Completion of the Work" as used herein relating to final payment, shall mean "substantial completion" which should be defined as the earlier of the date upon which PURCHASER is able to utilize the labor, materials or equipment provided by CONTRACTOR for its intended purpose, regardless of whether punch list or warranty items remain incomplete. Should PURCHASER fail to timely make any payment hereunder, interest shall be charged on the unpaid principal balance at the rate of 1-1/2% per month until paid.

**(9) RIGHT TO STOP WORK OR TERMINATE CONTRACT:** CONTRACTOR shall have the right to stop work if payments are not made when due under this Contract, and may keep the job idle until all payments have been received. In the event any payments due hereunder are past due for a period exceeding ten (10) days, CONTRACTOR may declare a material breach under this Contract and terminate all further performance hereunder. At such time, CONTRACTOR shall be entitled to all damages set forth in the default provisions hereunder or otherwise allowed under Florida law.

**(10) ACCEPTANCE AND FINAL PAYMENT:** PURCHASER'S acknowledgment of, or acceptance of any labor, materials or equipment furnished pursuant to the terms of this Contract, shall constitute PURCHASER'S acceptance of said labor and materials and the making of the Final Payment hereunder shall constitute a waiver of all claims which PURCHASER has, or may have, against CONTRACTOR.

**(11) BINDING EFFECT AND SEVERABILITY:** This Contract shall be binding upon and inure to the benefit of the respective heirs, personal representatives, successors and assigns of the parties hereto. Should any provision or portion of this Contract be adjudged invalid, illegal, unconscionable or in conflict with any law of the state of Florida, the validity, legality and enforceability of all remaining portions and provisions of this Contract shall not be affected or impaired thereby.

**(12) ENTIRE AGREEMENT:** This Contract, including the Contract Notices and Disclosures, contains all of the terms and conditions as agreed by the parties hereto, and no other agreements, instruments or papers, oral or otherwise, respecting the subject matter of this Contract, shall be deemed to exist or to bind any of the parties hereto, subject to the provisions of paragraph (4) herein.

**(13) Material Escalation Clause:** If, during the performance of this contract, the cost of materials significantly increases, through no fault of contractor, the price of this contract shall be equitably adjusted by an amount reasonably necessary to cover any such significant increase in the costs of materials. As used herein, a significant cost increase shall mean any increase in materials exceeding 5% experienced by contractor from the date of the contract signing. Such increase in material costs shall be documented through quotes, invoices, or receipts. Where the delivery of materials delayed, through no fault of the contractor shall not be liable for any additional costs or damages associated with such delay(s).



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**TERMS AND CONDITIONS**

**I HEREBY CERTIFY THAT I HAVE READ AND FULLY UNDERSTAND THE PROVISIONS OF THIS CONTRACT, INCLUDING THE TERMS AND CONDITIONS CONTAINED HEREIN AND THE CONTRACT NOTICES AND DISCLOSURES, AND I AGREE TO ALL OF THE PROVISIONS, TERMS AND CONDITIONS THEREOF.**

**ESI MARINE CONSTRUCTION, INC. d/b/a GIBSON MARINE CONSTRUCTION**

Customer Signature: \_\_\_\_\_ Date: 3/23/24

Customer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Initials        | 7

ACC-0424-0013

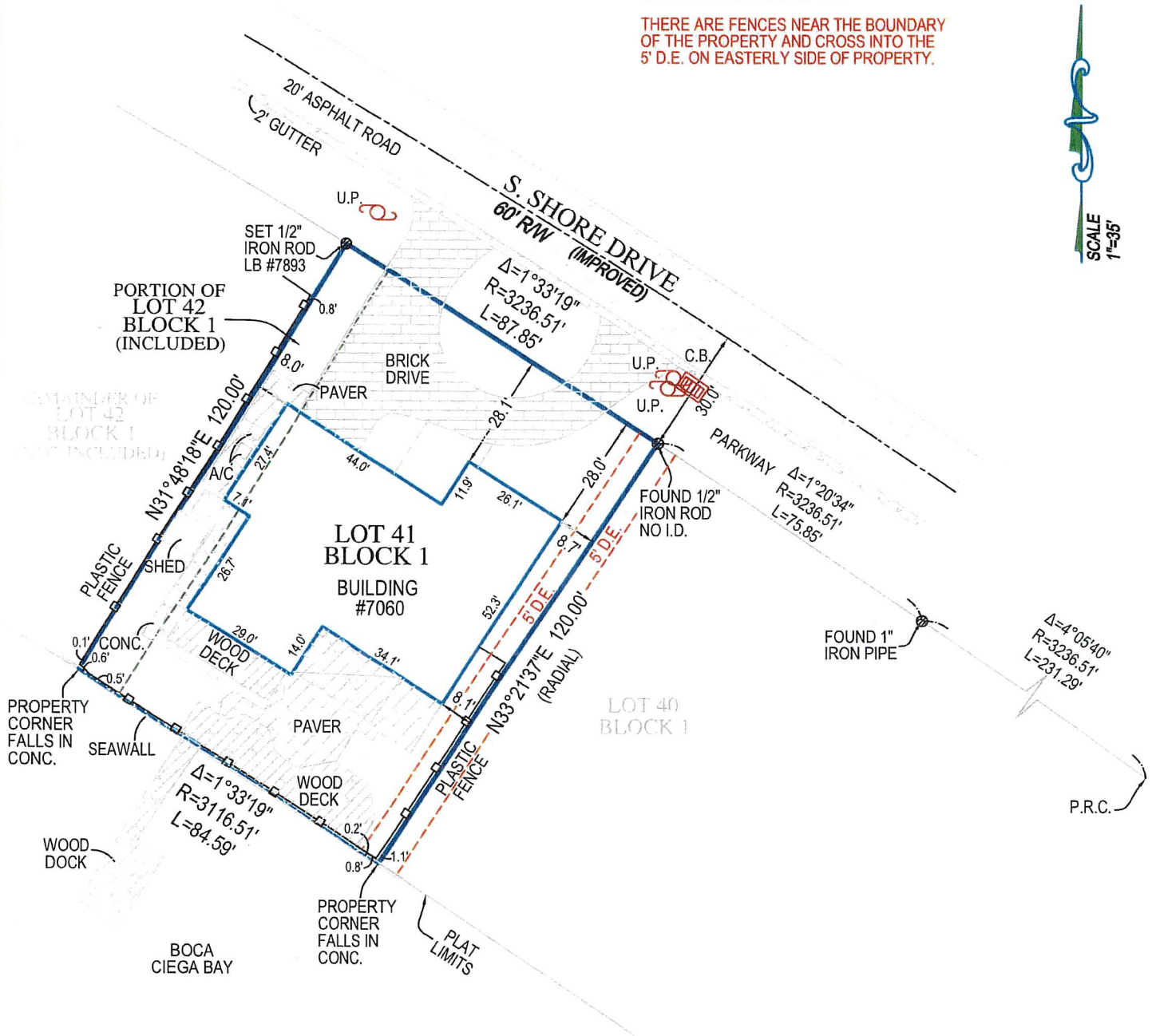
## BOUNDARY SURVEY

Received

APR 08 2024

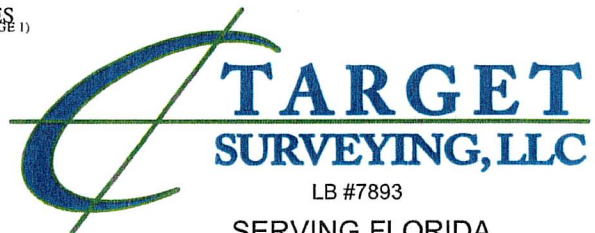
SURVEY NOTES  
BRICK DRIVE CROSSES PROPERTY LINE  
ON NORTHERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY  
OF THE PROPERTY AND CROSS INTO THE  
5' D.E. ON EASTERLY SIDE OF PROPERTY.

PAGE 2 OF 2 PAGES  
(NOT COMPLETE WITHOUT PAGE 1)SURVEY NUMBER:  
615433

## GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.V.D. 1988
- THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION. ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



LB #7893

## SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
PHONE (561) 640-4800  
STATEWIDE PHONE (800) 226-4807  
STATEWIDE FACSIMILE (800) 741-0576  
WEBSITE: <http://targetsurveying.net>



Received  
APR 08 2024



1 OVERALL SITE PLAN VIEW  
1 OF 2 1"=16'

Digitally  
signed by John  
B. Adams, Jr.  
Date:  
2024.04.08  
10:00:52 -04'00'

**Reuben J. Clarson**  
CONSULTING  
MARINE ENGINEERING  
ASSESS. ADVISE. DESIGN  
(CERT. OF AUTH. NO. 9206)  
780 94TH AVENUE NORTH, SUITE 102, ST. PETERSBURG, FL 33702  
P: (727) 895-4717 F: (727) 578-9542  
WWW.REUBENCLARSONCONSULTING.COM

OWNER:  
**AMY  
JOHNSON**

CONTRACTOR:  
**GIBSON  
MARINE**

**7060 S SHORE DR  
SOUTH PASADENA, FL**

**SEAWALL CAP DESIGN**

DATE:  
**4-5-2024**

DRAWN/CHECK BY:  
**JH/JA**

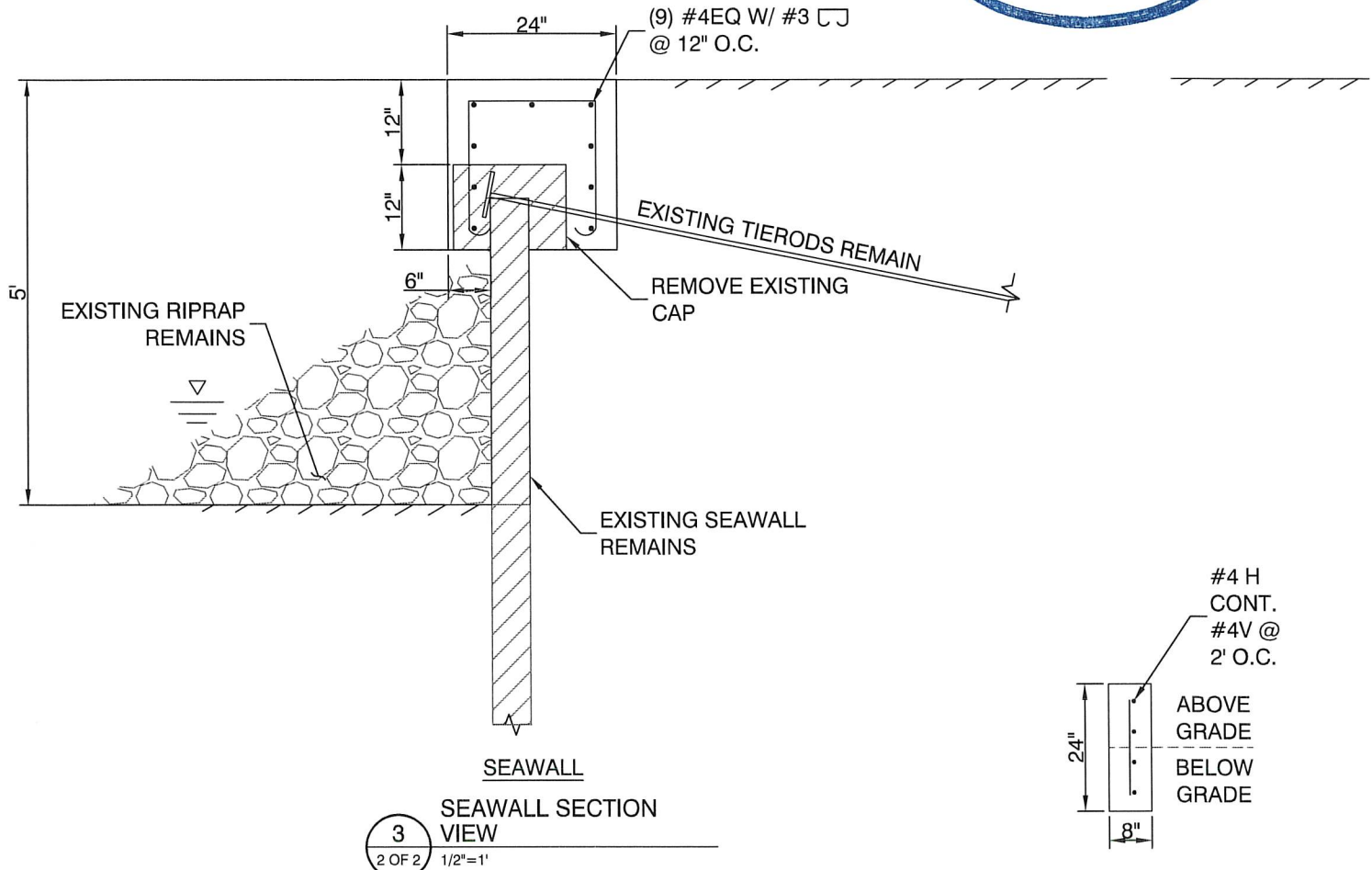
SCALE:  
**N.T.S.**

PROJ. NO.  
**RC04-24SP211S**

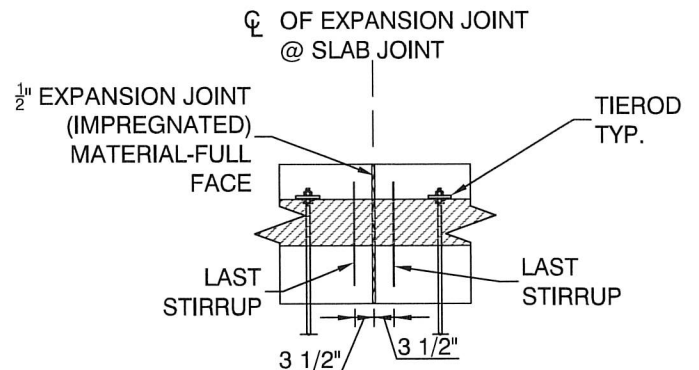
SHEET:  
**1 OF 2**

REVISIONS:





2 CAP RETURN DETAIL  
2 OF 2  
3/8"=1'



1 EXPANSION JOINT DETAIL  
2 OF 2  
N.T.S.

NOTES:

- 1.) CONCRETE-5000 PSI AT 28 DAYS
- 2.) REBAR-GRADE 60, PLAIN, 3" CONCRETE COVER OR FIBERGLASS.
- 3.) NEW CAP AT 12" ABOVE THE EXISTING ELEVATION.
- 4.) MEETS FBC 2023, 8TH EDITION.

Digitally signed  
by John B.  
Adams, Jr.  
Date:  
2024.04.08  
10:02:27 -04'00'

**Reuben Clarson**  
CONSULTING  
MARINE ENGINEERING  
ASSESS.ADVISE.DESIGN  
(CERT. OF AUTH. NO. 9206)  
780 94TH AVENUE NORTH, SUITE 102, ST. PETERSBURG, FL 33702  
P: (727) 895-4717 F: (727) 578-9542  
WWW.REUBENCLARSONCONSULTING.COM

OWNER: **AMY JOHNSON**  
CONTRACTOR: **GIBSON MARINE**  
7060 S SHORE DR  
SOUTH PASADENA, FL  
SEAWALL CAP DESIGN

DATE: **4-5-2024**  
DRAWN/CHECK BY: **JH/JA**  
SCALE: **N.T.S.**  
PROJ. NO. **RC04-24SP211S**

SHEET: **2 OF 2**  
REVISIONS:





2019	Y	\$757,891	\$596,405	\$546,405	\$571,405	\$546,405
------	---	-----------	-----------	-----------	-----------	-----------

#### 2023 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2023 Millage Rate	Tax District
<a href="#">View 2023 Tax Bill</a>	18.455	(SPA)

#### Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
04-Jan-2024	\$1,635,000	<a href="#">Q</a>	I	CUNNINGHAM DIANE J	JOHNSON JAMES A	22674/2301
20-Feb-2017	\$100	<a href="#">U</a>	I	CUNNINGHAM DIANNE	CUNNINGHAM DIANNE J	19549/2353
12-Dec-2016	\$100	<a href="#">U</a>	I	CUNNINGHAM DIANNE	CUNNINGHAM DIANNE J TRUSTEE	19450/2022
26-Mar-2013	\$100	<a href="#">U</a>	I	BRIGHT SANDRA K PR	CUNNINGHAM DIANNE	17951/0096
26-Mar-2013	\$690,000	<a href="#">U</a>	I	BRIGHT SANDRA K PR	CUNNINGHAM DIANNE	17951/0098

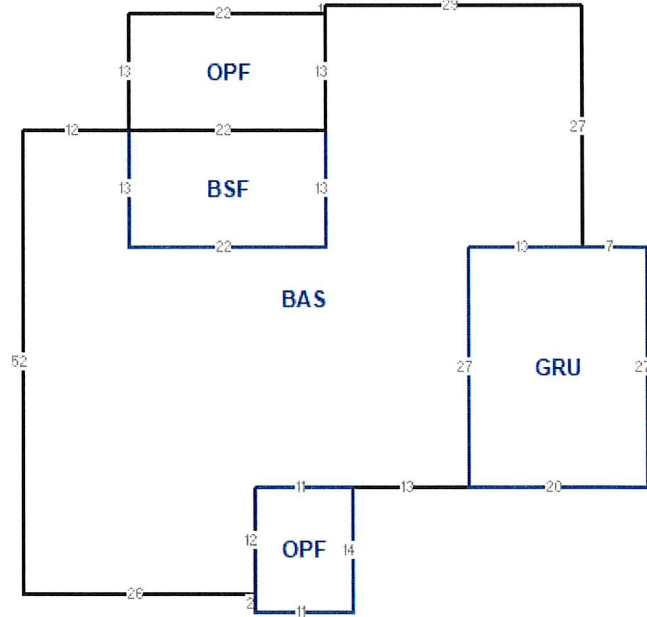
#### 2024 Land Information

Land Area: 10,755 sf   0.24 acres		Frontage and/or View: Intracoastal			Seawall: Yes	
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	83x120	\$13,800	83.04	FF	1.0379	\$1,189,384
Rivers And Lakes	0x0	\$1,000	0.1000	AC	1.0000	\$100



### 2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	2,601	2,601
Floor System	Slab On Grade	Base Semi-finished (BSF)	286	286
Exterior Walls	Cb Stucco/Cb Reclad	Garage Unfinished (GRU)	0	540
Unit Stories	1	Open Porch (OPF)	0	440
Living Units	1	<b>Total Area SF</b>	<b>2,887</b>	<b>3,867</b>



### 2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$12,000.00	1	\$12,000	\$9,240	2015
DOCK	\$58.00	396.0	\$22,968	\$12,403	2000
PATIO/DECK	\$14.00	510.0	\$7,140	\$2,856	1997
PATIO/DECK	\$29.00	475.0	\$13,775	\$6,061	2001
PERGOLA	\$1,000.00	1	\$1,000	\$1,000	2019
PND/FNT/WF	0.00	2	\$0	\$0	1970
STM/SEC SH	0.00	5.0	\$0	\$0	2001

# Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
<a href="#"><u>POOL-0424-0001</u></a>	POOL	05/15/2024	\$67,500
<a href="#"><u>23910</u></a>	PORCH	09/27/2017	\$1,800
<a href="#"><u>23768</u></a>	MISCELLANEOUS	08/04/2017	\$6,500
<a href="#"><u>23769</u></a>	MISCELLANEOUS	08/04/2017	\$1,200
<a href="#"><u>RP45291-15</u></a>	DOCK	12/02/2015	\$17,000
<a href="#"><u>19331</u></a>	ADDITION/REMODEL/RENOVATION	04/16/2013	\$125,022
<a href="#"><u>18706</u></a>	SEA WALL	08/03/2012	\$350
<a href="#"><u>18698</u></a>	DOCK	07/12/2012	\$450
<a href="#"><u>10464</u></a>	ROOF	12/16/2004	\$10,000
<a href="#"><u>10600</u></a>	DOCK	12/16/2004	\$700



**MIKE TWITTY, MAI, CFA**  
**Pinellas County Property Appraiser**

[www.pcpao.gov](http://www.pcpao.gov)

[mike@pcpao.gov](mailto:mike@pcpao.gov)

JOHNSON, JAMES A  
JENSEN-CHRETIEN, AMY  
1717 WEST LOOP S  
HOUSTON, TX 77027-3003

19 Aug 2024

RE: 31-31-16-67608-001-0410 Situs: 7060 S SHORE DR

**Windstorm Loss Mitigation (WLM)**

Florida Statute 553.844: "Windstorm loss mitigation; requirements for roofs and opening protection," requires the use of "Just Value", as determined by the Property Appraiser's office for Ad Valorem taxation purposes.

For the referenced parcel, the values are: Structure(s): \$286,977; Extra Features: \$25,934; and Land: \$977,442. Extra Feature values include improvements such as screen porches, patios, pools, fireplaces, decks and docks, etc.

**Federal Emergency Management (FEMA) "50% Rule"**

FEMA Substantial Improvement/Damage determinations require the use of "Just Value", developed by the Property Appraiser's office for Ad Valorem taxation purposes, be adjusted to approximate market value. This is accomplished in our office by dividing the Just Value of the structure by 0.85. This yields the following values: Structure(s): \$337,620; Extra Features: \$30,511; and Land: \$1,149,932.

The preceding value allocation to the structure would allow improvements not to exceed \$168,810 based on the "50% Rule".

If you disagree with the Property Appraiser's valuation of the structure, you may engage an independent real estate appraiser, state-certified by the State of Florida, to appraise the depreciated value of the structure (building). The Building Official within the property's jurisdiction will review and if approved, the depreciated value of the structure (building) may be used in lieu of the Pinellas County Property Appraiser's value estimate.

Please visit [https://www.pinellascounty.org/flooding/sd\\_si\\_50.htm](https://www.pinellascounty.org/flooding/sd_si_50.htm) for more information regarding the FEMA "50% Rule".

**Value Use Limitations**

*The above values are effective for the 2024 Preliminary Property Tax Roll as of the date of this letter and does not include the value of any improvements completed after January 1st of 2024. This information is provided solely for the purposes stated above. It is invalid for any other purpose.*



CITY OF SOUTH PASADENA



AGENDA SUBMITTAL FORM

---

Ordinance: NO. 2024-06 Date Submitted: 10/30/2024

Resolution: Agenda Meeting Date: 12/03/2024

Motion: Regular Meeting Date: 12/10/2024

Information Only Submitted By: COMMISSIONER THOMAS

No Action Needed: Written By:

Discussion:

---

**Subject Title:** (If Ordinance or Resolution, state number and title in full.)

ORDINANCE NO. 2024-06 - AN ORDINANCE OF THE CITY OF SOUTH PASADENA, FLORIDA, AMENDING APPENDIX CHAPTER A198 FEES OF THE CODE OF ORDINANCES RELATING TO RATES AND CHARGES FOR SEWAGE USAGE; TO INCREASE THE BASE MINIMUM MONTHLY SEWER RATES AND SEWER FLOW CHARGE RATE BY 8%; PROVIDING AN EFFECTIVE DATE.

---

**Motion Proposed:**

TO PASS ORDINANCE NO. 2024-06 ON FIRST READING NOVEMBER 12, 2024

TO PASS AND ADOPT ORDINANCE NO. 2024-06 ON SECOND AND FINAL READING

---

SUBMIT ORIGINAL TO CITY CLERK FOR INCLUSION ON AGENDA BY WEDNESDAY.

ORDINANCE NO. 2024-06

AN ORDINANCE OF THE CITY OF SOUTH PASADENA, FLORIDA, AMENDING APPENDIX CHAPTER A198 FEES OF THE CODE OF ORDINANCES RELATING TO RATES AND CHARGES FOR SEWAGE USAGE; TO INCREASE THE BASE MINIMUM MONTHLY SEWER RATES AND SEWER FLOW CHARGE RATE BY 8%; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission desires to gradually adjust rates to cover the cumulative effects of the increases in sewer processing rates and any new annual processing charges; and

WHEREAS, the City of St. Petersburg has proposed increasing processing fees by 10.85% for Fiscal Year 2025 from \$5,907 per million gallons (PMG) to \$6,548 PMG; and

WHEREAS, the City of South Pasadena's projected sewer processing volume for Fiscal Year 2024 averaged 186.65 million gallons or higher; and

WHEREAS, the St. Petersburg processing charge for 2025 will increase sewer processing costs by an estimated \$149,530 (to \$1,527,695) based on expected processing volumes of 186.65 million gallons; and

WHEREAS, no change in Sewer Fees for Fiscal Year 2025 would result in an estimated \$86,185 cash flow deficit; and

WHEREAS, the City Commission desires to have the Sewer Enterprise Fund at or near a breakeven cash flow; and

WHEREAS, a recommended 8% increase in variable and fixed charges is expected to generate \$1,897,730 or an additional \$140,570 in Sewer Fee Revenue resulting in a surplus of \$54,385; and

WHEREAS, in order to cover the increased sewer processing charges and produce a near breakeven budget for Fiscal Year 2025, it is imperative that revenue from sewer fees be raised.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of South Pasadena, Florida as follows:

Section 1. FINDINGS AND USAGE RATE INCREASE. As a result of the findings of the City Commission set forth above, that effective March 1, 2025, the Base and Minimum monthly charge and Flow Charge rates for sewer service shall be increased by 8%. Subsection 169-22A of Appendix Chapter A198 of the Code of Ordinances, the

schedule of base and flow rates for sewer service, is amended to read as follows:

Base and minimum monthly charge of:

Single family and multi-family units,  
including mobile homes ..... \$ 7.87 per unit

Commercial, institutional, public and all others	
5/8" meter .....	\$ 7.87
1" meter .....	\$ 20.21
1 ½" meter .....	\$ 45.50
2" meter .....	\$ 80.84
3" meter .....	\$ 181.90
4" meter .....	\$ 323.38
6" meter .....	\$ 727.57
8" meter .....	\$1,293.43

In addition to the base rates set above, all accounts shall pay an additional flow charge of \$9.57 per 1,000 gallons, based on potable water use.

Section 2. EFFECTIVE DATE. The amended sewer usage rates established hereunder shall be utilized for the February 2025 meter readings to calculate billings beginning March 1, 2025.

---

Arthur Penny, Mayor

ATTEST:

---

Carley Lewis, City Clerk

PASSED ON FIRST READING \_\_\_\_\_ NOVEMBER 12<sup>TH</sup> \_\_\_\_\_, 2024.

PASSED AND ADOPTED ON SECOND AND FINAL READING \_\_\_\_\_, 2024.

THIS IS TO CERTIFY THAT I, the undersigned City Clerk did cause the noticing of the above ordinance in accordance with Chapter 166.041 of the Florida Statutes.

---

Carley Lewis, City Clerk

THIS ORDINANCE HAS BEEN APPROVED AS TO FORM AND CONTENT BY THE CITY ATTORNEY.

---

City Attorney



CITY OF SOUTH PASADENA



AGENDA SUBMITTAL FORM

---

Ordinance: NO. 2024-07 Date Submitted: 10/30/2024  
Resolution: Agenda Meeting Date: 12/03/2024  
Motion: Regular Meeting Date: 12/10/2024  
Information Only Submitted By: COMMISSIONER THOMAS  
No Action Needed: Written By:  
Discussion:

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**Subject Title:** (If Ordinance or Resolution, state number and title in full.)

ORDINANCE NO. 2024-07 - AN ORDINANCE OF THE CITY OF SOUTH PASADENA, FLORIDA, AMENDING APPENDIX CHAPTER A198 FEES OF THE CODE OF ORDINANCES RELATING TO RATES AND CHARGES FOR RECLAIMED WATER; TO INCREASE THE MINIMUM MONTHLY RECLAIMED WATER SERVICE CHARGE FOR SINGLE FAMILY RESIDENTIAL CUSTOMERS TO \$10.87 AND TO INCREASE COMMERCIAL AND MUNICIPAL USER SERVICE CHARGES TO \$310.58 PER PERVIOUS ACRE; PROVIDING AN EFFECTIVE DATE.

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**Motion Proposed:**

TO PASS ORDINANCE NO. 2024-07 ON FIRST READING NOVEMBER 12, 2024  
TO PASS AND ADOPT ORDINANCE NO. 2024-07 ON SECOND AND FINAL READING

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SUBMIT ORIGINAL TO CITY CLERK FOR INCLUSION ON AGENDA BY WEDNESDAY.

ORDINANCE NO. 2024-07

AN ORDINANCE OF THE CITY OF SOUTH PASADENA, FLORIDA, AMENDING APPENDIX CHAPTER A198 FEES OF THE CODE OF ORDINANCES RELATING TO RATES AND CHARGES FOR RECLAIMED WATER; TO INCREASE THE MINIMUM MONTHLY RECLAIMED WATER SERVICE CHARGE FOR SINGLE FAMILY RESIDENTIAL CUSTOMERS TO \$10.87 AND TO INCREASE COMMERCIAL AND MUNICIPAL USER SERVICE CHARGES TO \$310.58 PER PERVIOUS ACRE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of South Pasadena Reclaimed Water rates are currently \$10.25 monthly for residential customers and \$293.00 per pervious acre per month for commercial customers; and

WHEREAS, Pinellas County Utilities provides the reclaimed water used by the residents of South Pasadena; and

WHEREAS, Pinellas County Utilities has adopted wholesale reclaimed water rate increases from Fiscal Year 2025 through Fiscal Year 2027; and

WHEREAS, there is a 15% approved increase (to \$661.25 PMG) for the fiscal year ending in September 2025; and

WHEREAS, the projected increase in reclaimed water costs for Fiscal Year 2025 is approximately \$16,925 and is projected to be \$129,740 based on expected processing volumes of 196.2 million gallons for fiscal 2025; and

WHEREAS, a recommended 6% increase in Reclaimed Water Fees is expected to generate \$291,500 or an additional \$14,000 annually in Reclaimed Water Revenue; and

WHEREAS, the City Commission desires to cover increases in reclaimed water cost charged by the County and to maintain adequate reserves for capital improvements and replacements to the City reclaimed water system.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of South Pasadena, Florida as follows:

Section 1. FINDINGS AND MONTHLY RATE INCREASE. As a result of the findings of the City Commission set forth above, that effective March 1, 2025, the Base Reclaimed Water Rates shall be increased by 6%. Subsection 192-20 of Appendix Chapter A198 of the Code of Ordinances, the schedule of rates for reclaimed water service, is amended to read as follows:

Water reclamation monthly service charges:

Single family .....\$ 10.87 per month

Multi-Family, Commercial, Municipal and all others

Multi-Family .....\$ 310.58 per pervious acre per month

Commercial .....\$ 310.58 per pervious acre per month

Municipal (Public).....\$ 310.58 per pervious acre per month

Section 2. EFFECTIVE DATE. The amended reclaimed water rates established hereunder shall be utilized for the February 2025 meter readings to calculate billings beginning March 1, 2025.

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Arthur Penny, Mayor

ATTEST:

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Carley Lewis, City Clerk

PASSED ON FIRST READING NOVEMBER 12<sup>TH</sup>, 2024.

PASSED AND ADOPTED ON SECOND AND FINAL READING \_\_\_\_\_,  
2024.

THIS IS TO CERTIFY THAT I, the undersigned City Clerk did cause the noticing of the above ordinance in accordance with Chapter 166.041 of the Florida Statutes.

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Carley Lewis, City Clerk

THIS ORDINANCE HAS BEEN APPROVED AS TO FORM AND CONTENT BY THE CITY ATTORNEY.

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City Attorney

4. APPROVAL OF COMMISSION MEETING MINUTES FOR THE MONTH OF  
NOVEMBER 2024 ON FILE IN CITY CLERK'S OFFICE
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- AGENDA MEETING, NOVEMBER 5, 2024; ADMINISTRATIVE WORKSHOP,  
NOVEMBER 5, 2024; REGULAR COMMISSION MEETING, NOVEMBER 12,  
2024; AND ADMINISTRATIVE WORKSHOP, NOVEMBER 19, 2024.