



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, FEBRUARY 3, 2026
COMMISSION CHAMBERS 9:00 A.M.

CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE
ROLL CALL

PROPOSED AGENDA FOR THE TUESDAY, FEBRUARY 10, 2026 REGULAR COMMISSION MEETING

DISCUSSION ITEMS

PUBLIC HEARING - QUASI-JUDICIAL

1. CONSIDERATION OF APPLICATION FOR VARIANCE FROM BRETT AND STEPHANIE MILLER FOR 7124 S SHORE DR S, 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 JANUARY 2026 ON FILE IN CITY CLERK'S OFFICE
AGENDA MEETING, JANUARY 6, 2026; ADMINISTRATIVE WORKSHOP, JANUARY 6, 2026; REGULAR COMMISSION MEETING, JANUARY 13, 2026; ADMINISTRATIVE WORKSHOP, JANUARY 20, 2026.

AGENDA MEETING
TUESDAY, FEBRUARY 3, 2026 - 9:00 A.M.

NEW BUSINESS

3. RESOLUTION NO. 2026-01 - A RESOLUTION OF THE CITY OF SOUTH PASADENA, FLORIDA, ESTABLISHING THE 2026 CHARTER REVIEW COMMITTEE, SETTING A TIME FRAME FOR SUBMISSION OF THE COMMITTEE'S FINAL REPORT AND ASSIGNING STAFF TO ASSIST THE COMMITTEE - PENNY.
4. MOTION - TO DESIGNATE FINANCE DIRECTOR HEATHER GUADAGNOLI AS REPRESENTATIVE ON THE PUBLIC RISK MANAGEMENT OF FLORIDA'S GROUP HEALTH TRUST BOARD OF DIRECTORS AND CITY ADMINISTRATOR CARLEY LEWIS AS THE ALTERNATE BOARD MEMBER - NEIDINGER.

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, FEBRUARY 3, 2026

REGULAR COMMISSION MEETING
TUESDAY, FEBRUARY 10, 2026

1. CONSIDERATION OF APPLICATION FOR VARIANCE FROM BRETT AND STEPHANIE MILLER FOR 7124 S SHORE DR S, 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

Variance Application Staff Report

Hearing Date: February 10, 2026

APPLICANT: Brett & Stephanie Miller

OWNER: Brett & Stephanie Miller

PROPERTY ADDRESS: 7124 S Shore Dr S South Pasadena, FL 33707

LEGAL DESCRIPTION: PASADENA ISLE BLK 1, LOT 57 TOGETHER WITH THAT SUBM TRACT ADJ ON SW TO TRAVERSE LINE DESC IN TIIF DEED 17412

PARCEL NUMBER: 31-31-16-67608-001-0570

ZONING: RS-70 Single Family Residential

BACKGROUND & APPLICABLE CITY ORGINANCES: On October 10, 2025, the Community Improvement Department received a building permit application to modify and upgrade an existing in-ground swimming pool located at 7124 S. Shore Dr. S. On October 20, 2025, the permit was denied, and a notification email was sent to the contractor, Pool Perfection. The existing in-ground pool constitutes a nonconformity, as it is located less than 10 feet from the property line, contrary to current setback requirements. In the application, the property owner initially identified the work as storm-related repairs yet later stated that their intent was to upgrade the pool to better reflect the high-end appeal of the waterfront property. Pre- and post-storm (2024) satellite imagery of the existing pool has been included for reference. The applicant also submitted a signed pool remodeling warranty agreement with the contractor, reflecting an estimated project cost of \$91,119.00. The relevant sections of the City Code were copied into the email sent to the contractor to document the applicable requirements and provide the basis for the permit denial.

- **Zoning review:** Upper right edge of pool to property line is 9'3" (9" too close to the property line). (see attachments)

- **§130-34 Swimming pools** (A) Location. *Swimming pools may be located only in the rear yard of a lot so that the edge of the pool is no closer than 10 feet to any property line or seawall.*
- **§130-40 Regulations of nonconforming uses** (C) Alterations and repairs.
 - (1) *A nonconforming building or structure for other than residential purposes may not be reconstructed or structurally altered during its life to an extent that such alterations exceed, in aggregate cost, 25% of the full valuation of the building or structure, exclusive of the value of land, unless said building or structure is changed to a conforming use. A nonconforming building or structure containing a residential use may be altered in any way to improve interior livability, provided that no structural alteration shall be made which could increase the nonconformity with regard to the number of housing units or the bulk of the building or structure.*
 - (2) *Normal maintenance repairs and incidental alteration of a building or structure containing a nonconforming use shall be permitted, provided that said repairs and alterations do not extend the volume or area occupied by the nonconforming use.*

REVIEW CRITERIA:

A. Where, owing to special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary and undue hardship, the City Commission may grant a variance. 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.

- Applicant states: The post-storm pool damage has necessitated the work on the pool to be done now. The estimate to rebuild instead of using the existing structure is a \$30K increase in the project.
- The City informed the applicant that they may repair any damage that may have resulted from recent hurricanes, but as it is a nonconforming structure, alterations and improvements are not allowed by city code.

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

- Applicant states: “We are asking to use the existing pool, so we are not making changes that put the pool too close to the property line. Measured to the water, we have 4 extra inches.”
- According to Property Appraiser records, the existing residence was constructed in 1991. No building permit records for the existing pool structure are on file, nor do such records appear to exist. Under current zoning regulations, the existing nonconforming structure (the in-ground pool) may remain in its current condition, but the structure may not be reconstructed or structurally altered during its life to an extent that such alterations exceed, in aggregate cost, 25% of the full valuation of the structure exclusive of land. Per Property Appraiser the value of the structure is \$40,000.

(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.

- Applicant states: No, as any repair would be capped at 25% of the value of the pool. The project is not feasible for that amount.
- The pool may be repaired to its pre-storm condition since damage occurred but not improved upon.

(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.

- Applicant states: The updated pool will help the property value for future residence as well as improve the aesthetic of the property and neighborhood from the water.
- This can and has been argued on both sides for many years. A pool upgrade can be both a benefit and a detriment to the community depending on the current residents and the potential future residents.

(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.

- Applicant states: No. The project doesn't move anything close to the property line or seawall. The intent is to upgrade the pool to better reflect the high-end appeal of waterfront property.

(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.

- Applicant states: The variance is minimal. The ask is not to move anything and not rebuild because we are 8" too close to the property line, as interpreted by the permitting office.
- The 9" encroachment into the property line is not the minimum variance that will afford relief and represents the least modification possible of the regulation. The applicant may maintain and/or repair the pool in its pre-storm/current condition.

B. 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.

- There are no specific criteria which differ from the criteria set forth above in this section of the City Code.

C. In making a recommendation, the City Commission may suggest that conditions be attached to the variance. In granting a variance, the City Commission may attach such reasonable conditions and safeguards as it deems necessary to implement the purposes of this chapter.

Best Regards,



Marcus Jones, CFM
Planner
City of South Pasadena
(727) 343-4192

1/30/23

Historical Imagery

< Jan 30, 2023 >

>|

2014



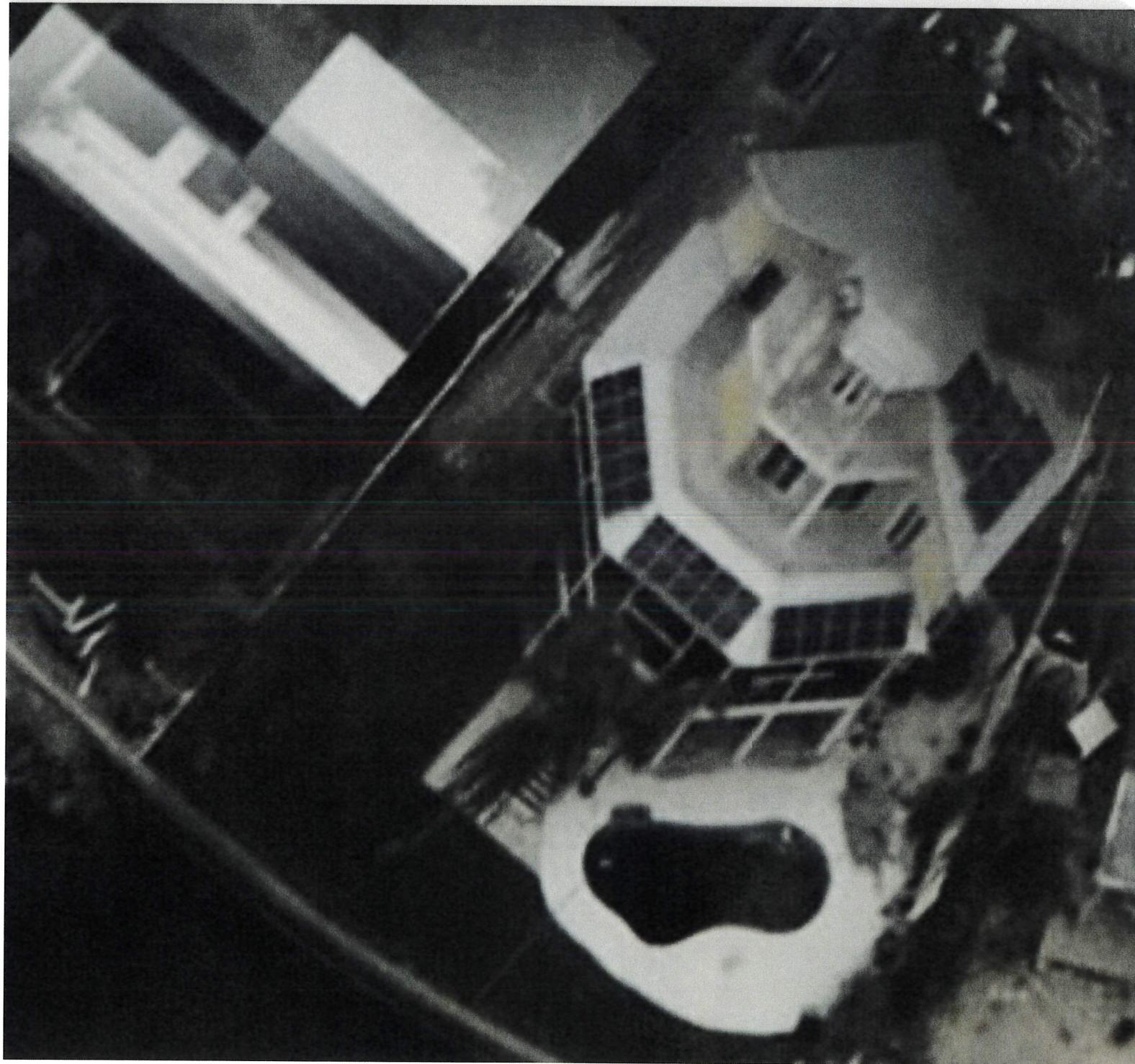
Post MILTON

Hurricane MILTON Imagery

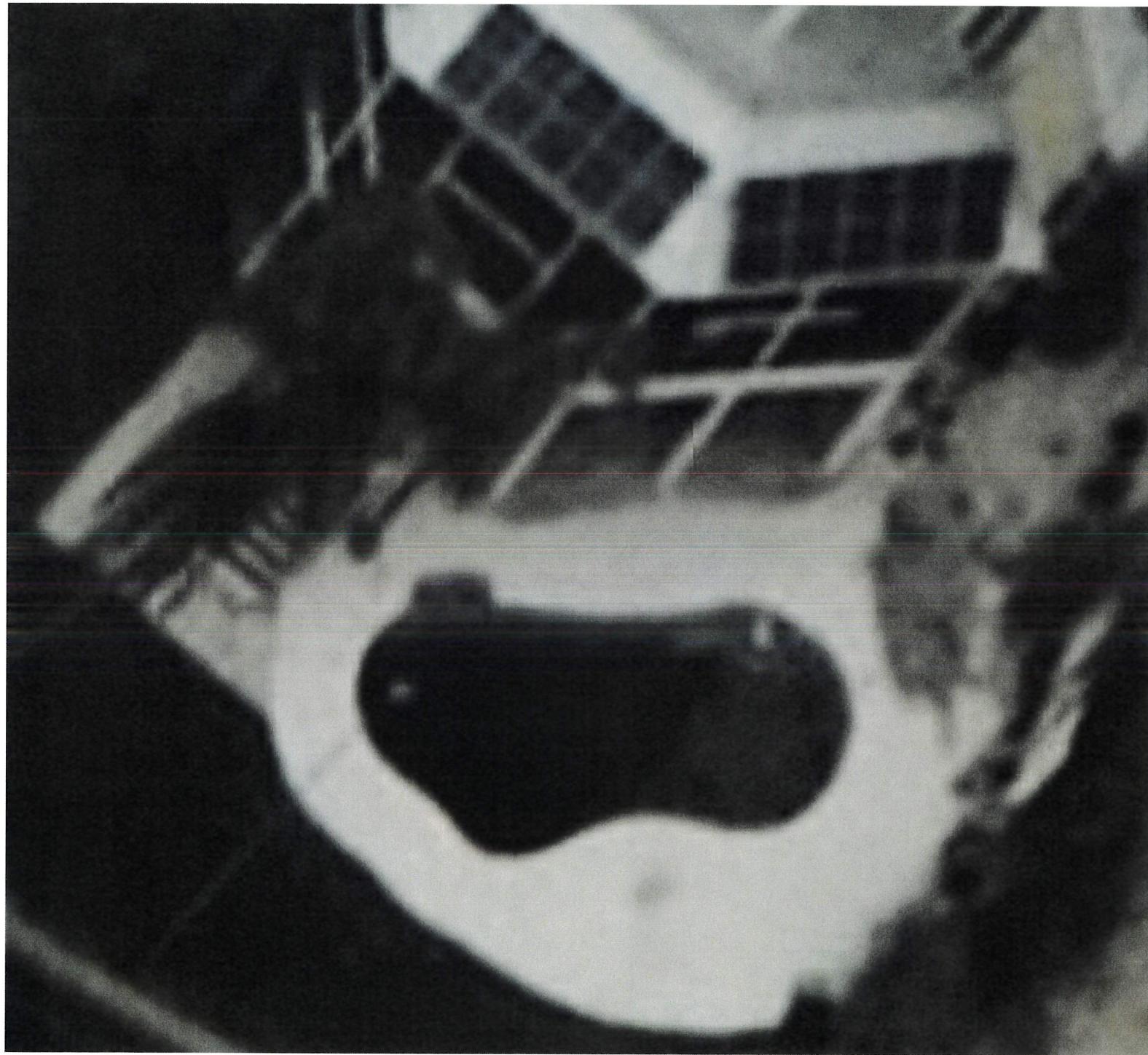
[About](#)

[Download](#)

[Contact](#)



POST MILTON



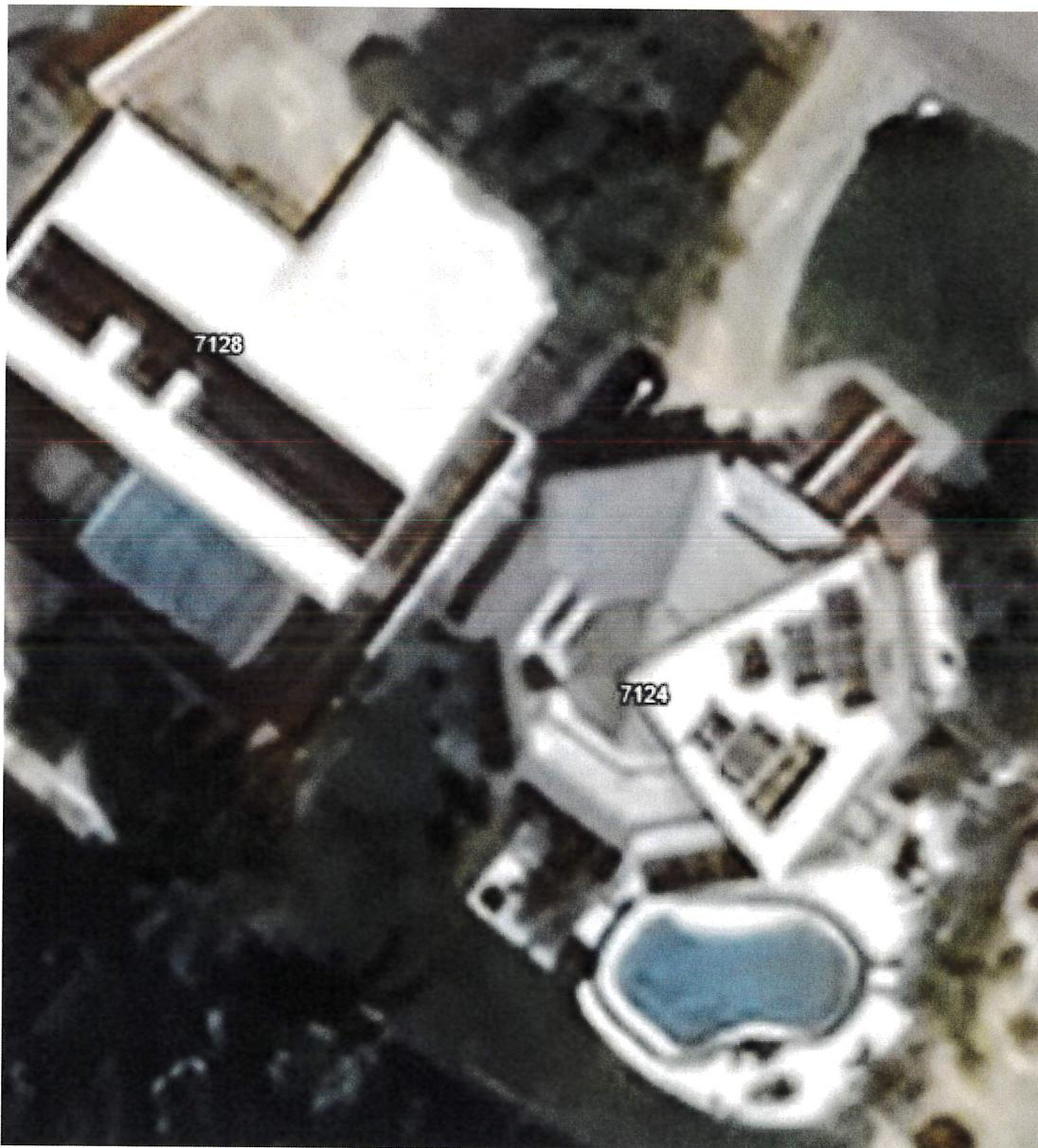
4/27/24

Historical Imagery < Apr 27, 2024 >

>|

2014

2015



2/23/25





CITY OF SOUTH PASADENA

NOTICE OF VARIANCE HEARING

DATE OF PUBLIC HEARING:

February 10, 2026

7:00 P.M.

LOCATION OF PUBLIC HEARING:

City of South Pasadena City Hall
7047 Sunset Drive South, South Pasadena, FL 33707

The meeting will be held in person at the physical location stated above. Documents or other evidence may be submitted in person at the meeting or via email to cityhall@myps.org until 4:00 PM on Monday, February 9, 2025

NATURE OF REQUEST: VARIANCE

Brett & Stephanie Miller, applicants, are requesting a variance to the pool setback requirements in the RS-70 zoning district. The request seeks to modify and enhance the existing swimming pool within its current location. Current location is less than 10 feet to the property line. Per section 130-34 A and 130-40 C. **§130-34 Swimming pools** *Swimming pools (A) Location. Swimming pools may be located only in the rear yard of a lot so that the edge of the pool is no closer than 10 feet to any property line or seawall.* **§130-40** *Regulations of nonconforming uses (C) Alterations and repairs. 1. A nonconforming building or structure for other than residential purposes may not be reconstructed or structurally altered during its life to an extent that such alterations exceed, in aggregate cost, 25% of the full valuation of the building or structure, exclusive of the value of land, unless said building or structure is changed to a conforming use.... 2. Normal maintenance repairs and incidental alteration of a building or structure containing a nonconforming use shall be permitted, provided that said repairs and alterations do not extend the volume or area occupied by the nonconforming use.*

LOCATION OF THE PROPERTY:

7124 S Shore Dr S South Pasadena, FL 33707

Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Additional information concerning this application may be obtained by calling the City of South Pasadena Community Improvement Department at 727-343-4192. Persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk of the City of South Pasadena at 727-347-4171 at least forty-eight (48) hours in advance of the meetings.



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

RECEIVED

Date: 12/8/2025

DEC 09 2025

*City of South Pasadena
Community Improvement Dept*

Property Address: 7124 S Shore Dr S
5 Pasadena, FL 33707

Legal Description: Single family home

A hearing is requested for a Variance for the following reason: Rejected permit
for pool remodel based on existing pool being 8"
too close to property line.

Applicant: Brett & Stephanie Miller

Applicant's Phone Number: (703) 623-1067

Applicant's Address: 7124 S Shore Dr S

5 Pasadena, FL 33707

Property Owner: Brett & Stephanie Miller

Property Owner's Address: 7124 S Shore Dr S

5 Pasadena, FL 33707

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.

The post-storm pool damage has necessitated the work on the pool to be done now. The estimate to rebuild instead of using the existing structure is a \$30K increase in the project

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

We are asking to use the existing pool, so we are not making changes that put the pool too close to the property line. Measured to the water, we have 4" extra.

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.

No, as any repair would be capped at 25% of the value of the pool. The project is not feasible for that amount.

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.

The updated pool will help the property value

for future residence as well as improve the aesthetic of the property and neighborhood from the water.

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.

No. The project doesn't move anything closer to the property line or seawall. The intent is to upgrade the pool to better reflect the high-end appeal of waterfront property.

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.

The variance is minimal. The ask is not to move anything and not rebuild because we are 8" too close to the property line, as interpreted by the permitting office.

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.

Brett Miller
Signature of Application

12/8/2025
Date

Brett Miller
Printed Name of Applicant

FOR INTERNAL USE ONLY

Submitted on: 12-9-2025 by Brett Miller
Date Name of Person Submitting Application

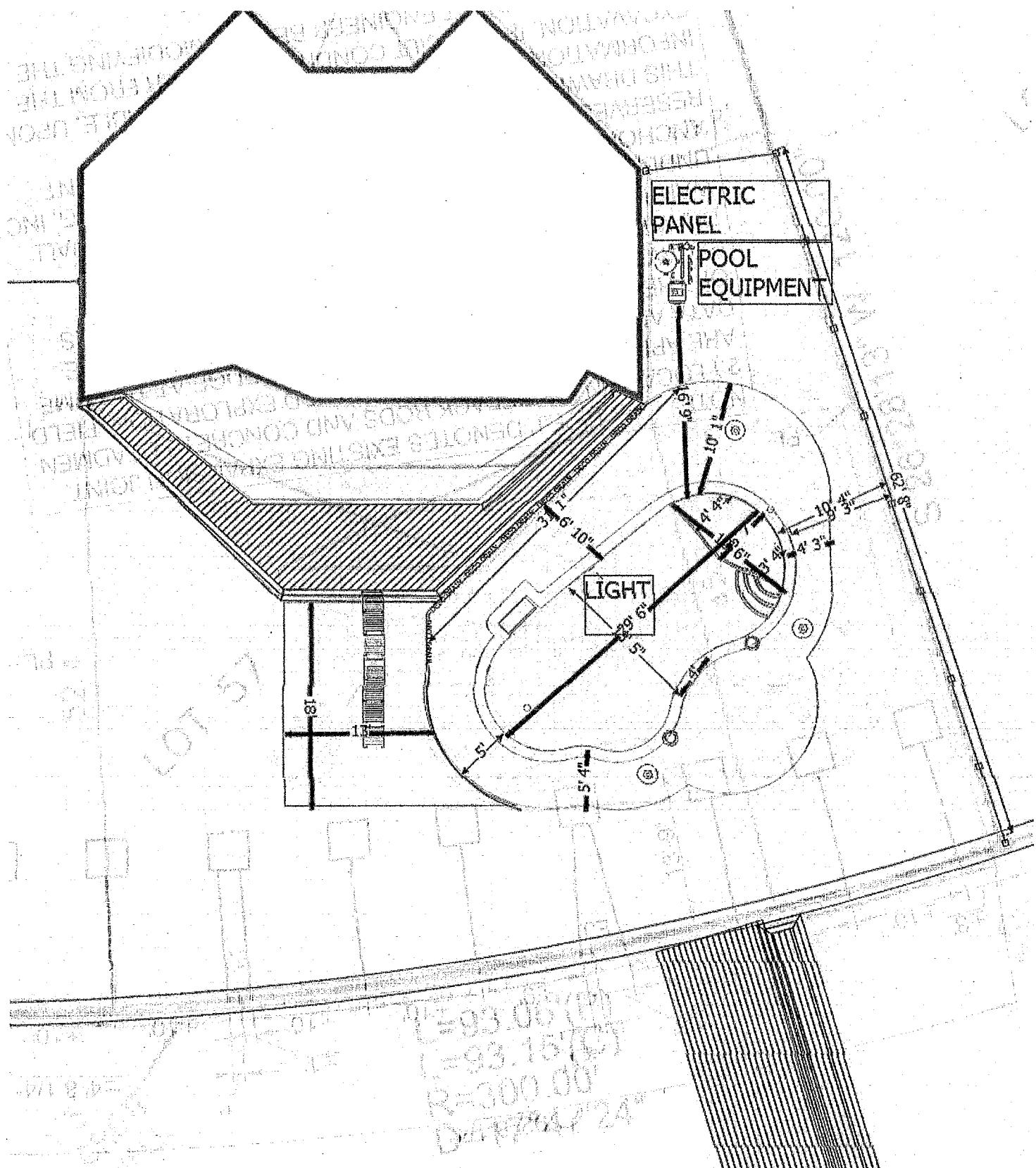
Fee of \$ 250.00 paid on 12-9-2025 via Check # 2225.
Amount Date Check #, Money Order #, Etc.

Jen Bentz
Signature of CID Staff Member

12-9-25
Date

Faith Beckett
Printed Name of CID Staff Member

Fee submitted to Finance Department on _____ by _____
Date CID Staff Member



JOB NO: 250201
 DRAWN BY: MRB
 CHECKED BY: EDM
 DATE OF FIELD WORK: 2/17/2025

MURPHY'S LAND SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS
 5760 11TH AVENUE NORTH
 ST. PETERSBURG, FLORIDA 33710
 WWW.MURPHYSLANDSURVEYING.COM

L.B. #7410
 PH. (727) 347-8740
 FAX (727) 344-4640

CERTIFIED TO: Brett M. Miller

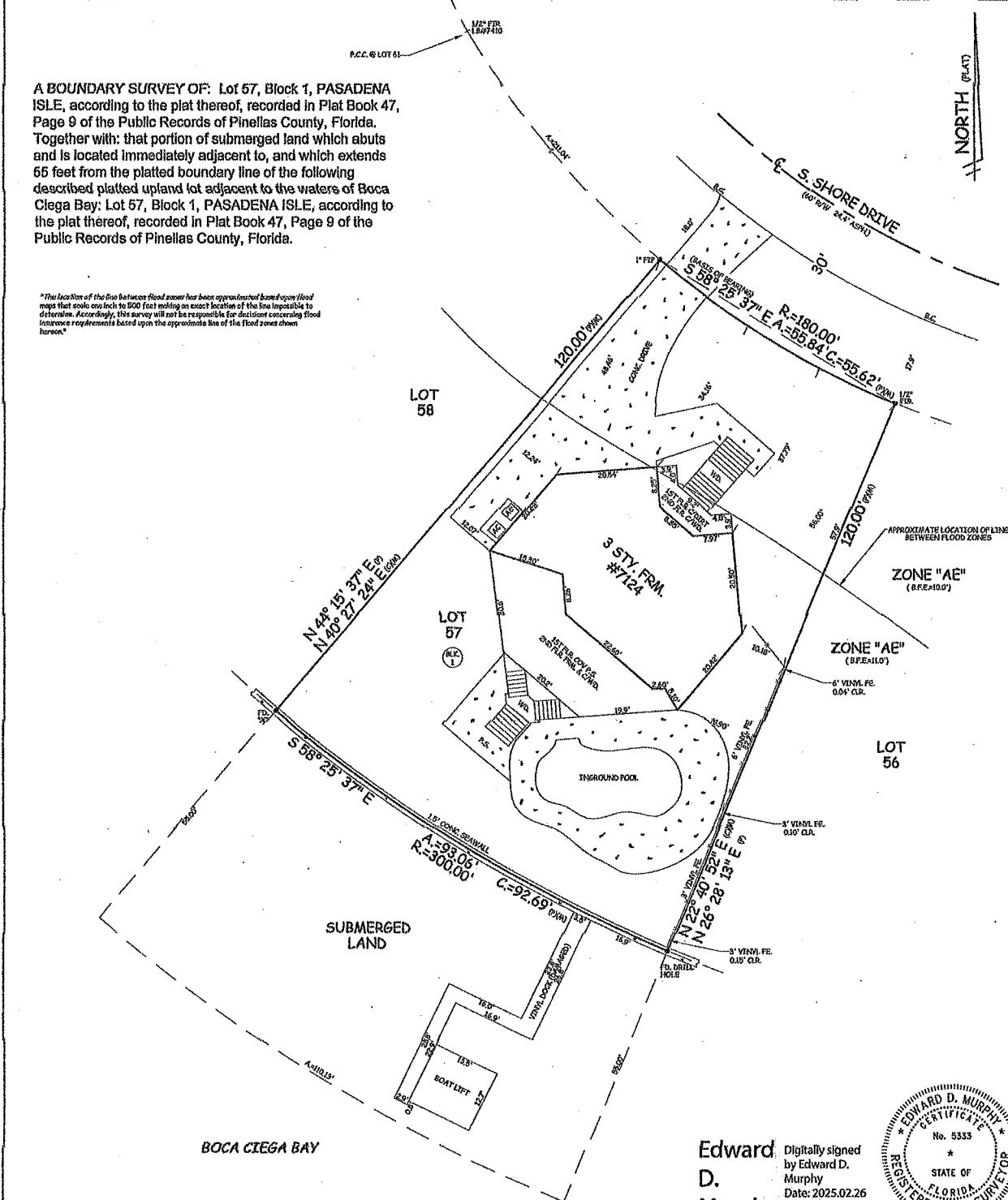
SCALE: 1" = 20'

Survey not valid for more than one (1) year from date of field work.

SEC. 31 TWP. 31 S. RGE. 16 E.

A BOUNDARY SURVEY OF: Lot 57, Block 1, PASADENA ISLE, according to the plat thereof, recorded in Plat Book 47, Page 9 of the Public Records of Pinellas County, Florida. Together with: that portion of submerged land which abuts and is located immediately adjacent to, and which extends 65 feet from the platted boundary line of the following described platted upland lot adjacent to the waters of Boca Ciega Bay: Lot 57, Block 1, PASADENA ISLE, according to the plat thereof, recorded in Plat Book 47, Page 9 of the Public Records of Pinellas County, Florida.

*The location of the one-hundred year flood zone has been approximated based upon flood maps that scale out to 1000 feet making an exact location of the line impossible to determine. Accordingly, this survey will not be responsible for decision concerning flood insurance requirements based upon the approximate line of the flood zone shown hereon.



Edward D. Murphy
 Digitally signed
 by Edward D. Murphy
 Date: 2025.02.26
 10:52:06 -05'00'



According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in
 Flood zone: AE Comm. Panel No.: 125151 0276 H Map Date: 8/24/2021 Base Flood Elev: 10.0' - 11.0'

FOR THE EXCLUSIVE USE OF THE HEREON PARTIES ONLY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 8J-7, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN. OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH. SURVEY NOT VALID FOR LONGER THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS ENDORSED WITH SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

LEGEND:
 FIP - FOUND IRON PIPE
 FOM - FOUND OUTSIDE MONUMENT
 FJR - FOUND IRON JAR
 S.I.R. - SET IRON ROD 1/2" LB #7410
 P.C. - POINT OF COMPOUND CURVATURE
 P.C.C. - POINT OF COMPOUND CURVATURE
 FIN. F.R. - FINISHED FLOOR ELEVATION
 P.R.M. - POINT OF REFERENCED MONUMENT
 N.A.V. - NORTH AMERICAN VERTICAL
 DATUM OF 1989

FD. - FOUND
 NAD - NAIL AND DISK
 P.O. - POINT OF ORIGIN
 P.C. - POINT OF CURVATURE
 P.T. - POINT OF TANGENCY
 P.T.O. - POINT OF TANGENCY
 S.Y. - SURVEY YARD
 FE - FENCE
 G.F. - GROUNDSIDE FENCE
 A.G.F. - ADJACENT FENCE
 ADJ. - ADJACENT

R - RADIUS
 A - ARC
 O - OVAL
 D - DELTA
 R.W. - RIGHT OF WAY
 P.D. - PATIO STONE
 P.C. - CARPORT
 P.D. - PULL DOWNS
 M.R. - MASONRY
 F.R. - FRAME
 G.R. - GRAVEL
 C.R. - CATCH BASIN
 P.H. - FIRE HYDRANT

M.S. - METAL SHED

ALUM. - ALUMINUM

W.P. - WATER PIPER

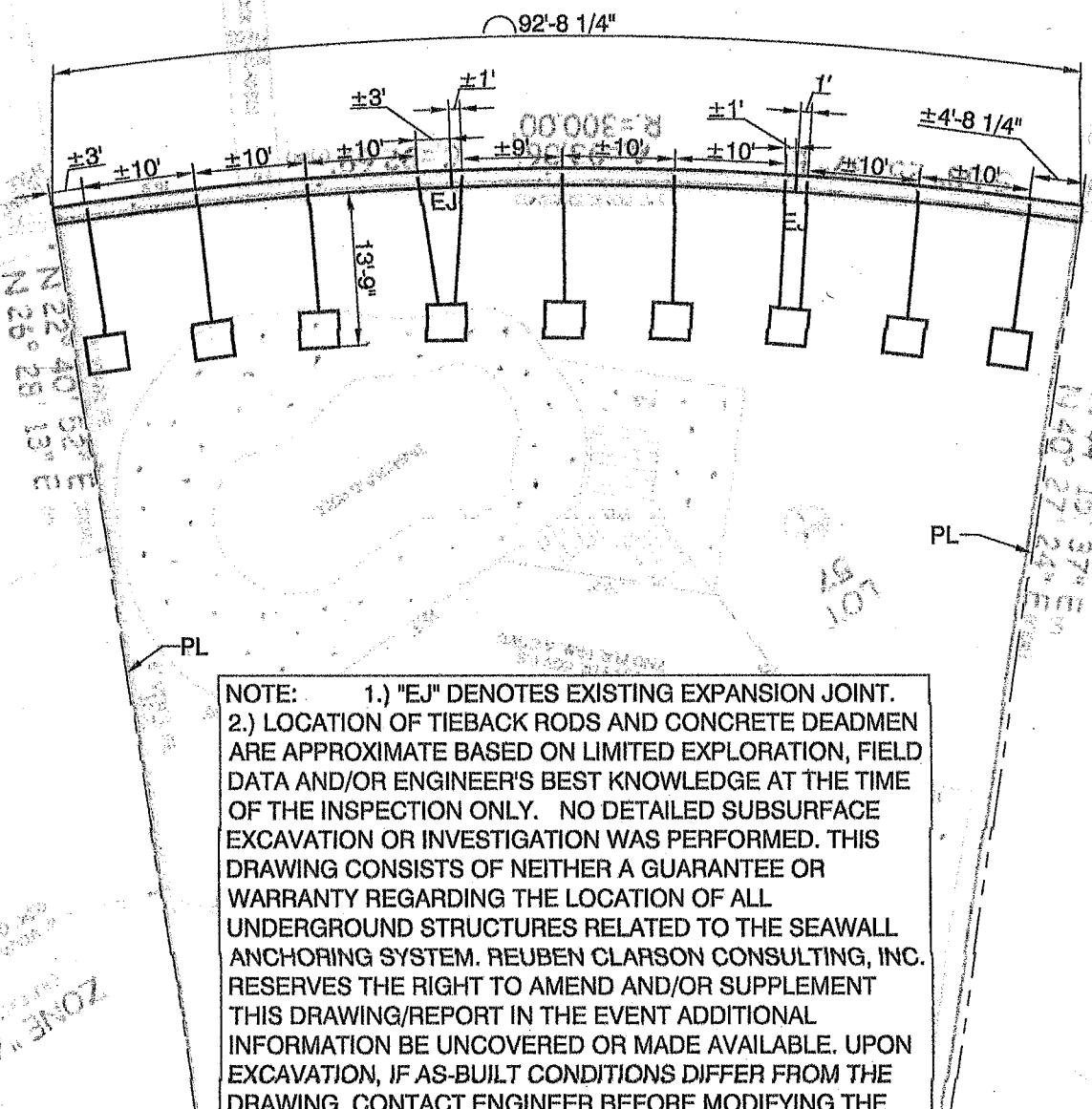
DR. - DRAINS

W.C. - WASH C

DR. - DRAINS

W.C. - WASH C

</div



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

Reuben/Clarson
CONSULTING

MARINE ENGINEERING

ASSESS.ADVISE.DESIGN

(CERT. OF AUTH. NO. 9208)

780 94TH AVENUE NORTH, SUITE 102, ST. PETERSBURG, FL 33702

P: (727) 895-4717 F: (727) 578-9542

WWW.REUBENCLARSONCONSULTING.COM

| | | | |
|---------------------------------------|-------------------------|-----------------------------------|-------------------------|
| OWNER: STEPHANIE MILLER | CONTRACTOR: | DATE: 7-18-2025 | SHEET: 1 OF 1 |
| | | DRAWN/CHECK BY: JH/JA | REVISIONS: |
| | | SCALE: N.T.S. | |
| | TIEROD/DEADMEN LOCATION | PROJ. NO. RR25-25SP4688 | |

RECEIVED

06/16/2025



City of South Pasadena
Community Improvement Dept.

City of South Pasadena

Community Improvement

APPLICATION FOR SUBCONTRACTOR CONSTRUCTION IN FLOOD ZONE

buildingdepartment@mysouthpasadena.com

DATE OF APPLICATION: 10-3-25 PERMIT #: POOL-0925-0006

NOTE: MUST BE LEGIBLE AND COMPLETE BEFORE ACCEPTANCE

PROJECT SITE:

Project or Tenant: Brett Miller

Address: 7124 Shore Dr. S. South Pasadena FL. 33707

SUBCONTRACTOR:

Company: POWER SERVICES BIZ LLC

Address: 301 W PLATT ST A155 TAMPA, FL 33606

Subcontractor's License #: EC0602121

Phone: 813-330-5757

Email: PERMITS@POWERSERVICESLLC.BIZ

TYPE OF WORK: Building, Electrical, Mechanical, Plumbing, Roofing, Gas, Other
(explain)

DETAILED DESCRIPTION OF WORK:

pool equipment

SIGNATURE OF LICENSE HOLDER/AGENT

Troy Hawkins / License Holder

PRINT NAME/TITLE

DENIED (see comments) 10/20/25

APPROVED

REVIEWER: _____ APPROVED DATE: _____



9310 Ulmerton Road BLD #1 UNIT 500 Largo FL 33771

727-518-POOL (7665)
www.PoolPerfection.com
LICENSE # CPC-1459557

| Type: REMODEL W PERMIT | | |
|------------------------|--------------|-----|
| Permiter | Total Area | 769 |
| 81 | Side | 364 |
| Depth | Side | 405 |
| Shallow | Area Depth | 5 |
| Deep | # Wall Steps | 0 |

| | | | |
|---------------|------------------------|---------------------------------|----------------------------|
| Customer NAME | STEPHANIE MILLER | Construction Specialist Contact | JUSTIN |
| ADDRESS | 7124 SHORE DR S | CITY, STATE, ZIP | PASADENA FL 33707 |
| PHONE | (202) 290-5078 | Estimate DATE | Wednesday, July 30, 2025 |
| EMAIL | steph.miller@gmail.com | Construction Specialist Email | poolperfection@outlook.com |

| DESCRIPTION | SPA DIMENSIONS | ADDITIONAL INFO | TYPE | QUANTITY | TOTAL |
|--|---------------------------------|---------------------------|----------------------------------|----------|--------------|
| Add Spa W/ spillover | 8x8 (64 SF) | | CONCRETE | | \$17,700.00 |
| ITEM | DESCRIPTION | COLOR | TYPE | QUANTITY | TOTAL |
| INTERIOR - Pool | Marquis - WHITE | BLUESTONE | QUARTZ | 769 | \$ 6,921.00 |
| Interior - Spa | 6x6 Level 1 | BLUESTONE | QUARTZ | 1 | \$ 1,500.00 |
| Pool Shell Restoration | Pool 750-950 SF | Removal of up to 2 layers | | 1 | \$ 3,990.00 |
| DEMO PAVERS | | 13X18 BRICK 60 MM | | 234 | \$ 936.00 |
| Tile (POOL) | WATERLINE | MEZ-0102 LUV TILE | GROUT- OYSTER | 81 | \$ 2,511.00 |
| Tile (SPA) | Waterline/Exterior/Spillover | MEZ-0102 LUV TILE | | 86 | \$ 2,666.00 |
| Coping (POOL) | Artistic Bullnose (8x16 or 4x8) | EUROLOCK GLACIER WHITE | 4X8 | 81 | \$ 3,240.00 |
| Coping (SPA) | Artistic Bullnose (8x16 or 4x8) | EUROLOCK GLACIER WHITE | 4X8 | 24 | \$ 960.00 |
| REMOVE CAP TILE AND RE PARGE FOR COPING | | | | 81 | \$ 567.00 |
| DEMO PORTION OF STEPS NEEDED IN POOL FOR NEW SUNSELF | | | | | \$ 820.00 |
| DEMO CONCRETE AROUND POOL | | | DEMO BY MACHINE | 727 | \$ 3,835.00 |
| RE PRESSURE TEST LINES AFTER CONCRETE HAS BEEN REMOVED | | | | 1 | \$ 250.00 |
| Decking | Artistic Over Base | EUROLOCK GLACIER WHITE | HOPSCOTCH DIAGONAL 12X12 16X16 | 747 | \$ 10,458.00 |
| Pool Start Up Service | One FREE Month | Water Balance | Chemicals & Cleaning | 1 | INCLUDED |
| Deco Drain | 3 Inch Removable Top | WHITE | PVC | 57 | \$ 1,995.00 |
| Install 3 UMBRELLA HOLDERS WITH CONCRETE IN DECK | | | EXACT PLACEMENT TO BE DETERMINED | 3 | \$ 750.00 |
| Line And Leak Test | ** does not include repair ** | Diagnostic only | Dye & pressure test | 1 | \$ 500.00 |
| SunShelf (SF) | SHALLOW END | MATCHING POOL FINISH | CONCRETE & REBAR | 47 | \$ 5,400.00 |

| ITEM | DESCRIPTION | COLOR | TYPE | QUANTITY | TOTAL |
|----------------------------|------------------|-------|----------------|----------|-------------|
| Pump | 2.70 VHS | Jandy | Variable Speed | 1 | \$ 2,717.00 |
| BUBBLER LED | | | | 1 | \$ 1,000.00 |
| Filter | CS200 (250-375SF | Jandy | Cartridge | 1 | \$ 1,362.00 |
| Salt Cell | True Clear | Jandy | Electrolysis | 1 | \$ 1,210.00 |
| NEW HYDROCOOL LIGHT IN SPA | HYDROCOOL | Jandy | 100 ft cord | 1 | \$ 1,089.00 |

RECEIVED

SEP 1 2025

City of South Pasadena
Community Improvement Fund

| | | | | | | |
|--------------------------------------|---|---------|----------------|----|--|-------------|
| Pool or Spa Light(s) | 10" LED Color Changing (existing Niche) | Jandy | 100 ft cord | 1 | | \$ 1,739.00 |
| Automation | | IQ904PS | | 1 | | \$ 2,480.00 |
| Spa Blower | 1 HP | Jandy | electric | 1 | | \$ 824.00 |
| Skimmer | 9IN | white | PVC | 1 | | \$ 1,000.00 |
| Heater | JRT2500R | Jandy | HEATER/CHILLER | 1 | | \$ 6,299.00 |
| JEWELRYBAND ON ALL STEPS AND BENCHES | | TBD | | 50 | | \$ 1,000.00 |
| Dumster / Haul away | Job site clean up | | | 1 | | \$ 650.00 |
| Office Fee | | | | 1 | | \$ 450.00 |
| Electrical Allowance | Estimation | | | 1 | | \$ 2,500.00 |
| Permit Allowance | Estimation | | | 1 | | \$ 2,000.00 |

Please Initial each of the following:

1. I have read, understand, and agree to the entire contract including the terms and conditions herein **BM**
2. I understand that if I choose to pay with a credit card, I will be charged an additional 3% fee for each credit card transaction **BM**
3. I have received a copy of the final drawing. The final drawing is final upon execution and made part of this contract **BM**
4. I understand that the materials that I choose to build my pool are listed on the "materials list". The material list is finalized upon execution and made part of this contract **BM**
5. Any change to this contract, final drawing, or materials list must be done with a Pool Perfection change order and must be signed by owner and Pool Perfection **BM**
6. I understand that Permitting and all electrical costs are not included in the pricing of this contract and these costs will be added to my final draw payment and I must make this payment prior to final inspection of my pool project **BM**
7. With regards to the "Final Draw" and punch out for items. If punch out items still remain \$50.00 will be held by owner until punch out items are completed and finished. The difference between the final draw plus permitting and electrical costs will be \$300.00 will be due when the "Final Draw" is due **BM**

| | | | |
|--|-----------------------------------|--------------|---------------------|
| *PERMITTING, GAS, & ELECTRICAL WILL BE BILLED AT COST and added to Final Draw | | TOTAL | \$ 91,119.00 |
| | DEPOSIT DUE AT SIGNING | 25% | \$ 22,779.75 |
| | 1ST DRAW DUE AT SHELL RESTORATION | 25% | \$ 22,779.75 |
| | 2ND DRAW DUE AT EQUIPMENT | 25% | \$ 22,779.75 |
| | Final Draw at Interior | 25% | \$ 22,779.75 |

X Butch Miller

CUSTOMER ACCEPTANCE: PRINT AND SIGN

X 8/9/2025

DATE

Justin Duncan

8/9/25

DATE

POOL PERFECTION, LLC

Version May 2022
ADDITIONAL TERMS AND CONDITIONS

Contractor: Pool Perfection LLC (Florida License #CPC1459557)

1. Contractor shall supervise and direct the work to be performed, using reasonable skill and attention. Contractor shall be solely responsible for all construction means, methods, techniques, sequences, and procedures of the work. Contractor shall be entitled to additional compensation if Owner interferes with Contractor's work. Owner shall not communicate directly with subcontractors or suppliers without written consent by Contractor.
2. Contractor shall provide and, after receiving payment from Owner, pay for all labor, materials, equipment and machinery and other facilities and services necessary for the proper execution and completion of the work. Electrical and/or gas hookup, if applicable, and permitting are extra, pass-through expenses that shall be advanced by Contractor and reimbursed to Contractor at the actual rates and costs charged to the Contractor. These expenses shall be due as they are incurred and, at the election of Contractor, either paid as a progress payment or at the completion of project and added to final draw payment. Notwithstanding any term to the contrary, Contractor shall have no obligation to issue payment to any subcontractor or supplier unless or until Owner pays Contractor for said work. Owner agrees to pay Contractor the full amount of Contractor's draw request within ten (10) days after receipt thereof, without any deductions, setoffs or hold-backs.
3. Contractor reserves the right to cancel this Contract prior to the start of the work (for purposes of this term, being initial physical work, excluding planning, mobilization, set up and permitting) in the event Contractor discovers that the cost to complete the work varies from the initial standard pricing due to human error on behalf of a representative of the Contractor. In the event of this occurrence, Contractor shall advise the Owner and adjust the price accordingly. In the event the Owner is not in agreement with the adjusted price, the Contractor shall notify the Owner of the cancellation of the Contract and Owner shall only be obligated to pay for any initial physical work/work in progress by Contractor and costs incurred (including permitting), plus any restocking charges, lost deposits and/or cancellation fees to subcontractors and suppliers.
4. As limited and explained in para. 9 herein, Contractor warrants to the Owner that all materials and equipment furnished under this Contract will be new unless specified differently in the description of the work; and, that all work will be of good quality, performed in a skillful and workmanlike manner, free from faults and defects, and in conformance with applicable local industry standards and practices.
5. Contractor will secure all necessary permits and governmental approvals necessary for the proper execution and completion of the work which are customarily secured after execution of the Contract and which are legally required at the time that the permit application is submitted to the building department. Owner understands that these charges are in ADDITION to the itemized charges listed in the Contract.
6. Contractor shall not be responsible for any damages to Owner if the Contractor is delayed at any time in the progress of the work. Conversely, if Contractor is delayed as a result of any act or neglect of the Owner, or by any separate Contractor employed by the Owner, or by changes ordered by Owner in the work, or by labor disputes, labor shortages, subcontractor, rental and supplier shortages, supply chain issues, price escalations, fire, flood, unusual delay in transportation, adverse weather conditions, unavoidable casualties, or any causes beyond the Contractor's control, including biological or viral impacts (including Covid related) and any concealed, unknown or subsurface conditions or any other standard Force Majeure type conditions, or by delay authorized by the Owner, then Contractor shall be entitled to any and all additional costs, time related costs, increased general conditions and delay damages resulting therefrom and a reasonable fee thereon.
7. Payments due and unpaid under the Contract shall bear interest from the date payment is due at the highest legal rate (currently at eighteen percent (18%) per annum). If the Owner does not pay the Contractor the payments specified under this Contract, the Contractor may stop the work until payment of the amount owing has been received. In such event, the Contract price shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay, and start-up.
8. Should concealed, unknown or subsurface conditions in an existing structure or in the land be at variance with conditions indicated in the description of the work to be performed, or should concealed, unknown or subsurface conditions in an existing structure or in the land of an unusual nature, differing materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Contract be encountered, the Contract price shall be equitably adjusted upon notice thereof from the Contractor to the Owner. An example of said condition, which Owner always will be responsible to cover, is the costs of additional pump(s) and any additional labor necessary to remove and/or manage excess ground water.
9. THE WARRANTY EXPRESSED IN PARAGRAPH 4 HEREOF IS EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES AND GUARANTEES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTIES OF MERCHANTABILITY AND/OR FITNESS FOR A PARTICULAR PURPOSE. CONTRACTOR'S LIABILITY UNDER THIS WARRANTY SHALL BE LIMITED TO REPAIRING, AT ITS OWN EXPENSE OR THE EXPENSE

OF ITS SUBCONTRACTORS AND SUPPLIERS, ANY MATERIAL DEFECT IN THE WORKMANSHIP CAUSED DIRECTLY BY THE FAILURE OF THE CONTRACTOR TO PERFORM THE WORK IN A WORKMANLIKE MANNER. UNLESS STATED OTHERWISE IN THIS CONTRACT, THE WORK IS WARRANTED FROM THE DATE OF SUBSTANTIAL COMPLETION (I.E., THE DATE OF ISSUANCE OF A CERTIFICATE OF COMPLETION OR EQUIVALENT BY THE BUILDING DEPARTMENT). THE WARRANTIES AND LENGTH OF THE WARRANTIES ON SPECIFIC SCOPES OF WORK ARE AS FOLLOWS:

- (A) THE CONCRETE SHELL INSTALLED UNDER THIS CONTRACT IS WARRANTED FOR 10-YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION OR THE LENGTH OF FLORIDA'S STATUTE OF LIMITATIONS AND REPOSE UNDER FLORIDA STATUTES §95.11(3)(C), WHICH EVER IS LESS;
- (B) THE TILE, COPING AND DECKING INSTALLED UNDER THIS CONTRACT ARE WARRANTED FOR 1-YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION; AND
- (C) THE ACCESSORIES AND/OR EQUIPMENT INSTALLED UNDER THIS CONTRACT ARE WARRANTED BY THE MANUFACTURER. CONTRACTOR DOES NOT GUARANTEE NOR WARRANTY, EITHER EXPRESSLY OR IMPLIEDLY, THE MATERIALS IN, OR WORKMANSHIP OF SUPPLIES, MATERIALS, EQUIPMENT, OR MACHINERY MANUFACTURED BY THIRD PARTIES, AND FURNISHED AND INSTALLED IN THE PERFORMANCE OF THE WORK, BUT, UPON REASONABLE REQUEST, CONTRACTOR SHALL ENDEAVOR TO OBTAIN FROM ALL VENDORS AND SUPPLIERS AND ASSIGN TO OWNER THE CUSTOMARY WARRANTIES AND GUARANTEES OF SUCH VENDORS AND SUPPLIERS WITH RESPECT THERETO. THE FOLLOWING ITEMS MAY BE SUBJECT TO A MANUFACTURER'S WARRANTY: PUMPS, HEATERS, WIRELESS CONTROLLERS, CLEANING EQUIPMENT, ALARMS, LIGHTING, CHLORINATORS AND OTHER POOL RELATED PLUMBING, ELECTRICAL, AND OTHER POOL EQUIPMENT.

EXCLUSIONS FROM COVERAGE. NOTWITHSTANDING THE ABOVE, THE FOLLOWING ITEMS ARE EXCLUDED FROM THIS WARRANTY:

1. ANY DEFECTS AND IMPERFECTIONS THAT RESULT FROM CHARACTERISTICS COMMON TO OR INHERENT IN THE MATERIALS USED, SUCH AS MARCITE AND DECK DISCOLORATION, HAIRLINE CRACKS, TILE EXPANSION, FADING AND CHALKING OF MATERIALS, EFFLORESCENCE WHICH OCCUR DURING OR AFTER THE DRYING PROCESS, SHRINKING OF MATERIALS, COLOR VARIATIONS AND GRAIN DIFFERENCES AND OTHER AESTHETIC ITEMS AND ISSUES, SUCH AS POOL DIMENSIONS. UNLESS PROVIDED IN WRITING BY CONTRACTOR, PLANS AND SPECIFICATIONS SHALL ONLY BE SUBSTANTIALLY COMPLIED WITH AND NEVER STRICTLY CONSTRUED. OWNER AGREES THAT ANY 3D RENDERINGS OF THE PROJECT ARE CONCEPTUAL ONLY AND CANNOT BE RELIED UPON IN ANY RESPECT, INCLUDING AS TO FEATURES, COLORS, TEXTURES, DIMENSIONS, MATERIALS, EQUIPMENT, ACCESSORIES AND THE LIKE.
2. ADDITIONAL NATURAL STONE DISCLAIMER: IF OWNER CHOOSES A NATURAL STONE FINISH FOR PROJECT, OWNER UNDERSTANDS AND AGREES THAT THE COLORATION, PATTERNS, GRAINS, ETC., WILL CHANGE OVER TIME, MAY NOT MATCH PERFECTLY, AND WILL VARY. CONTRACTOR DOES NOT GUARANTEE CUT, COLOR, GRAIN, OR FINISH OF NATURAL STONE.
3. ANY DEFECTS IN THE TILE, COPING, OR DECKING THAT ARE NOT REPORTED TO CONTRACTOR IN WRITING WITHIN THE ONE (1) YEAR PERIOD.
4. DAMAGE DUE TO THE USE, ABUSE OR NEGLECT OF THE OWNER OR THE OWNER'S FAILURE TO PROVIDE PROPER MAINTENANCE, OR THE OWNER'S FAILURE TO PROMPTLY REPORT ANY NEEDED REPAIR TO CONTRACTOR. SPECIFICALLY EXCLUDED IS DAMAGE CAUSED BY

IMPROPER CHEMICAL MAINTENANCE OF THE POOL, LEAVES AND STICKS THAT STAIN THE POOL AND/OR CLOG THE PIPES AND CLEARING EQUIPMENT, ETC. NOTE: ETCHING, PITTING AND SCALING OF THE INTERIOR POOL FINISH IS DUE TO IMPROPER WATER CHEMISTRY AND THEREFORE IS NOT WARRANTED.

5. ITEMS NOT EXPRESSLY WARRANTED HEREIN.
6. ITEMS COVERED BY ANY MANUFACTURER'S WARRANTY AS SET FORTH ABOVE.
7. ITEMS COVERED BY OWNER'S INSURANCE, SUCH AS BUILDING/HOMEOWNER'S INSURANCE AND PROPERTY INSURANCE.
8. RESULTING DAMAGE INCLUDING TO PLANTING, LANDSCAPING MATERIALS, EXISTING IMPROVEMENTS AND/OR WORK OUTSIDE THE SCOPE OF THIS CONTRACT.
9. MOLD AND MOLD-RELATED PROBLEMS (OWNER ASSUMES ALL RISKS RELATING TO MOLD).
10. ALL ACTS OF GOD AND/OR NATURE INCLUDING, BUT NOT LIMITED TO, WIND DAMAGE, FLOOD DAMAGE, NAMED OR UNNAMED STORM DAMAGE.
11. OWNER RIGHTS AND REMEDIES UNDER THIS WARRANTY ARE CONDITIONED UPON OWNER PAYING CONTRACTOR IN FULL PER THE TERMS OF THE CONTRACT AND/OR OWNER NOT OTHERWISE BEING IN BREACH OF THE CONTRACT.

LIMITATION OF LIABILITY. CONTRACTOR'S SOLE LIABILITY UNDER THIS WARRANTY AND THE CONTRACT IS TO REPAIR, OR AT THE ELECTION OF THE CONTRACTOR, REPLACE THE DEFECTIVE ITEM. CONTRACTOR SHALL NEVER BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, OR SPECIAL DAMAGES, NOR FOR ANY INJURY OR DAMAGE TO PERSONS OR PROPERTY (INCLUDING PLANTS AND PETS, INCLUDING DOGS, CATS, BIRDS, REPTILES, FISH, ETC.). IF OWNER VIOLATES ANY MATERIAL TERM OF THIS AGREEMENT, OWNER AGREES THAT CONTRACTOR'S WARRANTY SHALL BE VOID AND CONTRACTOR SHALL HAVE NO FURTHER OBLIGATIONS OR RESPONSIBILITIES TO OWNER UNDER CONTRACT, AT LAW, IN EQUITY OR STATUTORILY. MOREOVER, CONTRACTOR IS ENTITLED TO ALL RIGHTS AND REMEDIES FOR OWNER'S VIOLATION.

CLAIMS PROCEDURE. UPON DETECTING THE EXISTENCE OF A WARRANTY CLAIM, THE OWNER SHALL PROMPTLY GIVE WRITTEN NOTICE TO CONTRACTOR OF THE DEFECT AND SHALL ALLOW CONTRACTOR (AND CONTRACTOR SUBCONTRACTORS, SUPPLIERS AND OTHER VENDORS, IF REQUESTED BY CONTRACTOR) A REASONABLE OPPORTUNITY AND ACCESS TO INSPECT AND CORRECT THE DEFECT.

10. This Contract shall be construed and the relationship of the parties determined in accordance with the laws of the State of Florida including specifically Chapter 713, Florida Statutes, Construction Lien Law, and in particular, Chapter 713.05, Florida Statutes, which provides that Contractor shall have a lien on the real property improved by the work for any money that is owed Contractor for labor, services, materials, or other items required by, or furnished in accordance with this Contract. Should Owner decide to sell the property before Owner makes final payment to Contractor, in addition to Contractor retaining lien rights against the Property, Owner remains liable to Contractor for all unpaid amounts and all other obligations under this Contract, including under the Residential Swimming Pool Safety Act.

11. If the Owner fails to make timely payments according to the contract payment schedule, Owner agrees that Contractor has the right to assert any and all statutory and equitable liens against the property and the Owner will be responsible for an additional cost of administration thereof, plus a minimum fee of \$400.00 for the recording of a statutory lien and/or a Notice of Lis Pendens relating thereto.

12. In the event that state county or municipal code or regulation require work not expressly set forth in this Contract and such code or regulation differs from the manufacturer's recommendations and/or the standard building code edition enforced by the governing municipality, discovered within one year of completion of the job, Contractor reserves the right to re-enter the property and remedy any noncompliance with such code or regulation, if Owner refuses to allow Contractor to enter premises to remedy any noncompliance and/or to pay for all costs to make the work compliant, Owner will be in breach of Contract and liable to Contractor for all costs incurred.

13. In the event of any litigation resulting from this Contract, venue shall be exclusively in the State courts in Pinellas County, Florida. Prior to any legal action, Owner agrees to participate in pre-suit mediation in Pinellas County, if requested by Contractor. Costs of any pre-suit mediation shall be borne equally. If the dispute proceeds to litigation, Owner agrees to pay all of Contractor's costs of the pre-suit mediation, along with reasonable legal fees and costs incurred. If Owner fails to pay Contractor any amounts when due, Contractor shall also be entitled to recover all attorney's fees and costs incurred from the date the Contractor engages legal representation (i.e., for any pre-suit legal consultation and the preparation of a collection letter), through pre-suit mediation, litigation, and appeal. **WAIVER OF JURY TRIAL.** OWNER AND CONTRACTOR HEREBY IRREVOCABLY AND UNCONDITIONALLY WAIVE, TO THE FULLEST EXTENT THAT EACH OF THEM MAY LEGALLY AND EFFECTIVELY DO SO, TRIAL BY JURY IN ANY SUIT, ACTION OR PROCEEDING ARISING UNDER THIS CONTRACT OR WHICH, IN ANY MANNER, RELATES TO OR CONCERN THE PROJECT, SPECIFICALLY INCLUDING, BUT NOT LIMITED TO ANY CLAIMS ARISING UNDER OR RELATED TO THE WARRANTY IN THIS CONTRACT AND ANY VIOLATIONS OF OR REQUIREMENTS IMPOSED BY APPLICABLE LAW.

14. This Contract represents the entire and integrated agreement between Owner and Contractor and supersedes all prior negotiation, representations or agreements, either written or oral, excluding any addition contract for repair or replacement work not included in this Contract. This Contract may be amended only by written instrument signed by Owner and Contractor. Any warranties expressed in this Contract are not assignable and non-transferable to a subsequent purchaser or owner.

15. Contractor may terminate this Contract upon the occurrence of any one or more of the following events: if Owner is adjudged a bankrupt or insolvent; if Owner makes a general assignment for the benefit of creditors; if Trustee or receiver is appointed for Owner or for any of Owner's property; if Owner files a petition to take advantage of any debtor's act, or to reorganize under the bankruptcy or similar laws; if Owner fails to make prompt payments hereunder, if Owner breaches any material term of the Contract or, if Owner defaults under any mortgage on the property and foreclosure proceedings are initiated.

16. IN NO EVENT, WHETHER OCCASIONED BY A BREACH OF WARRANTY CONTAINED IN THIS CONTRACT, OR BY ANY OTHER CAUSE, WHETHER BASED UPON, OR SOUNDING IN, CONTRACT, TORT, NEGLIGENCE, STRICT LIABILITY, WILLFUL AND WANTON CONDUCT, WARRANTY (EXPRESSED OR IMPLIED), OR OTHERWISE ARISING OUT OF, OR RELATING TO, THE WORK AND SERVICES PERFORMED UNDER THIS CONTRACT, OR OTHERWISE, SHALL CONTRACTOR BE LIABLE FOR OR OBLIGATED IN ANY MANNER FOR SPECIAL, INCIDENTAL, CONSEQUENTIAL OR INDIRECT DAMAGES, INCLUDING BY WAY OF EXAMPLE BUT NOT BY WAY OF LIMITATION, SUCH DAMAGES AS LOSS OF USE, LOSS OF PROFITS, ADDITIONAL LIVING EXPENSES, OR SUITS BY THIRD PARTIES. Also, Owner waives all right of subrogation against Contractor for all casualty losses and/or damages to the property caused by wind, flood, hurricane, fire or other causes of casualty loss ("Casualty Loss") to the extent covered by Owner's insurance policies, including Builder's Risk or other property insurance applicable. Owner agrees that the foregoing policies shall provide such waivers of subrogation by endorsement or otherwise. The purpose of this paragraph is to place all risks of Casualty Loss which are directly covered by policies of insurance on those policies of insurance. This waiver of subrogation shall be effective even though Contractor might separately have a duty to cover the loss or damage or has a warranty obligation.

17. By signing this Contract, Owner gives Contractor the right to obtain a credit check of the signatory from an established credit bureau.

18. Service warranty and/or punch list work will cease and not be performed by Contractor if Owner's draw schedule as set forth in this Contract is not timely met.

19. In the event that state, county, or municipal codes or regulations require work not expressly set forth in this Contract, and/or differing materially from that generally recognized as inherent in work of the character provided for in this Contract, as a condition for approval by such authority, any extra cost for Contractor's labor and materials shall be the sole obligation of the Owner.

20. By signing this Contract, Owner agrees that if Owner cancels this Contract for any reason prior to the beginning of work, that the Owner will be liable/responsible to the Contractor in an amount not to exceed Thirty Percent (30%) of this Contract as liquidated damages. If Owner cancels this Contract after work has begun, then Owner will be liable for any and all costs and damages incurred by the Contractor as a result of the cancellation, including the costs of all work done/work in progress, plus a reasonable fee thereon, and any restocking charges, and/or cancellation fees to subcontractor and suppliers, and reasonable profit on any work not performed. The parties also agree that the liquidated damages provided herein is not a penalty; rather, it is an agreed upon amount to cover Contractor's costs and damages caused by the Owner's cancellation and the payment thereof shall be in lieu of and the replacement of other damages of any type or nature that Contractor may have because of Owner's cancellation, either directly, indirectly or consequentially, caused thereby.

21. It shall be the sole obligation and responsibility of the Owner to determine the existence of any restrictions contained in deeds, subdivision or neighborhood rules and regulations which might relate to or restrict the improvements contemplated by this Contract.

Contractor shall have no liability or responsibility for any such non-conformity to or with such restrictions or requirements. Contractor shall be entitled to payment from Owner of all sums due hereunder notwithstanding any injunction or prohibition against the work as a result of any violation of such restriction or requirement.

22. Water Chemistry. Failure to maintain proper water balance can result in damage and staining of the pool finish and void the manufacturer's warranty. Follow the manufacturers start-up instructions. Test your pool weekly and have it professionally tested monthly and retain these records. Stains and discoloration are caused by improper water balance and are not covered by our warranty.

23. Contractor shall not be responsible for damage to any landscaping or irrigation system anywhere on the land, whether caused by demolition of or the remodeling of pool or installation of new pool. It is advisable that Owner speak with irrigation company to reroute any piping or material that is in the ground where the new pool is proposed or for remodel around the area where crews will be working. No sod replacement, reseeding, or replacement of shrubs and or landscaping material shall be provided by the Contractor unless specifically spelled out in this Contract.

24. Owner agrees to furnish access to the job site, including access for heavy equipment and understands that damage in the area is inevitable. The Owner further agrees that the Contractor will not be responsible for relocation, replacement or damage to lawn, septic, sewer or sprinkler systems, shrubs, trees, fences, driveways, seawalls, seawall tie backs, curbs, well or other underground utilities that are in the equipment access area, pool or deck areas or on any other area on the land. Damage to personal items such as lawn furniture or portable plants left in the construction areas will be the Owner's responsibility. Moving of furniture, plants etc. from decks and construction area will be billed separately. If sewage line, or irrigation pipes are in the construction zone and require immediate attention due to damage or breakage that is known to Pool Perfection, for a fee of \$250.00 (for each breakage) Pool Perfection will attempt to temporarily stop any leakage to sewage line or irrigation pipe within its ability. Owner understands and agrees that any of these fixes by Pool Perfection are not permanent and will require the Owner to hire a separate professional to relocate these pipes away from the pool or deck work site (construction zone) in order for Pool Perfection to complete the project or move on to the next phase of construction. Owner understands that any natural gas lines or propane lines that are broken or damaged will require immediate attention and that Pool Perfection is not responsible for the breakage or the fix. Pool Perfection does check with the governmental entity (county or municipality) to verify what is in the ground prior to construction beginning but there are no guarantees as to what is actually in the ground. The Owner is responsible for any repairs due to any damage of the sort. Owner agrees to provide adequate electrical power and water to the project site and pay for all use thereof. Owner should expect there will be a significant increase in Owner's electrical and water costs during the construction phase, including increased electric bills costs because of the use of equipment running on electricity and water bills especially at the time when the pool is being filled. Except as a result of Contractor's gross negligence resulting in an insurance claim and payment under Contractor's Insurance, Owner shall also be responsible for all damage and costs incurred because of the Contractor's use of Owner's existing water and electrical systems (such as broken hose bibs, electrical breakers tripping, etc.).

25. In the event that excessive ground water is encountered, the Contractor will at Contractor's discretion either raise the pool elevation, decrease the depth or try to obtain contractual depth by other means such as well points, each or all at an additional cost to the Owner. Should unknown physical conditions below the surface be of an unusual nature, differing materially from those ordinarily encountered and generally recognized as inherent in the work of the work to be performed in this Contract, causing the necessity for extra labor or materials to complete this work, the Owner agrees to pay for this cost. This includes excessive clay deposits, leveling of pool bond beams, repairing or bringing non-standard, dilapidated or outdated items, current, existing drainage problems, removal of algae or excessive delamination's (Hollow Spots) in existing pool or deck finish and raising of patio or screen doors. If it is determined by the Contractor or Owner that the cost of this extra work would be prohibitive or that the physical conditions below the surface prohibit completion of the work in this Contract, the Owner agrees to pay Contractor for all labor and materials used in the work completed plus a reasonable fee thereon. If it becomes necessary to install one or more well points (minimum charge of \$500.00 each) to remove the excess ground water or to install submersible or overhead pumps the Owner agrees to pay the additional charge upon receiving an invoice. All electrical work requiring a licensed electrician is not included in the price of this Contract. Pricing for propane tanks, natural gas lines, electrical and panel upgrades are not included in the price of this Contract.

26. Contractor prices pools based on costs without the prior knowledge of how Owner will pay for the project. Due to this process, if Owner pays any portion or all of this Contract using a credit card, Contractor will charge a transaction fee on a per use occurrence at the current rate of 4% of the total amount charged to Owner's credit card. Transaction Fee Subject to change in accordance with changes in costs, such as but not limited to credit card processing costs.

27. All changes or additions to the scope of work shall be authorized by a signed document (hereinafter "Change Order") executed by the Owner and the Contractor. Charges under such Change Order are due upon execution and shall be paid before the work thereunder commences and/or before the existing construction continues. In addition to the direct charges for materials and labor described in the Change Order, Owner agrees to pay Contractor for any time impact to Contractor, including additional general conditions costs (including extended rental rates for trailers, equipment, dumpsters, etc., at standard rates, extended supervision at standard hourly rates, additional insurance costs, etc.), any engineering fees, and additional permit fees and costs caused thereby,

plus Contractor's standard Change Order fee (a processing charge) and Contractor's fee thereon. This Contract may not be modified except by written instrument signed by both parties. Any notice given under this Contract shall be in writing and shall be delivered personally or mailed to the other party at the above stated addresses.

28. Statutory Disclosures –

(a) **CONSTRUCTION INDUSTRIES RECOVERY FUND – PAYMENT MAY BE AVAILABLE FROM THE CONSTRUCTION INDUSTRIES RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A STATE-LICENSED CONTRACTOR.** FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTIONS INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, CONSTRUCTION INDUSTRY LICENSING BOARD, 7960 ARLINGTON EXPRESSWAY, SUITE 300, JACKSONVILLE, FLORIDA 32211-7467. TELEPHONE (904) 727-3650

(b) **ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN.** IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

WARNING – Both building a new pool and remodeling an existing pool creates dangerous and hazardous conditions that you should be aware of. Your backyard will be a construction zone and as such caution with children and pets should be taken into serious consideration. Do not allow your children or pets or anyone in or around the work site until it is completed. Pool Perfection, LLC. is not responsible for death or injury of any type to any persons or pets within the worksite.

(c) Chapter 558 Disclosure. **ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES. CHAPTER 558 NOTICE OF CLAIM -- CHAPTER 558, FLORIDA STATUTES, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT IN YOUR HOME.** SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE, REFERRING TO CHAPTER 558, OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.

(d) Residential Swimming Pool Safety Act. Pursuant to Chapter 515, Florida Statutes, since a swimming pool is included with this Contract, Contractor is required to disclose to the Owner the fact that residential swimming

pools must comply with the provisions of Chapter 515, Florida Statutes, and the rules adopted by the Florida Department of Health. Chapter 515, Florida Statutes, requires that a residential swimming pool have one of the pool safety features required by Chapter 515, Florida Statutes. A copy of Chapter 515, Florida Statutes and Consumer Product Safety Commission Publication Number 362 entitled, Safety Barrier "Guidelines for Home Pools" is attached hereto as **Appendix "A"**.

29. Promotional Documentation. Prior to final completion and delivery of possession of the project to the Owner, Owner agrees to allow Contractor and/or Contractor's agents to photograph and video tape and/or produce visual representations of the property and project and to use such in any promotion or publicity release that Contractor and/or Contractor's agents may thereafter deem advisable, including Contractor's website and in any on-line advertising. Further, Owner agrees to release Contractor and hold Contractor harmless from any and all claims by Owner arising from Contractor's use thereof. To the extent Owner has seen, read, or heard about any of Contractor's promotional documentation, Owner affirmative states that Owner has not relied upon any perceived terms or conditions contained therein in deciding to enter into this Contract. Owner agrees not to disparage or otherwise disseminate false, misleading or incorrect statements about Contractor, including any adverse opinions or negative reviews on social media or review platforms. The provisions of this paragraph shall survive expiration or termination of this Agreement.

30. Coordination with Other Contractors. Contractor shall not be responsible for cleaning or addressing any dust, debris, or other materials introduced into the pool, deck area, or construction zone as a result of work performed by other contractors hired by Owner. This includes, but is not limited to, debris from landscaping, renovations, or other improvements conducted concurrently with or after the completion of the pool construction project. The Owner is responsible for coordinating with other contractors to ensure that their work does not interfere with or adversely impact the cleanliness or condition of the pool, deck, or surrounding areas. Any additional cleaning or maintenance required as a result of other contractors' activities shall be the sole responsibility of the Owner. If the Contractor is requested to perform such cleaning or maintenance, it shall be billed as an extra service at Contractor's standard rates.

31. Customer-Sourced Materials. If Owner elects to provide materials for the project that are sourced from a vendor with whom Contractor does not have a direct relationship, Contractor makes no guarantees as to the quality, performance, or suitability of such materials. Contractor's warranties, as outlined in this agreement, shall not apply to materials provided by Owner or any defects, failures, or issues arising from their use. Owner assumes full responsibility for the quality and performance of these materials, and any additional costs incurred due to delays, rework, or complications resulting from the use of such materials shall be borne solely by the Owner.

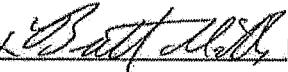
32. Warranty Repairs Requiring Pool Drainage. In the event that a warranty repair necessitates draining the pool, Contractor shall be responsible for performing the necessary repairs covered under the warranty. However, the cost of refilling the pool with water and reintroducing chemicals to balance the water shall be the sole responsibility of the Owner. Contractor does not cover these expenses under warranty, and Owner is advised to make arrangements for water refilling and chemical balancing following the completion of the repairs.

For Disclosures, Owner's Signature Required:  Dated 8/9/2025

33. Miscellaneous.

1. Contractor is authorized to communicate with Owner by SMS messages, including through an automated system for project status updates.
2. It is Owner's responsibility to make sure the WiFi signal is strong enough at the equipment location in case any of the equipment requires internet access (like Automation). Any costs to increase signals and upgrade equipment shall be Owner's sole responsibility.
3. Owner is responsible for providing and/or paying for any site surveys, inspection and testing reports and other paperwork and use of experts/consultants (surveyors, engineers, attorneys), in the prosecution of the work. If not already expressly included in Contractor's scope, Owner shall promptly obtain any necessary paperwork and/or engage the services of an expert/consultant to produce same. Contractor shall not be responsible for any "original" paperwork, like original surveys, and recommends Owner provide copies, if legible and appropriate.
4. These **Additional Terms and Conditions** are a part of the Contract for all purposes and legally binding upon the parties hereto. If any term herein is deemed invalid or unenforceable under any statute, regulation, ordinance, executive order or other rule of law, such term shall be deemed reformed or deleted, but only to the extent necessary to comply with such statute, regulation, ordinance, order or rule and the remaining provisions of the Contract shall remain in full force and effect.

5. If, after the work commences, Owner decides to stop the work, Owner shall put Contractor on notice of the length of time the project will be stopped and pay Contractor all costs incurred as a result of the work stoppage, including all time related costs (i.e., project trailer, portable toilet and other time related rentals, permit extensions, etc.), increased costs of performance including increased material and labor costs, and all Contractor's extended general conditions costs (including extended supervision and project management). If the work stoppage lasts longer than 90 days, then Contractor, at its sole election, can consider the Contract terminated by Owner for convenience, whereupon Contractor is immediately entitled to demobilize and recover all costs and damages incurred, plus lost profits as if the project was fully completed. This election is in addition to all other rights and remedies of Contractor.
6. If the Contract is for a Pool Remodel, Owner agrees that, in addition to other costs, Owner agrees to pay, before they are incurred, all additional costs and fees, including, but not limited to:
 - a. Shell Cracks
 - b. Bond Beam Repair
 - c. Cracked Main Drain and Replacement
 - d. Loose Tile and/or Coping
 - e. Dry Rotted or Cracked Skimmer
 - f. Replacement of Plumbing
 - g. Dry Rotted Fittings, Returns, Pop up Floor heads cleaning system.
 - h. Upgrade to electrical system for added equipment or due to current system being out of code.
 - i. Conversion/treatment of Light niches to fit new lights

For Pool Remodeling term, Owner's Signature Required: 

Dated

8/19/2025

This instrument prepared by:

Permit #:

Parcel ID: 31-36-16-67608-001-0570

NOTICE OF COMMENCEMENT

STATE OF FLORIDA

COUNTY OF PINELLAS

The undersigned hereby gives notice that improvement will be made
To certain real property, and in accordance with Chapter 713, Florida
Statutes, the following information is provided in this

For use by Clerk of the Court

Notice of Commencement:

1. Legal Description of Property: Pasadena IS k B1K1 lot 57 together with that sub tract D for slop tanks

A. Physical Street Address: 7124 S. Shore dr. Pasadena FL 33707

2. General Description of Improvement: New pool

3. Property Owner's or Lessee's Name: Brett Miller

Mailing Address: 7124 S. Shore dr. Pasadena FL 33707

Interest in Property: Owner

Name/Address of Fee Simple Title Holder (if other than owner):

4. Contractor's Name: Pool Perfection

Address: 9310 Wimerton rd. Largo Phone # 727-578-7665

5. Surety (If applicable, copy of the payment bond attached):

6. Lender's Name, Address & phone number:

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:

Name: _____ Address: _____

Phone number of designated persons: _____

8. In addition to himself, Owner designates the following persons to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(18), Florida Statutes.

Name: _____

Address: _____ Phone #: _____

9. Expiration date of this Notice of Commencement:

(Expires 1 year from date recorded unless a different date is specified)

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN 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.

Owner's Signature: 

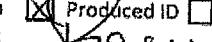
Printed Name & Title: Brett Miller - Owner

(For Notary Seal)

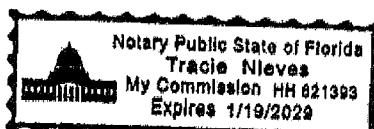
The foregoing instrument was acknowledged before me this 13th Day of

October 2018 by Brett Miller

Personally Known Produced ID (Type ID) 

Notary Signature: 

Print Name: Tracee Nieves





RECEIVED

06/15/2025

City of South Pasadena
Community Improvement Dept

City of South Pasadena
Community Improvement Department

Affidavit for a Residential Swimming Pool, Spa & Hot Tub

I, Meghan K. Byrne, License # CPC1461120 hereby affirm that
(Print Contractor Name)

one of the following methods will be used to meet the requirements of Chapter 515, Florida Statute (Check all applicable methods):

The pool will be isolated from access to the home by an enclosure that meets the pool barrier requirements of F.S. 515.29

All doors and windows providing direct access from the home to the pool will be equipped with an exit alarm that has a minimum sound pressure rating of 85 decibels (dB) at 10 feet. *floating*

All doors providing direct access from the home to the pool will be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54" above the floor or deck.

The pool will be equipped with an approved safety pool cover.

I further understand that the pool will be completely enclosed with a barrier complying with the provisions set forth in F.S. 515.29, and all inspections will be performed.

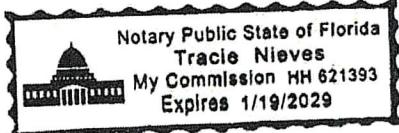
7124 Shore dr. South South Pasadena, FL 33707
(Property Address)

Meghan K. Byrne
CONTRACTOR'S SIGNATURE AND DATE

Meghan K. Byrne
CONTRACTOR'S NAME PLEASE PRINT

Sworn to and subscribed before me
This 5 day of October, 2025

Tracie Nieves
Signature of Notary Public
Personally Known/Produced Identification
Type of ID Produced DL

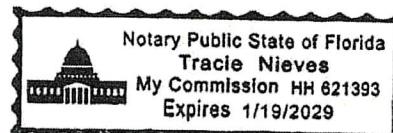


Stephanie Miller
OWNER'S SIGNATURE AND DATE

Stephanie Miller
OWNER'S NAME PLEASE PRINT

Sworn to and subscribed before me
this 5 day of October, 2025

Tracie Nieves
Signature of Notary Public
Personally Known/Produced Identification
Type of ID Produced DL





WR # 58944635

August 13, 2025

RECEIVED

Pool Perfection
727-270-6170
Tracie@PoolPerfection.com

SEP 10 2025

Subject: Pool No Conflict – 7124 S Shore Dr S

City of South Pasadena
Community Improvement Dept

Dear Pool Perfection:

Thank you for contacting Duke Energy Florida, LLC for a letter of no conflict regarding your pool construction.

NO CONFLICT: Duke Energy Florida, LLC has reviewed our existing facilities at the above referenced address and has found no apparent conflict at the proposed pool location. According to the drawing(s) you have provided Duke Energy Florida, LLC has no objection to the proposed construction.

Note: Florida law requires excavators to dial **Sunshine State One Call of Florida at 811** to locate existing underground utilities prior to digging to avoid personal injury and damage to equipment.

Sincerely,

Ross Davis
Project Coordinator

Terri Sullivan

From: Terri Sullivan
Sent: Monday, October 20, 2025 4:42 PM
To: Meghan@poolperfection.com
Subject: Pool permit for 7124 South Shore Drive S.

Good afternoon,

The permit for the pool at 7124 South Shore Drive South has been denied for the following reasons:

Zoning Review: Right edge of pool to property line appear to be just under 10ft. Sec 130-34 "Location. Swimming pools may be located only in the rear yard of a lot so that the edge of the pool is no closer than 10 feet to any property line or seawall.

"130-40 Regulation of nonconforming uses. C. Alterations and repairs.

(1) A nonconforming building or structure for other than residential purposes may not be reconstructed or structurally altered during its life to an extent that such alterations exceed, in aggregate cost, 25% of the full valuation of the building or structure, exclusive of the value of land, unless said building or structure is changed to a conforming use. A nonconforming building or structure containing a residential use may be altered in any way to improve interior livability, provided that no structural alteration shall be made which could increase the nonconformity with regard to the number of housing units or the bulk of the building or structure.

(2) Normal maintenance repairs and incidental alteration of a building or structure containing a nonconforming use shall be permitted, provided that said repairs and alterations do not extend the volume or area occupied by the nonconforming use.

Electrical review: Submit information on perimeter bond and grounding.

Mechanical review: Show equipment location on site plan.

Plumbing review:

There are no calculations for the pipe sizes, flow rates, GPM based on the pools volume , turn over time, main drain size, etc.

Building Review: See plumbing, mechanical and electrical requirements.

The affidavit states that a floating alarm will be used. Please submit specifications for which pool alarm will be installed.

Impervious ratio calculations must be submitted.

Location of pool to side property line must be shown on the site plan. Must be more than 10' from the side property line.

Plans specify many different ways to build a pool. Please only submit the relevant references.

Please make corrections and submit

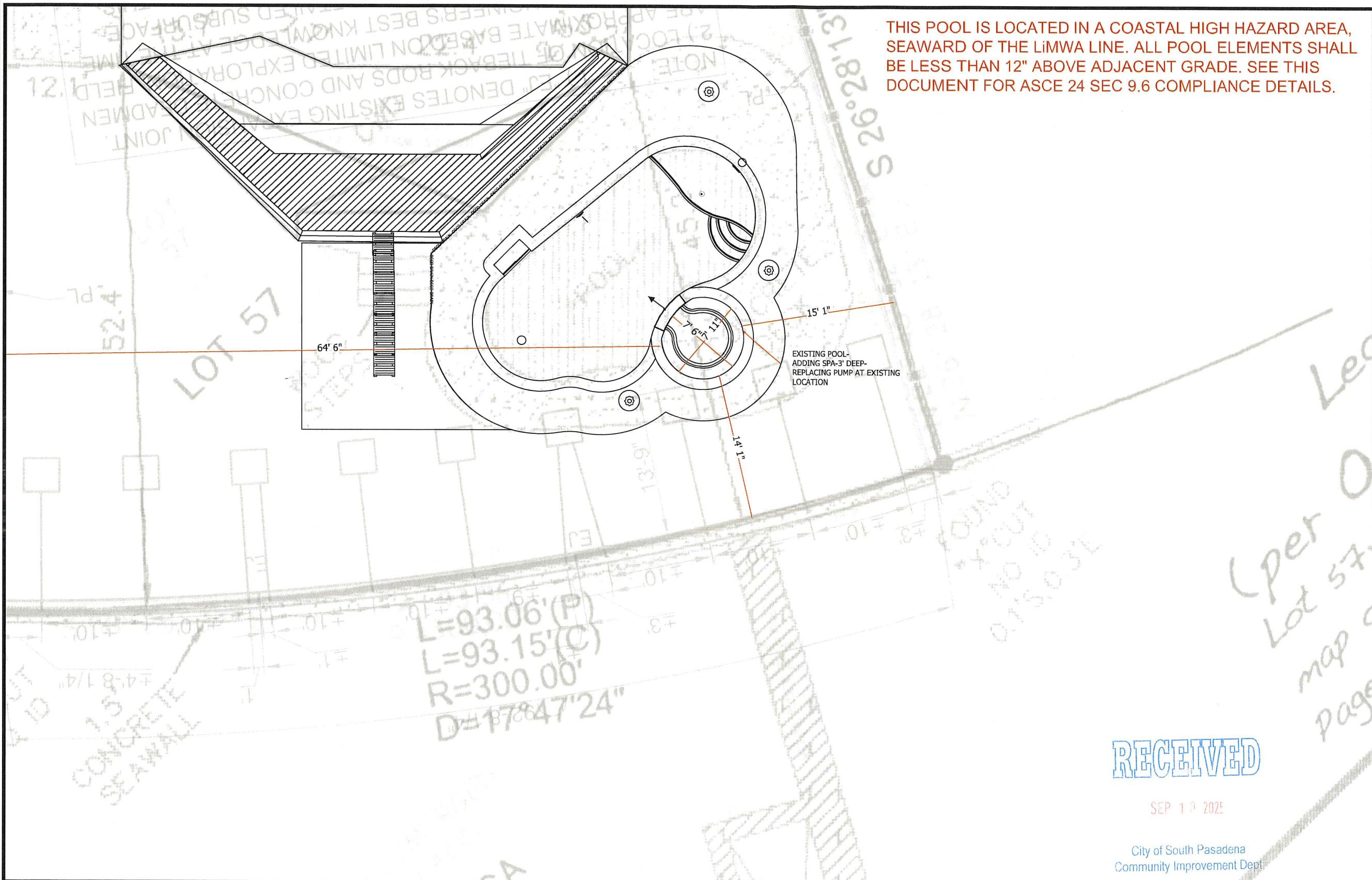
Best Regards,

Terri Sullivan, CFM
Community Improvement Director/Building Official
6940 Hibiscus Avenue South
South Pasadena, FL 33707
(727)343-4192

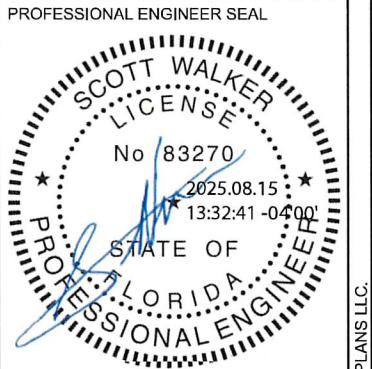
South Pasadena is now using Energov for permitting and licensing.

Please check out our new portal at

<https://southpasadenafl-energovweb.tylerhost.net/apps/SelfService>

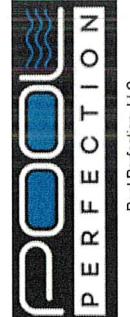


THIS POOL IS LOCATED IN A COASTAL HIGH HAZARD AREA, SEAWARD OF THE LiMWA LINE. ALL POOL ELEMENTS SHALL BE LESS THAN 12" ABOVE ADJACENT GRADE. SEE THIS DOCUMENT FOR ASCE 24 SEC 9.6 COMPLIANCE DETAILS.



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SCOTT WALKER PE ON THE DATE ADJACENT TO THE SEAL USING A SHA256 RSA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA256 RSA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

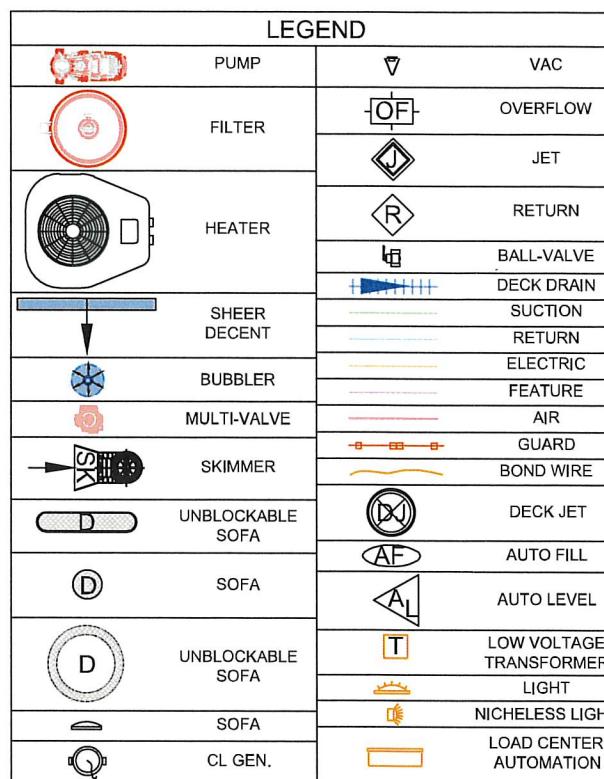
SCOTT WALKER PE NO 83270

| | | |
|-----------------|--|-------|
| PROJECT NAME | MILLER, STEPHANIE | |
| PROJECT ADDRESS | 7124 SHORE DR S SOUTH PASADENA, FLORIDA 33707 | |
| CONTRACTOR |  POOL PERFECTION Pool Perfection, LLC 9310 Union Rd Bldg 1 Suite 600, Largo, FL 33771 (727) 518-7665 | |
| DESIGNER |  EngPlans 730 123RD AVE TREASURE ISLAND, FL 33706 727-656-0553 WWW.ENGPLANS.COM | |
| SHEET NAME | LAYOUT | |
| DATE | 8/15/25 | REV # |
| SHEET | 1 | OF |

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CODE AND STANDARD REFERENCES

- 2023 FLORIDA BUILDING CODE, BUILDING, EIGHTH EDITION
- 2023 FLORIDA BUILDING CODE, RESIDENTIAL, EIGHTH EDITION
- 2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION, EIGHTH EDITION
- 2023 FLORIDA BUILDING CODE, MECHANICAL, EIGHTH EDITION
- 2023 FLORIDA BUILDING CODE, PLUMBING, EIGHTH EDITION
- 2023 FLORIDA BUILDING CODE, FUEL GAS, EIGHTH EDITION
- 2023 FLORIDA FIRE PREVENTION CODE, EIGHTH EDITION
- 2023 FLORIDA ACCESSIBILITY CODE, EIGHTH EDITION
- NFPA 70—2020 - NATIONAL ELECTRICAL CODE
- ASCE/SEI 7-22- MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES
- ASCE/SEI 24—2014 FLOOD-RESISTANT DESIGN AND CONSTRUCTION
- FEMA FEMA TB-2—08 FLOOD DAMAGE-RESISTANT MATERIALS REQUIREMENTS
- AAF—20—GUIDE TO ALUMINUM CONSTRUCTION IN HIGH WIND AREAS 2020
- ACI 318—19—BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- ACI 506R-16—GUIDE TO SHOTCRETE
- ANSI/APSP/ICC 3—2014 - AMERICAN NATIONAL STANDARD FOR PERMANENTLY INSTALLED RESIDENTIAL SPAS AND SWIM SPAS
- ANSI/APSP/ICC 5—2012(R2022) AMERICAN NATIONAL STANDARD FOR RESIDENTIAL IN-GROUND SWIMMING POOLS
- ANSI/PTHA/ICC 7—2020 - AMERICAN NATIONAL STANDARD FOR SUCTION ENTRAPMENT AVOIDANCE IN SWIMMING POOLS, WADING POOLS, SPAS, HOT TUBS AND CATCH BASINS
- ANSI/APSP/ICC/NPC-12 2016 AMERICAN NATIONAL STANDARD FOR THE PLASTERING OF SWIMMING POOLS AND SPAS
- ANSI/PTHA/ICC 15—2021 - AMERICAN NATIONAL STANDARD FOR RESIDENTIAL SWIMMING POOL AND SPA ENERGY EFFICIENCY WITH ADDENDA A APPROVED JANUARY 9, 2013
- ANSI/APSP 16—2017 - AMERICAN NATIONAL STANDARD FOR SUCTION OUTLET FITTINGS (SOFA) FOR USE IN POOLS, SPAS, AND HOT TUBS
- ASME A112.19.8 - SUCTION FITTINGS FOR USE IN SWIMMING POOLS, WADING POOLS, SPAS, HOT TUBS, AND WHIRLPOOL BATHTUB APPLIANCES
- ASTM D3787—89 - TEST METHOD FOR BURSTING STRENGTH OF TEXTILES-CONSTANT-RATE-OF-TRaverse (CRT) BALL BURST TEST
- ASTM D4086 - STANDARD PRACTICE FOR VISUAL EVALUATION OF METAMERISM
- ASTM D5034—95 - STANDARD TEST METHOD FOR BREAKING STRENGTH AND ELONGATION OF TEXTILE FABRICS (GRAB TEST)
- ASTM E1347 STANDARD TEST METHOD FOR COLOR AND COLOR-DIFFERENCE MEASUREMENT BY TRISTIMULUS COLORIMETRY
- ASTM E1477 - STANDARD TEST METHOD FOR LUMINOUS REFLECTANCE FACTOR OF ACOUSTICAL MATERIALS BY USE OF INTEGRATING-SPHERE REFLECTOMETERS
- ASTM F1346—91(2010) - PERFORMANCE SPECIFICATION FOR SAFETY COVERS AND LABELING REQUIREMENTS FOR ALL COVERS FOR SWIMMING POOLS, SPAS AND HOT TUBS
- ASTM F2208—14 - STANDARD SAFETY SPECIFICATION FOR RESIDENTIAL POOL ALARMS
- ASTM F2286—16 - STANDARD DESIGN AND PERFORMANCE SPECIFICATION FOR REMOVABLE MESH FENCING FOR SWIMMING POOLS, HOT TUBS, AND SPAS
- ASTM F2376—17a - STANDARD PRACTICE FOR CLASSIFICATION, DESIGN, MANUFACTURE, CONSTRUCTION, AND OPERATION OF WATER SLIDE SYSTEMS
- ASTM G53—96 - PRACTICE FOR OPERATING LIGHT-AND WATER-EXPOSURE APPARATUS (FLUORESCENT UV-CONDENSATION TYPE) FOR EXPOSURE OF NONMETALLIC MATERIALS
- CPSC Pub. No. 362 - SAFETY BARRIER GUIDELINES FOR HOME POOLS
- FINA CHG-22 - FINA Handbook 1998—2000
- FLORIDA CODE 64E FLORIDA ADMINISTRATIVE CODE (SEWAGE DISPOSAL)
- FLORIDA STATUTES
- NSF NSF 50—19 - EQUIPMENT FOR POOLS, SPAS, HOT TUBS, AND OTHER RECREATIONAL WATER FACILITIES
- NSF NSF 60—05 - DRINKING WATER TREATMENT CHEMICALS—HEALTH EFFECTS
- NSF/ANSI 61—2019 - DRINKING WATER SYSTEM COMPONENTS—HEALTH EFFECTS
- UL 2017—2008 - STANDARDS FOR GENERAL-PURPOSE SIGNALING DEVICES AND SYSTEMS— WITH REVISIONS THROUGH MAY 2011
- A615/A615M—15ae1 - SPECIFICATION FOR DEFORMED AND PLAIN CARBON-STEEL BARS FOR CONCRETE REINFORCEMENT
- ASTM B209-14 - SPECIFICATION FOR ALUMINUM AND ALUMINUM ALLOY STEEL AND PLATE
- ASTM C33/C3M—18 - SPECIFICATION FOR CONCRETE AGGREGATES
- ASTM C90—2016A - SPECIFICATION FOR LOADBEARING CONCRETE MASONRY UNITS
- ASTM C91/C91M—2018 - SPECIFICATION FOR MASONRY CEMENT
- ASTM C94M—2017 - SPECIFICATION FOR READY-MIXED CONCRETE
- ASTM C150/C150M—2018 - SPECIFICATION FOR PORTLAND CEMENT
- ASTM C476—19 - STANDARD SPECIFICATION FOR GROUT FOR MASONRY
- ASTM C926—18B - SPECIFICATION FOR APPLICATION OF PORTLAND CEMENT-BASED PLASTER
- ASTM C933—2018 - SPECIFICATION FOR WELDED WIRE LATH
- ASTM C946—2018 - STANDARD PRACTICE FOR CONSTRUCTION OF DRY-STACKED, SURFACE-BONDED WALLS
- AWC ANSI/AWC PWF—2021 -PERMANENT WOOD FOUNDATION DESIGN SPECIFICATION
- AWPA C1—03 - ALL TIMBER PRODUCTS-PRESERVATIVE TREATMENT BY PRESSURE PROCESSES
- CSA ANSI/CSA/GSHPA C448 Series-16-DESIGN AND INSTALLATION OF GROUND SOURCE HEAT PUMP SYSTEMS FOR COMMERCIAL AND RESIDENTIAL BUILDINGS
- CSA ASME A112.18.1—2018/CSA B125.1—2018 - PLUMBING SUPPLY FITTINGS
- CSA B64.2—11(R2016) - VACUUM BREAKERS, HOSE CONNECTION TYPE (HCV)



INTENT/COMPLIANCE/LIMITATIONS

INTENT OF DOCUMENT

THIS DOCUMENT IS INTENDED TO PROVIDE A PRESCRIBED ENGINEERED DESIGN AND EMPHASIZE APPLICABLE REFERENCE CODES AND STANDARDS FOR POOLS, SPAS, MECHANICAL EQUIPMENT, ACCESSORY STRUCTURES AND THEIR ASSOCIATED FOUNDATIONS, WATER FEATURES, FIRE FEATURES, HARDCAPES, AND OTHER RELATED AMENITIES.

LIMITATIONS

DESIGNS WITHIN THIS DOCUMENT ARE LIMITED TO RESIDENTIAL POOLS AND STRUCTURES AS DEFINED WITHIN THE FLORIDA BUILDING CODE. POOLS SHALL BE LIMITED TO 8 FT IN DEPTH. EXCAVATIONS SHALL BE A DISTANCE OF 5 FT OR 45 DEGREES, WHICHEVER LESS FROM ADJACENT STRUCTURES WITHOUT ADDITIONAL SITE SPECIFIC REVIEW FROM THE ENGINEER OF RECORD. STRUCTURES SHALL BE LOCATED OUTSIDE OF THE COASTAL HIGH HAZARD FLOOD AREA, LANDWARD OF THE LIMWA LINE, UNLESS APPROVED BY EOR ON A SUPPLEMENT DOCUMENT. THIS DOCUMENT IS LIMITED TO USE IN FLORIDA ONLY. ENCROACHMENTS, CLEARANCES, OR SPANS WHICH EXCEED THE LIMITATIONS OF THE DESIGN PARAMETERS SHALL BE REVIEWED BY EOR.

ASCE 24 - 14 COMPLIANCE AND LIMITATIONS

POOLS IN THIS DOCUMENT ARE DESIGNED PER ASCE 24-14 SECTION 9.6.2 FOR POOLS IN COASTAL HIGH HAZARD AREAS AND COASTAL A ZONES. THE PRESCRIBED INGROUND POOL HAS BEEN DESIGNED TO WITHSTAND ALL FLOOD-RELATED LOADS AND LOAD COMBINATIONS. EACH INGROUND VESSEL WITHIN A FLOOD HAZARD AREAS SHALL BE EQUIPPED WITH A HYDROSTATIC RELIEF VALVE, SEE DETAIL PROVIDED. MECHANICAL EQUIPMENT WITHIN FLOOD HAZARD AREAS SHALL BE ELEVATED TO A HEIGHT PRACTICAL AND ANCHORED TO RESIST FLOTATION OR DISLODGE. ALL POOL ELEMENTS SHALL BE LESS THAN 12" ABOVE ADJACENT GRADE. THE GRADE SHALL BE SLOPED LESS THAN 5H:1V TO PREVENT A WAVE RAMPING EFFECT. DECKING SHALL BE FRANGIBLE. POOLS & SPAS WITHOUT PILING FOUNDATIONS SHALL BE LOCATED A MINIMUM OF 4 FT FROM WATERS EDGE TO ADJACENT BUILDING STRUCTURE TO PREVENT LOAD TRANSFER THROUGH THE SOILS TO THE BUILDING.

THE DESIGN HEREIN IS IN ACCORDANCE WITH ASCE 7-24 AS DESCRIBED

9.6.2.1.C - BE DESIGNED AND CONSTRUCTED TO REMAIN IN THE GROUND DURING DESIGN FLOOD CONDITIONS WITHOUT OBSTRUCTING FLOW THAT RESULTS IN DAMAGE TO ANY STRUCTURE.

9.6.2.2 - POOLS SHALL BE LOCATED AND DESIGNED TO BE STRUCTURALLY INDEPENDENT OF BUILDINGS AND STRUCTURES UNLESS THE POOLS ARE LOCATED IN OR ON ELEVATED FLOORS OR ROOFS THAT ARE AT OR ABOVE THE DESIGN FLOOD ELEVATION.

PROVIDE CLEARANCES FOR EQUIPMENT PER FBC & MANUF. SPEC. ORGANIZE EQUIPMENT FOR ACCESS TO SERVICE BACKWASH WASTE EXTENDED TO EXHAUST TO CITY STORM DRAIN VIA DESIGNED DRAINAGE PATH. PROVIDE BACKWASH HOSE LONG ENOUGH TO REACH PATH FILTRATION EQUIPMENT AND PIPING SIZED PER ANSI/APSP/ICC 15A SEE HYDRAULIC DETAILS BONDING SYSTEM SHALL BE PROVIDED PER NEC 680, SEE NOTES FOR ABBREVIATED SUMMARY

OUTLETS, LIGHTING & FANS WITHIN 5' HORIZONTALLY OR 12' VERTICALLY SHALL COMPLY WITH NFPA-70 ART. 680.22

8 AWG CONTINUES BOND RING PER NEC 680

DECK DRAIN WITH REMOVABLE CAP PITCHED TO NOT HOLD WATER

BOND ANY METALLIC ITEMS WITHIN 5FT OF POOL WATER, WINDOWS & DOORS WITHIN 60 INCHES OF POOL WILL REQUIRE SAFETY GLAZING PER FBC SECTION R308.4

ELEVATED FEATURE POOL WALLS

SELF CLOSING, SELF LATCHING GATE WITH LATCH ABOVE 54"

HOUSE WALL FOR REFERENCE ONLY

ACCESS PATH SHALL BE NOTED ON PLANS

SCREEN ENCLOSURES CAN MEET BARRIER REQUIREMENTS PROVIDING DOOR IS SELF CLOSING, SELF LATCHING AND LATCH IS ABOVE 54"

FREESTANDING WALL SUPPLEMENTAL ENGINEERING REQUIRED.

FENCE BARRIERS SHALL BE PERMITTED SEPARATELY AND MEET THE JURISDICTIONS ZONING & ORDINANCE REQUIREMENTS

FOOTINGS REQUIRED FOR RETAINING WHERE PAVER DECK EXCEEDS 6" FROM ADJACENT GRADE,

ALL DECKING SHALL BE NON-SLIP AND NOT PRESENT A TRIPPING HAZARD

HANDRAIL REQUIRED FOR 4 OR MORE RISERS. SUPPLEMENTAL ENGINEERING REQUIRED.

SEE DETAIL SUPPLEMENTAL ENGINEERING REQUIRED

FOOTINGS THAT ARE DESIGNED TO SUPPORT SCREEN ENCLOSURE PRIMARY LOAD CARRYING MEMBERS SHALL BE SIZED PER TABLE ON SUPPLEMENTAL FOOTING DETAIL PAGE OR PER ALUMINUM ENGINEERS REQUIREMENT. FOOTINGS DESIGNED FOR RETAINING ONLY SHALL BE SIZED PER RETAINING FOOTING DETAIL PROVIDED WITHIN DOCUMENT.

RETAINING WALL >12"

VANISHING EDGE POOLS WITH WEIR

SEE DETAIL SUPPLEMENTAL ENGINEERING REQUIRED

POOLS WITH DESIGNS REQUIRING DETAILS IN GREEN IN THIS ILLUSTRATION ARE OUTSIDE OF THE STANDARD 3 PAGE POOL SPECIFICATION AND REQUIRE SUPPLEMENTAL ENGINEERING.

DESIGN DATA SUMMARY

THE DESIGN DATA FOR ALL VESSELS AND STRUCTURES HAVE BEEN DESIGNED FOR USE IN ALL JURISDICTIONS IN FLORIDA. DESIGN LOADS ARE AS REFERENCED IN DESIGN DATA UNLESS NOTED OTHERWISE ON SPECIFIC DETAIL ELEMENTS.

DESIGN DATA

POOLS & MASONRY WALLS:

Volt = 185 MPH
Vasd = 144 MPH
EXPOSURE = D
RISK CATEGORY = II
RIGID STRUCTURE
MWFRS CH 29 ANALYSIS
MAXIMUM HEIGHT = 10 FT

SOILS

ALLOWABLE BEARING = 2KSF
SUBGRADE MODULUS = 100 KSF
GAMMA DRY = 0.111 KSF
GAMMA SAT = 0.175 KSF
PHI MAX = 35 DEG

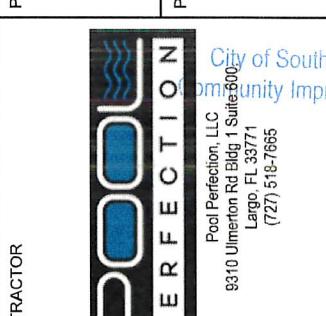


THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SCOTT WALKER PE ON THE DATE ADJACENT TO THE SEAL USING A SHA256 RSA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA256 RSA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SCOTT WALKER PE NO 83270

PROJECT NAME

PROJECT ADDRESS



DESIGNER

SHEET NAME

STANDARD SPECIFICATION

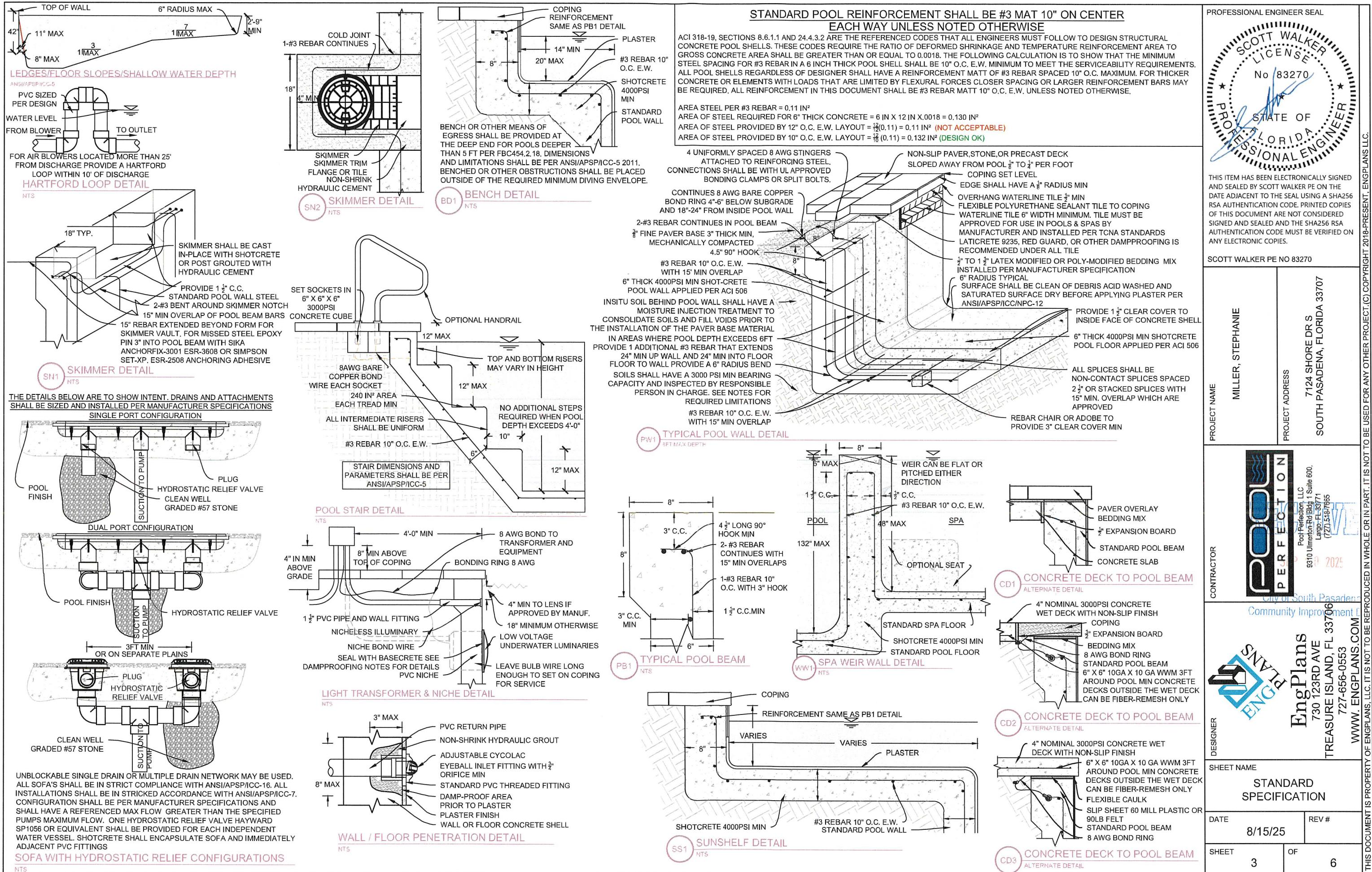
DATE 8/15/25 REV #

SHEET 2 OF 6

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TYPICAL REFERENCE ILLUSTRATION

ILLUSTRATION IS FOR GENERAL REFERENCE TO SHOW SPECIFIC CODE REFERENCES AND INTENT. IT DOES NOT DEPICT THE LAYOUT OF THE SITE SPECIFIC POOL OR SPA.



GENERAL NOTES

CONTRACTOR RESPONSIBILITIES:

THE CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE TO BUILD THE POOL, SPA, & SYSTEM WITHIN THE ENGINEERING STANDARDS, CODES, AND ORDINANCE PRESCRIBED HEREIN. IF THE PROJECT DEVIATES FROM THE PRESCRIBED, CONTACT THE ENGINEER OF RECORD "EOR". ALL WORK SHALL BE COMPLETED WITHIN PERFORMANCE STANDARDS AND INSPECTED BY THE LOCAL AHJ OR AUTHORIZED THIRD PARTY. THE CONTRACTOR SHALL VERIFY SITE CONDITIONS MEET THE REQUIREMENTS AS REFERENCED OR PRESCRIBED. CONTRACTOR SHALL VERIFY ALL MATERIALS MEET THE MINIMUM PRESCRIBED SPECIFICATIONS. EMPLOYEES, SUB-CONTRACTORS, & CONSULTANTS SHALL BE TRAINED, LICENSED, & INSURED AS APPLICABLE. THE PROJECT SHALL HAVE A RESPONSIBLE PERSON OVERSEEING THE SITE SAFETY, AND OPERATIONS. EACH PHASE SHALL BE DOCUMENTED WITH PHOTOS INCLUDING COMMISSIONING, FILED, AND AVAILABLE TO EOR UPON REQUEST. THE SUBMITTAL OF SEALED ENGINEERING FROM ENGPLANS TO ANY AUTHORITY HAVING JURISDICTION SHALL BE A CONTRACTUAL AGREEMENT TO CONSTRUCT PROJECT PURSUANT TO APPLICABLE CODES, ORDINANCES, STANDARDS, & PLANS PROVIDED HEREIN.

STANDARD SUMMARY:
THIS SECTION SHALL BE USED FOR REFERENCE BUT DOES NOT INCLUDE ALL CODE RELATED DESIGN STANDARDS.

GEOTECHNICAL:

- THE EXCAVATION SHALL BE FREE OF DEBRIS AND ORGANICS.
- SOIL COMPRESSIVE STRENGTH SHALL BE EQUAL TO OR GREATER THAN 2000 PSI.
- THE SOILS SHALL HAVE LOW TO MODERATE PLASTICITY WITH PI<28 PER ASTM D4318.
- IT IS RECOMMENDED TO HAVE A GEOTECHNICAL SURVEY OF THE SITE PRIOR TO EXCAVATION.
- POOLS, FOOTINGS OR RETAINING WALLS LOCATED LESS THAN 7'-0" TO A SLOPE EXCEEDING 3:1 SHALL BE REVIEWED AND APPROVED BY LETTER FROM THE EOR.
- EXCAVATIONS LOCATED WITHIN 5'-0" OR 45 DEGREE ANGLE OF REPOSE FROM ADJACENT STRUCTURE SHALL BE REVIEWED BY EOR.
- EXCAVATIONS SHALL BE DEWATERED AS NECESSARY TO PREVENT COLLAPSE. EFFLUENT SHALL BE FILTERED THROUGH A SOCK OR MEDIA THAT WILL RETAIN SOILS FROM ENTERING THE STORM DRAIN SYSTEM.
- EXCAVATIONS, EARTHWORK, AND DEWATERING SHALL NOT AFFECT ADJACENT PROPERTIES.
- OVER EXCAVATED SHELLS SHALL BE FILLED WITH SHOTCRETE NOT FILL MATERIAL.
- SOILS BELOW DECKING SHALL BE MECHANICALLY COMPACTED.
- DISTURBED SOILS INTENDED TO BE COVERED WITH A SOLID ROOF SYSTEM SHALL BE TERMITE TREATED.

STRUCTURAL:

SHOTCRETE- PNEUMATICALLY APPLIED CONCRETE PER ACI 506.2:

- 4000 PSI 28 DAY COMPRESSIVE STRENGTH MIN.
- WATER TO CEMENT RATIO SHALL NOT EXCEED 0.50 PER ACI 318.
- CUTTINGS AND REBOUND SHALL NOT BE INCORPORATED IN WORK PER ACI 506.2.
- NOZZLE OPERATOR SHALL BE CERTIFIED AND SHALL APPLY PER ASC309R.
- CONCRETE SHALL BE CURED PER ACI 308R FOR 7 DAYS AFTER INITIAL SET.
- SHOTCRETE SHALL BE SHOT WITHIN A TEMPERATURE RANGE OF 40°F-95°F.
- TEST PANELS OR CYLINDERS SHALL BE PROVIDED IF REQUIRED BY AHJ CONCRETE CAST IN-PLACE. CONCRETE CAST IN PLACE (POURED):
- SHALL BE 3000 PSI 28 DAY COMPRESSIVE STRENGTH MIN UNLESS NOTED OTHERWISE.
- WATER TO CEMENT RATIO SHALL NOT EXCEED 0.50.
- CONCRETE SLABS SHALL HAVE EXPANSION JOINTS TOOLED IN OR CUT (25% OF SLAB THICKNESS) WITHIN 24HRS OF PLACEMENT, SPACED PER ACI 224R (11.5' O.C. FOR 4" SLABS).
- CONCRETE SHALL BE PLACED WITHIN 90 MIN OF BATCH TIME.
- CONCRETE SHALL BE CURED PER ACI 308R FOR 7 DAYS AFTER INITIAL SET.
- CONCRETE SHALL BE PLACED WITHIN A TEMPERATURE RANGE OF 40°F-95°F.
- SUPER PLASTICIZERS, FLY ASH, AND SILICA FUME MAY BE USED WITH AN ENGINEERED MIX DESIGN.
- CALCIUM CHLORIDE OR OTHER ACCELERATES ARE NOT PERMITTED.
- CYLINDERS SHALL BE PROVIDED IF REQUIRED BY AHJ.
- 1/2" EXPANSION JOINT SHOULD BE PLACED WHERE DECKS MEET THE POOL SHELL AND ADJACENT STRUCTURES U.N.O.
- DECKS SHALL DRAIN AWAY FROM THE POOL 1/8" TO 1/4" PER FOOT.

DAMPROOFING, TILE, & PLASTER:

- PENETRATIONS SUCH AS NICHE, SKIMMER, & RETURNS SHALL BE CHIPPED BACK AND SEALED WITH A WATERSTOP AND SEALED WITH BASECERTE OR EQUIVALENT ACRYLIC EMULSION.
- IT IS RECOMMENDED TO USE A COLLOIDAL SILICATE SPRAY OVER HARDENED POOL SHELL.
- IT IS HIGHLY RECOMMENDED TO USE AN ELASTOMERIC COAT LATICRETE 9235 OR EQUIV. FOLLOWED BY A MODIFIED CEMENTITIOUS COAT UNDER TILED SURFACES AND ELEVATED POOL WALLS. TILE AND GROUT SHOULD BE APPROVED FOR USE IN POOLS BY MANUF.
- TILE INSTALLATION SHALL BE PER THE TILE COUNCIL OF NORTH AMERICA.
- THE SEAM BETWEEN THE COPING AND WATERLINE TILE SHALL BE SEALED WITH A FLEXIBLE ACRYLIC POLYMER SEALANT.
- POOL SHELL SHALL BE CLEAN AND SURFACE SATURATED DRY PRIOR TO PLASTERING.
- PLASTER SHALL BE INSTALLED 3/8" TO 1/4" THICKNESS.
- DO NOT ADD SALT FOR 30 DAYS AFTER PLASTER.

REINFORCING STEEL:

- ALL REBAR SHALL BE 60KSI STAMPED PER ASTM A615 3-S-60 U.N.O.
- LAP SPlices SHALL BE NON-CONTACT SPLICES WITH BARS SEPARATED 6db OR 2.5" WHICHEVER IS GREATER.
- CONTACT LAP SPICES SHALL BE STACKED TO REDUCE SHADOWING.
- WELDED WIRE MESH (WWM) 6X6XW1.4XW1.4 SHALL BE USED U.N.O.
- STEEL REBAR SHALL BE PLAIN AND NOT EPOXY COATED.
- POOLS, DECKS, & RETAINING WALLS SHALL BE STRUCTURALLY INDEPENDENT OF THE HOUSE OR STRUCTURE. REBAR SHALL NOT BE PINNED TO HOUSE U.N.O.
- REBAR SHALL BE SECURED WITH CLIPS, TIES, CHAIRS, AND ADOBE TO MAINTAIN THE REQUIRED CLEAR COVER DISTANCES PER ACI 318 DURING THE SHOOTING PROCESS.
- THE POOL SHELL SHALL HAVE A CLEAR COVER DISTANCE OF 3" CAST AGAINST EARTH AND 1 1/2" OTHERWISE.
- BARS SHALL BE PLACED WITH A TOLERANCE OF 3/8".

HYDRAULICS:

- PROOF OF COMPLIANCE WITH ANSI/PTA/ICC - 7 SUCTION ENTRAPMENT AVOIDANCE SHALL BE PROVIDED TO OWNER AND AHJ. THE MAXIMUM SYSTEM FLOW CAPACITY SHALL BE TESTED BY CONTRACTOR DURING COMMISSIONING TO VERIFY COMPLIANCE.
- SUCTION FITTING OUTLET ASSEMBLY (SOFA) SHALL BE TESTED AND COMPLIANT PER ANSI/PTA/ICC - 16.
- SYSTEM SHALL BE SIZED SO THE DESIGN WATER VELOCITY IN PIPES DOES NOT EXCEED 6 FPS SUCTION & 8" FPS RETURN.
- WALL VACUUM FITTINGS SHALL BE LOCATED NO GREATER THAN 12" BELOW WATER LEVEL & BE PROTECTED WITH A SELF CLOSING, SELF LATCHING FITTING WHICH COMPLIES WITH IAPMO SPS-4. THE PIPING SHALL BE 1/2" DIA. DEDICATED LINE WITH A SHUTOFF VALVE AT EQUIPMENT.
- FILTERS SHALL BE SIZED BY DIVIDING THE MAXIMUM PUMP FLOW BY THE FILTER FACTOR;
- CARTRIDGE = 0.375
- SAND = 15
- D.E. = 2

- PROOF OF COMPLIANCE WITH ANSI/PTA/ICC - 15 RESIDENTIAL SWIMMING POOL & SPA ENERGY CODE SHALL BE PROVIDED TO OWNER & AHJ.
- HYDROSTATIC RELIEF VALVE SHALL BE INSTALLED AS PRESCRIBED PER FBC4501.21.4.
- 18' OF STRAIGHT PIPE SHALL BE PROVIDED BETWEEN PUMP AND HEATER FOR FUTURE SOLAR, THERE MUST BE A SECTION OF STRAIGHT PIPE BEFORE PUMP GREATER THAN OR EQUAL TO 4 PIPE DIAMETERS.
- EQUIPMENT, PIPING, & SYSTEM PERFORMANCE SHALL BE IN COMPLIANCE WITH THE ABOVE STATED AS A MINIMUM. MORE EFFICIENT EQUIPMENT AND LARGER PIPE SIZES PROVIDE OPTIMUM SYSTEM PERFORMANCE.

- SKIMMER EQUALIZER LINES ARE PROHIBITED
- POOLS WITH A WEIR EXHAUSTING TO A COLLECTOR TANK SHALL BE INDIVIDUALLY DESIGNED & APPROVED BY EOR.
- SANITIZING AND FILTRATION EQUIPMENT SHALL BE SIZED BY CONTRACTOR TO MEET ANSI/PTA/ICC - 11 REQUIREMENTS.
- ALL POOL PIPE SHALL BE ASTM D1785 SCH 40 OR 80.
- ALL FITTINGS SHALL BE ASTM D2455 SCH 40 OR 80 TO MATCH PIPE.
- SCHEDULE 40 PIPE SHALL NEVER BE TAPPED.
- FLEX PVC PIPE IS NOT PERMITTED.

- ALL POOL PIPES SHALL BE PRESSURE TESTED AT A MINIMUM OF 35 PSI FOR 15 MIN PER R4501.12.
- PIPES MAY NOT BE INSTALLED IN THE STRUCTURAL WIDTH OF WALLS OR FLOORS U.N.O.
- MAXIMUM PUMP FLOW SHALL NOT EXCEED EQUIPMENT MAXIMUMS SUCH AS FILTERS, HEATERS & CHLORINATORS.

- AUTO FILL DEVICES SHALL BE INDEPENDENT OF POTABLE WATER BY USE OF AN AIR GAP OR RATED RPZ DEVICE.
- BACKWASH WASTEWATER PER R4501.10 SHALL BE DIRECTED TOWARDS STORM DRAINS OVER EXISTING DRAINAGE PATHS AS TO NOT IMPACT ADJACENT PROPERTIES.
- ONE SKIMMER PER 800 SF OF SURFACE AREA SHALL BE PROVIDED.

ELECTRICAL:

- SHALL COMPLY WITH NFPA 70-2020.
- ASCE 24-14 SECTION 9.6 AND CHAPTER 7 AS APPLICABLE
- ASCE 24-14 SECTION 7.2.5 FOR INSTALLATIONS BELOW DFE
- BONDING PER ARTICLE 680
- EQUIPOENTIAL BONDING OF PERIMETER SURFACE WITH AN 8 AWG BARE SOLID COPPER FOLLOWING THE CONTOUR OF THE PERIMETER SURFACE, LOCATED BETWEEN 18" AND 24" FROM THE INSIDE WALLS OF THE POOL AT A DEPTH OF 4"-6" UNDER THE DECK SUBGRADE.
- CONCRETE DECKS THAT EXTEND 3' MIN FROM POOL WATER AND ARE REINFORCED WITH A MINIMUM OF #3 REBAR 12" O.C. E.W. MAY BE USED INLEAU OF A BONDING RING.
- THE BOND RING SHALL BE ATTACHED TO THE POOL SHELL STEEL REINFORCEMENT WITH 4 UNIFORMLY SPACED 8 AWG BARE SOLID COPPER WIRE WITH UL APPROVED CONNECTORS.
- ANY METALLIC PART IN OR WITHIN 5FT HORIZONTALLY OR 12FT VERTICALLY OF THE POOL WATER MUST BE BONDED.

LINE VOLTAGE & CLEARANCE

- PROVIDE A SPACE 30" WIDE AND 36" DEEP FROM ANY ELECTRICAL DISTRIBUTION PANEL PER 110.26
- REFER TO NEC TABLE 300.5 FOR MINIMUM COVER REQUIREMENTS FOR BURRIED CONDUCTORS
- WATER PIPES ARE NOT ALLOWED TO PASS OVER A PANEL, DISCONNECT, TRANSFORMER, OR OTHER ELECTRICAL EQUIPMENT PER NEC 110.26
- NEMA 3R ENCLOSURES SHALL BE USED OUTSIDE
- LOW VOLTAGE SHALL NOT BE IN THE SAME CONDUIT AS LINE VOLTAGE CONDUCTORS
- OVERHEAD CONDUCTOR CLEARANCES SHALL BE PROVIDED PER NEC TABLE 680.9
- A DISCONNECTING MEANS FOR EQUIPMENT SHALL BE READILY AVAILABLE WITHIN EYE SIGHT OF EQUIPMENT AND MORE THEN 5FT FROM POOL.
- RECEPTACLES SHALL BE GFCI PROTECTED AND NOT BE LOCATED LESS THAN 6FT FROM POOL.
- ONE GFCI RECEPTACLE MUST BE LOCATED 6FT-20FT HORIZONTALLY FROM POOL.
- LIGHTS AND FANS SHALL NOT BE WITHIN 12' VERTICALLY OR 5' HORIZONTALLY.
- UNDERWATER LIGHTING JUNCTION BOX OR TRANSFORMER SHALL BE A MINIMUM OF 4FT AWAY FROM POOL AND 4IN ABOVE GROUND OR 8IN ABOVE MAX WATER LEVEL WHICHEVER PROVIDES GREATER ELEVATION.
- POOL SUB-PANEL SHALL BE SIZED FOR THE INTENDED LOAD
- 6-13 LUMENS/SF OF UNDERWATER LIGHT IS RECOMMENDED
- LUMINARIES SHALL HAVE ENOUGH SERVICE CORD TO BE REMOVED FROM NICHE AND PLACED ON DECK FOR SERVICE.
- UNDERWATER LUMINARIES SHALL BE SUBMERGED 18" UNLESS RATED BY MANUF. BUT NOT LESS THAN 40.
- UNDERWATER LIGHT NICHE SHALL BE BONDED.
- LISTED LOW VOLTAGE LANDSCAPE LIGHTS SHALL HAVE MINIMUM CLEARANCE FROM WATERS EDGE OF 5 FT.
- IT IS RECOMMENDED TO HAVE 3 FOOT-CANDLES OF ILLUMINATION AT THE POOL WATER SURFACE AND WET DECK.

SAFETY BARRIERS:

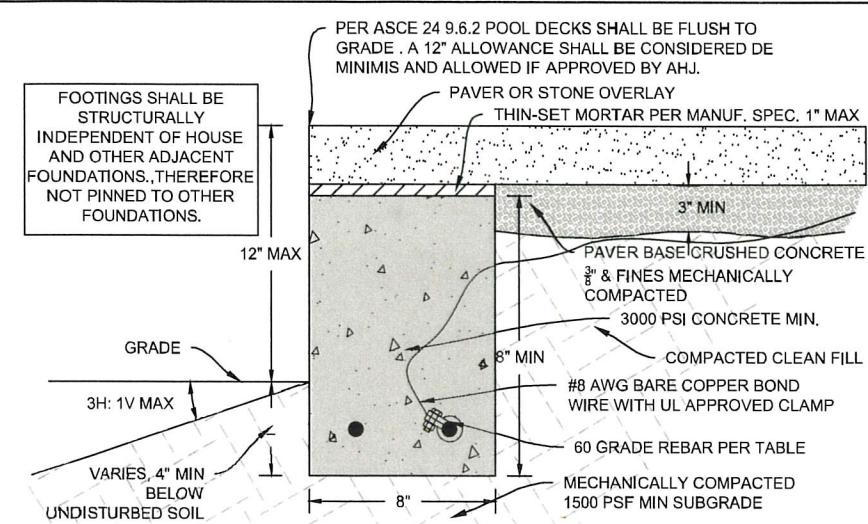
- OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH R4501.17.1.1 THROUGH R4501.17.1.14.
- TOP OF THE BARRIER SHALL BE 48 INCHES ABOVE GRADE MEASURED ON THE SIDE THAT FACES AWAY FROM THE SWINGING POOL.
- THE MAX VERTICAL CLEARANCE BETWEEN THE BOTTOM OF THE BARRIER AND THE TOP OF THE GROUND SHALL BE 2 INCHES.
- THE BARRIER SHALL HAVE OPENINGS THAT REJECT PASSAGE OF A 4 INCH SPHERE.
- MAXIMUM MESH OF A CHAIN LINK FENCE SHALL BE 2 1/4".
- ACCESS GATES SHALL BE SELF-CLOSING AND SELF-LATCHING WITH THE RELEASE DEVICE LOCATED ABOVE 54" FROM THE BOTTOM OF THE GATE.
- DWELLINGS THAT SERVE AS BARRIERS SHALL HAVE ALARMS OR BARRIERS PER FBC R4501.17.1.9.
- SCREEN ENCLOSURES WHICH ACT AS BARRIERS SHALL HAVE SELF-CLOSING & SELF-LATCHING DOORS WITH A LATCH LOCATED ABOVE 54". ANIMAL ACCESS DOORS ARE NOT PERMITTED.
- MESH SAFETY BARRIER SHALL MEET THE REQUIREMENTS OF FBC4501.17.1.15.
- FINAL ELECTRICAL AND BARRIER INSPECTIONS MUST BE APPROVED PRIOR TO FILLING WITH WATER.

CHEMICAL STORAGE:

- WARNING: IN-PROPER STORAGE OF POOL CHEMICALS CAN CAUSE FIRES, BODY INJURY, AND DEATH.
- CHEMICALS SHALL BE STORED PER NFPA-400 (FREE STANDARD AVAILABLE AT WWW.NFPA.ORG).
- ENERGY:

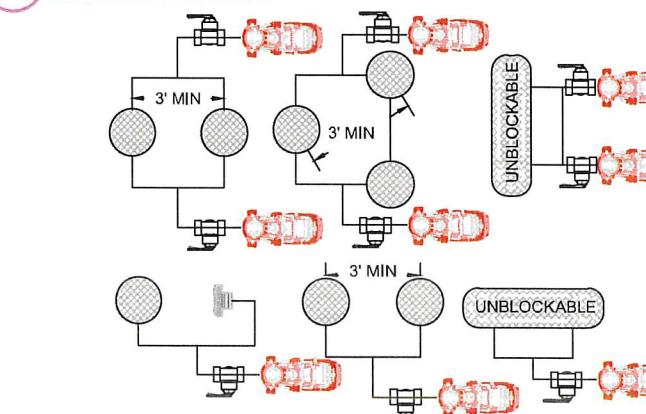
- DEDICATED PURPOSE POOL PUMPS SHALL MEET DEPARTMENT OF ENERGY 10 CFR 431.462 REQUIREMENTS
- HEATERS SHALL HAVE A ON/OFF SWITCH AND NOT HAVE A CONTINUES PILOT LIGHT PER R403.10.1.
- OUTDOOR HEATED SWIMMING POOLS & SPAS SHALL BE EQUIP WITH VAPOR-RETARDANT COVER.
- CONTRACTOR SHALL EXPLAIN USE TO OPERATOR UPON COMMISSIONING.
- PUMPS & HEATERS SHALL HAVE TIMMERS PER R403.10.2.
- GAS POOL HEATERS SHALL HAVE A MINIMUM EFFICIENCY OF 82%.
- HEAT PUMP POOL HEATERS SHALL HAVE A MINIMUM EFFICIENCY OF 4.0 COP.
- PIPING EFFICIENCY SHALL BE PER ANSI/APSP/ICC 15.

- FILTERS SHALL BE SIZED BY DIVIDING THE MAXIMUM PUMP FLOW BY THE FILTER FACTOR;
- CARTRIDGE = 0.375
- SAND = 15
- D.E. = 2

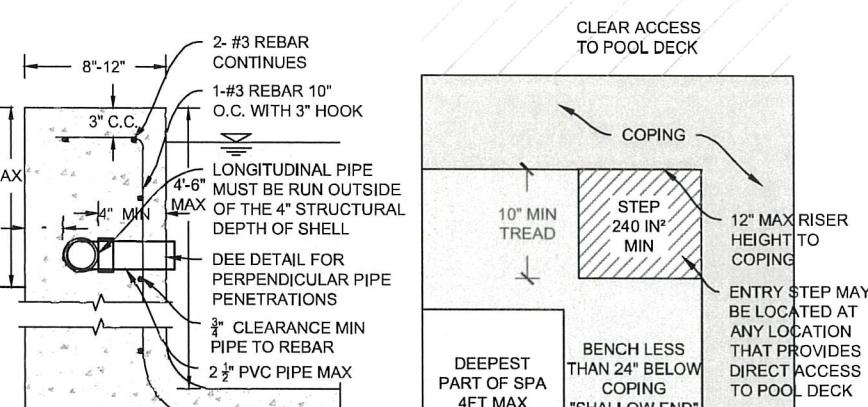


1. FOOTING IS NOT DESIGNED FOR SCREEN ENCLOSURE LOADS.
2. FOOTINGS AND PAVERS ARE DESIGNED FRAGILE AND WILL BREAK-UP AS TO NOT TRANSFER LOADS BETWEEN STRUCTURES.
3. AFTER A STORM EVENT THE FOOTING MAY NEED TO BE REPLACED AND PAVERS RE-SET.

FD1 RETAINING RIBBON FOOTING DETAIL
FOR RETAINING PAVER DECKING



ANSI/PTA/ICC 7
SUCCTION OUTLET FITTING ASSEMBLIES (SOFA)



SW1 NTS
SPA WALL ENTRY DETAIL

CODE REFERENCES:

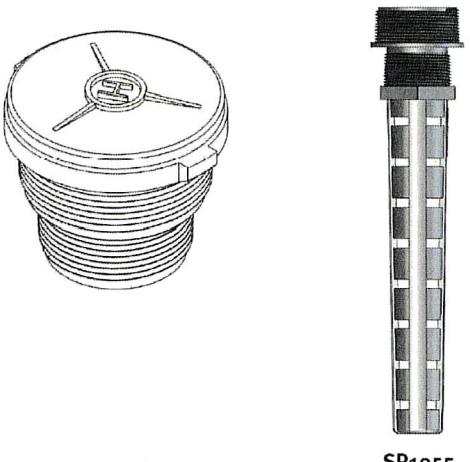
1. FBCR DEFINITIONS: SPA, NONPORTABLE. SEE "SWIMMING POOL."
2. FBC R4501.18 - STEPS ARE REQUIRED IN THE SHALLOW END WHERE WATER DEPTH EXCEEDS 24 INCHES.
3. FBC R4501.6.1 DESIGN, CONSTRUCTION AND WORKMANSHIP SHALL BE IN CONFORMITY WITH THE REQUIREMENTS OF ANSI/APSP/ICC 4; ANSI/APSP/ICC 5; ANSI/APSP/ICC 6; AND ANSI/APSP/ICC 7.

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|---|---|
| PROFESSIONAL ENGINEER SEAL | |
| | |
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| SCOTT WALKER PE NO 83270 | |
| PROJECT NAME | MILLER, STEPHANIE |
| PROJECT ADDRESS | 7124 SHORE DRS SOUTH PASADENA, FLORIDA 33707 |
| CONTRACTOR | |
| DESIGNER | EngPlans |
| SHEET NAME | STANDARD SPECIFICATION |
| DATE | 8/15/25 |
| REV # | |
| SHEET | 4 |
| OF | 6 |

COASTAL HIGH HAZARD AREA COMPLIANCE

HYDROSTATIC RELIEF VALVE

EMPTY POOLS DURING A HIGH WATER EVENT CAN CREATE A SUBSTANTIAL BUOYANT FORCE. POOLS SHOULD BE KEPT FULL DURING THESE EVENTS. HOWEVER, FOR THE OWNERS OR OPERATORS THAT ARE UNAWARE TWO HYDROSTATIC RELIEF VALVES IN EACH WATER VESSEL SHALL BE INSTALLED. THE VALVES SHALL BE INSTALLED IN THE SUCTION OUTLET FITTING ASSEMBLY NEAR THE DEEPEST PART OF THE VESSELS. THE VALVE INTAKE SHALL BE PIPED TO A ROCK DRAIN. SEE DRAIN DETAIL FOR INSTALLATION. VALVES SHALL BE HAYWARD SP1056 WITH A SP 1055 AS DEPICTED BELOW.



EQUIPMENT ANCHORAGE DETAILS
 1. GALVANIZED OR STAINLESS STEEL STRAPPING SHALL BE SIMPSON CS16 OR EQUIVALENT.
 2. FASTENERS SHALL BE 410 OR 300 SERIES STAINLESS.
 3. ALL EXISTING CONCRETE SHALL BE VERIFIED BY THE CONTRACTOR TO MEET THE REQUIREMENTS PRESCRIBED HEREIN.
 4. THE CONTRACTOR IS RESPONSIBLE TO ISOLATE DISSIMILAR METALS TO PREVENT ELECTROLYSIS.
 5. NOTIFY THE EOR IF SITE CONDITIONS VARY FROM CONDITIONS DETAILED.

• PUMPS - MUST BE ATTACHED TO CONCRETE WITH A MINIMUM OF 2 ANCHORS. MANUFACTURERS BASE PLATES OR MOUNTING HOLES MAY BE USED. IF MOUNTING HOLES ARE NOT PROVIDED OPTIONAL CONTINUES CS16 STRAP MAY BE USED WHICH MUST PASS OVER THE PUMP BODY SNUGLY AND BE ATTACHED AT EACH SIDE WITH ONE ANCHOR, OR INDIVIDUAL STRAPS ANCHORED TO THE FRAME. DETERMINE APPROPRIATE LOCATIONS USING MANUF. RECOMMENDATIONS
 • FILTERS - MUST BE ANCHORED TO CONCRETE WITH A MINIMUM OF 3 ANCHORS.
 • MANUFACTURERS BASE PLATES OR MOUNTING HOLES MAY BE USED. IF MOUNTING HOLES ARE NOT PROVIDED 3 INDIVIDUAL STRAPS TO BASE SHALL BE PROVIDED.
 • HEATERS/CHILLERS - MUST BE ANCHORED TO CONCRETE WITH A MINIMUM OF 4 ANCHORS. MANUFACTURERS BASE PLATES OR MOUNTING HOLES MAY BE USED. IF MOUNTING HOLES ARE NOT PROVIDED 4 INDIVIDUAL STRAPS TO BASE SHALL BE PROVIDED OR 2 CONTINUES STRAPS WHICH PASS OVER THE BODY SNUGLY AND ARE ATTACHED AT EACH SIDE WITH AN ANCHOR.
 • CONCRETE EQUIPMENT PADS SHALL BE $3\frac{1}{2}$ " MINIMUM THICKNESS AND SHALL HAVE BEARING ON UNDISTURBED MECHANICALLY COMPACTED SOIL. THEY SHALL BE ELEVATED BY INCREASING THICKNESS AS HIGH AS PRACTICAL. THE CONCRETE SHALL BE A MINIMUM 3000PSI WITH FIBER REMESH, 6" X 6" 10 GA X 10GA WWM, OR #3 REBAR MAT 12" O.C. E.W. THE WIDTH AND LENGTH OF THE PAD SHALL BE DETERMINED BY CONTRACTOR TO FIT THE EQUIPMENT AND MAINTAINING THE APPROPRIATE ANCHOR EDGE DISTANCE FOR TIE DOWNS BUT SHALL NOT BE SMALLER THAN THE SUM OF THE MINIMUM AREAS BELOW.

PUMPS - 3 SF
 FILTERS - 4 SF
 HEATERS/CHILLERS - 9 SF

EXAMPLE: 2 PUMPS, 1 FILTER, 1 HEATER = $3+3+4+9 = 19$ SF A SLAB 2.5'X8' = 20SF IS OK

PAGE SUMMARY OF DESIGNS:

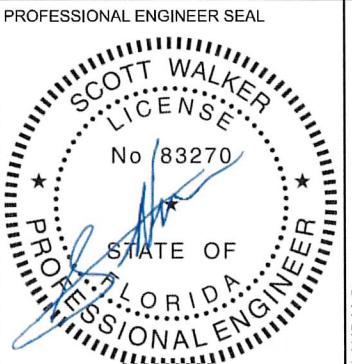
THIS PAGE IS DEDICATED TO SHOW THE POOL DESIGN HEREIN IS COMPLIANT WITH ASCE 24-14, FEMA P-499, FEMA P-55, FEMA TECHNICAL BULLETIN 5 -20, PROVISIONS FOR POOL & DECKS LOCATED IN COASTAL HIGH HAZARD ZONES INCLUDING COSTAL A AND V ZONES. THE ZONES ARE SEAWARD OF THE LIMWA (LIMIT OF MODERATE WAVE ACTION) LINE AND THEREFORE ARE DESIGNED FOR WAVE ACTION AND SCOUR.

THIS PAGE IS DESIGNED AS A SUPPLEMENTAL DOCUMENT TO THE POOL STANDARDS.

- THE IN-GROUND POOL HAS BEEN DESIGNED TO WITHSTAND ALL FLOOD-RELATED LOADS AND LOAD COMBINATIONS.
- THE POOL IS NOT LOCATED UNDER OR DIRECTLY ADJACENT OTHER STRUCTURES AND THEREFORE DOES NOT REQUIRE DEEP PILE FOUNDATIONS.
- THE MECHANICAL EQUIPMENT SHALL BE ELEVATED TO A HEIGHT PRACTICAL AND ANCHORED PER DETAIL TO PREVENT.
- THE POOL AND FEATURES SHALL BE FLUSH WITH THE SURROUNDING GRADE. FOR FUNCTIONALITY AND DUE TO SITE GRADE FLUCTUATIONS, A ELEVATION OF LESS THAN 12" ABOVE GRADE SHALL BE CONSIDERED DE MINIMS AND APPROVED FOR CONSTRUCTION. THE DESIGN WILL NOT DIVERT FLOOD WATERS OR DEFLECT WAVES WHICH WOULD INCREASE THE LOAD ON THE ADJACENT STRUCTURES.
- THE POOL HAS BEEN DESIGNED TO REMAIN IN THE GROUND DURING A DESIGN FLOOD CONDITION WITHOUT OBSTRUCTING FLOW THAT RESULTS IN DAMAGE TO ANY STRUCTURE.
- THE POOL HAS BEEN DESIGNED TO BE STRUCTURALLY INDEPENDENT OF ANY OTHER STRUCTURE.
- THE DECK IS DESIGNED TO BE FRANGIBLE AND BREAKAWAY SO AS TO MINIMIZE THE DEBRIS CAPABLE OF CAUSING SIGNIFICANT DAMAGE TO ANY STRUCTURE.
- THE DECK SHALL SUPPORTED BY MINOR QUANTITIES OF NON-STRUCTURAL FILL.
- THE PROTECTION OF MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS SHALL BE PER R322.1.6

CERTIFICATION:

I SCOTT WALKER PE HAVE REVIEWED AND APPROVED THE POOL PLAN IS IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND TECHNICAL BULLETINS AS REFERENCED AND DOES NOT ADVERSELY EFFECT THE ADJACENT STRUCTURES.



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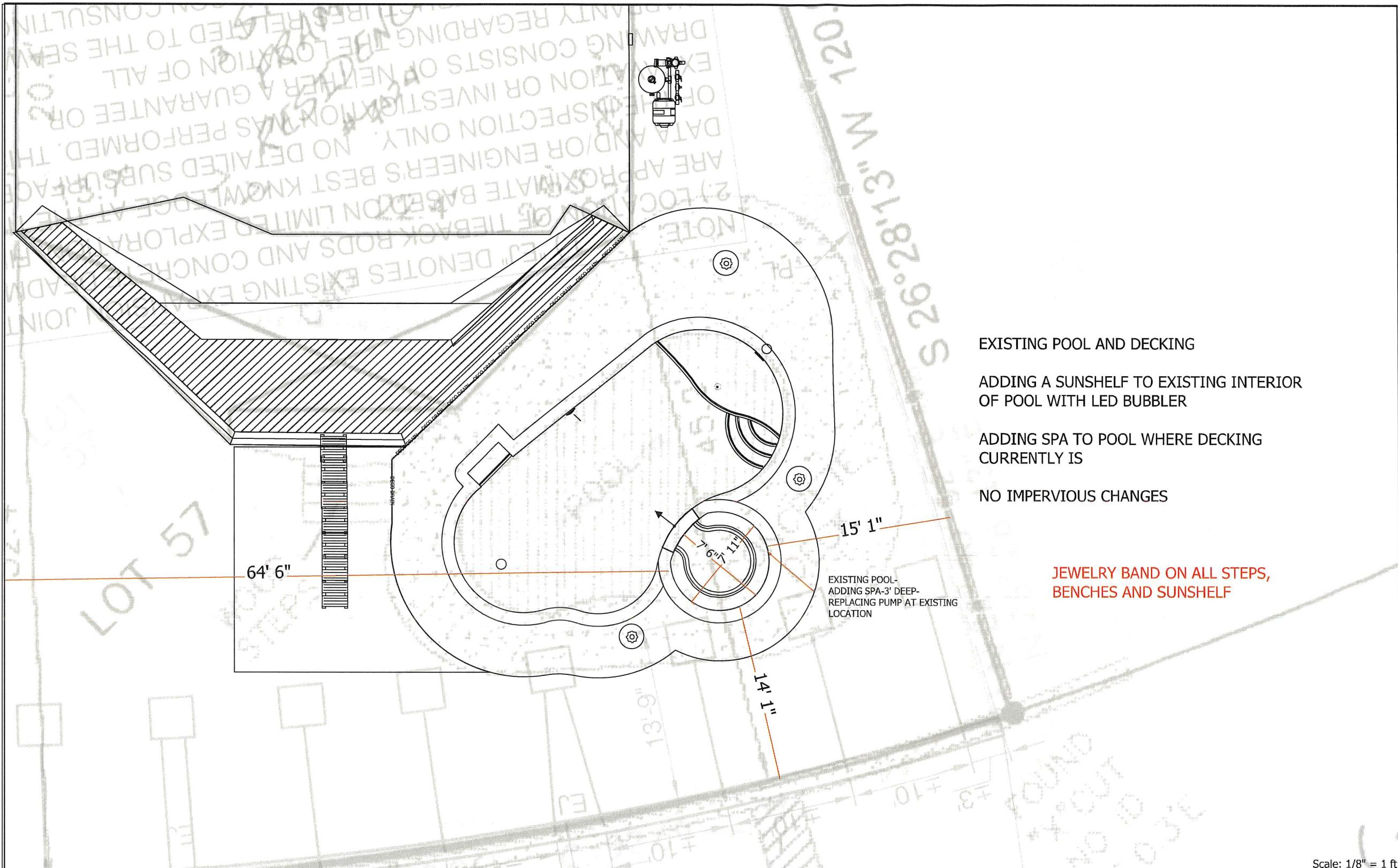
| | |
|-----------------|--|
| PROJECT NAME | MILLER, STEPHANIE |
| PROJECT ADDRESS | 7124 SHORE DR S SOUTH PASADENA, FLORIDA 33707 |

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|------------|--|-----------------------|
| RECEIVED | SEP 10 2025 | Community Improvement |
| CONTRACTOR | Pool Perfection, LLC 9310 Union Rd Bldg 1 Suite 600, Largo, FL 33771 (727) 518-7665 | |
| DESIGNER | EngPlans 730 123RD AVE TREASURE ISLAND, FL 33706 727-656-0553 WWW.ENGPLANS.COM | |

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|------------|------------------------|-------|
| SHEET NAME | CHHA COMPLIANCE (CHHA) | |
| DATE | 8/15/25 | REV # |
| SHEET | 5 | OF 6 |

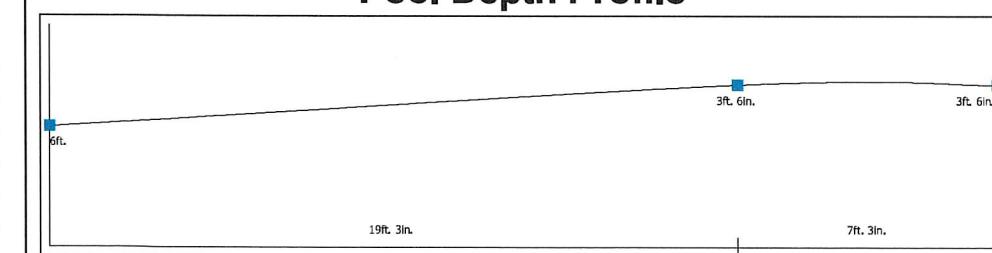
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| <p>SECTION DETAIL S2 NTS</p> | | <p>PAGE SUMMARY OF DESIGNS: THIS PAGE SHALL BE USED WITH POOLS THAT HAVE AN ELEVATED POOL BEAM BETWEEN 30" TO 60" ABOVE ADJACENT GRADE, THE POOL WALL HAS BEEN DESIGNED TO WITHSTAND ALL WIND RELATED LOADS AND SUPERIMPOSED LOADS DEVELOPED FROM SCREEN ENCLOSURE.</p> <p>THIS PAGE IS DESIGNED AS A SUPPLEMENTAL DOCUMENT TO THE POOL STANDARDS. • THE GENERAL NOTES AND OTHER SPECIFICATIONS AND RESTRICTIONS AS SPECIFIED IN THE REFERENCED STANDARDS APPLY UNLESS NOTED OTHERWISE. THE INTENT IS TO SHOW STRUCTURAL DETAILING AND ALLOWANCES. SEE LAYOUT FOR SITE SPECIFIC DETAILS. • EPOXY IS DEFINED HERE-IN SHALL BE SIKA ANCHORFIX-3001 ESR-3608 OR SIMPSON SET-XP, ESR-2508 ANCHORING ADHESIVE INSTALLED PER MANUFACTURER SPECIFICATIONS. • ALL ADDITIONS SHALL MEET ALL OF THE REQUIREMENTS AND DETAILS OF NEW CONSTRUCTION UNLESS NOTED OTHERWISE. • DURING STRUCTURAL ALTERATIONS CONTRACTOR SHALL INSPECT THE POOL FOR COMPLIANCE WITH ANSI/PHFA/ICC - 7 OR UPGRADE ACCORDINGLY. • #3 REBAR SHALL BE ANCHORED BY DRILLING A $\frac{1}{2}$" Ø HOLE $\frac{1}{2}$" DEEPER THAN REQUIRED EMBEDMENT DEPTH WITH A 1 1/2" MIN EDGE DISTANCE, BRUSH AND BLOW OUT HOLE AND FILL WITH EPOXY, MARK AND INSERT BAR A DEPTH OF 3" U.N.O. • ACTIVE STRUCTURAL CRACKS SHALL NEVER BE REPAIRED OR JUST COVERED UNTIL STRUCTURE IS STABILIZED FROM FUTURE MOVEMENT. • NON-STRUCTURAL CRACKS ARE DEFINED AS CRACKS THAT ARE BARLEY VISIBLE AND UP TO $\frac{1}{16}$" WHICH ARE GENERALLY CAUSED BY TEMPERATURE OR SHRINKAGE DURING THE CURING STAGE.. THESE CRACKS GENERALLY PROPAGATE FROM LOCAL STRESS POINTS SUCH AS STRUCTURAL CORNERS, SQUARE MAIN DRAINS, AND OTHER CHANGES IN THICKNESS OR DIRECTIONS. THESE CRACKS ARE IN THE TOP 25% OF THE SLAB THICKNESS ARE COSMETIC ONLY AND REMEDIATION IS NOT COVERED IN THIS DOCUMENT.</p> | <p>PROFESSIONAL ENGINEER SEAL</p> <p>THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SCOTT WALKER PE ON THE DATE ADJACENT TO THE SEAL USING A SHA256 RSA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA256 RSA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.</p> <p>SCOTT WALKER PE NO 83270</p> |
| <p>SECTION DETAIL S1 NTS</p> | | <p>SIKASWELL-A 2010 ADHERED WITH SIKASWELL S-2 OR SIKA RIBBED PVC WATERSTOP EMBEDDED INTO GROOVE WITH SIKASWELL S-2 PER MANUFACTURER INSTALLATION INSTRUCTIONS. REQUIRED FOR ALL COLD JOINTS THAT RETAIN WATER</p> <p>PERPENDICULAR VIEW EXISTING CONCRETE NEW CONCRETE</p> <p>MARK REBAR WITH MINIMUM EMBEDMENT DEPTH AND INSERT TO MARK</p> <p>DRILL $\frac{1}{2}$" Ø HOLE $\frac{1}{2}$" DEEPER THAN REQUIRED EMBEDMENT AS SPECIFIED</p> <p>PARALLEL VIEW EXISTING CONCRETE NEW CONCRETE</p> <p>FILL COMPLETELY WITH EPOXY EVACUATE DUST MARK REBAR WITH MINIMUM EMBEDMENT DEPTH AND INSERT TO MARK</p> <p>DRILL $\frac{1}{2}$" Ø HOLE $\frac{1}{2}$" DEEPER THAN REQUIRED EMBEDMENT AS SPECIFIED FILL COMPLETELY WITH EPOXY</p> <p>POST INSTALLED REBAR DETAIL</p> | |
| <p>POOL FLOOR ELEVATION CHANGE DETAIL NTS</p> | | <p>CONTRACTOR</p> <p>PROJECT NAME MILLER, STEPHANIE</p> <p>PROJECT ADDRESS 7124 SHORE DR S SOUTH PASADENA, FLORIDA 33707</p> <p>RECEIVED</p> <p>POOL PERFECTION, LLC 93101 Bimerton Rd Bldg 1 Suite 600 Largo, FL 33771 (727) 518-7665</p> <p>DESIGNER</p> <p>EngPlans 730 123RD AVE TREASURE ISLAND, FL 33706 727-656-0553 WWW.ENGPLANS.COM</p> <p>SHEET NAME ADDITION-ALTERATION DETAIL (AD1)</p> <p>DATE 8/15/25 REV #</p> <p>SHEET 6 OF 6</p> <p>THIS DOCUMENT IS PROPERTY OF ENGPLANS, LLC. IT IS NOT TO BE REPRODUCED IN WHOLE OR IN PART. IT IS NOT TO BE USED FOR ANY OTHER PROJECT. (C) COPYRIGHT 2018-PRESENT, ENGPLANS LLC.</p> | |
| <p>ADDITION-ALTERATION DETAIL (AD1)</p> <p>S1</p> <p>S2</p> <p>CUT AND REMOVE 2" OUT OF EXISTING POOL BEAM THE WIDTH OF THE NEW SPA</p> <p>ADDED SPA ELEVATION SAME AS POOL BEAM</p> <p>NTS</p> | | | |



Scale: 1/8" = 1 ft

Pool Depth Profile



Project Name: _____
 Client Name: Brett Miller
 Client Email: _____
 Client Phone: _____
 Address: 7124 Shore dr S
 City: S Pasadena
 State/Province: _____
 Zip/Postal Code: 33707

Block: _____
 Subdivision: _____
 Lot #: _____ Gate Code: _____
 PG: _____ PB: _____
 Notes: _____

Pool Specs

Perimeter: 79' 1" Area: 362.36 ft²
 Envelope: 29' 9" x 16' 7"
 Depth: 6' to 3' 6" RTNS: _____
 Drains: 1 Lights: 1
 Skim: _____ P.C.: _____
 Dig Type _____ Volume: 9,472 gallons
 Spillover Length(s): _____
 Coping Material: Artistic Eurolock Glacier
 Interior Finish: Marquis Bluestone
 Notes: _____

Spa Specs

Perimeter: 24' 6" Area: 47.51 ft²
 Jets: 6 Height: 12"
 Lights: 1 RTNS: _____
 Drains: 0 Spillover Length(s): 4'
 Coping Material: Artistic Eurolock Glacier
 Interior Finish: Marquis Bluestone
 Notes: _____

Tile Specs

Raised Beams: _____

Pool Tile Material: MEZ-0102
 Spa Tile Material: MEZ-0102
 Notes: _____

Deck Specs

Perimeter: 194' 2" Area: 748.53 ft²
 Coping Area: 0 ft²
 Coping Material: _____
 Surface Material: Artistic Eurolock Glacier
 Turn Down: _____ Riser: _____

NOTES: _____

Equipment

Circ Pump: 2.0hp vsp Control Panel: _____
 Pump #2: _____ Remote: _____
 Pump #3: _____ Sanitizer: Ttrue clear
 Filter: CS200 Blower: 1.0
 Heater: JRT3000R Fill Line: _____
 Cleaner: _____ Other: _____
 Pool Light: HC Other: _____
 Spa Light: HC Other: _____
 Other: _____ Other: _____

NOTES: _____

RECEIVED

SEP 10 2020

City of South Pasadena
 Community Improvement District

2. APPROVAL OF COMMISSION MEETING MINUTES FOR THE MONTH OF
JANUARY 2026 ON FILE IN CITY CLERK'S OFFICE

AGENDA MEETING, JANUARY 6, 2026; ADMINISTRATIVE WORKSHOP,
JANUARY 6, 2026; REGULAR COMMISSION MEETING, JANUARY 13,
2026; ADMINISTRATIVE WORKSHOP, JANUARY 20, 2026.

CITY OF SOUTH PASADENA



AGENDA SUBMITTAL FORM

Ordinance: Date Submitted: 01/28/2026

Resolution: NO. 2026-01 Agenda Meeting Date: 02/03/2026

Motion: Regular Meeting Date: 02/10/2026

Information Only Submitted By: MAYOR PENNY

No Action Needed: Written By:

Discussion:

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

RESOLUTION NO. 2026-01 - A RESOLUTION OF THE CITY OF SOUTH PASADENA, FLORIDA, ESTABLISHING THE 2026 CHARTER REVIEW COMMITTEE, SETTING A TIME FRAME FOR SUBMISSION OF THE COMMITTEE'S FINAL REPORT AND ASSIGNING STAFF TO ASSIST THE COMMITTEE.

Motion Proposed:

TO PASS RESOLUTION NO. 2026-01

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

RESOLUTION NO. 2026-01

A RESOLUTION OF THE CITY OF SOUTH PASADENA,
FLORIDA, ESTABLISHING THE 2026 CHARTER
REVIEW COMMITTEE, SETTING A TIME FRAME FOR
SUBMISSION OF THE COMMITTEE'S FINAL REPORT
AND ASSIGNING STAFF TO ASSIST THE COMMITTEE.

WHEREAS, Section 7.04 of the City Charter requires the City Commission to adopt a resolution establishing the duration of the Charter Review Committee, setting a due date for the Committee's final report and assigning staff to assist the Committee; and

WHEREAS, the City Commission is scheduled to select the nine member Charter Review committee at the March 10, 2026 Regular Commission Meeting using a ballot and ranking method.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of South Pasadena that the Charter Review Committee of 2026 shall commence at the time of appointment by the City Commission on March 10, 2026 and the Committee shall remain in existence through June 2, 2026, at which time the final written report will be presented to the Commission at an Administrative Workshop. The City Clerk and the City Attorney shall act as staff to the Committee and shall perform any duties requested by the Committee. The City's Department of Administration shall serve as recording secretary for the Committee. Department Heads shall be available to attend committee meetings, when requested.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2026.

Arthur Penny, Mayor

ATTEST:

Carley Lewis, City Clerk

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

CITY OF SOUTH PASADENA



AGENDA SUBMITTAL FORM

Ordinance: Date Submitted: 01/28/2026

Resolution: Agenda Meeting Date: 02/03/2026

Motion: X Regular Meeting Date: 02/10/2026

Information Only Submitted By: COMM. NEIDINGER

No Action Needed: Written By:

Discussion:

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

TO DESIGNATE A REPRESENTATIVE AND AN ALTERNATE BOARD MEMBER ON THE PUBLIC RISK MANAGEMENT OF FLORIDA'S GROUP HEALTH TRUST BOARD OF DIRECTORS.

Motion Proposed:

TO DESIGNATE FINANCE DIRECTOR HEATHER GUADAGNOLI AS REPRESENTATIVE ON THE PUBLIC RISK MANAGEMENT OF FLORIDA'S GROUP HEALTH TRUST BOARD OF DIRECTORS AND CITY ADMINISTRATOR CARLEY LEWIS AS THE ALTERNATE BOARD MEMBER.

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

[Place on Entity's Letterhead]

DESIGNATION OF BOARD MEMBERS

January 20, 2026

Mrs. Robbie L. Chartier
Executive Director
Public Risk Management of Florida
3434 Hancock Bridge Pkwy, Suite 203
Fort Myers, FL 33903

Dear Mrs. Chartier:

At the regular Commission meeting held on (date), the Commission designated
(name, title) to serve as the City of South Pasadena's Representative on
the Public Risk Management of Florida's Group Health Trust Board of Directors and
(name, title) as the Alternate Board Member effective January 20, 2026.

Sincerely,

Designated Official Name / Title