



City of South Pasadena

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

A G E N D A

REGULAR COMMISSION MEETING
SOUTH PASADENA, FLORIDA

TUESDAY, FEBRUARY 10, 2026
COMMISSION CHAMBERS 7:00 P.M.

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

DISCUSSION ITEMS

PUBLIC HEARING - QUASI-JUDICIAL

1. CONSIDERATION OF APPLICATION FOR VARIANCE FROM 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 10, 2026 - 7:00 P.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.
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.

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



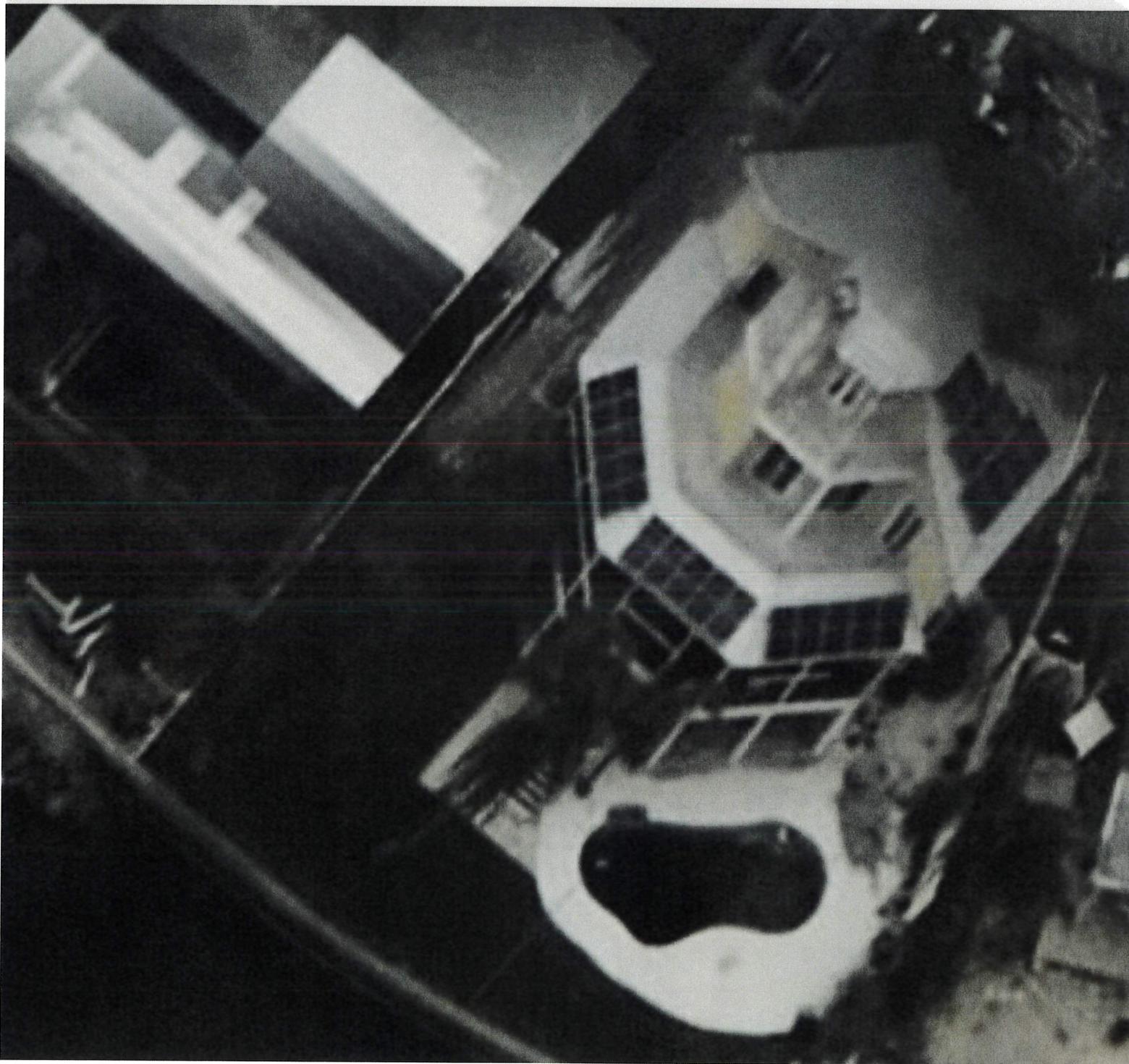
Post MILTON

Hurricane MILTON Imagery

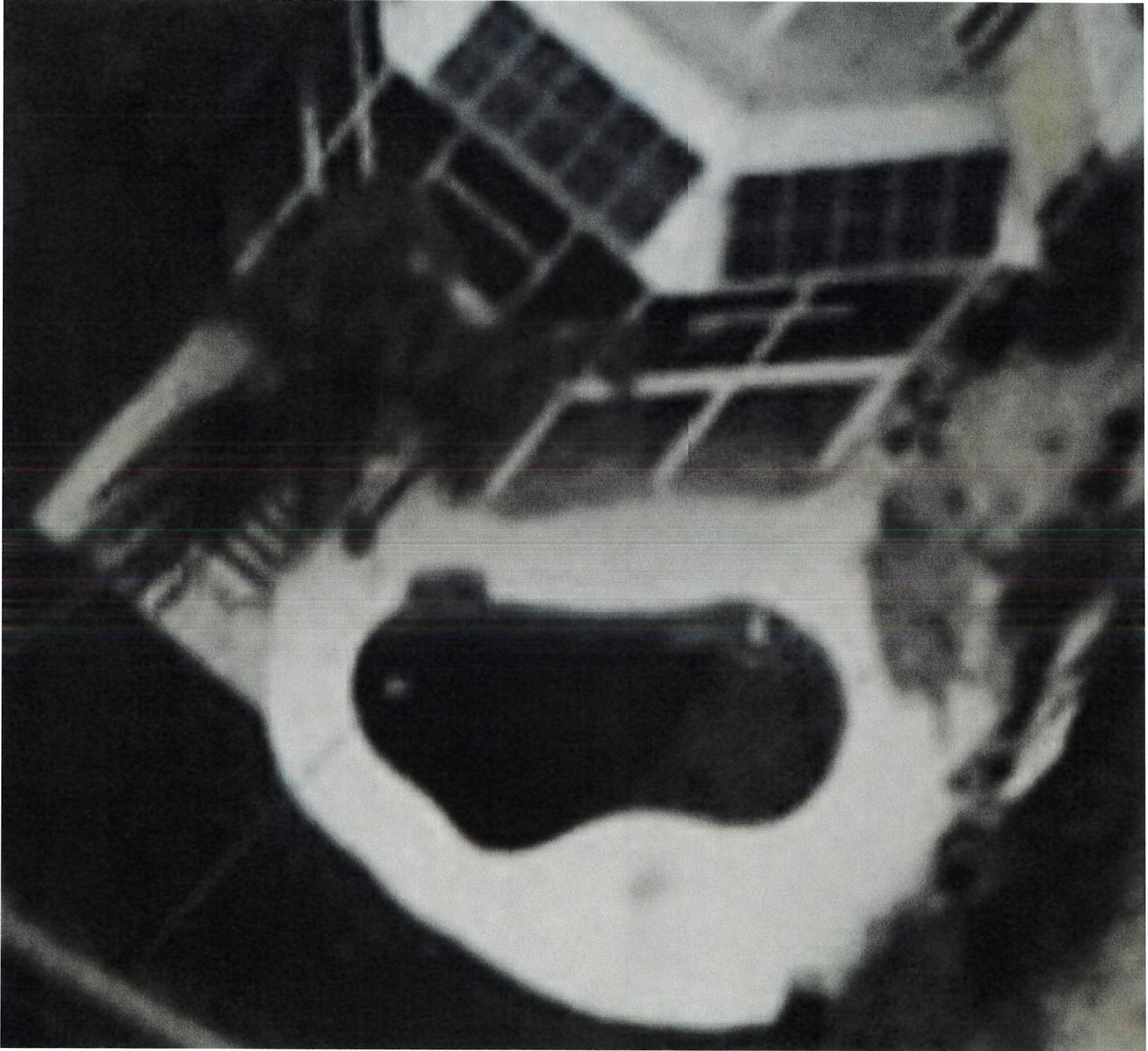
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POST MILTON



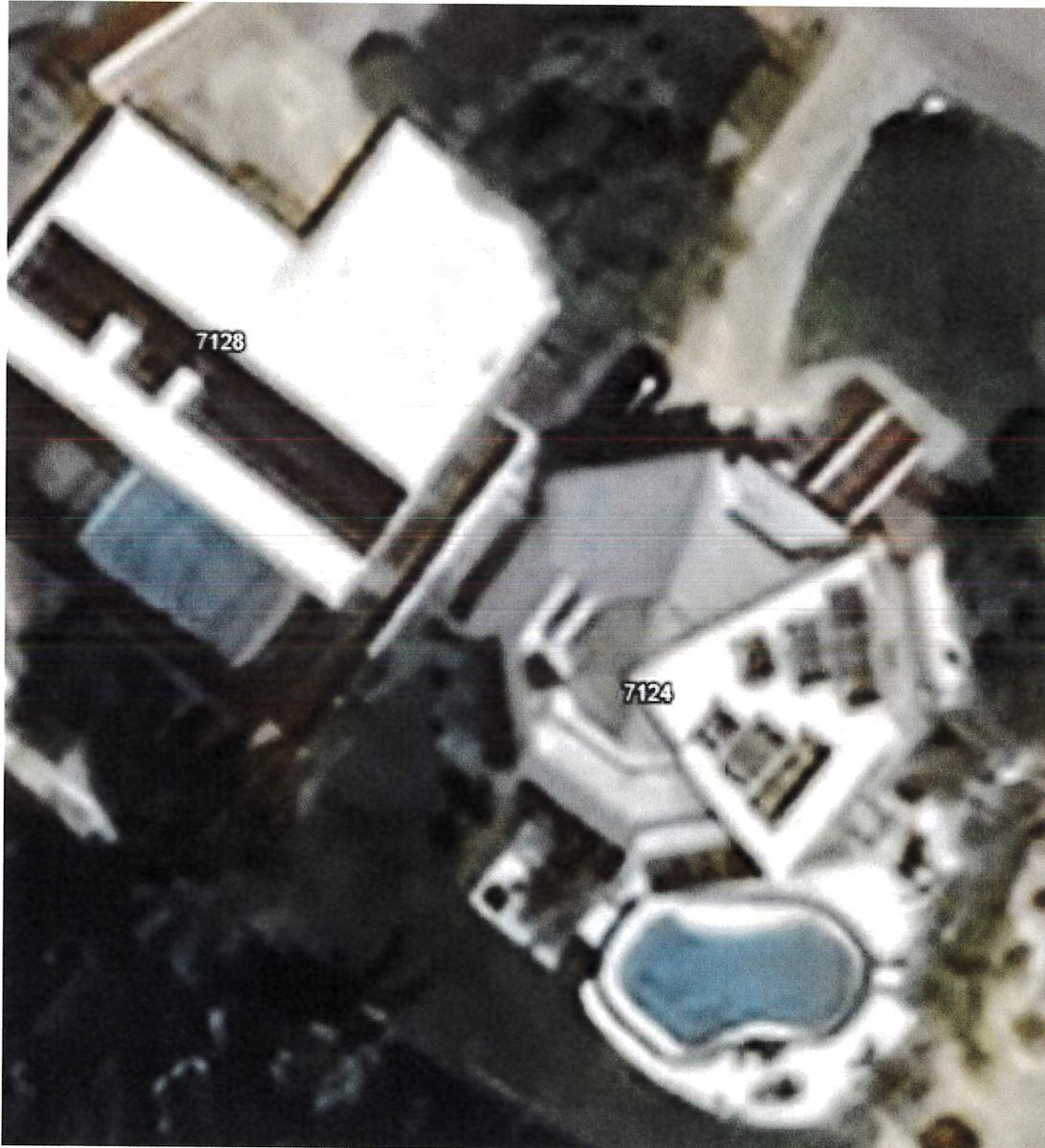
4/27/24

Historical Imagery < Apr 27, 2024 >

>|

2014

2015



2/23/25

New! Add data layers

Historical Imagery < Feb 23, 2025 >

>|

2014

2015





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@mysouthpasadena.com 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* *(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

DEC 09 2025

City of South Pasadena
Community Improvement Dept

Date: 12/8/2025

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

Property Owner: Brett & Stephanie Miller

Property Owner's Address: 7124 S Shore Dr S
S 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 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.

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 Applicant

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

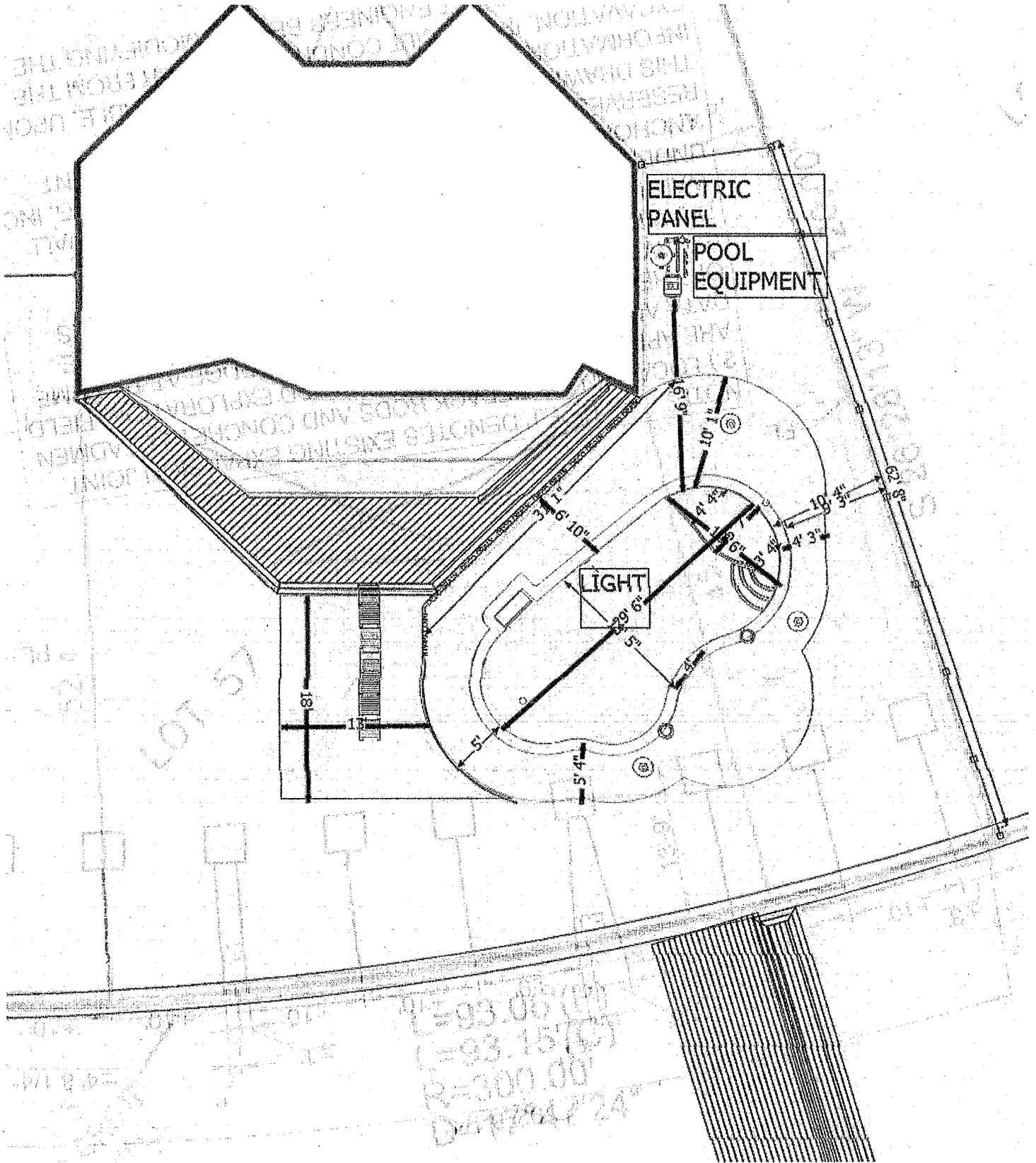
Fee of \$ 250.00 paid on 12-9-2025 via check #2225
Amount Date Check #, Money Order #, Etc.

[Signature]
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

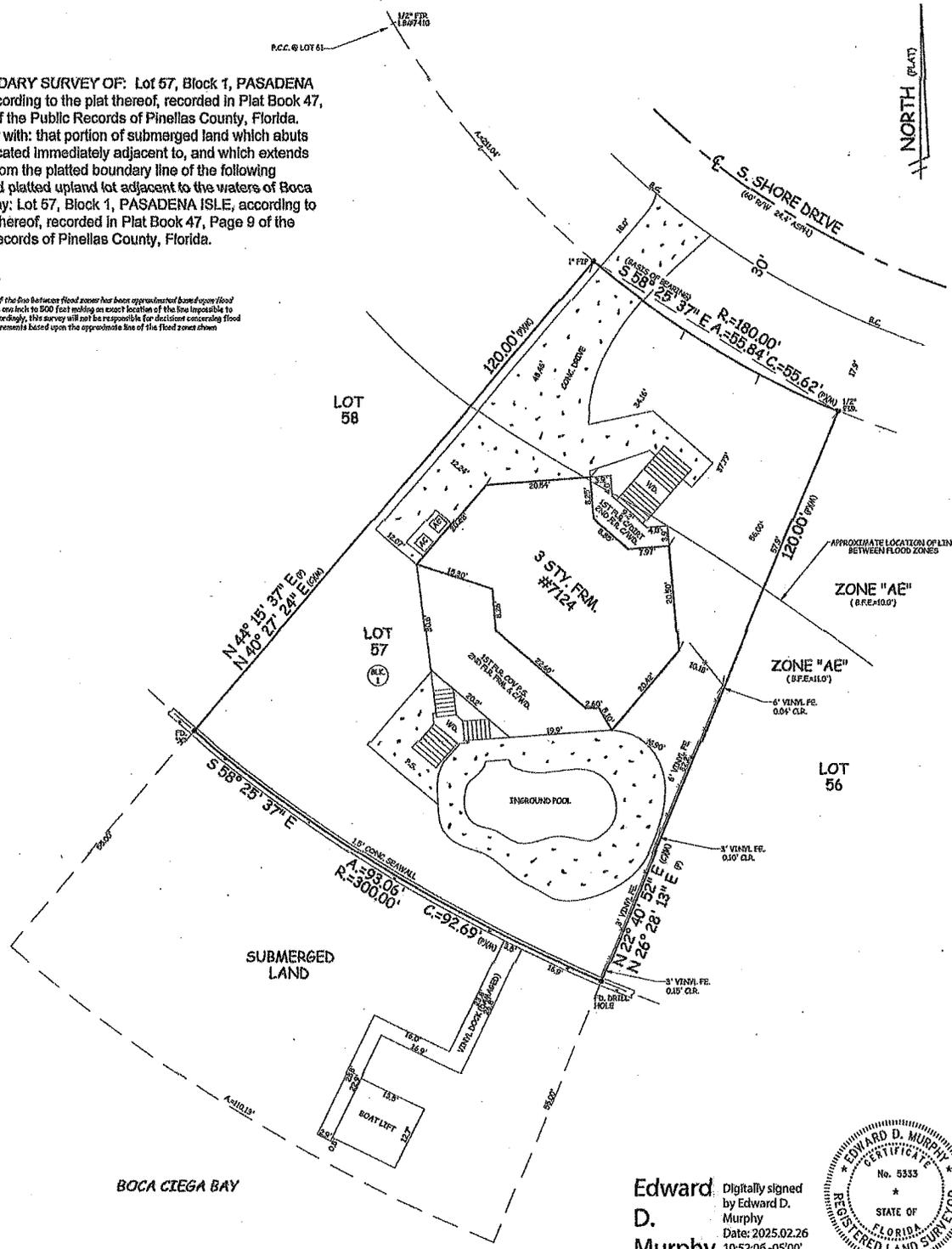


JOB NO.: 250201		MURPHY'S LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	L.B. #7410
DRAWN BY: MRB	CHECKED BY: EDM		PH. (727) 347-8740
DATE OF FIELD WORK: 2/17/2025			FAX (727) 344-4640
CERTIFIED TO: Brett M. Miller			

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 line between flood zones has been approximated based upon flood maps that scale one inch to 500 feet making an exact location of the line impossible to determine. Accordingly, this survey will not be responsible for decisions concerning flood insurance requirements based upon the approximate line of the flood zones shown herein.



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

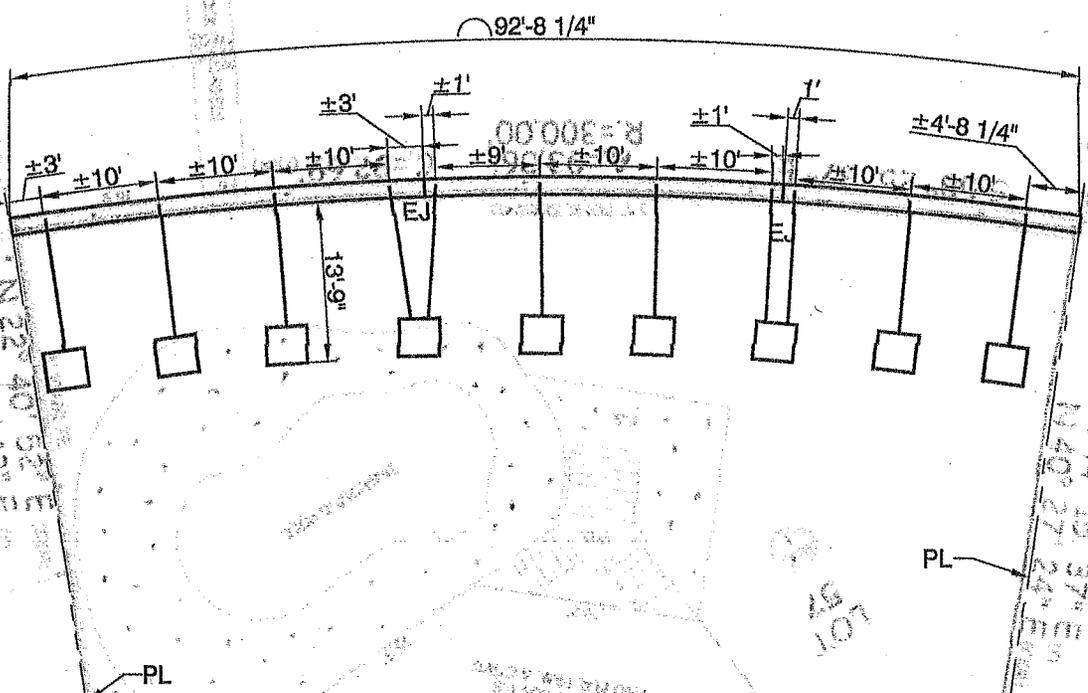
According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in Flood zone: AE Comm. Panel No. : 125151 0276 H Map Date : 8/24/2021 Base Flood Elev : 10.0' - 11.0'

FOR THE EXCLUSIVE USE OF THE HEREIN PARTIES, 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 TO THE MINIMUM REQUIREMENTS OF CHAPTER 11-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDER NO CIRCUMSTANCES SHOULD THIS SURVEY BE USED FOR ANY OTHER PURPOSES WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH. SURVEY NOT VALID FOR MORE THAN ONE (1) YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMPLOYED WITH SURVEYOR'S SEAL, BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

LEGEND: F.I.P. - FOUND IRON PIPE F.C.M. - FOUND CONCRETE MONUMENT F.I.R. - FOUND IRON ROD S.I.L. - SET IRON ROD 1/2" LB #7410 P.R.C. - POINT OF REVERSE CURVATURE P.O.C. - POINT OF COMPOUND CURVATURE F.N.F.L.R. - FINISHED FLOOR ELEVATION P.R.M. - PERMANENT REFERENCE MONUMENT N.A.M.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988	FD - FOUND N.A.D. - NAD AND DISK P.O.L. - POINT ON LINE P.C. - POINT OF CURVATURE P.T. - POINT OF TANGENCY P.I. - POINT OF INTERSECTION X.M.C. - FENCE F.L. - FENCE C.L.F. - CHAIN LINK FENCE A.A. - ADJACENT FENCE A.D. - ADJACENT	R - RADIUS A - ARC D - DELTA C - CHORD R/W - RIGHT OF WAY # - NUMBER M.W. - MASONRY F.R.M. - FRAME G.I. - GRATE INLET O.B. - CATCH BASIN F.H. - FIRE HYDRANT	M.S. - METAL SHED ALUM. - ALUMINUM W.H. - WATER HEATER P.A. - PATIO STONE D.P. - GARPORT P.L. - PLANTER E.C. - EDGE OF CURB E.P. - EDGE OF PAVEMENT E.R. - EDGE OF ROAD E.O.W. - EDGE OF WATER T.O.B. - TOP OF BANK	W.W. - WIND WALL C - CENTERLINE R/W - RIGHT OF WAY P.L. - PLAT (C) - CALCULATION (D) - DEED (M) - MEASURED N - NORTH S - SOUTH E - EAST W - WEST	ESMT. - EASEMENT M.H. - MANHOLE CONG. - CONCRETE C.C.L. - CEMENT C.C.L. - COLUMN MD - WOOD BLK. - BLOCK S.W. - EAVESWALL ASPH. - ASPHALT UTL. - UTILITY DR. - DRAINAGE	O.H. - OVERHANG GAR. - GARAGE C/P.W. - COVERED PAVED C.P.S. - COVERED PAVED STONE C.O. - COVERED CONCRETE A.D. - AIR CONDITIONER E.P. - EARTHED POINT P.P. - COVERED POWER LINES T.T. - OVERHEAD TELEPHONE LINES P.P. - POWER POLE L.P. - LIGHT POLE
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EDWARD D. MURPHY REG. P.L.S. # 5335

SUBMITTED LAND



NOTE:

- 1.) "EJ" DENOTES EXISTING EXPANSION JOINT.
- 2.) LOCATION OF TIEBACK RODS AND CONCRETE DEADMEN ARE APPROXIMATE BASED ON LIMITED EXPLORATION, FIELD DATA AND/OR ENGINEER'S BEST KNOWLEDGE AT THE TIME OF THE INSPECTION ONLY. NO DETAILED SUBSURFACE EXCAVATION OR INVESTIGATION WAS PERFORMED. THIS DRAWING CONSISTS OF NEITHER A GUARANTEE OR WARRANTY REGARDING THE LOCATION OF ALL UNDERGROUND STRUCTURES RELATED TO THE SEAWALL ANCHORING SYSTEM. REUBEN CLARSON CONSULTING, INC. RESERVES THE RIGHT TO AMEND AND/OR SUPPLEMENT THIS DRAWING/REPORT IN THE EVENT ADDITIONAL INFORMATION BE UNCOVERED OR MADE AVAILABLE. UPON EXCAVATION, IF AS-BUILT CONDITIONS DIFFER FROM THE DRAWING, CONTACT ENGINEER BEFORE MODIFYING THE

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

<p>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</p>	OWNER:	CONTRACTOR:	DATE:	SHEET:	
	STEPHANIE MILLER		7-18-2025	1 OF 1	
	7124 S SHORE DR S SOUTH PASADENA, FL		DRAWN/CHECK BY:	REVISIONS:	
	TIEROD/DEADMEN LOCATION		JH/JA		
		SCALE:	PROJ. NO.		
		N.T.S.	RR25-258P468S		

RECEIVED

OCT 14 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: POWERSERVICES 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

 Troy Hawkins / Lic Holder
SIGNATURE OF LICENSE HOLDER/AGENT PRINT NAME/TITLE

DENIED (see comments) 10/20/25
 APPROVED

REVIEWER: _____ APPROVED DATE: _____



9310 Ulmerton Road BLD #1 UNT 500 Largo FL 33771

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

11.1.22

Type: REMODEL W PERMIT	
Permitter: 81	Total Area: 769
Depth: 3	Shallow: 364
Deep: 7	Deep: 405
	# Wall Steps: 5
	# Wall Steps: 0

RECEIVED

SEP 10 2025

City of South Pasadena
Community Improvement Dept

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: stephanie@poolperfection.com	Construction Specialist Email: justin@poolperfection.com

DESCRIPTION	SPA DIMENSIONS	ADDITIONAL INFO	TYPE	QUANTITY	TOTAL
Add Spa W/ spillover	8x8 (64 SF)		CONCRETE		\$ 517,700.00
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		13X16 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	\$ 3,635.00
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 L.E.D				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

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:

- I have read, understand, and agree to the entire contract including the terms and conditions herein. *BM*
- 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*
- I have received a copy of the final drawing. The final drawing is final upon execution and made part of this contract. *BM*
- 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*
- 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*
- I understand that Permitting and all electrical costs are 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*
- With regards to the "Final Draw" and punch out for items, if punch out items still remain \$500 will be held by owner and punch out for items are completed and finished. The difference between the final draw plus permitting and electrical costs minus \$500 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%	DEPOSIT	\$ 22,779.75
1ST DRAW DUE AT SHELL RESTORATION	25%	1 ST DRAW	\$ 22,779.75
2ND DRAW DUE AT EQUIPMENT	25%	2 ND DRAW	\$ 22,779.75
Final Draw at Interior	25%	FINAL	\$ 22,779.75

X [Signature]
CUSTOMER ACCEPTANCE: PRINT AND SIGN

X 8/9/2025
DATE

Justin Duncan
POOL PERFECTION, LLC

8/9/25
DATE

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. CONTRACTORS 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 NEGLIGENCE 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 CONCERNS 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 manufacturer's 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: X [Signature] Dated X 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: *Batt Mella* Dated *8/9/2025*

This instrument prepared by:

Permit #: _____

For use by Clerk of the Court

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

Notice of Commencement:

- Legal Description of Property: Pasadena Isle BIKI lot 57 together with that subtract of DJ on SL-78 Travers
A. Physical Street Address: 7124 S. Shore dr Pasadena FL 33707
- General Description of Improvement: new pool
- 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): _____
- Contractor's Name: Pool Perfection
Address: 9310 Ulmerton rd. Largo Phone # 727-578-7665
- Surety (if applicable, copy of the payment bond attached): _____
- Lender's Name, Address & phone number: _____
- 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: _____
- 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 #: _____
- 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 FO 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 YOU NOTICE OF COMMENCEMENT.

Owner's Signature: [Signature]
Printed Name & Title: Brett Miller - owner

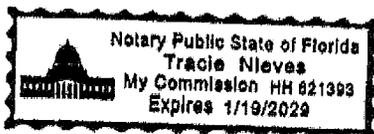
(For Notary Seal)

The foregoing instrument was acknowledged before me this 13th Day of October 2025 BY Brett Miller

Personally Known Produced ID (Type ID) [Signature]

Notary Signature: [Signature]

Print Name: Tracie Nieves





City of South Pasadena
Community Improvement Department

RECEIVED

OCT 15 2025

City of South Pasadena
Community Improvement Dept

**Affidavit for a Residential
Swimming Pool, Spa & Hot Tub**

I, Meaghan 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. Flooring
- 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)

[Signature]
CONTRACTOR'S SIGNATURE AND DATE

[Signature]
OWNER'S SIGNATURE AND DATE

Meaghan K. Byrne
CONTRACTOR'S NAME PLEASE PRINT

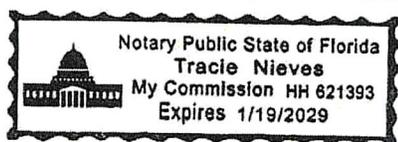
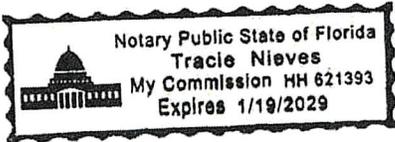
Stephanie Miller
OWNER'S NAME PLEASE PRINT

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

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

[Signature]
Signature of Notary Public
Personally Known/Produced Identification
Type of ID Produced _____

[Signature]
Signature of Notary Public
Personally Known/Produced Identification
Type of ID Produced DL





WR # 58944635

August 13, 2025

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

Subject: Pool No Conflict – 7124 S Shore Dr S

RECEIVED

SEP 18 2025

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>

RECEIVED

SEP 1 11 2025

City of South Pasadena
Community Improvement Dept

Boundary Survey



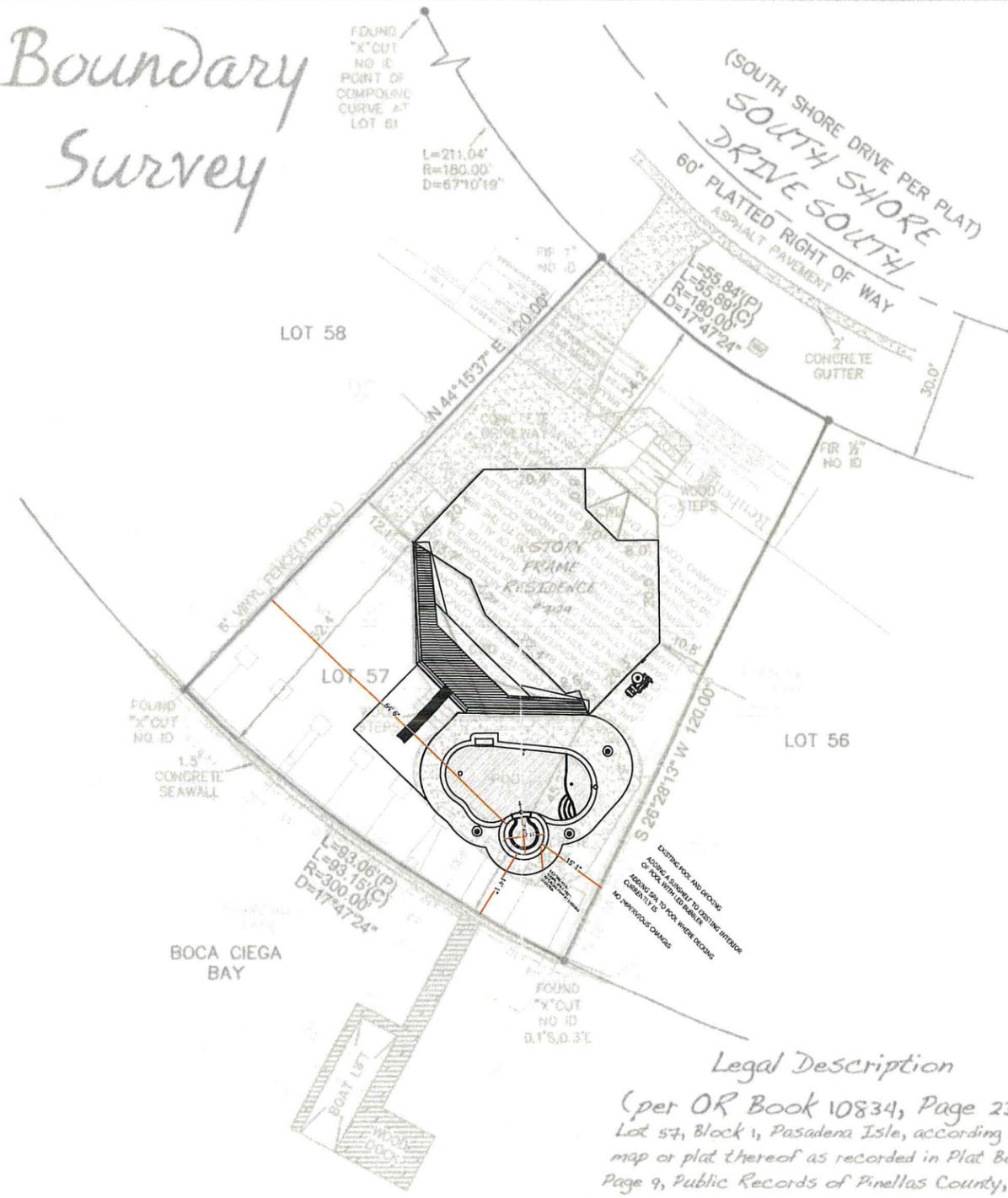
ADDRESS
7124 South Shore Drive South
Pasadena, FL 33707

- LEGEND**
- OR Book = Official Record Book Pg = Page
 - CC = Covered Concrete FN&D = Found Nail & Disk
 - ID = Identification [E] = Electric Box
 - LB = Licensed Business [W] = Water Meter
 - FIP = Found Iron Pipe [L] = Light Pole
 - FIR = Found Iron Rod [T] = Telephone Riser
 - C/S = Concrete Slab [TR] = Transformer
 - D = Central Angle P/E = Pool Equipment
 - L = Arc Length [C] = Cable TV Riser
 - R = Radius [P] = Plat Dimension
 - CWD = Covered Wood Deck [C] = Calculated Dimension

JOB #:	VLSR16-1414
CLIENT #:	
FIELD DATE:	5/24/16
CREW:	1414
DRAFTER:	DF
APPROVED:	JEW
SCALE:	1" = 30'

X Borrower's Acknowledgment and Acceptance

X Borrower's Acknowledgment and Acceptance



Legal Description
(per OR Book 10834, Page 2327)
Lot 57, Block 1, Pasadena Isle, according to the map or plat thereof as recorded in Plat Book 47, Page 9, Public Records of Pinellas County, Florida.

CERTIFIED TO: (AS FURNISHED)
GUARANTEED RATE, INC.
SUNBELT TITLE AGENCY
TITLE RESOURCES GUARANTY COMPANY
BRETT MACARTHUR MILLER AND STEPHANIE MARGARET HUDSON

FLOOD ZONE
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AE & VE". AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 12103C0276G, LAST REVISION DATE 9/3/03. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

LIST OF POSSIBLE ENCROACHMENTS:
SEAWALL & FENCES CROSS PROPERTY LINE.
OWNERSHIP OF SEAWALL & FENCES HAS NOT BEEN DETERMINED.
WOOD DOCK LIES COMPLETELY OFF SUBJECT PROPERTY.

BASIS OF BEARING
BEARINGS ARE BASED ON THE SOUTHEASTERLY LINE OF LOT 57 WHICH HAS A BEARING OF S 25° 28' 13" W PER PLAT.

- NOTES**
- Underground utility installations, underground improvements, foundations and/or other underground structures were not located by this survey.
 - The purpose of this survey is for use in obtaining life insurance and financing and should not be used for construction purposes.
 - Additions or deletions to this survey by anyone other than the signing party or parties is prohibited without the written consent of the signing party or parties.
 - The property shown hereon is subject to all easements, restrictions and reservations which may be shown or noted on the record plat and within the public records of the county the subject property is located. This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor.
 - Building ties and dimensions for improvements should not be used to reconstruct boundary lines.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LB 7788



941 S Pennsylvania Ave, Winter Park, FL 32789 | (888) 399-8474

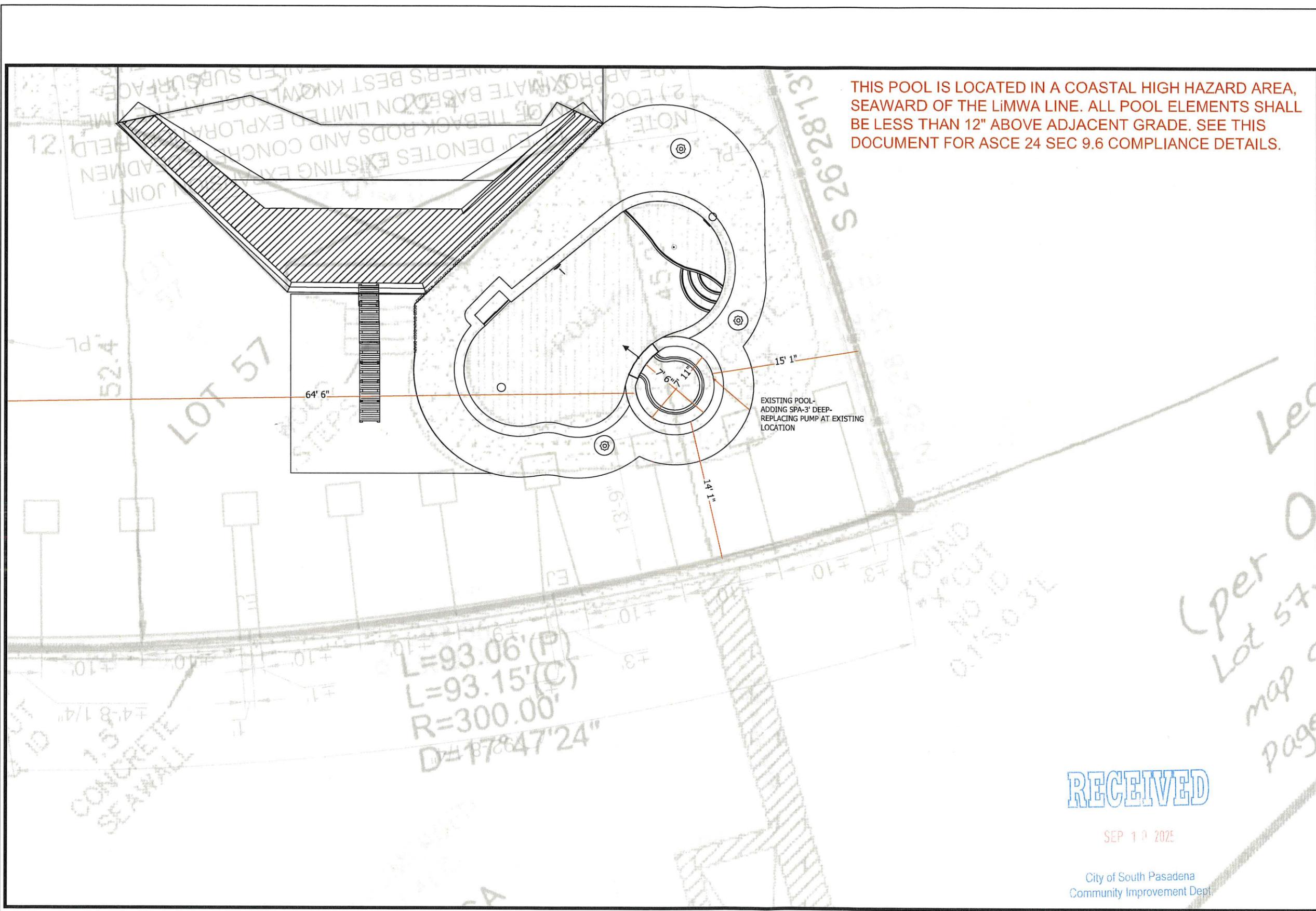
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY MADE BY ME UNDER MY DIRECTION.



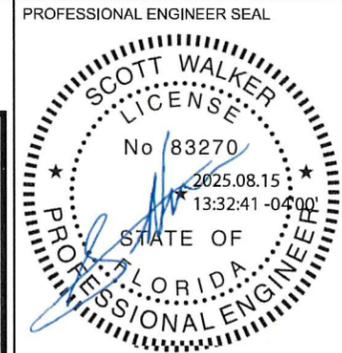
Joseph E. Williamson, PLS
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION #6573
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND/OR ORIGINAL RAISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER

DATED: 5/26/16

DATE	REVISION	DATE	REVISION



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, LLC
9310 Ulmerton Rd Bldg 1 Suite 600,
Largo, FL 33771
(727) 916-7655

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	6

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.

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 508R-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/PHTA/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/PHTA/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 ASSEMBLIES (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 BATH TUB 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/C33M—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 (HCVP)

LEGEND			
	PUMP		VAC
	FILTER		OVERFLOW
	HEATER		JET
	SHEER DECENT		RETURN
	BUBBLER		BALL-VALVE
	MULTI-VALVE		DECK DRAIN
	SKIMMER		SUCTION
	UNBLOCKABLE SOFA		RETURN
	SOFA		ELECTRIC FEATURE
	UNBLOCKABLE SOFA		AIR GUARD
	SOFA		BOND WIRE
	CL GEN.		DECK JET
			AUTO FILL
			AUTO LEVEL
			LOW VOLTAGE TRANSFORMER
			LIGHT
			NICHELESS LIGHT
			LOAD CENTER AUTOMATION

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, HARDSCAPES, 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 DISLODGEment. 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.

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

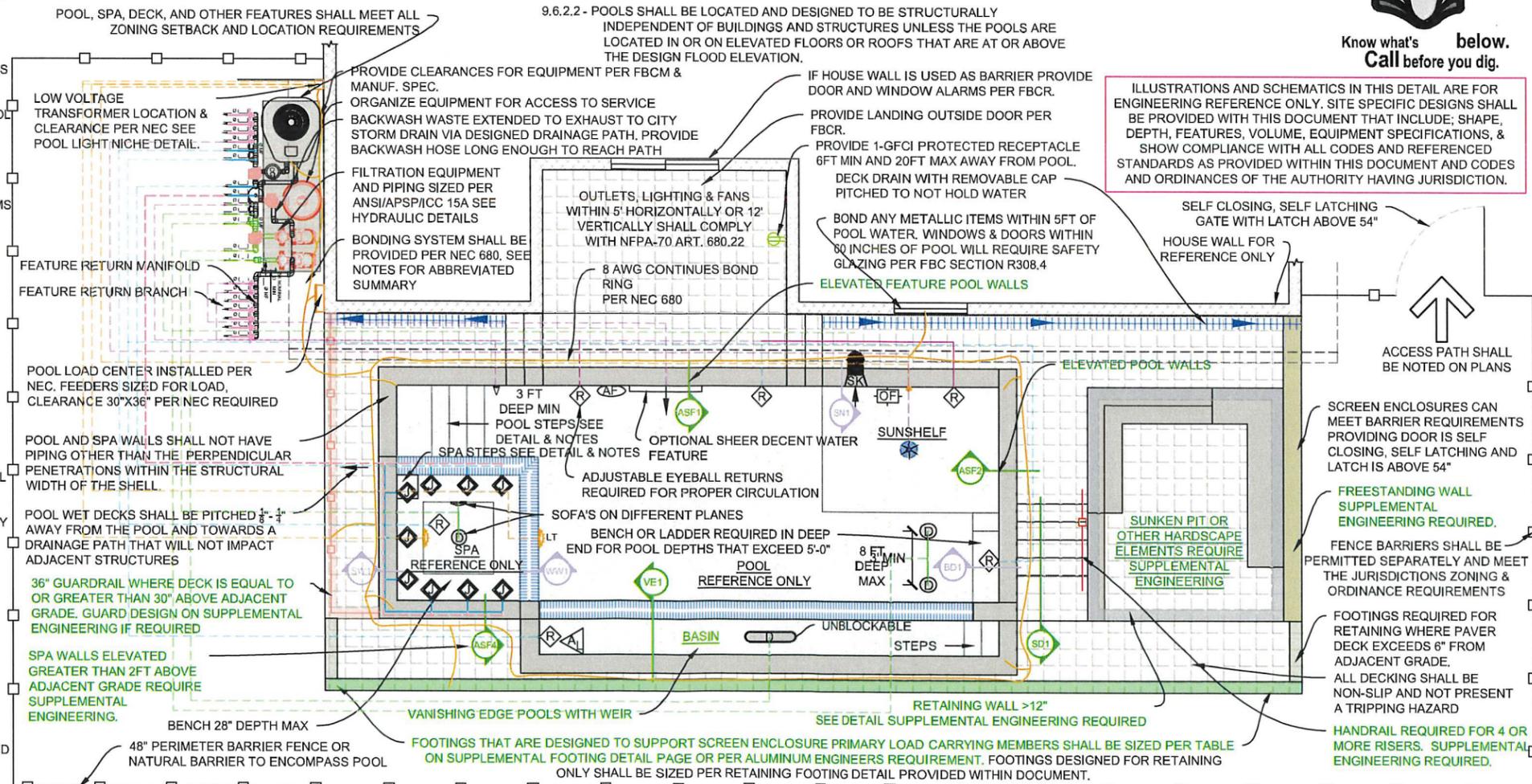
POOLS & MASONRY WALLS:
Vult = 185 MPH
Vasd = 144 MPH
EXPOSURE = D
RISK CATEGORY = II
RIGID STRUCTURE
MWFRS CH 29 ANALYSIS
MAXIMUM HEIGHT = 10 FT

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

CONTRACTOR & OWNER NOTIFICATION OF DESIGN INTENT
PAVERS, STEPPING STONES, HARDSCAPE FEATURES, AND LANDSCAPE FEATURES ARE DESIGNED AS FRANGIBLE. THE FRANGIBLE DESIGN ENSURES THAT LATERAL LOADS ARE NOT TRANSFERRED BETWEEN THE POOL AND OTHER ADJACENT STRUCTURES. DURING A STORM EVENT IT IS LIKELY THAT SCOUR OR EXPANSIVE SOILS MAY DISLODGE THESE ITEMS. REPAIR FROM DAMAGE FROM A STORM EVENT IS SOLELY THE RESPONSIBILITY OF THE OWNER FOR REPAIR.



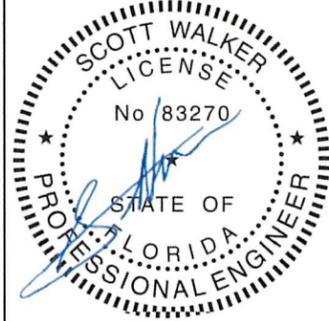
Know what's below. Call before you dig.



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.

PROFESSIONAL ENGINEER SEAL



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SCOTT WALKER PE NO 83270

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

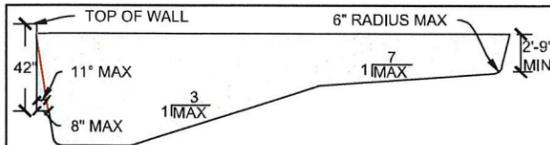
PERFECTION
Pool Perfection, LLC
8310 Ulmerton Rd Bldg 1 Suite 600
Largo, FL 33771
(727) 516-7665

City of South Pasadena
Community Improvement Dept

EngPlans
730 123RD AVE
TREASURE ISLAND, FL 33706
727-656-0553
WWW.ENGPLANS.COM

SHEET NAME		STANDARD SPECIFICATION	
DATE	8/15/25	REV #	
SHEET	2	OF	6

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LEDGES/FLOOR SLOPES/SHALLOW WATER DEPTH

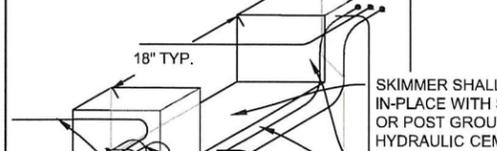
ANSI/APSP/ICC-5
PVC SIZED PER DESIGN



FOR AIR BLOWERS LOCATED MORE THAN 25' FROM DISCHARGE PROVIDE A HARTFORD LOOP WITHIN 10' OF DISCHARGE

HARTFORD LOOP DETAIL

NTS



SKIMMER DETAIL

NTS

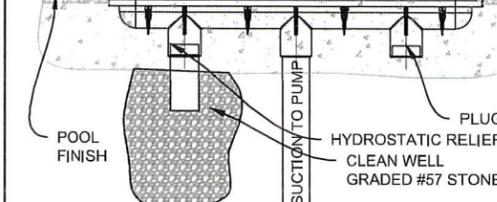


SKIMMER DETAIL

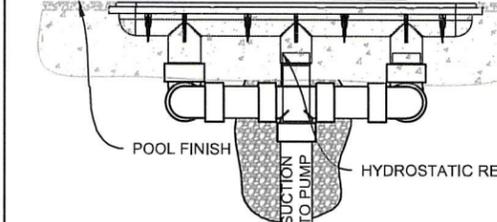
NTS

THE DETAILS BELOW ARE TO SHOW INTENT. DRAINS AND ATTACHMENTS SHALL BE SIZED AND INSTALLED PER MANUFACTURER SPECIFICATIONS

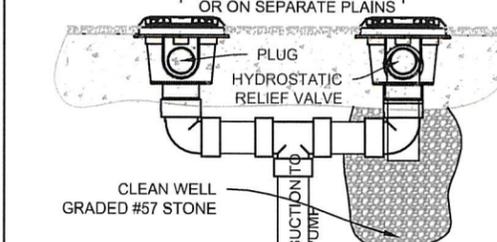
SINGLE PORT CONFIGURATION



DUAL PORT CONFIGURATION



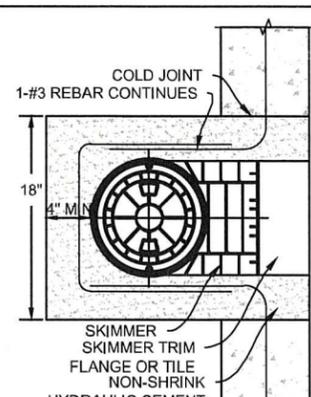
SOFA WITH HYDROSTATIC RELIEF CONFIGURATIONS



UNBLOCKABLE SINGLE DRAIN OR MULTIPLE DRAIN NETWORK MAY BE USED. ALL SOFA'S SHALL BE IN STRICT COMPLIANCE WITH ANSI/APSP/ICC-16. ALL INSTALLATIONS SHALL BE IN STRICT ACCORDANCE WITH ANSI/APSP/ICC-7. CONFIGURATION SHALL BE PER MANUFACTURER SPECIFICATIONS AND SHALL HAVE A REFERENCED MAX FLOW GREATER THAN THE SPECIFIED PUMPS MAXIMUM FLOW. ONE HYDROSTATIC RELIEF VALVE HAYWARD SP1056 OR EQUIVALENT SHALL BE PROVIDED FOR EACH INDEPENDENT WATER VESSEL. SHOTCRETE SHALL ENCAPSULATE SOFA AND IMMEDIATELY ADJACENT PVC FITTINGS

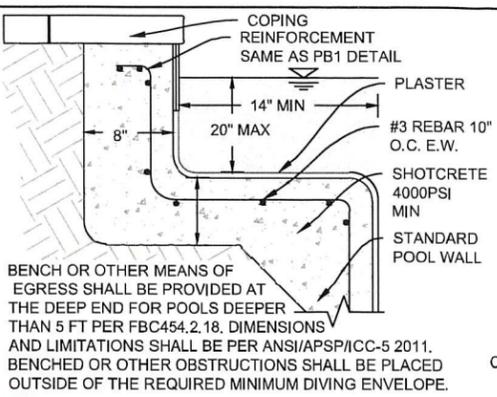
SOFA WITH HYDROSTATIC RELIEF CONFIGURATIONS

NTS



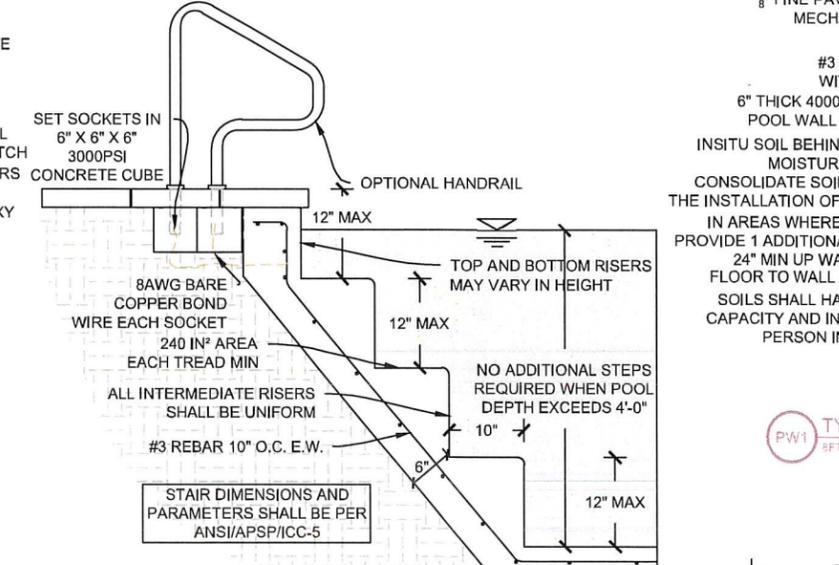
SKIMMER DETAIL

NTS



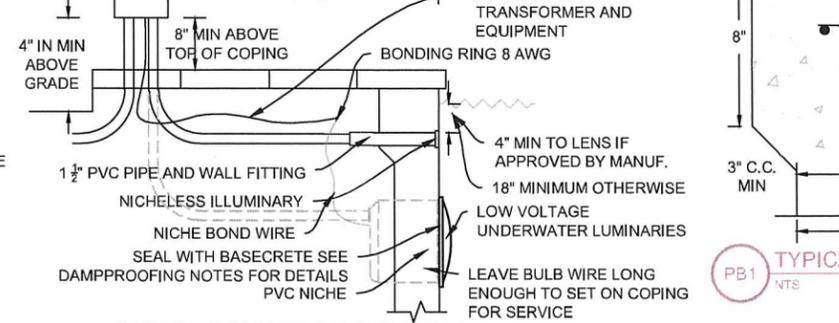
BENCH DETAIL

NTS



POOL STAIR DETAIL

NTS



LIGHT TRANSFORMER & NICHE DETAIL

NTS



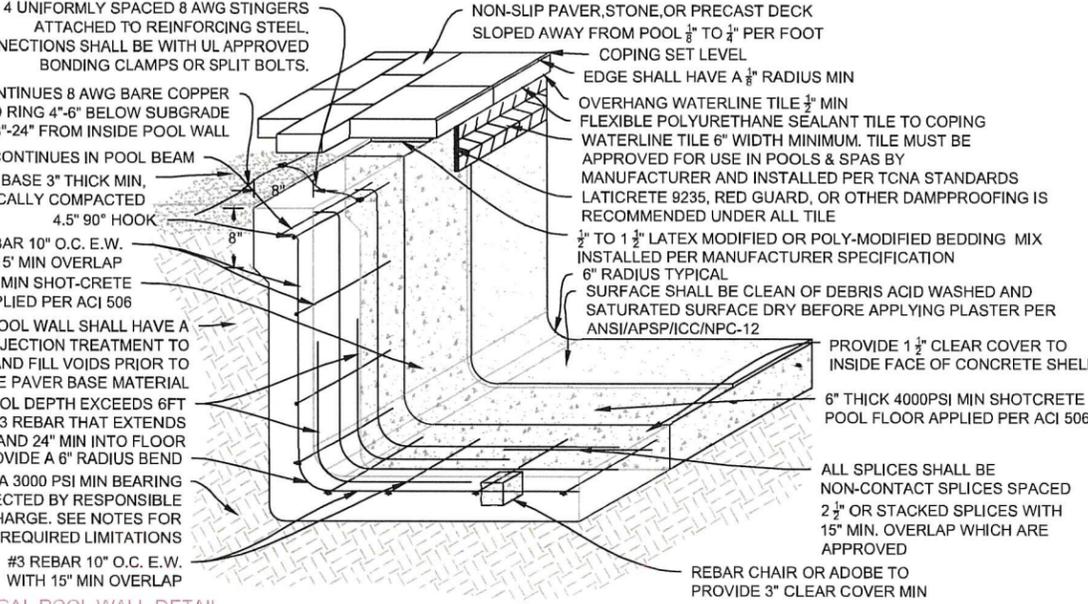
WALL / FLOOR PENETRATION DETAIL

NTS

STANDARD POOL REINFORCEMENT SHALL BE #3 MAT 10\"/>

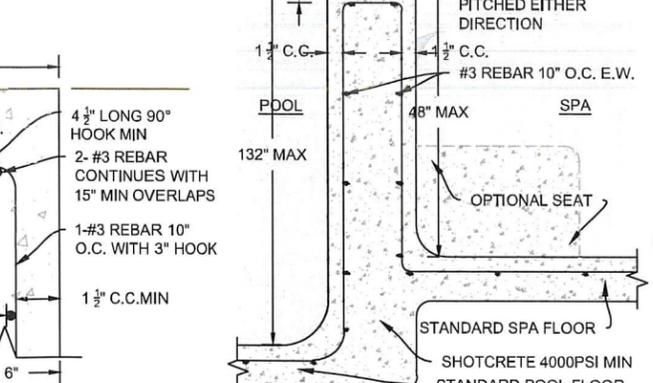
ACI 318-19, SECTIONS 8.6.1.1 AND 24.4.3.2 ARE THE REFERENCED CODES THAT ALL ENGINEERS MUST FOLLOW TO DESIGN STRUCTURAL CONCRETE POOL SHELLS. THESE CODES REQUIRE THE RATIO OF DEFORMED SHRINKAGE AND TEMPERATURE REINFORCEMENT AREA TO GROSS CONCRETE AREA SHALL BE GREATER THAN OR EQUAL TO 0.0018. THE FOLLOWING CALCULATION IS TO SHOW THAT THE MINIMUM STEEL SPACING FOR #3 REBAR IN A 6 INCH THICK POOL SHELL SHALL BE 10\"/>

AREA STEEL PER #3 REBAR = 0.11 IN²
 AREA OF STEEL REQUIRED FOR 6\"/>



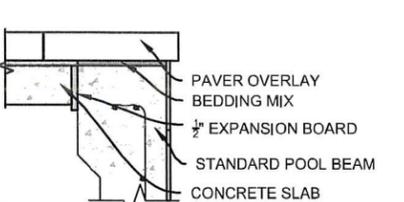
TYPICAL POOL WALL DETAIL

NTS



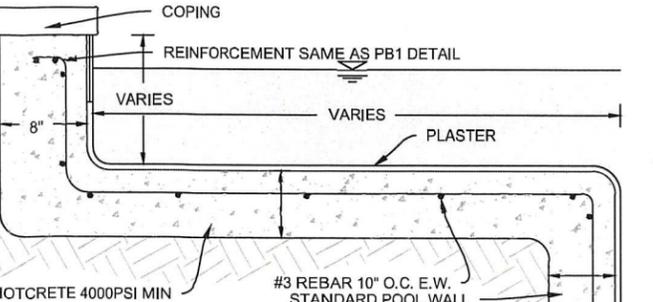
TYPICAL POOL BEAM

NTS



SPA WEIR WALL DETAIL

NTS



SUNSHELF DETAIL

NTS

CONCRETE DECK TO POOL BEAM

ALTERNATE DETAIL



CONCRETE DECK TO POOL BEAM

ALTERNATE DETAIL



CONCRETE DECK TO POOL BEAM

ALTERNATE DETAIL

PROFESSIONAL ENGINEER SEAL

SCOTT WALKER PE NO 83270

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SCOTT WALKER PE NO 83270

PROJECT NAME: MILLER, STEPHANIE

PROJECT ADDRESS: 7124 SHORE DR S, SOUTH PASADENA, FLORIDA 33707

CONTRACTOR: PERFECTION

Pool Perfection, LLC
 9310 Ulmerton Rd Bldg 1 Suite 600,
 Largo, FL 33771
 (727) 519-7665

DESIGNER: EngPlans

730 123RD AVE
 TREASURE ISLAND, FL 33706
 727-656-0553
 WWW.ENGPLANS.COM

SHEET NAME: STANDARD SPECIFICATION

DATE: 8/15/25

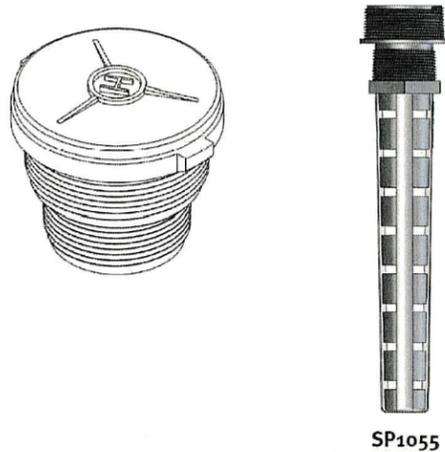
SHEET: 3 OF 6

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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.

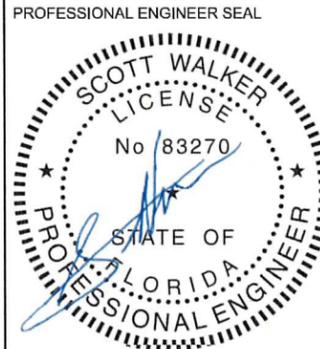


SP1055

PAGE SUMMARY OF DESIGNS:
 THIS PAGE IS DEDICATED TO SHOW THE POOL DESIGN HERE IN 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 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 MINIMIS 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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SCOTT WALKER PE NO 83270

EQUIPMENT ANCHORAGE DETAILS

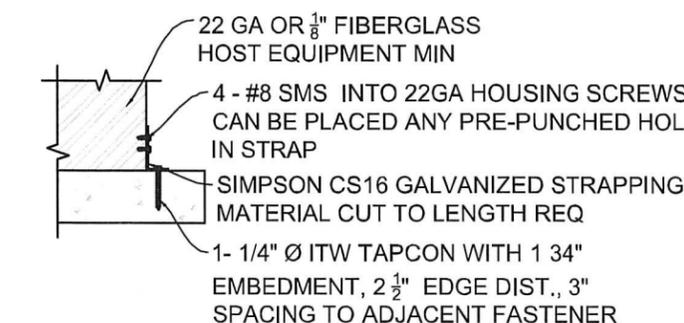
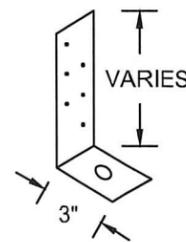
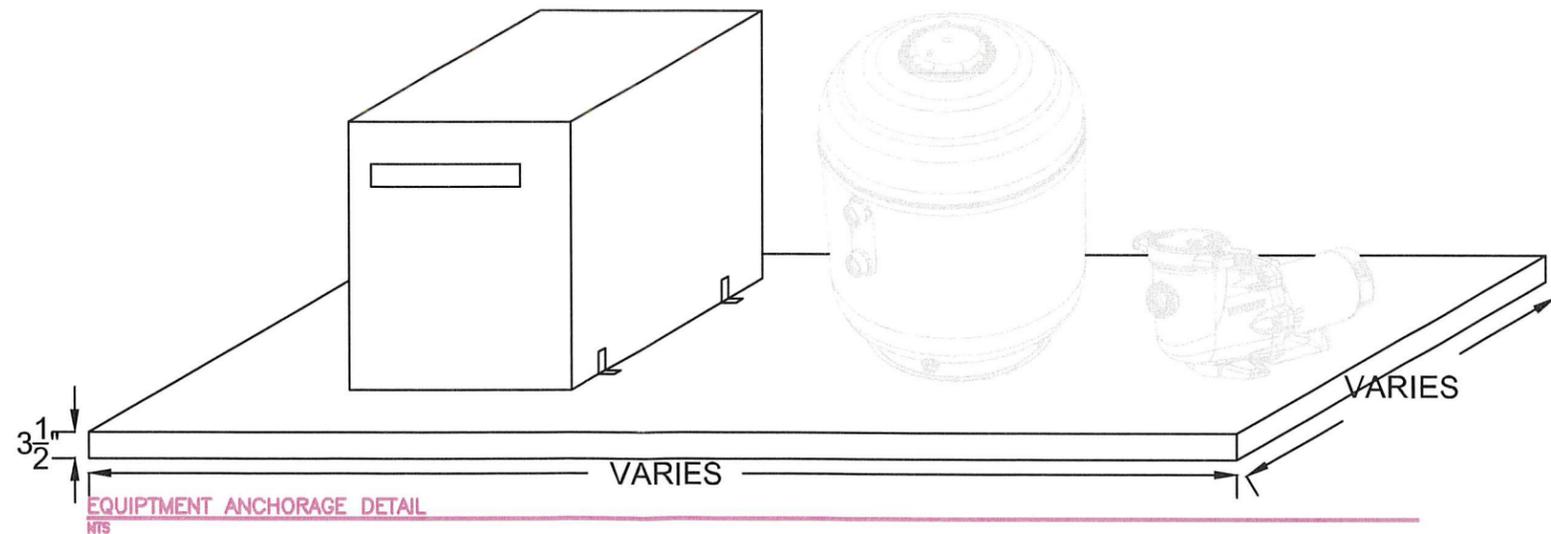
1. GALVANIZED OR STAINLESS STEEL STRAPPING SHALL BE SIMPSON CS16 OR EQUIVALENT.
2. FASTENERS SHALL BE 410 OR 300 SERIES STAINLESS
3. ALL EXISTING CONCRETE SHALL BE VERIFIED BY THE CONTRACTOR TO MEET THE REQUIREMENTS PRESCRIBED HEREIN.
4. THE CONTRACTOR IS RESPONSIBLE TO ISOLATE DISSIMILAR METALS TO PREVENT 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 3/4" 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

EQUIPMENT ANCHORAGE



RECEIVED
 SEP 10 2025
 City of South Pasadena
 Community Improvement Dept.

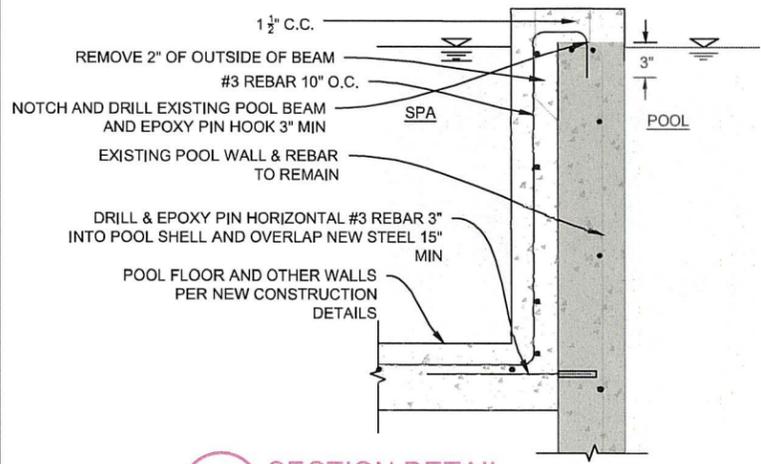
PROJECT NAME MILLER, STEPHANIE	PROJECT ADDRESS 7124 SHORE DR S SOUTH PASADENA, FLORIDA 33707
-----------------------------------	---

PERFECTION POOL
 Pool Perfection, LLC
 8310 Ulmerton Rd Bldg 1 Suite 600,
 Largo, FL 33771
 (727) 518-7655

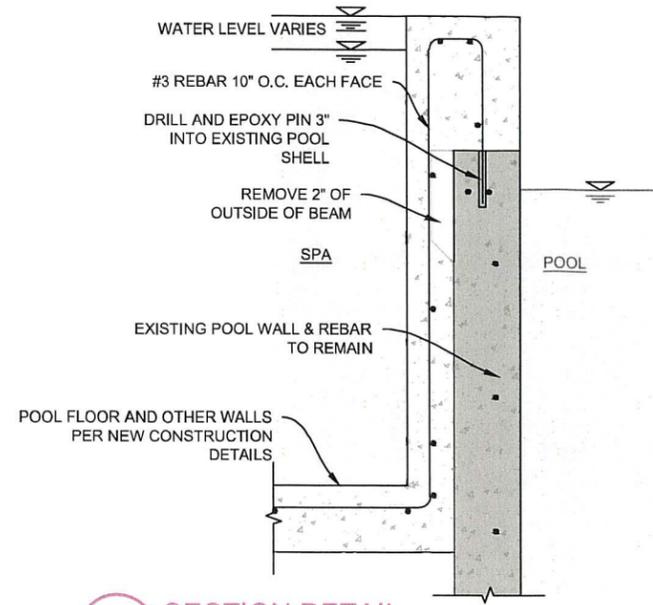
ENG PLANS
 EngPlans
 730 123RD AVE
 TREASURE ISLAND, FL 33706
 727-656-0553
 WWW.ENGPLANS.COM

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

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S2 SECTION DETAIL
NTS

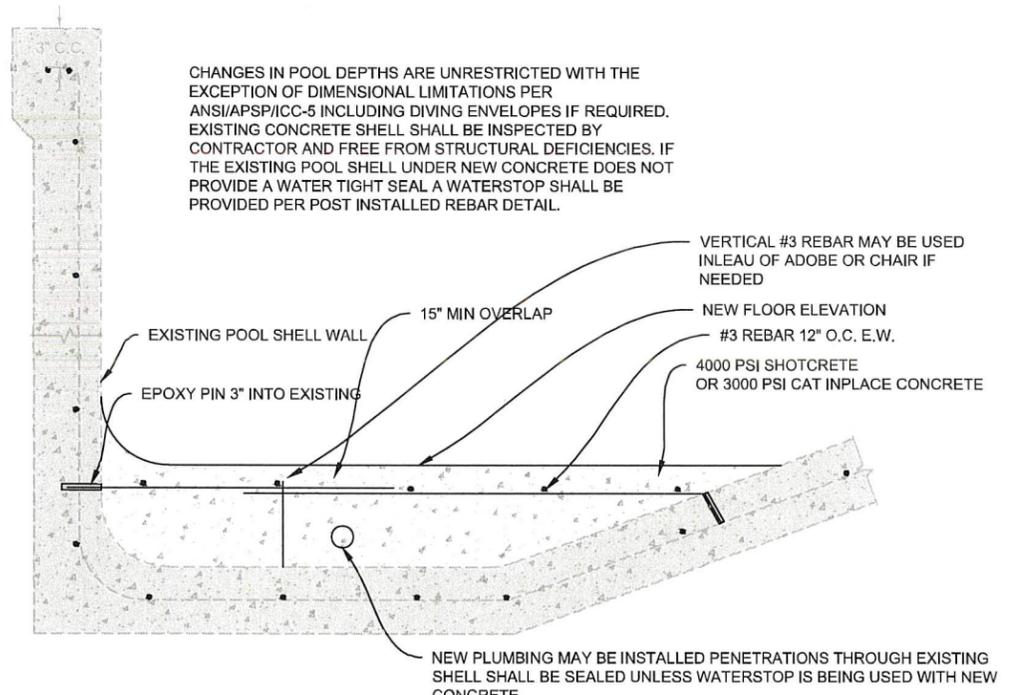


S1 SECTION DETAIL
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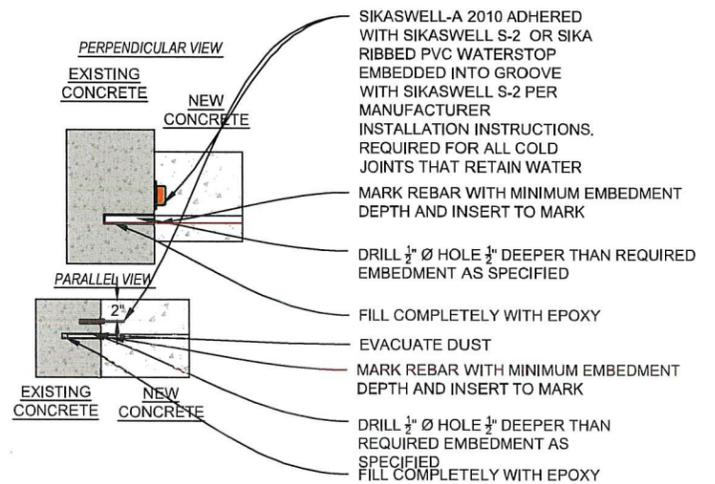
PAGE SUMMARY OF DESIGNS:
THIS PAGE SHALL BE USED WITH POOLS THAT HAVE AN ELEVATED POOL BEAM BETWEEN 30" TO 60" ABOVE ADJACENT GRADE. THE POOL WALL HAS BEEN DESIGNED TO WITHSTAND ALL WIND RELATED LOADS AND SUPERIMPOSED LOADS DEVELOPED FROM SCREEN ENCLOSURE.

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

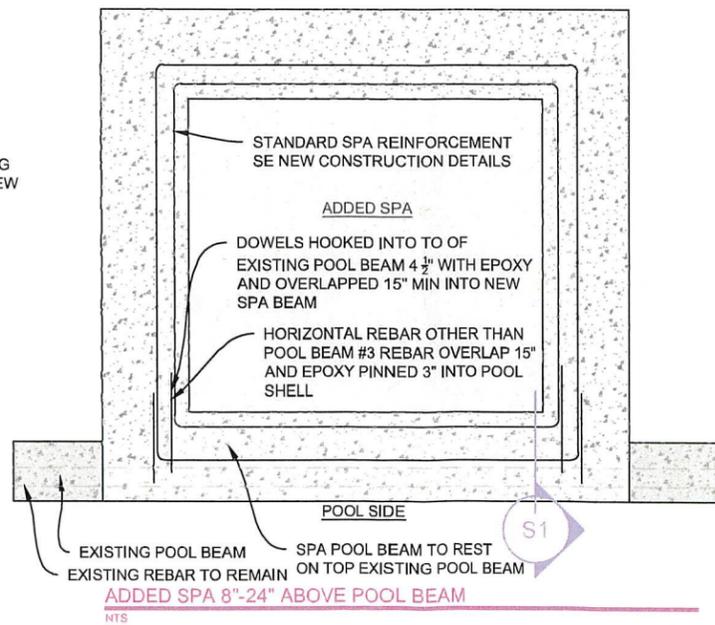
- THE GENERAL NOTES AND OTHER SPECIFICATIONS AND RESTRICTIONS AS SPECIFIED IN THE REFERENCED STANDARDS APPLY UNLESS NOTED OTHERWISE. THE INTENT IS TO SHOW STRUCTURAL DETAILING AND ALLOWANCES. SEE LAYOUT FOR SITE SPECIFIC DETAILS.
- EPOXY IS DEFINED HERE-IN SHALL BE SIKA ANCHORFIX-3001 ESR-3608 OR SIMPSON 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/PHTA/ICC - 7 OR UPGRADE ACCORDINGLY.
- #3 REBAR SHALL BE ANCHORED BY DRILLING A 1/2" Ø HOLE 1/2" DEEPER THAN REQUIRED EMBEDMENT DEPTH WITH A 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 1/8" 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.



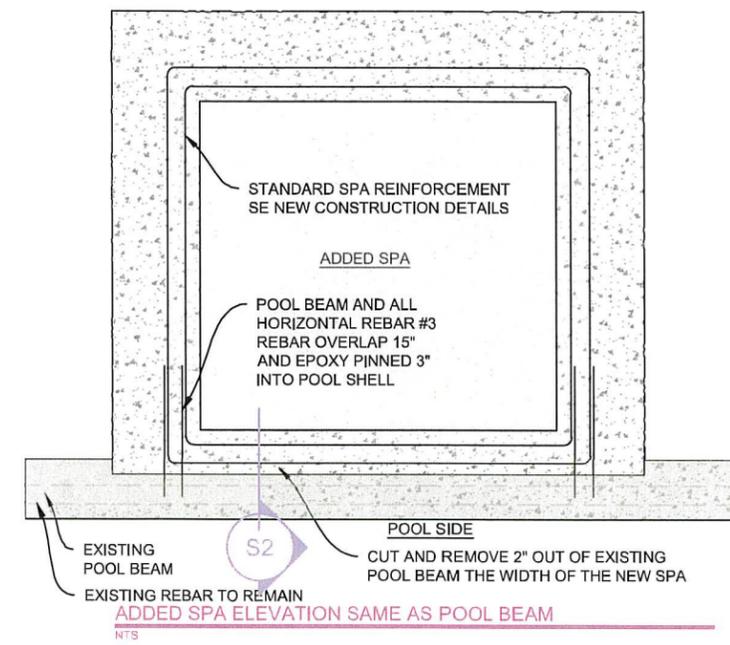
POOL FLOOR ELEVATION CHANGE DETAIL
NTS



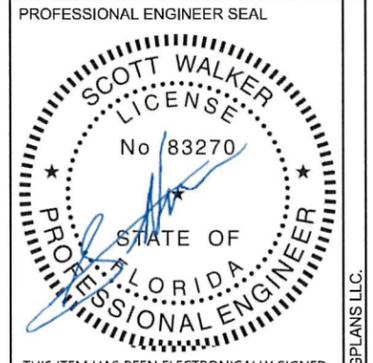
POST INSTALLED REBAR DETAIL



ADDED SPA 8"-24" ABOVE POOL BEAM
NTS



ADDED SPA ELEVATION SAME AS POOL BEAM
NTS



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SCOTT WALKER PE NO 83270

PROJECT NAME
MILLER, STEPHANIE

PROJECT ADDRESS
7124 SHORE DR S
SOUTH PASADENA, FLORIDA 33707



DESIGNER
EngPlans
730 123RD AVE
TREASURE ISLAND, FL 33706
727-656-0553
WWW.ENGPLANS.COM

SHEET NAME
ADDITION-ALTERATION
DETAIL (AD1)

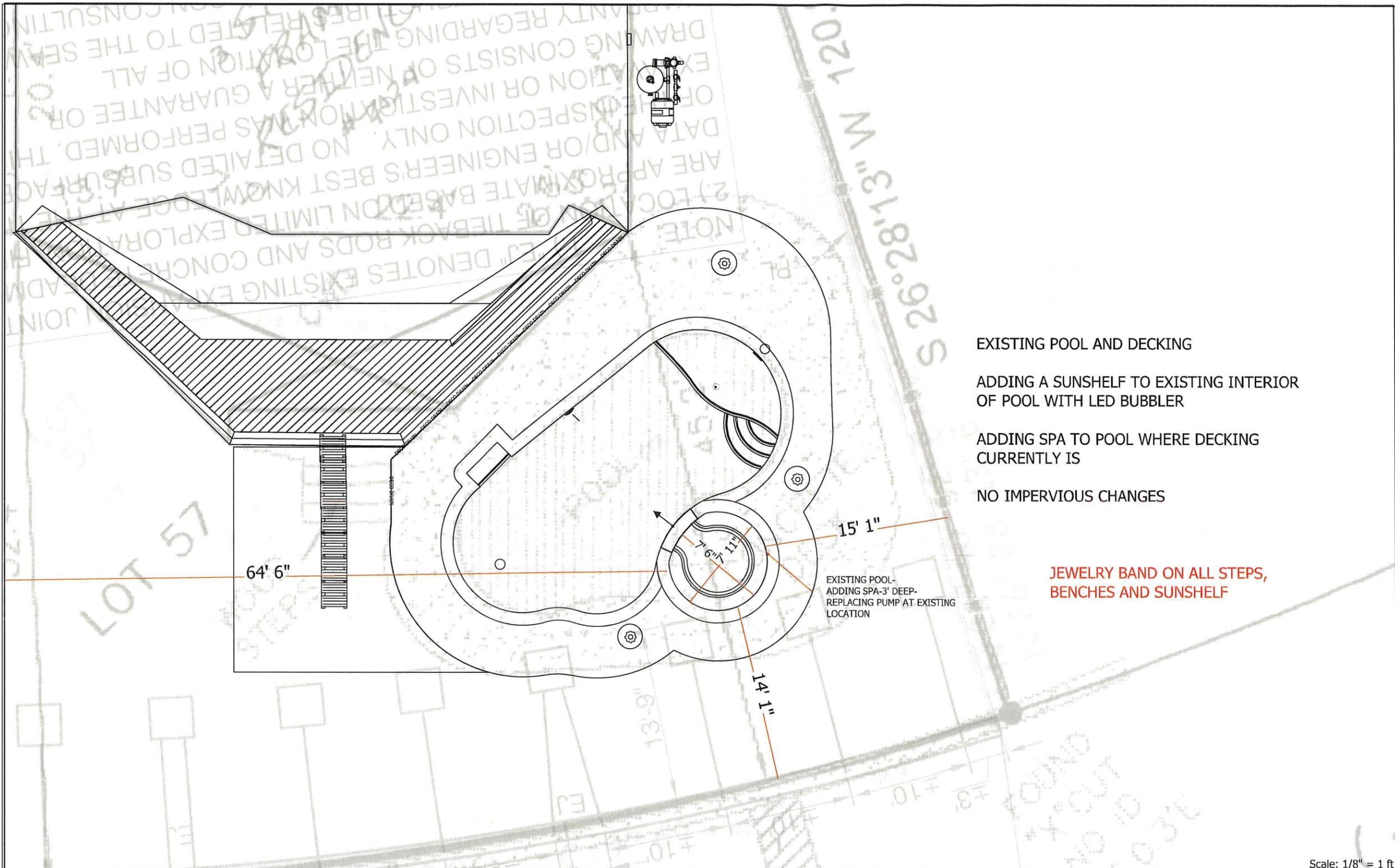
DATE
8/15/25

REV #
#

SHEET
6

OF
6

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EXISTING POOL AND DECKING

ADDING A SUNSHELF TO EXISTING INTERIOR OF POOL WITH LED BUBBLER

ADDING SPA TO POOL WHERE DECKING CURRENTLY IS

NO IMPERVIOUS CHANGES

JEWELRY BAND ON ALL STEPS, BENCHES AND SUNSHELF

Pool Specs	
Perimeter: 79' 1"	Area: 362.36 ft ²
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 ft ²
Jets: 6	Height: 12"
Lights: 1	RTNS: _____
Drains: 0	Spillover Length(s): 4'
Coping Material: Artistic Eurolock Glacier	
Interior Finish: Marquis Bluestone	
Notes: _____	

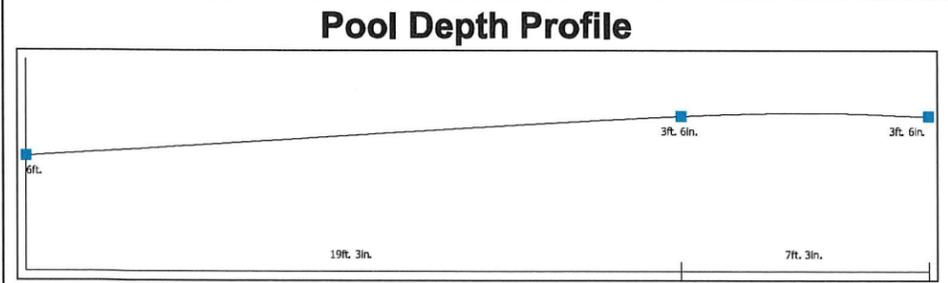
Tile Specs	
Raised Beams: _____	
Pool Tile Material: MEZ-0102	
Spa Tile Material: MEZ-0102	
Notes: _____	

Deck Specs	
Perimeter: 194' 2"	Area: 748.53 ft ²
Coping Area: 0 ft ²	
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: _____	

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: _____



RECEIVED
 SEP 13 2025
 City of South Pasadena
 Community Improvement Dept

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