



City of South Pasadena

Community Improvement Department

Physical Address: 6940 Hibiscus Avenue South, South Pasadena, FL 33707

Mailing Address: 7047 Sunset Drive South, South Pasadena, FL 33707

Phone number: 727-343-4192

Email address: buildingdepartment@mysouthpasadena.com

Notice of Substantial Damage Determination

BEVINS, CHRISTINE
6642 10TH AVE N
ST PETERSBURG FL 33710-6104

RE: Notice of Substantial Damage Determination

Property Address: 1424 Corey Way S

Parcel ID: 303116677160000360

Dear BEVINS, CHRISTINE

As part of disaster recovery efforts, we have worked with FEMA to carefully check the damage of each home that had significant damage from Hurricanes Helene and Milton. The City of South Pasadena recently evaluated your home which was damaged by Hurricane Helene and Hurricane Milton. The building is located in a mapped Special Flood Hazard Area. As required by our Floodplain Management Standards, when the cost estimate of repairs shown below equals or exceeds 50 percent of the market value of the pre-damaged market value of the structure, the building is considered to have been substantially damaged. This determination is based on a comparison of the cost estimate of the work required to restore the building to its pre-damage condition to the market value of the building (excluding land value and extra features) (See attached FEMA/WLM Letter from the Property Appraiser's Office).

If the result below is equal to or greater than 50 percent of this determination you are required to bring the building into compliance with the Florida Building Code and the City of South Pasadena's current Floodplain Management Standards.

- Cost estimate of repairs: \$43,412.24
- Pre-damage market value of the structure: \$127,608.00
- Percentage of market value: 34.02%

**BASED ON PRELIMINARY DATA
THIS PROPERTY IS NOT DEEMED
TO BE SUBSTANTIALLY DAMAGED**

The most significant requirement is that the lowest floor, as defined in the regulations/code, must be elevated to or above the base flood elevation (BFE) plus 2'. You may wish to contact your insurance agent to understand how raising the lowest floor higher than the minimum required elevation can reduce NFIP flood insurance premiums.

If the damage was caused by flooding and if you have a flood insurance policy from the National Flood Insurance Program, you should contact your adjuster to discuss the Increased Cost of Compliance (ICC) coverage. This coverage may provide a claim payment to help pay for work required to bring your home into compliance. Your adjuster can explain that the ICC claim may also be used to pay certain costs associated with demolishing and rebuilding your home, or moving your home to a site outside of the floodplain.

If you would like to appeal this determination, please submit the enclosed Appeal Application with the appropriate documentation to the Community Improvement Department for review.

Sincerely,

Terri Sullivan, CFM

Community Improvement Director/Building Official



City of South Pasadena

Cost Breakdown Worksheet

For ^{Non}Substantial Improvement / Damage

Property Address: 1424 Corey Way S.
 Contractor's Business Name: Armor Plumbing
 Contractor Name: _____
 Contractor Address: 5231 8th Ave S
 City: Gulfport State: FL Zip: 33707 Email: Armor Plumbing FL@gmail.com
 License Number: CFC1425627 Phone Number 727-360-1224
 Property Owner's Name: Christne Bevins
 Property Owner's Phone: 818-693-1683 Email: chrisbevins@hotmail.com
 Description of Work: install new water heater

NOTE: A copy of the signed contracts / quotes / estimates from each sub-contractor shall be included with the permit submittal.

****PROPERTY OWNER, PLEASE CHECK ONE OF THE FOLLOWING****

☐ I accept the value of the structure based on the recent appraisal report for my property. (Retrospective appraisals will only be accepted for structures subjected to unforeseen damage from fire, hurricane, etc.)

☒ CBV I accept the value of the structure based on the Just Values prepared for property tax purposes from the Pinellas County Property Appraiser's records. \$127,608 Per Non-Substantial Damage letter

Property Owner Signature: [Signature]

Private Appraisal Value of Structure \$ _____

OR

Pinellas County Property Appraiser's Value of Structure \$ _____

Divided by 2 and subtract \$1 =

IMPROVEMENT THRESHOLD: \$ _____

OFFICE USE ONLY – Current Open Permits:

BUILDING

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Demolition			
Foundation, Slab(s)			
Drywall — <i>Shiplap Paneling</i>	<i>500.00</i>	<i>450.00</i>	<i>950.00</i>
Bearing Walls, Tie Beams, Trusses			
Framing, Joists, Beams, Subflooring			
Interior Non-Bearing Walls			
Exterior Finishes (Stucco, Siding, Painting, Trim, Brick, etc.)			
Windows and Exterior Doors			
Cabinets / Vanities / Countertops <i>N/A</i>	<i>6500.00</i>	<i>1600.00</i>	<i>8100.00</i>
Hardware			
Attached Decks & Porches			
Floor Covering			
Bathroom Tile / Kitchen Tile			
Wall Finish / Painting / Covering	<i>200.00</i>	<i>315.00</i>	<i>515.00</i>
Built-In Appliances	<i>3600.00</i>	<i>200.</i>	<i>3800.00</i>
Built-In Cabinets, Bookcases, Furniture, Mirrors, Closet Shelving			
Interior Doors <i>3 / closet doors</i>	<i>500</i>	<i>300.00</i>	<i>800.00</i>
Baseboards / Crown Molding / Trim Boards <i>N/A</i>			
Hardware (Strapping, bolts, screws, etc)			
Insulation	<i>100.00</i>	<i>100.00</i>	<i>200.00</i>
Fireplace / Hearth / Mantel / Chimney			
Stairs / Handrails / Guardrails			
BUILDING TOTAL			\$ <i>14,365</i>

ELECTRICAL *Not Affected*

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Electrical Wiring	400.	1000	1,400.00
Electrical Fixtures, Ceiling Fans, Outlets, Switches	200	350	550.00
Security System, Intercom System			
Smoke Detectors			
Electrical Panel(s) & Meter Base(s)			
ELECTRICAL TOTAL			\$ 1950.00

PLUMBING

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Plumbing Piping			
Plumbing Fixtures			
Water Heaters	1800.00	incl	1800.00
Water Filtration, Conditioning and Recirculation Systems			
PLUMBING TOTAL			\$

MECHANICAL

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
HVAC Equipment	200	350	550.00
Ductwork, Grills			
Bathroom Fan(s), Range Hood, Central Vacuum			
MECHANICAL TOTAL			\$

GAS

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Gas Piping			
Gas Tank			
GAS TOTAL			\$

ROOF

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Shingles, Underlayment, Mod Bit			
Gutters, Downspouts			
ROOF TOTAL			\$

MISCELLANEOUS

ITEMS	MATERIALS COST	LABOR COST <i>50/hr x 50</i>	TOTAL COST
Construction Management & Supervision			
Overhead & Profit			
Sales Tax on Materials			
ITEMS PURCHASED BY HOMEOWNER	<i>500</i>	<i>2500</i>	<i>3000</i>
MISCELLANEOUS TOTAL			\$ <i>3,000</i>

BUILDING TOTAL	\$ <i>14,365</i>
ELECTRIC TOTAL	\$ <i>1,950</i>
PLUMBING TOTAL	\$ <i>1,800</i>
MECHANICAL TOTAL	\$ <i>550</i>
GAS TOTAL	\$ <i>—</i>
ROOF TOTAL	\$ <i>—</i>
MISCELLANEOUS TOTAL	\$ <i>3,000</i>
GRAND TOTAL	\$ <i>21,665</i>

I understand that I am subject to enforcement, penalties and / or fines for violation if inspection of the property reveals that I have made additions, renovations or remodeling to the property which were not included in the permit documents.

Violating the FEMA improvement threshold may result in removal of improvement work, revocation of the Certificate of Occupancy for the building, and/or an order to remove the structure.

Name of Contractor: _____

Signature of Contractor: _____ Date: _____

CITY OF SOUTH PASADENA

OWNERS

Valuation and Cost of Work

AFFIDAVIT

Property Address: 1424 Corey Way S. Pasadena, FL 33707
Company Name: ~~Armor Plumbing~~ N/A
Contractor Name: Armor Plumbing
Contractor Address: 5231 8th Ave. S.
City: Coultport State: FL Zip: 33707
Contractor's Email Address: Armorplumbing1@gmail.com
License Number: CFC1425627 Phone Number () 727-360-1224
Owner's Name: Christine Bevins
Owner's Phone Number: () 818-693-1688 Email Address: Chrisbevins@hotmail.com
Description of Work: Replace water heater

I hereby attest that the additions, renovations or remodeling as delineated in the submittals for a building permit is a complete listing of all work to be performed at the referenced property. I further attest that the amount shown in the Grand Total on page 4 of this form in the amount of \$ 21,665 is the total amount for the work described and that this amount does not equal or exceed 50% of the value of the structure, which has been indicated as \$ 127,608. I fully understand all work outside the original scope of the permit, additional defects, reconstruction costs, damage, and/or unforeseen repairs (i.e. termite damage, deteriorated wood) shall be included in the grand total valuation of this project.

I understand that I am subject to enforcement and penalties for violation action and/or fines if the inspection of the property reveals that I, or my contractor, have made repairs or improvements NOT INCLUDED ON THE ATTACHED LIST OF REPAIRS / IMPROVEMENTS TO THIS STRUCTURE, PERMIT APPLICATION AND/OR APPROVED BUILDING PLANS, including any non-conforming or illegal structures/additions without having presented plans for such additions. I understand that any permit issued by The City of South Pasadena pursuant to this affidavit does not authorize the reconstruction, repair or maintenance of any illegal additions, fences, sheds, or non-conforming uses or structures on the subject property.

Christine Bevins
Property Owner's Signature

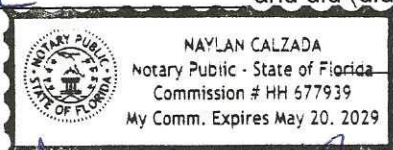
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 15th day of September, 2020 by Christine Bevins who is personally known to me or provided identification FL-DL and did (did not) take an oath.

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: May 20, 2029



[Signature]
Notary Public

Commission Number: HH 677939