



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



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

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

28 Oct 2024

RE: 30-31-16-67716-000-0360 Situs: 1424 COREY WAY S

Windstorm Loss Mitigation (WLM)

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

For the referenced parcel, the values are: Structure(s): \$108,467; Extra Features: \$0; and Land: \$211,645. Extra Feature values include improvements such as screen porches, patios, pools, fireplaces, decks and docks, etc.

Federal Emergency Management (FEMA) "50% Rule"

FEMA Substantial Improvement/Damage determinations require the use of "Just Value", developed by the Property Appraiser's office for Ad Valorem taxation purposes, be adjusted to approximate market value. This is accomplished in our office by dividing the Just Value of the structure by 0.85. This yields the following values: Structure(s): \$127,608; Extra Features: \$0; and Land: \$248,994.

The preceding value allocation to the structure would allow improvements not to exceed \$63,804 based on the "50% Rule".

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

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

Value Use Limitations

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