



Pinellas County Building Official
Building & Development Review Services
Notice that structure is considered Substantially Damaged
Information and Resources for Property Owner

March 4, 2025

SD UID: 4502

Parcel ID: 01-31-15-79367-000-0001

¹
SEA HORSE PARK HMOWNS ASSN INC
8424 BAY PINES BLVD
ST PETERSBURG, FL 33709-4006

Dear Property Owner:

I hope this letter finds you safe as we recover from two major hurricanes. We recognize how overwhelming this situation can be, and we are here to help you through this difficult time. We are contacting you to provide important information to help guide you through the next steps in your recovery.

We have completed an initial assessment of the structure at 8424 BAY PINES BLVD, CLUBHOUSE, ST PETERSBURG, FL 33709, and it has been determined to be Substantially Damaged. If you agree with this determination and have a National Flood Insurance Policy (NFIP), you will have 60 days from the date of this letter to file your Increased Cost of Compliance (ICC) claim with your insurance company. If you disagree with this determination, you may request a reassessment, also called a Detailed Substantial Damage Assessment.

"Substantially Damaged" means that the cost to fully repair a structure in a flood hazard area equals or exceeds 49% of the Actual Cash Value of the structure only. It is defined in Pinellas County Land Development Code Section 158-45.

Pinellas County and Florida Building codes require that **this structure be brought into compliance with building and floodplain management regulations.** Following these regulations qualifies our community for flood insurance through the National Flood Insurance Program (NFIP). It also qualifies us for certain grants and disaster assistance which may become available. Most importantly, these standards make sure the structure is safe from future flooding events.

There are four solutions that meet State and County building requirements:

- 1. Elevate and repair the structure.**
- 2. Replace the structure with an elevated one.**
- 3. Move the structure to a location outside of the flood hazard area.**
- 4. Remove the structure from the property.**

As we approach next hurricane season, if it looks like your plan to bring this structure up to the current building and floodplain management regulations will not be complete by **June 1, 2025**, **you may request a time extension.**

If you do not believe that this structure was substantially damaged, you may request a reassessment of this determination by submitting your request application along with more detailed information. Refer to instructions enclosed for how to request a reassessment. **Your application for a Substantial Damage Determination Reassessment must be submitted to the Pinellas County Building Department within 60 days of receipt of this determination letter.**

We are here to assist you every step of the way. If you're not sure where to begin, **Pinellas.gov/sdsi** can be a helpful resource.

Sincerely,
Lisa Foster
Floodplain Administrator

James McKillen
Building Official

Pinellas County Substantial Damage Reassessment Instructions

If you believe this structure was not substantially damaged, you can request a reevaluation of the damage determination.

To submit your request, please provide the following:

1. **Substantial Damage Determination Letter**

A copy of the letter from this mailing that you received from the County regarding the substantial damage determination.

2. **Floodplain Substantial Damage Itemized Cost Breakdown**

This form is available on our website: pinellas.gov/stormpermits

3. **Substantial Damage Scope of Work Narrative**

This form is also available on our website: pinellas.gov/stormpermits

4. **Detailed Floor Plan**

A labeled floor plan identifying all rooms/units in the structure (a hand-drawn sketch is acceptable). Include approximate dimensions of each interior room (such as Bedroom: 12'x 14').

Optional supporting documents:

1. **Photos or videos (date-stamped preferred) showing damage** (flooding, fire, wind, etc.) taken before and after the storm. Photos are strongly encouraged to support the review.
2. **An Actual Cash Value private appraisal** (with a pre-storm effective date) that follows the Pinellas County Appraisal Review Checklist (Pinellas.gov/appraisals)
3. **A copy of the FEMA/WLM Letter from the Pinellas County Property Appraiser or a Pre-storm Building Value Reconsideration** from the Pinellas County Property Appraiser's Office (available at pcpao.gov).

Creating an account:

To submit your reassessment request, you'll need to create an account through the Pinellas County Access Portal: pinellas.gov/access-portal. Instructions for creating your account can be found at pinellas.gov/create-an-account-in-access-portal.

Submitting your request:

Complete instructions for submitting your Reassessment Request are available online: pinellas.gov/sdsi. Your completed online application must be submitted within **60 days** of receiving your Substantial Damage Determination Letter. Please allow time for review. We will notify you of the outcome of your reassessment by mail.



**Pinellas County Building Official
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Notice that structure is considered Substantially Damaged
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March 4, 2025

SD UID: 4503

Parcel ID: 01-31-15-79367-000-0001

¹
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8424 BAY PINES BLVD
ST PETERSBURG, FL 33709-4006

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Important information about your property's substantial damage assessment. Open immediately!



Quodent
FIRST-CLASS MAIL
\$000.69⁰⁰
03/11/2025 ZIP 33756
045M55225723
US POSTAGE

ATTN: USPS
PLEASE FORWARD TO

339 N7E 1 325C0203/30/25
NOTIFY SENDER OF NEW ADDRESS
SEA HORSE PARK HOMEOWNERS ASSOCIATIO
8424 84Y PINES BLVD
PETERSBURG FL 33701-1000

BC: 33709400624 *0301-02874-11-47

[illegible]



Pinellas County Building Official
Building & Development Review Services
440 Court Street, 4th Floor
Clearwater, FL 33756

**Important information about your property's substantial
damage assessment. Open immediately!**



quadrant
FIRST-CLASS
IMI
\$000
03/11/2025
043M32205

ATTN: USPS

PLEASE FORWARD TO

339 N7E 1 325C0203/3
NOTIFY SENDER OF NEW ADDRESS
SEA HORSE PARK HOMEOWNERS ASSO
8424 BAY PINES BLVD
ST PETERSBURG FL 33709-4006

BC: 33709400624 *0301-02874-1



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FWD

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