



## PLANNING AND DEVELOPMENT SERVICES

### SUBSTANTIAL IMPROVEMENT/DAMAGE WORKSHEET

Date 07-14-25 Parcel ID Number 0000007076 Permit Application Number COM-ALT 001218  
Property Address 6300 Midnight Pass Rd  
Property Owner Crystal Sand Owners Association Inc. Phone Number 941-349-7007 Email manager@csosk.com  
Contractor Name EDIN KARAJIC Phone Number 941-321-6227 Email e2services1@gmail.com  
Description of Improvements/Repairs Building of two walls, to separate office, new flooring and painting.

Instructions: Fill out all the fields below. If the cost ratio is equal to or greater than 30 percent fill out the 2-page Cost Itemization Form. Note that the reviewer may require the cost itemization forms and quotes for material and labor if deemed necessary to make the Substantial Improvement/Damage determination. Fill out and have notarized the Owner and Contractor Affidavits.

Flood Zone:	Required Elevation:	NAVD	Year Built:
ACV Appraisal Attached? Yes <input type="checkbox"/> No <input type="checkbox"/>	FEMA Elevation Cert Attached? Yes <input type="checkbox"/> No <input type="checkbox"/>		

1. Present Market Value of building ONLY (depreciated value of building from ACV appraisal or adjusted assessed value, before start of improvement, or if damaged, before the damage occurred), not including land value:

\$ 663,000

2. Cost of Improvement and/or Repair, actual cost of the construction. See Cost Itemization Form for items that must be included (include volunteer labor and donated materials/supplies):

\$ 25,030

3. Ratio:

Cost of Improvement/Repair (line 2) ÷ Market Value (line 1) = 3.775%

If the ratio in line 3 is 50 percent or greater the entire building must be elevated to the minimum elevation requirement and all other aspects brought into compliance with the Sarasota County floodplain management regulations.



## PLANNING AND DEVELOPMENT SERVICES

### CONTRACTOR'S AFFIDAVIT: SUBSTANTIAL IMPROVEMENT OR REPAIR OF SUBSTANTIAL DAMAGE

Property Address: 6300 Midnight Pass Rd Sarasota FL 34242  
 Parcel ID Number: 00 00 00 7076  
 Owner's Name: Crystal Sand Association Inc. 941-349-7007  
 Owner's Address/ Phone: 6300 Midnight Pass Rd Siesta Key, FL 34242  
 Contractor: EDIN KARAJIC 941-321-6227  
 Contractor's License Number: CBC 1258943  
 Date of Contractor's Estimate: April 15, 2025

I hereby attest that I have personally inspected the building located at the above-referenced address and discussed the nature and extent of the work requested by the owner, including all improvements, rehabilitation, remodeling, repairs, additions, and any other form of improvement.

At the request of the owner, I have prepared a cost estimate for all of the improvement work requested by the owner and the cost estimate includes, at a minimum, the cost elements identified by Sarasota County that are appropriate for the nature of the work. If the work is repair of damage, I have prepared a cost estimate to repair the building to its pre-damage condition. I acknowledge that if, during the course of construction, the owner requests more work or modification of the work described in the application, that a revised cost estimate must be provided to Sarasota County, which will re-evaluate its comparison of the cost of work to the market value of the building to determine if the work is substantial improvement. Such re-evaluation may require revision of the permit and may subject the property to additional requirements.

I also understand that I am subject to enforcement action and/or fines if inspection of the property reveals that I have made or authorized repairs or improvements that were not included in the description of work and the cost estimate for that work that were the basis for issuance of a permit.

Sarah Hale (Signature of Contractor/Agent) Sarah Hale (Printed Name)  
 STATE OF FLORIDA COUNTY OF Sarasota

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 7 day of August, 20 25, by Sarah Hale

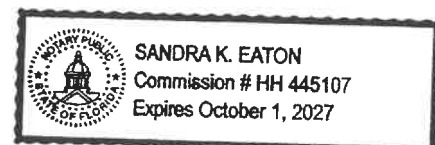
☒ Personally known or ☐ Produced identification \_\_\_\_\_  
 (type of identification produced)

Notary Name Printed: Sandra K. Eaton

Notary Signature: Sandra K. Eaton

Commission Number HH 445107

(Notary Stamp)





## PLANNING AND DEVELOPMENT SERVICES

### OWNER'S AFFIDAVIT: SUBSTANTIAL IMPROVEMENT OR REPAIR OF SUBSTANTIAL DAMAGE

Property Address: 6300 Midnight Pass Rd Siesta Key FL 34242  
Parcel ID Number: 00 00 00 7076  
Owner's Name: Crystal Sand Associations Inc.  
Owner's Address/ Phone: 6300 Midnight Pass Rd Siesta Key FL 34242  
Contractor: EDIN KARAJIC  
Contractor's License Number: CBC 1258943  
Date of Contractor's Estimate: April 15 2025

I hereby attest that the description included in the permit application for the work on the existing building that is located at the property identified above is the complete scope of work that will be done, including all improvements, rehabilitation, remodeling, repairs, additions, and any other form of improvement.

I further attest that I requested the above-identified contractor to prepare a cost estimate for all of the work, including the contractor's overhead and profit. I acknowledge that if, during the course of construction, if scope of work is modified from the work described, that Sarasota County will re-evaluate its comparison of the cost of work to the market value of the building to determine if the work is substantial improvement. Such re-evaluation may require revision of the permit and may subject the property to additional requirements.

I also understand that I am subject to enforcement action and/or fines if inspection of the property reveals that I have made or authorized repairs or improvements that were not included in the description of work and the cost estimate for that work that were the basis for issuance of a permit.

Sarah Hale  
(Signature of Owner)

Sarah Hale  
(Printed Name)

STATE OF FLORIDA

COUNTY OF Sarasota

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this

7 day of August, 2025, by Sarah Hale,

☒ Personally known or ☐ Produced identification

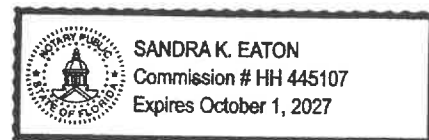
(type of identification produced)

Notary Name Printed: Sandra K. Eaton

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## PLANNING AND DEVELOPMENT SERVICES

### COST ITEMIZATION WORKSHEET FOR SUBSTANTIAL IMPROVEMENT/DAMAGE

The itemization worksheet below lists the items that must be included in the cost of improvement or repair. The term "costs of improvement" includes all costs directly associated with the alterations and/or additions to the building. The term "costs of repair" includes all costs of all work necessary to restore a damaged building to its pre-damaged condition. Both terms include the costs of all materials, labor, and other items necessary to perform the proposed work. Complete the itemization form by entering the estimated cost for materials, labor, profit and overhead in all the spaces in form that apply to proposed work. Costs of items not directly associated with the building such as outside improvements, detached accessory structures, pools, and permit fees can be excluded from the costs of improvement or repair.

Date 07-14-25 Parcel ID Number 0000007076 Permit Application Number COM-ALT-001218

Property Address 6300 Midnight Pass Rd Sarasota FL 34242

Item	Description	Cost
Site Preparation (e.g. foundation excavation)	Removal of existing floor.	\$ 1,000.00
Demolition and Construction debris removal	Removal of baseboards +	\$ 1,500.00
<b>Structural Elements and Exterior Finishes</b>		
Foundations (e.g. footings, pilings, columns, posts, etc.)	None	\$ 0
Monolithic and other types of concrete slabs	None	\$ 0
Bearing and non-bearing walls exterior and interior	None	\$ 0
Lintels, tie beams	None	\$ 0
Joists, beams, subflooring, ceilings	Ceilings	\$ 650.00
Attached decks and porches	None	\$ 0
Exterior finishes (e.g. stucco, siding, painting, and trim)	None	\$ 0
<b>Frame Lumber</b>		
Truss package	None	\$ 0
Hardware (e.g. connectors, straps, fasteners, nails, screws, etc.)	None	\$ 0
Framing lumber	four walls	\$ 2,400.00
Floor, wall, and roof sheathing	Flooring + wall	\$ 3,750.00
Manufactured lumber	None	\$ 0
Wall wrap/Vapor barrier	None	\$ 0
<b>Windows and Doors</b>		
Windows and sliding glass doors		\$ 0
Exterior and interior doors	Interior doors 4 doors	\$ 1,680.00
Garage overhead doors and openers	None	\$ 0
Shutters	None	\$ 0
Skylights	None	\$ 0
<b>Roofing</b>		
Roofing underlayment (felt, self-adhered, synthetic)	None	\$ 0
Roof cladding (e.g. shingle, metal, tile, membrane, etc.)	None	\$ 0
Flashings, drip edge, fascia, soffit, gutters, down spouts, etc.	None	\$ 0

## PLANNING AND DEVELOPMENT SERVICES

	Interior Finishes and Insulation		
Attic, wall, and floor insulation	Draymat + floor insul -	\$	4,350.00
Drywall (walls and ceiling, textures)	Finish	\$	2,500.00
Flooring (e.g. wood, laminate, tile, stone, etc.)	TILES	\$	2,200.00
Finish carpentry (e.g. baseboard, casings, trim, wainscoting, etc.)	Doors + trim	\$	800.00
Cabinetry and counter tops	Cabinets Counter tops	\$	2,700.00
Wall tile	None	\$	0
Interior painting	Paint	\$	2,000.00
	Electrical		
Rough-in and trim-out	New 2 areas -	\$	1,000.00
Fixtures (e.g. lights, ceiling fans)	Badnet.	\$	800.00
Service Change	None	\$	0
	Plumbing		
Rough-in and trim-out	None	\$	0
Fixtures and accessories (e.g. showers, sinks, toilets, faucets, etc.)	Trim out of vanities	\$	1,500.00
Fire suppression systems	None	\$	0
	Mechanical		
Rough-in and trim-out	None	\$	0
Equipment and accessories	Fire Alarms	\$	400.00
	Interior and Exterior Stairs		
Treads and risers	None	\$	0
Guardrails, handrails	None	\$	0
	Miscellaneous		
Aluminum screen lanais and porches under roof	None	\$	0
Bathroom accessories (e.g. mirrors, towel racks, shelving, etc.)	Vanities	\$	1,000.00
Built-in appliances (e.g. dishwasher, microwave, central vacuum, etc.)	None	\$	0
Closet shelving and built-ins	None	\$	0
Exterior and interior door hardware	None (using old)	\$	0
Elevator	N/A	\$	0
Fireplace (flue, hearth, mantel, and surround)	N/A	\$	0
Kitchen accessories	N/A	\$	0
Low voltage electrical systems	N/A	\$	0
Other describe		\$	0
Other describe		\$	0
Other describe		\$	0
Other describe		\$	0
Line 1	Enter total	\$	23,230.00
Line 2	Enter Supervision, Overhead, Taxes, Profit	\$	1,800.00
Total estimate of cost	Add lines 1 and 2, enter sum in this line	\$	25,030.00