

M I N U T E S

SPECIAL COMMISSION MEETING
SOUTH PASADENA, FLORIDA

MONDAY, SEPTEMBER 11, 2023
COMMISSION CHAMBERS 6:45 P.M.

CITY COMMISSION SERVING AS THE LOCAL PLANNING AGENCY

VICE MAYOR REID CALLED THE MEETING TO ORDER AT 6:45 P.M.

ROLL CALL: COMMISSIONERS GAIL NEIDINGER, BEN THOMAS, LYNDIA THOMPSON, AND VICE MAYOR THOMAS REID. ABSENT: MAYOR ARTHUR PENNY. ALSO PRESENT: CITY CLERK CARLEY LEWIS, CITY ATTORNEY JULIA MANDELL, FINANCE DIRECTOR JAMES GRAHAM, PUBLIC WORKS DIRECTOR SHAWN SHIMKO, PUBLIC SAFETY DIRECTOR DAVID MIXSON, COMMUNITY IMPROVEMENT DIRECTOR TERESA SULLIVAN, AND DEPUTY CITY CLERK MARY JO BOWMAN.

Vice Mayor Reid stated that the City Commission is acting as the Local Planning Agency (LPA) for this Special Commission Meeting.

City Attorney Mandell informed the participants about the record of hearing process.

City Clerk Lewis administered the oath of testimony to those intending to give testimony.

HEARING

1. ORDINANCE NO. 2023-05 - AN ORDINANCE OF THE CITY OF SOUTH PASADENA, FLORIDA AMENDING THE CITY'S COMPREHENSIVE PLAN LAND USE ELEMENT, INFRASTRUCTURE - WATER SUPPLY ELEMENT, COASTAL MANAGEMENT ELEMENT, CONSERVATION ELEMENT, RECREATION AND OPEN SPACE ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, AND CAPITAL IMPROVEMENTS ELEMENT, ADDING A PROPERTY RIGHTS ELEMENT, ELIMINATING EXHIBIT A - EXISTING LAND USE MAP, RENUMBERING AND UPDATING EXHIBIT B - COASTAL HIGH HAZARD AREA MAP, RENUMBERING AND UPDATING EXHIBIT C - FUTURE LAND USE MAP PURSUANT TO THE CITY OF SOUTH PASADENA EVALUATION AND APPRAISAL REVIEW (EAR) UNDER THE PROCEDURES ESTABLISHED IN SECTIONS 163.3184(2) AND (4), FLORIDA STATUTES; PROVIDING AUTHORITY; PROVIDING PURPOSE AND INTENT; PROVIDING FOR ADOPTION OF AMENDMENTS TO CERTAIN ELEMENTS OF THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

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Vice Mayor Reid called for the staff report to be presented.

Luis Serna, Calvin, Giordano & Associates, LLC, presented the staff report (attached to Minutes as Exhibit A). He reported that the item is a draft update to the City's Comprehensive Plan. He stated that the update includes the correction of certain typographic and number errors in addition to addressing certain updates required by the State. He noted that there are no changes to the Future Land Use Map except to reflect the change related to the new fire station property. He reported that staff is recommending approval of the item.

Mr. Serna read and discussed questions submitted by the public (attached to Minutes as Exhibit B). He reviewed the dates of previous updates and hearings related to the Comprehensive Plan and the Future Land Use Map. He explained that the City or a private citizen can make an application to amend the Future Land Use Map at a later date. He noted that if the Commission determines that more information is needed the item could be delayed but he would not recommend that since there are no changes being made besides what has been outlined.

In response to Vice Mayor Reid, City Attorney Mandell announced that the recommended updates for the Comprehensive Plan are being made to comply with state law. She said that the only other changes relate to the correction of errors and the fire station site.

Vice Mayor Reid invited members of the public to comment on the item.

Resident Robert Calvillo, 14th Avenue South, questioned the history of zoning changes related to Causeway Village.

In response to Mr. Calvillo, Vice Mayor Reid stated that staff could look into his question.

Resident Sharon Ryan, Pasadena Avenue South, spoke in opposition of rezoning Causeway Village and requested more information.

City Attorney Mandell clarified that there is no rezoning being presented to the Commission.

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Discussion ensued regarding the nature of the item being considered.

Resident Edward Smith, Pasadena Avenue South, questioned the history of the Future Land Use Map. He questioned who can request zoning changes.

In response to Mr. Smith, City Attorney Mandell spoke regarding the processes for zoning changes and updates to the Future Land Use Map.

In response to Mr. Smith, Vice Mayor Reid stated that there is nothing before the City Commission related to the zoning of Causeway Village.

Mr. Serna stated that the mixed-use overlay district was established in 2015 and has not changed since then.

Discussion ensued regarding updates to the Comprehensive Plan.

City Clerk Lewis read into the record written comments submitted by the public as follows (attached to Minutes as Exhibit C):

Residents Marj and Mik Lorand, Corey Way South, wrote regarding the Future Land Use Map and Causeway Village.

Resident Linda Calvillo, 14th Avenue South, wrote regarding the Future Land Use Map and Causeway Village.

In response to Commissioner Neidinger, City Attorney Mandell stated that the public comments do not relate to the item in front of the Commission.

MOTION WAS MADE BY COMMISSIONER THOMPSON, SECONDED BY COMMISSIONER NEIDINGER, THAT ADEQUATE INFORMATION HAS BEEN PRESENTED AND THE PUBLIC HAS BEEN AFFORDED A MEANINGFUL OPPORTUNITY TO PARTICIPATE.

VOTE:	COMMISSIONER NEIDINGER	AYE
	COMMISSIONER THOMAS	AYE
	COMMISSIONER THOMPSON	AYE
	VICE MAYOR REID	AYE

UNANIMOUSLY APPROVED

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MOTION WAS MADE BY COMMISSIONER THOMPSON, SECONDED BY
COMMISSIONER THOMAS, TO RECOMMEND APPROVAL OF ORDINANCE NO.
2023-05.

VOTE:	COMMISSIONER THOMAS	AYE
	COMMISSIONER THOMPSON	AYE
	COMMISSIONER NEIDINGER	AYE
	VICE MAYOR REID	AYE

UNANIMOUSLY APPROVED

There being no further discussion, the meeting was adjourned at
7:15 p.m.

Arthur Penny

Arthur Penny, Mayor

ATTEST:

Carley Lewis

Carley Lewis, City Clerk
09-11.23 SCM

**DIGITALLY SIGNED COPY.
TO VIEW ORIGINAL SIGNED MINUTES,
PLEASE CONTACT THE CITY CLERK'S OFFICE.**