

## M I N U T E S

REGULAR COMMISSION MEETING  
SOUTH PASADENA, FLORIDA

MONDAY, MARCH 10, 2025  
COMMISSION CHAMBERS 7:00 P.M.

MAYOR PENNY CALLED THE MEETING TO ORDER AT 7:02 P.M. THE INVOCATION WAS GIVEN BY MAYOR PENNY. ALL PARTICIPATED IN THE PLEDGE TO THE FLAG.

ROLL CALL: COMMISSIONERS BEN THOMAS, LYNDA THOMPSON, THOMAS REID AND MAYOR ARTHUR PENNY. ABSENT: VICE MAYOR GAIL NEIDINGER. ALSO PRESENT: CITY CLERK CARLEY LEWIS, CITY ATTORNEY KRISTEN GRAY, FINANCE DIRECTOR JAMES GRAHAM, PUBLIC WORKS DIRECTOR SHAWN SHIMKO, COMMUNITY IMPROVEMENT DIRECTOR TERESA SULLIVAN, DEPUTY CHIEF MATT WIRTH, AND DEPUTY CITY CLERK MARY JO BOWMAN.

### REPORTS

Commissioner Thomas spoke regarding Finance Department activities including storm-related expenditures and reimbursements, insurance claims for City facilities, and City financial reporting.

Commissioner Thompson reported on Community Improvement Department activities including software upgrades, plan review applications, Community Rating System (CRS) meetings, and permit filings.

Commissioner Reid reported on Public Works Department activities including the Bay View Park pavilion project, removal of sunken boats, City median repairs, post-storm meetings with the Federal Emergency Management Agency (FEMA) and the Federal Division of Emergency Management (FDEM), and repairs to City facilities.

Mayor Penny reported on Public Safety activities in Vice Mayor Neidinger's absence. He spoke regarding the upcoming grand opening event for the new Fire Station 20 planned for March 29<sup>th</sup>, 2025.

Mayor Penny reported on Administration Department activities including the March 11, 2025 election, the Elevate Florida program, and upcoming City events. He proclaimed March 2025 as Irish American Heritage month.

REGULAR COMMISSION MEETING  
MONDAY, MARCH 10, 2025 - 7:02 P.M.

**PEOPLE'S FORUM**

Resident Jack Dougherty, 7020 S. Shore Drive, requested that the City Commission waive building permit fees for new construction projects for storm-damaged properties.

Mayor Penny stated that he is researching the issue and believes the Commission will consider the issue at an upcoming meeting.

**AGENDA COMMENT**

NONE

**DISCUSSION ITEMS**

**PUBLIC HEARING**

1. CONSIDERATION OF APPLICATION FOR VARIANCE FROM BRYAN MORRISON FOR 7045 HIBISCUS AVENUE SOUTH, SOUTH PASADENA, FL 33707.

City Attorney Gray asked the City Commission to disclose all ex-parte communications regarding the pending case before the board. Hearing none, she informed the participants about the record of hearing process.

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

Mayor Penny opened the public hearing at 7:15 p.m. and asked Chris Brimo to present the subject item on behalf of staff.

Mr. Brimo, Infrastructure Consulting & Engineering, presented the staff report (attached to Minutes as Exhibit A). He stated the applicant is requesting a variance to the density requirements in the RM-10 zoning district. He further stated that the request is for a variance of 430 square feet to the minimum lot area requirements to allow for the construction of three dwelling units, where two units are currently permitted by City Code. He reviewed the appropriate criteria and reported that staff is recommending denial of the request.

Mayor Penny invited the applicant to make a presentation.

REGULAR COMMISSION MEETING  
MONDAY, MARCH 10, 2025 - 7:02 P.M.

Applicant Bryan Morrison, 7045 Hibiscus Avenue, stated that he is seeking a variance to build three dwelling units on the subject lot and reviewed his application (attached to Minutes as Exhibit B). He explained that building two dwelling units as allowed by City Code does not make financial sense based on his investment. He noted that he does not want to renovate the existing structure because he wants to elevate and improve the property.

In response to Commissioner Reid, Mr. Morrison replied that he did review an analysis of constructing two new units and it did not make financial sense.

Mayor Penny invited members of the public who wished to speak in favor of the application to address the Commission.

Shawn Dunn, 2525 Pasadena Avenue, spoke in favor of the application and distributed a handout (attached to Minutes as Exhibit B). He stated that he works for Gulfside Real Estate and the applicant is his client. He stated that he feels the project would create tax revenue and increase home values.

In response to Commissioner Reid, Mr. Dunn responded that the neighbors on either side of the property have no objections and the applicant is seeking a variance for 430 square feet.

There being no further comments, Mayor Penny invited members of the public who wished to speak against the application to address the Commission.

Resident Kathy Nuzzo, 7037 Sunset Drive South, spoke in opposition to the application. She spoke regarding noise concerns.

There being no further public comments, Mayor Penny invited the applicant to speak for rebuttal.

Mr. Morrison stated that the application relates to having three units versus two. He noted that he could review deck and layout options at a later date.

Mayor Penny called for any closing statements from staff.

REGULAR COMMISSION MEETING  
MONDAY, MARCH 10, 2025 - 7:02 P.M.

Mayor Penny allowed an additional member of the public to comment on the application.

Resident David Padovan, 7089 Hibiscus Avenue South, spoke in opposition to the application. He said that increasing density will decrease his property values.

In response to Mayor Penny, Mr. Brimo declined to give a closing statement on behalf of staff.

Mayor Penny called for any closing statements from the applicant.

Mr. Morrison spoke in favor of elevating and new construction. He said that allowing the additional unit would not be inconsistent with the neighborhood.

There being no further comments, Mayor Penny closed the public hearing at 7:48 p.m.

MOTION WAS MADE BY COMMISSIONER THOMAS TO APPROVE THE APPLICATION FOR VARIANCE FROM BRYAN MORRISON FOR 7045 HIBISCUS AVENUE SOUTH, SOUTH PASADENA, FL 33707.

**FAILED DUE TO LACK OF SECOND**

MOTION WAS MADE BY COMMISSIONER REID, SECONDED BY COMMISSIONER THOMPSON, TO DENY THE APPLICATION FOR VARIANCE FROM BRYAN MORRISON FOR 7045 HIBISCUS AVENUE SOUTH, SOUTH PASADENA, FL 33707.

VOTE:	COMMISSIONER THOMAS	NAY
	COMMISSIONER THOMPSON	AYE
	VICE MAYOR REID	AYE
	MAYOR PENNY	AYE

**DISPOSITION: APPROVED**

**UNFINISHED BUSINESS**

        
NONE

REGULAR COMMISSION MEETING  
MONDAY, MARCH 10, 2025 - 7:02 P.M.

**CONSENT AGENDA**

2. APPROVAL OF COMMISSION MEETING MINUTES FOR THE MONTH OF FEBRUARY 2025 ON FILE IN CITY CLERK'S OFFICE  
AGENDA MEETING, FEBRUARY 4, 2025; ADMINISTRATIVE WORKSHOP, FEBRUARY 4, 2025; AND REGULAR COMMISSION MEETING, FEBRUARY 11, 2025.

MOTION WAS MADE BY COMMISSIONER THOMAS, SECONDED BY COMMISSIONER REID, TO PASS THE ENTIRE CONSENT AGENDA.

**UNANIMOUS APPROVAL BY ACCLAMATION**

**NEW BUSINESS**

NONE

There being no further discussion, the meeting was adjourned at 7:51 p.m.

*Arthur Penny*

Arthur Penny, Mayor

ATTEST:

*Carley Lewis*

Carley Lewis, City Clerk  
03-10.25r

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