

M I N U T E S

ADMINISTRATIVE WORKSHOP
SOUTH PASADENA, FLORIDA

TUESDAY, DECEMBER 2, 2025
COMMISSION CHAMBERS - 9:07 A.M.

Mayor Penny called the meeting to order at 9:07 A.M. immediately following the Agenda Meeting and dispensed with opening formalities.

ROLL CALL: COMMISSIONERS GAIL NEIDINGER, MARK MCALEES, LYNDA THOMPSON, AND MAYOR ARTHUR PENNY. ABSENT: VICE MAYOR THOMAS REID. ALSO PRESENT: CITY CLERK CARLEY LEWIS, CITY ATTORNEY KRISTEN GRAY, FINANCE DIRECTOR JAMES GRAHAM, FINANCE DIRECTOR HEATHER GUADAGNOLI, PUBLIC SAFETY DIRECTOR DAVID MIXSON, PUBLIC WORKS DIRECTOR SHAWN SHIMKO, AND COMMUNITY IMPROVEMENT DIRECTOR TERESA SULLIVAN.

The topics scheduled for discussion were Commercial Corridor Regulations Project Update with Forward Pinellas and South Pasadena City Hall Hardening & Resiliency Project Update with GrayRobinson, P.A.

The first topic for discussion was Commercial Corridor Regulations Project Update with Forward Pinellas.

Rodney Chatman, Forward Pinellas, spoke regarding the background and prior work done to evaluate development regulations on Pasadena Avenue.

Nousheen Rahman, Forward Pinellas, spoke regarding the Commercial Corridor Regulations Project and reviewed a presentation (attached to Minutes as Exhibit A). She discussed land development regulations in the commercial corridor and enhancing the business core of the community.

City Clerk Lewis spoke regarding public participation and community outreach for the project. She stated that staff would like to work with Forward Pinellas to hold community meetings.

Discussion ensued regarding local development regulations on Pasadena Avenue.

In response to Mayor Penny, City Clerk Lewis spoke regarding a prior development study. She stated that she would redistribute the prior study and discussed prior community concerns related to redevelopment and traffic flow changes.

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In response to Mayor Penny, Mr. Chatman stated that Forward Pinellas could work with the City to coordinate beautification efforts with the Florida Department of Transportation (FDOT).

The consensus of the Commission was for the City to work with Forward Pinellas and the FDOT to develop a beautification plan for Pasadena Avenue.

The next topic for discussion was South Pasadena City Hall Hardening & Resiliency Project Update with GrayRobinson, P.A.

Christopher Dawson, GrayRobinson P.A., spoke regarding the appropriations request process and the City's request for funding for a new resilient City Hall building. He said that he is working with City staff on an appropriations request and the appropriate paperwork has been filed. He noted that he and City staff have met with legislators and the project has support from key officials.

City Clerk Lewis spoke about the City's financials regarding the City Hall project. She stated that staff is researching options and programs for financing the project as funding will be needed even if the appropriations request is approved.

Finance Director Guadagnoli informed the Commission that she spoke with the Florida League of Cities (FLC) regarding the City Hall project. She said there are programs that will provide guidance for the City while working with a financial advisor and bond counsel. She added that staff is also looking at options for lending rates and borrowing costs.

Discussion ensued regarding the appropriations request process and project funding options.

Commissioner McAlees reported that he was contacted by local realtor Shawn Dunn. He stated Mr. Dunn is working with several people that could not get their building permit applications submitted prior to the expiration of the prior fee waiver that the Commission granted following the 2024 hurricanes. He said that Mr. Dunn is asking if the Commission would extend the fee waiver again.

Discussion ensued regarding reinstating the waiver of building permit fees for the storm-damaged properties.

The consensus of the Commission was not to reinstate or extend the prior waiver of building permit fees.

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Community Improvement Director Sullivan reported on local business development activity.

There being no further discussion, the meeting was adjourned at 10:30 A.M.

Arthur Penny

Arthur Penny, Mayor

ATTEST:

Carley Lewis

Carley Lewis, City Clerk
12-02.25a

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