

M I N U T E S

REGULAR COMMISSION MEETING
SOUTH PASADENA, FLORIDA

TUESDAY, FEBRUARY 10, 2026
COMMISSION CHAMBERS 7:00 P.M.

MAYOR PENNY CALLED THE MEETING TO ORDER AT 7:01 P.M. THE INVOCATION WAS GIVEN BY VICE MAYOR REID. ALL PARTICIPATED IN THE PLEDGE TO THE FLAG.

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

REPORTS

Commissioner Neidinger spoke regarding Finance Department activities including ad valorem collections and City financial reports.

Commissioner McAlees reported on Community Improvement Department activities including local business developments, permitting and inspections, legislative advocacy, and continued post-storm repairs.

Commissioner Thompson reported on Public Safety activities including hurricane season preparations and evacuation planning.

Vice Mayor Reid reported on Public Works Department activities including watering restrictions, water management strategies, and outfall inspections.

Mayor Penny reported on Administration Department activities including upcoming events, South Pasadena Community Band activities, and the closure of City offices in observance of Presidents' Day.

City Clerk Lewis spoke regarding the March 10, 2026 election of a Mayor. She stated that the election has been canceled as incumbent candidate Arthur Penny was the only individual to qualify so he has been re-elected unopposed.

PEOPLE'S FORUM

NONE

AGENDA COMMENT

NONE

DISCUSSION ITEMS

PUBLIC HEARING - QUASI-JUDICIAL

1. CONSIDERATION OF APPLICATION FOR VARIANCE FROM BRETT AND STEPHANIE MILLER FOR 7124 S SHORE DR S, SOUTH PASADENA, FL 33707.

City Attorney Gray asked the City Commission to disclose all ex-parte communications regarding the pending case before the board.

Commissioner Thompson stated that she visited and viewed the subject property but had no discussions with the applicants.

City Attorney Gray 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 7:14 p.m. and called for the staff report.

Marcus Jones presented the staff report (attached to Minutes as Exhibit A). He stated the applicant is requesting a variance for a swimming pool located at 7124 S. Shore Dr. S. He said that the existing swimming pool is 9 inches too close to the property line and the variance request is to remodel the pool in the same location. He said that the cost of the project is approximately \$91,000 which would require the structure to be brought into compliance with the City Code. He reviewed the appropriate criteria and reported that staff is recommending denial of the variance application.

Mayor Penny invited the applicant to make a presentation.

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Applicant Brent Miller, 7124 S. Shore Dr. S., stated that he is seeking a variance to upgrade and update a 1991 swimming pool. He explained that the edge of the pool will remain in place. Mr. Miller added that they are trying to modernize the pool with the existing shell and not move anything.

In response to Commissioner Thompson, Mr. Miller replied that the hot tub does increase the project cost but the bulk of the cost difference would come from having to move the pool structure.

In response to Vice Mayor Reid, Mr. Miller responded that the pool was built in 1991 and he does not have permit records from that time.

Community Improvement Director Sullivan explained that residential construction has a record retention requirement for ten years.

In response to Vice Mayor Reid, Mr. Miller responded by sharing a picture with the Commission and explaining the configuration of the new pool design (attached to Minutes as Exhibit B). He added that the bulk of the project cost is updating the concrete decking, equipment and lighting.

In response to Mayor Penny, Mr. Miller stated the jacuzzi is not included with the pool at the present time.

In response to Commissioner McAlees, City Clerk Lewis spoke regarding the noticing requirements for variance applications. She stated that the applicant is required to mail letters to surrounding property owners and the City places legal advertisements and posts a notice at the site.

Mr. Miller reported that the neighbors to the side where the pool encroaches on the property line do not oppose the project.

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

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

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There being no public comments, Mayor Penny stated that there was no need for the applicant to speak for rebuttal.

Mayor Penny called for any closing statements from staff.

In response to Commissioner Neidinger, Ms. Sullivan explained the footage setback requirement nonconformity. She said that if the applicant spends more than 25% of the cost of the structure beyond repairing it to pre-storm condition, they are required to bring it up to current standards. She noted that if the property owner were to repair the pool to pre-storm condition, it does not matter how much is spent on the project and they would not be required to bring it into Code compliance. She stated that the requirement to bring the structure into compliance is due to the project being an improvement beyond the pre-storm condition at a cost above 25% of the structure's value.

City Attorney Gray spoke regarding hardship review criteria. She stated that economic hardship is not considered a hardship factor for granting variances.

Discussion ensued regarding options for repairing or improving the pool.

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

Mayor Penny called for any closing statements from the applicant.

Mr. Miller stated that they will not be moving the pool and will not affect anything between their property and other properties based on the structure that has been in place for 30 years.

There being no further comments, Mayor Penny closed the public hearing at 7:43 p.m.

Discussion ensued regarding the application for variance.

Mr. Miller provided a picture of the intended pool improvement (attached to Minutes as Exhibit C).

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MOTION WAS MADE BY VICE MAYOR REID, SECONDED BY COMMISSIONER MCALEES, TO APPROVE THE APPLICATION FOR VARIANCE FROM BRENT AND STEPHANIE MILLER FOR 7124 S SHORE DRIVE S, SOUTH PASADENA, FL 33707.

VOTE:	COMMISSIONER NEIDINGER	AYE
	COMMISSIONER MCALEES	AYE
	COMMISSIONER THOMPSON	AYE
	VICE MAYOR REID	AYE
	MAYOR PENNY	AYE

UNANIMOUSLY APPROVED

UNFINISHED BUSINESS

NONE

CONSENT AGENDA

2. APPROVAL OF COMMISSION MEETING MINUTES FOR THE MONTH OF JANUARY 2026 ON FILE IN CITY CLERK'S OFFICE
AGENDA MEETING, JANUARY 6, 2026; ADMINISTRATIVE WORKSHOP, JANUARY 6, 2026; REGULAR COMMISSION MEETING, JANUARY 13, 2026; ADMINISTRATIVE WORKSHOP, JANUARY 20, 2026.

MOTION WAS MADE BY COMMISSIONER THOMPSON, SECONDED BY COMMISSIONER MCALEES, TO PASS THE ENTIRE CONSENT AGENDA.

UNANIMOUS APPROVAL BY ACCLAMATION

NEW BUSINESS

3. RESOLUTION NO. 2026-01 - A RESOLUTION OF THE CITY OF SOUTH PASADENA, FLORIDA, ESTABLISHING THE 2026 CHARTER REVIEW COMMITTEE, SETTING A TIME FRAME FOR SUBMISSION OF THE COMMITTEE'S FINAL REPORT AND ASSIGNING STAFF TO ASSIST THE COMMITTEE.

City Attorney Gray read Resolution No. 2026-01 by title and approved it as to form and content.

MOTION WAS MADE BY COMMISSIONER NEIDINGER, SECONDED BY COMMISSIONER THOMPSON TO PASS RESOLUTION NO. 2026-01.

VOTE:	COMMISSIONER MCALEES	AYE
	COMMISSIONER THOMPSON	AYE

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VICE MAYOR REID	AYE
COMMISSIONER NEIDINGER	AYE
MAYOR PENNY	AYE

UNANIMOUSLY APPROVED

4. MOTION - TO DESIGNATE FINANCE DIRECTOR HEATHER GUADAGNOLI AS REPRESENTATIVE ON THE PUBLIC RISK MANAGEMENT OF FLORIDA'S GROUP HEALTH TRUST BOARD OF DIRECTORS AND CITY ADMINISTRATOR CARLEY LEWIS AS THE ALTERNATE BOARD MEMBER.

MOTION WAS MADE BY VICE MAYOR REID, SECONDED BY COMMISSIONER THOMPSON TO DESIGNATE FINANCE DIRECTOR HEATHER GUADAGNOLI AS REPRESENTATIVE ON THE PUBLIC RISK MANAGEMENT OF FLORIDA'S GROUP HEALTH TRUST BOARD OF DIRECTORS AND CITY ADMINISTRATOR CARLEY LEWIS AS THE ALTERNATE BOARD MEMBER.

VOTE:	COMMISSIONER THOMPSON	AYE
	VICE MAYOR REID	AYE
	COMMISSIONER NEIDINGER	AYE
	COMMISSIONER MCALEES	AYE
	MAYOR PENNY	AYE

UNANIMOUSLY APPROVED

There being no further discussion, the meeting was adjourned at 7:55 p.m.

Arthur Penny

Arthur Penny, Mayor

ATTEST:

Carley Lewis

Carley Lewis, City Clerk
02-10.26r

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