

MINUTES

REGULAR COMMISSION MEETING
SOUTH PASADENA, FLORIDA

TUESDAY, AUGUST 25, 2026
COMMISSION CHAMBERS 7:00 P.M.

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

ROLL CALL: COMMISSIONERS GAIL NEIDINGER, MARK MCALEES, LYNDIA THOMPSON, VICE MAYOR THOMAS REID, AND MAYOR ARTHUR PENNY. ALSO PRESENT: CITY CLERK CARLEY LEWIS, CITY ATTORNEY KRISTEN GRAY, FINANCE DIRECTOR HEATHER GUADAGNOLI, COMMUNITY IMPROVEMENT DIRECTOR TERESA SULLIVAN, DEPUTY CHIEF MATT WIRTH, CITY PLANNER CRAIG SOUTHERN, AND DEPUTY CITY CLERK MARY JO BOWMAN.

REPORTS

Commissioner Neidinger spoke regarding Finance Department activities including the FY2027 budget draft, budget items for approval, and City financial reports.

Commissioner McAlees reported on Community Improvement Department activities including the City's Community Rating System score, permitting and inspections, business tax receipt renewals, redevelopment studies, the fee study project, and FEMA updates.

Commissioner Thompson reported on hurricane season preparations on behalf of the Public Safety Department.

Vice Mayor Reid reported on Public Works Department activities including heat exhaustion precautions, landscaping updates, pipe cleaning, and street flooding.

Mayor Penny reported on Administration Department activities including the public hearings schedule for Fiscal Year 2027 budget, the annual Florida League of Cities conference, upcoming fall and winter events, and the closure of City offices in observance of Labor Day.

PEOPLE'S FORUM

NONE

AGENDA COMMENT

NONE

DISCUSSION ITEMS

PUBLIC HEARING - QUASI-JUDICIAL

1. CONSIDERATION OF APPLICATION FOR SPECIAL EXCEPTION FROM KRYSTAL ZAMORA, PERMITTING MANAGER WITH GULF COAST MARINE CONSTRUCTION, ON BEHALF OF THE PROPERTY OWNER, MAX V. ELSON, JR., FOR 7140 SOUTH SHORE DRIVE 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.

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 7:15 p.m. and called for the staff report.

Craig Southern, City Planner, presented the staff report (attached to Minutes as Exhibit A). He stated that the applicant is requesting to replace and elevate his seawall. He said that the height increase is 12 inches. He reviewed the application and reported that staff is recommending approval.

Mayor Penny invited the applicant to make a presentation.

Applicant Krystal Zamora, Gulf Coast Marine Construction, spoke on behalf of the property owner, Max V. Elson, Jr. She reported that the seawall is estimated to be at least 50 years old and the project aims to replace it and protect the property for the future.

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

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Troy Gamble, South Shore Drive, questioned the effect of the project on his property next-door. He said that his house flooded during the 2024 hurricanes and expressed concern over future flooding.

Ms. Zamora reviewed drainage plans for the project. She said that the project is not designed to adversely affect the neighboring properties. She noted that there are plans to elevate Mr. Elson's home so drainage will also be addressed during that process.

Community Improvement Director Sullivan stated that the City Code states that a seawall can be elevated 12 inches from the existing height. She noted that it would be difficult to set a standard height throughout the city because property elevations vary.

Discussion ensued regarding seawall elevation and drainage.

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

There being no public comments, Mayor Penny stated that the applicant may speak for rebuttal.

Ms. Zamora said that the project is designed to address runoff which should help drainage issues not make them worse. She suggested that the issue of low-lying properties be addressed separately from the application currently before the Commission.

Mayor Penny called for any closing statements from staff.

Mr. Southern stated that the subject property is currently vacant and the applicant is requesting to elevate the seawall before a new house is built. He spoke regarding property elevations and stated that the request is consistent with the appropriate special exception criteria and recommended approval.

Mayor Penny called for any closing statements from the applicant.

There being no further comments, Mayor Penny closed the public hearing at 7:45 p.m.

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MOTION WAS MADE BY VICE MAYOR REID, SECONDED BY COMMISSIONER THOMPSON, APPROVE RESOLUTION NO. 2026-03 APPROVING APPLICATION FOR SPECIAL EXCEPTION PNZ-0526-005.

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 MONTHS OF JUNE AND JULY 2026 ON FILE IN CITY CLERK'S OFFICE
AGENDA MEETING, JUNE 2, 2026; ADMINISTRATIVE WORKSHOP, JUNE 2, 2026; ADMINISTRATIVE WORKSHOP, JUNE 9, 2026; REGULAR COMMISSION MEETING, JUNE 9, 2026; ADMINISTRATIVE WORKSHOP, JUNE 16, 2026; AGENDA MEETING, JUNE 23, 2026; ADMINISTRATIVE WORKSHOP, JUNE 23, 2026; REGULAR COMMISSION MEETING, JULY 1, 2026.

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

UNANIMOUS APPROVAL BY ACCLAMATION

NEW BUSINESS

3. ORDINANCE NO. 2026-01 - AN ORDINANCE OF THE CITY OF SOUTH PASADENA, FLORIDA, AMENDING APPENDIX CHAPTER A198 FEES OF THE CODE OF ORDINANCES RELATING TO RATES AND CHARGES FOR SEWAGE USAGE; TO INCREASE THE BASE MINIMUM MONTHLY SEWER RATES AND SEWER FLOW CHARGE RATE BY 5.0%; PROVIDING AN EFFECTIVE DATE - FIRST READING.

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

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MOTION WAS MADE BY COMMISSIONER NEIDINGER, SECONDED BY COMMISSIONER THOMPSON TO PASS ORDINANCE NO. 2026-01 ON FIRST READING.

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

UNANIMOUSLY APPROVED

4. ORDINANCE NO. 2026-02 - AN ORDINANCE OF THE CITY OF SOUTH PASADENA, FLORIDA, AMENDING APPENDIX CHAPTER A198 FEES OF THE CODE OF ORDINANCES RELATING TO RATES AND CHARGES FOR RECLAIMED WATER; TO INCREASE THE MINIMUM MONTHLY RECLAIMED WATER SERVICE CHARGE FOR SINGLE FAMILY RESIDENTIAL CUSTOMERS TO \$13.66 AND TO INCREASE COMMERCIAL AND MUNICIPAL USER SERVICE CHARGES TO \$390.21 PER PERVIOUS ACRE; PROVIDING AN EFFECTIVE DATE - FIRST READING.

City Attorney Gray read Ordinance No. 2026-02 by title and approved it as to form and content.

MOTION WAS MADE BY COMMISSIONER MCALEES, SECONDED BY VICE MAYOR REID TO PASS ORDINANCE NO. 2026-02 ON FIRST READING.

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

UNANIMOUSLY APPROVED

5. ORDINANCE NO. 2026-03 - AN ORDINANCE OF THE CITY OF SOUTH PASADENA, FLORIDA, ADOPTING FISCAL YEAR 2026-2027 BUDGET; PROVIDING AN EFFECTIVE DATE - FIRST READING.

City Attorney Gray read Ordinance No. 2026-03 by title and approved it as to form and content.

MOTION WAS MADE BY COMMISSIONER NEIDINGER, SECONDED BY COMMISSIONER THOMPSON TO PASS ORDINANCE NO. 2026-03 ON FIRST READING.

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

UNANIMOUSLY APPROVED

6. RESOLUTION NO. 2026-04 - A RESOLUTION OF THE CITY OF SOUTH PASADENA, FLORIDA, AMENDING THE SALARY PAY PLAN SET FORTH IN RESOLUTION NO. 2025-14 AND ADOPTING THE 2026-2027 STEP PAY PLAN FOR GENERAL EMPLOYEES AND APPROVING AMENDED JOB DESCRIPTIONS FOR THE CITY ADMINISTRATOR AND CITY CLERK POSITIONS; EFFECTIVE FOR THE PAYROLL INCLUDING OCTOBER 1, 2026.

City Attorney Gray read Resolution No. 2026-04 by title and approved it as to form and content.

MOTION WAS MADE BY COMMISSIONER MCALEES, SECONDED BY COMMISSIONER NEIDINGER, TO PASS RESOLUTION NO. 2026-04.

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

UNANIMOUSLY APPROVED

7. RESOLUTION NO. 2026-05 - A RESOLUTION OF THE CITY OF SOUTH PASADENA, FLORIDA, APPOINTING THE SHERIFF OF PINELLAS COUNTY AS THE POLICE DEPARTMENT OF THE CITY FOR THE PERIOD OCTOBER 1, 2026 THROUGH SEPTEMBER 30, 2027.

City Attorney Gray read Resolution No. 2026-05 by title and approved it as to form and content.

MOTION WAS MADE BY COMMISSIONER THOMPSON, SECONDED BY COMMISSIONER MCALEES, TO PASS RESOLUTION NO. 2026-05.

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

UNANIMOUSLY APPROVED

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8. MOTION - TO APPROVE INTERLOCAL AGREEMENT WITH FORWARD PINELLAS FOR PLANNING AND MAPPING SERVICES AND/OR SPECIAL PROJECT WORK AS AMENDED.

MOTION WAS MADE BY COMMISSIONER VICE MAYOR REID, SECONDED BY COMMISSIONER THOMPSON, TO APPROVE INTERLOCAL AGREEMENT WITH FORWARD PINELLAS FOR PLANNING AND MAPPING SERVICES AND/OR SPECIAL PROJECT WORK AS AMENDED.

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

UNANIMOUSLY APPROVED

9. MOTION - TO APPOINT VICE MAYOR THOMAS REID AS THE CITY'S REPRESENTATIVE ON THE PSTA BOARD OF DIRECTORS.

MOTION WAS MADE BY COMMISSIONER NEIDINGER, SECONDED BY COMMISSIONER THOMPSON, TO APPOINT VICE MAYOR THOMAS REID AS THE CITY'S REPRESENTATIVE ON THE PSTA BOARD OF DIRECTORS.

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

UNANIMOUSLY APPROVED

There being no further discussion, the meeting was adjourned at 7:53 p.m.



Arthur Penny, Mayor

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ATTEST:

Carley Lewis
Carley Lewis, City Clerk
08-25.26r

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