

M I N U T E S

ADMINISTRATIVE WORKSHOP  
SOUTH PASADENA, FLORIDA

TUESDAY, NOVEMBER 1, 2011  
COMMISSION CHAMBERS - 9:08 A.M.

Mayor Peters called the meeting to order at 9:08 a.m. immediately following the Agenda Meeting. Everyone participated in the Pledge to the Flag.

ROLL CALL: VICE MAYOR BRUCE HOWRY, COMMISSIONERS MAX ELSON, ARTHUR PENNY, LARRY CROWLEY AND MAYOR KATHLEEN PETERS. ALSO PRESENT: CITY CLERK MARY BRAISTED, CITY ATTORNEY LINDA HALLAS, \*FINANCE DIRECTOR JAMES GRAHAM, DEPUTY CHIEF MARK MADDALENA AND ASSISTANT PUBLIC WORKS DIRECTOR SHAWN SHIMKO.

The topics scheduled for discussion were Pasadena Avenue Redevelopment Plan with David Healey, Calvin, Giordano & Associates and Sign Code.

David Healey, Calvin, Giordano & Associates, introduced Thomas Kohler, Real Estate Research Consultants.

Mr. Kohler gave a background of his work experience. He stated that his company provides market analyses and feasibility studies for communities and public sectors.

Mr. Healey reviewed an addendum (attached to Minutes as Exhibit A) to the discussion outline of the September 20, 2011 Administrative Workshop Meeting, which includes a list of vacant properties in the city. He stated he felt the reconfiguration of Pasadena Avenue was the main focus of the redevelopment plan.

In response to Mr. Kohler, resident Ed Sroka, Grevilla Avenue, stated the city was named South Pasadena because the real estate section is Pasadena Gulf Section C. There wasn't a north Pasadena section. On Central Avenue, there was a Pasadena Avenue train stop and the city was a part of the Pasadena subdivision located on the south.

\*Finance Director Graham joined the meeting at 9:17 a.m.

Mr. Kohler stated the city's infrastructure is in good shape and creates a positive environment. He further stated that the corridor is overdesigned for the capacity of the traffic. He stated the city's greatest asset is that it is surrounded by water, but the water cannot be seen. Mr. Kohler stated that he feels a six lane highway (Pasadena Avenue) is not needed and improving curb cuts would provide opportunities for redevelopment.

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Mr. Healey distributed a handout (attached to Minutes as Exhibit B) and stated that Pasadena Avenue tries to be a main traffic artery from the mainland to the beach and tries to be a local service road provider. He further stated that connectivity is an issue. He stated pedestrian/bicycle combinations, streetscape treatment, signage, landscaping, furniture treatment, and transit would depend on what is done with the roadway.

Mr. Healey showed a Power Point presentation (attached to Minutes as Exhibit C) to the Commission and reviewed the options for Pasadena Avenue:

- Option 1 - six reduced lanes, wider sidewalk, opportunity for landscaping, physical separation from traffic lanes

In response to City Attorney Hallas, Mr. Healey stated the trees would be in planters. He further stated the sidewalk would be wider which would affect the curb lines, drainage inlets and utility lines. The five foot planter would meet the Florida Department of Transportation (FDOT) standard.

- Option 2 - four lanes, 12 foot sidewalks, keeps middle turn lane, six foot bicycle lane

Mr. Healey stated this option would allow for trees and benches within the 12 foot sidewalk and maintain a seven foot walkway. This is a bicycle/pedestrian friendly configuration.

- Option 3 - four reduced lanes, more prominent median, 10 foot sidewalks

In response to Vice Mayor Howry, Mr. Healey stated Option 3 has more vehicular separation. He stated that he feels landscaping on the side would be more effective.

- Option 4 - four reduced lanes, Boulevard section

Mr. Healey stated the depth of parcels on the west side of road is greater than the east side. He further stated Option 4 could allow for on street parking and a frontage lane.

Mayor Peters stated the proposed options do not include allocations for bus traffic. She questioned how bus traffic and evacuation routes could be accommodated in the redevelopment plan. She stated that South Pasadena has been approved for bus rapid transit.

In response to Commissioner Penny, Mr. Healey stated he feels the

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center median should not be eliminated as it is needed for left turns.

Mr. Healey responded to Mayor Peters saying that the frontage lane could accommodate bus traffic (Option 4). He stated that bicycle lanes may have to be sacrificed to allow for buses to exit the frontage lane.

In response to City Attorney Hallas, Mr. Healey stated that bike lanes could be placed on both sides of the avenue and that FDOT requires 5' bike lanes.

City Attorney Hallas stated that having a city parking lot would impact whether there would be street parking.

Mr. Healey questioned whether to pursue the idea of reducing the lanes on Pasadena Avenue knowing that there would be an issue with FDOT and it would involve costs.

Discussion ensued regarding the different options for redevelopment on Pasadena Avenue.

City Attorney Hallas stated any four lane choice would be a huge investment just to ask FDOT. She further stated the six lane choices would be easier and cheaper and installed in a much shorter time. She stated the Commission needs to consider how much to spend and the time involved with the redevelopment plan.

Commissioner Crowley stated he feels the city is dying and that changes need to be made. He further stated that if the Commission perseveres, he feels South Pasadena could be a thriving city.

Mayor Peters spoke regarding moving the bike lane and having a bubble out for bus traffic.

Commissioner Penny suggested swapping the bike lane with the tree location.

Mr. Healey stated he could reconfigure the options and change out the bike lanes and make the median narrower. He further stated he would look at incorporating a bubble out for bus traffic.

In response to City Attorney Hallas, Mr. Healey stated he feels it is very important for the Commission to come to a consensus on the redevelopment plan and then decide on how it should be marketed to the residents.

Mr. Healey reviewed the city's zoning map. He stated the mobile

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home park provides a prime opportunity for a destination place and could be the anchor in the community.

Mayor Peters stated she feels having a partnership with a university should be investigated.

Mr. Healey stated the next stage for him would be to translate wording into graphic interpretation.

In response to Commissioner Crowley, Mr. Healey stated that at the next meeting he would bring revisions and graphics of the concept plan, including details of the streetscape.

Mr. Kohler stated that at the next meeting, he would bring more detail of the possibilities for the mobile home park.

City Attorney Hallas suggested that the flood plain map be reviewed when making revisions to the plan.

The next topic of discussion was Sign Code.

Mayor Peters stated that the Comfort Café, 2525 Pasadena Avenue, requested that the Commission amend the sign code to allow flag banners. She questioned whether the Commission was interested in changing the sign code or having a moratorium.

Commissioner Crowley stated he feels the sign code should not be amended and that changes to the sign code should be handled on an individual basis.

Mayor Peters stated she is not in favor of temporary signage and suggested waiting to address this issue after the completion of the redevelopment plan.

The consensus of the Commission was not to amend the sign code.

Discussion ensued regarding the triangle property across from Palms of Pasadena Hospital. City Attorney Hallas will get the purchase price of the property.

City Attorney Hallas gave an update on the meeting she attended on October 31, 2011 with Pinellas County and the City of St. Petersburg regarding EMS. She stated that the City of St. Petersburg made suggestions to the County amounting to a \$3 million savings but that the County feels that all cities should be treated the same. She further stated she feels nothing was accomplished at the meeting.

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Mayor Peters stated she would like to send a letter expressing the city's displeasure with comments made about South Pasadena by a

County Commissioner and State Legislator regarding EMS and fire district funding. She suggested that the Commission listen to Commissioner John Morroni's disparaging remarks.

The consensus of the Commission was to send a letter to the Pinellas County Commission and the Pinellas County Legislative Delegation.

There being no further discussion, the meeting was adjourned at 11:47 a.m.

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Kathleen Peters, Mayor

ATTEST:

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Mary Braisted, City Clerk