

COMMISSION MEETING MINUTES
NOVEMBER 15th, 2022
7:30 P.M.

PRESENT:

Mayor: Mark Anderson
Mayor Pro Tempore: John Vogel II
Commissioners: Alison Cagle
Maximilian D'Water
Sarah Schrader

City Attorney: Gerald T. Buhr

City Clerk: Marissa Morales
Asst. to City Clerk: Julia Fresne
Water Clerk: Will Plazewski
Public Works Director: Scott Morrow

MINUTES PREPARED BY: Julia Fresne

OPENING CEREMONIES: Mayor Anderson led the invocation followed by the Pledge of Allegiance.

1. **CONSENT AGENDA:** Includes minutes for October 18th Commission Meeting; General Fund and Water Fund disbursements for October 2022.

DISBURSEMENTS AND DEPOSITS:

<i>October 2022</i>	<u>Disbursements</u>	<u>Deposits</u>
General Fund	\$ 99,423.37	\$ 93,424.79
Water Fund	\$ 34,642.86	\$ 31,215.97

MOTION: ACCEPT THE CONSENT AGENDA

MADE BY: Commissioner Vogel

SECOND: Commissioner D'Water

ROLL CALL VOTE:

Commissioner Vogel	-	AYE
Commissioner Cagle	-	AYE
Commissioner D'Water	-	AYE
Commissioner Schrader	-	AYE
Mayor Anderson	-	AYE

2. PUBLIC COMMENT:

- A. Sasha Madden, 13109 Antonio Way, asked to consider adding sidewalks on the streets leading to San Antonio Elementary School as the school is asking parents to walk if they live within a certain distance but she feels it is not currently safe to do so. Commissioner Schrader advised that she would look into the feasibility and to keep in mind some streets in the area are county-owned. Mrs. Madden stated that she would be willing to give up some right-of-way to build them. Commissioner Schrader said that the Commission will follow up on this issue.
- B. Kayla Pettis, 12539 Oak Street, concurred with Mrs. Madden and said she does not think it is safe to walk to school from her street due to vehicles speeding. Mrs. Pettis asked

whether a deputy could monitor Oak Street during morning school drop-off hours.

Commissioner Schrader advised that it is an ongoing struggle throughout the city but that she would ask the deputy to monitor the area during those hours.

- C. Remy Pettis, 12545 Oak Street, asked whether the city could put up a sign indicating kids walking with school drop-off hours. Commissioner Schrader said the city would investigate getting this sign.
- D. Stan LaFlamme, 13129 Summerfield Way, would like to discuss the water rates. Mayor Anderson advised that it would be discussed later in the agenda.

3. MAYOR’S REPORT:

- A. Mayor Anderson recognized Glen Greenfelder, San Antonio City Attorney from September of 1974 to February of 1995 for his years of service to the city as he had recently passed away.
- B. Ian Boyle, Government Affairs Manager for Waste Connections, came to announce a rate increase of 7 percent due to diesel and labor cost increases. This is authorized per the agreement with the city. Commissioner Schrader asked whether there was a limit to increases and Mr. Boyle advised there is not.

4. ATTORNEY’S REPORT: NONE

5. COMMISSIONER REPORTS

A. BUILDING AND ZONING – COMMISSIONER VOGEL:

- 1. Building permit activity for October was tallied at \$280,558.10.
- 2. **ORDINANCE 05-2022 (SECOND READING)**

AN ORDINANCE OF THE CITY OF SAN ANTONIO, FLORIDA, AMENDING THE CITY’S CODE OF ORDINANCES, SPECIFICALLY AMENDING CHAPTER 82, SECTION 82-6, ADDING “DATA PROCESSING SERVICES” AS A NEW PERMITTED USE IN THE C-1 ZONING DISTRICT; AND AMENDING SECTION 82-7, ADDING “MINI WAREHOUSE/SELF-STORAGE,” “CONTRACTOR’S OFFICE & STORAGE,” “SHOPPING CENTER,” “CAR WASH & AUTO DETAILING,” “BOWLING ALLEY,” “DRIVE-IN THEATERS,” “GOLF COURSE,” “HOSPITAL” AND “AIRCRAFT LANDING PADS” AS NEW PERMITTED USES IN THE C-2 ZONING DISTRICT; AND AMENDING SECTION 82-11, PROVIDING SUPPLEMENTAL REGULATIONS FOR “MINI-WAREHOUSE/SELF-STORAGE” FACILITIES, AND “CAR WASH & AUTO DETAILING” USES; AND AMENDING SECTION 82-15, PROVIDING PARKING STANDARDS FOR “MINI WAREHOUSE/SELF-STORAGE” FACILITIES AND “CAR WASH & AUTO DETAILING” USES; AND AMENDING SECTION 82-1, PROVIDING DEFINITIONS FOR “CAR WASH & AUTO DETAILING” USES AND “CONTRACTOR’S OFFICE & STORAGE”; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: ADOPT ORDINANCE 05-2022

MADE BY: Commissioner Schrader

SECOND: Commissioner D’Water

ROLL CALL VOTE:	Commissioner Vogel	-	AYE
	Commissioner Cagle	-	AYE
	Commissioner D’Water	-	AYE
	Commissioner Schrader	-	AYE

3. Dana Riddell, Senior Planner for Central Florida Regional Planning Council, presented a report on the zoning and Future Land Use amendment request for the property at 32513 SR-52.
 - a. Clarke Hobby, petitioner’s attorney, explained that the owner, Mr. Hopkins, is not requesting a Planned Unit Development because he does not yet know what type of commercial building he would like to put up. Mayor Anderson asked whether there would be buffer included due to being adjacent to residential homes. Mr. Hobby advised they had not looked at landscaping yet but can come to an agreement with the city if need be. Commissioner Schrader questioned how the city could have a say in the site plans without a PUD and Ms. Riddell advised that going to a zoning designation limits the city’s involvement in requirements but there are some avenues to include specifications such as a deed restriction. City Clerk Morales advised that there is landscaping requirements already included in the code that can be provided to the petitioner.
 - b. Commissioner Vogel recommended the approval and said that commercial seemed appropriate for the area. Mayor Anderson agreed but stated his concern with needed buffering to protect residential homes behind the lot.
 - c. Mr. Hobby requested to work with Attorney Buhr and Commissioner Vogel to find a way to include landscaping requirements and asked that the second reading take place in January to give more time to iron out the details, if the first reading was approved.

ORDINANCE NO. 07-2022 (FIRST READING)

AN ORDINANCE OF THE CITY OF SAN ANTONIO, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY OF SAN ANTONIO, SPECIFICALLY AMENDING A +/-4.38-ACRE PARCEL OF LAND, ON PROPERTY LOCATED AT 32513 STATE ROAD 52, SAN ANTONIO, FLORIDA 33576, FROM THE FUTURE LAND USE OF NEIGHBORHOOD MIXED USE TO GENERAL COMMERCIAL; TRANSMITTING SAID AMENDMENT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FOR NOTIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: ADOPT ORDINANCE 07-2022

MADE BY: Commissioner Schrader

SECOND: Commissioner Vogel

ROLL CALL VOTE:	Commissioner Vogel	-	AYE
	Commissioner Cagle	-	AYE
	Commissioner D’Water	-	AYE
	Commissioner Schrader	-	AYE
	Mayor Anderson	-	AYE

ORDINANCE NO. 08-2022 (FIRST READING)

AN ORDINANCE OF THE CITY OF SAN ANTONIO, FLORIDA, AMENDING THE DISTRICT BOUNDARIES OF THE ZONING MAP OF SAN ANTONIO, FLORIDA, AS ENACTED BY CHAPTER 82, SAN ANTONIO CODE, SO AS TO CHANGE THE ZONING CLASSIFICATION OF A +/-4.38-ACRE PARCEL OF LAND, ON PROPERTY LOCATED AT 32513 STATE ROAD 52, SAN

ANTONIO, FLORIDA 33576, FROM THE ZONING OF RESIDENTIAL-RESIDENTIAL DWELLING DISTRICT (R-2) TO GENERAL COMMERCIAL DISTRICT (C-2); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: ADOPT ORDINANCE 08-2022

MADE BY: Commissioner Cagle

SECOND: Commissioner Schrader

ROLL CALL VOTE:	Commissioner Vogel	-	AYE
	Commissioner Cagle	-	AYE
	Commissioner D'Water	-	AYE
	Commissioner Schrader	-	AYE
	Mayor Anderson	-	AYE

4. Terry Madden and Jim Pavek, owners of 12122 Curley Street, are asking to rezone from Residential Dwelling District 3 to a PUD to continue the commercial use of the property. Mr. Madden stated that years ago when the building was zoned commercial, the city rezoned the property to R-3 without notifying the owners. City Clerk Morales clarified that at the time the state mandated rezonings to commercial due to having too much residential and multiple properties adjacent to the petitioner were subjected to the same issue. Ms. Riddell explained that the PUD has some regulations for expansion of the building and specifies that business would only be conducted indoors.

ORDINANCE NO. 09-2022 (FIRST READING)

AN ORDINANCE AMENDING THE DISTRICT BOUNDARIES OF THE ZONING MAP OF SAN ANTONIO, FLORIDA, AS ENACTED BY CHAPTER 82, SAN ANTONIO CODE, SO AS TO CHANGE THE ZONING CLASSIFICATION OF A PARCEL OF LAND TOTALING +/-0.29 ACRES LOCATED ON THE EAST SIDE OF CURLEY ROAD BETWEEN MASSACHUSETTS AVENUE AND RHODE ISLAND AVENUE (PARCEL NUMBER 02-25-20-0010-00200-0090), FROM THE ZONING OF RESIDENTIAL DWELLING DISTRICT (R-3) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: ADOPT ORDINANCE 09-2022

MADE BY: Commissioner Schrader

SECOND: Commissioner Vogel

ROLL CALL VOTE:	Commissioner Vogel	-	AYE
	Commissioner Cagle	-	AYE
	Commissioner D'Water	-	AYE
	Commissioner Schrader	-	AYE
	Mayor Anderson	-	AYE

B. PARKS AND RECREATION – COMMISSIONER CAGLE:

1. The dock at Lake Part is currently closed for public safety. Public Works Director Morrow advised that there is structural damage to the foundation and the city is currently unable to repair it. Mayor Anderson asked whether this was caused by Hurricane Ian and Director Morrow said he would need to further investigate. Director Morrow advised he is in the process of researching improvements to include a floating style dock.

2. Public Works is continuing to make the improvements to the Depot.

C. STREETS – COMMISSIONER SCHRADER:

1. There are several trees which need to be removed due to safety concerns. The first two are located on Orange Street in the city right-of-way and easement. Commissioner Vogel asked whether the trees were dead and Public Works Director Morrow advised that one was dead and the other had severe damage.

MOTION: CONTRACT WITH CAM UNLIMITED FOR THE AMOUNT OF \$3,250 TO REMOVE TWO TREES ON 11851 ORANGE STREET

MADE BY: Commissioner Schrader

SECOND: Commissioner Cagle

ROLL CALL VOTE:	Commissioner Vogel	-	AYE
	Commissioner Cagle	-	AYE
	Commissioner D'Water	-	AYE
	Commissioner Schrader	-	AYE
	Mayor Anderson	-	AYE

2. There are several palm trees on Main Street with very small diameters with high risk of breaking off at the base and falling on a private property that Commissioner Schrader suggested removing. Commissioner Vogel advised that the city previously asked him to look at those trees, from an arborist perspective, and last time he did not deem them as necessary to remove. The Commission asked that Commissioner Vogel go look at them again before moving forward with removal.
3. While the Engineering consultant is working on a permanent solution for city drainage issues, Commissioner Schrader advised that the ditch near Palm Ridge Dr. and Michigan Ave. needed immediate action until a long-term plan is implemented. Director Morrow advised the quote from Gude LLC mirrors the earlier approved plan. The commission discussed the use of the stormwater grant for this work and whether it was available to use now.

MOTION: APPROVE THE GUDE LLC QUOTE TO PERFORM DITCH WORK ON PALM RIDGE DR. AND MICHIGAN AVE. FOR \$9,900

MADE BY: Commissioner Schrader

SECOND: Commissioner Cagle

ROLL CALL VOTE:	Commissioner Vogel	-	AYE
	Commissioner Cagle	-	AYE
	Commissioner D'Water	-	AYE
	Commissioner Schrader	-	AYE
	Mayor Anderson	-	AYE

- a. Mayor Anderson asked that Public Works also come up with a plan for removing and maintaining the weeds where the ditches were dug on Palm Street. Attorney Buhr urged the city to move forward with the stormwater rate study to help with drainage issues in the long run.
4. A water main was not properly identified on Pompano Street where the road improvement works just began and the project is now at halt until it can be resolved. Public Works Director Morrow advised that he was waiting on the Utility Engineering consultant Daniel Magro's approval for the correction solution but this method would require the removal of trees on both sides of the street. Commissioner Schrader advised that should be like to replant trees once the project is done if this method is implemented.

D. WATERWORKS – COMMISSIONER D’WATER
a. ORDINANCE NO. 06-2022 (FIRST READING)

AN ORDINANCE OF THE CITY OF SAN ANTONIO, FLORIDA ESTABLISHING A PROGRAM OF ANNUAL INFLATIONARY ADJUSTMENT (INDEXING) OF THE CITY’S WATER RATES; PROVIDING FOR RAISING OF MONTHLY WATER UTILITY SERVICE RATES PURSUANT TO A FLORIDA RURAL WATER ASSOCIATION RATE STUDY; PROVIDING FOR SCRIVENER’S ERRORS, CONFLICTS, SEVERABILITY, INCLUSION IN THE CODE, AND PROVIDING FOR AN EFFECTIVE DATE.

- i. The commission discussed a hybrid rate between the Florida Rural Water Association proposed rates and the current rates to ensure the increase is not a significant jump. Attorney Buhr advised that the index feature would not be enough down the road to allow the city to catch up if the commission does not consider increasing the rates at the recommended amounts proposed by FRWA soon. The commission agreed to look at the rates annually. Commissioner Schrader asked whether the non-residential rates were for out-of-city rates. Water Clerk Plazewski specified that those include businesses, churches, schools, and so on, and out-of-city rates would be 1.25 percent higher than in-city rates.
 - 1. Stan LaFlemme, 13129 Summerfield Way, stated that he was in favor of the rate increase because there is a need for improvements of the water infrastructure, and he believes it is a necessity.
 - 2. Commissioner Schrader asked the average use in the city and Water Clerk Plazewski said around 6,200 gallons.
 - 3. Attorney Buhr asked what the policy would be in regard to pool. Water Clerk Plazewski stated that because pools are a luxury and not a necessity, there would be no exceptions.
 - 4. Pam Pepperman, 12046 Palm Street, said she was in support of the rate increase but asked that the commission consider residents who garden in future conversations.
 - 5. Adam Wilder, 13248 Summerfield Way, asked whether the city could use reclaimed water for irrigation. Attorney Buhr advised that the county had control over waste water but it could be considered for bigger subdivisions as a requirement for developers to put in a line.
 - 6. Josh Madden, 13109 Antonio Way, said he was also in support of the new rates and advised that if there were concerns with people getting higher bills, the commission could consider implementing irrigation standards for new homes. Mayor Anderson stated that tiered billing would hopefully encourage water conservation.
 - 7. Commissioner Schrader asked whether staff could investigate online billing. Mayor Anderson advised that it was looked at in the past, but utility billing companies previously considered were too controlling. Commissioner Vogel asked that staff look at what Pasco County was using as a reference.

MOTION: ADOPT ORDINANCE 06-2022

MADE BY: Commissioner D’Water

SECOND: Mayor Anderson

ROLL CALL VOTE:

Commissioner Vogel	-	AYE
Commissioner Cagle	-	AYE
Commissioner D’Water	-	AYE

Commissioner Schrader - AYE
Mayor Anderson - AYE

5. RESOLUTION 10-22

A RESOLUTION OF THE CITY OF SAN ANTONIO, FLORIDA, MODIFYING EXISTING TAP-IN FEES AND FEES FOR TAP-INS CROSSING ROADS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND PROVIDING FOR AN EFFECTIVE DATE.

a. The tap-in fees are adjusted annually based on cost of labor and material. If approved, the new fees would be implemented the next day.

MOTION: ADOPT RESOLUTION 10-22

MADE BY: Commissioner Cagle

SECOND: Mayor D'Water

ROLL CALL VOTE:

Commissioner Vogel	-	AYE
Commissioner Cagle	-	AYE
Commissioner D'Water	-	AYE
Commissioner Schrader	-	AYE
Mayor Anderson	-	AYE

6. There is dirt around the hydro tank at the wellhouse on Magnolia Street and Public Works Director Morrow is asking to fill the surrounding area with concrete to create a path from the tank to the wellhouse and minimize the dirt.

MOTION: SPEND \$3,100 FOR A CONCRETE PAD AT THE WELLHOUSE ON MAGNOLIA STREET

MADE BY: Commissioner D'Water

SECOND: Commissioner Cagle

ROLL CALL VOTE:

Commissioner Vogel	-	AYE
Commissioner Cagle	-	AYE
Commissioner D'Water	-	AYE
Commissioner Schrader	-	AYE
Mayor Anderson	-	AYE

7. Director Morrow informed that well #4 is currently down due to motor failure and he is currently working on getting quotes for a new motor and wiring to present at a future meeting. Mayor Anderson asked how many wells were now active and Director Morrow advised no change due to well #3 being back online.

2. CLERK'S REPORT:

A. City Clerk Morales brought forward the vacate request for city property on Joe Herrmann Drive mentioned at the previous meeting. Mr. Fernans, 32850 Michigan Ave., would like to obtain the land in the easement between his home and the adjacent home, which his brother owns to eventually split the parcels in half. Mayor Anderson questioned whether this unimproved roadway provides access to homes for residents and City Clerk Morales advised the access is through Curley Street. Attorney Buhr explained the concept of vacating a property and advised that the city must verify that there are no utilities and do its due diligence to ensure the roadway is not used in any way. Attorney Buhr said the city cannot isolate any homes or it could risk litigation. City Clerk Morales advised that a locate request was done and there were no reported utilities. Mayor Anderson questioned what

possible future use the city could have with that property or whether there would be a need in the long run for a road to access homes at that end. Commissioner Vogel noted that this would have to be noticed which would give neighbors a chance to provide feedback. The commission discussed the possible uses for the roadway. Commissioner Schrader asked that staff do more research on the easement to ensure no surrounding properties would be affected.

B. City Clerk Morales advised that the TRIM process was approved this year.

3. UNFINISHED BUSINESS:

A. The Commission would revisit scheduling a Consultant Review Workshop after the holidays have passed.

4. NEW BUSINESS: NONE

5. ADDITIONAL COMMISSIONER COMMENTS:

A. Commissioner Cagle announced that the Founders Garden Club is looking for more people to fill available Christmas cards slots around City Park. Those interested should contact Donna Swart. Christmas in the Park will be in person this year.

6. ANNOUNCEMENTS:

A. There will be a Blood Drive on November 18th by City Hall.

7. ADJOURNMENT: Meeting adjourned at 9:22 PM.

Respectfully submitted,

Julia Fresne, Assistant to City Clerk