

COMMISSION MEETING MINUTES

APRIL 15th, 2025

6:30 P.M.

PRESENT:

John Vogel II, Mayor	Gerald T. Buhr, City Attorney
Randy Huckabee, Mayor Pro Tem	Adam Ray, Public Works Director
Caitlin Bolender, Building & Zoning Commissioner	Will Plazewski, Water Clerk
Kevin Damic, Water Commissioner	Marissa Morales, City Clerk
Blaze Drinkwine, Parks Commissioner	Julia Fresne-Sandifer, Assistant City Clerk

MINUTES PREPARED BY: Julia Fresne-Sandifer

OPENING CEREMONIES: Commissioner Bolender led the Pledge of Allegiance.

1. **CONSENT AGENDA:** Minutes for the March 10th Comprehensive Plan Workshop, March 17th Commission Meeting, General Fund and Water Fund disbursements and deposits for March 2025.

MOTION: ACCEPT THE CONSENT AGENDA

MADE BY: Commissioner Drinkwine

SECOND: Commissioner Bolender

VOTE: Motion passed unanimously.

2. **PUBLIC COMMENT: NONE**

3. **MAYOR'S REPORT:**

A. The city was still in search of a Code Enforcement Officer.

- B. **RESOLUTION 03-2025**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SAN ANTONIO FLORIDA, PURSUANT TO SECTION 196.1978(3)(0), FLORIDA STATUTES, ELECTING TO NOT EXEMPT PROPERTY UNDER SECTION 196.1978(3)(d)I.a., FLORIDA STATUTES, COMMONLY KNOWN AS THE "LIVE LOCAL ACT PROPERTY TAX EXEMPTION"; PROVIDING FOR ADVERTISEMENT; PROVIDING FOR AN EFFECTIVE DATE.

MOTION: ADOPT RESOLUTION 03-2025

MADE BY: Commissioner Drinkwine

SECOND: Commissioner Huckabee

a. Public hearing was opened.

b. Public hearing was closed.

VOTE: Commissioner Huckabee	-	AYE
Commissioner Bolender	-	AYE
Commissioner Damic	-	AYE
Commissioner Drinkwine	-	AYE
Mayor Vogel	-	AYE

- C. **RESOLUTION 04-2025**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SAN ANTONIO, FLORIDA, RESCHEDULING THE MAY 2025 REGULAR MEETING OF THE CITY COMMISSION.

- a. The May meeting was rescheduled to Monday, May 5 at 6:30 PM.

MOTION: ADOPT RESOLUTION 04-2025

MADE BY: Commissioner Bolender

SECOND: Commissioner Drinkwine

VOTE: Motion passed unanimously.

4. ATTORNEY’S REPORT:

- A. Attorney Buhr will present legislative updates at the next meeting.

5. COMMISSIONER REPORTS

A. BUILDING AND ZONING – COMMISSIONER BOLENDER:

- 1. Building permit activity for March was tallied at \$162,032.97.
- 2. **ORDINANCE 02-2025 (SECOND 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 1.12 ACRES LOCATED AT 32531 4TH AVENUE (PARCEL ID 02-25-20-0000-01500-0020), FROM AGRICULTURAL DISTRICT (A) TO RESIDENTIAL DWELLING (R-2); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: ADOPT ORDINANCE 02-2025

MADE BY: Commissioner Huckabee

SECOND: Commissioner Bolender

- a. Public hearing was opened.
- b. Public hearing was closed.

VOTE:	Commissioner Huckabee	-	AYE
	Commissioner Bolender	-	AYE
	Commissioner Damic	-	AYE
	Commissioner Drinkwine	-	AYE
	Mayor Vogel	-	AYE

3. ORDINANCE 03-2025 (SECOND 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 18.85 ACRES LOCATED AT NORTHWEST CORNER OF THE INTERSECTION OF DARBY ROAD AND CURLEY ROAD (PARCEL ID 35-24-20-0000-00700-0010), FROM RESIDENTIAL DWELLING (R-2) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- a. Planning consultant, Marisa Barmby, presented the staff report for Ordinance 03-2025.
- b. Public hearing was opened
- c. Mayor Vogel clarified that the project includes single family residences only. The petitioner will be required to complete a traffic study and get approval from Pasco County for access to adjacent roads.
- d. Attorney Buhr administered oaths to public commentors.
- e. Randal Manning of Curley Road pointed out inconsistencies with the acreage presented in the report and the acreage listed by the Property Appraiser.
 - i. Marisa Barmby recommended resolving this issue before moving to vote on a second reading.
- f. Randall Manning was concerned about the density, stormwater drainage, and impact to the roads.
- g. Richard Crocker of Wesley Way was concerned about septic systems being placed close to his well and asked for additional buffer requirements.
- h. Lester Pittman of Wesley Way was concerned with the septic systems, and traffic and school impact.
- i. Mike Riley of Wesley Way was concerned over the density.
 - i. Mayor Vogel clarified that the zoning code allowed for no more than two units per acre.
- j. Petitioner Sebring Sierra stated that the PUD designation would allow for neighborhood infrastructure. He would follow all state regulations for traffic studies, stormwater runoff, and septic systems.
- k. Marisa Barmby explained the different processes between R-2 and PUD zoning designations. Buffers, setbacks, parking requirements, and square footage would need to be included as PUD conditions. Florida Statutes do not allow the city to regulate the design of the home itself.
- l. Charles Carey of Wards Court asked about setback requirements.
- m. The petitioner would schedule a meeting with the city to resolve lasting city and citizen concerns prior to voting on a second reading.
- n. Public hearing was closed.

MOTION: POSTPONE ORDINANCE 03-2025 INDEFINITELY.

MADE BY: Commissioner Huckabee

SECOND: Commissioner Bolender

VOTE: Commissioner Huckabee	-	AYE
Commissioner Bolender	-	AYE
Commissioner Damic	-	AYE
Commissioner Drinkwine	-	AYE
Mayor Vogel	-	AYE

4. ORDINANCE 05-2025 (FIRST READING)

AN ORDINANCE OF THE CITY OF SAN ANTONIO AMENDING THE TEXT AND MAPS OF THE CITY OF SAN ANTONIO COMPREHENSIVE PLAN CONSISTENT WITH THE 2024 EVALUATION AND APPRAISAL (EAR) LETTER; PROVIDING FOR TRANSMITTAL TO FLORIDA COMMERCE FOR REVIEW AND COMPLIANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: ADOPT ORDINANCE 05-2025 WITH CHANGES IN TRANSMITTAL TO FLORIDA COMMERCE

MADE BY: Commissioner Drinkwine

SECOND: Commissioner Bolender

- a. Marisa Barmby presented a report for Ordinance 05-2025.
- b. Public hearing was opened.
- c. Randall Manning asked about considerations for livestock.
- d. Commissioner Bolender thanked the planners for their work on the project.
- e. Public hearing was closed.

VOTE:	Commissioner Huckabee	-	AYE
	Commissioner Bolender	-	AYE
	Commissioner Damic	-	AYE
	Commissioner Drinkwine	-	AYE
	Mayor Vogel	-	AYE

A. PARKS AND RECREATION – COMMISSIONER DRINKWINE:

1. Earth Day in the Park will take place April 19 and Market in the Park will take place May 10.
2. Staff recently submitted a grant application to fund the dock replacement.

B. STREETS – COMMISSIONER HUCKABEE:

1. Public Works continues to work on the Palm Street drainage issues.

C. WATERWORKS – COMMISSIONER DAMIC: NONE

6. CLERK’S REPORT:

- A. Extra duty deputies reported little speeding on city streets and mainly issuing citations on Curley Street and Pennsylvania Avenue.

7. UNFINISHED BUSINESS: NONE

8. NEW BUSINESS: NONE

9. ADDITIONAL COMMISSIONER COMMENTS:

- A. Mayor Vogel went to Tallahassee during the legislative session and was optimistic about the funding for the water tower and SCADA system. He thanked representatives for their support.

10. ANNOUNCEMENTS:

- A. The next blood drive was April 19 from 9 AM to 2 PM.
- B. Staff continued to work on preparing a bid packet for the fire station renovations and was in talks with the state to extend the grant funding.

11. ADJOURNMENT: Meeting adjourned at 8:30 PM.

Respectfully submitted,

Julia Fresne-Sandifer, Assistant City Clerk