

COMMISSION MEETING MINUTES

AUGUST 25th, 2025

6:30 P.M.

PRESENT:

John Vogel II, Mayor
Caitlin Bolender, Mayor Pro Tem
Blaze Drinkwine, Parks Commissioner
Randy Huckabee, Streets Commissioner
Sasha Madden, Water Commissioner

Adam Ray, Public Works Director
Marissa Morales, City Clerk
Will Plazewski, Water Clerk
Julia Fresne-Sandifer, Assistant City Clerk

ABSENT:

Gerald T. Buhr, City Attorney

MINUTES PREPARED BY: Julia Fresne-Sandifer

OPENING CEREMONIES: Commissioner led the Pledge of Allegiance.

1. **CONSENT AGENDA:** Minutes for the July 15th Commission Meeting, General Fund and Water Fund disbursements and deposits for July 2025.

MOTION: ACCEPT THE CONSENT AGENDA

MADE BY: Commissioner Drinkwine

SECOND: Commissioner Bolender

VOTE: Motion passed unanimously.

2. **PUBLIC COMMENT:**

- A. Don Kandalec of Dunne Road brought attention to an issue with unleashed dog training on a property adjacent to him.
- B. Anthony Cicanese of Summerfield Way voiced concern over the noticed millage rate increase and asked for an update on the dock replacement.
 1. Mayor Vogel hoped to lower millage.
 2. Staff was working on applying for grants to fund the dock replacement.

3. **MAYOR'S REPORT:**

- A. Budget meetings were coming up.
 1. Budget Workshop – September 4, 5:30 PM
 2. First Budget Hearing – September 11, 5:30 PM
 3. Final Budget Hearing – September 23, 6 PM
- B. Mayor Vogel extended his condolences to New Horizon Methodist Church after the recent passing of their pastor, Sabrina Tu.

4. **ATTORNEY'S REPORT: NONE**

5. **COMMISSIONER REPORTS**

A. BUILDING AND ZONING – COMMISSIONER BOLENDER:

1. Building permit activity for July was tallied at \$89,599.20.
2. **ORDINANCE 06-2025 (SECOND READING/PUBLIC HEARING)**

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 10.10 ACRES LOCATED ON THE WEST SIDE OF ANTONIO WAY APPROXIMATELY 1,000 FEET NORTH OF PASCO ROAD (PARCEL 35-24-20-0000-02500-0000), FROM PASCO COUNTY AGRICULTURAL/RESIDENTIAL (AR) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- a. Central Florida Regional Planning Council consultant Marisa Barmby presented a staff report.

MOTION: ADOPT ORDINANCE 06-2025

MADE BY: Commissioner Drinkwine

SECOND: Commissioner Bolender

- a. Public hearing open
- b. Erika Fritz of Rinaldi Road expressed concern over stormwater runoff on her adjacent property and safety issues with additional traffic on Antonio Way.
 - i. Applicant Ben Turner stated that he will comply with all state laws.
- c. Anthony Cicanese pointed out issues with water pressure in this area of the city and worries of tree preservation on this property.

VOTE:	Commissioner Huckabee	–	AYE
	Commissioner Bolender	–	AYE
	Commissioner Madden	–	ABSTAIN
	Commissioner Drinkwine	–	AYE
	Mayor Vogel	–	AYE

- d. Commissioner Madden abstained due to owning adjacent property.
- e. Public hearing closed.

3. ORDINANCE 08-2025 (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 +/-0.75 ACRES LOCATED AT AT THE SOUTHWEST CORNER OF THE INTERSECTION OF FLORIDA AVENUE AND CURLY STREET FROM CITY UNASSIGNED TO OFFICE/PROFESSIONAL ZONING DISTRICT (C-1); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- a. Marissa Barmby presented a staff report.

MOTION: ADOPT ORDINANCE 08-2025

MADE BY: Commissioner Huckabee

SECOND: Commissioner Drinkwine

- a. Mayor Vogel thanked the applicants for taking public comment into consideration and changing from C-2 to C-1.

VOTE:	Commissioner Huckabee	–	AYE
	Commissioner Bolender	–	AYE

Commissioner Madden	–	AYE
Commissioner Drinkwine	–	AYE
Mayor Vogel	–	AYE

4. ORDINANCE 09-2025 (SECOND READING/PUBLIC HEARING)

AN ORDINANCE OF THE CITY OF SAN ANTONIO, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY OF SAN ANTONIO, SPECIFICALLY AMENDING A +/-3.30-ACRE PARCEL OF LAND, ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FLORIDA AVENUE AND OAK STREET FROM THE FUTURE LAND USE OF CITY UNASSIGNED TO LOW DENSITY RESIDENTIAL; TRANSMITTING SAID AMENDMENT TO FLORIDA COMMERCE FOR NOTIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Marisa Barmby presented a staff report on Ordinances 09-2025 and 10-2025.

MOTION: ADOPT ORDINANCE 09-2025

MADE BY: Commissioner Drinkwine

SECOND: Commissioner Madden

a. Public hearing was open.

VOTE:	Commissioner Huckabee	–	AYE
	Commissioner Bolender	–	AYE
	Commissioner Madden	–	AYE
	Commissioner Drinkwine	–	AYE
	Mayor Vogel	–	AYE

b. Public hearing was closed.

5. ORDINANCE 10-2025 (SECOND READING/PUBLIC HEARING)

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 +/-3.30 ACRES LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FLORIDA AVENUE AND OAK STREET FROM CITY UNASSIGNED TO RESIDENTIAL DWELLING DISTRICT (R-2); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: ADOPT ORDINANCE 10-2025

MADE BY: Commissioner Huckabee

SECOND: Commissioner Bolender

a. Public hearing was open.

VOTE:	Commissioner Huckabee	–	AYE
	Commissioner Bolender	–	AYE
	Commissioner Madden	–	AYE
	Commissioner Drinkwine	–	AYE
	Mayor Vogel	–	AYE

b. Public hearing was closed.

6. ORDINANCE 11-2025 (SECOND READING/PUBLIC HEARING)

AN ORDINANCE OF THE CITY OF SAN ANTONIO, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY OF SAN ANTONIO, SPECIFICALLY AMENDING A +/-1.23-ACRE PARCEL OF LAND, ON PROPERTY LOCATED SOUTH OF FLORIDA AVENUE BETWEEN CURLEY STREET AND OAK STREET FROM THE FUTURE LAND USE OF CITY UNASSIGNED TO LOW DENSITY RESIDENTIAL; TRANSMITTING SAID AMENDMENT TO FLORIDA COMMERCE FOR NOTIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Marisa Barmby presented a staff report on Ordinances 11-2025 and 12-2025.

MOTION: ADOPT ORDINANCE 11-2025

MADE BY: Commissioner Madden

SECOND: Commissioner Bolender

a. Public hearing was open.

VOTE:	Commissioner Huckabee	–	AYE
	Commissioner Bolender	–	AYE
	Commissioner Madden	–	AYE
	Commissioner Drinkwine	–	AYE
	Mayor Vogel	–	AYE

b. Public hearing was closed.

7. ORDINANCE 12-2025 (SECOND READING/PUBLIC HEARING)

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 +/-1.23 ACRES LOCATED SOUTH OF FLORIDA AVENUE BETWEEN CURLEY STREET AND OAK STREET FROM CITY UNASSIGNED TO RESIDENTIAL DWELLING DISTRICT (R-2); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: ADOPT ORDINANCE 12-2025

MADE BY: Commissioner Drinkwine

SECOND: Commissioner Huckabee

a. Public hearing was open.

VOTE:	Commissioner Huckabee	–	AYE
	Commissioner Bolender	–	AYE
	Commissioner Madden	–	AYE
	Commissioner Drinkwine	–	AYE
	Mayor Vogel	–	AYE

- b. Public hearing was closed.
- 8. Marisa Barmby gave a presentation on the proposed San Antonio Storage commercial site plan.
 - a. Mayor Vogel pointed out that there are several self-storage facilities already in this area.
 - b. Anthony Cicanese questioned the value of this type of business for residents and was concerned over the impacted wetlands.
 - i. The proposed developer explained that the design presented would maintain stormwater onsite with a pond in the back of the property and impacts to roads and schools would be minimal.
 - c. Susan Minsberg of Dunne Road asked about chemicals washing into the retention pond and the harm to wildlife.
 - d. Crystal Clerico of Summerfield Way mentioned residents using sheds on their property for storage.

MOTION: TO APPROVE THE SITE PLAN FOR THE SAN ANTONIO STORAGE CONTINGENT UPON UTILITY ENGINEERING COMMENTS

MADE BY: Commissioner Huckabee

SECOND: Commissioner Drinkwine

VOTE:	Commissioner Huckabee	–	AYE
	Commissioner Bolender	–	AYE
	Commissioner Madden	–	NAY
	Commissioner Drinkwine	–	AYE
	Mayor Vogel	–	NAY

B. PARKS AND RECREATION – COMMISSIONER DRINKWINE:

- 1. **MOTION: TO APPROVE PURCHASE OF THREE TREES FOR 1,002.19.**

MADE BY: Commissioner Madden

SECOND: Commissioner Huckabee

VOTE: Motion passed unanimously.

- 2. Staff was working on cleaning up the veteran's memorial sign.

C. STREETS – COMMISSIONER HUCKABEE:

- 1. Three bids for the Palm Ridge Drive Lot & Right-of-Way Draining Improvements were opened:

STAGE DOOR II of Apopka, FL – \$222,255

SUPERIOR SITEWORKS of Dade City, FL – \$211,452

DB CIVIL CONSTRUCTION Saint Augustine, FL – \$154,900

- A. Mayor Vogel stated his preference for the local vendor and did not wish to work with DB Civil Construction again.
 - a. City Clerk Morales advised that the DB Civil Construction bid showed a different scope than what the city outlined in the bid packet per the engineering consultant's recommendation.

MOTION: TO AFFORD THE BID TO SUPERIOR SITEWORKS

MADE BY: Commissioner Huckabee

SECOND: Commissioner Madden

VOTE: Motion passed unanimously.

2. Staff was working on fixing signs throughout the city. Commissioner Huckabee asked that staff look into putting a stop sign at Oak Street and 7th Avenue.
3. Commissioner Huckabee would schedule a meeting with the San Antonio Elementary School principal to discuss making Antonio Way a one-way street.
4. Anthony Cicanese asked if the city could put speed signs in Summerfield.

D. WATERWORKS – COMMISSIONER MADDEN: NONE

1. Commissioner Madden was still looking into bringing the Florida Water Star program to the city.

6. CLERK'S REPORT: NONE

7. UNFINISHED BUSINESS: NONE

8. NEW BUSINESS: NONE

9. ADDITIONAL COMMISSIONER COMMENTS: NONE

10. ANNOUNCEMENTS: NONE

11. ADJOURNMENT: Meeting adjourned at 7:54 PM.

Respectfully submitted,

Julia Fresne-Sandifer, Assistant City Clerk