

TOWN OF ST. LEO
REGULAR COMMISSION MEETING AND PUBLIC HEARING
June 11, 2012
7:00 PM

INVOCATION AND

PLEDGE OF ALLEGIANCE - Richard Christmas

ROLL CALL Donna DeWitt, O.S.B. – Mayor ProTem, absent
Richard Christmas – Commissioner
William Hamilton – Mayor
Jack Gardner - Commissioner
Robert Courtney - Commissioner

STAFF Janet Kato – Records Manager
Patty Petruff, Esquire - Town Attorney
Jan Norsoph – Town Planner

GUEST James Hallett, O.S.B. – Saint Leo Abbey
Cindy Jolly – Pasco County
Frank Mezzanini - SLU
Mike Garrett - Pasco County Public Works
Kalvin Switzer – Choice Consulting and Inspection Services, Inc.

MINUTES

MOTION: TO APPROVE THE MINUTES OF APRIL 09, 2012.

MOTION BY: Commissioner Christmas

SECOND: Commissioner Gardner

Discussion.

VOTE: Unanimous for approval – Adopted 4/0

EXPENSES AND BUDGET REVIEW

MOTION: TO ACCEPT FINANCIAL REPORT DATED MAY 14, 2012.

MOTION BY: Commissioner Christmas

SECOND: Commissioner Gardner

Discussion.

VOTE: Unanimous for approval – Adopted 4/0

MAYOR'S REPORT –

National Flood Insurance Rate Maps -

Cindy Jolly, P.E., CFM, LEED Green Associate Project Manager, Pasco County

The Town does not belong to the National Flood Insurance Program, therefore, the Town is not included on the federal flood maps. Cindy Jolly spoke about the program. She stated that draft flood maps for Pasco County are nearly complete and will be presented to citizens in the winter or spring. The final maps may be available by January 2013. There is time

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for the town to review the draft and decide if there is any advantage to participating in the program. The sea level elevation in the town ranges from 200 feet to 99 feet, the lake is around 127 feet at the waters edge. Historically the town has had very few flooding and drainage issues. If the Town joined the program, and accepted the flood maps, an ordinance would be passed. The ordinance could be used to provide some minimal standards for future development.

Building Inspector - Calvin Switzer, Choice Consulting and Inspection Services Inc.

Kalvin Switzer works full time for the City of Zephyrhills as Plans Examiner and Building Inspector. In addition, he owns a plans review and inspections business, named Choice Inspections. Mr. Drumm (City of Zephyrhills, City Manager), has agreed that it is legal for Mr. Switzer to maintain Choice Inspection Inc. while also working for the City of Zephyrhills.

Switzer stated that he is interested in providing the services of his company to the Town of St. Leo. He can create a proposal for the town based on our needs. Mayor Hamilton and Clerk Miller will meet with Switzer in a few days to discuss this possibility.

PLANNER'S REPORT

PUBLIC HEARING

PROPOSED FENCE/WALL HEIGHT VARIANCE: VAR: #12-A, SPR 12-B

The Public Hearing was opened and participants were sworn.

Frank Mezzanini spoke on behalf of Saint Leo University and described the proposed location and materials of the fence.

Jan Norsoph provided discussion items and two alternatives for the Commission to discuss. Topics of discussion included fence material, signage placement (specifically logos on each pillar and entrances) and fence height.

The topic of proving hardship was discussed. Mayor Hamilton said that hardship does not really apply in this situation but using rational thinking does. Petruff recommended that the Town consider amending the Land Development Code to eliminate some of the variances and instead create special permits or conditional use permits. Often the explanation of hardship in Town of St. Leo variances does not meet the traditional variance concept. Conditional use permits do not require hardship but do require explanation of a situation to be appropriate and compatible in placement. The same public hearing process including advertising would be required for special permits or conditional uses.

MOTION: TO APPROVE RESOLUTON #12-10 ALTERNATIVE #2, APPROVING SAINT LEO UNIVERSITY INC. AND HOLY NAME ACADEMY SITE PLAN/VARIANCE REIVEW SPR#12-B/VAR#12-A WITH CONDITIONS.

MOTION BY: Commissioner Gardner

SECOND BY: Commissioner Christmas

VOTE: Unanimous for Resolution 4/0

COMMISSION'S REPORT - none

ATTORNEY'S REPORT

2011 Financial Statement Reports

All reports are due to the Supervisor of Elections by July 1, 2012. The Town Clerk can assist if any commissioner has not completed this requirement.

Attorney Petruff recommended that the Commission approve the Penny for Pasco Interlocal Agreement and Resolution 12-09.

MOTION: TO APPROVE THE INTERLOCAL AGREEMENT AMONG PASCO COUNTY, CITY OF DADE CITY, CITY OF NEW PORT RICHEY, CITY OF PORT RICHEY, CITY OF SAN ANTONIO, TOWN OF ST. LEO, CITY OF ZEPHYRHILLS, AND THE DISTRICT SCHOOL BOARD OF PASCO COUNTY FOR DISTRIBUTION OF PROCEEDS FROM THE 2015 LOCAL INFRASTRUCTURE SURTAX AMONG THE COUNTY, THE MUNICIPALITIES WITHIN PASCO COUNTY, AND THE DISTRICT.

MOTION BY: Commissioner Christmas

SECOND BY: Commissioner Courtney

VOTE: Unanimous for Resolution 4/0

MOTION: TO APPROVE RESOLUTION 12-09, RESOLUTION OF THE TOWN OF ST. LEO, FLORIDA, IDENTIFYING THOSE PUBLIC FACILITY PROJECTS TO BE FUNDED BY THE LOCAL GOVERNMENT INFRASTRUCTURE SALES SURTAX OF ONE CENT.

MOTION BY: Commissioner Christmas

SECOND BY: Commissioner Gardner

VOTE: Unanimous for Resolution 4/0

CLERK'S REPORT

Renting Vehicles

The cost of renting vehicles from Enterprise Rental is \$36 per day with a 15% government discount after an account has been established.

Budget Workshop

A 6 pm budget Workshop will be held prior to the July 9th commission meeting.

OLD BUSINESS

Town Vehicle

MOTION: TO DIRECT MAYOR HAMILTON TO SELECT AND PURCHASE A VEHICLE FOR THE TOWN IN AN AMOUNT NOT TO EXCEED \$10,000.

MOTION BY:

Commissioner Gardner

SECOND BY:

Commissioner Courtney

VOTE:

Unanimous for Approval 4/0

NEW BUSINESS - none

ADJOURNMENT

MOTION: TO ADJOURN MEETING AT 8:20 P.M.

MOTION BY:

Commissioner Christmas

SECOND BY:

Commissioner Gardner

VOTE:

Unanimous for approval - Adopted 4/0

Respectfully,
Joan Miller, M.M.C.