

TOWN OF ST. LEO
COMMISSION MEETING and PUBLIC HEARING
June 08, 2015
7:00 PM

OPENING Mayor Pro Tem Hallett

INVOCATION AND PLEDGE OF ALLEGIANCE – Commissioner Smith

ROLL CALL Donna DeWitt, O.S.B. – Commissioner
Gregory P. Smith - Commissioner
Richard H. Christmas – Mayor, absent
James Hallett, O.S.B. - Mayor Pro Tem
Curtis Dwyer - Commissioner

STAFF Joan Miller, MMC - Town Clerk
Patricia Petruff, Esquire – Town Attorney
Jan Norsoph – Town Planner

GUESTS David Parrish
Douglas Torres
Noemi Torres
Fay McKean
Deputy John Windsor – Pasco County Sheriff’s Office
Lieutenant Strube – Pasco County Sheriff’s Office
Dennis Berberich – San Antonio Water Commissioner

MINUTES **MOTION: TO APPROVE MINUTES OF THE MAY 11, 2015 COMMISSION MEETING.**
MOTION: Commissioner Smith
SECOND: Commissioner DeWitt
Discussion
VOTE: Unanimous for Approval, 4/0

EXPENSE AND BUDGET REVIEW
MOTION: TO ACCEPT FINANCIAL REPORT DATED JUNE 8, 2015.
MOTION: Commissioner Smith
SECOND: Commissioner DeWitt
Discussion included Electric Franchise Fees YTD (year to date), Budget Summary and Certificate of Deposit renewal dates.
VOTE: Unanimous for Approval, 4/0

PUBLIC HEARING

Extension of Temporary Use Permit for A Cup of Organic.

Clerk Miller was directed to swear-in people that wished to speak during the public hearing. They included Jan Norsoph, Noemi Torres and Fay McKean. Later in the meeting Doug Torres was sworn in as well.

Planner Norsoph outlined the two part hearing, Extension of the TUP (temporary use permit) until September 30, 2016 and the landscaping concept plan. The idea that by September 30, 2016, the property will meet the requirements set out in the staff report. If all of the requirements

are met, and provided compliance is maintained, then the business will be designated as having a “permanent” use. Norsoph reviewed each portion of his report to the Town Commission.

Mayor Pro Tem Hallett opened the discussion and said he realized that signage was not included in the Planner’s report. Norsoph stated that one pole sign was permitted for any area of the property in question. Hallett spoke of the visual difficulty to see to the west intersection upon egress from the On Q Smokehouse Grill driveway onto SR 52 since a group the large trees prevents the view of oncoming traffic (the driveway is shared with A Cup of Organic). He noted that those particular trees are not included in the Staff Report, “Attachment A.” Hallett is interested in contacting the Florida Department of Transportation to confirm whether or not the trees actually are in the right-of-way and if so, if they could be trimmed. Hallett also said that he preferred that no new landscaping be placed in the line of sight toward the west from the east property line of A Cup of Organic. Planner Norsoph spoke about the visibility triangle that is required and said that the new landscaping will not interfere with visibility.

Public comment was opened.

Noemi Torres was concerned about the canopy trees and asked if crepe myrtles could be substituted. Canopy trees were discussed by the commission/staff and the lists of acceptable trees identified in the Town Code were named. In addition to the canopy tree species list, comparable Florida native canopy trees are acceptable.

Fay McKean is worried that planting trees which upon maturity have a large diameter trunk will prevent visibility of oncoming vehicles by those exiting the driveway.

The Public Hearing was closed.

MOTION: TO APPROVE RESOLUTION 15-03 WITH THE STIPULATION THAT SECTION C, NUMBER 5 SHOULD BE CORRECTED TO SAY “SOUTHEASTERN” INSTEAD OF “NORTHEASTERN” QUADRANT.

MOTION: Commissioner Smith
SECOND: Commissioner DeWitt
VOTE: Unanimous for Approval, 4/0

Planner Norsoph said that once Noemi and Doug Torres decided upon the preferred landscaping, he would meet with them to discuss the acceptable placement.

PUBLIC COMMENT – none

MAYOR’S REPORT - none

COMMISSIONER’S REPORT

Lemon Street Mayor Pro Tem Hallett provided a handout that summarized the type and size of trees that were removed along the Lemon Street right-of-way. Commissioner Smith reported on progress he made meeting with contractors and requesting bids for the upgrade to Lemon Street. Hallett asked if the topic of widening the west side of the road should be revisited and the commission decided not to move forward in that direction. Willie Flott will be contacted prior to roadwork being done to notify him that the Lemon Street On Q Smokehouse driveway will be closed during roadwork and of the potential amount of time needed for the asphalt to “cure.”

Further discussion about On Q Smokehouse Grill traffic circulation and deliveries will be delayed until road improvements have been completed.

ATTORNEY'S REPORT

Attorney Petruff reported on Senate and House Bills that are currently being discussed during this legislative session.

She stated that (regarding the San Antonio vs Town of St. Leo lawsuit) a final order granting party intervention, ratifying, approving and incorporating the settlement agreement had been signed by a Pasco County Judge on May 18, 2015. This is subject to the City of San Antonio and the Town of St. Leo complying with the details of the agreement.

PLANNER'S REPORT

An open discussion took place about the goals, objectives and policies of the Future Land Use Element of the Comprehensive Plan and the relationship of the Future Land Use Map. Norsoph said that all information applying to the Lake Jovita Subdivision will be removed and other areas will be updated.

Attorney Petruff previously wrote letters to certain property owners that have been identified as having some issues preventing them from being clearly noted as within Town boundaries. The Benedictine Sisters of Florida responded and are interested in voluntarily annexing a parcel of their property. St. Leo Abbey has not yet responded to correspondence, and Mr. Sanders insists that his property is not in Town limits. Lastly, the Iafrate property will need a legal description to identify the part that is within the Town.

The commission was encouraged to strongly consider what the future vision of the Town is, specifically in the area of business districts. Properties that are currently designated agricultural, and areas that area adjacent to the new Clinton Avenue extension may need to be looked at for future business opportunities. Thinking about the vision of the Town now will assist in future decisions as the area grows and changes.

The Comprehensive Plan could be amended or a second map titled "Future Opportunities" could be created to identify areas that are suitable for development, including potential uses for each. This topic will continue at a future date.

CLERK'S REPORT

Clerk Miller reminded the commissioners that a budget workshop will be held on July 13, 2015 at 6 PM.

OLD BUSINESS

Several St. Leo residents attended the June 2, 2015 meeting about SR 52 Alignment and Clinton Avenue extension held by the Florida Department of Transportation in San Antonio, including Mayor Christmas and Commissioners Smith and Hallett.

ADJOURNMENT

MOTION: TO ADJOURN THE MEETING AT 8:40 P.M.

MOTION BY: Commissioner Smith

SECOND BY: Commissioner DeWitt

Discussion.

VOTE: Unanimous for Approval, 4/0