



# CITY OF SEMINOLE

## NOTICE OF PUBLIC MEETING

### AGENDA SEMINOLE CITY COUNCIL

#### WORKSHOP

#### CITY HALL

9199 - 113th Street North

Seminole, Florida 33772

April 27, 2021

*Mayor Leslie Waters*  
*Vice Mayor Thom Barnhorn*  
*Councilor Chris Burke*  
*Councilor Trish Springer*  
*Councilor Roger Edelman*

*Councilor Tom Christy*  
*Councilor Jim Olliver*  
*City Manager Ann Toney-Deal*  
*City Attorney Jay Daigneault*

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#### CALL TO ORDER

#### MAYOR COMMENTS

#### ITEM FOR DISCUSSION

- A. AUTHORIZATION FOR THE CITY MANAGER TO NEGOTIATE A DEVELOPMENT AGREEMENT FOR THE PROPERTY LOCATED AT 9329 PARK BOULEVARD (4.5 ACRE SITE) FOR A 34 UNIT TOWNHOME DEVELOPMENT.

#### *Mission Statement*

*The City of Seminole is dedicated to excellence, professionalism and integrity in the delivery of community services for an enhanced quality of life for those living, working and visiting our community.*

Persons are advised that if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Verbatim transcripts are not provided by the City and should one be desired, the interested party may wish to make arrangements in advance with a private reporter or private reporting firm at their own expense.

In accordance with the Americans with Disabilities Act and F.S. 286.26, any person with a disability requiring reasonable accommodation in order to participate in this proceeding should contact the City Clerk (727) 391-0204 at least 48 hours in advance of the proceeding for assistance.

**WORKSHOP MINUTES  
SEMINOLE CITY COUNCIL  
April 27, 2021**

The Workshop of the Seminole City Council was held on Tuesday, April 27, 2021, in the City Hall, City Council Chambers, 9199 - 113th Street North, Seminole, Florida.

Mayor Waters called the meeting to order at 7:34 p.m.

**PRESENT:**

Mayor Leslie Waters, Vice Mayor Tom Barnhorn, Councilor Chris Burke, Councilor Tom Christy, Councilor Roger Edelman, Councilor Jim Olliver, Councilor Trish Springer. City Manager Ann Toney-Deal, Assistant City Attorney Nancy Meyer and City Clerk Ann Marie Mancuso. Not Present: City Attorney Jay Daigneault.

**1. AUTHORIZATION FOR THE CITY MANAGER TO NEGOTIATE A DEVELOPMENT AGREEMENT FOR THE PROPERTY LOCATED AT 9329 PARK BOULEVARD (4.5 ACRE SITE) FOR A 34 UNIT TOWNHOME DEVELOPMENT.**

City Manager Toney-Deal stated that staff is requesting authorization to negotiate a Development Agreement for the property located at 9329 Park Boulevard. The development will not be facing Park Boulevard, it will be behind the back of the Conrad Mobile Home Park. Krikor Kassarian of Gulf Coast Consulting, located at 13825 Icot Boulevard, Clearwater, stated that the property is currently designated as Residential Urban and is currently occupied by recreational vehicles. The developer would like to get a Residential Medium Zoning designation which will allow for the 34 units.

Councilor Springer inquired as to whether the units have one or two-car garages. Mike Willenbacher, of Gulfwind Contracting, stated that the end units will have two-car garages, the inside units have two-car garages and the middle units have one-car garages.

City Development Director Mark Ely stated that the owner has to go before the Development Review Board to get approval for a zoning change from Mobile Home to Residential Medium to allow for the townhomes to be built. This will need to occur prior to approval of a Development Agreement.

Councilor Burke inquired as to whether any residents will be displaced. Mr. Ely stated that there will be no mobile home residents displaced, only recreational vehicle owners.

It was the consensus of the Council to give authorization to the City Manager to negotiate a Development Agreement for the property located at 9329 Park Boulevard.

Mayor Waters adjourned the meeting at 7:51 p.m.

Date Approved: May 25, 2021

Ann Marie Mancuso  
Minutes prepared by City Clerk  
Ann Marie Mancuso

Leslie Waters  
Leslie Waters, Mayor