

**WORKSHOP MINUTES  
SEMINOLE CITY COUNCIL  
June 8, 2021**

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The Workshop of the Seminole City Council was held on Tuesday, June 8, 2021, in the City Hall, City Council Chambers, 9199 - 113th Street North, Seminole, Florida.

Mayor Waters called the meeting to order at 7:00 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, City Attorney Jay Daigneault and City Clerk Ann Marie Mancuso.

**1. AUTHORIZATION TO NEGOTIATE A DEVELOPMENT AGREEMENT FOR THE PROPERTY LOCATED AT 9575 SEMINOLE BOULEVARD (13.5 ACRE SITE) FOR A 64 UNIT, SINGLE STORY, DUPLEX, TRIPLEX, QUADPLEX DEVELOPMENT.**

City Manager Toney-Deal stated that the way the project is being presented, it would not be code compliant, therefore, the Developer is requesting to negotiate a Development Agreement. The project name is Valor Preserve, it is located at 9575 Seminole Boulevard. A Development Agreement would be required to redevelop the property as proposed by the property owner; the developer is requesting 1.5 parking spaces per unit, as opposed to the code requirement of 2 parking spaces per unit, ten (10 ) feet of separation between four (4) of the eighteen (18) proposed buildings, as opposed to the code requirement of twelve (12) feet of separation, a potential berm for the retention pond, and the minimum parcel adjacent to a roadway (Seminole Boulevard) fifty (50) feet as opposed to code requirement of seventy-five (75) feet.

Mark Ely, Community Development Director, presented a map and explanation of the concept site plan.

Brian Evjen of the Norstar Development Group - 3629 Madaca Lane, Tampa. Mr. Evjen stated that the Pinellas County Housing Authority acquired the property in 2013. The Board of the Housing Authority had a desire to offer affordable housing for Veterans. Its development plan is to do a major restoration of the shoreline. They also propose to elevate the site to get the property out of the flood plain. They plan to build a Keywest style cottage type of community. The apartments will be one-hundred percent affordable housing and the Housing Authority will give a preference to Veterans.

Councilor Barnhorn inquired whether they will be restoring the shoreline. Jeremy Couch, Civil Engineer with Tampa Civil Design stated that a portion of the project will be to restore the shoreline, and create a linear shoreline.

Councilor Barnhorn also inquired as to whether the housing could be one hundred percent Veteran preference. Mr. Evjen replied that he was not sure that was possible, that would be a decision of the Housing Authority.

Councilor Edelman inquired as to whether it was fifty-percent (50%) for Veterans. Mr. Evjen stated that it would be fifty-percent for disabled Veterans and the remainder would be affordable housing for Veterans, with at least fifteen-percent (15%) designated for extremely low-income Veterans. Councilor Edelman stated that he would like to see documentation on a regular basis to see how many veterans are residing there.

Councilor Burke asked how many bedrooms these units would be. Mr. Evjen stated that there would be fifty-eight 1-bedroom units and six 2-bedroom units. Councilor Burke also inquired if management would be on site, and Mr. Evjen replied that they will be.

Councilor Olliver inquired as to what has changed in this proposal since the first time they asked to negotiate a Development Agreement. Mark Ely stated in 2017 the request was for a Land Use and Zoning change, to go from sixty-five units up to 87 units. It was not a request for a Development Agreement.

Councilor Springer inquired as to what the starting points are for the rent amounts. Mr. Evjen stated that the 1-bedroom units will be 723 square feet and the rent will begin at \$792, and the 2- bedroom units will be 1065 square feet and the rent will begin at \$949. Councilor Springer also indicated that she had a concern for tenants with two (2) vehicles. Mr. Evjen stated that they will also have a van on site to transport people to appointments. Councilor Springer inquired as to the estimated date of completion. Mr. Evjen stated it would be October 2022. Councilor Springer asked if there will be any recreation equipment. Mr. Evjen stated that they will install bike racks and outdoor fitness equipment. Councilor Springer asked what the term of the leases will be. Mr. Evjen stated it will be one-year leases with an option to renew.

Mayor Waters recommended further communication, and stated it would have been helpful to if the Housing Authority had attended the Council meeting.

It was the consensus of the Council to authorize the City Manager to negotiate a Development Agreement for the property located at 9575 Seminole Boulevard (13.5 Acre Site) for a 64 unit, single story, duplex, triplex, quadplex development.

Mayor Waters adjourned the meeting at 8:41 p.m.

Date Approved: June 22, 2021

Ann Marie Mancuso

Minutes prepared by:  
Ann Marie Mancuso, CMC  
City Clerk

Leslie Waters  
Leslie Waters, Mayor