

**WORKSHOP MEETING MINUTES
SEMINOLE CITY COUNCIL
November 10, 2025**

The Workshop of the Seminole City Council was held on Monday, November 10, 2025, in the City Hall, City Council Chambers, 9199 - 113th Street North, Seminole, Florida.

Mayor Waters called the meeting to order at 6:33 p.m.

PRESENT:

Mayor Leslie Waters, Vice Mayor Chris Burke, Councilor Thom Barnhorn, Councilor Ray Beliveau, Councilor Jim Quinn, Councilor Al Shields, Councilor Trish Springer. City Manager Ann Toney-Deal, City Attorney Jay Daigneault, and City Clerk Ann Marie Mancuso.

Request By LIV Development, LLC for a Development Agreement to Develop the Property Located at 8740 Park Boulevard (Winn Dixie Site).

Mayor Waters recognized City Manager Toney-Deal. City Manager Toney-Deal advised that the reason for the workshop was to consider approval for the City Manager to negotiate a Development Agreement with LIV Development LLC for the property located at 8740 Park Boulevard.

Community Development Director Wesley Wright presented the following details of the project:

- A. Mr. Wright introduced two representatives of the Developer: Jonathan Knudsen, Director of Development, and Collin Galinas, Development Associate. He also introduced the owner Jay Miller and Attorney Katie Cole.
- B. The property is located at 8740 Park Boulevard and is currently the site of a Winn Dixie.
- C. The zoning for the property, as well as the future land use, is zoned Commercial General. Multi-family is a permitted use by right. It is proposed to be a "Class A" quality apartment building. The building will be professionally managed.
- D. The Developer is proposing a 208-unit, 5 story multi-family building. The building will taper down to 4 stories as it goes south toward Park Street, with a stair stepping effect.
- E. The Developer is asking for relief from the City's parking standards as well as the height requirement.

Jonathan Knudsen, Director of Development from LIV Development, LLC, made a presentation. Mr. Knudsen stated that they plan to schedule a neighborhood meeting in December to address any concerns that the neighbors may have. He also stated that they have completed a traffic analysis and the result showed that the traffic is predicted to be less with the apartment building than it is with the current Winn Dixie store. He stated that they will be above and beyond with the landscaping. The structure will be a wood frame building and is

expected to have an eighteen (18) month construction schedule.

Discussion ensued with concerns on both parking, height, and traffic.

Motion made by Councilor Springer, seconded by Councilor Shields to authorize the City Manager to enter into negotiations with LIV Development, LLC for a Development Agreement for the property located at 8740 Park Boulevard.

ALL IN FAVOR. MOTION PASSED UNANIMOUSLY.

Mayor Waters adjourned the meeting at 7:24 p.m.

Date Approved: 11-18-2025

Ann Marie Mancuso

Minutes prepared by City Clerk
Ann Marie Mancuso, CMC

Leslie Waters
Leslie Waters, Mayor

