

**WORKSHOP MINUTES  
SEMINOLE CITY COUNCIL  
March 8, 2016**

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The Workshop of Seminole City Council was held on Tuesday, March 8, 2016, in City Hall, City Council Chambers, 9199 - 113th Street North, Seminole, Florida.

Mayor Waters called the meeting to order at 7:45 p.m.

Present were: Mayor Leslie Waters, Vice-Mayor Jim Quinn, Councilor Thom Barnhorn, Councilor Chris Burke, Councilor Roger Edelman, Councilor Bob Matthews, Councilor Trish Springer, City Manager Ann Toney-Deal, City Attorney Jay Daigneault, City Clerk Patty Beliveau and Community Development Director Mark Ely.

Mayor Waters recognized Vice Mayor Quinn to conduct the Workshop.

**1. AUTHORIZATION TO NEGOTIATE A DEVELOPMENT AGREEMENT FOR THE PROPERTIES LOCATED AT 9000 AND 9020 82<sup>ND</sup> AVENUE FOR A RESIDENTIAL PROJECT.**

Vice Mayor Quinn recognized City Manager Toney-Deal to explain. City Manager Toney-Deal explained that Director Ely received a request to redevelop two parcels located at 9000 and 9020 82<sup>nd</sup> Avenue for a residential project. A concept site plan was provided to Council for review and to seek consensus to allow Staff to negotiate a Development Agreement with the developer.

Director Ely explained the property is located near Starkey Road on 82<sup>nd</sup> Avenue. The proposal is for high-end duplexes between 2100 – 2300 square feet which will sell for approximately \$250,000 to \$290,000 each.

Councilor Matthews inquired if a left turn lane would be created on Starkey Road to facilitate access to the development area. Director Ely noted he will meet with Director Hockenbury and review the Starkey Road Plan and provide further details.

Council consensus was to permit Staff to negotiate a Development Agreement with the developer, Gulf Wind Homes.

**2. REVIEW AND DISCUSS CITY ANNEXATION STRATEGIES.**

Vice Mayor Quinn recognized City Manager Toney-Deal to explain. City Manager Toney-Deal explained as a result of the Annual Workshop, a regular workshop was scheduled to review the City's annexation procedure. The City currently has two methods of annexation, the first is by referendum and the second is by voluntary annexation.

City Manager Toney-Deal inquired if Council would like to review and make any modifications to the referendum process.

Director Ely explained the referendum process. For any area to be considered for an annexation referendum, the City policy requires that 70% of the property owners/households in the area under consideration must sign annexation petitions. These signed petitions are necessary to demonstrate sufficient interest to the City that the area wants to be annexed. The City currently does not consider annexation outside what is considered the "box" (Starkey Road & Park Street on the East, 131<sup>st</sup> Street on the West, 110<sup>th</sup> Avenue on the North, and Bay Pines to the South). He further explained that as part of any annexation referendum, ordinances need to be created for each area proposed to be annexed, and that a Special Election date needs to be planned since the Supervisor of Elections will not allow an annexation referendum to be added to a Primary or General Election ballot. The lead time for an annexation referendum can take up to seven to nine months, and the County Charter lawsuit settlement agreement dictates added requirements needed in notifying residents of an annexation by referendum.

Director Ely noted for a voluntary annexation, the City uses information sheets detailing the benefits of joining the City. A homeowner interested in annexing into the City would need to be contiguous to a property that is already in the City limits.

Councilor Edelman inquired if the City can support further annexations, relative to the impacts on the Recreation Center and the infrastructure maintained by the Public Works Department. Director Ely stated he will coordinate with Director Hockenbury on areas that have infrastructure needs and the impact it will have in the City before advancing the annexation to Council.

Councilor Burke suggested a City of Seminole identification card be created that will allow City residents to receive discounts at local stores and restaurants as an additional incentive for annexation.

City Manager Toney-Deal and Director Ely will review the voluntary annexation process and present to Council suggested strategies at a later date.

Council consensus was to augment the voluntary annexation process.

### **3. CONSIDER A MOTION FOR ADJOURNMENT:**

Mayor Waters adjourned the meeting at 8:26 p.m.

Date Approved: March 22, 2016

Patricia Beliveau  
Minutes prepared by City Clerk  
Patricia Beliveau

Leslie Waters  
Leslie Waters, Mayor