

**WORKSHOP MINUTES**  
**SEMINOLE CITY COUNCIL**  
**April 12, 2016**

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The Workshop of Seminole City Council was held on Tuesday, April 12, 2016, in City Hall, City Council Chambers, 9199 - 113th Street North, Seminole, Florida.

Mayor Waters called the meeting to order at 7:35 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 and City Clerk Patty Beliveau.

**1. CHARTER DISCUSSION FROM ANNUAL WORKSHOP**

Council consensus to move agenda item #1 "**CHARTER DISCUSSION FROM ANNUAL WORKSHOP**" to item #3 on the agenda.

**2. PROPOSED CAFÉ ACCESSORY USE AT THE ALL CARE MEDICAL FACILITY – 8900 PARK BLVD.**

Mayor Waters recognized Dr. Mohammad Yamani, owner of the All Care Medical facility to present his proposal. Dr. Yamani would like to convert 10% of the existing building space into a health café accessory use. The converted area would be comprised of a dining space and food prep and sales space. The focus is to provide planned meals as a supplement health program and for the prevention of chronic diseases. The planned meals will be made available for the membership; however, the café will be open for those who are interested in a one or multiple meal plan.

City Manager Toney-Deal stated even though the use of this property is controlled by a Development Agreement, accessory uses would be allowed under the zoning code. She further noted, a corner lot has development challenges and Dr. Yamani requested specialized consideration during the DA process. Staff supports the modification and is seeking Council's approval.

Councilor Edelman stated that with the requested changes to the facility, the addition of four parking spaces is required.

Community Development Director Ely concurred and stated by blocking the cross access between the Resource Property Management business, additional parking could be created to accommodate the code requirement for the extra parking.

Council consensus is that the incorporation of the café as it represents to council and staff is in keeping with the intent of the DA for this property (All Medical Facility).

Mr. Housh Ghovaae inquired about signage and landscaping. Mr. Ely indicated that the café would be allowed to have signage and that Mr. Ghovaae will meet with Director Ely to coordinate the required site modifications for the extra parking.

### **3. SEMINOLE CITY CENTER DEVELOPMENT AGREEMENT RE: MOVIE THEATER**

Mayor Waters recognized City Manager Toney-Deal to explain. City Manager Toney-Deal explained that the Seminole City Center has a Development Agreement and as per the material in their packet, the design should be similar to Row Retail or the Village Retail section, including color, roof design and façade fenestration details or a unique design to be approved by the City Manager. City Manager Toney-Deal is requesting Council's input into their intent when they adopted the DA as it relates to the architectural design of the cinema.

Mr. Jeff Preston introduced his staff, Ms. Dale Johnson of Primerica, Chris Renegar of Cuhaci & Peterson Architects, and Scott Goldstein of NADG. Mr. Preston explained the importance of the cinema to the Seminole City Center project. Their vision is to create a destination cinema. They have met with several movie theater businesses with no luck. He indicated they have connected with the Studio Movie Grill group for the site and they have not compromised their vision. The company's headquarters is located in Texas; they have 30+ locations and are a dine-in theater destination. He explained the ticket prices are lower than most of their competition, the food is good, they may deliver to the seats, and they serve beer and wine.

Mr. Preston stated if there are major design changes to the structure/design, it may compromise Studio Movie Grill's decision to come to the Seminole City Center. If they pull away from the agreement, it is his belief that it may take up to two years to occupy the site with another cinema. He also noted there are several businesses that are waiting for the decision of a theater to come to the Seminole City Center, such as Miller's Ale House, LBC, Lucky Dill, Applebee's and others.

Mr. Preston described the design, building, landscaping and lights, and presented a powerpoint presentation showing conceptual building elevations and the hardscape area around the cinema.

Council had questions for Mr. Preston such as, will there be a covered area near the theater area, will there be a covered walkway, will there be a flag pole placed on the

premise, will there be a community gathering location, will there be outside electrical outlets lighting and connections for iPads and other electronics and will there be outside water fountains. Other concerns were the flat roof line, the color of the building and the proposed purple exterior lighting color.

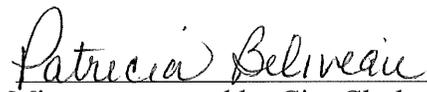
Council expressed their appreciation for the presentation, and the consensus of Council was that a Cinema use is an important component of the Seminole City Center.

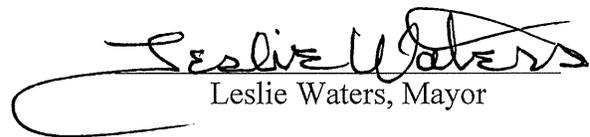
Council consensus was to move agenda item #1 to the next workshop meeting.

**4. CONSIDER A MOTION FOR ADJOURNMENT:**

Mayor Waters adjourned the meeting at 9:15 p.m.

Date Approved: April 26, 2014

  
Minutes prepared by City Clerk  
Patricia Beliveau

  
Leslie Waters, Mayor