**WORKSHOP MINUTES**
**SEMINOLE CITY COUNCIL**
**December 6, 2016**

The Workshop of the Seminole City Council was held on Tuesday, December 6, 2016, in City Hall, City Council Chambers, 9199 - 113th Street North, Seminole, Florida.

Mayor Waters called the meeting to order at 7:04 p.m.

Present were: Mayor Leslie Waters, Vice-Mayor Chris Burke, Councilor Thom Barnhorn, Councilor Roger Edelman, Councilor Jim Quinn, Councilor Trish Springer, City Manager Ann Toney-Deal, Assistant City Attorney Erica Augello, City Clerk Patty Beliveau, Community Development Director Mark Ely. Not present was Councilor Bob Matthews.

1. **AUTHORIZATION TO NEGOTIATE A DEVELOPMENT AGREEMENT FOR THE PROPERTY LOCATED AT 8680 PARK BOULEVARD FOR A COMMERCIAL CAR WASH PROJECT.**

   Mayor Waters recognized City Manager Toney-Deal to explain. City Manager Toney-Deal noted the three items on the workshop agenda are for development agreements and Community Development Director Ely would make a presentation of each of the proposals.

   Director Ely explained the proposed agreement is for the development of a Nascar Car Wash at 8680 Park Boulevard, where the former Manhattan Hairstyling Academy was located. Director Ely reviewed and discussed the concept plan, the overflow parking, the curb cuts, cross access to the other business, the facility layout, storm water runoff and landscaping. Developer Steve Anderson explained the business model and noted that vehicles will travel on a conveyor belt through the washing process and it will not be a full service car wash.

   Council consensus was to authorize the City Manager to proceed with negotiations for a Development Agreement to be brought back to Council for consideration.

2. **AUTHORIZATION TO NEGOTIATE A DEVELOPMENT AGREEMENT FOR THE PROPERTY LOCATED AT 9012 – 86TH AVENUE FOR A RESIDENTIAL PROJECT**.

   Director Ely explained on July 12, 2016, Council reviewed and approved the development agreement for single family homes at 9012 – 86th Avenue known as the "El Cazador" development with the main entrance to the project being located on Starkey Road. Pinellas County has declined the Developer access onto Starkey Road and the sole access to the development would have to be from 86th Avenue. Director Ely reviewed and discussed the revised proposed plan, the modified "T" turnaround, the possibility of a traffic count study on 86th Avenue, the proposed placement of the vinyl white fence inside, as opposed to on, the property line and the placement of a berm. Council asked questions and expressed

concerns related to some of the proposed development concept's features and the issue of traffic generation.

Council consensus was to proceed with the Development Agreement process and for Staff and Developer to address questions/concerns from Council.

Council consensus was to authorize the City Manager to proceed with negotiations for a Development Agreement to be brought back to Council for consideration and address with the Developer questions/concerns from Council.

3. **AUTHORIZATION TO NEGOTIATE AN AMENDMENT TO AN EXISTING DEVELOPMENT AGREEMENT FOR THE PROPERTY LOCATED AT 9075 – 82ND AVENUE FOR A RESIDENTIAL PROJECT**.

Director Ely explained that a development agreement was previously approved by Council in 2011 for the property located at 9075 – 82nd Avenue. The Developer later learned that there was a landfill on the property and the development ceased to proceed. Director Ely explained and reviewed the proposed amended concept plan and stated since Pinellas County is widening Starkey Road, that the County may pipe the ditch in front of the property up to 91st Avenue. Council asked questions about the clean-up of the landfill and Director Ely stated that the site has been remediated. The developer's representative stated that a Phase II environmental study was performed.

Council consensus was to authorize the City Manager to proceed with negotiations for a Development Agreement to be brought back to Council for consideration.

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

Mayor Waters adjourned the meeting at 8:06 p.m.

Date Approved: 12/20/16

Patricia Beliveau
Minutes prepared by City Clerk
Patricia Beliveau

Leslie Waters
Leslie Waters, Mayor