

**WORKSHOP MINUTES  
SEMINOLE CITY COUNCIL  
April 27, 2021**

The Workshop of the Seminole City Council was held on Tuesday, April 27, 2021, in the City Hall, City Council Chambers, 9199 - 113th Street North, Seminole, Florida.

Mayor Waters called the meeting to order at 7:34 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, Assistant City Attorney Nancy Meyer and City Clerk Ann Marie Mancuso. Not Present: City Attorney Jay Daigneault.

**1. AUTHORIZATION FOR THE CITY MANAGER TO NEGOTIATE A DEVELOPMENT AGREEMENT FOR THE PROPERTY LOCATED AT 9329 PARK BOULEVARD (4.5 ACRE SITE) FOR A 34 UNIT TOWNHOME DEVELOPMENT.**

City Manager Toney-Deal stated that staff is requesting authorization to negotiate a Development Agreement for the property located at 9329 Park Boulevard. The development will not be facing Park Boulevard, it will be behind the back of the Conrad Mobile Home Park. Krikor Kassarian of Gulf Coast Consulting, located at 13825 Icot Boulevard, Clearwater, stated that the property is currently designated as Residential Urban and is currently occupied by recreational vehicles. The developer would like to get a Residential Medium Zoning designation which will allow for the 34 units.

Councilor Springer inquired as to whether the units have one or two-car garages. Mike Willenbacher, of Gulfwind Contracting, stated that the end units will have two-car garages, the inside units have two-car garages and the middle units have one-car garages.

City Development Director Mark Ely stated that the owner has to go before the Development Review Board to get approval for a zoning change from Mobile Home to Residential Medium to allow for the townhomes to be built. This will need to occur prior to approval of a Development Agreement.

Councilor Burke inquired as to whether any residents will be displaced. Mr. Ely stated that there will be no mobile home residents displaced, only recreational vehicle owners.

It was the consensus of the Council to give authorization to the City Manager to negotiate a Development Agreement for the property located at 9329 Park Boulevard.

Mayor Waters adjourned the meeting at 7:51 p.m.

Date Approved: May 25, 2021

Ann Marie Mancuso  
Minutes prepared by City Clerk  
Ann Marie Mancuso

Leslie Waters  
Leslie Waters, Mayor