

POST-MEETING WORKSHOP MINUTES
SEMINOLE CITY COUNCIL
June 27, 2023

The Post-Meeting Workshop of the Seminole City Council was held on Tuesday, June 27, 2023, in the City Hall, City Council Chambers, 9199 - 113th Street North, Seminole, Florida.

Mayor Waters called the meeting to order at 7:40 p.m.

PRESENT:

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

REQUEST BY STANBERY SEMINOLE, LLC FOR A DEVELOPMENT AGREEMENT FOR THE REDEVELOPMENT OF THE PARK-STARKEY SHOPPING PLAZA LOCATED AT 7590 STARKEY ROAD.

City Manager Toney-Deal stated that the applicant is applying to renovate the Park-Starkey Plaza. They are proposing to put in a Circle K with gas pumps on the Park Boulevard frontage.

Community Development Director Wesley Wright stated that the Stanbery Development Group is the owner of the shopping plaza. Mr. Wright reiterated what City Manager Toney-Deal stated; that they are proposing a Circle K with gas pumps. In addition, an O'Reilly Automotive store will be added where the existing Big Lots is located. Mr. Wright gave a power point presentation of the proposed Development Agreement. They will partially demolish the Park Boulevard side of the plaza. The site was originally built in 1980 and the plaza will be receiving a complete face lift. Mr. Wright stated that the current signs will be demolished and new signs will be added as part of the Development Agreement.

The owners are proposing less landscape islands between the existing parking as one of the relief items, as well as relief from the parking space requirement in the Development Agreement.

Additional relief items are as follows:

- Landscaping on the east side, along Starkey Road.
- Tree standards due to water lines on the west side of Park Boulevard.

Discussion ensued and owners' representative, Josh McCune of the Stanbery Development Group, was recognized. He addressed the issue of the size of the parking spaces; in response to a question from Councilor Springer, he stated that they will consider making spaces 10x18 instead of 9x18.

He advised that one of the businesses will be relocated, and all of the other business leases still need to be negotiated.

The time frame for completion of the proposed project will be approximately one year after demolition begins.

Vice Mayor Edelman said he had a concern about the traffic that the Circle K will cause. Mr. McCune stated that a traffic study has not been completed; City Manager Toney-Deal stated that a traffic study will be a requirement of the review process.

A concern about the aesthetics of the O'Reilly storefront was brought up; Mr. McCune stated that they are open to suggestions.

There was a consensus of the Council to authorize the City Manager to negotiate a Development Agreement for the redevelopment of the Park-Starkey shopping plaza, located at 7590 Starkey Road.

Mayor Waters adjourned the meeting at 8:23 p.m.

Date Approved: July 11, 2023

Ann Marie Mancuso

Minutes prepared by City Clerk
Ann Marie Mancuso, CMC

Leslie Waters
Leslie Waters, Mayor

