

**WORKSHOP MINUTES
SEMINOLE CITY COUNCIL
January 10, 2023**

The Workshop of the Seminole City Council was held on Tuesday, January 10, 2023, in the City Hall, City Council Chambers, 9199 - 113th Street North, Seminole, Florida.

Mayor Waters called the meeting to order at 7:52 p.m.

PRESENT:

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

1. REQUEST BY CARACARA, LLC FOR A DEVELOPMENT AGREEMENT FOR THE REDEVELOPMENT OF THE PROPERTY LOCATED AT 7790 RIDGE ROAD. (RISER RALLY/SHELL GAS STATION)

City Manager Toney-Deal stated that the property is located on Park Boulevard and Ridge Road and is developed as a gas station. The property owner would like to redevelop the property.

Community Development Director, Wesley Wright presented a developer provided proposed concept site plan, landscape plan and building elevations for this proposal project, which also will include the demolition of the existing gas station, and the construction of a more modern gas station. The owners are requesting three (3) relief items:

1. Stormwater Retention.
2. Parking Spaces and Aisle Widths.
3. Reduction of ten (10) feet in the setback requirement.

Councilor Olliver inquired about the parking spaces. Community Development Director Wesley Wright stated that fifteen (15) parking spaces are proposed and the Ordinance requires fifteen (15) parking spaces.

Vice Mayor Edelman inquired about the setback. Community Development Director Wesley Wright stated that the owners are proposing to install an eight (8) foot wide landscape buffer, in addition to currently there is a six (6) foot tall block wall, which will remain.

Councilor Burke inquired about the stormwater retention and the parking space reduction. Community Development Director Wesley Wright stated that the owners are requesting the extra space for parallel parking only. In reference to the stormwater concern, Mr.

Wright stated that the site is currently 96% impervious. The owners are proposing to be in compliance with the Impervious Surface Ratio of 85%, and they will be installing more landscaping. Also, the owners will have to get approval from the Southwest Florida Water Management District. Councilor Burke also inquired about the lighting. Mr. Wright stated that they have not discussed the level of lighting at this point. Councilor Burke suggested that features such as are found in other new projects in Seminole be incorporated in this Development Agreement. (For example; Roof lines)

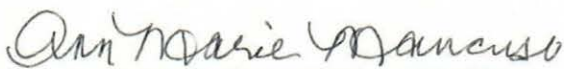
Councilor Springer inquired about the number of gas pumps. Mr. Wright stated that there are going to be four (4). Councilor Springer also inquired about the current underground tank removal. Mr. Nisit Sapparkhao of the Infinity Engineering Group stated that all tanks will be removed and replaced with new ones.

City Manager Toney-Deal stated that when the owners come back for the Public Hearing, they will have color samples.

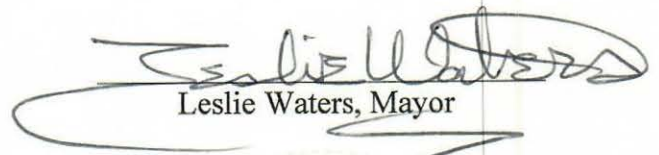
It was the consensus of the Council to authorize the City Manager to negotiate a Development Agreement with CaraCara, LLC. for the property located at 7790 Ridge Road.

Mayor Waters adjourned the meeting at 8:28 p.m.

Date Approved: 1-24-2023



Minutes prepared by City Clerk
Ann Marie Mancuso, CMC


Leslie Waters, Mayor