

**WORKSHOP MINUTES  
SEMINOLE CITY COUNCIL  
January 24, 2023**

The Workshop of the Seminole City Council was held on Tuesday, January 24, 2023, in the City Hall, City Council Chambers, 9199 - 113th Street North, Seminole, Florida.

Mayor Waters called the meeting to order at 8:02 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, Associate City Attorney Jeremy Simon and City Clerk Ann Marie Mancuso. Not Present: City Attorney Jay Daigneault.

**1. REQUEST BY DEALERSHIP SOLUTIONS, LLC CO SCHMIDT FAMILY ENTERPRISES LTD. FOR AN AMENDED DEVELOPMENT AGREEMENT FOR THE REDEVELOPMENT OF THE PROPERTY LOCATED AT 8755 PARK BLVD. (SUNCOAST CHRYSLER).**

City Manager Toney-Deal stated that the property is located at 8755 Park Boulevard, commonly known as Suncoast Chrysler. The property owner would like to redevelop the property. City Manager Toney-Deal stated that renderings were distributed to Council in addition to what was included in the agenda packet.

Community Development Director, Wesley Wright presented a developer provided proposed concept site plan, landscape plan and building elevations for this proposed project, which also will include an interior remodel of the existing building and a new multi-story addition and parking structure. Mr. Wright also noted that the proposal falls short of what is typically incorporated into a Development Agreement. Mr. Wright stated that should the Development Agreement be approved, then all lots (lots 1, 2, and 3) should be included in the Development Agreement. The Owner/Developer is seeking relief from the following requirements of the Land Development Code:

- Maximum number of parking spaces.
- Parking Dimensions.
- Retention/detention of surface water runoff.
- Perimeter landscaping and buffering requirements.
- Building standards.
- Property development standards.

Dan Bergin, Civil Engineer, stated that the dealership has been in business in the City of Seminole for the last fifty (50) years and plans on a major investment with the proposed Development Agreement. The additional renderings showed an enhanced landscaping plan. Mr. Bergin stated that they are reducing impervious areas. He stated that they are not necessarily requesting relief from regular parking, they are seeking relief for inventory parking.

Les Craft of Dealership Solutions stated that parcel number 3 only provides stormwater for a portion of the entire site. They are focusing mainly on lots number 2 and 3. He also stated that Mr. Schmidt does not have any choice on the colors or materials on the building. Those are all set forth by Chrysler.

Councilor Olliver stated that he would like more information on the parking spaces, he would need to know the following: how many parking spaces are currently available, how many parking spaces do they currently have in inventory, how many parking spaces are available for customer parking? He would like to get that level of detail. Councilor Olliver also inquired about the landscaping requirements.

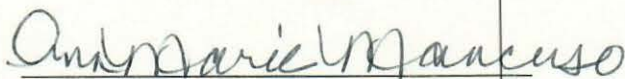
Councilor Burke stated that lot number 3 holds quite a bit of inventory that belongs to the car dealership, and he believes that the landscaping has to be extended through lot 3. Councilor Burke inquired about the site lighting. Mr. Craft, stated that only the lights that need to be relocated will be addressed.

City Manager Toney-Deal stated that lots 1, 2, and 3 must be included in the redevelopment agreement and the City Attorney concurs with that requirement

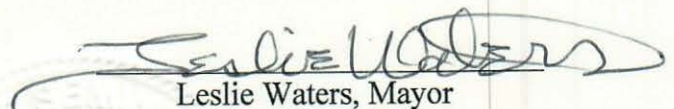
It was the consensus of the Council to authorize the City Manager to negotiate an amendment to an existing Development Agreement for the redevelopment of property located at 8755 Park Boulevard.

Mayor Waters adjourned the meeting at 9:08 p.m.

Date Approved: 2-14-2023



Minutes prepared by City Clerk  
Ann Marie Mancuso, CMC

  
Leslie Waters, Mayor