

**BUSINESS MINUTES
SEMINOLE CITY COUNCIL
February 28, 2023**

The Business Meeting of the Seminole City Council was held on Tuesday, February 28, 2023, at 6:00 p.m., in City Hall, City Council Chambers, 9199 - 113th Street North, Seminole, Florida.

Mayor Waters called the meeting to order at 6:00 p.m.

Councilor Jim Olliver provided the invocation and led the Pledge of Allegiance.

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.

Councilor Barnhorn and Councilor Quinn recognized in memoriam, former Councilor John Counts. Mr. Counts served on the Seminole City Council from 2004-2014, and as Vice Mayor in 2005. He also served as Chairperson on the 2019 Charter Review Committee and was appointed to the Seminole Municipal Firefighters Pension Trust Fund Board in January of 2020, where he served until his passing.

PRESENTATIONS

A. NEIL BRICKFIELD – PINELLAS COUNTY HOUSING AUTHORITY.

Mr. Neil Brickfield, Executive Director of the Pinellas County Housing Authority gave an update on the Valor Preserve project in which construction is scheduled to begin at the end of the month. He also stated that the City Staff has been excellent to work with.

B. RECOGNITION OF EAGLE SCOUT COLIN WHITE.

Councilor Chris Burke recognized Eagle Scout, Colin White with a congratulatory letter written by Mayor Waters.

C. BAUDER ELEMENTARY SCHOOL GRANT PRESENTATION.

Councilor Jim Olliver recognized Bauder Elementary School with a \$750 grant, which was presented to Principal Jodi Leichman.

D. OAKHURST ELEMENTARY SCHOOL GRANT PRESENTATION.

Councilor Jim Olliver recognized Oakhurst Elementary School with a \$750 grant, which was presented to Principal Kelly Kennedy.

E. ORANGE GROVE ELEMENTARY SCHOOL GRANT PRESENTATION.

Councilor Jim Olliver recognized Orange Grove Elementary School with a \$750 grant, which was presented to Principal Christine Porter-Wilson.

F. SEMINOLE ELEMENTARY SCHOOL GRANT PRESENTATION.

Councilor Jim Olliver recognized Seminole Elementary School with a \$750 grant, which was presented to Principal Lou Cerreta.

G. STARKEY ELEMENTARY SCHOOL GRANT PRESENTATION.

Councilor Jim Olliver recognized Starkey Elementary School with a \$750 grant, which was presented to Principal Audrey Chaffin.

H. PINELLAS HOPE GRANT PRESENTATION.

Councilor Thom Barnhorn recognized Pinellas Hope with a \$2,500 grant, which was presented to Program Director Joe Pondolfinio.

1. PUBLIC COMMENTS

Ray Beliveau, 10286 – 118th Street North, Seminole. Mr. Beliveau announced that the Seminole CERT team was the recipient of the Seminole Chamber of Commerce Community Contributor Award. Mr. Beliveau is the current President of CERT.

Mike Lurie, 11791 Kierkel Lane, Seminole. Mr. Lurie spoke in reference to the permit application review process for a fire permit for a project at the Portobello Square Plaza.

2. CONSENT AGENDA

A. BUSINESS MEETING MINUTES: FEBRUARY 14, 2023.

B. AUTHORIZE THE CITY MANAGER TO EXECUTE A SOUND AND LIGHT CONTRACT WITH GMS AUDIO, LLC FOR THE 2023 SPECIAL EVENT SEASON.

C. CO-SPONSORSHIP OF THE GREATER SEMINOLE CHAMBER OF COMMERCE 2023 ANNUAL KIDS APPRECIATION DAY.

Motion made by Councilor Olliver, seconded by Councilor Springer to approve items 2.A. through 2.C. of the Consent Agenda.

ALL IN FAVOR. MOTION PASSED UNANIMOUSLY.

3. ACTION ITEMS

A. PUBLIC HEARING AND 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 owner's/representatives were in attendance then invited Community Development Director Wesley Wright to the podium to give his presentation.

Mr. Wright gave a power point presentation of the proposed concept site plan, landscape plan and building elevations for this project. One of the relief items that the owners are requesting is a reduction of the ten (10) feet setback requirement. If approved, the owners are willing to install more landscaping than required. One relief item that was originally requested in the workshop was the parking spaces and aisle widths; he stated that all of parking requirements now meet the current standards, and they are no longer requesting relief from this item. Another item they are requesting relief from is the stormwater requirements. The owners are proposing to be in compliance with the impervious surface ratio. They will have to have a County review and Southwest Florida Water Management District approval. The owners did agree to install the cultured stone on the building.

Discussion ensued.

Mayor Waters opened the Public Hearing.

Natalie Onley – 7773 Ridge Road, Seminole, Florida, stated that her driveway faces the side of the gas station that includes the vacuum, air hose, and dumpster, and she is concerned about the loud noise that will be emitted from those items. She is also concerned about additional traffic and the lighting.

Chris Kimmell – Spoke of behalf of her mother who resides at 7800 Ridge Road, Seminole, Florida. Ms. Kimmell was concerned about additional traffic on the corner of Park Boulevard and Ridge Road.

Natalie Lamattina – 7465 Ridge Road, Seminole, Florida, was concerned that the revised gas station would bring additional traffic.

George Beyrouiti – 7797 Ridge Road, Seminole, Florida, was concerned that the revised gas station would bring additional traffic.

Joe Sheehan – 7748 115th Street, Seminole, Florida, was concerned by possible light pollution from the newly developed gas station.

Receiving no more requests for public comment, Mayor Waters closed the Public Hearing.

Mr. Nisit Sapparkhao of the Infinity Engineering Group stated that the lighting will meet all of the requirements of the City's regulations.

Motion made by Councilor Olliver, seconded by Councilor Burke to give preliminary approval of the proposed Development Agreement with CaraCara, LLC and set a second public hearing for March 14, 2023.

Discussion ensued.

Roll Call

Mayor Waters	AYE
Vice Mayor Edelman	AYE
Councilor Barnhorn	AYE
Councilor Burke	AYE
Councilor Olliver	AYE
Councilor Quinn	AYE
Councilor Springer	AYE

ALL IN FAVOR. MOTION PASSED UNANIMOUSLY.

B. PUBLIC HEARING AND PROPOSED AMENDMENT TO A DEVELOPMENT AGREEMENT REGARDING PROPERTY LOCATED AT 8755 PARK BOULEVARD. (SUNCOAST CHRYSLER)

City Manager Toney-Deal stated that the owner and the owner's representatives were in attendance then invited Community Development Director Wesley Wright to the podium to give his presentation.

Mr. Wright gave a power point presentation of the proposed concept site plan, landscape plan and building elevations for this project. Mr. Wright stated that this agreement now includes all lots (lots 1, 2, and 3). He also stated that the owner is seeking relief from six (6) items:

- Maximum number of parking spaces.
- Parking Dimensions.

- Retention/detention of surface water runoff.
- Perimeter landscaping and buffering requirements.
- Building standards.
- Property development standards.

Mayor Waters opened the Public Hearing.

Gerald Shaw – 6740 121st Street N., Seminole, had a concern about traffic issues for cars turning in and out of the dealership.

Receiving no other comments, Mayor Waters closed the Public Hearing.

Discussion ensued.

Motion made by Councilor Olliver, seconded by Vice Mayor Edelman to preliminarily approve the proposed amended Development Agreement with Suncoast Motor Center and Schmidt Family Enterprises and set a second public hearing for March 14, 2023.

Roll Call

Mayor Waters	AYE
Vice Mayor Edelman	AYE
Councilor Barnhorn	AYE
Councilor Burke	AYE
Councilor Olliver	AYE
Councilor Quinn	AYE
Councilor Springer	AYE

ALL IN FAVOR. MOTION PASSED UNANIMOUSLY.

CITY COUNCIL REPORTS

Councilor Barnhorn – Councilor Barnhorn attended a virtual meeting with the National League of Cities; participated in the Murder Mystery Dinner Theatre; attended ribbon cuttings for Dunkin Donuts and Coastal Breeze; attended a presentation at Freedom Square; virtually attended a Florida League of Cities Pre-Legislation webinar; judged the National History Day Competition for Pinellas County Schools; attended the monthly Suncoast League of Cities luncheon; attended the Seminole Chamber of Commerce Awards Dinner where he was named the 2023 Mr. Seminole; attended and participated in a CERT program at Lake Seminole Men’s Club.

Councilor Burke – Congratulated Councilor Barnhorn for being named Mr. Seminole and gave his condolences to former Councilor John Counts’ family.

Vice Mayor Edelman – Vice Mayor Edelman attended the ribbon cutting of Dunkin Donuts; attended the Suncoast League of Cities Business Luncheon; attended the Seminole Chamber of Commerce Awards Dinner. Vice Mayor Edelman congratulated Councilor Barnhorn for being named Mr. Seminole.

Councilor Olliver – Councilor Olliver participated in ribbon cuttings for Dunkin Donuts and Coastal Breeze; attended the Suncoast League of Cities luncheon; attended the Seminole Chamber of Commerce Awards Dinner; attended a Florida League of Cities Pre-Legislation webinar; attended the Pinellas County Commission workshop on the subject of the Pinellas County’s Seminole Area Recreation Masterplan, which includes the Seminole Youth Athletic Association property (SYAA); attended the Seminole Tuesday Club meeting; attended the monthly PSTA Board Meeting and PSTA committee meeting. Councilor Olliver congratulated Councilor Barnhorn for being named Mr. Seminole.

Councilor Quinn – Councilor Quinn attended the Suncoast League of Cities Business Luncheon; attended the Dunkin Donuts ribbon cutting and attended the Seminole Chamber of Commerce Awards Dinner.

Councilor Springer – Councilor Springer stated that she met with Representative Jacques and will be meeting with Representative Chaney; attended the Suncoast League of Cities Business Luncheon; attended the Seminole Chamber of Commerce Awards Dinner. Councilor Springer congratulated Councilor Barnhorn for being named Mr. Seminole.

Mayor Waters – Mayor Waters announced that she had emailed her report to the City Clerk.

5. CITY MANAGER REPORT

City Manager Toney-Deal stated that she attended the Murder Mystery Dinner Theatre; attended the Seminole Chamber of Commerce Annual Awards Dinner; attended the Dunkin Donuts ribbon cutting, and was a speaker along with Recreation Director Becky Gunter at the Seminole Tuesday Club.

A. SAFE STREETS PINELLAS RESOLUTION

City Manager Toney-Deal stated that included in Council’s packet was a “Safe Streets Pinellas” Resolution adopted by Safety Harbor, that was forwarded to her by Whit Blanton, Executive Director of Forward Pinellas. The highlighted sections were inserted by Safety Harbor. City Manager Toney-Deal inquired if this is something that Council would like to do. If so, she will have the City Attorney work on the Resolution and bring it back to Council for approval.

It was the consensus of the Council to move forward with the Resolution.

6. **OLD BUSINESS**

Councilor Burke referred to the presentation from Neil Brickfield, Executive Director of the Pinellas County Housing Authority. He inquired as to why he mentioned that the Housing Authority had a land lease when he thought they owned the land. City Manager Toney-Deal stated that it is her understanding that the Developer has a land lease on the property.

Vice Mayor Edelman asked for an update on Canterbury Chase. City Manager Toney-Deal stated that she has been in touch with Mr. Shaw and is working with him, and indicated that he was in the audience.

Vice Mayor Edelman also inquired whether the sale of the Tides Gulf Course came to Council for review. City Manager Toney-Deal stated that she did pursue the purchase of the Golf Course and provided specifics related to that effort. He also inquired about the Repetto Property. City Manager Toney-Deal stated that the property is part of the Recreation Master Plan. Councilor Olliver stated that the Recreation Master Plan is going to incorporate the use of the Repetto Property and to be patient.

7. **NEW BUSINESS**

City Manager Toney-Deal stated that the next stop for House Bill #975 is the Local Administrators Federal Affairs and Special Districts Subcommittee and Representative Berny Jacques is a member of this subcommittee.

8. **ADJOURNMENT**

Mayor Waters adjourned the meeting at 8:17 p.m.

Date Approved: 3-14-2023

Ann Marie Mancuso

Minutes prepared by City Clerk
Ann Marie Mancuso, CMC

Leslie Waters
Leslie Waters, Mayor