

**WORKSHOP MEETING MINUTES**  
**SEMINOLE CITY COUNCIL**  
**August 8, 2023**

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The Workshop of the Seminole City Council was held on Tuesday, August 8, 2023, in the City Hall, City Council Chambers, 9199 - 113th Street North, Seminole, Florida.

Mayor Waters called the meeting to order at 7:29 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.

**AUTHORIZE THE CITY MANAGER TO NEGOTIATE A DEVELOPMENT AGREEMENT FOR THE PROPERTY LOCATED AT 10890 PARK BOULEVARD (6.23 ACRE SITE) IN ORDER TO DEVELOP AN 89,963 SQUARE FOOT CLIMATE CONTROLLED SELF-STORAGE FACILITY.**

City Manager Toney-Deal stated that the representatives of the property were in attendance at the meeting, and she introduced Community Development Director Wesley Wright to make a power-point presentation.

Mr. Wright stated that the property is located at 10890 Park Boulevard, and is a 6.23 parcel of land. The proposed climate controlled self-storage facility is proposed to consist of two buildings on the remainder of the site occupied by Auto Zone, Dairy Queen, and Chick-fil-A. The property is zoned commercial general (CG).

The developers are requesting relief from the following:

1. Maximum number of parking spaces – The site plan proposes a total of 12 parking spaces, which is less than the 19 required spaces.
2. Retention/detention of surface water runoff – The site may not meet the full peak rate of runoff from a 25-year frequency, 24-hour duration rainfall.
3. Building height – Maximum building height for all storage units shall be 12 feet. The proposed height of the main building is 50 feet, with two 8-foot tower elements on each end. The top of building tapers toward the rear to 47 feet adjacent to the residential district.

Mr. Wright stated that Pinellas County will be permitting the modification, of the Park Boulevard median.

Discussion ensued. There were some concerns about a cross access point from Chick-fil-A through the Dairy Queen; the median being extended to the west; concern about the eight (8) foot wall in the back of the building facing the neighbors south of the project, and a need for more landscaping.

Peter Pensa, Director of Planning for the AVID Group; Chris Culbertson, Architect for EMPAD Architecture; Pat Rairigh owner of Rairigh Realty Investments, all spoke on behalf of the owners.

Pinellas County is overseeing the median modification. They will add more landscaping to the back wall and consider whether it will be better to install the landscaping either on the inside or the outside of the wall. Parking will not be an issue; they do not have a need for a lot of parking spaces because people will only be dropping off or picking up storage items.

It was the consensus of the Council to authorize the City Manager to negotiate a Development Agreement with the owner's representative(s).

Mayor Waters adjourned the meeting at 8:50 p.m.

Date Approved: 8-22-2023

Ann Marie Mancuso

Minutes prepared by City Clerk  
Ann Marie Mancuso, CMC

Leslie Waters  
Leslie Waters, Mayor