WORKSHOP MEETING MINUTES
SEMINOLE CITY COUNCIL
January 20, 2026

The Workshop of the Seminole City Council was held on Tuesday, January 20, 2026, in the City Hall, City Council Chambers, 9199 - 113th Street North, Seminole, Florida.

Mayor Waters called the meeting to order at 6:52 p.m.

PRESENT:

Mayor Leslie Waters, Vice Mayor Chris Burke, Councilor Thom Barnhorn, Councilor Ray Beliveau, Councilor Jim Quinn, Councilor Al Shields, Councilor Trish Springer. City Manager Ann Toney-Deal, Nancy Meyer Substituting for the City Attorney Jay Daigneault, and City Clerk Ann Marie Mancuso. Not Present: City Attorney Jay Daigneault.

Request By PV-Lake Seminole, LLC for A Development Agreement to Redevelop the Property located at 7405 Seminole Boulevard – (Former Sun Trust Bank Site)

Mayor Waters recognized Community Development Director Wesley Wright to give a presentation. Mr. Wright gave a summary of the proposed development and the following items that the developer is seeking relief from:

- Parking
- Relief from the surface water run-off

Mayor Waters recognized Brian Aungst, attorney representing the Property Owner. Mr. Aungst stated that the applicant is seeking to develop this property into two (2) different lots; one site as a PNC Bank and the other as a Greenlane (drive through offering salads and wraps) restaurant. Mr. Aungst and Cody Acres of Paradise Adventures provided a powerpoint presentation which showed the proposed construction of a new off-site right-hand turn lane in front of the development onto Lake Drive, the closure of two (2) existing access points to Seminole Boulevard, and the construction of a new right-hand turn lane on Seminole Boulevard. He stated that the re-design and development of the property is proposed to provide additional pervious greenspace and a landscape buffer.

City Manager Toney-Deal stated that she had one meeting with the owner of Greenlane and the suggestions she gave for changes were not reflected in the powerpoint presentation. The Representative of the owner has advised that there was very little wiggle room for revisions. She reminded Council that per the strategic plan and development standards, the City Manager did not recommend the Council authorize her to negotiate a Development Agreement.

Discussion ensued.

There was not a consensus from Council to authorize the City Manager to negotiate a Development Agreement for the property located at 7405 Seminole Boulevard.

Mayor Waters adjourned the meeting at 7:45 p.m.

Date Approved: February 10, 2026

Ann Marie Mancuso
Minutes prepared by City Clerk
Ann Marie Mancuso, CMC

Leslie Waters
Leslie Waters, Mayor