



# CITY OF SEMINOLE

## NOTICE OF PUBLIC MEETING

### AGENDA SEMINOLE CITY COUNCIL WORKSHOP CITY HALL

Mayor Leslie Waters  
Vice Mayor Chris Burke  
Councilor Thom Barnhorn  
Councilor Ray Beliveau  
Councilor Kadi Hendricks Tubbs  
Councilor Al Shields  
Councilor Trish Springer

City Manager Ann Toney-Deal  
City Attorney Jay Daigneault

9199 - 113th Street North  
Seminole, Florida 33772  
April 28, 2026

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**\*WORKSHOP TO IMMEDIATELY FOLLOW BUSINESS MEETING\***

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### CALL TO ORDER

#### 1. MAYOR COMMENTS

#### 2. ITEM FOR DISCUSSION

- A. REQUEST BY CPH CONSULTING, LLC TO AMEND THE DEVELOPMENT AGREEMENT (EFFECTIVE FEBRUARY 13, 2013) FOR THE KE BAY PINES PROPERTIES, LLC, A 39-ACRE MASTER PLAN— WHICH INCLUDES THE WALMART SUPERCENTER, THE COVE, HOLIDAY INN, TEXAS ROADHOUSE, VILLAGE INN, THE SHOPPES AT BAY PINES, AND FIRE STATION 74 (ALL NOW UNDER SEPARATE OWNERSHIP). THE AMENDMENT WOULD ALLOW A DRONE NEST AREA AT THE WALMART SUPERCENTER LOCATED AT 10237 BAY PINES BOULEVARD.

#### 3. ADJOURN MEETING

#### Mission Statement

*The City of Seminole is dedicated to excellence, professionalism and integrity in the delivery of community services for an enhanced quality of life for those living, working and visiting our community.*

Persons are advised that if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Verbatim transcripts are not provided by the City and should one be desired, the interested party may wish to make arrangements in advance with a private reporter or private reporting firm at their own expense.

In accordance with the Americans with Disabilities Act and F.S. 286.26, any person with a disability requiring reasonable accommodation in order to participate in this proceeding should contact the City Clerk (727) 391-0204 at least 48 hours in advance of the proceeding for assistance.