

WORKSHOP MEETING MINUTES
SEMINOLE CITY COUNCIL
May 12, 2026

The Workshop of the Seminole City Council was held on Tuesday, May 12, 2026, in the City Hall, City Council Chambers, 9199 - 113th Street North, Seminole, Florida.

Mayor Waters called the meeting to order at 6:40 p.m.

PRESENT:

Mayor Leslie Waters, Vice Mayor Chris Burke, Councilor Thom Barnhorn, Councilor Ray Beliveau, Councilor Al Shields, Councilor Trish Springer, Councilor Kadi Hendricks Tubbs, City Manager Ann Toney-Deal, City Attorney Jay Daigneault, and City Clerk Ann Marie Mancuso.

Revised Request By PV-Lake Seminole, LLC for a Development Agreement to Redevelop the Property Located at 7405 Seminole Boulevard – Former Sun Trust Bank Site.

City Manager Toney-Deal stated that the workshop is in reference to a requested Development Agreement which would include razing the former SunTrust Bank building and the building of a PNC Bank on the site located at 7405 Seminole Boulevard. City Manager Toney-Deal recognized Community Development Director Wesley Wright to give a presentation on the request.

Mr. Wright gave a brief presentation of revisions to a proposed plan that was previously presented to Council on January 20, 2026. He stated that previously, the plan was to build on two lots, however, the current plan is to build just the PNC Bank, and in the future if there is a request to build on the other lot, it will have to come before Council to agree on a Development Agreement for that lot.

Attorney Brian Augnst, Representative for Paradise Ventures, gave a brief summary of the proposed Development Agreement. He stated that they made changes to the elevation since the last presentation.

Cody Akers with Paradise Ventures also spoke on the Development Agreement, and mirrored what Mr. Augnst stated.

Councilor Burke inquired as to what relief from the code that they are seeking. Mr. Wright stated that they are seeking relief from parking, and from Chapter 59 – Architectural Standards. There are also some stormwater requirements from which relief would be needed. They will be sharing a stormwater basin with the property next door which is Walgreens.

Councilor Burke inquired about the signage, and Mr. Akers stated that it would be a monument sign on Seminole Boulevard.

It was the unanimous consensus of the Council to authorize the City Manager to negotiate a Development Agreement for the development of the property (one lot) located at 7405 Seminole Boulevard.

Mayor Waters adjourned the meeting at 6:54 p.m.

Date Approved: May 26, 2026

Ann Marie Mancuso

Minutes prepared by City Clerk
Ann Marie Mancuso, MMC

Leslie Waters
Leslie Waters, Mayor

