

**WORKSHOP MEETING MINUTES
SEMINOLE CITY COUNCIL
June 23, 2026**

The Workshop of the Seminole City Council on Tuesday, June 23, 2026, in the City Hall, City Council Chambers, 9199 - 113th Street North, Seminole, Florida.

Mayor Waters called the meeting to order at 8:10 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 to Expand the Scope of the Proposed Development Agreement Negotiations for Property Located at 7405 Seminole Boulevard to Include a Dutch Bros Drive-Thru Coffee Shop in Addition to the Previously Authorized PNC Bank Development.

City Manager Toney-Deal recognized Community Development Director Wesley Wright to make a presentation. Mr. Wright stated that on May 12, 2026, City Council authorized the City Manager to negotiate a Development Agreement on Lot 2 of 7405 Seminole Boulevard for a PNC Bank. Dutch Bros Coffee Drive-Thru has now applied for a Development Agreement on Lot 1. A 1200 square-foot building, with a request for parking relief, along with building frontage requirements is being proposed. Cody Akers, Project Manager at Paradise Ventures, and Attorney Brian Augst, were also present.

It was the consensus of the Council to authorize the City Manager to include Lot 1 in the negotiation of a Development Agreement for the development of the property located at 7405 Seminole Boulevard.

Mayor Waters adjourned the meeting at 8:32 p.m.

Date Approved: July 14, 2026

Ann Marie Mancuso

Minutes prepared by City Clerk
Ann Marie Mancuso, MMC

Leslie Waters
Leslie Waters, Mayor

