

Lealman Community Redevelopment Area Advisory Committee

Meeting Minutes

June 27, 2017 ~ 6:00 PM

The meeting was held on Tuesday, June 27, 2017 in the Crown Buick /GMC Dealership Training Room, 5237 – 34th Street North, St. Petersburg, FL 33714.

1. Call to Order (Steve Cleveland, Chair)

The Chairman called the meeting to order at 6:05pm

- New member introduction (Enoch Nicholson)

Mr. Enoch Nicholson, appointed to serve on the Lealman Community Redevelopment Area Advisory Committee by the Board of County Commissioners at the May 23, 2017, Commission Meeting, gave a brief overview of his background.

His term will expire on December 31, 2017.

- Brief overview of rules of order

As a new member was added to the Committee, Mr. Chris Young gave a brief overview of the rules of order for the Advisory Committee.

2. Roll Call

Members: Steve Cleveland (Chair); Brian Ellis (Co-Chair); Cheryl DiCicco; Dwayne Hawkins; Sean Ingber; and Enoch Nicholson

Absent Members: James Roberto; Gary Grooms; Danielle Barber

County Staff: Chris Young and Marcella Faucette

Public: Eric Schleich, Allison Nall; Scarlett Amey-Wyns

3. Approval of Minutes – (April 25, 2017)

Upon motion by Mr. Sean Ingber, seconded by Mr. Brian Ellis, the minutes of the meeting of April 25, 2017 were unanimously approved.

4. Old Business

- Tiny library update (timeline/placement)

Mr. Young informed the Committee that approximately fifteen (15) tiny library stands (old newspaper vending machines) had been procured and would need to be decorated and strategically placed within the CRA area.

Mr. Young brought a boundary map of the CRA area and asked the Committee members to place a dot on the locations in which they thought would be most beneficial to the community for tiny library stand placement.

- Open House & Joe's Creek Greenway Park survey results/next steps

Mr. Young provided an overview of the results of the Joe's Creek Greenway Park Recreation Survey and Forward Pinellas Joe's Creek Greenway Trail Alignment Study Open House event that was held on May 11th 2017.

Approximately seven thousand (7,000) flyers had been circulated out into the community. Over 100 residents attended the event.

A site design is being developed in order to move the project forward.

- SAP approval and next steps

Mr. Young informed the Committee that the Strategic Action Plan (SAP) was approved by the County Commission on June 20, 2017. Mr. Cleveland, CRA Advisory Committee Chair, attended the meeting and spoke in support on behalf of the Committee.

Mr. Young continued that now that the budget has been approved that three (3) programs are being finalized; Business Recruitment and Retention Program; Business Facade Improvement Program and the Residential Improvement Program. Staff is in the process of writing the applications which would have to be approved by the Office of Management and Budget to ensure that the distribution, reimbursement funds and process are correct and appropriate. This review process should be completed within six (6) weeks. Flyers will be generated to get the word out. Mr. Young asked the Committee to start spreading the word that the programs were coming.

The Committee was interested in knowing if the County would be overseeing the reimbursements or if they would be hiring a contracted outside agency to control the reimbursement process. Mr. Young stated that he did not know but would check further into the situation.

4. New Business

- County's new mobile home ordinance brief/overview – Goes back to the BCC on July 18, 2017

Mr. Young informed the Committee that a proposed ordinance addressing declining Mobile Home Parks (MHPs) within the Lealman CRA area was going back to the BCC for final approval on July 18, 2017. He further explained that many of the deteriorating MHPs within the CRA have non-conforming densities exceeding what is currently allowable by the Land Development Code and Comprehensive Plan and under the current allowable densities, developers have little interest in redeveloping a mobile home park. If approved, the proposed ordinance would increase the allowable density for redevelopment purposes. Additionally, this ordinance is intended to encourage the redevelopment of certain mobile home parks and replacement of outdated, unsafe structures with new, energy efficient, affordable housing options at equal or less density as is currently recognized.

The Committee asked several questions that Mr. Young explained were related more to the land development code, land use and zoning. He gave a brief overview of the land use and zoning processes. He also explained that the County will be responsible developing a plan for assisting those MHP residents with relocation.

6. Comments

- Mr. Young also informed the Committee that the Long Range Planning Division will be assisting the Redevelopment section by looking at Form Based Code (FBC) within the CRA. He explained that with FBC emphasis is placed on the form and function within the surrounding communities rather than the designated zoning and land use.
- The Committee is interested in seeing something visible in the community. Mr. Young gave several examples of ongoing projects within the community:
 - 1) Joe's Creek Improvements, when completed, would be the most visible to the community;
 - 2) Lealman Heights, (the old D&D properties) buildings have been coming down as it is preparing for a big redevelopment effort
 - 3) Complete Streets study along 54th Avenue North (addressing safety, lighting, more accessible, intersection improvements)
- The Committee wants to ensure that the Lealman CRA Logo is placed on the library

stands (sticker form may be the best approach). Spelling out the name rather than just using the acronym was suggested so that people would know what LCRA stood for. Additionally, Mr. Young stated that he expects the Communications Department will do a big roll out when the project is completed and ready for placement.

- There was an inquiry regarding the County's interest in the vacant properties along 49th Street. Mr. Young stated that he would check into it. But he thinks that the County does not want to make it a habit of buying every for sale commercial lot, just to hold on to them and eventually sell them back into the private market. He also explained that lot layouts have to be of appropriate size and placement etc. as different redevelopment effort require specific layouts. He further explained that the County identifies potential parcels based on select criteria.
- Mr. Cleveland stated that the PAL Program would be hosting a Back to School event at the end of July, on a Saturday, 2 weeks before school starts. He suggested a Show -n- Tell with Tiny Libraries. Mr. Young stated that he would check into getting some tiny libraries for the event.
- There was mention of an existing Lealman CRA Advisory Group on Facebook that was created by Mr. Mercado, a previous committee member. Mr. Cleveland stated that he would reach out to Mr. Mercado to see what his intentions are regarding the site and see if he would turn over rights to Mr. Cleveland or Mr. Ingber or simply deactivate it.
- Committee was interested in knowing whether or not the CRA would be affected by the upcoming proposed \$56.00 Fire Control District Fee. The vote will take place on August 1, 2017. Mr. Young stated that he doesn't think so but would do some research to find out.

7. Next Meeting Date and Items for Next Agenda (Tentative)

- Tuesday July 25, 2017

8. Adjournment

There being no further business, Ms. Cheryl DiCicco made the motion to adjourn which was seconded by Mr. Sean Ingber. The meeting adjourned at 7:30pm.