



**Lealman Community Redevelopment Area Advisory Committee
Meeting Minutes
Lealman Exchange, 5175 45th St N, Lealman 33714
November 18, 2020, 6:00 PM**

Committee Members Present: Steve Cleveland, Oscar Seguban, Marsha McCoy, Brian Ellis, Rick Orr, Gary Grooms

Members Absent: Enoch Nicholson, Father Viet Nguyen, Teresa Van Alstine

Pinellas County Staff Present: David Sadowsky, Chris Moore, Evan Johnson, Tanya Kurtin, Caroline Lanford, Carol Strickland, Blake Lyon, Tom Almonte

I. Call to Order (Steve Cleveland)

The meeting was called to order at 6:05pm.

II. Advisory Committee and Staff Introductions

Advisory Committee members and staff introduced themselves.

III. Approval of Minutes

The minutes of September 23, 2020 were unanimously approved.

IV. CIP Project Updates

- **Lealman Regional Stormwater Facility Project:** Mr. Moore presented that Phase I, including preliminary data collection, project siting and screening, is complete. Phase II, including concept development, including existing and proposed conditions and pollutant load models, development of stormwater credit system, is anticipated for completion in April 2021. While some projects identified in this study will reduce flood risk, the study is largely focused on stormwater treatment as opposed to attenuation or storage. This is important for the CRA's redevelopment goals, however, as a Phase II deliverable is to develop a stormwater credit system, which can help catalyze private redevelopment.
- **Joe's Creek Trail and Watershed BMPs:** The general scope of work for this project is to provide professional engineering services, the first phase of which being a Preliminary Engineering Review, for Best Management Practices (BMPs) recommended in the Joe's Creek Watershed Management Plan (WMP), 55th Street Stormwater Conveyance Improvements, and Joe's Creek Lower Floodplain Creation and Greenway Trail tasks. Services shall consist of preliminary engineering, including updating and refining the existing conditions model and performing an alternatives analysis, feasibility study, and preliminary design, for all considered BMPs and improvements in the Joe's Creek watershed. The second phase of services will include full design, plans preparation, construction specification preparation, and engineer-of-record construction services for one of the final recommended BMPs to be selected by the County. The request for proposal process has been completed and staff is negotiating a contract with the top ranked firm, Jacobs Engineering Group, Inc.

V. Linking Lealman Update

County staff member Caroline Lanford shared with the Committee a power point providing updates on current and future transportation improvements planned in the CRA based on the Linking Lealman Plan. Mrs. Lanford mentioned that 62nd Avenue North has a lot of construction projects in the pipeline noting that the improvements between 49th & 34th Street is anticipated to begin in FY23 with a rough cost of \$14 million. She then highlighted other improvements scheduled along Haines Road, 42nd and 46th Avenue North and along 28th Street North. She then discussed transportation, social, and redevelopment benefits associated with the proposed sidewalk improvements to 58th Ave North and shared with the Committee a cost comparison of estimated construction, engineering and design cost. Mrs. Lanford concluded the item by highlighting the placemaking improvements with Division Drive with new landscaping and the planned

conceptual improvements at the southern entrance to Ray Neri Park.

VI. FY21 Workplan Update

- **The Mural Grant Program:** A draft agreement with Creative Pinellas for project management services to provide up to as many as five murals, in total to not exceed \$50,000. Creative Pinellas will lead that program in engaging the public, along with the LCRAAC for possible site selections.
- **Lealman Exchange Strategic Planning:** Mr. Moore mentioned that we anticipate the Strategic Planning for the Exchange to be wrapped up by the end of 2020 and mentioned that there will be another public meeting with the consultant to discuss next steps and outcomes.
- **Alley Analysis and Improvement Action Plan:** A draft report has been provided and staff is in the process of assembling comments, once the comments have been addressed the report will be shared with the committee for their review and informational purposes.
- **Transit Stop Improvements:** Staff have identified two bus stop locations that meet the ridership requirements in order to participate in PSTAs cost share program and that we plan on getting an updated legal agreement from PSTAs Attorney shortly.
- **Home Rehabilitation Improvement Program:** This program will expand on the current façade grant program and help with roof repair/replacement, doors and windows. Its anticipated that this Program will open in late January, as staff becomes available to administer the program.
- **58th Ave North Sidewalk Project:** Relating back to Caroline Lanford’s presentation earlier that addressed this project, Chris Moore asked the committee if anyone had any additional thoughts or comments relating to this project moving forward and hearing none, he moved onto the next workplan item.
- **Streetscaping, placemaking, gateway and finding project:** Mr. Moore shared with the committee that we continue to explore different corridors that will provide enhanced landscaping, public art and different place making projects and that we have a couple of consultants we have narrowed our selection down to, to begin on that project.
- **CIP Projects:** Mr. Moore mentioned that the Lealman Exchange generator is still under construction and should be completed by the end of the year and that we have received CDBG funds (\$255K) to improve the indoor and outside basketball courts at the Lealman Exchange, which should start sometime after January as resources become available to manage the projects.
- **Division Drive Project:** Mr. Moore shared before and after photos of the project and expounded on Mrs. Lanford’s earlier presentation by mentioning that the County’s Urban Forestry division planted trees and that the second phase of the project will have benches, and a paved walkway. Mr. Moore also touched on Lown Street and 40th Street placemaking plans near the secondary entrance to the Ray Neri Park and that the Parks Department is currently seeking bids for additional landscaping, benches, bike racks and opportunities to explore any art opportunities into that project.

Mr. Moore concluded the workplan update item by mentioning other completed intersection safety improvements on 28th Street and announcing that the Lealman Exchange was activated as a shelter for the first time during Tropical Storm Eta.

VII. Lealman Form-Based Code Update

- County staff member Evan Johnson presented the item and informed the Committee that staff is still working on addressing their comments along with inter-departmental comments. Mr. Johnson mentioned that the goal is to bring an updated draft of the code back to this Committee near the end of the 1st quarter of 2021, and ensured members of this Committee and the community will be given at least three weeks to review and comment and before being publicly discussed as an agenda item.

VIII. Advisory Committee Member Comments

- Committee member Gary Grooms mentioned that he was very disappointed about the way that the Oasis Acres project approvals were handled and was disappointed that this Committee was not involved more with the decision making or permit approvals. Committee Member Marsha McCoy stated she wished that there was better communication between staff and the committee with redevelopment projects in the future. Chairman Steve Cleveland added he agreed with the other members and indicated he hoped that staff in the future will take the Committee’s and citizen’s feedback to heart when development approvals in Lealman are considered. County staff member Carol Stricklin, the new Housing and Community Development Director, introduced herself and told the Committee that one of the main reasons she along with Building Development and Review Services Director Blake Lyon and Assistant County Administrator Tom Almonte were present tonight is to listen to the community’s concerns with the Oasis Acres project and said that when the site plan gets submitted for County staff review the Committee will have an opportunity to look it over as an informational item at a future meeting date.

She also mentioned that her staff is developing a mobile home park redevelopment strategy and opportunities for public engagement on it will be provided as it is developed later in 2021.

VIII. Citizen Input

- Resident Jeremy Heath stated he was highly disappointed that the Board of Adjustments and Appeals didn't take the citizens opposition into consideration at the public hearing for the Oasis Acres project and felt no consideration was given to the community's viewpoint whatsoever. Resident David Lee also added that he believes there is a lack of trust between residents in Lealman and the County that has developed in the past and that the Oasis Acres project would only further that divide and implored staff to not move forward, and to be more transparent in the future when other significant development proposals are considered, particularly those requesting public subsidy.

IX. Adjourn: The meeting was adjourned at 7:22pm