



## Lealman Community Redevelopment Area Advisory Committee

### Meeting Minutes

Wednesday, July 28, 2021, 6 PM

**Committee Members Present In-person:** Gary Grooms, Rick Orr, Jeremy Heath, Oscar Seguban

**Committee Members Present Virtually:** Steve Cleveland, Teresa Van Alstine

**Committee Members Absent:** Brian Ellis, Father Viet, Marsha McCoy

**Pinellas County Staff Present:** David Sadowsky, Chris Moore, Ryan Brinson, Mona Gabriel, Scott Baird, Bruce Bussey, Evan Johnson, Tom Almonte, Tanya Kurtin

**Pinellas County Staff Present Virtually:** Erin Lawson, Scott Swearingen, Mark Van Lue, Kelly Levy

#### I. **Call to Order**

The meeting was called to order at 6:03 pm, however an in-person quorum was not present.

#### II. **Introductions**

Introductions were made by each Committee member and County Staff member present.

#### III. **Approval of Minutes**

Since there was not an in-person quorum was not present, official action was not taken on the May 26<sup>th</sup>, 2021 minutes.

- #### IV. **46th Ave. N. Sidewalk Improvements:**
- A presentation was made to the Committee and a discussion followed. Multiple Committee members raised concern over the inclusion of ditches in the project design as this has historically been identified by the community as contributing factors to blight in the area. Staff indicated the design does include 18-inch swales due to the flat topography of the roadway and need to prevent water sheeting onto private properties, but that the ditches would be fully piped and filled. Committee members also raised concerns over the use of bio-swales due to the pollutants coming off the roadway and the negative impact this would have on the health of the plants. Vice Chairman Jeremy Heath requested Public Works provide a comparison showing the documented additional stormwater treatment swales and bioswales. Staff concluded by indicating additional public input will occur as the project advances in the design stage.

#### V. **Housing and Community Development Project Updates** **Countywide Manufactured Home Strategy**

Planning Division Manager, Evan Johnson, presented on the ongoing the Countywide Manufactured Home Strategy. Vice Chairman Heath indicated this is likely the single-



most important redevelopment study the County has undertaken for Lealman to date due to the sheer volume of mobile home parks in Lealman. Mr. Heath also raised concerns over resident displacement and relocation and requested that in future updates staff in future updates provide a cost comparison for a typical affordable multi-family apartment rental, as well as existing mobile home units (inclusive of the lot rents) and rents for redeveloped mobile home parks. Chairman Gary Grooms raised concerns over promoting mobile home parks as part of any redevelopment strategy, particularly given the units need to be evacuated during storms and the County already has an identified shelter shortage. He indicated that a “full-cost accounting” needed to be considered if these units are promoted as more affordable housing stock, given to the fact that they do not last as long as other forms of housing and would therefore need to be replaced sooner, as well as other higher full lifecycle costs such as staff time related to evacuations and the need to build more shelters.

#### **Lealman Form Base Code**

Mr. Johnson presented next on the Lealman Form Base Code. Committee member Oscar Seguban shared his frustration over how long this project has taken. Mr. Grooms commented that he would like to see a comparison of the key differences between the proposed FBC and the current code and asked for staff to use the go-cart track parcel located on US 19 as an example. Also, Mr. Grooms commented on his desire to see the industrial district included in the boundary revisions, and that the area has tremendous potential as a pillar in the CRA’s redevelopment strategy, but that traditional industrial uses such as manufacturing were a limiting factor and would not bring a significant return on investment. Mr. Grooms also spoke about the need to ensure that developers are actually able to build what the Form Based Code promotes, in terms of the allowable uses and density that would be needed to make implementation of the new code successful.

#### **Projects Formerly Known as Oasis Acres and Greenway Lofts**

Housing Division Manager, Bruce Bussey, presented next on the status of the sites formerly known as Oasis Acres and Greenway Lofts. Mr. Grooms commented that the variances to site requirements granted to the former Oasis Acres project were unfortunate and inconsistent with the CRA’s goals. Mr. Grooms also commented that acquiring the convenience store adjacent to the Oasis Acres site would make for a better project overall. Mr. Heath spoke favorably of a Transfer of Development Rights strategy as a possible tool to be used as an incentive for developers wanting to develop affordable housing in the area.

#### **VI. FY22 Budget and Work Plan Update**

Given the length of the meeting due to previous items drawing significant discussion, and the fact that the Committee has been engaged on the creation of the Work Plan and



there was not an in-person meeting quorum, Chairman Grooms recommended the item be tabled in the interest of time.

**VII. Advisory Committee Member Comments**

No members had comments.

**VIII. Citizen Input**

Lealman CRA resident Tony Clark raised questions over the impact the 46<sup>th</sup> Ave. sidewalk project would have on trash collection and about its potential for increasing vehicular speeding on the roadway. He also voiced his concern over the ditches in the area and how unsafe they are for pedestrians and motorists, as well as how difficult they are to maintain and therefore lead to an accumulation of trash. Staff indicated that the recommended design would not widen the roadway specifically for the purpose of mitigating against any increase in speeding, and that all designs shown would provide for an area for residents to place their trash cans for pick up.

Lealman CRA resident Robert Ryan Carter raised concerns over Code Enforcement in the CRA, and his view that reinspections are not done in a timely manner for non-compliant properties, and that he has asked staff for data on multiple occasions but that it had not been adequately provided. Chairman Grooms requested that Code Enforcement present at a future meeting and speak to how these concerns are being addressed.

Lealman CRA resident David Lee raised concern over the drainage being proposed in the 46<sup>th</sup> Ave design, and he desire to the corridor be fully piped along with curb and gutter design, without ditches. Mr. Lee asked the community to be given ample time to comment on the design of the former Oasis Acres and Greenway Lofts sites.

**IX. Adjourn**

The meeting was adjourned at 7:53pm.