



**Lealman Community Redevelopment Area Advisory Committee
Meeting Minutes**

Wednesday, September 22, 2021, 6 PM

Lealman Exchange, 5175 45th St. N., Building A, Lealman, FL 33714

Committee Members Present In-person: Steve Cleveland, Brian Ellis, Marsha McCoy, Rick Orr, Jeremy Heath, Oscar Seguban

Committee Members Absent: Gary Grooms, Teresa N Van Alstine, Father Viet

Pinellas County Staff Present: David Sadowsky, Chris Moore, Ryan Brinson, Carol Stricklin, Scott Swearingen, Evan Johnson, Brian Derr, Jude Reazin, Shana Patrick, Mark Van Lue (virtually), Tom Almonte (virtually)

I. Call to Order:

The meeting was called to order at 6:00 p.m., a quorum was present.

II. Introductions

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

III. Approval of Minutes

Minutes of the May 26, 2021 & July 28, 2021 meeting were approved unanimously.

IV. Housing and Community Development Update

Lealman Form Based Code (L-FBC)

Scott Swearingen (Long Range Planning Division Manager) presented on the revised L-FBC, including the anticipated timeline for adoption and highlighting corresponding proposed changes to the Future Land Use Map changes. Mr. Swearingen mentioned that he will be bringing this item back the Committee for their review again sometime in January.

Committee member Steve Cleveland voiced frustration that the area around 28th St. and the Joe's Creek Industrial Park was excluded from the L-FBC despite being included in the previous iteration and pointed out that the area has long been a concern of the Committee due to the high number of business that are non-conforming uses but are critical job providers for the community. Mr. Swearingen indicated that the County's Economic Development Department has reservations of including the industrial park in the L-FBC due to a long-standing policy to preserve industrial land. Mr. Swearingen also added that staff looked very closely at 28th Street and felt that a corridor-based Future Land Use strategy was not be the best solution due to the high number of parcels oriented away from 28th Street or toward perpendicular east-west streets, making 28th Street the back yard for many properties.

Staff member Chris Moore then read comments related to the item from Chairman Grooms who was unable to attend in person but wanted to be able to comment on the record. Mr. Grooms' comments stated "the Form Based Code needs to be a Code and not a Master Plan and it needs to include Joe's Creek Industrial Park. It will have very little impact in the areas currently being planned. It could lead to a very significant positive impact in the Industrial Park."

Vice Chair Jeremy Health also voiced frustration that new proposed zoning district map is too small of an area and that there will be an opportunity cost to waiting years to include additional commercial areas in a

future phase. Mr. Heath pointed out that that less than a year ago staff strongly recommended including the entire CRA in the L-FBC but is now indicating that it can only effectively manage an L-FBC covering roughly 200 acres. He felt that the pendulum has now swung too far in the opposite direction and that there is a huge need to support East Lealman with economic development given the high crime in the area as well as the fact that the County had recently completed significant infrastructure investments in the Haines Rd. corridor, and he felt strategically it would be a mistake to exclude that area and not capitalize on those investments.

Staff member Evan Johnson concluded the item by telling the Committee that he understands their frustration over the change in direction with the smaller area proposed and emphasized the need for staff to gain their trust and to deliver on the things they have committed to delivering.

Lealman Affordable Housing Development Properties

Housing and Community Development Director, Carol Stricklin, provided an update on the community meeting held on 9/15/21 regarding upcoming Request for Proposals on the Lealman Affordable Housing properties formerly known as Oasis Acres and Greenway Lofts. She mentioned that the community asked questions about funding and what constitutes an Affordable Housing Development along with specific concerns relating to the Land Development Code. Ms. Stricklin mentioned that in order for a project to become eligible for Affordable Housing funding by the County the project must (at a minimum) have 30% of the units be affordable and reassured everyone that both projects would need to adhere to the Land Development Code requirements particular relating to parking and height provisions. She also mentioned that affordable housing projects could be either rental and/or homeownership depending on what kind of development is proposed. Ms. Stricklin also told the Committee much of the community's comments the community meeting was on stormwater concerns in the area. Carol concluded, by mentioning that there was a desire from the community for both parcels to be used for stormwater treatment, however told the committee that repurposing the parcels would be difficult since the money used to acquire them are tied to affordable housing only.

Vice Chair Heath mentioned that a CHAF duplex in the South St. Petersburg CRA was recently highlighted in the news and commented on the high quality of that product as compared to what had been proposed in Lealman and asked that in the future the County will hold developers accountable for building quality housing similar to what they build in other jurisdictions.

V. Development Review Services Update Code Enforcement Division Presentation

Staff members Jude Reazin and Shana Patrick shared with the Committee a PowerPoint presentation on code enforcement operations throughout Pinellas County, reviewed process/procedures, types of violations, and wanted to get feedback regarding code enforcement matters in the Lealman area.

Vice Chair Heath asked about the jurisdictional relationship between the Department of Health (a State agency) and County Code Enforcement when it comes to mobile home park health and sanitation issues. Ms. Patrick responded that while Code Enforcement has the authority to condemn a mobile home for an unsanitary situation (i.e., septic/sewer issues) its generally best to allow the Department of Health to handle those matters and they both work as a team to get the matter resolved. Mr. Heath was concerned about how long the condemnation process takes and gave an example of a home that caught fire two years ago near his residence that is not structurally sound. Ms. Patrick mentioned that she is very familiar with the home that caught fire and shared that the length of time it has taken to demolish the house is an anomaly since the property changed ownership after it burned down, which has caused delays due to State statute notice requirements. Mr. Heath concluded by asking if the Committee can be provided data to monitor code enforcement issues over time. Mr. Reazin indicated said that his staff can look at ways to provide the Committee with ongoing reporting. Committee Member Seguban stressed that great caution must be taken with sharing any property-specific data to avoid any unintended consequences of

disproportionately impacting minority communities.

VI. FY22 Work Plan Update

Staff member Chris Moore provided the committee with handouts and presented updates on the following Work Plan projects:

- Letter of Interest for Home Rehabilitation and Home Investment Programs (Staff drafting RFP and targeting an October advertisement)
- Letter of Interest for Alleyway Improvement Program (Staff drafting RFP and targeting an October advertisement)
- Neri Park Entrance Enhancements [46th Ave N.] (Public Works began work on improving the stormwater pond)
- Gateway & Wayfinding Signage Project draft logos to be brought back to the Committee at a special meeting in October)
- PSTA Transit Stop Improvements (first shelter has been on installed on 34th St. N. across from Joe's Creek Industrial Park)
- Lealman Elementary Safe Crossings Project (RRFB installed at Lealman Elementary to increase pedestrian safety)

Ed King with Creative Pinellas and County staff member Brian Derr with Marketing and Communications briefly discussed the partnership with the gateway and wayfinding signage project and the methodology on the community branding. Mr. Heath mentioned that the only feedback he would like to provide is that the branding highlights Lealman's natural resources.

VII. Advisory Committee Member Comments

Vice Chair Heath suggested that due to the number of projects coming online and with the recent adoption of the Work Plan he would like to move to monthly meetings for the remainder of the year versus bi-monthly so that the positive dialogue can continue.

VIII. Citizen Input

Resident David Lee commented that having the Code Enforcement provide customized data grouped by type of violations and by individual cases to capture the status of existing violations in the community and incremental progress on each would be beneficial to the community. Mr. Lee also images of the news coverage on the duplex built by CHAF constructed in the South St. Petersburg CRA, stressing that compatibility of new construction in single-family neighborhoods is critically important.

IX. Adjourn

The meeting was adjourned at 7:43 pm