



**Lealman Community Redevelopment Area Advisory Committee Meeting
Meeting Minutes
Wednesday, October 27, 2021, 6 PM**

Committee Members Present In-person: Gary Grooms, Jeremy Heath, Oscar Seguban, Marsha McCoy, Brian Ellis

Committee Members Present Virtually: Steve Cleveland

Committee Members Absent: Father Viet, Teresa Van Alstine, Rick Orr

Pinellas County Staff Present: David Sadowsky, Tom Almonte, Ryan Brinson, Carol Stricklin, Glenn Bailey, Scott, Swearengen, Brian Derr, Tanya Kurtin

Pinellas County Staff Present Virtually: Chris Moore

I. Call to Order

The meeting was called to order at 6:04 pm.

II. Introductions

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

III. Approval of Minutes

Meeting minutes from the September 22, 2021, were approved unanimously.

IV. Housing and Community Development Update

- Lealman Form Based Code Public Outreach Event

County staff member Scott Swearengen (Long Range Planning Division and Project Manager for the FBC) provided the Committee with an update on what staff has been working on since the last time the Committee met. He shared some details on the land use strategy and infrastructure (i.e., roads, water/sewer, trash) capacity that would be needed to support a phase 1 launch of the FBC and mentioned that they are ready to start with the required land use amendment submittal packets to both the State and to the Countywide Plan. Mr. Swearengen concluded by also mentioning that there is a scheduled FBC public outreach meeting next week (November 4th) and invited all to come and participate.

Chairman Grooms indicated that he would like to see an overall vision for the selected corridors and wanted examples of development "that would tell the story" as it were, comparing our current code with what could be developed utilizing the FBC. Mr. Grooms concluded by commenting that having an overall community vision is important and he objects to not having the Joe's Creek Industrial Park included in the 1st phase launch. Vice Chairman Heath echoed Mr. Grooms comment and said that for the 1st phase 1 launch FBC focus needs to be on applied in the Joe's Creeks Industrial Park and also along Haines Rd and 28th Street.

- Update on Local Planning Agency Public Hearing Held on Affordable Housing Development site formerly known as Oasis Acres



County staff member Glenn Baily (Zoning Manager) provided the Committee with a brief update on the rezoning application for the site formerly known as Oasis Acres. Mr. Bailey stated that on October 14th the Local Planning Agency continued the case to rezone the parcel to R-5 to the January 13th meeting and directed County staff to consider applying a Conditional Overlay to the R-5 zoning with special consideration given to 1) limiting height to 35-feet; 2) adding additional setbacks/buffering; 3) limiting vehicular access to 46th Avenue N; and 4) ensuring all parking needs are met. Mr. Bailey said that staff's next steps would be to submit a revised application with a Conditional Overlay that addresses LPA concerns and concluded by informing the Committee of the anticipated timeline:

- Development Review Committee – December 13th
- Local Planning Agency – January 13th
- Board of County Commissioners – February 22nd

Vice Chair Heath mentioned that he attended the Public Hearing and spoke up and felt that it was a big win for the Lealman community.

V. Discussion on Advisory Committee Meeting Schedule

At the last LCRAAC meeting, Vice Chair Heath suggested that he would like to move to monthly meetings for the remainder of the year versus bi-monthly. After a brief discussion, it was decided and voted on to discuss the schedule at the beginning of the New Year, as there was some concern increasing meetings to a monthly basis could create attendance and quorum challenges for members. Members also voted to cancel the November meeting since it would only be three weeks away and to meet again next on December 15th.

VI. Gateway & Wayfinding Signage Project Update

Barbara St. Clair, CEO of Creative Pinellas, Inc., Pinellas County's designated Local Arts Agency, presented an overview of the methodology that was used to develop the logo. Ms. St. Clair next shared three logos with the Committee and asked for input and comment. After some discussion, there was general consensus that options #2 and #3 were preferred, with #2 generally receiving the most favorable rating. Committee member Marsha McCoy suggested that the logos be presented to the public at the FBC Public outreach meeting next week to receive community input, and staff agreed to do so. The item concluded with Ms. St. Clair and County staff member Brian Derr taking the logos and editing them slightly based upon the comments received and will share the edits at the FBC public outreach meeting the following week.

VII. Advisory Committee Member Comments

Vice Chair Heath, noted that the County is now accepting applications to fill two vacancies on the Advisory Committee and that having a quorum and participation is important and asked if anyone knows of a qualified candidate, please encourage them to apply. Committee member McCoy inquired of the qualifications to apply. After some Committee discussion, County Attorney, David Sadowsky mentioned that the by-laws indicate, "All members shall be residents, business and/or property owners, or other stakeholders from within the CRA and the term stakeholder can be a wide-ranging term assessed on a case-by-case basis.

VIII. Citizen Input

Resident David Lee voiced support for logo #2 because he felt it represented the natural wildlife and "country" feel he believes many residents in the community value and something that is unique in the middle of a dense urban county like Pinellas.



IX. Adjourn

The meeting was adjourned at 7:00pm