



Lealman Community Redevelopment Area Advisory Committee Meeting Minutes

Wednesday, September 23, 2020 at 6 PM

Committee Members Present: Steve Cleveland, Oscar Seguban, Teresa Van Alstine, Rick Orr, Enoch Nicholson, Brian Ellis, Rev. Viet Nguyen and Gary Grooms

Pinellas County Staff Present: Chris Moore, Ryan Brinson, David Sadowsky

- I. **Call to Order:** 6:02pm by Chairman Cleveland
- II. **Introductions:** Chris Moore, Ryan Brinson, David Sadowsky, Steve Cleveland, Oscar Segundo, Teresa Van Alstine, Rick Orr, Enoch Nicholson, Brian Ellis, and Gary Grooms
- III. **Approval of Minutes**
 - July 22, 2020: Motion made by Gary Grooms; seconded by Brian Ellis; unanimously approved.

IV. **FY21 Budget and Work Plan Revisions (Voting Item)**

Staff shared that the Board of County Commissioners adopted the Lealman CRA FY21 Lealman budget on September 22nd and noted that the adopted version was ~\$600,000 higher than what the Committee approved previously due to a downward revision in projected FY20 spending, resulting in a proportionally higher FY21 budget request.

Staff then presented a revised version of the FY21 Workplan approved at the previous Committee meeting and explained that the changes presented largely were not substantive, but instead updated information or as in the case of the Streetscaping/Placemaking/Gateway & Wayfinding project, a merger of three separate projects into one scope of work with the total budgeted dollar amount of \$740,000.00 remaining the same. Staff said that once landscaping and design concepts are completed, they will be brought back to the Committee for review and comment.

Another project discussed was the sidewalk project on the north side of 58th Ave, which was now estimated to be between \$800,000 to \$1,000,000, up from \$460,000 previously. Committee members questioned the design cost of \$250,000, or 25% of the total project cost. Staff indicated that these were very preliminary estimates, and that included in the design costs were all right of way survey and mapping costs. Staff also indicated it will provide a qualitative cost-benefit analysis on the project for the Committee, adding that this is an important corridor with Lealman Elementary, recent investments in resurfacing the road, adding bicycle signage and striping, as well as future investments in the Lealman Heights project.

Chairman Cleveland asked if any of these Workplan projects were included as CIP projects. Staff responded they are not, however, some projects intended to enhance existing CIP projects to leveraging the funds. One specific example provided was the enhancements to the Neri Park entrance on 46th Ave and the adjacent stormwater pond parcel, which would add to the planned CIP investments for implementing the Neri Park masterplan. The Committee discussed approving the workplan, noting that they would like to be engaged earlier in the project identification and selection process.

Member Gary Grooms made a motion to approve the revised Work Plan with the condition that before staff spends money on the design cost associated with the sidewalk on 58th Ave N, a cost benefit analysis would be provided to the Committee. Committee member Teresa Van Alstine seconded the motion and

the item was approved with a 6-2 vote, with Chairman Cleveland and Member Seguban opposed.

V. Lealman Project Updates (Informational Only)

- **Residential and Commercial Site Improvement Grants**

Staff presented on the status of the Residential and Non-Residential Site Improvement grant programs. So far, the County has received a total of sixteen Residential grant applications, in the amount of \$147,000 and three Non-Residential grant applications totaling \$31,085.73. Staff is in the process of helping residents create a scope of work and seek estimates from contractors.

- **CIP Projects**

Staff provided an update on the 62nd Ave and 54th Ave projects. Both projects are in the Preliminary Review stages and that consultants have been selected and a scope of work for these services should be completed by the end of October of 2020.

- **Form-Based Code**

Staff shared that based upon the last committee meetings comments, Planning staff are still working on edits to the code to address County inter-departmental and Community concerns. Staff did not want to speculate on when the code would come back to the Committee but indicated that a copy of the updated draft code would be provided at least 3 weeks before the next Committee meeting at which it will be presented.

VI. Advisory Committee Member Comments

Vice Chairman Nicholson commented that he would like see better communication between staff and the Committee, particularly with regard to input on community projects, and voiced frustration that staff was unable to bring back information on the form-based code as at the previous meeting staff had indicated it would happen quickly, as there was even discussion around scheduling a special meeting. Staff responded that the Committee and Community had voiced concerns about the draft code and that staff was working at capacity to address them along with other inter-departmental comments and that it was working as quickly as they could.

Member Van Alstine asked how the Residential Site Improvement Grant Program was being advertised to the community and noted a concern for residents that don't have internet. Staff responded that it relies on community partners to communicate with neighbors in need but that everything is advertised on the website. Residents do frequently seek assistance with applications from staff at the Lealman Exchange regarding printing and signing applications. Ms. Van Alstine also commented that other housing replacement options should be considered when redeveloping mobile home parks, indicating that more mobile homes was not a good long-term reinvestment strategy, noting that they deteriorate faster than other housing options and increase community vulnerability related to hurricanes and severe storms.

Member Gary Grooms echoed Mr. Nicholson's comment about better communication between staff and the Committee. He also reiterated previous form-based code concerns, specifically neighborhood compatibility of missing middle housing as drafted, and the well as use of the Park Model units, as he believes the community's desire has been to see these sites redeveloped with multi-family apartment structures and not more mobile homes.

VII. Citizen Input

Resident David Lee commented that the stormwater pond enhancement project adjacent to Ray Neri Park's entrance off 46th Ave N would improve a currently undesirable stormwater pond while also providing better connectivity and visibility to the planned park improvements for the neighborhood south of the park and that it would likely be well-received by the community.

VIII. Adjourn

The meeting was adjourned at 7:44 pm.