



MEETING MINUTES

Lealman Community Redevelopment Area Advisory Committee Meeting

Wednesday, December 15, 2021, 6 PM

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

Committee Members Absent: Father Viet, Teresa Van Alstine,

Pinellas County Staff Present: David Sadowsky, Tom Almonte, Chris Moore, Ryan Brinson, Brian Derr, Tanya Kurtin, Evan Johnson

I. Call to Order:

The meeting was called to order at 6:00pm

II. Introductions

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

III. Approval of Minutes

Meeting minutes from the October 27, 2021, were approved unanimously.

IV. Housing and Community Development Update

County staff member Evan Johnson (Planning Division Manager) provided the Committee with an update on the November 4, 2021 Form Base Code Public Outreach workshop. He mentioned that overall, we had good public turnout and other County Departments attended as well. Most of the property owners attending lived within the effective corridors and expressed concerns primarily about property use compatibility and transitions along with the infrastructure impacts associated with the anticipated growth. Mr. Johnson also mentioned that the Housing and Community Development Department intends to develop a plan to determine the vision for it moving forward. He indicated the Form-Based Code may not be the best "tool" to address the existing challenges and that modifications to the existing Land Development Code may be a better route. He further indicated there was a need to establish the vision for the park's future, both by conducting outreach to all the businesses in the area, and involvement from Public Works and Utilities to take a closer look at the specific infrastructure projects needed to alleviate the challenges. Mr. Johnson indicated he intends to bring a discussion and a potential scope of work specific to the Joe's Creek Industrial Park.

Mr. Johnson then provided an update on an Affordable Housing Development Application going before the BCC on Jan. 25th located at 28th St. N. & 52nd Ave N. The project proposed is for 16 multi-family residential units which includes the Affordable Housing Density bonus. Mr. Johnson also commented on the Development Review Committee cases coming up and mentioned that county staff will be getting the agenda out to the committee next week sometime. He also discussed the staff-initiated rezoning for the parcel formerly known as Oasis Acres and said that the Conditional Overlay that staff is pursuing would limit development of the site with a



maximum building height to 35 feet and require a minimum of a 20-foot setback from 46th Avenue North.

A discussion followed Chairman Grooms reiterated that it is easy for him to figure out a long-term vision for the industrial area and asked if Mr. Johnson has heard directly from business owners about their thoughts of the area utilizing the FBC. Mr. Johnson responded that he personally has not heard directly from them but has heard from other County Departments that there are some business owners that have expressed concerns with introducing added redevelopment flexibility to the area.

Mr. Cleveland mentioned that we have been talking about the Form-Based Code including changes that would add flexibility in Joes Creek and that he feels things are not moving fast enough. Mr. Johnson said that changes were made to the Land Development Code, separate and apart from the Form-Based Code, a few years ago responding to the concerns Mr. Cleveland was referring to. Mr. Johnson also said that the application of the Form-Based Code along 54th Ave is a good example of what it is intended for - to change the look and feel of the corridor allowing for better design and extra density - but that may not be the best application to address challenges in the industrial park, and that further amendments to the Land Development Code may be better suited to address those.

Chairman Grooms asked if the Conditional Overlay associated with the Oasis Acres rezoning request would allow decks and porches to encroach into the proposed 20-foot front setback restriction off 46th Avenue North. Mr. Johnson indicated he believed they were but would need to research that question further. Chairman Grooms concluded that he would like to ensure that they are limited to a 5-foot encroachment at a minimum.

V. Gateway & Wayfinding Signage Project Update

After discussing the matter, the Committee, through motions made by Steve Cleveland and Rick Orr, respectively, voted to approve the logo as well as the proposed design of the signs, but could not come to consensus on the logo colors and asked County staff to provide additional color schemes to be discussed at the next meeting.

Staff member Chris Moore concluded the meeting with a presentation on the proposed locations for the gateway sign locations. The Committee responded favorably to the proposed locations.

VI. Advisory Committee Member Comments

Committee member Cleveland asked staff what the status was for the crosswalk being moved at 54th Avenue North and 37th Street North near Lealman Park. Mr. Moore indicated the Preliminary Engineering Review for 54th Ave N. was now underway, and that study would analyze different alternatives for mobility improvements on that corridor. Vice Chairman Heath asked whether the BCC had voted to approve the American Rescue Plan Act (ARPA) projects. Mr. Moore responded that would go before the BCC in January. Mr. Heath thanked staff and the Commissioners for that commitment, as there was a long list of Lealman projects with significant funding (\$22 million dollars) associated.



VII. Citizen Input

Resident David Lee reiterated his pleasure with the proposed ARPA projects. Mr. Lee also supported the Committee's logo selection tonight, by mentioning that he feels it speaks to Lealman's natural beauty and existing tree canopy.

VIII. Adjourn

The meeting was adjourned at 7:00pm