



**Lealman CRA Advisory Committee  
Meeting Minutes  
Wednesday, March 23rd, 2022, 6PM**

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

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

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

**I. Call to Order**

The meeting was called to order at 6pm

**II. Introductions**

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

**III. Citizen Input**

Jorge Mercado, Vice President of Lealman Community District Services, Inc, mentioned that he is here to ask the Committee to consider the future funding of the Lealman Fire Department Cadet program which cost \$50.00 for each enrolled member. Committee Member Flynt asked how the program is being marketed in the area. A spokesman from the Fire Department responded that most of the marketing is being done at local schools and brochures are being provided to afterschool programs. The Committee voiced their appreciation of them bringing this to their attention.

Resident David Lee commented that he was quite impressed with the volunteering made by CRA staff and the County's Planning Department as part of the County's in-service day and wanted to and was happy to hear that the roadway improvements along 46<sup>th</sup> Ave N have been reprogramed to now include curbing and gutters. Mr. Lee also mentioned that broadband fiberoptics are being installed throughout different neighborhoods and commented that he thought that the new mural at Ray Neri Park turned out well.

**IV. Approval of Minutes**

The January 26, 2022, minutes were unanimously approved.

**V. Housing and Community Development Updates**

County staff member Evan Johnson briefed the Committee on the Lealman Form Base Code (FBC) status and mentioned that the consultant Kimley Horn and Associates are still in the process of reviewing the previous draft code and that County staff is reviewing any permitted use inconsistency with our Future Land Use designations. Mr.



Johnson is hopeful in the next few months to start conducting stakeholder meetings and mentioned that once he coordinates with County staff, he will send an email out to the committee asking for their input on the invite list and intends to engage the committee separately as a stakeholder group.

Mr. Johnson then provided an update on the status of the County owned affordable housing properties located along 46<sup>th</sup> Ave N, noting that the R-5 with a conditional overlay zoning change for the former oasis acres site was approved and that a fence was recently installed. Lastly, he mentioned that RFN's are getting finalized and expect to have them made available to the public

Mr. Johnson presented next on the April 6<sup>th</sup> Board of Adjustment and Appeals development applications which were included in the handout provided. Staff member Chris Moore pointed out that the proposed Tesla application is a significant project to our area since this is one of three centers in the state of Florida that will be a service center repair as well as a dealership. Committee Member Flynt asked if the development would be utilizing the existing structure, or they had plans to demo. Staff responded that that the development group has intentions on using the existing building. After a discussion of the façade and site plan along with consulting with the County Attorney David Sadowsky, the Committee made a motion was made and seconded to support the Telsa Type 2 BOAA development application (Vote 5-1 with Rick Orr, desisting).

Vice Chair Heath wanted to comment on the FBC's progress and asked what staff's opinion was on Accessory Dwelling Units (ADUs). Mr. Johnson replied that our current code allowed ADUs in every Residential District but they are limited to 750 sq feet. Vice Chair Heath asked if they could be 1,000 sq feet, with Mr. Johnson responding that you could exceed the 750 sq. ft by a variance application, however the unit would need to be accessory, therefore smaller than the primary structure. Mr. Moore provided clarification that if the FBC Planned Residential District was in place the 750 sq. feet limitation could be modified to 1,000 sq. ft. Vice Chair Heath concluded the item and strongly encouraged staff as we move forward drafting regulations evaluate ADUs in general and add flexibility within the FBC.

## **VI. Lealman CRA Update**

### **Work Plan:**

Mr. Moore provided the committee with handouts and presented updates on the Work Plan projects.

### **FY21 Annual Report:**

Mr. Moore presented the FY20/21 Annual Report, which was completed to meet the CRA statutory reporting requirements and in accordance with the Advisory Committee's by-laws.



The report was recommended for receipt and file by a unanimous vote.

**American Rescue Plan Act Update:**

Mr. Moore discussed the #7 Lealman projects on the handout he provided that would be funded by the American Rescue Plan totaling \$22 million dollars.

**VII. Other Business**

Vice Chair Heath wanted the co Joe's Creek Industrial Park

**VIII. Advisory Committee Member Comments:** No members had comments.

**IX. Adjourn:** The meeting was adjourned at 7:10pm.