



MEETING MINUTES
Lealman Community Redevelopment Area Advisory Committee Meeting
Wednesday, May 25, 2022, 6 PM

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

Committee Members Absent: Father Viet, Brian Ellis

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

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. Citizen Input

Resident of 4425 46th Ave N regarding Neri Park master plan. Would like to see more public picnic spaces in the planning. Would like more safety and security concerns to be addressed in the planning. Addressed Form Based Code being open and transparent, would like to see that next round of form-based code will be similarly transparent.

IV. Approval of Minutes

Meeting minutes from the March 23, 2022, were approved unanimously.

V. Pinellas County Utilities Presentation

Dan Glaser – Pinellas County Utilities presented

- Private Sewer Lateral and Wastewater Collection Systems Infiltration and Inflow Ordinance
- Manufactured Home Community Wastewater Collection System Improvements

Infiltration and inflow is stormwater that gets into the wastewater collection system. He discussed the effects of wastewater on the community and solutions on how to remediate these issues. He also discussed mobile home wastewater collection sewer improvement project. Project has been funded for 2 million dollars to proceed with infrastructure improvements in two mobile home communities in the Lealman area, Flowerwood Club and Tropical Gardens. Additional funding may be included for additional parks. Discussed new septic to sewer funding just recently approved through federal stimulus dollars.

VI. Housing and Community Update

Form-based code – Scheduling stakeholder meetings.
Looking at utility/public service providers



Manufactured home communities, we are reaching out to them to speak to them, speaking to major property owners including Crown. Mix of development community representatives, wants to hear from the community on recommendations for suggestions on who should be included in these meetings. Invited community residents to be part of the meetings as stakeholders.

Announced workshop to review draft preliminary district recommendations and distill and work on the plan. Target date sometime in late June or July. Date TBD. After the workshop will come back to the board with updates. It is expected that we can provide a draft document for distribution after this workshop and review.

Lealman Heights - There has been a request for additional funds for Southport Development due to cost increases. It's being reviewed through the affordable housing program. Habitat is almost done building the houses there.

46th Avenue RFNs- Waiting for Purchasing to release. Both properties should be advertised soon. The old Oasis site and the old Greenway Lofts site.

VII. Lealman CRA Update

Work Plan Updates

Chris Moore distributed an updated work plan.

Indicated that the Lealman CRA Alley program was underway, both vendors including the Dream Center have begun work.

Residential and commercial grant programs are underway. We have 6 residential grants approved so far. We have 6 commercial that are pending, 2 that are approved.

The Home Investment Program (HIP) and Home Rehabilitation Program (HRP) – Habitat for Humanity (administering HIP) and Rebuilding Together Tampa Bay (administering HRP). Rebuilding Together has executed their agreement, Habitat has finalized their agreement. Aiming to get them on the CRA agenda for June 21st meeting for approval. Program should begin implementation soon after.

Lealman sidewalk program – this is the sidewalk connection at 40th street from 46th Ave up to Neri Park. It's at the 90 percent design stage and construction is anticipated for August '22

Mural program – Closed out all the FY 21 grants, Begun site selection process for FY22 grants. Requested site selection ideas for visible corridors for murals.

Gateway and Wayfinding Signage - Sign toppers should be arriving first week in June. Wayfinding signage installation should be end of July, barring unforeseen supply chain challenges.



Neri Park/46th Ave improvements – Pond has been restored. Parking and trail will be paved by June 10. Playground equipment should be installed in mid-August.

Neri Park and Lown – seating area and pet friendly water fountain, new fencing, landscaping installed in July or August.

Lealman Park – New fencing installed. Changes the vibe of the park, makes it more welcoming. The fencing fronting 54th avenue needed to remain chain-link for safety, but it will be improved with landscaping to be more aesthetically pleasing.

Division Drive – Second phase of landscaping will be done, Welcome to Lealman Gateway sign will be placed in the triangular right of way area and new fencing installed around the adjacent stormwater pond.

VIII. Advisory Committee Member Comments

Gary Grooms addressed a typo in the Work Plan concerning the commercial kitchen. and commented on his role on advisory committee of TIELS Targeted Industrial Employment Lands Study. Industrial jobs are low on the list. The jobs most in demand are white collar jobs.

Rick Orr commented on Ryan Brinson leaving the CRA, thanking and wishing him well, Chris Moore echoed the comments and advised new hire has been selected.

Vice Chair Steve Cleveland stated prior to Covid he asked to have an arts festival at Ray Neri Park. He would like to present it again for approval. He has met with the arts festival people and food vendors and is ready to present to the Committee again for approval. The Committee will discuss at a future meeting.

Chairman Jeremy Heath commented on the fencing at Lealman Park, agreeing the fencing significantly impacted the feel of the park and thanking staff for hearing the community on the request. He also commented again on the need for an Accessory Dwelling Unit strategy in the CRA to provide affordable housing and a source of income to residents.

IX. Adjourn

The meeting was adjourned at 7:10 P.M.