



MEETING MINUTES

Lealman Community Redevelopment Area Advisory Committee Meeting

Wednesday, June 22, 2022, 6 PM

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

Committee Members Absent: Father Viet, Marsha McCoy

Pinellas County Staff Present: Amanda Coffey, Carol Stricklin, Tom Almonte, Chris Moore, Evan Johnson, Scott Swearingen, Tom Scoffield, Felix Nunez, 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, new staff Amanda Coffey and Felix Nunez introduced to the Committee.

III. Citizen Input

The floor was open for citizen input, there was none.

IV. Approval of Minutes

Meeting minutes from the May 25, 2022 meeting were approved unanimously.

V. Lealman Form-Based Code Presentation & Discussion

Presenters explained Form-Based code, focuses on the pedestrian experience, the outside of the building. They detailed the benefits of Form-Based code. Discussed how form-based code would improve and expand existing businesses, attract new business, focus development along major corridors, increase quality housing options, strengthen single family neighborhoods, encourage walkability, and support improvements along major corridors and public realms.

The committee is not satisfied with how form-based code is being planned in the master plan. They do not think 54th avenue would benefit from form-based code. The committee feels that Joes Creek industrial park would best benefit from form-based code. Committee agrees that securing and maintaining affordable housing while implementing form-based code is a priority.

The committee wants a vision for form-based code to be presented to them. They want it to fit within the CRA plan objectives.

Jeremy Heath had a proposed vision connecting Joe's Creek industrial park to all of Lealman, by



making the go cart track a stop for public transit, connecting to Joes Creek bike path, connecting to Neri Park, Lealman Park, 58th Avenue, Lealman Elementary all the way down goes through the Joe's Creek Industrial Park, this would create a live/work environment by including a small back, a grocery store. Market rate or slightly above market rent apartments and condos. Let Joe's creek flow back to its natural flow and continue along Haines Road with beautification and go all the way up to Sawgrass Park. All of Lealman would be connected by transportation with walkability with High density, that would be your center, not 54th avenue. This would be the center, Joe's creek. This is his vision.

Committee members agree that the Form-based code will be implemented and that a decision just needs to be made as to where it needs to be implemented.

Committee members are interested in buildings higher than 75 feet being developed, they want to go beyond the 75 feet limit. Committee also wants to include Accessory dwelling units in the re-development plans.

VI. Proposed FY23 Lealman CRA Work Plan

Chris distributed the FY23 proposed workplan. Explained that we will be going before the community redevelopment agency for a work session on July 14 where they will be discussing next year's budget and the corresponding workplan. Chris stated that the workplan has not changed very much, that the upcoming year will be more about fully implementing projects that were approved this year. We have new programs that are coming online, the day before at the commission meeting they approved the contract with Habitat for Humanity for the Home Investment Program and Rebuilding Together Tampa Bay for the Home Rehabilitation Program so we will be fully implementing the work that was begun this year.

One new program introduced was the Promotional Special Events grant program for \$20,000. The focus is to promote events that will promote the CRA from a marketing and promotions perspective.

Chris requested approval for updated workplan. Committee approved the workplan.

VII. Advisory Committee Member Comments

Jeremy discussed the Alleyways. He discussed that he feels that the alleyways would make a perfect path to connect several neighborhoods and be upgraded aesthetically to become walkable and bikeable. He would like to see park benches, murals, and a lighted path. He would like an update on that.

VIII. Adjourn

The meeting was adjourned at 7:20