



MEETING MINUTES

Lealman Community Redevelopment Area Advisory Committee Meeting

Wednesday, August 24, 2022, 6 PM

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

Committee Members Absent: Father Viet Nguyen, Marsha McCoy

Pinellas County Staff Present: Amanda Coffey, Chris Moore, Scott Swearengen, 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.

III. Citizen Input

The floor was open for citizen input, David Lee, 4425 46th Avenue. Asked for a status update from Public Works, with a specific update on 46th avenue and 62nd Avenue. Raised concerns on decision making process for 46th avenue development site proposal selections. Chris Moore committed to inviting Public Works to next meeting. Per state law unable to address proposals for 46th avenue site selections. Will be shared at an appropriate time.

IV. Approval of Minutes

Meeting minutes from the June 22, 2022 meeting were approved unanimously.

V. Housing and Community Development

46th Avenue N Affordable Housing Project Updates.

Chris provided earlier during the citizen input portion of the meeting. Proposals are being reviewed, cannot be discussed further per state law, once finalized it will be shared publicly as allowable. Review meeting are on Sept 6th and 9th.

Lealman CRA Form-Based Code Update Presentation and Discussion

Scott discussed discussion of CRA committee feedback with Kinley-Horn consultants and how they have readjusted the plans for Form Based Code accordingly. Jared Schneider presented the draft vision map of the Form Based Code.

Jared highlighted the main corridors based on committees' feedback and shared phase 1 development focusing on Haines Rd, 28th St, 34th St, and 54th Avenue as a starting point.



Joe's creek will be addressed in detail later once the current TEELS committee study wraps up and they can determine if it is going to remain industrial or mixed use.

Jared took comments and feedback from the committee. Committee members were satisfied with the updates and changes and feel it is in line with their vision. The committee still feels Joe's Creek needs further detail. Chris stated that once the study is completed, he agrees that more detail can be applied to Joe's Creek once they know how they can proceed.

Chairperson Jeremy Heath is satisfied that the committees' main points from the previous meeting have been addressed and is satisfied with the current presentation. He moved to endorse the approval of Phase 1 as presented.

Chris stated that a motion supporting the vision map would be helpful in adding the master plan process to the FY23 workplan as an amendment to the workplan.

Chris thanked the Vice Chair for his advocacy for the Joe's Creek industrial area and had to reiterate that while the CRA has some jurisdictional authority over its area, the CRA is still beholden to the County's guidelines to the Industrial area policies. We must continue to work with the County to work on getting Joe's Creek to be considered a Mixed-Use site and the efforts are being made.

The Advisory Board voted to endorse the approval of Phase 1. Steve Cleveland voted Nay. The rest of the committee voted Yea.

VI. Lealman CRA - Work Plan Updates

Neri Park Entrance on Lown and 40th Streets - New fencing and new signs. Small cover shelter and pet friendly water fountain are pending delivery and installation.

Lealman Park – Split Rail wood fencing and paved parking lot. Pending the rest of the chain link fencing to be replaced.

Lealman CRA Sidewalk program – 40th St sidewalk connection. Groundbreaking end of August early September.

Mural Program – Creative Pinellas, new sites have been identified – Lealman Innovation Academy will receive a mural in partnership with the school, creating a third mural on 28th ST. and developing a strong partnership with Lealman Innovation Academy.

Residential and commercial Grant Programs – 2 Residential grants completed, 9 Notices to proceed Issued, 4 conditionally approved, 6 applications pending. Commercial 1 completed and 1 pending completion. 2 anticipated applications.



Alley Program – Florida Dream Center and Island Way are making great progress on this program.

Housing programs are underway with Habitat for Humanity and Rebuilding Together Tampa Bay.

VII. Advisory Committee Member Comments

Jeremy Heath asked for Saint Petersburg Foundation to provide an update on how we are doing with tenants and community engagement.

Jeremy also discussed perhaps creating a grant program where we could sponsor Lealman residents to obtain lifeguard certifications or adult or child swim lessons.

VIII. Adjourn

The meeting was adjourned at 6:57 PM