



MEETING MINUTES

Lealman Community Redevelopment Area Advisory Committee Meeting

Wednesday, March 22, 2023, 6 PM

Committee Members Present In-person: Jeremy Heath, Jennifer Post, Kim Blessinger, Charles Flynt, Steve Cleveland, Marsha McCoy, Oscar Seguban, Dominic Howarth

Committee Members Absent: Rick Orr,

Pinellas County Staff Present: Chris Moore, Felix Nunez, Evan Johnson, Scott Swearingen, Amanda Coffey (Virtual)

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 Board Dominic Howarth introduced himself.

III. Citizens Input

David Lee from Neri Park Neighborhood. Was happy to see the form-based code discussion and vote on the agenda for the evening and looking forward to the outcome. Noted that a lot has changed in the form-based code, has stated that there have been changes for the better and credited county staff for some of the changes. Looking forward to seeing what the changes will bring.

IV. Approval of Minutes

Board Chair Steve Cleveland made a motion to approve the minutes with corrections from December 14, 2022, meeting and the draft February 22, 2023, meeting minutes. Jeremy Heath motioned to approved, Charles Flynt seconded. Minutes were approved unanimously.

V. Revised 2023 Committee Meeting schedule

Revised 2023 meeting schedule was presented to the committee. Revised schedule called for next meeting to be in May and continue to be every other month. Oscar Seguban motioned to approve Kim Blessinger seconded. Approved unanimously.

VI. Presentation by AmSkills

Tom McDonough, President of AmSkills explained the programs AmSkills has throughout the Tampa Bay region. Explained the grant they have received to provide workforce education and apprenticeships programs. They have expanded their programs and in 2020 became a full 501©3. They have direct connections to the biggest manufacturing firms in the Tampa Bay area and know exactly what skills and needs the local manufacturers need and developed a



training curriculum based on these needs to help train and put their apprentices to work. They stated that Pinellas County has the most manufacturers in the state of Florida.

Their goal is to recruit, train, and sustain. They have high school academies and adult boot camps as well.

Tom introduced Lisa who is the Lealman campus representative. Last boot camp in Lealman was held in November. Had a bootcamp participant named Jonathan who lives in Duval apartments that got a job at CME directly from the bootcamp. He had interviews and offers from all 5 positions he interviewed for and settled on CME. Chris Moore noted that 47 people have gone through the AmSkills Bootcamp through Lealman so far and have gotten jobs.

VII. Housing and Community Development

- Lealman CRA Form Based Code Discussion

Evan Johnson and Scott Swearengen discussed the comments that were presented by the CAC members after the last Meeting from February. Evan explained that the formal review process would be starting after they submitted the applications that week. Evan expects full approval of the code in November, the official review process is just beginning now with the submission. There is a development review committee meeting, there is a local planning agency meeting which is a public hearing, and there will be two presentations to the BCC, all notifications will be made to the public for the planning agency meeting and the BCC meetings. Evan and Scott reviewed all the comments submitted by the committee members. Evan and Scott went over all the comments with all the members, and all were discussed. The detailed notes are attached for review.

Scott reviewed Charles Flynt's comments. Charles stated that he wants to eliminate the amount of used car lots here every square inch of grass is used and they even creep onto the sidewalk that seems to be an issue in Lealman. His concern is how do we limit these lots from having all these vehicles outside.

Scott reviewed Jennifer Post's comments. Jennifer didn't have any comments after the review of her comments.

Evan reviewed Jeremy Heath's comments. Jeremy Heath wanted it known that ADU's are an important need for the community. He feels they help create generational wealth for the residents of Lealman and he feels it is part of the Lealman vision and says he understands why it doesn't fit in to the form-based code he feels it is imperative it be included in the future of Lealman. He does feel that leaving out ADU's is leaving out the missing middle housing that is important to the community. His main point is that affordable homeownership in this community is extremely important and ADU's are a path to that affordability.

Chris Moore asked for a motion of support from the advisory committee. Chairman Cleveland spoke to the committee and asked if anyone had concerns to speak now. If not, this was the time to move forward and show support if they so wish to. Scott Swearengen advised that this would be revised on an annual basis so changes and updates can and will be made as needed



so there is time for more feedback. Jeremy Heath made a motion to approve Kim Blessinger seconded. The committee approved unanimously.

VIII. Lealman CRA Updates

Chis advised that he had handed out the updated work plan and if no one had any questions he didn't have any special updates for the committee. No one had any questions.

IX. Advisory Committee Member Comments

Jennifer Post had some questions about ADU units and how many you are allowed per lot. Evan explained the parcel guidelines to Jennifer.

X. Adjourn

Kim Blessinger Moved to adjourn the meeting. Oscar Seguban seconded the motion. The meeting was adjourned at 7:16 PM