



## **AGENDA**

**Lealman Community Redevelopment Area Advisory Committee Meeting  
Lealman Exchange, 5175 45th St N, St. Petersburg 33714**

**June 26, 2019, 6:00PM**

- I. Call to Order (Chairman Cleveland)**
- II. Introductions**
- III. Approval of Minutes**
  - a. April 24, 2019**
- IV. Lealman Economic Development Update**
  - a. EPA Brownfields Grant Award**
  - b. Regional Stormwater Facility Study**
  - c. Economic Development Staff at the Lealman Exchange**
  - d. Apprenticeship Program Discussion**
- V. CRA Grant Program Updates**
  - a. Residential and Non-Residential Improvement Grants**
  - b. Community Arts & Culture Program**
- VI. Advisory Committee Member Comments**
- VII. Citizen Input**
- VIII. Adjourn**



Lealman Community Redevelopment Area Advisory Committee  
Meeting Minutes  
Lealman Exchange, 5175 45th St N, St. Petersburg 33714  
April 24, 2019, 6:00 PM

**Committee Members Present:** Steve Cleveland, Gary Grooms, Enoch Nicholson, Cheryl DiCicco, Arthur O'Hara, Brian Ellis, Father Carlos Rojas and Marsha McCoy

**Members Absent:** None

**County Staff Present:** David Sadowsky, Chris Moore, Tanya Kurtin, Allie Keen, Rachel Booth, Jude Reazin, Shana Oberle

- I. **Call to Order (Steve Cleveland)**  
Chairman Cleveland called the meeting to order at 6:05pm.
- II. **Advisory Committee and Staff Introductions** Advisory Committee members and staff introduced themselves.
- III. **Approval of February 27, 2019 Meeting Minutes**  
The minutes of the February 27, 2019 meeting were approved as written by consensus vote.
- IV. **Code Enforcement Update**  
Shana Oberle presented the most recent changes is the Wooden Acres Mobile Home community was sold to CHAF properties, which is Contemporary Housing Alternatives of Florida. Over 50% of the tenants have been relocated. The owners of CHAF are working with residents who need relocation assistance. She also answered that the code enforcement calls for Lealman have decreased. Jude Reazin (Code Enforcement Director) then presented how the Magistrate system works as well as stated that they are in the process of hiring a Magistrate liaison that will work under the Code Enforcement Division.
- V. **Living Lealman Form Based Code Presentation**  
Allie Keen presented on the Lealman Form Base Code (FBC). It is a proposed regulatory document for the CRA, which stems from the Lealman Redevelopment Plan. If adopted, the Lealman CRA would become the first unincorporated community in Pinellas County to utilize a FBC. Three main elements proposed drive the plan: building placement, parking placement, and the streetscape environment. This is intended to foster a more pedestrian-friendly environment. There public outreach effort for this will begin on May 13 and will continue with information on future outreach opportunities to follow over the course of the summer. The Advisory Committee was formally invited to a first-viewing of the code on Monday, May 13th.
- VI. **Linking Lealman Update**  
Mr. Moore updated the Committee that the Linking Lealman plan has been formally adopted via



resolution on April 24th by the Board of County Commissioners. This allows the various plan projects to be considered for Penny for Pinellas funding as well as CRA Tax Increment Financing (TIF). After a discussion on implementing the Plan, a motion was made:

- a. Member Cheryl DiCicco motioned for the CRA Advisory Committee to recommend that safe pedestrian crossings on 54th Avenue at 37th Street and at 45th Street be the top priority of all projects contained within the Plan. Member Gary Grooms seconded the motion and it passed unanimously.

The discussion on implementing Linking Lealman continued and another motion was made:

- b. Cheryl DiCicco motioned that that the CRA Advisory Committee recommend that the Placemaking element of the Plan be prioritized among the other elements for utilization of TIF as a funding source. Enoch Nicholson seconded the motion and it passed unanimously.

#### VII. **CRA Grant Program Update**

Mr. Moore shared that there are the ongoing residential and non-residential grants. The residential grants are capped at this point, having received enough qualified applications. The non-residential grants are still open and receiving applications.

Mr. Moore then shared a document created by Creative Pinellas' Executive Director Barbara St. Clair. Mr. Moore used this document to facilitate a dialogue with the Advisory Committee on creating an Arts & Culture program, based on three initial opportunities identified by Creative Pinellas: branding opportunities available at the Raymond H. Neri Community Park, as well as at the Lealman Exchange, as well as potential arts programs ranging from visual arts, performing arts and literary arts, all of which would be designed to serve a range of ages, as well as an opportunity to bring workforce development opportunities to the community through the arts. As the discussion continued a motion was made:

- a. Member Father Carlos Rojas made a motion to budget \$100,000 of TIF for a range of programming discussed, with the understanding that more information on the specific use of those funds will be brought back to the Committee at the June meeting for an additional vote prior to any expenditures. Member DiCicco seconded and passed with all but one Member in favor.

#### VIII. **Advisory Committee Member Comments**

Father Rojas commented that the Arts program should also be available for the under privileged children. He also brought to attention of the seniors to be included in the Arts, as well as recognizing the diversity of the styles of art. Mr. Moore announced Creative Pinellas currently has a grant program sending low income individuals to summer arts camps for free, and that information can be distributed.

Mr. Moore updated the Committee on discussions to create an apprenticeship program. Staff plans to prepare a document similar to what Creative Pinellas created to facilitate a discussion on this topic at the June 26 meeting.

#### IX. **Citizen Input**

A citizen inquired as to whether Creative Pinellas would receive direct funding because of the discussion today. Mr. Moore explained that that was not the intent, but additional details of the arts program would be presented at the next meeting before and funding decisions were made.

Upon citizen inquiry, Joe Lettelleir, CEO of CHAF, answered questions regarding the demolition and



relocation process at Wooden Acres.

Another citizen stated she was glad that we are looking at a solution for the crosswalk at 37th St. on 54th Ave.

X. **Adjourn**

There being no further business, the meeting adjourned at 7:55 pm.