

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 6:05 pm.

II. Advisory Committee and Staff Introductions

Advisory Committee members and staff introduced themselves.

III. Approval of the 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 Wood 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 have a goal to relocate the rest of the tenants. She also answered that the code enforcement calls for Lealman have decreased. Jude Reazin (Code Enforcement Director) then presented how the County Magistrate 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. It is a regulatory document for a CRA as a result of the Lealman Redevelopment Plan. The Lealman CRA is scheduled to be the first in unincorporated county to utilize a Form-Based Code (FBC), which this district has a wide range of uses. Three main elements covering the code Building placement, parking placement, shaping of the streets. This is to make the CRA a more pedestrian friendly environment. There is a rollout for the public to take a sneak peek of what graphically potentially it could look like. Also, throughout the summer will be polls and surveys of what a FBC is and how it can be applied to an element. Monday, May 13th is an invitation for the Advisory Committee to be able to see for themselves what will be shown to the public.

VI. Linking Lealman Update

Mr. Moore gave an update of Linking Lealman being an agenda item to the BCC on April 23rd to formally adopt the Linking Lealman Plan. The purpose is to que it up to become part of the County's capital improvement program, including the portfolio review process. The resolution passed points to the most likely source of that funding to that program CRA's. As well as Penny for Pinellas is needed for these projects which will begin in 2020. It will then become more project focused. Handouts were passed out, sidewalk projects, landscaping and gateway signage. Lealman Park needs more beautification as well as

signage and landscaping. One of the key projects to address first would be to establish a better vision of crosswalk on 54th Avenue North and 37th Street. In order to do that we may have to move the crosswalk and make it more visible. This would be the first motion and the second motion would be the support of the use of TIPP dollars supporting the importance of these projects.

1) Cheryl DiCicco gave 1st motion of CRA to prioritize 54th Ave & 37th Street as well as 46th Street crosswalk, Gary Grooms 2nd motion and unanimous.

Mr. Moore presented the importance of Creative Pinellas-Barbara St. Clair is very interested in the gateway signage with their expertise. Also, Public Works will come down to take a tour – to show priorities

2) Cheryl DiCicco gave 1st motion to show support of placement enhancement of projects throughout Lealman CRA with TIF dollars, Enoch Nicholson 2nd motion, unanimous.

Rachel Booth shared that this has been a conversation in the Planning Department, and she will tell them that this issue was raised again in this meeting. Safety is a part of it as well as following legal tactical urbanism for these conversations. There are all kinds of ways to create an open awareness of even cones, 3D paint and not going against policy of County or State. In unincorporated Pinellas County this is a new conversation and we facilitating those talks.

VII. CRA Grant Program Update

Mr. Moore shared that there are the ongoing residential and non-residential grants. The residential grants are essentially capped at this point having enough qualified applications. We will use the full amount of the grant. The non-residential grants there is still room for them to apply. Down payment assistance has been approved from last meeting with the Community Development Department. The Arts and Culture program was from Barbara St. Clair. There is a long time dialogue with her and she agreed to lay out general perimeters: a few key areas: 1-Ray Neri Park having a place maker. 2-Educational programs for the Arts. One way to implement this is to have a CRA wide program. The Arts program at the Lealman Exchange is to reach out to the Local Arts Community: American Stage, Keep St. Pete Lead it's a creative writing and poetry program. We would work with Creative Pinellas to administer our Arts program for us since they have expertise in developing their own Grant Program. Preliminary amounts include Neri Park gate, art murals in Lealman. Staff would like to see the basic components of the Arts and Culture program to fall under the Healthy Community Development. Leadership trainings how to more effectively run a non-profit organization. Neighbor Works is very reputable in this area.

Today the consideration is to establish a budget amount of \$100,000 with Creative Pinellas and we know where we want that to be allocated for the Arts and Culture programs throughout the Lealman CRA.

Enoch stated he believed that the money could be used for more important issues.

Steve Cleveland showed that Lealman doesn't have a niche like Dunedin for its Arts, restaurants etc.

Cheryl DiCicco 1st motion to use funds to support the ideas and suggestions given by Creative Pinellas, there was a 2nd motion and the vote was 4 out 5 for the motion.

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 updated the Apprenticeship Program. We have asked Pinellas County Economic Development to craft a white paper as Creative Pinellas has done for us. A mini slot of houses, what's happening in the state/region of small towns. We are asking for successes and recommendations for grant dollars to help fill gaps. We are asking Economic Development to bring their expertise as well as they are attending a conference showing the latest on what works for CRA's and what does not. I've also asked Economic Development to bring to us in depth the economic needs in Lealman. We are asking for the research to help us to keep businesses here as well as attract new businesses as well.

Mr. Moore also announced his role here has changed to work more closely with the County Administrator. This will also help Lealman in having a broader roll in the CRA.

IX. Citizen Input

Congratulated Chris Moore on his new position. Wanted explanation why we would need to pay a consultant for the Lealman CRA like Creative Pinellas.

Chris Moore stated that the budget has funds are to be used for the programs that will enhance the community's art programs.

These are recommendations only that are taken before the Board of County Commissioners.

Joe Lettelleir gave an update that CHAF has bought a mobile home park and 50% of the people have been relocated and by the end of June the other 50% of people should be relocated as well. The next step is to have the asbestos removed.

Citizen also stated she was glad that we are looking at a solution for the crosswalk.

10. Adjourn

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