



MEETING MINUTES

Lealman CRA Community Advisory Committee

Wednesday, June 25, 2025, 6 PM

Committee Members Present In-person: Kim Blessinger, Jennifer Post, Dominic Howarth, Tony Coryn, Tyler Payne

Committee Members Absent: Charles Flynt, Kenneth Williams, Jeremy Heath

Pinellas County Staff Present: Amy Davis, Felix Nunez, Cameron Ehmig, Scott Swearingen, Jason Ester (Virtual)

I. Call to Order

Chair Kim Blessinger called the meeting to order at 6:01pm.

II. Introductions

III. Citizens' Input (3-minute limit per person)

David Lee provided public comment on Joe's Creek Master Plan, asked for an update on the pond beautification and restoration project.

IV. Approval of Minutes

Chair Kim Blessinger requested a motion to approve the 5-28-2025 minutes

Motion by Tyler Payne

Seconded by: Jennifer Post

Vote: Approved unanimously with no changes

V. Lealman CRA Agenda Items

1. Review of the Final Draft of Joe's Creek Industrial Park Master Plan

Presented by Jared Schneider from Kimley-Horn. Jared provided an update and summary on the Final Draft of Joe's Creek Industrial Park Master Plan through a PowerPoint presentation that included the following:

- Real estate market analysis
- Infrastructure analysis: stormwater, bulkhead, seawalls
- Stakeholder engagement: transportation, resurfacing, crossing at 28th St., flooding, freight



- Supporting use for businesses (restaurants for employees, workforce housing, flexible site plans to encourage expansion)
 - Brief discussion among committee members and staff about the level of support from stakeholders; the purpose of Targeted Employment Centers; the impact of the storm
- Vision for Joe's Creek: hybrid approach; targeted changes in some areas and maintaining others for industrial use
 - Discussion among committee members and staff of possible locations for a regional stormwater treatment center, stormwater storage; lack of stormwater standards during development of the industrial park, stormwater requirements on each property, following code regulations
- Infrastructure analysis:
 - Concrete elements (privately owned seawalls /bulkheads) showed isolated cracking
 - Tie-backs that hold the walls: some are missing or cannot be confirmed still exist
 - Discussion among committee members and staff about funding options to help with rebuilding seawalls, state/federal level grants for small businesses, whose responsibility it is to maintain the seawall, special assessment, estimated costs of seawall reconstruction
- Next steps:
 - Next five years
 - Capital Improvements that are needed, stormwater (additional analysis and access needed on bulkhead), funding (grants, special assessments), transportation issues
 - 5+years
 - Assess how the code is working, upsize pipes
 - Stormwater culvert, floodplain storage
 - Discussion from staff about the upcoming Board of County Commission Work Session in July to review the Master Plan and the Board of County Commissioners public hearing on August 19th, in which the Master Plan will be presented for adoption. This led to discussion among committee members and staff regarding the terminology of a 150-year storm and the goals of redevelopment in Joe's Creek.
- Chair Kim Blessinger called for vote of support of the Joe's Creek Industrial Park Master Plan
- Motion by Dominic Howarth
- Seconded by: Tyler Payne
- Vote: Approved unanimously

2. Lealman CRA Public Art Program Wrap-Up and Discussion for next year

Presented by Felix Nunez, Pinellas County staff.

- Felix showed photos of the murals and signal boxes that were installed this past year in Lealman



- Goals for next year:
 - 5 more signal boxes
 - 1 large mural or other art installation, location TBD

VI. Additional Lealman CRA and Non-CRA Updates by Amy Davis

- Senate Bill 110: bill was not passed
- Joe's Creek Master Plan next steps: Work Session on 7/17, Public Hearing and Adoption of Plan on 8/19
- CRA budget review to Board of County Commission presented on June 10th
 - CRA will be paying for two dedicated park rangers at Ray Neri Park to provide presence in park
- Lealman Heights project with Habitat for Humanity
 - Change of zoning, going before board of Adjustments on 7/2
- Pond Beautification
 - County doesn't own the land to the waters edge, privately-owned.
 - Objective is to remove exotic/invasive species
- Joe's Creek Mixer (7/16)
 - Will present summary of Joe's Creek Master Plan
- Tree Adoption Program sign-up
- Star Mobile Home Park Code Enforcement case update

VII. Advisory Committee Member Comments

- Committee member commented on the progress that has been made in the past 9 years

VIII. Adjourn

Chair Kim Blessinger asked for a motion to adjourn.

Motion by: Jennifer Post

Seconded by: Dominic Howarth

Vote: Unanimous

Meeting adjourned at 7:48