



## MEETING MINUTES

**Lealman CRA Advisory Committee**  
**Wednesday December 17, 2025, 6 PM**

**Committee Member Present In-Person:** Kim Blessinger, Jeremy Heath, Dominic Howarth, Kenneth Williams, Tyler Payne  
**Committee Members Absent:** Tony Coryn, Charles Flynt, Jennifer Post  
**Pinellas County Staff Present:** Amy Davis, Cameron Ehmgig, Scott Swearengen, Jason Ester (Virtual)

### **I. Call to Order**

- Chair Kim Blessinger called the meeting to order at 6:02pm.

### **II. Introductions**

### **III. Citizens' Input (3-minute limit per person): None**

### **IV. Approval of Minutes**

- Chair Kim Blessinger requested a motion to approve the 9-24-2025 minutes.
- Motion by Dominic Howarth.
- Seconded by Kenneth Williams.
- Vote: Approved unianimously with no changes.

### **V. Lealman CRA Agenda Items**

#### **1. Public Art Project for FY26 – vote of support**

- Proposed projects: wrap remaining signal boxes, refresh mural at Ray Neri Park South entrance, new mural on East side of 34<sup>th</sup> St. and 57<sup>th</sup> Ave. N.. Mural to incorporate a “Lealman” theme.
  - Chair Kim Blessinger requested a motion for vote of support.
  - Motion by Jeremy Heath.
  - Seconded by Dominic Howarth.
  - Vote: Approved unianimously with no changes.

#### **2. Overview of timeline & steps for Implementation of Joe’s Creek Industrial Park Master Plan**

- Staff presented the implementation schedule and emphasized the importance of feedback from the committee during this process.
- Committee members discussed potential impact of property taxes legislation on the Joe’s Creek Industrial Park Master Plan.
- Discussion about state statute adopted after Hurricane Ian prohibits county from adopting requirements that are more restrictive than they are already. The overlay district only provides more opportunities/options for redevelopment, it does not require existing property owners to change what they are currently doing.

#### **3. CRA Plan Update Scope of Work Input**

- Best practice is to update plan every 5-7 years. Lealman’s plan is 10 years old.
- Residential redevelopment is happening throughout neighborhoods. The focus is shifting to economic development strategies on commercial corridors.
- Committee members discussed getting more data on Lealman’s mobile home parks and their storm resilience. Other priorities discussed include transportation, attracting grocery stores, utilizing alleyways, and



redevelopment along 54<sup>th</sup> Ave.

- Committee members discussed the long-term impacts of redevelopment and the future vision for the area.

#### **4. Discussion of Alleyway Improvement Project – what is the goal and location discussion**

- Committee members discussed the original purpose of the project, enhancing walkability from alleyway 142 connected down to the neighborhood park. At the time, there were not as many sidewalks in the area and the idea was to have a linear park or trail.
- Staff discussed the potential for alleyways to be used for garage and ADU access. Some alleyways are already being actively used by the residents, and mixing pedestrian and car traffic is a safety concern.

#### **5. Review 2025 Goals & Objectives/Performance Measure and proposed changes for FY 2026**

- Staff proposed combining the two goals related to land acquisition.
- CRA met all of the goals and objectives for FY25.

#### **6. 2026 Committee Meeting Calendar**

- Committee members suggested meeting monthly instead of every other month, and to limit meetings to an hour long.

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

- Lealman Heights began construction. 12 homes got notice to vacate, 6 have moved out.
- Construction on The Point is delayed by HUD action.
- Pond restoration: vegetation is cleared
- Project manager assigned to playground and park improvement projects
- LEX technology improvement (2 projectors) and monument sign projects are in progress.
- PSTA bus service: not many changes to the Lealman area.
- Possible land acquisition: Frontage on 54<sup>th</sup> Ave. owned by Frontier, currently used as a parking lot.
- 28<sup>th</sup> St. sidewalk project set to begin in January 2026.
- Ray Neri Park opening: Ribbon cutting will be on the same day as the Lealman Honey & Arts Festival, February 7<sup>th</sup>, 2026 at noon.

### **VII. Future Land Use/Zoning Updates by Scott Swearingen, Housing & Economic Development**

- 5200 62<sup>nd</sup> Ave. N. is a vacant property over by HCA Hospital. They requested to change from a residential-low land use zoning to employment (i.e., industrial, offices). The surrounding properties are mostly non-residential, including long-term land uses such as the hospital and cemetery. There has been no public opposition to this land use change.

### **VIII. Advisory Committee Member Comments: None**

### **IX. Adjourn**

- Motion by Jeremy Heath.
- Seconded by Dominic Howarth.
- Meeting adjourned at 8:10pm.