



Lealman CRA Advisory Committee
Agenda

Wednesday, March 25, 2026 6PM
Lealman Exchange
5175 45th St. N., Building A, Lealman, FL 33714
Zoom Meeting Link:

<https://us06web.zoom.us/j/89364968386?pwd=pcSDYyVblo2gbkZlQUmlalhW0ik7VP.1>

Meeting ID: 893 6496 8386

Passcode: 268442

- I. Call to Order
- II. Introductions
- III. Citizens Input
- IV. Approval of Minutes
 - Meeting Minutes 2-25-2026
- V. Lealman CRA Agenda Items
 - Overview of the Joe's Creek Master Plan Implementation
 - Direction on Alleyway Improvement Pilot Project
- VI. Additional Lealman CRA and Non-CRA Updates by Amy Davis
- VII. Advisory Committee Member Comments
- VIII. Adjourn



MEETING MINUTES
Lealman CRA Advisory Committee
Wednesday February 25, 2026, 6 PM

Committee Member Present In-Person: Kim Blessinger, Charles Flynt, Jeremy Heath, Tyler Payne, Jennifer Post, Tahisia Scantling, Kenneth Williams

Committee Members Absent: Tony Coryn, Dominic Howarth

Pinellas County Staff Present: Amy Davis, Cameron Ehmig, Colan Treml, Jason Ester (Virtual)

- I. **Call to Order:** Chair Kim Blessinger called the meeting to order at 6:00pm.
- II. **Introductions**
- III. **Citizens' Input (3-minute limit per person):** None
- IV. **Approval of Minutes**
 - Chair Kim Blessinger requested a motion to approve the 12-17-25 minutes.
 - Motion by Jeremy Heath.
 - Seconded by Tyler Payne.
 - Vote: Approved unanimously with no changes.
- V. **Lealman CRA Agenda Items**
 1. **Commercial Grant Program – Vote of support**
 - Staff presented the changes made to the Commercial Grant Program since the last meeting.
 - Committee members discussed adding grease traps and interceptors to the site improvements to allow food-service businesses to utilize more of the grant award. Committee members discussed the inclusion of “permanent/installed” kitchen equipment (i.e., fridges).
 - Motion by Tyler Payne.
 - Seconded by Jennifer Post.
 - Vote: Committee voted in support, no nays.
 2. **Budget Priorities**
 - Staff presented first draft of the proposed budget for FY27
 - New projects: Alley Grading Maintenance, Street Sign Replacement, Ray Neri Park Improvements
 - Changes: Personnel increased because of park rangers, professional services for CRA plan update, increase residential and commercial grant budget, Joe’s Creek Industrial Park culvert upsizing
 - Committee members discussed that the alleyway grading maintenance program will be important to the success of the ADU program. Discussion on property taxes ensued. Committee was generally in agreement with the budget priorities.
 3. **Chair/Vice Chair Selection – Vote of committee members**
 - Chair Kim Blessinger to remain as chair.
 - Motion by Charles Flynt, seconded by Jeremy Heath. Approved unanimously.
 - Vice Chair Tyler Payne was nominated to succeed former Vice Chair Jennifer Post.
 - Motion by Charles Flynt, seconded by Jeremy Heath. Approved unanimously.
 4. **2026 Meeting Schedule**
 - Schedule was amended as requested. Meetings will be monthly and will be limited to one hour.
 - Motion by Jeremy Heath, seconded by Charles Flynt. Approved unanimously.



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

- Lealman Heights: Habitat for Humanity, using HIP incentive, to build eight houses
- Lealman Landing/The Point: Approved, moving forward
- Pond Beautification: Planting in Spring
- Remaining workplan items: Technology upgrade completed; monument sign in progress
- Joe's Creek Afternoon Mixer: Discussed stormwater management and the Pinellas Recovers grant program
- Frontier parcel off of 54th Ave. N.: County is in process of getting appraisal
- Florida Dream Center under new leadership: Volunteers of America
- 28th St. sidewalk construction to commence soon
- Star Mobile Home: No electricity, everybody has moved out
- Ray Neri Park: Ribbon cutting and Honey and Arts Festival was February 7th
- Joe's Creek Restoration & Greenway Trail – scope of work in March to go before BOCC
- 46th Ave. N.: Construction ahead of schedule, hoping to be done by mid-April
- 62nd Ave. N. and 25th St. N.: Project will be wrapping up
- DRC/BOAA cases:
 - 2500 55th Ave. N.: Towing yard, exempted from Form-Based Code
 - HCA Hospital: Sign variance granted
 - North Star Cemetary: Additional mosoleum
 - 4017 56th Ave N: on March 4th BOAA meeting to hear appeal filed by Florida Dream Center of County denial of parking in ROW and sidewalk waiver.
 - 5301 55th St N.: on March 11th LPA hear zoning change request from RR Rural Residential to R-4, One, Two and Three-Family Residential. Proposed use is 2 SFH
- Discussion between staff and committee about the purpose of the Frontier frontage on 54th Ave. N.

VII. Advisory Committee Member Comments: None

VIII. Adjourn

- Motion by Tyler Payne.
- Seconded by Jennifer Post.
- Adjourned at 7:04pm.



Review of Joe's Creek Master Plan Implementation Memorandum

TO: Kim Blessinger, Chair, Lealman CRA Advisory Committee

FROM: Amy Davis, Community Coordinator, Lealman Community and Scott Swearingen, Planning Section Manager, Affordable Housing and Community Development Department

SUBJECT: Lealman CRA Advisory Committee Meeting, March 25, 2026

DATE: March 23, 2026

Project Purpose

Prepare amendments to the County's Comprehensive Plan (PLANPinellas), Future Land Use Map (FLUM), Land Development Code (LDC), and Zoning Atlas to implement the land use and development-related findings and recommendations of the Joe's Creek Industrial Park Master Plan (JCIPMP) and most recently adopted changes to the Countywide Rules concerning Target Employment Centers (TEC).

Project Intent

Implement recent changes to the Countywide Rules to promote new development and redevelopment that will allow greater local influence and flexibly within designated TECs, specifically, the Joe's Creek Industrial Park.

Project Schedule*

*Note: *Project paused* due to further clarification on effects of adopted State legislation.

Progress to Date

- Kick-off meeting with Project Coordination Team (PCT)
 - Review Scope and Schedule
- Started PLANPinellas language review and edits
- Started Land development regulations language review and edits
- Started Mapping
- Forward Pinellas
 - Kick-off meeting
 - Assemble application materials

On The Radar

- Distribute draft PLAN Pinellas updates for review - *Paused*
- Finish draft LDC updates, distribute for review - *Paused*
- Complete map series (FLUM, Zoning, Countywide Plan, environmental)- *Paused*



Direction for Alleyway Improvement Pilot Project

Memorandum

TO: Kim Blessinger, Chair, Lealman CRA Advisory Committee

FROM: Amy Davis, Community Coordinator, County Administration-Lealman CRA

THROUGH: Amy Davis, Community Coordinator, County Administration-Lealman CRA

SUBJECT: Lealman CRA Advisory Committee Meeting, March 25, 2026

DATE: March 18, 2025

Direction for Alleyway Improvement Pilot Project

Committee discussed the goal of the Alleyway Improvement Pilot Project, as well as possible locations for these improvements at the December 2025 meeting. The following items were questions discussed by the committee but continued the discussion to another meeting.

- 1) How will this be received by neighbors?
- 2) Safety considerations: blind corners, mixing pedestrian and vehicular uses
- 3) Purpose of improvement: Connectivity vs. public space
- 4) ADU and redevelopment: how will this limit the use of the alley way in the future
- 5) Commercial alleyways
- 6) Mode of transportation that will be used in the alleyway

