



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.