



**Lealman CRA Advisory Committee
Agenda**

Wednesday, April 22, 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 3-25-2026**
- V. Lealman CRA Agenda Items**
 - Overview of Project Year 3 - LEX**
 - 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, March 25, 2026 6PM

Committee Member Present In-Person: Tyler Payne (Chair Pro Tem), Charles Flynt, Jeremy Heath, Jennifer Post, Tahisia Scantling, Kenneth Williams, Tony Coryn, Dominic Howarth

Committee Members Absent: Kim Blessinger

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

- I. **Call to Order:** Chair Pro Tem Payne called the meeting to order at 6:02pm.
- II. **Introductions**
- III. **Citizens Input**
 - Resident David Lee discussed the 46th Ave. N. sidewalk project as he has heard there have been complaints regarding night-time grinding in the residential area, and reports of damage to hardscaping, driveways, and curbing.
- IV. **Approval of Minutes**
 - Chair Pro Tem Payne requested a motion to approve the 2-25-2026 minutes.
 - Motion by Jennifer Post.
 - Seconded by Tahisia Scantling.
 - Vote: Approved unanimously with no changes.
- V. **Lealman CRA Agenda Items**
 1. **Overview of the Joe's Creek Master Plan Implementation**
 - Senate Bill 180 is delaying implementation of the Joe's Creek Master Plan
 - Legislative session involved proposals (including a cleanup bill proposed by the original drafter of the Senate Bill) to change this bill that were unsuccessful
 - What the Master Plan wants to do with changing the land development code and Comprehensive Plan, unable to proceed because these changes are falling under the umbrella of the "burdensome" plan changes in SB180
 - Provisions of bill set to sunset in October 2027, then can proceed with adoption of Joe's Creek Master Plan.
 2. **Direction on Alleyway Improvement Pilot Project**
 - Consensus after the last discussion was that the approach toward alleyways is pivoting to rear residential access and ADU access and there are an increase of sidewalks that exist since before the CRA. As the alleyways have become cleared, vehicles have been utilizing the alleyways more regularly. New project for the next budget is grading improved alleyways, as needed, to better maintain vehicle use.
 - Committee members discussed the alleyways on the proposed alleyways list for the pilot



project. There is a sidewalk now along this stretch of 37th St. N. If the intent is to use the alleyways for vehicles and ADUs, maybe focus on different alleyways.

- Committee members said the improvement project should be more for a public use or benefit than just individual property owners. Members suggested the ultimate goal should be connecting all of the alleyways, greenspace, and sidewalks in a way that is walkable and attracts people who enjoy exercise, or beautify these trails to attract people who enjoy public spaces.
- Committee members suggested identifying alleyways and/or sidewalks that may provide meaningful connections to landmarks, as well as beautification and wayfinding showing distance from landmarks/parks and safe routes to get there. Suggestions also included creating a public space at the end of these trails and connectivity points.
- Staff explained that funds are dedicated to sidewalk connections via the Linking Lealman Plan, and researching meaningful connections for sidewalks and identifying gaps. Trail identification could be part of this sidewalk project but funded under this alleyway improvement pilot program, including wayfinding and ROW improvements to improve connectivity. This is budgeted under Professional Services so that a consultant can design the improvements and the remaining funds go towards the purchase/construction of improvements.
- Action items suggested by a committee member before next meeting included drawing up maps for the next meeting and do field visits to certain alleyways, in the hopes of bringing tangible ideas to the next meeting.

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

- Lealman Heights, first tronche of homes are due to be finished by the end of May, developing new resident packet
- The Landings affordable housing development on the tri-angle lot moving forward
- Pond beautification in progress, waiting for native plants to be planted at the start of the rainy season
- Playground improvement on Southside of Ray Neri Park, project manager from parks, waiting for scope of work for quotes.
- Monument sign: easement needs to be signed off on
- Frontier property appraised, in review
- Joe's Creek Mixer on June 2nd at 4pm at Fiberglass Coatings
- Concerns were raised regarding the impacts of clearing alleyways as part of the Alleyway Action Plan by a resident, wanted to confirm committee's support for this initiative
- Tents behind a resident's home have been cleared out on a property north of 54th Ave
- Joe's Creek Restoration and Greenway Trail: Attended kickoff for project for the design of the project as the scope of work for design was approved by Board of County Commission
- 46th Ave. N. drainage improvement and sidewalk project: ahead of schedule, to be completed by end of April. Milling and paving was planned to occur during night hours.
- 25th St. N. and 62nd Ave. N.: mast arms are currently being installed
- 28th St. N. sidewalks are in progress
- Property Updates (DRC, Brd of Adjustments & Appeals, Local Planning Agency)
 - Board of Adjustment & Appeals: Dream Center application for a waiver for ROW parking and sidewalks was denied, they have filed an appeal.



- Local Planning Agency on March 11 approved zoning change for 5301 55th Street N from RR (Residential-Rural) to R4, One , Two and Three-Family Residential (proposed use is 2 SFH)
- County-wide Plan Map amendment, commission, to hear on April 7th, 5200 62nd Ave, property west of HCA hospital, being changed from Residential Low Medium to Employment

VII. Advisory Committee Member Comments

Committee member asked about improvements to Ray Neri Park, such as a flagpole and stone entranceway. Staff responded that there will be discussion on what improvements to make as part of the proposed project in next year's CRA Budget. Committee members also asked if the open athletic field was for stormwater management in Ray Neri Park, staff responded that they would consult the Parks Department.

VIII. Adjourn

- Motion by Kenneth Williams
- Seconded by Dominic Howarth
- Adjourned at 7:18pm.



Lealman Exchange Update

Memorandum

TO: Kim Blessinger, Chair, Lealman CRA Advisory Committee

FROM: Amy Davis, Community Coordinator and Amy Cianci, Partner St. Petersburg Foundation

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

SUBJECT: Lealman CRA Advisory Committee Meeting, April 22, 2026

DATE: April 15, 2026

The presentation given to the Board of County Commission on March 19th will be shared with the CRA Committee to keep the Committee up to date as to the happenings at the Lealman Exchange.



- **Lealman Exchange Background and Framework**
- **Project Year 3 Review by St. Petersburg Foundation**



Lealman Exchange Background



- **County purchased Lealman Exchange (LEX) 2018**
- **Conducted Strategic Planning Process in 2021**
- **Issued a Letter of Interest (LOI) to implement Strategic Plan**
- **St. Petersburg Foundation was selected to manage LEX under a Collective Impact model.**
- **LEX Master Lease and Management Agreement with St. Petersburg Foundation in 2022**





Agreement Framework



- **Initial 3-year term, extended 5-years through September 2029**
- **St Petersburg Foundation (SPF) leases and operates the Lealman Exchange**
- **Responsible for facility maintenance & repairs, operating, and programming costs**
- **Requires annual financial audit**
- **Converts to shelter operations during disasters**





Lealman
Exchange



PROJECT YEAR 3 REVIEW

ENTERING YEAR 4 



YEAR 1

*Foundations, Facility,
and Fact-Finding*

YEAR 2

*People, Partnerships,
and Programming*

YEAR 3

*Energy, Expansion,
and Essentials*



**Lealman
Exchange**

YEAR 3 HIGHLIGHTS

The St. Petersburg Foundation (SPF) commenced Year Three of the Lealman Exchange Collective Impact Project on April 1, 2024, which, in order to sync with the County fiscal year calendar, was an 18-month “year,” ending September 30, 2025.

LEALMAN EXCHANGE

The Lealman Exchange reached full rental capacity in 2025 and is now home to 12 service-providing entities.



LEALMAN FARMERS MARKET

We hosted a monthly farmers market from October 2024–May 2025, connecting residents with local growers and makers.



LEALMAN SWIM PROGRAM

We completed three cohorts of free swim lessons for Lealman youth with our YMCA Aquatics partners.



LEALMAN VOICE

The bi-weekly newsletter dedicated to Lealman local news surpassed 925 subscribers, and boasts a 40% or higher open rate.



LEALMAN STEAM DAY

The 3rd Annual Lealman STEAM Day connected 12 nonprofits with 145 participating youth in a dynamic day of interactive learning.



LEALMAN COMMUNITY HEALTH

The Community Health offerings, facilitated by our YMCA partners, were expanded and now serve over 120 seniors weekly.



NEW & UPCOMING PARTNERS



WOUNDED WARRIORS ABILITIES RANCH – SINCE SEPT 2024

Inspiring veterans to get out and active. Facilitates open gym hours for adaptive sports.



FAMILY CENTER ON DEAFNESS – SINCE DECEMBER 2024

Empowering Pinellas County's Deaf Community by providing opportunities to enhance communication, education, and independence.



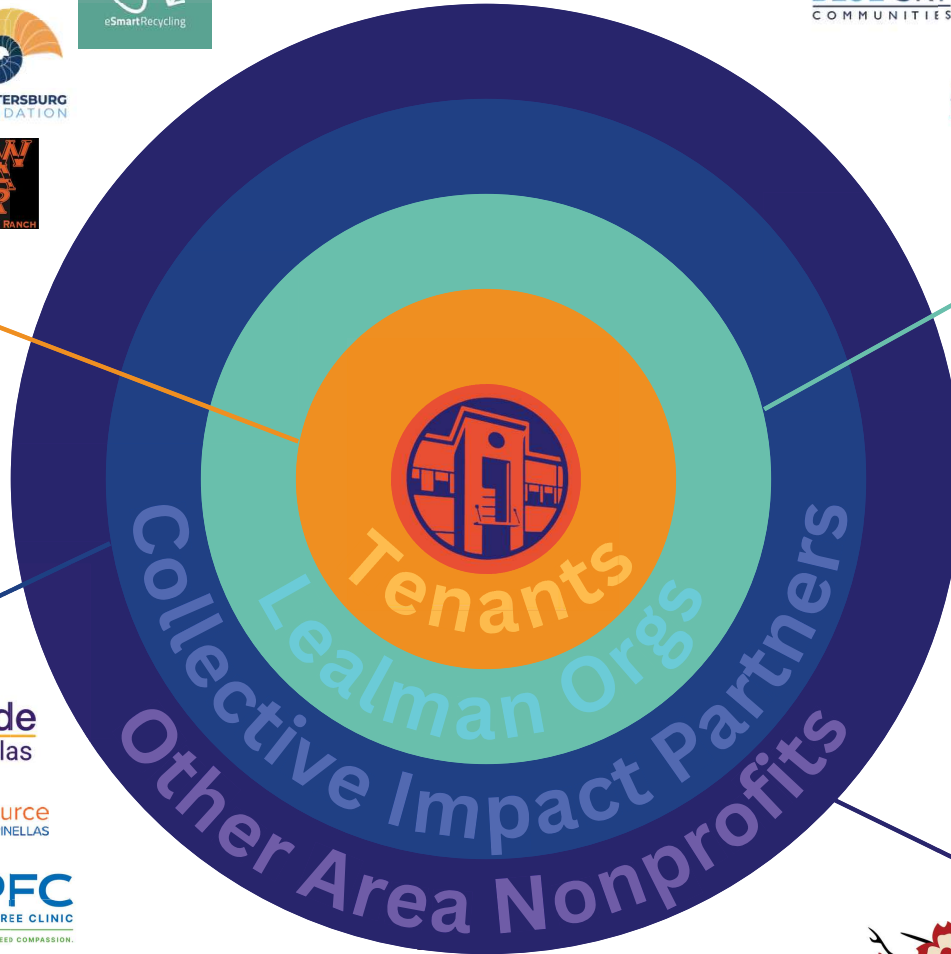
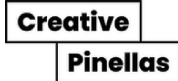
PUBLIC WORKS TRAINING INSTITUTE – SINCE NOVEMBER 2025

The nation's leader in continuing education training for local government and the private sector.



PROJECT PUP – SINCE JANUARY 2026

A nonprofit therapy-dog organization dedicated to strengthening the human-animal bond by bringing comfort, connection, and emotional support to people of all ages.



Current LEX Programming

MONDAY

9am-11:30am - Pickleball

6pm-9pm - Adult Basketball

TUESDAY

9am-10am - Senior Fitness

10am-11am - Total Parkinson's

11am-12pm - EnerChi (Adaptive Tai Chi)

6pm-7pm - Cardio Drumming

WEDNESDAY

9am-11:30am - Pickleball

6pm-9pm - Adult Basketball

THURSDAY

9am-10am - Senior Fitness

10am-11am - Total Parkinson's

10am-11am - NeroChallenge Caregiver Support Group

11am-12pm - Mindful Movement (Adaptive Yoga)

6pm-7pm - Cardio Drumming

FRIDAY

9:30am-10:30am - Gentle Yoga



See weekend offerings and all special events at lealmanexchange.org/calendar

SPECIAL PROGRAM HIGHLIGHTS

- **Silver Santas Tree & Sort Site**
As a tree site, LEX filled gift tags for over 80 seniors. As a sort site, we processed bags for 92 seniors.
- **Scripps Regional Spelling Bee**
At the invitation of the Tampa Bay Rays Foundation, we served as the host site for the Scripps Regional Spelling Bee.
- **NASA STEM Day**
Through our affiliation with PPLC, we were granted a NASA-backed STEM Day for our local youth.
- **Hibiscus Society Annual Show**
We hosted the 66th Annual Show for the Sunset Chapter of the American Hibiscus Society.
- **Pinellas County Deaf Fest**
With Family Center on Deafness as tenants, we were able to host Pinellas County's Deaf Fest 2025.



FACILITY IMPROVEMENTS



Building Exterior

Brighter, more welcoming colors that also sealed leak-prone areas of the exterior



Neri Event Room

New floors and new paint give the room a more elevated look and feel



Access Controls

New fencing, new gates, and new access control boxes increase campus security



Hurricane Repairs

Damages sustained from Hurricanes Helene and Milton have been repaired, including roofs and Lealman mural

COMMUNICATION IMPROVEMENTS



Corner Marquee

Consistent use of the corner marquee to communicate with our neighbors and Park-goers



Lobby Display

Clear acrylic displays are streamlined and accessible



Internal Newsletter

Monthly newsletter keeping tenants connected and informed



Expanded Social Media

We added an Instagram presence while also increasing Facebook followers 123% in Year 3

LOOKING AHEAD TO YEAR 4

- **COMPUTER CLASSES WITH OUR NEW DONATED LAPTOPS AND LAUNCHING THE GENIUS BAR**
- **LEALMAN ROOTS HISTORICAL SOCIETY**
- **GYM BATHROOM FACELIFT**
- **INSTALLATION OF OUR DONATED PLAYGROUND**





Lealman Exchange

THANK YOU

CONTACT US



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Alleyway Improvement Pilot Project Discussion #3

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, April 22, 2026

DATE: April 15, 2026

Alleyway Improvement Pilot Project Discussion #3

After the first discussion, the consensus was that alleyways are primarily being used for rear residential access and some ADU access as more alleyways are cleared. Also noted was the many sidewalks that have been built over recent years and the capital project supporting many new sidewalks to be built in future years.

During the second discussion, committee members made some suggestions of creating a wayfinding system of showing how connectivity exists within the community. Action items before next meeting included drawing up maps for the next meeting in the hopes of bringing tangible ideas to the next meeting.

Staff has considered the ideas presented at the prior CRA Committee meeting. In the spirit of creating a network that can be “highlighted”, our professional recommendation is to create such network sidewalks for safety purposes. We would also recommend that in lieu of additional signage to consider other creative ways to add or use a unique placemaking marker to highlight connectivity pathways.

Because the budget includes current and future investment in sidewalks we recommend the following steps for consideration:

1. With the CRA Committee’s input create an “origin and destination” list that should be connected’.
2. Conduct a sidewalk gap analysis, of which will be done as part of the sidewalk capital project.
3. Overlay the Origins and Destination map with the Gap Analysis to see the work needed to be done to achieve the connectivity.
4. Consider ideas that are not signs to “place make or highlight” connectivity between the Origins and Destinations (concrete stamps, partial arch ways, etc..)
5. Identify areas to place the placemaking features to highlight the connectivity between the Origins and Designations.