



**Lealman CRA Advisory Committee  
Agenda**

**Wednesday, May 27, 2026 6PM**

**Lealman Exchange**

**5175 45<sup>th</sup> 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 4-22-2026**
- V. Lealman CRA Agenda Items**
  - **Update on affordable housing development by Boley for the Landings**
  - **Destinations list for Alleyway/*Connectivity* Improvement Pilot Project**
  - **Proposed Budget changes**
- VI. Additional Lealman CRA and Non-CRA Updates by Colan Trembl and Amy Davis**
- VII. Advisory Committee Member Comments**
- VIII. Adjourn**



**MEETING MINUTES**  
**Lealman CRA Advisory Committee**  
**Wednesday, April 22, 2026 6PM**

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

**Committee Members Absent:** Kenneth Williams, Tony Coryn

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

**I. Call to Order**

**II. Introductions**

**III. Citizens Input**

Resident David Lee asked about the decision to locate a dry pond in a shady area of Neri Park. He also commented on the sidewalk usage (45 people per day) and the progress made on 46<sup>th</sup> Ave. N.

**IV. Approval of Minutes**

Chair Kim Blessinger requested a motion to approve the 3-25-2026 minutes.

Motion by Tyler Payne.

Seconded by Dominic Howarth.

Vote: Approved unanimously with no changes.

**V. Lealman CRA Agenda Items**

• **Overview of Project Year 3 – LEX**

- Presented by Amy Davis (Pinellas County) and Amy Cianci (St. Petersburg Foundation)
- Extended Project Year 3 to be an 18-month year (April 1 2024-September 30 2025), in order to sync up the financial reporting with Pinellas County's fiscal year
- Provided overview of initiatives in Project Year 3, including the Lealman Voice newsletter, events and classes, and the Lealman Farmer's Market. Newer facility partners include Wounded Warriors, Family Center on Deafness, Public Works Training Institute, and Project Pup. Non-profits are renting out spaces at the Lealman Exchange (LEX) for events. Facility improvements this past year included painting, flooring, access control, and hurricane repairs. Residents are calling the LEX for information and using the resources available at the front desk with Jenn and with the Needs Navigator, Becca.
- Looking forward: Community Tech House provided laptops and LEX will be rolling out basic computer classes. Residents have begun using the Community Tech Connect at LEX, where they can bring their computer or other electronic devices for assistance and questions. Lealman Roots Historical Society will bring together archivists and historic Lealman residents to build database of Lealman history.
- Committee member asked about the possibility of cross-programming between LEX and the Science Center, which St. Petersburg Foundation has recently acquired. Amy responded affirmatively that this is in the works.

• **Direction on Alleyway Improvement Pilot Project**

- Guidance from planning on approach to the alleyway project was to create an origins and



destinations map, and create connections between these points. As part of sidewalk capital improvement project, that project will involve identifying gaps. The origins and destinations will help determine the prioritized sidewalk gaps. Staff was also told to avoid mixing pedestrian and vehicular traffic in alleyways due to safety concerns and visibility. Making improvements to an alleyway as a public space may take away the possibility of rear-access and ADU usage in the future for a property owner.

- Staff asked for suggestions on placemaking and marketing around the connections, brainstorming alternatives to standard signs (i.e., archways, stamps). Committee looked at a map, showing possible connections to be made across the railroad tracks and the Eastern bridge in Neri Park. Discussion ensued about the project's pivot from alleyways to sidewalks.
- Committee member commented that wider sidewalks may be better for integration into a trail system, and that improved lighting on sidewalks could bring interest to a certain stretch of roadway and create a sense of place. Commercial businesses have to be barricaded from alleyways, and would benefit from improved sidewalk connections to increase foot traffic, as well as creative light fixtures such as acorn lights. Staff clarified that the county does not provide street lights, plus anything that requires maintenance would end when the CRA sunsets. Committee member suggested renaming the project "Linking Lealman Sidewalk Improvement Pilot Project", because we have a project for alleyway regrading and a project for sidewalk improvements and the project is pivoting toward sidewalk wayfinding and placemaking.

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

- BOCC approved updates to the Commercial Grant program, will be working on marketing materials and canvassing. Post card mailed for Residential Grant, portal is temporarily shut down.
- Signal/utility box wraps were completed, except one which will be done after 46<sup>th</sup> Ave N project is completed. Lealman-themed mural to begin in May.
- Lealman Heights homeowner dedications, invites were emailed. Staff created a welcome packet in conjunction with the local non-profits and partners.
- Pond Beautification: has restarted, replanting native plants.
- Lealman Park Improvement: finalizing scope to get design consultant
- Frontier frontage: appraisal, they are considering selling full frontage on 54<sup>th</sup> Ave. N.
- Ray Neri Park: dog park, seed didn't take off due to drought, they have now put down sod and it has a grow-in period.
- Fourth of July fireworks: on July 4<sup>th</sup>, from 6-9p, fireworks at 8:45pm in Ray Neri Park
- 46<sup>th</sup> Ave. N.: inspection on April 28<sup>th</sup>, project will come to a close.
- CSX is putting in concrete rail tub structure. Once that is completed, the county is putting in signs and paving a sidewalk to close the sidewalk/connctivity gap on 46<sup>th</sup> Ave. N. near 37<sup>th</sup> St. N.
- 25<sup>th</sup> St. and 62<sup>nd</sup> Ave. N.: mast arms complete, I-275 project is still in progress.
- 28<sup>th</sup> St. N. sidewalk is underway.



- The roads at 28<sup>th</sup> St. N. near 54<sup>th</sup> Ave. N. is closed off, 49<sup>th</sup> St. N. and 58<sup>th</sup> Ave. N. are also closed as they are both undergoing utility work.
- DRC/BOAA cases
  - Zoning change approved by BCC for 5301 55<sup>th</sup> St. N. from rural residential to 1-2-3 family residential.
  - 5200 62<sup>nd</sup> Ave. N., just West of hospital. Zoning and land use change to industrial land use.
  - Dream Center: Pulled request for waiver for constructing sidewalk and parking in ROW to be retracted, no plan has been resubmitted.

#### **VII. Advisory Committee Member Comments**

- Continued discussion from beginning of meeting regarding dry pond in Ray Neri Park. Committee member commented that the dry pond location is a really good spot for activity. Amy Cianci clarified that the number of ponds doubled between the first and second iterations of the plan after EPA reviewed the plans. Committee members verified that the most recent plans do include a dry pond between the athletic field and the pond.

#### **VIII. Adjourn**

Motion by Tyler Payne.

Seconded by Charles Flynt.

Meeting adjourned at 7:39pm.



## Affordable Housing Development Update – The Landings

### Memorandum

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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, May 27, 2026

DATE: May 20, 2026

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Jack Humburg, Chief Operating Officer of Boley Centers will be presenting an update on the affordable housing development at the tri-angle lot to be called The Landings.





- Jack Humburg, Chief Operating Officer
- Provider of services and supports to individuals with mental illness and others in need since 1970
- Currently operating over 1,200 units of affordable housing in Pinellas County
- Private Non-profit 501(c) 3

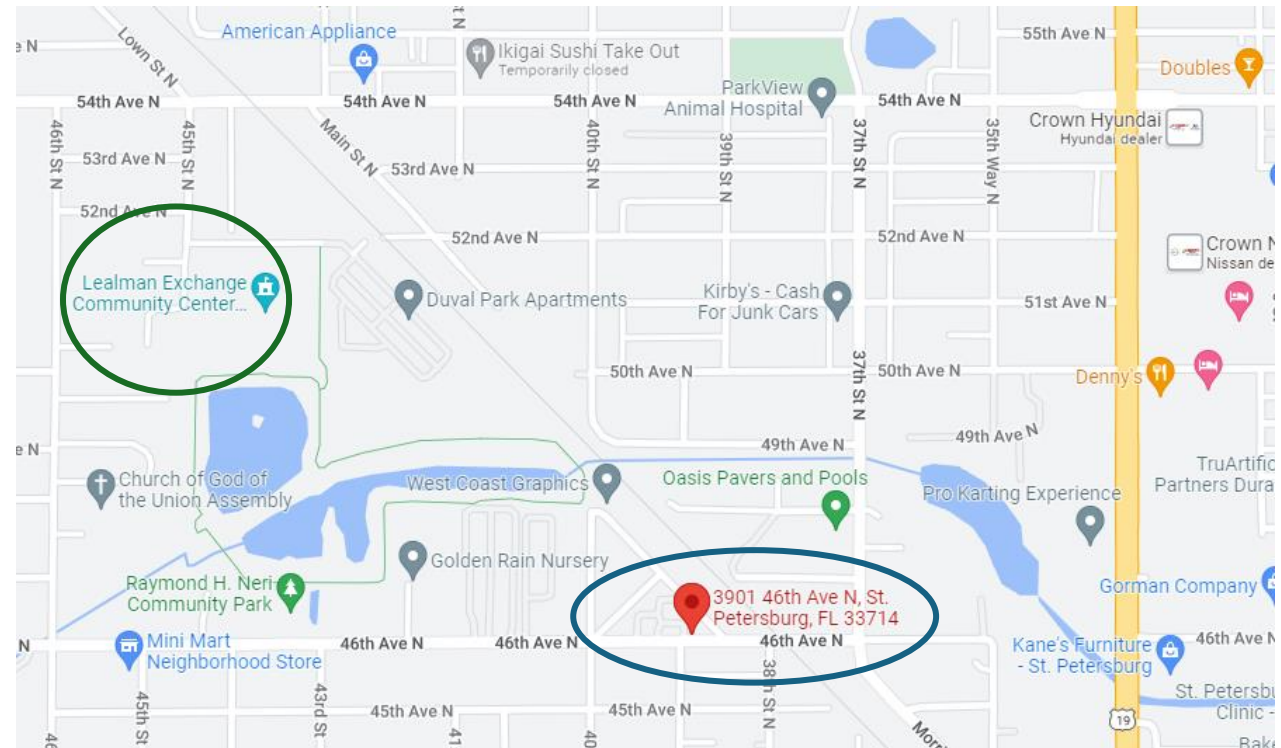
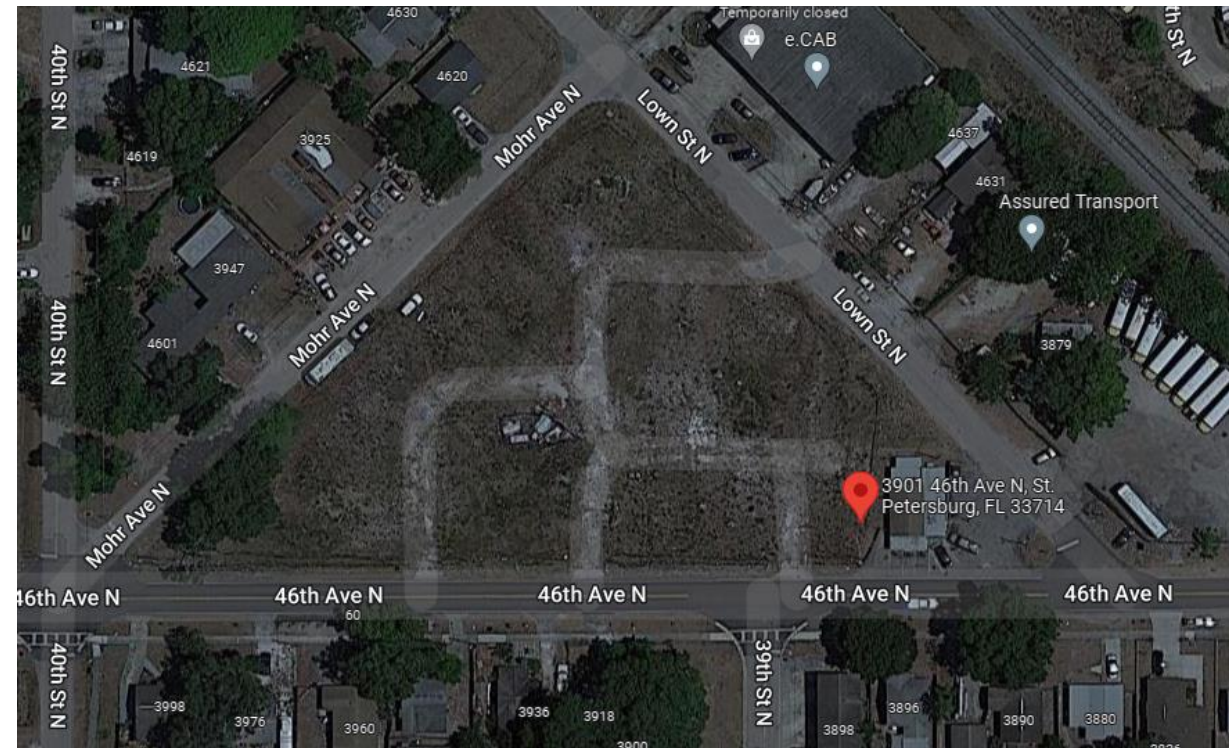


The Ranch @ Pinellas Park  
9625 66<sup>th</sup> Street North  
Pinellas Park, Florida  
(Photo Above)



# Lealman Landings

## 3901 46<sup>th</sup> Avenue North



- **Financed by the Florida Housing Finance Corporation and**
- **Pinellas County**

- **Additional support from the Pinellas County Housing Authority**



# Lealman Landing



Application for financing was approved by the Florida House Finance Corporation.

# Lealman Landing



17 Project Based Vouchers from Pinellas County Housing Authority have been approved.

# Lealman Landing

- 4 units at or below 22% AMI
  - \$17,685 per Year
  - SSI Income is \$994 per month or \$11,928 per year
- 6 Units at or below 30 AMI
  - \$24,090 per Year
- 7 Units at or below 50% AMI
  - \$36,135 per Year

## FISCAL YEAR 2026 INCOME LIMITS

Effective May 1, 2026

Household Size	20% AMI	25% AMI	28% AMI	30% AMI	33% AMI	35% AMI	40% AMI	45% AMI	50% AMI	60% AMI	70% AMI	80% AMI
1	\$16,050	\$20,075	\$22,484	\$24,090	\$26,600	\$28,450	\$32,116	\$36,135	\$40,190	\$48,180	\$56,210	\$64,210

### Notes:

- Income limits are based on the 2026 Area Median Income (AMI) for Pinellas County, FL (Tampa-St. Petersburg-Clearwater MSA).
- Source: Florida Housing Finance Corporation – Multifamily Rental Programs and CWHIP Homeownership Program  
HUD Release: 5/1/2026 | Effective: 5/1/2026 | Implement on/before: 6/14/2026



# Jack Humburg

Chief Operating Officer

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## Alleyway Improvement Pilot Project Discussion #4

### Memorandum

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TO: Kim Blessinger, Chair, Lealman CRA Advisory Committee

FROM: Colan Trembl, Economic Development & CRA Coordinator

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

SUBJECT: Lealman CRA Advisory Committee Meeting, May 27, 2026

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#### Alleyway Improvement Pilot Project Discussion #4

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.

During the third discussion, staff shared guidance received from Planning in regards to the project and the identification of origins and destinations within Lealman. As part of the sidewalk capital improvement project, origins and destinations will help identify and prioritize sidewalk gaps needed to make connections. Committee members discussed placemaking, alternative marketing ideas, and reviewed a map showing possible connections across different areas. Action items before the next meeting included identifying and confirming community origins and destinations.

Staff has discussed and identified possible origin and destination locations within the CRA to highlight which include:

1. Ray Neri, Lealman, and Sawgrass Lake Park
2. Lealman Exchange
3. Lealman Elementary
4. Lealman Innovation Academy
5. CES Academy (LEX already highlighted)
6. Sprowls Sports Park



## Proposed CRA Budget Update

### Memorandum

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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, May 27, 2026

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#### Proposed CRA Budget Update

As the County budget office and internal reviews take place, there are changes to the proposed budget that occur in preparation for the Budget Informational Sessions to the Board of County Commissioners.

Overall, the proposed budget has remained the same, however, with one significant change. Funding the LEX contribution from the CRA versus split between the General Fund and the CRA. As a result, the LEX funding has increased, and the new Ray Neri Park Improvement project will decrease. The Ray Neri Park Improvement budget can increase the following year if the improvements identified exceed the budget for next year.

The budget is still being updated as assumptions, costs and revenue estimates are being calculated.

The Budget Workshop Sessions take place in June with the CRA Budget being reviewed on June 10<sup>th</sup>.

## Draft of Preliminary Lealman CRA Budget Priorities

	FY26 Budget	FY26 Estimate	FY27 Request	MSTU FB	County-wide FB	County TIF CRA Priorities
<b>Expenditures</b>						
Personnel & Benefits	567,130	536,980	573,330	573,330	0	
Operating/Contractual Services Expenses	237,590	285,850	190,300	118,500	85,000	
LEX Strategic Plan Implementation	175,000	175,000	608,255	608,255	0	
Vegatative Alleyway Maintenance Program	140,000	140,000	145,000	0	145,000	Mobility
Home Investment Program (HIP)	1,000,000	1,310,000	1,500,000	0	1,500,000	Afford Housing
Public Art	50,000	50,000	50,000	50,000	0	
Alleyway Connectivity Design	350,000	0	350,000	350,000	0	
CRA Plan Update/Professional Services	377,980	300,900	50,000	50,000	0	
Alley Grading Maintenance Program	0	0	370,000	0	370,000	Mobility
Street Sign Replacement to Lealman Design	0	0	125,000	125,000	0	
<b>Capital Outlay</b>						
Land Acquisition/Clearing/Site Prep/Cleanup	2,000,000	1,000,000	2,000,000	0	2,000,000	Econ Development
Joe's Creek Industrial Park Improvements	6,002,900	70,000	5,844,860	0	5,844,860	Econ Development
Joe's Creek Drainage Culvert Upsize	2,580,000	0	2,580,000	0	2,580,000	
Linking Lealman Projects (CIP)	1,000,000	0	2,000,000	0	2,000,000	Mobility
LEX Monument Sign	0	65,560	0	0	0	
Design/Construction Lealman Park Impr (CIP)	325,000	40,000	385,000	385,000	0	
Ray Neri Park Improvements	0	0	131,269	131,269	0	
<b>Grants</b>						
Residential Improvement Grants	370,000	370,000	500,000	500,000	0	
ADU Grants	100,000	0	100,000	0	100,000	Afford Housing
Commercial Façade Grants	300,000	150,000	500,000	0	500,000	Economic Dev
<b>Expenditures Total</b>	<b>15,575,600</b>	<b>4,494,290</b>	<b>18,003,014</b>	<b>2,891,354</b>	<b>15,124,860</b>	