



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.