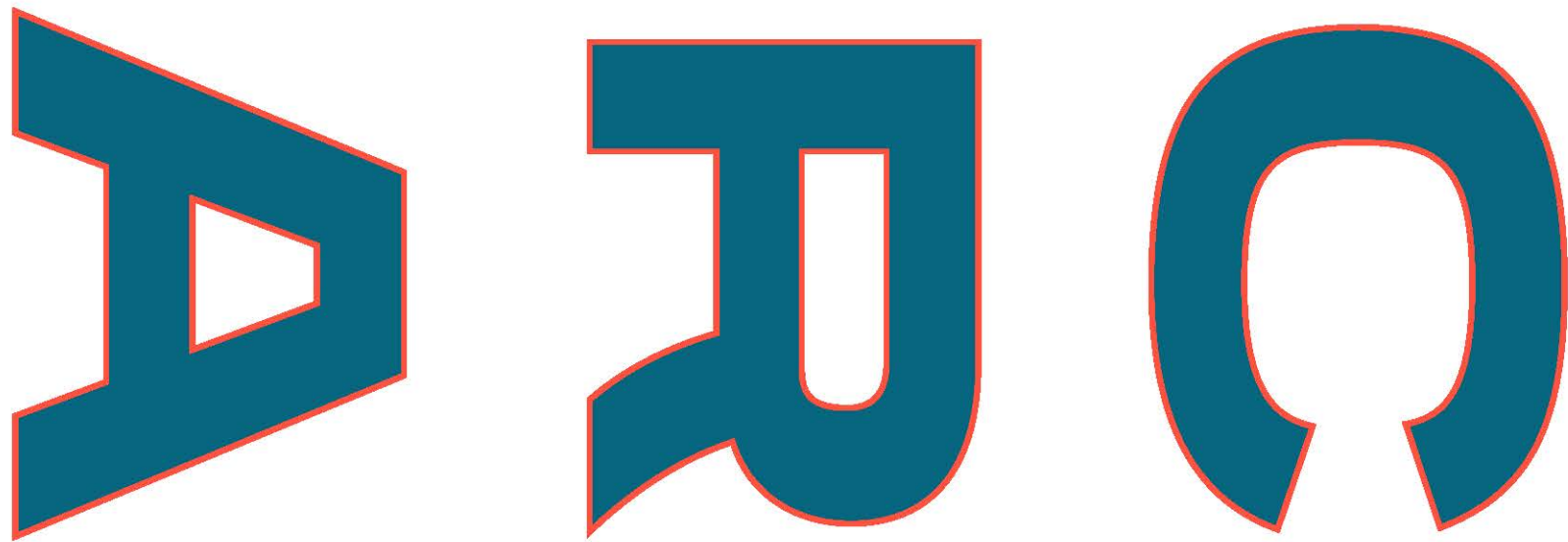


**PINELLAS COUNTY**



**2017 ANNUAL REPORT**

# HELLO...

Pinellas County Community Redevelopment Agency serves to REinvest, REvitalize, and REinvent designated unincorporated areas by supporting an array of projects, including improved access to community services; increased residential, mixed-use, and commercial options; and public art. In 2015, Pinellas County approved the Lealman Community Redevelopment Area (CRA), which is the first CRA district in unincorporated Pinellas County. The respective budget was adopted in 2016 as part of the strategic action plan or Appendix C of the Lealman CRA Plan. The inaugural year was spent working closely with the very dedicated advisory committee and community to map out a variety of transformative initiatives meant to catalyze meaningful change.

# TEAM...

RACHEL BOOTH, CNU-A redevelopment planning manager  
CHRIS D. MOORE, CFM lealman cra & resiliency manager  
RYAN BRINSON principal planner, redevelopment & real property

# PCCRA

KENNETH T. WELCH



KAREN WILLIAMS SEEL



PAT GERARD



CHARLIE JUSTICE



JOHN MORRONI



DAVE EGGERS



JANET C. LONG



BOARD OF COUNTY COMMISSIONERS  
- serving as the -  
PINELLAS COUNTY COMMUNITY  
REDEVELOPMENT AGENCY

FAST FACTS

1st

2017

census

data

activities are governed by the community redevelopment plan adopted by the county commission

LEALMAN CRA WAS THE FIRST REDEVELOPMENT AREA IN UNINCORPORATED COUNTY!

JOE'S CREEK  
9,256 AC  
WATERSHED  
BASIN

LEALMAN CRA CREATED ON  
06.25  
2015

LEALMAN WAS NAMED AFTER ELZA B. LEALMAN WHO WAS A SUWANNEE COUNTY SHERIFF AND TAX COLLECTOR IN THE 1860s.

single largest land use is  
RESIDENTIAL

lealman x exchange  
ideas • knowledge • culture

Joe's Creek was named after Joe Silva, a turtle trapper from the 1840s. Turtles were sold in Key West and New Orleans.

home value  
\$85,930  
income  
\$31,976  
age  
45 yrs

3 schools serve  
1,000 students  
in the CRA

lealman cra  
2,525+ acres

permitting activities

member advisory committee

FY17

PERMITS  
RESIDENTIAL 604  
COMMERCIAL 97  
TOTAL PERMITS ISSUED 701

VALUATION  
RESIDENTIAL \$7,285,974  
COMMERCIAL \$5,298,632  
TOTAL VALUATION \$12,584,606

POPULATION = 20,017

HOUSING UNITS = 10,473

74.7% white  
11.8% hispanic  
8.7% asian  
9.3% black  
3.8% other

MONEY...

CRA OPERATING FUNDS (UNAUDITED) AS OF 09.30.17

BALANCE SHEET		STATEMENT OF REVENUES, EXPENDITURES, & CHANGES IN FUND BALANCE	
TOTAL ASSETS .....	\$290,916	TOTAL REVENUES .....	\$228,653
TOTAL LIABILITIES .....	\$3,564	TOTAL EXPENDITURES .....	\$3,564
TOTAL FUND BALANCE .....	\$287,352	TOTAL OTHER FINANCING SOURCES .....	\$62,263
TOTAL LIABILITIES & FUND BALANCE .....	\$290,916	FUND BALANCE, SEPT. 30, 2017 .....	\$287,352

ABOUT...

The CRA's fiscal year 2017 Annual Report is required by Florida Statutes 163.356(3)(c), the governing statute for all community redevelopment agencies across the state, and covers highlights from October 1, 2016 to September 30, 2017. The statute also requires the report contains financial statement of assets, liabilities, income and operating expenses, amount of tax increment funds collected and a record of key accomplishments for the fiscal year.

HIGHLIGHTS...

PROJECT PARTNERSHIPS

- JOE'S CREEK TRAIL ALIGNMENT STUDY
  - Forward Pinellas
- COMPLETE STREETS GRANT
  - Forward Pinellas
- LEALMAN HEIGHTS RESIDENTIAL REHABILITATION
  - Pinellas County Housing Authority
  - Housing Finance Authority of Pinellas County
- LITTLE LIBRARIES
  - Pinellas County Schools
  - Tampa Bay Times



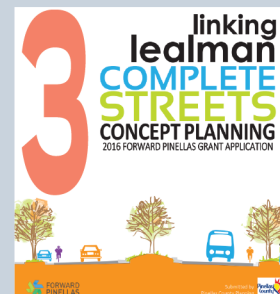
OUR LITTLE LIBRARIES  
Last year the CRA partnered with local schools to transform 9 retired newspaper stands into little free libraries to increase reading and access to books. These will also serve as little public art installations throughout the county.

# IN THE PIPELINE 2018



## 1 LEALMAN COMMUNITY CAMPUS

In early 2018, Pinellas County acquired the 5.85 acre property, demonstrating its' commitment to fostering social and economic vitality through a collaborative, citizen-centric approach to delivering programs and services. The vision for this property is to provide a {place} in Lealman for the *exchange* of ideas, services, knowledge, goods, and culture through partnerships.



## 2 CRA GRANT PROGRAMS

The residential and non-residential rehabilitation and demolition programs are designed to reduce the costs associated with residential improvements to improve existing housing stock, accelerate and leverage private investment as a way to improve the condition and functionality of non-residential buildings, and assist with the removal of substandard structures and blighting. These programs were launched at the beginning of 2018.

URBAN / URBAN EDGE LOCAL

REQUIREMENT	MIN.	MAX.
A. Front Setback	none	10 ft
B. Side Setback	none	none
C. Rear Setback (Other Street)	none	none
C'. Building Footprint (On Right-of-Way)	10 ft	none
D. Building Footprint	none	none
E. Parking Setback	none	none

REQUIREMENT	MIN.	MAX.
A. Primary Structure Height	1 story	3 stories
B. Accessory Structure Height	1 story	2 stories
C. Second Story Overhang	2 ft	none
D. Second Story Overhang (Off-Street)	none	none
E. Upper Story Overhang	none	none
F. Front Yard Fence	none	4 ft
G. Privacy Fence	none	4 ft

## 3 LINKING LEALMAN

The Linking Lealman Action Plan, partially funded by a \$50,000 Complete Streets grant from Forward Pinellas, will encourage mobility in Lealman with complete streets and context sensitive improvements that work in tandem with redevelopment opportunities. This actionable plan will provide a road map for improvements that can be programmed as a part of the Pinellas County Capital Improvement Program (CIP).

# {RE} INVENTION INVESTMENT VITALIZATION

## 4 VISIONARY REDEVELOPMENT

Ongoing community engagement has produced a vision and expectation for a mix of high-quality designed housing and commercial development for Lealman. This vision is currently being drafted in a set of development standards to be used as a pilot regulating tool. Small and large scale cornerstone projects have already begun taking shape through residential infill and new residential redevelopment.

310 COURT STREET  
CLEARWATER • FLORIDA • 33756  
PHONE 727.464.8200 • FAX 727.464.8201  
WWW.PINELLASCOUNTY.ORG/PLANNING

