



**Lealman CRA
Community Advisory Committee
Agenda**

Wednesday, May 28, 2025, 6 PM

Lealman Exchange

5175 45th St. N., Building A, Lealman, FL 33714

Zoom Meeting Link:

<https://us02web.zoom.us/j/84398669953?pwd=VTZOUdZJTjBJZlZxYXQ0ZFdiOFdZdz09>

Meeting ID: 843 9866 9953

Passcode: 295022

- I. Call to Order**
- II. Introductions**
- III. Citizens' Input (3-minute limit per person)**
- IV. Approval of Minutes**
 - Meeting Minutes 3-26-2025
- V. Lealman CRA Agenda Items**
 - Proposed ADU Grant Discussion
 - Commercial Grant Program Update Discussion

Additional Lealman CRA and Non-CRA Updates by Amy Davis

- VI. Advisory Committee Member Comments**
- VII. Adjourn**



MEETING MINUTES

Lealman Community Redevelopment Area Advisory Committee Meeting Wednesday, March 26, 2025, 6 PM

Committee Members Present In-person: Jeremy Heath, Kim Blessinger, Jennifer Post, Charles Flynt, Tony Coryn, Tyler Payne, Dominic Howarth

Committee Members Absent: Kenneth Williams

Pinellas County Staff Present: Amy Davis, Felix Nunez, Cameron Ehmig, Jason Ester

I. Call to Order

Chair Kim Blessinger called the meeting to order at 6:00 PM.

II. Introductions

The Advisory Committee members and Pinellas County staff introduced themselves, and new attendees and partners were welcomed.

III. Citizen Input

Greg Shaeffer, Interim CEO of the Florida Dream Center, provided remarks thanking the Committee and County for their continued support. He spoke about the organization's mission to address community needs arising from various forms of poverty, such as disconnection from faith, community, or purpose. He emphasized that while the organization has volunteers and operational infrastructure, it is currently facing a funding gap specifically related to food delivery and mobile debris cleanup. He requested support for expenses such as fuel, insurance, and access to mobile dumpsters.

David Lee, a resident of the CRA, offered public input in support of Senate Bill 184 (Accessory Dwelling Unit legislation) and expressed enthusiasm for the CRA's land purchase initiative. He noted that while the draft FY26 budget includes funding to support this initiative, he hopes it remains focused on redevelopment and does not shift toward funding stormwater or other infrastructure functions from acquired property parcels.

IV. Approval of Minutes

The Committee reviewed the meeting minutes from February 26, 2025. Tyler Payne moved to approve the minutes. Jeremy Heath seconded. The motion was unanimously approved.

V. Lealman CRA Agenda Items

CRA Plan Update Discussion

Amy Davis initiated a discussion about the CRA Plan update, noting the importance of a comprehensive revision. Although minor adjustments have been made over the years (such as financial projections), the current plan, adopted in 2016, has not undergone a meaningful update.

She explained that the plan should be revisited every five to seven years to remain relevant and effective. The update will:

- Align the plan with current Florida statutes
- Address outdated or ineligible funding categories
- Develop focused strategies for redevelopment and economic development
- Simplify repetitive or unclear elements
- Prepare the CRA for its midterm review at Year 15 of the 30-year term

Committee members emphasized the importance of refining the plan to create a sharper, more actionable document. Davis also noted that the process would include consultant support, community engagement, and best-practice analysis.

The committee provided consensus supporting this item.

Land Acquisition Program Presentation

Amy Davis presented the draft CRA Land Acquisition and Redevelopment Program, which aims to identify the strategy for property acquisition and specify the purposes for which it will be used, providing agreed-upon guidelines for the program. The proposed acquisition program identifies the types of properties that will be targeted for purchase and their intended purposes.

The committee discussed that CRA funds are not only for the property acquisition, but also for other related items such as demolition, remediation, and preparation for resale or redevelopment. Several examples were provided, including

environmental contamination issues from former gas stations or auto shops, and how Phase I/II environmental studies would inform decision-making.

The program proposes thresholds for administrative authority to expedite action on emerging opportunities without delaying committee or board review. Davis confirmed that this would be the first formal land acquisition policy for the CRA. She noted that it will undergo internal and legal review before being presented to the Board of County Commissioners (BOCC).

Committee members expressed support for the overall framework of the draft Land Acquisition Program. There was consensus on the need for clear guardrails and readiness to act on strategic properties when opportunities arise. Staff confirmed the draft will undergo internal and legal review before returning for final approval.

Proposed CRA FY26 Work Plan Overview

Amy Davis reviewed the draft FY26 work plan that aligns with the draft proposed budget. Highlights included:

- **Linking Lealman Mobility Projects:** Increased to \$1 million to accelerate sidewalk installations and prioritize pedestrian safety near schools and main corridors.
- **Joe's Creek Infrastructure Improvements:** Continued investment with nearly \$10 million allocated for infrastructure improvements, as identified through the Joe's Creek Master Plan and/or to be used towards specific projects, such as the box culvert project.
- **Pilot Projects:** Alleyway connectivity and beautification programs, featuring low-lighting and public art installations, as well as the creation of an Accessory Dwelling Unit (ADU) grant program.
- **CRA Plan Update:** Funding has been allocated for updating the CRA Plan to incorporate economic development strategies and prepare for the 15-year midterm review.
- **Demolition Reserve:** \$50,000 set aside for urgent removal of unsafe structures, especially in cases where CDBG funding is unavailable.

Davis explained that CRA funds serve as vital gap infrastructure funding, especially as general funds, gas taxes, and federal sources (like CDBG) face increasing constraints.

Committee members reviewed the proposed FY26 Work Plan and expressed general agreement with the funding priorities and structure. Although no formal action was taken, staff received positive feedback and will incorporate the input as the plan proceeds through the departmental and budget review process.

Amy Davis also provided several updates on community and non-CRA initiatives, including:

- **Senate Bill 1242 / House Bill 991**
Amy Davis summarized proposed legislation that would sunset all CRAs in 2045 and ban new CRA projects after October 1, 2025. Staff will closely monitor developments.
- **Joe's Creek Master Plan Amendment**
The amendment to the Joe's Creek Industrial Park Master Plan was approved by the Board of County Commissioners (BOCC), allowing for additional infrastructure research and adjustments to timelines due to delays caused by the storms last year.
- **CDBG-DR Funding**
The county is preparing for its largest-ever infusion of federal disaster recovery funds. Community input sessions and surveys are underway to shape spending priorities.
- **Tree Planting Project:** Trees were successfully installed along 35th Way and 36th Avenue.
- **Board of Adjustment Cases:** Three zoning and variance requests are scheduled for April 2. One notable case involves a proposed land use change to allow a triplex in a single-family area.
- **Doubles Bar Closure:** The bar closed on February 28. Committee members discussed concerns over liquor licenses and whether the site may be used to preserve or transfer an active license.
- Staff provided updates on several blighted properties that have active code enforcement action.

VI. Advisory Committee Member Comments

A committee member inquired whether stormwater utility fees collected in Lealman could be redirected for local infrastructure improvements. Staff clarified that these fees are limited to operations and maintenance and not to fund capital projects.

Committee members reiterated their support for utilizing CRA funds as a strategic resource to address infrastructure gaps, provided that clearly defined policies and public benefits guide their use.

Adjourn

Jennifer Post moved to adjourn the meeting. Dominic Howarth seconded.

The meeting adjourned at 7:09 PM.



Lealman CRA Proposed Accessory Dwelling Unit (ADU) Grant Discussion

Memorandum

TO: Kim Blessinger, Chair, Lealman CRA Advisory Committee

FROM: Felix Nunez, CRA Coordinator, Lealman CRA

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

SUBJECT: Lealman CRA Advisory Committee Meeting, May 28, 2025

DATE: May 21, 2025

CRA staff is proposing a new **Accessory Dwelling Unit (ADU) Matching Grant Program** for Fiscal Year 26 to support affordable housing, multigenerational living, and community stability within the Lealman Community Redevelopment Area (CRA).

Key Themes:

- **Grant Amount:** Up to \$50,000 as a 50/50 matching grant.
- **Eligible Use of Funds:** Construction costs, site prep, utility hookups, permitting, design, and pre-fab units (if code-compliant).
- **Applicant Requirements:**
 - Must reside on-site (owner-occupied).
 - Household/Renter income must be at or below 120% AMI.
 - Property must be within the CRA, and the project must be in the pre-construction phase.
 - Must secure all required permits and match the grant dollar-for-dollar.

Grant Administration:

- Applications will be reviewed on a rolling basis until funds are depleted.
- This will be a reimbursement grant that will be paid after project completion, final inspection, and submission of lien releases.
- A 5-year owner-occupancy agreement is required. (soft lien)

Comparable Programs:

- *South St. Pete CRA:* Offers similar funding with a focus on equity and multigenerational living.
- *Largo CRA:* Offers a smaller grant (\$8,000) limited to impact and permitting fees.

Next Steps:

We are requesting Advisory Committee discussion on the proposed program structure and eligibility before presenting to the CRA Board/Board of County Commissioners in October.

Discussion Goal:

Direction from the committee to further develop the program.

Lealman CRA – Accessory Dwelling Unit (ADU) Matching Grant Program Proposal

Program Overview

The Lealman Community Redevelopment Area (CRA) proposes the establishment of an Accessory Dwelling Unit (ADU) Matching Grant Program to encourage the development of affordable housing options within the community. This initiative supports multigenerational living, expands the local housing supply, and promotes wealth-building for existing residents.

Purpose

The program seeks to:

- Expand affordable housing through small-scale infill development.
- Provide financial support for residents constructing ADUs on owner-occupied properties.
- Mitigate displacement by enabling families to house relatives or earn rental income.
- Support the implementation of recent legislation encouraging ADU development.

Grant Structure

- Grant Amount: Up to \$50,000 per property.
- Type: Matching grant 50% (applicant must provide a dollar-for-dollar match).
- Use of Funds: Grant funds may be applied to construction-related costs, including:
 - Site preparation, foundation, materials, labor, inspections, and utility hookups.
 - Design, permitting, and architectural services.
 - Purchase and installation of pre-fabricated ADUs (if compliant with code)
 - All ADUs must comply with Pinellas County building and land use codes, including the Lealman CRA Form-Based Code, covering size, structure type, and site layout requirements.

Eligibility Criteria

1. Property Location: The property must be located within the Lealman Community Redevelopment Area (CRA).
2. Ownership: The applicant must be the legal property owner and reside on the property as their primary residence. (Owner occupied)
3. Income: Household income must be $\leq 120\%$ of the Area Median Income (AMI) at the time of application. (Homeowner or Renter?)
4. Project Status: The project must be in the pre-construction phase; funds will not cover ADUs that are already completed or underway.
5. Permitting: Applicant must obtain all applicable Pinellas County permits and final inspections/CO completed before disbursement is issued.
6. Matching Contribution: The owner must demonstrate the financial capacity to match the grant (e.g., personal funds or an approved loan).

Grant Disbursement

- Funds will be distributed to the resident once the ADU is constructed and all contractors have been paid, lien releases are collected from all vendors, and a final inspection has been conducted by CRA staff.

Program Administration

- Administered by the Lealman CRA.
- Applications are reviewed on a rolling basis. Approved applications will “earmark” grant funding until the annual allocation of Tax Increment Financing (TIF) for that fiscal year is exhausted.
- The homeowner must sign a 5-year owner-occupancy agreement post-completion. (Soft Lien)

Comparable CRA Programs

South St. Petersburg CRA (City of St. Petersburg)

- South St Pete CRA funds its ADU grants through its existing **Affordable Residential Property Improvement Grant Program**.
- An applicant may receive a reimbursable grant equaling up to 40 percent of the preconstruction value of eligible improvements.
- There is no maximum award for a project receiving funding under this grant program; however, the City Council must first approve any award exceeding \$60,000.
- Prioritizes multigenerational housing, equity, and neighborhood stabilization.
- Funded through Tax Increment Financing (TIF) with annual allocations for housing initiatives.
- Also offers separate pre-development grants for design and permitting costs.

Largo CRA

- Provides grants up to \$8,000 to cover impact and permitting fees associated with ADU construction within the West Bay Drive Community Redevelopment District (WBD-CRD).
- The grant is reimbursed after the certificate of occupancy has been issued for the Accessory Dwelling Unit (ADU).
- Applicants must reside in the home where the ADU is to be constructed and comply with specific design and construction standards outlined in the Largo Comprehensive Development Code.

Implementation Recommendations

- Allocate an initial funding pool of \$500,000 to \$1,000,000 for the pilot year.
- Launch a public education and outreach campaign to inform residents about the opportunity.
- Consider pre-qualifying local contractors to streamline the process for residents.
- Only pre-approved contractors (unless purchasing pre-fabricated) will be eligible to perform work under this grant program, ensuring quality and compliance.

Affordable Residential Property Improvement Grant Program

South St. Petersburg CRA Tax Increment Financing Program

I Description and Purpose¹

The **Affordable Residential Property Improvement Grant** program can be used as a rebate for exterior and/or interior improvements on affordable residential housing in the South St. Petersburg Community Redevelopment Area. Emphasis will be placed on funding renovations that upgrade vital building systems and sustain and extend the economic life of a structure, such as plumbing, structural improvements, energy efficiency, HVAC and electrical wiring. The **Affordable Residential Property Improvement Grant** program supplements the City's annual investment in the "Rebates for Residential Rehabilitation" (RRR), which is oriented toward single-family residential renovations, but instead is focused on incentivizing the substantial renovation of both affordable single-family and multifamily housing (defined as four or more units in a building or property) by increasing the total grant award allowed for these projects. Also eligible for this program are renovations to accessory dwelling units (ADUs) or the conversion of existing structures to ADUs.

The program will be administered through the existing RRR process to ensure that the minimum building systems, products and materials required by the RRR program are utilized for this program. Funding from this program can also be used to supplement the annual funding allotted to the RRR program from the General Fund but only to ensure the renovation of single-family units for income eligible families consistent with the affordability requirements of this program. For the purposes of this program, "affordable housing" is defined as housing meeting the needs of households whose income is 120 percent and below the area median household income. The maximum income and rent levels for this program are based on the Florida Housing Finance Corporation's SHIP Program, which are annually adjusted (see Attachment 1).

II Consistency with South St. Petersburg Redevelopment Plan

Housing rehabilitation is vitally important in the CRA where new construction is faced with a significant gap in the cost to build versus the price for which units can be sold. The housing stock is substantially older in South St. Petersburg than the City at-large. Residential units built before 1970 represent 76 percent of the stock in the CRA, but only 55 percent of the City. With critical housing systems such as roofs, plumbing, HVAC and electrical in need of replacement every 15-20 years, houses of this age generally will have gone through at least their third generation of upgrades, if properly maintained.

There is also a substantial deficit of multifamily housing in South St. Petersburg. Throughout St. Petersburg, nearly 31 percent of all dwelling units are in complexes with five or more units, and 16 percent are in complexes with 20 or more units. In contrast, South St. Petersburg has fewer than 11 percent of its total dwelling units in multifamily

¹ The program was originally approved by City Council resolution in December 2018.

Affordable Residential Property Improvement Grant Program

South St. Petersburg CRA Tax Increment Financing Program

complexes five units and larger, and only 5 percent in 20-unit or larger complexes. By the same token, almost 80 percent of South St. Petersburg housing is single-family, and nearly 90 percent of its units are in four-unit buildings or smaller, compared with 64 percent of the city's units.² Retaining and increasing the availability and quality of multifamily units would help to alleviate the serious housing affordability issues facing renters in South St. Petersburg.

The **Affordable Residential Property Improvement Grant** program is designed to counteract these issues by promoting rehabilitation of affordable single-family and multifamily units. The program is consistent with the South St. Petersburg Community Redevelopment Plan by implementing several strategies identified in the "Housing and Neighborhood Revitalization" section of the Action Plan. This section calls for developing TIF Incentive Programs that:

- assists rental residential property owners in renovating their properties;
- expands the City's successful "Rebates for Residential Rehab" program to provide a consistent source of annual funding support but with a focus on meeting the critical affordable housing needs of the South St. Petersburg CRA and the City; and
- increases the supply of affordable housing for both homeownership and rental opportunities.

III Type and Amount of Award

An applicant may receive a reimbursable grant equaling up to 40 percent of the pre-construction value of eligible improvements. There is no maximum award for a project awarded funding under this grant program, but any award exceeding \$20,000 for a single-family project and \$60,000 for a multifamily project must first be approved by City Council. Depending on the size of the project and its potential impact on the revitalization of South St. Petersburg, City Council may at its discretion appropriate funding from future year(s) budget to fund the incentive. The program requires a minimum investment of \$10,000 toward eligible improvements per residential unit. Projects must meet the City's definition of affordable. For the purposes of this program, "affordable housing" is defined as housing meeting the needs of households whose income is 120 percent and below the area median household income. The maximum income and rent levels for this program are based on the Florida Housing Finance Corporation's SHIP Program, which are periodically adjusted (see Attachment 1).

² U.S. Census Bureau. American Community Survey, 2012-2016 5-Year Estimates. DP04 – Selected Housing Characteristics.

Affordable Residential Property Improvement Grant Program

South St. Petersburg CRA Tax Increment Financing Program

IV Funding Source

City of St. Petersburg and Pinellas County TIF contributions to the South St. Petersburg Redevelopment Trust Fund.

V Eligible Properties and Improvements

Exterior and/or interior improvements on affordable residential housing. Eligible improvements include³

- Structural repairs (i.e., foundations, piers, load bearing walls)
- Roofing (no roof-overs)
- Replacement of all windows
- Electrical upgrades, including GFCI, service upgrades, and rewiring
- HVAC replacement, air handler and condensing units, duct replacements, and insulation upgrades
- Plumbing upgrades
- Kitchen and bath upgrades
- Insulation upgrades with City specified R-values for ceiling walls and floors

Mixed-use projects with a residential component are eligible for the grant as are adaptive reuse projects that convert nonresidential buildings to residential use. Mixed-income projects that provide both affordable and market-rate units are also eligible for the program, although only the affordable units are eligible for funding from this program.

VI Submission and Approval Requirements

Applications for the **Affordable Residential Property Improvement Grant** program will be processed through the City's RRR program and abide by its established time frames for completion. All projects must be approved for funding under this program prior to beginning construction. However, applicants requiring a demonstration of the City's intent to provide TIF funding to secure additional financing will be allowed 90 days from the date of an approved RRR application to do so. Any projects requesting \$60,000 or more in funding through this program will first require City Council approval. Depending on the size of the project and its potential impact on the revitalization of South St. Petersburg, City Council may at its discretion appropriate funding from future year(s) budget to fund the incentive.

The applications must include the following:

³ See Attachment 2 for list of eligible repairs for the RRR program.

Affordable Residential Property Improvement Grant Program

South St. Petersburg CRA Tax Increment Financing Program

- Completed and signed application form
- If necessary, a letter requesting an extension of ninety days to seek additional financing if TIF funding application is approved
- Documentation of property ownership or written consent from property owner giving permission to conduct the identified improvements. If seeking TIF funding for affordable units, the property owner will be required to maintain the affordable housing units for the duration of the Grant Agreement.
- Confirmation the project complies with the City's land development regulations.
- Confirmation that mortgage, property insurance and property tax payments are current and in good standing.
- Legal description and survey of project site
- Digital photographs of existing conditions of the project site
- Written description of project improvements including number of units, size and bedroom/bathroom configuration and rental rates per unit type
- Submission of the project cost worksheet found in Attachment 3
- Sketches or conceptual drawings of improvements that will be funded by the Grant
- Written affirmation that applicant will abide by the terms of the grant agreement including restrictions on leasing to eligible families at affordable rents and maintain the properties according to the City's code requirements.

Failure to provide the above information will delay the review and approval process.

Note: applicants meeting any of the following disqualifying criteria may be ineligible for funding:

- Code enforcement liens over \$2,500
- Special assessment liens over \$500
- Pending judgment or foreclosure
- Felony conviction for financial mismanagement within the last five years
- Mortgage payments three months in arrears
- Unpaid property taxes
- Unpaid property insurance

Affordable Residential Property Improvement Grant Program

South St. Petersburg CRA Tax Increment Financing Program

VII Compliance Requirements for Approved and Completed Projects

Successful applicants must execute a Grant Agreement with the Mayor or designee which specifies their obligations and rights upon issuance of the Grant. To ensure timely commencement and completion of the Project, the Applicant shall abide by the following deadlines:

- a. Within 60 days of execution of the Grant Agreement, file a “Notice of Commencement” pursuant to the requirements of the City’s Construction Services and Permitting Division.
- b. Within 6-18 months of execution of the Grant Agreement, request a “Review of Completed Work” from the City of St. Petersburg. (Length of time will vary based on size of project.)

Applicants shall have no more than 90 days from approval of awards to execute grant agreements, otherwise the City will revoke the awards. At the discretion of the Mayor, the revocation may be waived upon demonstration of good cause. Applicants requiring the execution of a Grant Agreement to secure additional financing will be allowed 90 days from the execution date to do so before the above deadlines will commence. Absent approval of an extension of these deadlines by the City, failure to comply will result in the cancellation of the TIF Agreement and rescission of the incentive.

All projects funded through this program must comply with the requirements of the City’s “Rebates for Residential Rehabilitation” program. Affordability must be maintained in accordance with the U.S. HUD’s time periods established for the HOME program, which are identified in Attachment 2. The applicant is required to submit documentation annually for that affordability period to ensure that the Project continues to provide affordable housing in accordance with the City’s definition. Failure to do so will result in repayment of the rebate(s) to the City plus interest.

Affordable Residential Property Improvement Grant Program

South St. Petersburg CRA Tax Increment Financing Program

2020 Income and Rent Limits for Affordable Housing Projects

Income Limit by Number of Persons in Household

Percentage of Area Median Household Income

	30%	50%	80%	120%
1	\$14,800	\$24,650	\$39,400	\$59,160
2	\$17,240	\$28,150	\$45,000	\$67,560
3	\$21,720	\$31,650	\$50,650	\$75,960
4	\$26,200	\$35,150	\$56,250	\$84,360
5	\$30,680	\$38,000	\$60,750	\$91,200
6	\$35,160	\$40,800	\$65,250	\$97,920
7	\$39,640	\$43,600	\$69,750	\$104,640
8	\$44,120	\$46,400	\$74,250	\$111,360
9	Refer to HUD	\$49,210	\$78,736	\$118,104
10		\$52,022	\$83,235	\$124,853

Rental Limit by Number of Bedrooms in Units

0	\$370	\$616	\$985	\$1,479
1	\$400	\$660	\$1,055	\$1,584
2	\$543	\$791	\$1,266	\$1,899
3	\$711	\$914	\$1,462	\$2,194
4	\$879	1,020	\$1,631	\$2,448
5	\$1,047	\$1,125	\$1,800	\$2,700

Source: Florida Housing Finance Corporation State Housing Initiatives Partnership (SHIP) Program

Affordable Residential Property Improvement Grant Program

South St. Petersburg CRA Tax Increment Financing Program

"2020 Income Limits and Rent Limits" for Pinellas County (April 13, 2020). Limits are revised annually.

<https://www.floridahousing.org/owners-and-managers/compliance/rent-limits>

Attachment 2

CRA Investment per Unit	Length of Affordability Period
Less than \$15,000	5 years
\$15,000 to \$40,000	10 years
More than \$40,000	15 years
New construction of rental housing	20 years
Refinancing of rental housing	15 years

Based on affordability periods established in US HUD's HOME program.

Affordable Residential Property Improvement Grant Program

South St. Petersburg CRA Tax Increment Financing Program

Attachment 3 Eligible Costs Worksheet for Program

Eligible Improvements

_____	Structural Repairs	\$ _____
_____	Roofing	\$ _____
	• No roof-overs	
	• Code Compliant for Insurance Cost Reduction (SWB)	
_____	Windows (must replace all windows if any are replaced)	\$ _____

Electrical Upgrades

_____	Arc fault in bedrooms	\$ _____
_____	GFCI	\$ _____
_____	Service upgrades	\$ _____
_____	Rewires	\$ _____
_____	Other	\$ _____

HVAC Replacement

_____	Complete equipment upgrades (air handler and condensing units)	\$ _____
_____	Duct replacement	\$ _____
_____	Other	\$ _____

Plumbing Upgrades

_____	Water closet low water use	\$ _____
_____	Shower head water flow reduction	\$ _____
_____	Dishwasher with high energy efficiency/low water use	\$ _____
_____	Sanitary and potable water line upgrades	\$ _____
_____	High efficiency water heater upgrades	\$ _____
_____	Other	\$ _____

Kitchen and Bath Upgrades

_____	Upgrade electrical to GFCI and LED	\$ _____
_____	Low maintenance counters	\$ _____
_____	New appliances	\$ _____
_____	Other	\$ _____

Insulation Upgrades

_____	Ceiling (min R-30 when space allows)	\$ _____
_____	Walls (R-13 when walls exposed)	\$ _____
_____	Floors (R-19 where accessible)	\$ _____

Other Improvements (describe)

_____		\$ _____
Total Approved		\$ _____

Accessory Dwelling Unit (ADU) Grant Program

The purpose of the Accessory Dwelling Unit (ADU) Grant Program is to provide support to homeowners with impact and permitting fees to build new ADUs within the West Bay Drive Community Redevelopment District (WBD-CRD). This program will promote additional housing units that are compatible with the look and scale of single-family dwelling development, make a more efficient use of the existing housing stock and infrastructure, and provide a mix of housing options that increases affordability while also adding value to a single-family property.

- The Largo Community Redevelopment Agency (CRA) will offer on a first-come, first-served basis, monetary assistance in an amount not to exceed \$8,000 per property to cover costs for impact fees and permit fees associated with the construction of ADUs. The fees may include:
 - Building Permit Fees
 - Planning Review Fees
 - Engineering Review Fees
 - Demolition Permit Fees
- The grant will be paid in the form of a reimbursement, paid after the certificate of occupancy has been issued for the ADU. Any funds in excess of the City's impact and permit fees, shall be retained by the Largo CRA.
- Due to the goal of the program to provide in-fill rental housing options, applicants will be required to attest that the ADUs will not be used as short term vacation rentals.
- Qualification requirements apply:
 - Only property owners that live in a home within the WBD-CRD where the ADU is to be constructed are eligible to apply.
 - The property must be free of code enforcement violations or cases.
 - The proposed ADU must comply with the definition, design standards and construction standards outlined in the Largo Comprehensive Development Code.
 - Homeowners that are seeking the ADU grant must first be approved by the CRA prior to initiating any work.
 - Grant recipients are responsible for obtaining all permits required to do the project.
- For information, and to apply, please contact the Largo Economic Development Division, at 727-586-7360 or ecodev@largo.com.



CRA Commercial Grant Discussion

Memorandum

TO: Kim Blessinger, Chair, Lealman CRA Advisory Committee

FROM: Cameron Ehmig, CRA Specialist, Lealman CRA

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

SUBJECT: Lealman CRA Advisory Committee Meeting, May 28, 2025

DATE: May 19, 2025

Lealman CRA Commercial Grant Program

Attached is a comparison of CRA commercial grant programs in Florida. 17 CRAs were compared. CRA staff propose updating and expanding the commercial grant program (please see the attached FY24 Commercial Grant guidelines).

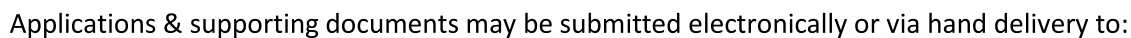
The current Lealman CRA Commercial Grant program has a maximum award amount of \$40,000 and is split up between "site" and "interior" improvements. CRA staff propose changing these categories to the following: interior, exterior, site, and targeted businesses. Each of these categories could have a maximum award amount to be determined, and, as an incentive, the grant awards could be stacked.

Based on the attached comparison, here are some discussion items:

- 1) Incentivizing site plan compliance
- 2) Targeting specific businesses such as restaurants and other food retail businesses
- 3) Increasing reimbursement and eliminating the percentage structure for architectural drawings
- 4) Including improvements to bring the building up to current fire, building, and ADA codes.
- 5) Specifically target businesses in the Joe's Creek Industrial Park to make improvements toward stormwater regulation compliance, flood mitigation, and flood proofing



Lealman Community Redevelopment Area Commercial Improvement Program Guidelines and Application Package Fiscal Year 2024



or

Ver FY24 – 1.0



OVERVIEW

The Lealman CRA Commercial Improvement Program is intended to provide matching grants to accelerate and leverage private investment to improve the appearance, condition, and functionality of existing non-residential sites and buildings in the Lealman Community Redevelopment Area (CRA).

The program provides reimbursable matching grants to commercial property owners and businesses that upgrade their building façades, landscaping, lighting, loading and service areas, and other features of the exterior of their sites, and interior upgrades with a focus on projects that remedy degraded building systems and extend the economic viability of the building.

GRANT FUND AMOUNTS

Applicants may apply for one or both programs; however, the maximum grant award combined between the two programs cannot exceed \$40,000, and the maximum Commercial Building Interior Improvement Program matching grant cannot exceed \$20,000. The table below provides examples of how the two programs can be combined with one another.

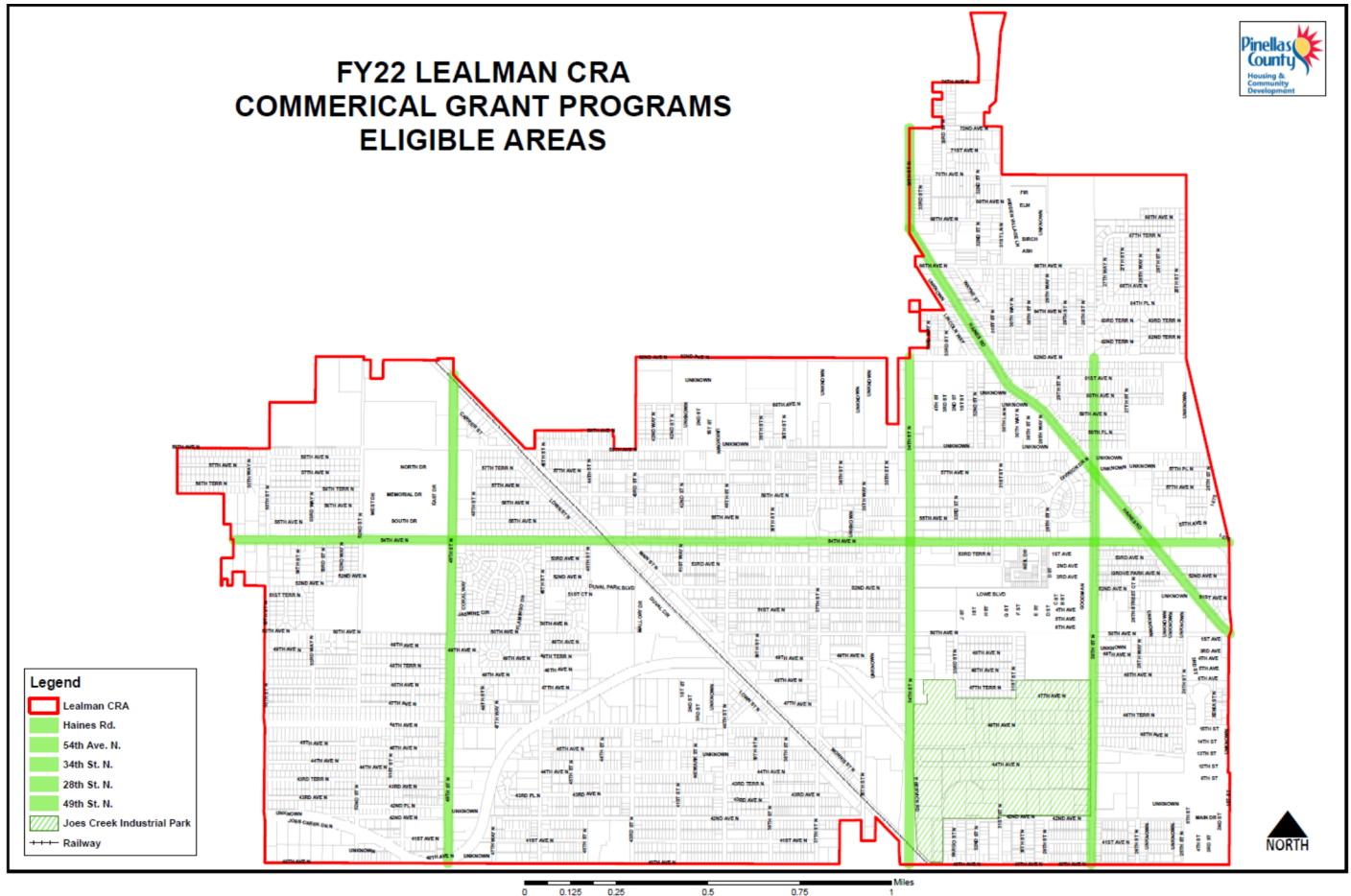
Sample Commercial Site Improvement Program Application Amount	Sample Commercial Building Interior Improvement Program Application Amount	Sample Combined Application Amount
\$40,000	\$0	\$40,000
\$30,000	\$10,000	\$40,000
\$20,000	\$20,000	\$40,000
\$10,000	\$20,000	\$30,000
\$0	\$20,000	\$20,000

PROPERTY ELIGIBILITY

All structurally sound, properly permitted buildings in the Joe's Creek Industrial Park or with an existing commercial use located in the following commercial corridors within the Lealman CRA boundary are eligible:

- 49th Street North
- 54th Avenue North
- 34th Street North
- Haines Road
- 28th Street North

Please see the map on the next page for the Joe's Creek Industrial Park boundary and eligible commercial corridors.



APPLICANT ELIGIBILITY

The Commercial Improvement Programs are available to fund eligible interior and exterior improvements on commercial, industrial, and mixed-use properties that have received zoning/building approvals. While designed to assist locally owned businesses, the grant program recognizes that national commercial franchises, healthcare providers, and not-for-profit agencies are present on most of the CRA's commercial corridors and that maintaining their buildings in good repair is essential for remedying blight and preventing its spread. They often employ CRA residents and help assist in the economic uplift of Lealman, while not-for-profit agencies and healthcare providers provide essential services to the CRA. Finally, the CRA's national franchises also contribute revenue to the Lealman redevelopment trust fund that pays for this grant program.

At the same time, these entities may often have access to capital from their national parent organizations that locally owned businesses do not have. To that end, the following outlines the conditions that national franchises, not-for-profit social service agencies, and healthcare providers must meet to receive funding through the program.

National commercial franchises are eligible to receive funding through this grant program provided that at least 50 percent of the business's employees are residents of the Lealman CRA. In addition, these employees must have been actively on the payroll for at least six months and working at least 20 hours per week.

Not-for-profit agencies that provide social services important to CRA residents, such as childcare, education or workforce development, must be tax-exempt organizations under the 26 U.S. Code 501 requirements. These would include charitable organizations (501(c)(3)) as well as social welfare organizations, employee benefit associations, labor and agricultural organizations, business leagues, social clubs, fraternal societies, and veterans' organizations. Faith-based organizations may apply for funding through commercial grant programs to renovate facilities that provide services to the broader community, such as childcare, in a secular manner. Worship, religious instruction, proselytizing, and similar activities in these renovated facilities must be voluntary and privately funded.

Healthcare providers must have at least one healthcare provider on staff who has an unencumbered license through the State of Florida. In addition, facility types that are licensed and/or certified or regulated by the Agency for Health Care Administration (AHCA) must have an active/licensed/registered ACHA license status to apply for the grant. A person or corporation¹ having ownership or leasehold rights to an eligible building site is eligible to apply. Leasehold applicants must obtain written and notarized approval from the owner before applying.

Applicants must be able to demonstrate (with assistance provided by County staff):

- Ownership of the property (or notarized written approval from the property owner)
- Property is in the Lealman CRA of Pinellas County.
- Property is current on all property taxes, not in foreclosure, and has no outstanding liens or Code Enforcement violations.²
- Property has not received an improvement grant in the last five years.

Lealman CRA Commercial Site and Building Interior Improvement Grant Program Eligible and Ineligible Activities

Eligible Site Improvements

- Exterior painting, re-siding, and/or cleaning
- Masonry repairs
- Removal of architecturally inappropriate or incompatible exterior finishes and materials
- Restoration of significant architectural details or removal of materials that cover said architectural details
- Site improvement features such as stormwater, fencing (chain link is ineligible), parking lots, landscaping (no sod allowed, must be Native or "Florida-Friendly" plants and pre-approved by Pinellas County), lighting, dumpster enclosures, and buffer walls. (Reimbursement for site improvement expenses is limited to 25% of the grant award; however, exceptions can be made on a case-by-case basis when said features are required to bring the site into full site plan compliance or for a change of use. Landscaping is limited to 10% of the total grant award.)
- Construction of driveway access, pedestrian, and bicycle amenities such as benches, shelters, bike racks, and bike lockers

¹Adult businesses are not eligible for grant funds.

²Properties with limited Code Enforcement/Utility liens made on a case-by-case basis.

- Installation or repair of exterior signage, including wall, window, hanging, and monument signs advertising the business name and identity. (Reimbursement for signage expenses are limited to 25% of the grant award.)
- Awnings and canopies installation or repair
- Doors and windows
- Roof repairs or replacement that attach to a new or renovated façade (i.e., painting or site improvement feature)
- Exterior lighting attached to an existing building
- Demolition
- Sewer/Potable water utility upgrades and relocation.
- Remediation of environmental contamination on the exterior site, such as lead, petroleum, or asbestos
- Architectural, engineering, permitting, and development review fees. (Fee reimbursement cannot exceed 10% percent of the total grant award.)

Ineligible Site Improvements

- Installation of aluminum or vinyl siding
- Work performed by an unlicensed contractor
- Improvements performed before the approval of the TIF application
- New building construction
- Reducing or enclosing existing storefront windows
- Improvements to buildings constructed within the last five (5) years
- Equipment, mechanical and HVAC systems
- Minor roof repairs (other than those portions that directly attach to a new or renovated façade)
- Security systems (including metal roll-down gates, window bars, and cameras)
- Any interior work
- Improvements in progress or completed before preliminary approval.
- Routine maintenance
- Improvements to buildings primarily used for residences, defined as more than 50 percent of the building square footage in residential use
- Improvements to buildings constructed within the last five years

Eligible Interior Improvements

- Structure stabilization (repair/replacement of foundations, footers, load-bearing walls, and roofing systems)
- Plumbing, natural gas, and electrical systems
- Energy efficiency improvements (window upgrades, insulation, hot water heater, HVAC systems)
- Painting when accompanied by interior work such as installing or relocating walls, minor demolition, and any work as long as it is part of an improvement and not the sole project for which a funding request is being made.
- Remediation of environmental contamination on the interior of the building, including painting, such as lead, mold, or asbestos



- Architectural and engineering fees, as well as permitting and development review fees not to exceed 10 percent of the total eligible project cost.

Ineligible Interior Improvements

- Work performed by an unlicensed contractor
- Improvements performed before the approval of the TIF application.
- Any exterior work not made necessary by interior improvements (i.e., windows and roofing systems)
- Routine maintenance
- Improvements in progress or completed before preliminary approval.
- Painting, when not associated with other improvements
- New building construction (additions to existing structures are permitted)
- Improvements to any building primarily used for residences, including those in mixed-use projects, defined as more than 50 percent of the building in residential use. (Commercial space associated with mixed-use projects is eligible for funding.)
- Improvements to buildings constructed within the last five years

APPLICATION SUBMITTAL REQUIREMENTS

Applications will be accepted on a rolling basis, with funding awarded on a first-come, first-qualified basis until the depletion of the program's budget. Any expenses incurred before an approved application are ineligible. The application is included at the end of these grant guidelines and can be submitted electronically or via hand delivery to the Lealman Exchange, located at 5175 45th St. N., Bldg. A., Lealman 33714. Hand-delivered applications will be time and date-stamped upon receipt.

Applications may be submitted electronically or in an 8"x10" envelope or larger with the project's name and location, the applicant's name, and address and the name of the grant program you are applying to the Lealman Exchange, located at 5175 45th St. N., Building A, Lealman 33714. For more information about application requirements and eligible activities, please contact:

Tanya Kurtin
CRA Administrative Assistant
(727) 464-5404
tkurtin@pinellas.gov

or

Felix Nunez
CRA Coordinator
(727) 464-5458
fnunez@pinellas.gov



Application packages must include the following information:

- Completed and signed application form.
- Confirmation that mortgage, property insurance, and property tax payments are current and in good standing.
- Documentation of property ownership or written consent from the property owner permitting the identified improvements. (The property owner will be required to sign the Grant Agreement to assume responsibility for the maintenance of improvements funded by the Grant.)
- Applicants that are national franchises must include an employee roster that contains the name and address of all current employees, their length of service with the franchise, and the number of hours worked for those eligible CRA residents in the past six months.
- Applicants in the healthcare industry must provide first and last names, license numbers and professional name. In addition, the facility types that are licensed and/or certified or regulated by the Agency for Health Care Administration (AHCA) must provide their facility/provider type and their license number with the application.
- Applicants from a not-for-profit agency providing social services must include their tax-exempt certificate with the application and any licenses or certifications required to provide the service.
- Legal description and survey of the project site
- Use must be consistent with Pinellas County's land development regulations
- Digital photographs of existing conditions of the project site
- A written description of project improvements
- Sketches or conceptual drawings of improvements that the grant will fund.

Failure to provide the required information will delay the review and approval and result in the application being denied. Program applicants and their related interests, including officers in a corporation or investment partners, will be evaluated based on their financial character and determined ineligible for the TIF program based on the following criteria:

- Code enforcement liens over \$2,500
- Special assessment liens over \$500
- Pending judgment or foreclosure
- Felony conviction for financial mismanagement within the last five years
- Mortgage payments three months in arrears
- Unpaid property taxes
- Unpaid property insurance

GRANT REQUIREMENTS & COMPLIANCE

Successful applicants must sign a Grant Agreement with the County Administrator or designee, which specifies their obligations and rights upon issuance of the Grant. To ensure timely commencement and completion of the Project, the Applicant shall abide by the following deadlines:

- Within 90 days of execution of the Grant Agreement, file a "Notice of Commencement" according to the requirements of Pinellas County's Development Review Services Department.
- Within 6-18 months of execution of the Grant Agreement, request a "Review of Completed Work" from the Pinellas County Redevelopment Agency (Agency). (Length of time will depend on the nature of work proposed.)



Applicants shall have no more than 120 days from approval of awards to execute grant agreements, otherwise, the County will revoke the award. At the discretion of the County Administrator, the revocation may be waived upon demonstration of good cause. Applicants requiring the execution of a Grant Agreement to secure additional financing will be allowed 120 days from the execution date before the above commencement deadlines. Absent approval of an extension of the deadlines above by the Agency, failure to comply will result in the cancellation of the Grant Agreement, rescission of the Grant Award, and return of the earmarked funding to the Lealman Redevelopment Trust Fund. The applicant must maintain the improvements per the terms of the Grant Agreement and Pinellas County's Code of Ordinances.

The matching grant reimbursement for the project will not be made until all project components identified in the grant agreement budget have been completed, inspected, and issued a Certificate of Occupancy, as applicable to the application, by Pinellas County.

PROCUREMENT METHOD

An Informal Procurement Method will be utilized. Grant recipients must obtain at least two (2) bids for the services sought and must select the most responsive and responsible vendor with the lowest price. A "responsive vendor" is able to meet the requirements of the solicitation, and a "responsible vendor" is willing and capable of furnishing the services solicited. A Waiver of Competition may be requested by the applicant and granted by Pinellas County in certain situations, including but not limited to: (1) an emergency that risks the health and safety of the occupants or would result in considerable costs being incurred if services are not rendered without delay; (2) there is only one person or firm that can provide the service (sole source justification); or (3) bids have been solicited but responsible and responsive bids have not been received. Applicants must provide documentation of bids received and if a Waiver of Competition is requested, documentation indicating all vendors contacted, the method of contact, and the date(s) contacted.

CHANGE ORDERS

A change order describes any modification to the scope of work in either the Acceptance of Grant Funds agreement or the Work Contract. Any modification, minor or significant, made to the original proposal/bid/work write-up requires submitting a change order executed by all parties, that is consistent with the standards of the original contract, and including all associated costs before the commencement of any represented work. Pinellas County staff compare the change order request(s) to the maximum grant award amount to ensure costs do not exceed program limits. Any change order costs that exceed the maximum allowable grant award shall be the applicant's responsibility. However, if the change order is related to repairs that would affect the health and safety of the building's occupants, the applicant may request additional grant funds to complete the work. Such requests will be assessed by and at Pinellas County's staff's sole discretion on a case-by-case basis.

FINAL INSPECTION

The project file should record all final documents, release of liens, final disposition of funds, and photos. Before issuing the final payment, staff will complete a final inspection to ensure that all work is complete per the contract and the work write-up. The contractor must provide the Permit Placard and ensure all open permits are finalized, if applicable. During the final inspection, staff will take photos of the completed project.

ADDITIONAL REQUIREMENTS

Pinellas County reserves the right to add any requirements needed to effectuate the goals of this program or comply with any legal requirements. Pinellas County reserves the right to amend the instructions, requirements, general and special conditions, or scope of work. Further, Pinellas County may waive specific provisions of these requirements based upon determining the project's public benefit.



Lealman CRA Commercial Grant Programs Application	
Project Information	
Date	
Project Address (Property Address)	
Zoning	
Parcel ID	
Current Building Use (i.e., Vacant, Commercial, Industrial, Mixed-use with Residential)	
Proposed Business User (Business Name)	
Main Contact Person	
Business Telephone Number	
Contact Person Email Address	
Commercial Site Improvement Application Amount	
Commercial Building Interior Improvement Application Amount	
Total Grant Application Amount	
Project Description (attach any drawings and/or attach additional pages as necessary for narrative)	



COMMERCIAL <u>SITE IMPROVEMENT</u> ELIGIBLE ACTIVITIES INCLUDED IN PROJECT	CHECK BOX
Exterior painting, re-siding, and/or cleaning	
Masonry repairs	
Removal of architecturally inappropriate or incompatible exterior finishes and materials	
Restoration of significant architectural details or removal of materials that cover said architectural details	
Site improvement features such as stormwater, fencing (chain link is ineligible), parking lots, landscaping (no sod allowed, must be Native or "Florida-Friendly" plants and pre-approved by Pinellas County), lighting, dumpster enclosures and buffer walls provided such features do not collectively exceed more than 25 percent of the eligible project costs	
Construction of driveway access, pedestrian, and bicycle amenities such as benches, shelters, bike racks and bike lockers	
Installation or repair of exterior signage, including wall, window, hanging, and monument signs advertising the business name and identity provided such features do not collectively exceed more than 25 percent of eligible project costs	
Awnings and canopies installation or repair	
Doors and windows	
Roof repairs or replacement that attach to a new or renovated façade (i.e., painting or site improvement feature)	
Exterior lighting attached to an existing building	
Demolition of obsolete accessory structures and partial demolition of exterior walls made necessary for renovation or expansion	
Sewer/Potable water utility upgrades	
Remediation of environmental contamination on the exterior site such as lead, petroleum, or asbestos	
Architectural, Engineering, Permitting and Development Review Fees (May not to exceed 10 percent of the total eligible project costs.)	

COMMERCIAL <u>BUILDING INTERIOR IMPROVEMENT</u> ELIGIBLE ACTIVITIES INCLUDED IN PROJECT	CHECK BOX
Structure stabilization (repair/replacement of foundations, footers, load bearing walls, roofing systems)	
Plumbing, natural gas and electrical systems	
Energy efficiency improvements (window upgrades, insulation, hot water heater, HVAC systems)	
Painting when accompanied with interior work such as installing or relocating walls, minor demolition, and any work as long as it is part of an improvement and not the sole project for which a funding request is being made	
Remediation of environmental contamination on the interior of the building including painting, such as lead, mold, or asbestos	
Architectural, Engineering, Permitting and Development Review Fees (May not to exceed 10 percent of the total eligible project costs.)	



Lealman CRA Commercial Grant Program Application

Applicant Certification and Signatures

I certify that the information provided in this application is true and accurate to the best of my ability, and no false or misleading statements have been made to secure approval of this application. You are authorized to make all the necessary inquiries to verify the accuracy of the information contained herein.

Applicant Signature	
Print Name	
Date	

Lealman CRA Commercial Grant Program Application

Owner Authorization

As owner of the property/properties located below, I hereby authorize the Applicant as identified above to undertake the activities specified in this application.

Property Address	
Parcel ID Number	
Owner Signature	
Print Name	
Date	

Commercial Grant Program Comparison

CRA Name	Commercial Grant Program Name	Eligible properties	Eligible improvements we do not include	Max project cost	Maximum award amount	Incentives: Stormwater?	Fire Code	Code compliance	Matching?	Drawing Fees?
City of Bartow	Facade Grant		Electrical, surface repairs, shutters, "other"	\$100,000	\$50,000				Y, 50%	
				\$5,000	\$5,000				N	
	Commercial Enhancement (ext+int)	vacant property renovation	room reconfig, fire protection, flooring, ADA, restrooms, interior historical restoration	\$400,000	\$200,000		X-eligible		Y, 50%	100% for renderings
	Commercial Real Estate Redevelopment	Commercial Repairs		>\$500,000	20% of overall cost			X-eligible		
City of New Port Richey		Commercial/Business Facade	Kitchen equipment							
		Job creation and business growth			\$50,000 loan, contingent on job creation					
	Facade and site improvement	vacant property renovation	ADA		\$20,000				Y, 50%	
	Multi-Unit interior build-out	vacant property renovation	fire suppression, waste mgmt, cabinetry, flooring		\$15,000		X-eligible	X-eligible	Y	
Plant City	Restaurant/food service	full service, buffet, coffee, groceries			\$25,000		X-eligible	X-eligible	Y	
	Road	no HMO			\$30,000				Y	
	Business Incentive Grant	certain districts	drywall, flooring, ADA	\$10,000			X-eligible		Y, 50%	
	Commercial Property Enhancement	for-profit	ADA, restaurant equipment		\$50,000		X-eligible	X-eligible	Y, 50%	No
City of Oldsmar	Redevelopment Grant	core commercial, industrial, res, food	business on historic buildings		\$200,000		X-eligible	X-eligible	Y, 15%	No
City of Auburndale	Impact Fee Assistance	change of use or new construction	N/A							
City of St. Pete	Nonre-interlined is closed									
City of Fort Meyers	Commercial Property Improvement	5 yr lease	courtyard, outside dining	\$200,000	\$50,000				Y, 25%	Exterior only
				\$400,000	\$200,000				Y, 50%	
City of North Miami	Beautification and Enhancement	expanding or new business	interior renovation, loading docks, flooring, ADA	\$25,000	\$25,000				N	100% Arch/Eng
	Business Attraction/Expansion	no new construction	Impact fees, rent while remodelling, large equipment	\$150,000	\$75,000				Y, 50%	
	Rehabilitation Grant		ADA, marine-related improvements	\$40,000	\$100,000					
	Exterior Improvement		ADA, solid waste, fire systems, shutters	No maximum	\$20,000		X-eligible	X-eligible	Y, 50%	
City of Port Richey	North Greenwood- Commercial	not limited but intended to attract specific businesses	restaurant equipment, ADA		\$75,000		X-eligible	X-eligible	Tenure: 0-40%	Up to \$5,000
City of Clearwater	Business Enhancement- Downtown				\$25,000		X-eligible	X-eligible	Y, 25%	up to \$10,000
					\$150,000		X-eligible	X-eligible	Y, 35%	
					\$500,000		X-eligible	X-eligible	Y, 45%	
City of Winter Park	Business-Facade Grant	no non-profits or national franchises	ledges, storefronts	\$40,000	\$20,000				Y, 50%	
City of Sanford	Facade Improvement	home and commercial	specifically EXCLUDES HVAC, plumbing, fire, code	\$20,000	\$10,000				Y, 20% CRA match	
	New Construction	no rehabilitation	contamination removal, utilities	\$500,000	\$100,000				Y, 25% CRA match	
	Loan Subsidy	limited interior dwgmt, <10%		\$20-\$500,000					Y, 25% CRA match	
City of Apopka	Facade Renovation Assistance		ADA, building code needs, historical theme imprints		\$5,000				Y, 50%	
	Building Code Assistance		fire alarms/walls, ADA, bathrooms, grease traps						Y, 25%	
	Permit Refund Assistance	targeted businesses							Y, 50%	
	Business Impact Fee	new, expanding, or change of use	water, sewer, police, fire fees						Y, 50%	
City of Tarpan Springs	Building Code Assistance	requires building, fire or safety code compliance	Improvements to bring up to code, ADA	\$15,000 1 floor, \$20,000 2 flr	\$7,500 / \$10,000		X- separate program	X- separate program	Y, 50%	
	Facade Improvement Grant		ADA	\$20,000 / \$30,000	\$10,000 / \$15,000				Y, 50%	50% Prof Stcs
	Person and equipment	hours of operation after 5pm	ADA design, kitchen equip, flooring, ADA	\$15,000	\$7,500				Y, 50%	50% Prof Stcs
	Facade and Building Improvement	three specific roadway segments	ADA, fire, E, Building Code				X-eligible	X-eligible	Y, 50%	
City of Tampa	Interior Grant		ADA, fire, security, utility and Vesta Mgmt systems, flooring, solid waste	vary by district	\$75,000		X-eligible		Y, 50%	No
	Exterior Grant		hurricane shutters, weatherization imprints, porch, tree removal	vary by district	\$75,000				Y, 50%	No
	Special Projects*	Governmental and non-profits		N/A	N/A					
	Pre-Development Grant	Design and engineering services								Y, 100%
City of Pinellas Park	CRA Facade Improvement	independently-owned businesses, MF residential properties	ADA, labor of employees, equipment rental		single frontage: \$20,000 two frontage: \$25k				No	
		Park Blvd, 48th St, US Hwy 19, 56th St.	ADA, labor of employees, equipment rental		\$25,000				No	
	Commercial Improvement Program (all)	48th St. N., 54th Ave, 34th St., Haines Rd., 28th St. N.	paint, masonry, removal of exterior finishes, stormwater, fencing, parking lots, landscaping, lighting, dumpster enclosures, buffer walls, driveway/pedestrian/bike amenities, signage, awnings, doors/windows, roof, demo, sewer, environmental contamination		\$40,000 if not combined	X- limited to 25%			Y, 50%	Y, 10%
	Commercial Improvement Program (interior)	48th St. N., 54th Ave, 34th St., Haines Rd., 28th St. N.	structure stabilization, plumbing/natural gas/electrical, energy efficiency, paint, environmental contamination		\$40,000 if not combined				Y, 50%	Y, 10%

Key

X-eligible:

included as part of this program as an eligible improvement

X-separate program:

included as its own separate program

Eligible properties:

if blank, they are the same as us or the eligible properties are implied by the title of the program (restaurants, etc.)

* projects that don't meet qualifications for standard grant