



**Lealman CRA
Community Advisory Committee
Agenda**

Wednesday September 24, 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 6-25-2025
- V. Lealman CRA Agenda Items**
 - Lealman CRA Commercial Grant Review
 - Budget Review
 - Lealman CRA ADU Grant Review
- VI. Additional Lealman CRA and Non-CRA Updates by Amy Davis**
- VII. Advisory Committee Member Comments**
- VIII. Adjourn**



MEETING MINUTES

Lealman CRA Community Advisory Committee

Wednesday, June 25, 2025, 6 PM

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

Committee Members Absent: Charles Flynt, Kenneth Williams, Jeremy Heath

Pinellas County Staff Present: Amy Davis, Felix Nunez, Cameron Ehmig, Scott Swearingen, Jason Ester (Virtual)

I. Call to Order

Chair Kim Blessinger called the meeting to order at 6:01pm.

II. Introductions

III. Citizens' Input (3-minute limit per person)

David Lee provided public comment on Joe's Creek Master Plan, asked for an update on the pond beautification and restoration project.

IV. Approval of Minutes

Chair Kim Blessinger requested a motion to approve the 5-28-2025 minutes

Motion by Tyler Payne

Seconded by: Jennifer Post

Vote: Approved unanimously with no changes

V. Lealman CRA Agenda Items

1. Review of the Final Draft of Joe's Creek Industrial Park Master Plan

Presented by Jared Schneider from Kimley-Horn. Jared provided an update and summary on the Final Draft of Joe's Creek Industrial Park Master Plan through a PowerPoint presentation that included the following:

- Real estate market analysis
- Infrastructure analysis: stormwater, bulkhead, seawalls
- Stakeholder engagement: transportation, resurfacing, crossing at 28th St., flooding, freight



- Supporting use for businesses (restaurants for employees, workforce housing, flexible site plans to encourage expansion)
 - Brief discussion among committee members and staff about the level of support from stakeholders; the purpose of Targeted Employment Centers; the impact of the storm
- Vision for Joe's Creek: hybrid approach; targeted changes in some areas and maintaining others for industrial use
 - Discussion among committee members and staff of possible locations for a regional stormwater treatment center, stormwater storage; lack of stormwater standards during development of the industrial park, stormwater requirements on each property, following code regulations
- Infrastructure analysis:
 - Concrete elements (privately owned seawalls /bulkheads) showed isolated cracking
 - Tie-backs that hold the walls: some are missing or cannot be confirmed still exist
 - Discussion among committee members and staff about funding options to help with rebuilding seawalls, state/federal level grants for small businesses, whose responsibility it is to maintain the seawall, special assessment, estimated costs of seawall reconstruction
- Next steps:
 - Next five years
 - Capital Improvements that are needed, stormwater (additional analysis and access needed on bulkhead), funding (grants, special assessments), transportation issues
 - 5+years
 - Assess how the code is working, upsize pipes
 - Stormwater culvert, floodplain storage
 - Discussion from staff about the upcoming Board of County Commission Work Session in July to review the Master Plan and the Board of County Commissioners public hearing on August 19th, in which the Master Plan will be presented for adoption. This led to discussion among committee members and staff regarding the terminology of a 150-year storm and the goals of redevelopment in Joe's Creek.
- Chair Kim Blessinger called for vote of support of the Joe's Creek Industrial Park Master Plan
- Motion by Dominic Howarth
- Seconded by: Tyler Payne
- Vote: Approved unanimously

2. Lealman CRA Public Art Program Wrap-Up and Discussion for next year

Presented by Felix Nunez, Pinellas County staff.

- Felix showed photos of the murals and signal boxes that were installed this past year in Lealman



- Goals for next year:
 - 5 more signal boxes
 - 1 large mural or other art installation, location TBD

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

- Senate Bill 110: bill was not passed
- Joe's Creek Master Plan next steps: Work Session on 7/17, Public Hearing and Adoption of Plan on 8/19
- CRA budget review to Board of County Commission presented on June 10th
 - CRA will be paying for two dedicated park rangers at Ray Neri Park to provide presence in park
- Lealman Heights project with Habitat for Humanity
 - Change of zoning, going before board of Adjustments on 7/2
- Pond Beautification
 - County doesn't own the land to the waters edge, privately-owned.
 - Objective is to remove exotic/invasive species
- Joe's Creek Mixer (7/16)
 - Will present summary of Joe's Creek Master Plan
- Tree Adoption Program sign-up
- Star Mobile Home Park Code Enforcement case update

VII. Advisory Committee Member Comments

- Committee member commented on the progress that has been made in the past 9 years

VIII. Adjourn

Chair Kim Blessinger asked for a motion to adjourn.

Motion by: Jennifer Post

Seconded by: Dominic Howarth

Vote: Unanimous

Meeting adjourned at 7:48



CRA Commercial Grant Discussion #2 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, September 24, 2025

DATE: September 17, 2025

Lealman CRA Commercial Grant Program

This is the second meeting discussing changes and improvements to the Lealman CRA Commercial Grant Program. The next attachments are an outline of the proposed changes and a draft of the guidelines.

The discussion at the last meeting included support for adding specific improvements for restaurants and food-service businesses. There was also support for adding more eligible improvements and targeting specific types of businesses. We consulted with restaurant owners and got their input on our list of restaurant-related improvements.

The main changes to the grant are the four categories: exterior, site, interior, and food-service improvements. The grant award amount has changed: each category is up to \$25,000 reimbursement. The categories may be combined up to \$100,000 if they are a food-service business. Site and exterior improvements may be combined in any amount up to \$50,000. There have also been adjustments to the language and added clarification on eligible and ineligible businesses. We have also made minor updates to the contact info, table, and application submittal instructions.

Highlighted changes for discussion:

- 1) Ineligible businesses: National corporate franchises, bail/bonds, pawn shops, smoke shops, electronic or vapor cigarette stores, mini-storage facilities, adult-oriented businesses, places of worship
- 2) Painting interior or exterior must be combined with remodeling project
- 3) HVAC: eligible only if it is a replacement or upsizing due to expansion
- 4) Roof: eligible only if expanding or new construction
- 5) More flexibility on doors/windows: including loading dock/garage doors, costs associated with changing the size of an opening
- 6) Reimbursement for architectural, engineering, permitting, and development review fees: capped at \$5,000 per application. Matching reimbursement only upon completion of improvements

Outline of Changes to the Lealman CRA Commercial Improvement Grant Program

1) Overview

- a. Four categories of improvements: exterior, site, interior, and food-service.
- b. Purpose statements are provided for each category.
- c. Added sentence regarding:
 - i. Intention of the grant, what is ineligible for funding
 - ii. Architectural, engineering, permitting, and development review fee reimbursements.
 - iii. Food-service applicant requirements

2) Grant fund amounts:

- a. Added new table for interior/exterior award amounts, added sentence about payment process
- b. Each category is up to \$25,000 reimbursement and can be combined up to \$100,000 if they are doing a full restaurant buildout. Site and exterior improvements can be combined in any amount up to \$50,000.

3) Applicant Eligibility:

- a. *Deleted: "National commercial franchises: 50% of payroll must be Lealman residents, must have been actively on payroll for at least 6 months working at least 20 hours/week"*
 - i. Replaced with: Locally independently owned and operated franchises, owner must reside in Pinellas County. National corporate franchises are not eligible.
- b. *Deleted: "Healthcare providers: requirement to have one healthcare provider on staff with an unencumbered license; requirement for ACHA license"*
 - i. Replaced with: "Healthcare providers must provide their practice's license information"
- c. *Deleted: "Not-for-profit agencies: list of all organizations under 501(c)(3), no worship unless voluntary and privately funded"*
 - i. Replaced with: "Non-profit organizations must provide proof of tax-exemption under 26 U.S. Code 501 requirements" and "If the organization is faith-based, the project must be for a secular purpose and cannot advance or inhibit religion."
- d. Added: "Applicants in the food-service business must provide proof that they have at least 5 years of food service management experience. New restaurants will need to submit their business plan for CRA review."
- e. Added: "Ineligible businesses: bail/bonds, pawn shops, smoke shops, electronic or vapor cigarette stores, mini-storage facilities, adult-oriented businesses, mobile vendors, places of worship"

4) Lealman CRA Commercial Improvement Grant Program Eligible and Ineligible Activities

- a. Throughout list:
 - i. Added to improvements list: Matching reimbursement only upon completion of improvements
 - 1. *Old language: Fee reimbursement cannot exceed 10% of the total grant award*

- ii. Split up exterior and site improvements
 - iii. Changed “TIF application” to “grant application” to provide continuity.
 - iv. Ineligible (changes are in bold): “Routine **or deferred** maintenance”, “Improvements performed before approval of **the grant** application”, “Work performed by an unlicensed contractor **when license is required**”
- b. Site improvements:
 - i. Split up the one bullet point regarding site improvements, *deleted the limit on site improvement reimbursement (25%)*
 - ii. *Deleted remediation of environmental contamination*
 - iii. Stormwater improvements are on their own bullet point
 - iv. Expanded on parking lot improvements: added parking spaces, sidewalks, pathways, and included ADA-compliant improvements to the site
 - v. Landscaping is now limited to \$2,500 rather than 10% of the grant award
- c. Ineligible Site improvements: added “Building improvements”, *deleted improvements related to the exterior of the building*
- d. Exterior improvements:
 - i. Carried over from site improvements: exterior painting, re-siding, masonry repairs, removal/restoration of architectural details, awnings/canopies, windows, doors, lighting, signage
 - ii. Changes: exterior painting only eligible when combined with siding, masonry, or architectural feature restoration/removal/addition
 - iii. Added:
 - 1. [Doors and windows] installation or replacement (including loading dock/garage doors; costs associated with changing size of openings)
 - 2. New roof and painting for building addition
 - 3. Replacement roof for entire building when combined with a significant business expansion resulting in building addition
 - 4. New installation or replacement of exterior signage attached to the building and/or windows (added “reimbursement for signage limited to 25% of grant award” to be consistent with site improvements)
- e. Ineligible Exterior improvements: “Improvements to any buildings located in a residential zone or to any portion of the building used for residential purposes”, “Painting when not accompanied by...”, “Repair of doors, windows, and signage”, “Roof repair...”
- f. Interior improvements
 - i. Re-worded “structure stabilization” to include costs associated with adding or removing walls
 - ii. Added:
 - 1. The only way to qualify for interior painting is by doing an interior remodel project that includes the following: flooring, ceiling, millwork/cabinetry, demolition, plumbing, natural gas, electrical
 - 2. Installation of a new restroom if required for change of use
 - 3. Cost to upsize an HVAC system due to building addition
 - 4. Cost associated with adding/removing walls

iii. Deleted:

1. Energy efficiency improvements

2. Painting

g. Ineligible Interior improvements:

i. Added “HVAC repair” as an ineligible improvement

ii. Changed language about improvements to residential buildings and exterior improvements

h. Restaurant improvements: new category, included architectural/engineering and permit/development fees

5) Application submittal requirements

a. Updated application submittal process from paper application to online application, updated contact information

b. *Deleted requirement for national franchise applicants to provide an employee roster*

i. Replaced with requirement for a business plan/projections

c. *Deleted lines about non-profits and healthcare providers*

i. Moved to end of list for clarity. Kept same requirement for non-profits: proof of tax exemption, any licenses required to perform their services

ii. Replaced healthcare provider requirement with: practice’s license information

d. Added updated language about faith-based organizations based on MSTU Special Projects Funding grant

e. Added requirement for food-service grant applicants to provide proof that they have at least 5 years of restaurant management experience; new restaurants to provide business plan

6) Grant requirements and compliance

a. Added:

i. Business owner shall complete the projects referenced in the Grant Agreement in less than 24 months

ii. Work must commence within 6 months of execution of Grant Agreement with approved permits

iii. Work must commence within 12 months of execution of Grant Agreement with approved site plan

iv. Non-compliance with the above deadlines may result in grant award revocation

b. Deleted/replaced:

i. Replaced “...review of Completed Work” with “CRA staff may ask for status of projects from applicant”

ii. Replaced paragraph of deadlines with the above bullet points

iii. Replaced/added clearer language about grant reimbursement process in the last sentence. Added clearer language to reflect that the applicant must pay contractors before reimbursement.

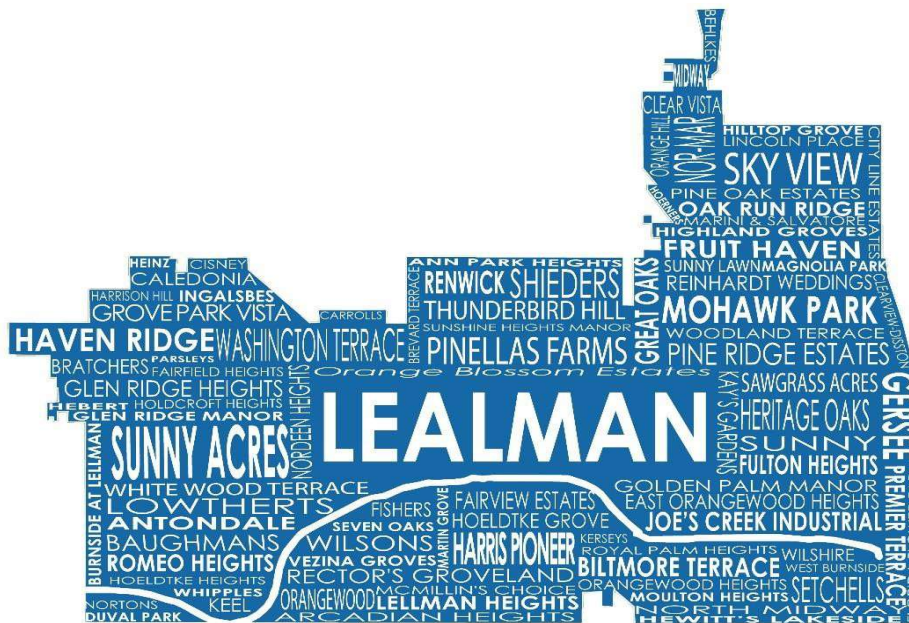
7) Procurement method

- a. Added clearer language saying that Waivers of Competition will only be granted under extenuating circumstances
 - b. Deleted “emergency that risks...”: *doesn’t align with how the grant process works*
 - c. Waiver of Competition: language changes for clarity
- 8) Change orders
 - a. Deleted first sentence: *redundant*
 - b. Added clearer language saying that change orders will only be granted under extenuating circumstances
 - c. Deleted last sentence: *doesn’t align with how the grant process works*
- 9) Final inspection
 - a. Replaced “final payment” with “grant disbursement” for continuity of language
 - b. Replaced “Permit Placard” with proof of finalized permits because it has moved to an online portal
- 10) Additional requirements
 - a. Deleted “or scope of work” *because the CRA will not be altering the scope of work*
- 11) Deleted paper application portion



Pinellas County Government | Lealman CRA | Lealman Exchange | 5175 45th St N | St. Petersburg, FL 33714

Lealman Community Redevelopment Area Commercial Improvement Program Guidelines and Application Package Effective 2026



Applications & supporting documents may be submitted electronically or via hand delivery to:

Cameron Ehmgig
CRA Specialist
(727) 464-5411
Cehmig@pinellas.gov

or

Felix Nunez
CRA Coordinator
(727) 464-5458
Fnunez@pinellas.gov
Lealman Exchange 5175 45th Street N, Building A
Lealman, Florida 33714



OVERVIEW

The Lealman CRA Commercial Improvement Program is intended to provide reimbursable 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 property owners and businesses under the following categories:

- 1) **Exterior:** Improvements to the building façade to enhance curb appeal
- 2) **Site:** Improvements to the parking lot, free-standing signs, landscaping, and stormwater management
- 3) **Interior:** Improvements that enhance interior appeal, as well as improvements that enhance business functionality (utilities, plumbing, electrical)
- 4) **Food-Service:** Installation of permanent food-service equipment and infrastructure

All improvements should noticeably improve the functionality or appearance of the business. Routine and deferred maintenance items will not be eligible for funding. Funds may not be used for any projects already completed or in progress.

Architectural, engineering, permitting, and development review fee reimbursements are capped at \$5,000 per application, in combination with other improvements.

The category dedicated to food-service is intended for existing restaurants to expand their space or for new restaurants to change their building's use to food service. Restaurant owners looking to open a new location in Lealman will need to provide the CRA staff with a business plan.

GRANT FUND AMOUNTS

The maximum award amount for each category is \$25,000 and the categories can be combined up to \$100,000. Site and exterior improvements can be combined in any amount up to \$50,000.

Example Site Award	Example Exterior Award	Example Combined
\$50,000	\$0	\$50,000
\$0	\$50,000	\$50,000
\$20,000	\$30,000	\$50,000

The grants are matching grants, reimbursable to the property owners after all permits and projects are confirmed completed. The grant payment process may take up to 45 days.

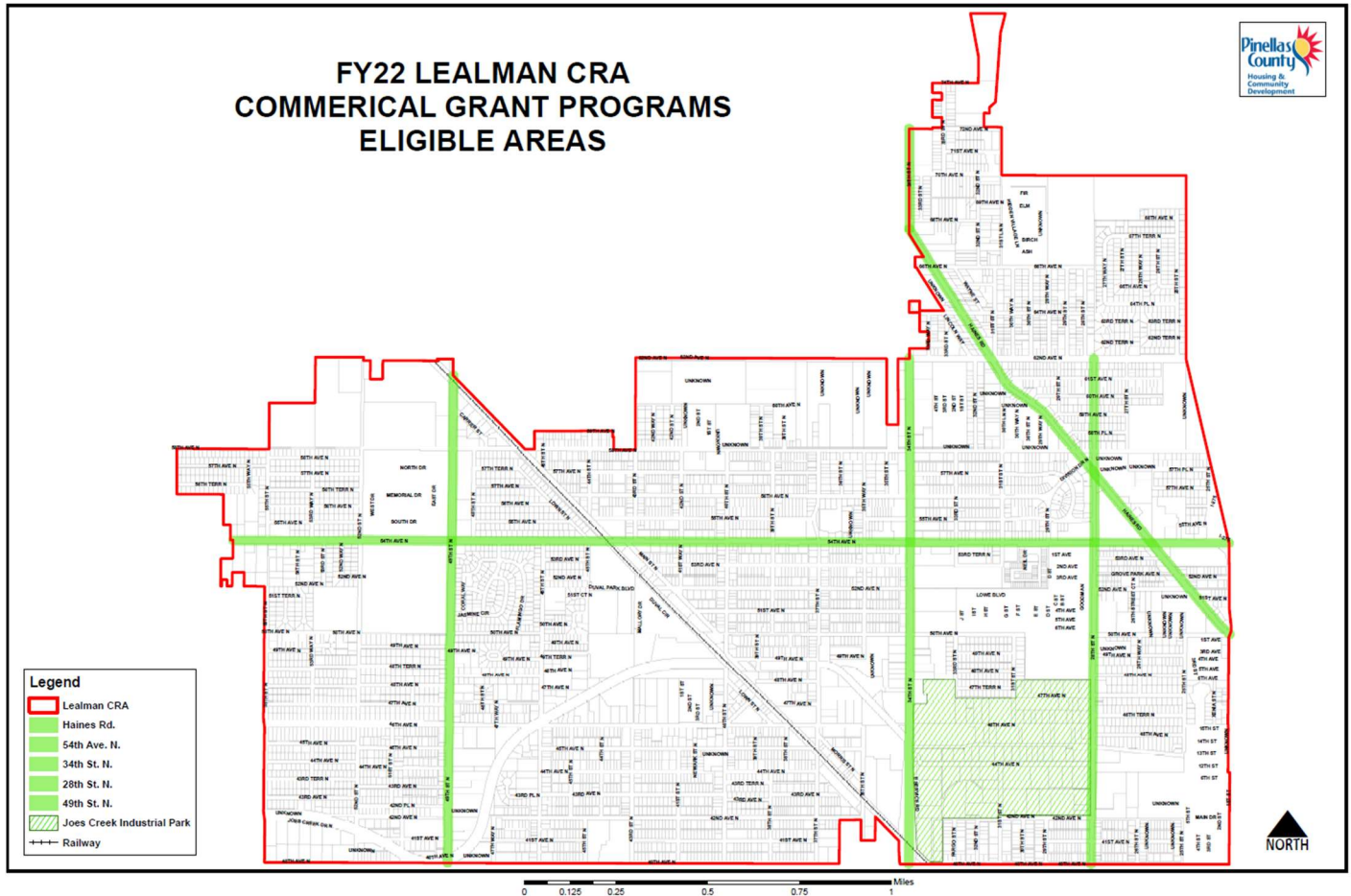
PROPERTY ELIGIBILITY



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 site, interior and exterior improvements on commercial, industrial, and mixed-use properties that have received zoning/building approvals. Grants are also available for improving, expanding, or opening up a new food service establishment.

Businesses that lease their location may apply if they have written and notarized approval from the building owner.

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
- Properties with limited Code Enforcement/Utility liens made on a case-by-case basis
- Property has not received an improvement grant in the last three years.
- Locally independently owned and operated franchises, owner must reside in Pinellas County. National corporate franchises are not eligible.

- Non-profit organizations must provide proof of tax-exemption under 26 U.S. Code 501 requirements and any licenses or certifications required to provide their services.
- If the organization is faith-based, the services provided must be for a secular purpose and cannot advance or inhibit religion.
- Healthcare providers must provide their practice's license information
- Applicants in the food-service business must provide proof that they have at least 5 years of food-service management experience. New restaurants will need to submit their business plan for CRA review.

Ineligible businesses: bail/bonds, pawn shops, smoke shops, electronic or vapor cigarette stores, mini-storage facilities, adult-oriented businesses, mobile vendors, places of worship

Lealman CRA Commercial Improvement Grant Program Eligible and Ineligible Activities

Eligible Site Improvements

- Stormwater improvements
- New and replacement fencing (chain link is ineligible), dumpster enclosures, and buffer walls
- Parking lots, parking spaces, sidewalks, pathways, and lighting (includes ADA-compliant improvements)
- Landscaping (no sod allowed, must be Native or "Florida-Friendly" plants and pre-approved by Pinellas County, Landscaping is limited to \$2,500)
- Construction of driveway access, pedestrian, and bicycle amenities such as benches, shelters, bike racks, and bike lockers
- New installation or replacement of exterior signage, including monument and pole signs advertising the business name and identity. (Reimbursement for signage expenses are limited to 25% of the grant award.)
- Demolition
- Sewer/Potable water utility relocation.
- Architectural, engineering, permitting, and development review fees (Matching reimbursement only upon completion of improvements)

Ineligible Site Improvements

- Work performed by an unlicensed contractor when license is required
- Improvements performed before the approval of the grant application
- Building improvements
- Routine or deferred maintenance

Eligible Exterior Improvements

- Exterior painting when paired with:
 - New or replacement siding
 - Masonry work
 - Remove, restore, or add architectural details or features on exterior of building
- Awnings, shutters, and canopies installation or replacement

- Doors and windows installation or replacement (including loading dock/garage doors; costs associated with changing size of openings)
- New roof and painting for building addition
- Replacement roof for entire building when combined with a significant business expansion resulting in building addition
- Exterior lighting attached to an existing building
- New installation or replacement of exterior signage attached to the building and/or on windows (Reimbursement for signage expenses are limited to 25% of the grant award.)
- Architectural, engineering, permitting, and development review fees. (Matching reimbursement only upon completion of improvements)

Ineligible Exterior Improvements

- Roof repair; roof replacement, except for expansions and new construction
- Routine or deferred maintenance
- Repair of doors, windows, and signage
- Painting when not accompanied by other work as shown
- Improvements to any buildings located in a residential zone or to any portion of the building used for residential purposes
- Work performed by an unlicensed contractor when license is required
- Improvements performed before the approval of the grant application

Eligible Interior Improvements

- Costs associated with adding or removing walls (including costs associated with insulation, footers, load bearing walls, roofing systems, and foundations)
- Interior remodel project
 - New and replacement flooring
 - New ceiling installations
 - New millwork and cabinetry, service counters
 - Interior demolition
 - Plumbing, natural gas, and electrical systems
- Interior painting (only when combined with a complete remodel)
- Cost associated with installation of a new restroom, if required for change of use
- Cost to upsize an HVAC system due to significant business expansion resulting in building addition
- 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 (Matching reimbursement only upon completion of improvements)

Ineligible Interior Improvements

- Work performed by an unlicensed contractor when license is required

- Improvements performed before the approval of the grant application.
- Routine or deferred maintenance
- Painting, when not associated with other improvements
- New building construction (additions to existing structures are permitted)
- Improvements to any buildings located in a residential zone or to any portion of the building used for residential purposes
- Improvements to buildings constructed within the last three years
- HVAC repair; replacement only for the existing building (except for replacement due to building expansion)

Eligible Restaurant Expenses

- Grease traps and/or interceptors
- Kitchen hoods and/or venting
- Plumbing/electrical
- Gas lines
- Walk-ins (freezer/fridge)
- Prep space
- Permanent kitchen equipment (must include installation, excluding non-fixed equipment)
- Floor drains
- Three-compartment sink
- Flooring
- AC/heat
- Fire suppression
- Solid waste/recycling systems
- Restrooms
- ADA compliance
- Impact fees
- Other improvements (approved by the CRA) to facilitate a change of use
- Architectural and engineering fees, as well as permitting and development review fees (Matching reimbursement only upon completion of improvements)

Ineligible Restaurant Expenses

- Non-fixed equipment
- Installation of equipment by an unlicensed contractor
- Work performed by an unlicensed contractor when license is required
- Improvements performed before the approval of the grant application
- Routine or deferred maintenance
- Supplies
- Exterior building improvements, except grease interceptors
- Generators
- Furnishings, window coverings/blinds
- Improvements due to damage



- Improvements to a separate structure
- Window or door security bars
- Security cameras and systems

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 must be completed on the Neighborly application portal, available on our website: www.Pinellas.gov/Lealman For more information about application requirements and eligible activities, please contact:

Cameron Ehmig
CRA Specialist
(727) 464-5411
Cehmig@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.)
- 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.
- *Locally independently owned and operated franchises*: Owner must reside in Pinellas County. National corporate franchises are not eligible.
- *Non-profit organizations* must provide proof of tax-exemption under 26 U.S. Code 501 requirements and any licenses or certifications required to provide their services.
- If the organization is *faith-based*, the project must be for a secular purpose and cannot advance or inhibit religion.



- *Healthcare providers* must provide their practice's license information
- Applicants in the *food-service* business must provide proof that they have at least 5 years of restaurant management experience. New restaurants will need to submit their business plan for CRA review.

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:

- Business owner shall complete the projects referenced in the Grant Agreement in less than 24 months
- Work must commence within 6 months of execution of Grant Agreement with approved permits
- Work must commence within 12 months of execution of Grant Agreement with approved site plan
- 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 6-24 months of execution of the Grant Agreement, CRA staff may ask for status of projects from applicant (Length of time will depend on the nature of work proposed.)
- Non-compliance with the above deadlines may result in grant award revocation

Absent approval of an extension of the deadlines above by the CRA, 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 grant disbursement will not be made until all payments are made to the contractors, and all project components identified in the grant agreement have been completed, inspected, permits closed, and/or issued a Certificate of Occupancy, as applicable, 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 under extenuating circumstances, including but not limited to: (1) there is only one person or firm that can provide the service (sole source justification); or (2) 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 needed, documentation of all vendors contacted, the method of contact, their response, and the date(s) contacted.

CHANGE ORDERS

Any modification, minor or significant requires submitting a change order executed by all parties and will only be granted under extenuating circumstances. A change to the scope of work must be consistent with the standards of the original contract, and include 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.

FINAL INSPECTION

The project file should record all final documents, release of liens, proof of final payments to contractor(s), and photos. Before grant disbursement, staff will complete a final inspection to ensure that all work is complete per the Grant Agreement. The contractor or property/business owner must provide proof that 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, or general and special conditions. Further, Pinellas County may waive specific provisions of these requirements based upon determining the project's public benefit.



Proposed FY26 Budget and Work Plan

Memorandum

TO: Kim Blessinger, Chair, Lealman CRA Advisory Committee

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

SUBJECT: Lealman CRA Advisory Committee Meeting, September 24, 2025

DATE: September 17, 2025

Proposed FY26 Budget and Work Plan

The budget priorities and work plan were reviewed with the CRA Committee at the February 26 and March 26th meetings and provided updates when the budget information session as of June 10th was held and the proposed CRA Budget was presented.

Since that time the proposed budget was updated for the July 1st preliminary tax base values, which were underestimated at the time of the budget information session and subsequently caused smaller adjustments so that the expenditures = revenues. Additionally, the two Ray Neri Park Rangers proposed for the FY26 budget will be funded by the CRA Budget.

The proposed budget published in July is attached as well as the corresponding workplan, which includes the project discussed and an administrative category was added so that the workplan totals the budget. This improvement to the workplan document will help ensure that all the projects are included in the budget and vice versa (in a past year a budget item was omitted from the workplan).

The budget hearings are scheduled for September 4th and 18th, with the resolution for adopting the CRA Work Plan and Budget being heard on September 18th. Agenda link:
[file:///C:/Users/bcc106493/Downloads/Agenda%20\(43\).pdf](file:///C:/Users/bcc106493/Downloads/Agenda%20(43).pdf)

Because last month's committee meeting was canceled for lack of quorum, this item will be for review because it will be past the budget hearing held by the County Commission. We will begin discussing FY27 proposed budget in early 2026 again to ensure the committee has time for input.

Lealman CRA Trust

Amy Davis, Agency Assistant to County Administration

Phone Number: 727-464-8219

<https://pinellas.gov/lealman-community-redevelopment-area>

Department Purpose

The Lealman Community Redevelopment Area (CRA) Trust was established June 7, 2016, by the Board of County Commissioners (BCC) to support redevelopment activities specified in the Lealman CRA Plan. The CRA Trust undertakes activities/projects for the elimination and prevention of identified deterioration and economically distressed conditions in the designated area. Public funding is used to stimulate private sector investment in this endeavor. Public revenues to the CRA Trust are generated through Tax Increment Financing (TIF) as defined by State statute. Since this district is in the County's unincorporated area, the General Fund contributes TIF resources based on both the Countywide and the Municipal Service Taxing Unit (MSTU) property tax collections.

FY25 Accomplishments

- At three years in the Home Improvement Program (HIP) contract, to promote affordable housing infill, Habitat for Humanity has completed 36 homes within the Lealman CRA that each have an appraised value between \$350,000 and \$375,500. The total incentives paid from the contract is \$1.1M to date towards these new homes resulting in a residential tax base value of at least \$12.6M.
- The Joe's Creek Industrial Park Master Plan Project contract was awarded to Kimley-Horn, a contract amendment to allow for additional infrastructure assessment and evaluation was approved on March 25th, 2025. This project is expected to be completed by mid-August 2025, which will provide for a master plan for the Targeted Employment Area, the Joe's Creek Industrial Park. The master plan will provide for an analysis and recommendation for land-use changes that would meet the requirements by Forward Pinellas. The scope of work also includes the infrastructure impact of the proposed land use changes and infrastructure assessment of the current conditions of utilities, stormwater and the privately owned seawalls along Joe's Creek.
- The St. Petersburg Foundation Master Leasing and Management Agreement of the Lealman Exchange (LEX) was extended for a five-year period effective October 1, 2024, after an initial successful two and a half-year period. The implementation of the LEX Strategic Plan and the activation of the center continue to serve the Lealman community by being an active Community Center that is rented at near capacity. Wounded Warriors and the Family Center on Deafness are the two newest tenants to move into the LEX. The latest programming provided through the LEX is a Sunday morning Farmer's Market once a month and a swimming lesson and lifeguard training program offered to children free of charge.
- Completed the third year of the Alleyway Program, where 176 alleyways have been identified within the Lealman CRA. The program allows for cyclical maintenance through mowing of the alleyways in addition to the clearing of partially or completely blocked alleyways. The program enhances the appearance and public safety of the alleyways. As of June 2025, 49 alleys were cleared of vegetation overgrowth and debris and 153 of the alleys are now maintained on a cyclical mowing cycle. Our goal is at least two alleys per month are cleared so we can eventually have all 176 alleys maintained on a cyclical basis.
- The residential and commercial grant programs were converted to an on-line application process at the beginning of 2025. Additionally, the residential grant program underwent a review by CRA Staff and the CRA Advisory Committee resulting in the Board of County Commission approving recommended changes, of which included establishing required resident match that is dependent on the Area Median Income (AMI) percentage of their household income.

Budget Analysis

The Lealman Community Redevelopment Area (CRA) consists of one fund the Lealman Community Redevelopment Agency Trust Fund. The FY26 Budget increases \$2.9M (22.5%) to \$15.6M and the department FTE count remains unchanged at 3.0 FTE.

The Lealman CRA Trust Fund revenues are primarily supported by ad valorem tax increment financing. Revenue increases \$207,310 (4.0%) to \$5.4M with the ad valorem tax increment financing values provided by the Pinellas County Property Appraiser. The increase was offset by removal of the transfer from General Fund for the pass-through funding to the St. Petersburg Foundation. The agreement with the St. Petersburg Foundation, where the County serves as a pass-through for funding from Community Foundation of Tampa Bay (CFTB) to the St. Petersburg Foundation, ends FY25. Going forward, the St. Petersburg Foundation will work directly with the Community Foundation of Tampa Bay (CFTB) and the County will no longer serve as a pass-through.

Personnel Services increases \$145,610 (34.5%) to \$567,130 with the addition of fiscal responsibility for two (2) park rangers operating Ray Neri Park. The increase is also due to a 3.0% base salary increase, career path and ladders, position reclassifications, and Florida Retirement System (FRS) actuarial retirement increases.

Operating Expenses increases \$852,770 (57.7%) to \$2.3M.

- Professional Services increases \$677,980 (246.5%) to \$952,980 to support items such as implementation of any land use changes as a result of the Master Plan for Joe's Creek Industrial Park, operation and activation of Lealman Exchange Community Center (LEX), administration of the public art program, consultant services for the CRA, consultant services for updates to the CRA plan, economic impact statements, and economic development strategy, and consultant services for design and construction services for an alleyway connectivity project.
- Other Contractual Services increases \$132,000 (12.4%) to \$1.2M to support items such as sign replacement, HIP, an agreement with Habitat for Humanity to support construction of new affordable single-family homes, alleyway program, and demolition funds to support severe cases of code enforcement for unsafe or condemned structures.

Capital Outlay increases \$11.0M (1,223.1%) to \$11.9M primarily due to the realignment of funds from Grants and Aids to projects such as \$8.6M to Joe's Creek Master Plan Infrastructure, \$2.0M for future land acquisition, and \$1.3M to capital improvement projects. Pursuant to Florida State Statute 163.387(7)(d), one of the available options for any money remaining on the last day of the fiscal year can be "appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan." As such, the remaining funds were moved from Grants and Aid and realigned to projects within Capital Outlay.

Grants and Aids decreases \$9.2M (92.0%) to \$770,000 due to the above-mentioned adjustment from Grants and Aids to projects within Capital Outlay. Grants and Aids include the Accessory Dwelling Unit (ADUs) pilot grant program, the Commercial Improvement Grant, and the Residential Façade Grant. The Residential Façade Grant increased \$70,000 from \$300,000 to \$370,000 and the Commercial Improvement Grant increased \$60,000 from \$240,000 to \$300,000 from the FY25 Budget.

Budget Summary



Annual Operating and Capital Budget FY26

	FY25 General Fund	FY25 Non-General Fund	FY25 Budget	FY26 General Fund	FY26 Non-General Fund	FY26 Budget
Personnel Services	\$0	\$421,520	\$421,520	\$0	\$567,130	\$567,130
Operating Expenses	\$0	\$1,477,800	\$1,477,800	\$0	\$2,330,570	\$2,330,570
Capital Outlay	\$0	\$900,000	\$900,000	\$0	\$11,907,900	\$11,907,900
Grants and Aids	\$0	\$9,920,490	\$9,920,490	\$0	\$770,000	\$770,000
Reserves	\$0	\$0	\$0	\$0	\$0	\$0
Grand Total	\$0	\$12,719,810	\$12,719,810	\$0	\$15,575,600	\$15,575,600

	FY25 General Fund	FY25 Non-General Fund	FY25 Budget	FY26 General Fund	FY26 Non-General Fund	FY26 Budget
FTE	0.0	3.0	3.0	0.0	3.0	3.0

Budget Summary by Program and Fund

Lealman CRA

Addresses the unique needs of the targeted area by implementing the Lealman Community Redevelopment Plan's overall goals for redevelopment in the area, as well as identifying the types of projects planned for the Lealman area.

	FY23 Actual	FY24 Actual	FY25 Budget	FY26 Budget
Lealman Com Redev Agncy Trust	\$2,170,169	\$1,729,893	\$12,719,810	\$15,575,600
Grand Total	\$2,170,169	\$1,729,893	\$12,719,810	\$15,575,600

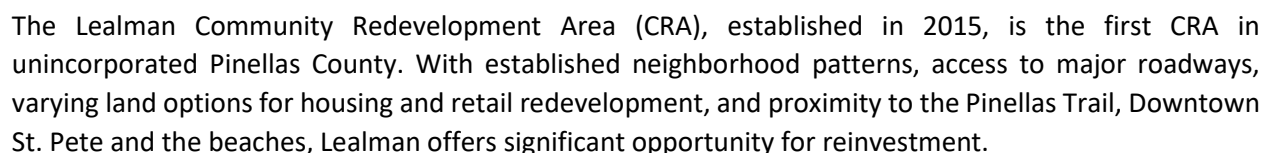
	FY23 Actual	FY24 Actual	FY25 Budget	FY26 Budget
FTE	3.0	3.0	3.0	3.0



The Pinellas Board of County Commissioners (Board) created the first Community Redevelopment Area (CRA) in the unincorporated jurisdictional boundary areas in Lealman via [Resolution 15-62](#), which directed five associated actions:

1. Finding that conditions of blight exist within the Lealman area;
2. Establishing the Lealman study area as the Lealman CRA;
3. Declaring the need for a Community Redevelopment Agency;
4. Providing authorization to proceed with preparation of the Lealman Redevelopment Plan; and
5. Directing the creation of the Lealman Community Redevelopment Area Advisory Committee.

- [Ordinance 15-29](#) - Established the Pinellas County Board of County Commissioners as the Community Redevelopment Agency (Agency);
- [Ordinance 16-35](#) - Established the Lealman Trust Fund, appropriated TIF revenues for the Lealman CRA and provides criteria for a mid-term assessment for continued funding;
- [Resolution 16-40](#) - Approved [Lealman CRA Plan](#) specifying the use of TIF;
- [Resolution 19-10](#) - Delegated certain approval authority to the County Administrator, or his/her designee, in furtherance of implementing the Plan, including the ability to approve and execute any and all contracts that involve the receipt or payment or by the Agency of amounts not to exceed \$250,000 in a fiscal, contract, or calendar year.





Guiding Redevelopment Principles of the Lealman CRA Plan

The Lealman CRA Plan calls for improving the quality of life for all Lealman residents and supporting a dynamic and diverse community where people of all ages, ethnicities, and incomes have opportunities to find quality housing, jobs, goods, services, and cultural amenities. The Plan outlines the following objectives to accomplish these goals:

- **Objective 1 – Economic Development and Innovation**

Ultimately, the CRA's redevelopment goal is to become economically and socially self-sustaining in the long term. To accomplish this, the CRA will support economic development to increase employment levels, raise the tax base, and improve the standard of living in Lealman through infrastructure improvements and investments in human capital (i.e., workforce development and educational programs).

- **Objective 2 – Commercial**

The CRA will cultivate and support commercial activity to support the residential base by identifying opportunities to improve the commercial building stock, support existing businesses, and attract a diverse mix of industries such as retail, professional services, and other commercial uses.

- **Objective 3 – Housing**

The CRA will improve the residential building stock to provide safe, well-designed, high-quality housing at both market-rate and workforce price points. The CRA will also support infill housing reinvestment to create a diverse housing stock with livable, quality options for renters and homeowners.

- **Objective 4 – Infrastructure and Transportation**

Current infrastructure and transportation systems were identified as either deficient or non-existent in portions of the CRA, which creates significant obstacles in attracting or accommodating infill and redevelopment. Improvements are required to meet adequate utility, and infrastructure demands across the CRA to achieve equity of services with the rest of the County, mitigate blighted conditions, accommodate economic development, and make the CRA more attractive for reinvestment.

- **Objective 5 – Urban Form**

Visual characteristics of the built environment offer the first impression of the overall quality of life in a community. In this way both the public realm and private properties contribute to the CRA's ability to attract new investment. Urban Form investments include implementing Complete Streets initiatives to provide interconnected, walkable streets and blocks, provide street trees, sidewalks, decorative lighting fixtures, and other elements that improve both the functionality and aesthetics of corridors, as well as supporting public art and other cultural amenities.

- **Objective 6 – Healthy Community**

Healthy Community objectives include taking measures to reduce crime, medical and fire incidents. Improvements to the overall built environment can provide an opportunity to engage citizens and renew a sense of community pride.

- **Objective 7 – Sustainability**

Attention to the social, economic, and environmental wellbeing of Lealman is critical to ensuring the CRA's investments will promote long-term sustainability. Green building practices (e.g., environmentally sensitive design, low impact development, etc.) that will protect and enhance Lealman's rich environmental resources, as well as projects and programs that will reduce



maintenance and operating expenses for homeowner and business owners' properties are all examples of investments supporting sustainability.

- **Objective 8 – Branding, Marketing and Promotion**

The CRA will develop the community's brand, and market and promote it through initiatives and projects can help catalyze additional investment, create a sense of place, and celebrate community pride.

- **Objective 9 – Funding, Financing, and Management**

The funding and financing portion of this plan calls for creative, efficient, and equitable funding and financing mechanisms to implement the Plan fully. While Tax Increment Financing (TIF) is Lealman's primary funding source for redevelopment initiatives, the CRA will identify and pursue initiatives that have the potential to bring about the greatest impact in transforming the area and stimulate private investment.

FY24 Financial Audit

Beginning in 2019, all Community Redevelopment Agencies are required to have an independent audit of their financial statements and for compliance with Sections 163.387(6) and (7), Florida Statutes. The purpose of the audit is to ensure the financial statements fairly present, in all material respects, the respective financial position of the Pinellas County Community Redevelopment Agency (Agency) and to ensure expenditures are only for CRA undertakings as described in the Agency's CRA plan, and pursuant to the Agency's CRA adopted budget. MSL Certified Public Accounts audit has concluded, as in each year prior, full compliance with no findings with the requirements specified above. The FY24 audit report was included on the May 20, 2025 Board of County Commission Meeting Agenda and is also included in the FY 2026 Workplan Adoption agenda item.

FY26 Proposed Budget & FY25 Estimate

Revenues	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Budget	FY25 Estimate	FY26 Request	Budget to Budget Change	Budget to Budget % Change
Fund Balance	3,793,598	5,048,257	6,010,800	7,548,530	8,724,000	10,197,010	2,648,480	35%
Taxes	2,148,762	2,872,087	3,921,202	4,814,440	4,474,150	5,095,200	280,760	6%
Interest Earnings	(76,367)	190,150	452,906	286,840	286,840	283,390	(3,450)	-1%
Other Misc Revenues/Transfers	0	70,476	70,111	70,000	70,000	0	(70,000)	-100%
Revenues Total	5,865,993	8,180,970	10,455,019	12,719,810	13,554,990	15,575,600	2,855,790	22%



Expenditures	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Budget	FY25 Estimate	FY26 Request	Budget to Budget Change	Budget to Budget % Change
Personnel Services	160,329	381,224	347,987	421,520	403,450	567,130	145,610	35%
Operating Expenses	305,588	469,141	448,342	1,477,800	1,244,530	2,330,570	852,770	58%
Capital Outlay	213,320	560,152	275,388	900,000	1,100,000	11,907,900	11,007,900	1223%
Grants and Aides	138,499	759,652	658,175	9,920,490	610,000	770,000	(9,150,490)	-92%
Expenditure Total	817,736	2,170,169	1,729,892	12,719,810	3,357,980	15,575,600	2,855,790	22%

FY26 Proposed Programs & Projects

The following pages contain descriptions, and the status of the programs and projects included in the FY25 Lealman CRA Work Plan funded with CRA Tax Increment Financing (TIF).

The FY26 proposed Lealman CRA Work Plan in a table format is included as Appendix A to this report. They are presented here for approval of the not-to-exceed budget estimate shown. The table also includes the specific TIF funding source –the Countywide or local MSTU TIF.

The proposed FY26 CRA Budget Priorities have been discussed and reviewed by the CRA Advisory Committee at the February 26, 2025, meeting and then the proposed Workplan was discussed at the March 19, 2025, meeting where the committee expressed general agreement with the plan.



Project Name	Lealman CRA Alley Program
Primary & Secondary Objective Served	Objective 5 – Urban Form, Objective 6 – Infrastructure and Transportation
County-Wide or MSTU TIF	County-wide TIF
New or Existing Project/Program	Existing
Project Location	CRA-wide
Project Description	The FY21 Alleyway Action Plan analyzed the conditions of the 176 total alleyways in the CRA and identified strategies to improve them. In FY22, staff issued an Invitation to Bid procurement process to maintain alleys that had previously been identified as clear (94) and to begin clearing alleys that were classified as semi-clear (51) and completely obstructed (31). Currently, the County is in a 3-year contract with J & J Diversified that was effective March 2024. We are actively working towards getting all 176 alleys cleared over the next 2 years.
Project Status	Progress: A total of 153 alleys are clear or traversable maintained monthly; leaving 23 alleys with clearing work remaining. Some obstructed alleys have been encroached upon by the adjacent property owners. We will work with those property owners individually. The alleys that are traversable have any illegally dumped debris removed and are mowed 14 times per year, once a month, except for July and August, when they are mowed twice a month.
Department Managing Project	CRA
Project Manager	Cameron Ehmig, CRA Specialist
FY25 Approved Funding	\$200,000
FY26 Proposed Funding	\$140,000





Project Name	Residential Improvement Program (RIP)
Primary & Secondary Objective Served	Objective 3 – Housing, Objective 5 – Urban Form
County-Wide or MSTU TIF	MSTU TIF
New or Existing Project/Program	Existing
Project Location	CRA-wide
Project Description	The existing grant program provides up to \$15,000 for façade improvements for homeowners whose earnings are 120% or less of the Area Median Income (AMI). The County Commission approved updates to the program to include a sliding matching grant from resident that is dependent on their income level. (See Appendix C for grant program guidelines.)
Project Status	As of end of July 2025, there have been 19 approved applications totaling \$234,788 that are pending a contract or paid. Payments total \$122,528 to include last year and prior years grant contracts.
Department Managing Project	CRA
Project Manager	Cameron Ehmgig, CRA Specialist
FY25 Approved Funding	\$300,000
FY26 Proposed Funding	\$370,000





Project Name	Commercial Improvement Program (CIP)
Primary & Secondary Objective Served	Objective 2 – Commercial, Objective 1 – Economic Development and Innovation
County-Wide or MSTU TIF	County-Wide TIF
New or Existing Project/Program	Existing
Project Location	CRA-wide
Project Description	The existing grant program provided matching grants for interior and exterior building and site improvements for commercial properties. Matching funds available up to \$40,000. The CRA staff and committee are working on proposed updates to this grant program in FY 2026. (See Appendix D for grant program guidelines.)
Project Status	As of end of July 2025, there have been 4 applications approved applications that are pending a contract or paid. Total payments \$183,465 to include this year and prior years grant contracts.
Department Managing Project	CRA
Project Manager	Cameron Ehmig, CRA Specialist
FY25 Approved Funding	\$240,000
FY26 Proposed Funding	\$300,000



Commercial CRA Grant Recipient – Friends of Strays



Project Name	Home Investment Program (HIP)
Primary & Secondary Objective Served	Objective 3 – Housing, Objective 9 – Funding, Financing, and Management
County-Wide or MSTU TIF	County-Wide TIF
New or Existing Program	Existing – Extended June 25 for an additional 2-year period
Project Location	CRA-wide
Project Description	After a Letter of Interest procurement process, Habitat for Humanity of Pinellas and West Pasco was selected to administer the HIP with a 3-year contract commencing June 2022, last year the contract was amended to allow for a 2-year extension. The HIP provides Habitat a hard construction cost subsidy of \$20,000 for each house developed; and up to \$40,000 toward land acquisition costs for a total investment per property of up to \$60,000.
Project Status	At 3 years of their contract, Habitat for Humanity constructed 36 new single-family homes that were sold to families earning less than 80% of the Area Median Income (AMI) for a total CRA investment of \$1,050,000. These homes average an appraised value of \$350k and \$375k, resulting in approximately \$12.6M in residential tax base value.
Department Managing Project	CRA
Project Manager	Amy Davis
FY25 Approved Funding	\$1,500,000 (first 3-year period)
FY25 Proposed Funding	\$1,000,000 (additional funding for an additional 2-year period)



*Habitat for Humanity for Pinellas and West Pasco Greenway
Habitat homes in the Lealman CRA.*





Project Name	Lealman CRA Public Art Program
Primary & Secondary Objective Served	Objective 5 – Urban Form, Objective 1 – Economic Development and Innovation
County-Wide or MSTU TIF	MSTU TIF
New or Existing Project/Program	Existing
Project Location	CRA-wide
Project Description	Partnership with Creative Pinellas to administer and manage the installation of public art within the CRA on public or private property.
Project Status	Completed: This year's projects were 2 murals and 3 utility box wraps completed by June 2025 with a ribbon-cutting held on July 7 th .
Department Managing Project	CRA
Project Manager	Felix Nunez, CRA Coordinator
FY25 Approved Funding	\$50,000
FY26 Proposed Funding	\$50,000

Muralist: Ashley Cassens



Muralist: Satnamananda



62nd Ave & Hains Rd. ↓



54th Ave & Hains Rd. ↑

49th St & 58th Ave N →





Project Name	Lealman Exchange Strategic Plan Implementation
Primary & Secondary Objective Served	Objective 7 – Sustainability, Objective 9 – Funding, Financing, and Management
County or MSTU TIF	MSTU
New or Existing Project/Program	Existing
Project Location	Lealman Exchange
Project Description	Public/Private Partnership with St. Petersburg Foundation (SPF) to manage and operate the facility consistent with the Lealman Exchange strategic plan. The plan calls for supporting economic empowerment, educational advancement, health and wellness, character, leadership, and community connectivity through a Collective Impact model. The Community Foundation of Tampa Bay has recently pledged \$100,000/yr for 2 years to support the effort.
Project Status	In Progress: The strategic plan's implementation will complete its third year as of September 30th. The third year was an 18-month fiscal year to sync up with the County's fiscal year. The facility is nearly fully rented with the two newest tenants: The Family Center on Deafness and the Wounded Warriors Abilities Ranch. Additionally, free swim lessons for children through a partnership with the YMCA and funded through the Community Foundation of Tampa Bay began this past year and a monthly Farmer's Market started as of October of 2024.
Department Managing Project	CRA
Project Manager	Amy Davis
FY25 Approved Funding	\$175,000
FY26 Proposed Funding	\$175,000



Lealman Exchange



ST. PETERSBURG
FOUNDATION



COMMUNITY
FOUNDATION
OF TAMPA BAY



Project Name	Lealman Gateway and Wayfinding Signage
Primary & Secondary Objective Served	Objective 8 – Branding, Marketing and Promotion, Objective 5 – Urban Form
County-Wide or MSTU TIF	County-Wide TIF
New or Existing Project/Program	Existing
Project Location	CRA-wide
Project Description	The original project that was completed included designing a Lealman logo, gateway and wayfinding signage, and identification of appropriate locations throughout the CRA. This project supported the creation of a community identity and placemaking and fostered community pride. The project since FY 2024 has transitioned to a maintenance program to replace signs as needed. 3 signs required replacement in FY 2024, none in FY 2025.
Project Status	As of FY2025, this project has transitioned into a maintenance program to enable the replacement of any signs as needed.
Department Managing Project	CRA
Project Manager	Amy Davis
FY25 Proposed Funding	\$10,000 (maintenance reserve for any damaged signs)
FY26 Proposed Funding	\$10,000 (maintenance reserve for any damaged signs)





Project Name	Lealman CRA Sidewalk Program
Primary & Secondary Objective Served	Objective 4 – Infrastructure and Transportation, Objective 6 – Healthy Community
County-Wide or MSTU TIF	MSTU TIF
New or Existing Project/Program	Existing
Project Location	CRA-wide
Project Description	The Lealman CRA Sidewalk Program is intended to make strategic sidewalk connections identified in the Linking Lealman Mobility Plan and address sidewalk gaps.
Project Status	Completed: 58 th Ave North from Lealman Elementary School to 34 th Street North. The new sidewalk was completed by April 18, 2025.
Department Managing Project	CRA in partnership with Public Works
Project Manager	Amy Davis
FY25 Approved Funding	\$200,000
FY26 Proposed Funding	Sidewalks will be the focus of Linking Lealman CIP Project



58th Avenue N. sidewalk constructed between the Lealman Elementary School and 34th Street N.



Project Name	Lealman Exchange Technology Initiatives
Primary & Secondary Objective Served	Objective 6 – Healthy Community, Objective 7 – Sustainability
County-Wide or MSTU TIF	County-Wide TIF
New or Existing Project/Program	New for FY 2025
Project Location	Lealman Exchange
Project Description	Initiative to support technology improvements for the Ray Neri Room to install screen, projector and speaker features to facilitate efficiently hosting meetings and events.
Project Status	In Progress collecting scopes of work and quotes
Department Managing Project	CRA
Project Manager	Felix Nunez, CRA Coordinator
FY25 Approved Funding	\$25,000
FY26 Proposed Funding	\$0





Project Name	Lealman Exchange Capital Improvement – Digital Monument Sign
Primary & Secondary Objective Served	Objective 8 – Branding, Marketing and Promotion, Objective 9 – Funding, Financing, and Management
County-Wide or MSTU TIF	County-Wide TIF
New or Existing Project/Program	New for FY 2025
Project Location	Lealman Exchange
Project Description	New monument sign with messaging capabilities to increase the presence of the Lealman Exchange off 54 th Avenue. The current sign does not lend itself to presenting the Lealman Exchange as a public facility. The ability to push out messaging about programs and services will increase people’s awareness of the facility and the programming available.
Project Status	In Progress: working with two firms for quotes
Department Managing Project	CRA
Project Manager	Felix Nunez, CRA Coordinator
FY25 Approved Funding	\$100,000
FY26 Proposed Funding	\$0





Project Name	46th N. Avenue Playground Amenities
Primary & Secondary Objective Served	Objective 6 – Healthy Community, Objective 5 - Urban Form
County-Wide or MSTU TIF	County-Wide TIF
New or Existing Project/Program	New for FY 2025
Project Location	At south entrance to Ray Neri Park
Project Description	Project to install a shade structure and seating for parents at the new playground near the entrance of Ray Neri Park off 46 th Avenue North. Additionally, adding low-maintenance landscaping and lighting along with some fence barriers will increase a sense of safety and comfort.
Project Status	Not started – will have to be completed in FY 2026
Department Managing Project	CRA in partnership with Parks and Conservation
Project Manager	Amy Davis
FY25 Approved Funding	\$40,000
FY26 Proposed Funding	\$0





Project Name	Lealman Park Enhancements – Phase II
Primary & Secondary Objective Served	Objective 5 – Urban Form, Objective 1 – Economic Development and Innovation
County-Wide or MSTU TIF	MSTU TIF
New or Existing Project/Program	Phase II is existing
Project Location	Lealman Park
Project Description	Phase II improvements included additional and upgraded park lighting and restoration and beautification of the habitat in the right-of-way area adjacent to the pond across the street from the park. Phase I improvements included new fencing, paving the parking lot, resurfacing the playground, and installing landscaping with irrigation.
Project Status	Phase II lighting upgrades are completed, and the habitat restoration is currently underway.
Department Managing Project	CRA and partnership Parks and Conservation
Project Manager	Amy Davis
FY25 Approved Funding	\$100,000
FY26 Proposed Funding	\$325,000 (design and construction for next Phase III)





Project Name	Demolition Funds
Primary & Secondary Objective Served	Objective 6 – Healthy Community, Objective 3 - Housing
County-Wide or MSTU TIF	County-Wide TIF
New or Existing Project/Program	New for FY 2025
Project Location	Throughout CRA
Project Description	Demolition funding available should a property located within the CRA require demolition to be sold on the open market. Demolishing structures that are blighted, an attractive nuisance or are unsafe. This funding was not needed this year.
Project Status	Available funding if needed
Department Managing Project	CRA in partnership with Code Enforcement
Project Manager	Amy Davis
FY25 Approved Funding	\$25,000
FY26 Proposed Funding	\$50,000

Project Name	Land Acquisition for Redevelopment or Public Purpose
Primary & Secondary Objective Served	Objective 1 Economic Development and Innovation, Objective 9 – Funding, Financing and Management
County-Wide or MSTU TIF	County-Wide TIF
New or Existing Project/Program	New in FY 2025
Project Location	Throughout the CRA
Project Description	Funds for land acquisition to be available for redevelopment opportunities or to provide a public purpose within the CRA – these funds were not utilized this year, proposing increasing land acquisition line item in next years budget to accommodate commercial property costs or more than one property.
Project Status	Available funding for opportunities
Department Managing Project	CRA in partnership with Real Estate
Project Manager	Amy Davis
FY25 Approved Funding	\$500,000
FY26 Proposed Funding	\$2,000,000



Project Name	Joe's Creek Industrial Park Master Plan & Implementation
Primary & Secondary Objective Served	Objective 1 – Economic Development and Innovation, Objective 2 – Commercial
County-Wide or MSTU TIF	County-Wide TIF
New or Existing Project/Program	Plan was included in FY 2024, Implementation was New in FY 2025
Project Location	Lealman Exchange
Project Description	The creation of a Joe's Creek Industrial Area Master Plan is to evaluate the desired future land uses and infrastructure needs for continued success and revitalization of the Joe's Creek Industrial Park (Targeted Employment Center). The implementation budget is for Comprehensive Plan, Future Land Use Map and Zoning amendments required to implement the Master Plan.
Project Status	The Joe's Creek Industrial Park Master Plan was presented to the BOCC at the July 17, 2025, Work Session and will have a public hearing for adoption held on August 19, 2025. The implementation will begin after adoption of the Master Plan.
Department Managing Project	CRA & Housing and Community Development
Project Manager	Amy Davis & Scott Swearengen with Housing and Economic Development Department
FY24 Approved Funding	\$250,000 (amended in FY 2025 adding \$70k for additional scope)
FY25 Approved Funding	\$50,000 (implementation of map, land use and code changes)
FY26 Proposed Funding	\$57,000 (\$50,000 from prior year is re-budgeted)





Appendix A

FY26 Proposed Lealman CRA Work Plan



Appendix B:

Residential Improvement Program (RIP) Grant Guidelines



Appendix C:

Commercial Improvement Program (CIP) Grant Guidelines

Proposed FY26 Lealman CRA Workplan

#	Estimated Completion	Project / Program Name	Status	Percent Complete FY25	Funding Source	FY25 Funds Approved	Proposed FY26	Project Description	Primary Lealman CRA Plan Objective Addressed	Secondary Lealman CRA Plan Objective Addressed
1	ONGOING	Administrative Costs to include personnel and all operating costs	NEW	ONGOING	MSTU TIF		\$ 866,700	To show total CRA Budget appropriated, this line includes all items not identified by projects below to include all personnel costs (3 FTE to administer CRA and programs and 2 FTE Park Rangers for Ray Neri Park) and all operating costs to include professional services for real estate analysis, economic impact analysis and/or other analysis as needed.	Objective 9 – Funding, Financing, and Management	Objective 7 – Sustainability
2	ONGOING	Lealman CRA Alley Improvement Program	In Progress	ONGOING	Countywide TIF	\$ 200,000	\$ 140,000	Reducton of budget in FY26 reflects the annual contract amount for cyclical monthly maintenance and optional services for the maintenance and clearing of alleyways within the CRA.	Objective 5 – Urban Form	Objective 4 – Infrastructure and Transportation
3	ONGOING	CRA Residential Site Improvement Program	In Progress	ONGOING	MSTU TIF	\$ 300,000	\$ 370,000	Up to \$15,000 grant program for residential façade and site improvements available to residents earning 120% of the Area Median Income (AMI) or less. Program revision made in mid-FY25 to require a match along a sliding scale depending on the household income.	Objective 3 – Housing	Objective 5 – Urban Form
4	ONGOING	CRA Commercial Site Improvement Program	In Progress	ONGOING	Countywide TIF	\$ 240,000	\$ 300,000	Up to \$40,000 is available via a matching grant program for interior & exterior commercial buildings and site improvements.	Objective 2 – Commercial	Objective 1 – Economic Development and
5	ONGOING	Home Investment Program (HIP)	In Progress	ONGOING	Countywide TIF	\$ 1,500,000	\$ 1,000,000	The HIP supports and incentives the construction of new affordable single-family homes. Habitat for Humanity selected through a Letter of Interest procurement process for a 3-year contract that was extended for a 24-month period and funded for \$1,000,000.	Objective 3 – Housing	Objective 9 – Funding, Financing, and Management
6	ONGOING	Lealman CRA Public Arts Programs	Completed	100%	MSTU TIF	\$ 50,000	\$ 50,000	Partnership with Creative Pinellas to implement CRA Public Arts program not limited to signal box wraps, murals, and other public art installations.	Objective 5 – Urban Form	Objective 1 – Economic Development and
7	ONGOING	Lealman Exchange Strategic Plan Implementation	In Progress	ONGOING	MSTU TIF	\$ 175,000	\$ 175,000	St. Petersburg Foundation selected through a procurement process to manage and operate the facility providing programming focused on economic empowerment, educational advancement, health and wellness, character and leadership and community connectivity.	Objective 7 – Sustainability	Objective 9 – Funding, Financing, and Management
8	ONGOING	Streetscaping / Placemaking / Gateway & Wayfinding Signage	Available	AS NEEDED	Countywide TIF	\$ 10,000	\$ 10,000	Maintenance program in the amount of \$10,000 for replacement of any wayfinding or gateway signage as needed.	Objective 8 – Branding, Marketing and Promotion	Objective 5 – Urban Form
9	FY25	Lealman CRA Sidewalk Program	Completed	100%	MSTU TIF	\$ 200,000	\$ -	Sidewalk funding is now provided thorough Linking Lealman Capital Improvement Project item below.	Objective 4 – Infrastructure and Transportation	Objective 6 – Healthy Community
10	FY25	Lealman Exchange Technology Initiatives	In Progress	25%	Countywide TIF	\$ 25,000	\$ -	Technology improvements for the Lealman Exchange Ray Neri Room.	Objective 6 – Healthy Community	Objective 7 – Sustainability
11	FY25	Lealman Exchange Capital Improvement-Digital Monument Sign off of 54th Avenue	In Progress	25%	Countywide TIF	\$ 100,000	\$ -	Replace the wood sign with a digital monument sign to better represent a public community center. Looking to include sign features as budget allows for digital messaging to communicate activites and events.	Objective 8 – Branding, Marketing and Promotion	Objective 9 – Funding, Financing, and Management
12	FY25	46th N Ave. Playground Amenities	Planned	0%	Countywide TIF	\$ 40,000	\$ -	Shade structure, seating and lighting for the playground along with some fencing and landscaping to create a natural barrier between playground and street.	Objective 6 – Healthy Community	Objective 5 – Urban Form
13	FY25/26	Lealman Park Enhancements Phase II (in progress) and Phase III (not started)	In Progress	75%	MSTU TIF	\$ 100,000	\$ 325,000	Design and constructon of Lealman Park Improvements requested by Lealman District Services (LDS) and supported by the CRA Advisory Committee. Project to include the design and construction of a park improvement that include attributes for use at events, placemaking, beautification and encouraging community gatherings. A committee comprised of stakeholder groups will work with the consultant to design the project.	Objective 5 – Urban Form	Objective 1 – Economic Development and Innovation
14	FY25	Demolition funds	Available	AS NEEDED	Countywide TIF	\$ 25,000	\$ 50,000	Demolition funding available should a property located within the CRA require demolition to be sold on the open market. These are demolition funds to be available for properties that the CRA does not purchase.	Objective 6 – Healthy Community	Objective 3 – Housing
15	FY25/26	Land Acquisition for redevelopment or public purpose/Clearing/Site Prep/Cleanup	Available	AS NEEDED	Countywide TIF	\$ 500,000	\$ 2,000,000	Increased amount of funds for land acquisition to be available for redevelopment opportunities or to provide a public purpose within the CRA to also include Clearing/Site Prep/Cleanup of the property.	Objective 1 – Economic Development and Innovation	Objective 9 – Funding, Financing, and Management
16	FY26	Joe's Creek District Master Plan Implementation	Planned	0%	Countywide TIF	\$ 50,000	\$ 56,000	This will be a follow up to the Joe's Creek Industrial Area Master Plan for Comprehensive Plan, Future Land Use Map and Zoning amendmments required to implement the Master Plan. Consultant assistance required to augment County staff for speaker/stakeholder engagement and to provide professional services towards map, zoning and/or code changes.	Objective 1 – Economic Development and Innovation	Objective 2 – Commercial
17	FY26 - FY28	Infrastructure improvements in Joe's Creek Industrial Park (Targeted Employment Center)	NEW	0%	Countywide TIF	\$ -	\$ 8,582,900	The CRA wil be allocating funds toward infrastructure improvements in support of the Joe's Creek Industrial Park Master Plan to include the upsizing of the drainage culvert under 34th Street.	Objective 4 – Infrastructure and Transportation	Objective 1 – Economic Development and Innovation

Proposed FY26 Lealman CRA Workplan

#	Estimated Completion	Project / Program Name	Status	Percent Complete FY25	Funding Source	FY25 Funds Approved	Proposed FY26	Project Description	Primary Lealman CRA Plan Objective Addressed	Secondary Lealman CRA Plan Objective Addressed
18	FY26	CRA Plan Update, Mid-Term Review Set-up, and Economic Development Strategy	NEW	0%	MSTU TIF	\$ -	\$ 200,000	Update the CRA Plan and set up for the mid-term review. The Plan update will involve community engagement and will include updated goals and strategies for the CRA. Economic Development Strategies to be created that will align with the CRA Plan.	Objective 1 – Economic Development and Innovation	Objective 9 – Funding, Financing, and Management
19	FY26	Linking Lealman Projects	NEW	0%	Countywide TIF	\$ -	\$ 1,000,000	This project replaces the Sidewalk Program and enhances it as the Linking Lealman Projects include sidewalks and other modes of transportation throughout Lealman expanding connctivity throughout the CRA. The priority focus will be on sidewalks for FY 2025.	Objective 4 – Infrastructure and Transportation	Objective 6 – Healthy Community
20	FY26	Alleyway Multimodal Improvement Pilot Project	NEW	0%	MSTU TIF	\$ -	\$ 350,000	To select an alleyway to serve as a pilot project to beautify through hardscape, landscape art, lighting, and/or other improvements to provide connectivity in a way that will encourage people to use the alleyway. Project to include design and construction or installation of improvements.	Objective 4 – Infrastructure and Transportation	Objective 6 – Healthy Community
21	FY26	Assessory Dwelling Unit (ADU) Grant Pilot Program	NEW	0%	Countywide TIF	\$ -	\$ 100,000	To create an ADU Grant Program as a pilot program. The objective of the program will be to incentivize homeowners to construct an ADU or significantly rehab an existing ADU structure on their property. ADU’s add affordable housing, which is some cases can be adult children or aging parents.	Objective 3 – Housing	Objective 5 – Urban Form
					Total	\$ 3,515,000	\$ 15,575,600			



Continuing 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, September 24, 2025

DATE: September 17, 2025

Continuing discussion of the ADU Grant – Pilot Program

The concepts for an ADU Grant Program were discussed at the May 28, 2025, Committee meeting where we had a good conversation about some of the conceptual ideas that the committee was in favor of. We have continued to work on the concepts and have further refined them for continuing discussion.

See Grant concepts attached for review and discussion.

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:

- Create affordable housing through small-scale infill development and quality renovations while maintaining the architectural integrity and character of Lealman's existing housing stock.
- Provide financial incentives for residents constructing ADUs on homesteaded properties.

Grant Structure

- Grant Amount: Up to \$40,000 - \$50,000 per property TBD.
- Type: Matching grant of 40% up to max grant amount, reimbursed to homeowner, upon completion and final inspection. Use of Funds: Grant funds may be applied to construction-related costs, including:
 - Design, permitting, and architectural services.
 - Site preparation, construction, and utility hookups.
 - All ADUs must comply with Pinellas County zoning and development codes and Florida Building Codes.

Eligibility Criteria

1. Property Location: The property must be located within the Lealman Community Redevelopment Area (CRA) in an R1–R5, RA, RE, RR or RPD district (See table 138-311)
2. Ownership: The applicant must be the legal property owner, and either the primary dwelling or the ADU must be owner-occupied. *138-3210. a.1.c for the purposes of this grant, we are also requiring the property to be homesteaded by the applicant for at least one year at the time of application.
 - a. Following Florida statutes on affordable housing, Chapter 420.0003, and entering a Land Use Restrictive Agreement (LURA), as established by the state, both units may be eligible to be affordable rental housing with no owner occupancy restrictions. This will require a 20-year LURA for both units.
3. The homeowner must remain in the home for at least five years (soft lien). If the owner sells the home in less than five years, the grant will be paid back, prorated at 20 percent per year.
4. ADUs must be qualified as affordable housing with a LURA for a 10–15-year affordability period based on grant amounts.
 - \$20,999 Grant or less = 10-year LURA
 - \$21,000 – to the Maximum Grant amount = 15-year LURA

- a. Income qualifications for the affordable ADU: Household income or the renter must be ≤120% of the Area Median Income (AMI).

Grant and Project Requirements

1. Project Status: The project must be in the pre-construction phase; funds will not cover ADUs that are already completed or underway Permitting: Applicant must close out all permits and/or obtain a Certificate of Occupancy before grant funding is disbursed.
2. ADUs' maximum size is 1000 square feet. In Coastal Storm Areas or flood hazard areas established in Land Development Code Section 158-23, ADU maximum size is 750 SQ FT. * 138-3210. a.1.a
 - a. Garage or storage space for the accessory dwelling unit is counted toward the size calculation of the accessory dwelling unit.
 - b. Larger accessory dwelling unit areas may be approved by Type 2 Review, pursuant to Section 138-77
 - c. ADUs must meet the minimum requirements for a dwelling unit in accordance with the Florida Building Code.
3. Only one ADU per parcel of ownership is permitted. The ADU must be an accessory to a single-family home, not on properties with duplexes, triplexes, or multi-family. *138-3210. a.1.b
4. All applicable district regulations pertaining to setbacks and lot coverage provisions must be met. *Sec. 138-3210. a.1.d
5. Separate metered utility connections for the ADU are permitted (*Sec. 138-3210. a.1.e) and encouraged by the grant program.
6. Mobile homes and recreational vehicles cannot be used as ADUs. *Sec. 138-3210. a.1.f
7. To qualify for the CRA grant, newly constructed ADUs must be detached structures or the conversion of a pre-existing separate structure, not currently habitable, meeting all current code
8. All ADUs must match the primary home in style, materials, and appearance to preserve neighborhood character and visual consistency.
9. An accessory dwelling unit must have an entrance that is separate from the primary unit, and it must contain sleeping quarters, a bathroom, and a full kitchen with sink, cooking unit, and refrigerator *Sec. 138-3210. c.1.i
10. Applicable development review fees shall be waived for accessory dwelling units. *Sec. 138-3210. c.1.j
11. Accessory dwelling units larger than 750 square feet must have at least one dedicated off-street parking stall. *138-3210. c.3 (See Table 138-3602.a)
 - a. To qualify for the CRA grant, all properties must have hardened parking spaces for the primary home, and applicants are required to provide an additional on-site parking for the tenant, regardless of ADU size.

12. Must meet the Minimum requirements for a dwelling unit in accordance with the Florida Building Code.

Grant Disbursement

- Funds will be distributed to the resident once the project is completed, all contractors have been paid, lien releases are collected from all vendors, all permits have been closed out, a Certificate of Occupancy has been issued if applicable, and a final inspection has been conducted by CRA staff.

Program Administration

- Administered by the Lealman CRA.
- Applications are reviewed on a rolling basis until the annual allocation is exhausted.
- The homeowner must sign a 5-year owner-occupancy agreement post-completion. (soft lien)
- The homeowner must enter a LURA to ensure the ADU will be used for affordable housing.

Comparable CRA Programs

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

- Offers a reimbursable grant (rebate) equaling up to 40% of the pre-construction value of eligible improvements.
- Funding is provided in the form of a rebate of up to 40% for the pre-approved construction value. Funds can be used to cover part of the actual cost of materials, labor, and reasonable profit and overhead. Funding may be provided for single-family or multi-family residential properties and must meet qualifications for affordable housing.
- For CRA properties, there is no maximum award for a project awarded funding under this grant program, but any award exceeding \$100,000 must first be approved by City Council.
- Both the grantee and the ADU must be at or below 120 AMI?
- Prioritizes multigenerational housing, equity, and neighborhood stabilization.
- Funded through Tax Increment Financing (TIF) with annual allocations for housing initiatives.

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 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 \$100,000 for the pilot year.
- Launch a public education and outreach campaign to inform residents about the opportunity.
- Interested applicants must sit with CRA staff for a pre-application meeting prior to application.
- Make application available on neighborly.