



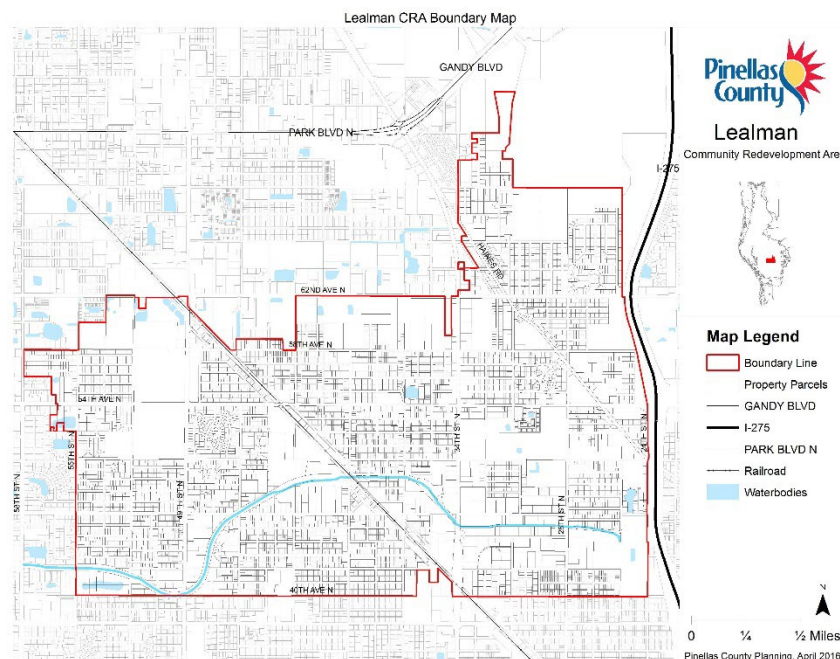
Executive Summary: Lealman Community Redevelopment Area Establishment and Guiding Principles – FY2025

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.

Additional key steps taken by the Board regarding establishing the CRA include:

- [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.



The Lealman Community Redevelopment Area (CRA), established in 2015, is the first CRA in unincorporated Pinellas County. With established neighborhood patterns, access to major roadways, varying land options for housing and retail redevelopment, and proximity to the Pinellas Trail, Downtown St. Pete and the beaches, Lealman offers significant opportunity for reinvestment.



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.

FY25 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. The Pinellas County Clerk's Office has not yet completed the audit; however, it will be provided immediately upon receipt.

FY25 Actual & FY26 Budget Lines – Revenues and Expenditures

Revenues	FY23 Actual	FY24 Actual	FY25 Actual	FY26 Budget	FY26 Estimate	FY27 Request	Budget to Budget Change	Budget to Budget %
Fund Balance	5,048,257	6,010,800	8,725,126	10,197,010	11,132,400	12,413,380	2,216,370	22%
Taxes	2,872,087	3,921,202	4,474,165	5,095,200	5,095,200	5,359,700	264,500	5%
Interest Earnings	190,150	452,906	408,090	283,390	283,390	298,210	14,820	5%
Other Misc Revenues/Transfers	70,476	70,111	70,000	70,000	70,000	0	(70,000)	-100%
Revenues Total	8,180,970	10,455,019	13,677,381	15,645,600	16,580,990	18,071,290	2,425,690	16%



Expenditures	FY23 Actual	FY24 Actual	FY25 Budget	FY25 Actual	FY26 Budget	Budget to Budget Change	Budget to Budget % Change
Personnel Services	381,224	347,987	421,520	337,207	567,130	145,610	35%
Operating Expenses	469,141	448,342	1,477,800	965,315	2,330,570	852,770	58%
Capital Outlay	560,152	275,388	900,000	266,793	11,907,900	11,007,900	1223%
Grants and Aides	759,652	658,175	9,920,490	656,394	770,000	(9,150,490)	-92%
Expenditure Total	2,170,169	1,729,892	12,719,810	2,225,709	15,575,600	2,855,790	22%

FY25 Programs, Projects, and Accomplishments

The following pages provide a summary of the programs and projects undertaken during Fiscal Year 2025 as part of the Lealman Community Redevelopment Area (CRA) Work Plan, funded through CRA Tax Increment Financing (TIF). Each section highlights the core objective, purpose, status, and key accomplishments of these initiatives.

Collectively, these efforts reflect continued progress toward implementing the CRA’s redevelopment goals, improving community assets, and supporting economic and neighborhood revitalization throughout the Lealman CRA. These initiatives also advance key priorities of the Plan, improving housing, supporting economic activity, improving mobility and safety, and strengthening community identity, while establishing the administrative and financial framework necessary to effectively manage the CRA and its programs.



Project Name	Lealman CRA Alley Improvement Program
Primary & Secondary Objective Served	Objective 5 – Urban Form, Objective 4 – Infrastructure and Transportation
New / Completed / In Progress	In Progress
Project Location	CRA-wide
Project Description	The Lealman CRA Alleyway Program focuses on maintaining and clearing alleyways that have become partially or fully obstructed. The program helps improve safety, accessibility, and connectivity by restoring alleyways for use by residents, service vehicles, and emergency responders.
Project Status	The CRA paid a total of \$133,825 in FY25 to mow all accessible alleyways and clear partially or obstructed alleyways to improve public safety and enhance connectivity within the community. The CRA cleared 36 alleyways in FY2025.
Department Managing Project	CRA
Project Manager	Cameron Ehmig, CRA Specialist
FY25 Expensed Funding	\$133,825
FY25 Budgeted Funding	\$200,000





Project Name	CRA Residential Site Improvement Program
Primary & Secondary Objective Served	Objective 3 – Housing, Objective 5 – Urban Form
New / Completed / In Progress	In Progress
Project Location	CRA-wide
Project Description	The purpose of the Residential Improvement Program is to assist income-eligible owner-occupants of singlefamily homes in upgrading and enhancing their property's exterior appearance, providing a positive visual impact on the neighborhood, and encouraging surrounding property owners to maintain their properties. The program requirements / guidelines were updated mid-year in FY2025 as the project eligibility qualifications were clarified and a homeowners grant match was implemented.
Project Status	The CRA awarded \$179,044 in grant funding to 17 different homeowners for façade and preservation improvements to their properties in FY2025.
Department Managing Project	CRA
Project Manager	Cameron Ehmig, CRA Specialist
FY25 Expensed Funding	\$179,044
FY25 Budgeted Funding	\$300,000





Project Name	CRA Commercial Site Improvement Program
Primary & Secondary Objective Served	Objective 2 – Commercial, Objective 9 – Funding, Financing, and Management
New / Completed / In Progress	In Progress
Project Location	CRA-wide
Project Description	The Commercial Site Improvement 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.
Project Status	The Lealman CRA awarded 7 commercial property owners totaling \$167,350 in matching grants to enhance facades, make interior, exterior and site improvements, supporting investments in commercial properties in FY2025.
Department Managing Project	CRA
Project Manager	Cameron Ehmig, CRA Specialist
FY25 Expensed Funding	\$167,350
FY25 Budgeted Funding	\$240,000



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
New / Completed / In Progress	In Progress – Amendment approved in FY25, extending until June of '27
Project Location	CRA-wide
Project Description	Habitat for Humanity administers the Home Investment Program which allows for construction of single-family homes for residents earning less than 120% of Area Median Income. Habitat for Humanity can qualify for up to \$55,000 in incentives for each new single-family home built to offset land acquisition and hard construction costs.
Project Status	Through the partnership with Habitat for Humanity, The CRA awarded \$400,000 in FY25 to support the construction of 8 new, affordable single-family homes for low and moderate-income families.
Department Managing Project	Community Redevelopment Agency
Project Manager	Amy Davis, Community Coordinator
FY25 Expensed Funding	\$400,000
FY25 Budgeted Funding	\$710,000



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





Project Name	Lealman CRA Sidewalk Program
Primary & Secondary Objective Served	Objective 4 – Infrastructure and Transportation, Objective 6 – Healthy Community
New / Completed / In Progress	In Progress
Project Location	CRA-wide
Project Description	The Lealman CRA Sidewalk Program focuses on building sidewalks in areas where gaps exist in the pedestrian network.
Project Status	The CRA invested \$191,093 in FY25 to construct a sidewalk on 58 th Avenue N that helped improve pedestrian connectivity between the Lealman Elementary School and 34 th Street N.
Department Managing Project	Community Redevelopment Agency
Project Manager	Amy Davis, Community Coordinator
FY25 Expensed Funding	\$191,093
FY25 Budgeted Funding	\$200,000



58th Avenue N. sidewalk - Lealman Elementary School and 34th Street N.



Project Name	Lealman CRA Public Art Program
Primary & Secondary Objective Served	Objective 5 – Urban Form, Objective 1 – Economic Development and Innovation
New / Completed / In Progress	In Progress
Project Location	CRA-wide
Project Description	The Lealman CRA has Partnered with Creative Pinellas to administer and manage the installation of public art within the CRA on public or private property.
Project Status	The partnership with the Lealman CRA and Creative Pinellas produced 3 utility box wraps in FY25 and 2 murals that beautified and engaged the community.
Department Managing Project	Community Redevelopment Agency
Project Manager	Colan Trembl, CRA & Economic Development Coordinator
FY25 Expensed Funding	\$50,000
FY25 Budgeted Funding	\$50,000

Muralist: Ashley Cassens



Muralist: Satnamananda





Project Name	Streetscaping / Placemaking / Gateway & Wayfinding Signage
Primary & Secondary Objective Served	Objective 8 – Branding, Marketing, and Promotion, Objective 5 – Urban Form
New / Completed / In Progress	In Progress
Project Location	CRA-wide
Project Description	The Lealman CRA completed a Gateway & Wayfinding Program that installed Lealman designed street signs, wayfinding signage, and gateway “Welcome to Lealman” signs. This project enabled the replacements of any signs throughout the CRA.
Project Status	As Needed
Department Managing Project	Community Redevelopment Agency
Project Manager	Amy Davis, Community Coordinator
FY25 Expensed Funding	\$0.00
FY25 Budgeted Funding	\$10,000





Project Name	Lealman Exchange Strategic Plan Implementation
Primary & Secondary Objective Served	Objective 7 – Sustainability, Objective 9 – Funding, Financing, and Management
New / Completed / In Progress	In Progress
Project Location	Lealman Exchange
Project Description	The St. Petersburg Foundation leases and operates the Lealman Exchange facility and provides programming focused on economic empowerment, educational advancement, health and wellness, character and leadership and community connectivity.
Project Status	The CRA allocated \$175,000 toward the execution of the Lealman Exchange Strategic Plan to operate the facility through a Collective Impact Model to serve as a community center or hub within the Area.
Department Managing Project	Community Redevelopment Agency
Project Manager	Amy Davis, Community Coordinator
FY25 Expensed Funding	\$175,000
FY25 Budgeted Funding	\$175,000



Lealman Exchange



ST. PETERSBURG
FOUNDATION



COMMUNITY
FOUNDATION
OF TAMPA BAY



Project Name	Lealman Park Enhancements – Phase II
Primary & Secondary Objective Served	Objective 5 – Urban Form, Objective 1 – Economic Development and Innovation
New / Completed / In Progress	In Progress
Project Location	Lealman Park
Project Description	The project focuses on enhancing Lealman Park through various upgrades to improve usability and enjoyment for the community.
Project Status	The improvements of Phase II in FY2025 included upgraded and improved park lighting. The beautification of the habitat adjacent to the pond across the street from the park has been started by the removal of the invasive plants. The planting of native plants will occur before the summer season to ensure the plants can fully grow.
Department Managing Project	CRA with the partnership of Parks & Conservation
Project Manager	Amy Davis, Community Coordinator
FY25 Expensed Funding	\$73,228
FY25 Budgeted Funding	\$100,000





Project Name	Lealman Exchange Technology Initiatives
Primary & Secondary Objective Served	Objective 6 – Healthy Community, Objective 9 – Funding, Financing, and Management
New / Completed / In Progress	In Progress
Project Location	Lealman Exchange
Project Description	This initiative supports technology enhancements at the Lealman Exchange to improve functionality, connectivity, and overall user experience for meetings, events, and community programming.
Project Status	A PO was ordered before FY25 and the project was completed in FY26. The project allowed for two remote control projectors to be mounted to the ceiling of the Ray Neri Room at the Lealman Exchange.
Department Managing Project	Community Redevelopment Agency
Project Manager	Amy Davis, Community Coordinator
FY25 Expensed Funding	\$0.00 (PO issued in FY25, project completed in early FY26)
FY25 Budgeted Funding	\$25,000





Project Name	Joe's Creek District Master Plan Creation
Primary & Secondary Objective Served	Objective 1 – Economic Development and Innovation, Objective 9 – Funding, Financing, and Management
New / Completed / In Progress	Completed
Project Location	Lealman Exchange
Project Description	The creation and purpose of the 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).
Project Status	The Joe's Creek Industrial Park Master Plan was presented and adopted by the BOCC in FY2025.
Department Managing Project	CRA & Housing and Community Development
Project Manager	Amy Davis & Scott Swearengen with Housing and Economic Development Department
FY25 Expensed Funding	\$273,453
FY25 Budgeted Funding	(PO was issued in FY24 for the Master Plan for \$320,000)





Project Name	Joe's Creek District Master Plan Implementation
Primary & Secondary Objective Served	Objective 1 – Economic Development and Innovation, Objective 9 – Funding, Financing, and Management
New / Completed / In Progress	Delayed
Project Location	Lealman Exchange
Project Description	The implementation of the adopted Joe's Creek Industrial Area Master Plan will result in the creation of an overlay that will provide for future land uses.
Project Status	The Joe's Creek Industrial Park Master Plan implementation is delayed for further evaluation of recent state legislation.
Department Managing Project	CRA & Housing and Community Development
Project Manager	Amy Davis & Scott Swearengen with Housing and Economic Development Department
FY25 Expensed Funding	\$0.00
FY25 Budgeted Funding	\$56,000





Project Name	Land Acquisition for Redevelopment or Public Purpose
Primary & Secondary Objective Served	Objective 4 – Infrastructure and Transportation, Objective 6 – Healthy Community
New / Completed / In Progress	New
Project Location	Throughout the CRA
Project Description	This program provides funding for strategic land acquisition within the Lealman CRA to support redevelopment opportunities and projects that advance community revitalization goals.
Project Status	Available to pursue as land becomes available
Department Managing Project	Community Redevelopment Agency in partnership with Real Estate
Project Manager	Amy Davis
FY25 Expensed Funding	\$0.00
FY25 Budgeted Funding	\$500,000



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
New / Completed / In Progress	In Progress
Project Location	Lealman Exchange
Project Description	Implementation of a new digital monument sign with messaging capabilities to increase the presence of the Lealman Exchange off 54 th Avenue. The ability to push out messaging about programs and services of the LEX will increase people’s awareness of the facility and the programming available within the community.
Project Status	The project is currently in progress with a PO issued and is awaiting a new easement with Frontier.
Department Managing Project	Community Redevelopment Agency
Project Manager	Amy Davis
FY25 Expensed Funding	\$2,471
FY25 Budgeted Funding	\$100,000





Project Name	46th N. Avenue Playground Amenities
Primary & Secondary Objective Served	Objective 6 – Healthy Community, Objective 5 - Urban Form
New / Completed / In Progress	New
Project Location	At the south entrance of 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 – Goal is to be completed in FY26.
Department Managing Project	Community Redevelopment Area in partnership with Parks & Conservation
Project Manager	Amy Davis
FY25 Expensed Funding	\$0.00 – carryforward to FY26
FY25 Budgeted Funding	\$40,000





Project Name	Demolition Funds
Primary & Secondary Objective Served	Objective 6 – Healthy Community, Objective 3 - Housing
New / Completed / In Progress	New
Project Location	Throughout CRA
Project Description	These funds are available to support the demolition of structures within the CRA when necessary. Eligible uses include the removal of blighted, unsafe, or nuisance structures.
Project Status	Available funding as needed
Department Managing Project	Community Redevelopment Agency
Project Manager	Amy Davis
FY25 Expensed Funding	\$0.00
FY25 Budgeted Funding	\$25,000

Community Redevelopment Agency Annual Report

Pinellas County Community Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID: 1996

Registered Agent	
Mailing Address:	5175 45th St. N. St. Petersburg, FL 33714
Office Address:	5175 45th St. N. St. Petersburg, FL 33714
Telephone:	(727) 464-8219
Fax:	(850) 215-3860
Email:	adavis@pinellas.gov
Website:	https://pinellas.gov/special-district/pinellas-county-community-redevelopment-agency/
County(ies):	Pinellas
Local Governing Authority	Pinellas County
Date Created/Established:	Thursday, July 23, 2015
Creation Documents:	County Ordinances 15-29 and 16-36
Board Selection:	Identical to Local Governing Authority
Authority to Issue Bonds:	Yes
Revenue:	Tax Increment Financing
Most Recent Update:	Saturday, January 0, 1900

Total number of Activities started	9
Total number of Activities completed	12
Current Year Taxable Value in CRA	\$1,265,962,534.00
Actual expanded increment revenue	\$1,178,610.00
Base Year Taxable Value in CRA	\$473,748,188.00
Current Year Tax Increment Value	\$792,214,346.00
Total amount expended for low and middle income affordable housing	\$ -

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

Community Redevelopment Agency Annual Report

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Authority to Issue Bonds:	Yes
Revenue:	Tax Increment Financing
Most Recent Update:	Saturday, January 0, 1900

Total number of Activities started	9
Total number of Activities completed	12
Current Year Taxable Value in CRA	\$1,272,336,889.00
Actual expanded increment revenue	\$977,099.00
Base Year Taxable Value in CRA	\$476,996,474.00
Current Year Tax Increment Value	\$795,340,415.00
Total amount expended for low and middle income affordable housing	\$400,000.00

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