



**Lealman CRA Advisory Committee
Agenda**

Wednesday, July 22, 2026 6PM

Lealman Exchange

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

Zoom Meeting Link:

<https://us06web.zoom.us/j/89364968386?pwd=pcSDYyVblo2gbkZlQUmlalhW0ik7VP.1>

Meeting ID: 893 6496 8386

Passcode: 268442

- I. Call to Order**
- II. Introductions**
- III. Citizens Input**
- IV. Approval of Minutes**
 - **Meeting Minutes 5-27-2026**
- V. Lealman CRA Agenda Items**
 - **Joe's Creek Restoration & Greenway Trail Project – Update**
 - **LEX Gym Hardening Federal Grant – CRA appropriation**
 - **Property Tax Amendment Impact**
 - **Recap of Public Art projects completed in past 2 years**
- VI. Additional Lealman CRA and Non-CRA Updates by Colan Trembl and Amy Davis**
- VII. Advisory Committee Member Comments**
- VIII. Adjourn**



MEETING MINUTES
Lealman CRA Advisory Committee
Wednesday, May 27, 2026 at 6PM

Committee Member Present In-Person: Kim Blessinger, Tyler Payne, Charles Flynt, Jeremy Heath, Jennifer Post, Tahisia Scantling, Dominic Howarth, Kenneth Williams

Committee Members Absent: Tony Coryn

Pinellas County Staff Present: Amy Davis, Cameron Ehmig, Scott Swearengen, Colan Treml, Jason Ester (Virtual)

I. Call to Order: Chair Kim Blessinger called meeting to order at 6:02pm.

II. Introductions

III. Citizens Input: None

IV. Approval of Minutes

Chair Kim Blessinger requested a motion to approve the 4-22-2026 minutes.

Motion by Jeremy Heath, seconded by Dominic Howarth.

Vote: Approved unanimously with no changes.

V. Lealman CRA Agenda Items

• **Update on affordable housing development by Boley for the Landings**

- Presented by Jack Humburg, COO of Boley Centers
- Lealman Landings (formely the Point) at 3901 46th Ave. N. The land is owned by Pinellas County Housing Finance Authority, under a 99 year lease to Pinellas Affordable Living. They are about to begin construction, have secured necessary permits. Jack went over the scope of the project and the prospective tenants' demographics.
- Committee members asked about the driveways off of Lown and Mohr Ave., dry pond off of 46th Ave., as well as if there will be any playgrounds or other exterior amenities. Jack responded that these are all single bedroom units and they don't anticipate having children stay there. Jack also clarified that there are no exterior staircases and that there will be laundry facilities on site when asked by other committee members. Committee member also asked about bus routes in that area and if tenants will be able to use mass transit. Jack responded that mass transit is not very accessible in that area and that they will be providing limited transit to grocery stores and other key destinations.

• **Destinations list for Alleyway/Connectivity Improvement Pilot Project**

- Guidance from planning on approach to the alleyway project was to create an origins and destinations map, and create connections between these points and fill in any sidewalk/connectivity gaps. Staff came up with a list of destinations: three parks, LEX, Lealman Elementary, Lealman Innovation Academy, CES, Sprowl's Sports Parks. Non-profits weren't added to avoid excluding anybody.
- Committee member asked about Joe's Creek Greenway Trail connecting to these destinations. Staff confirmed this is being considered, and that other rights-of-ways are being identified for possible inclusion in the connectivity network. Another committee member commented that Sawgrass Lake and Ray Neri Park are often hidden to non-residents, and that creating awareness could encourage use.



- Committee member commented that driving on 46th Ave., it's difficult to tell that there is a large park beyond the small playground and parking lot. By encouraging walking on trails, like the Joe's Creek Greenway Trail or the sidewalks along 46th Ave., this entrance becomes a lot more visible and inviting.
 - **Proposed Budget Changes**
 - The county contribution to the St. Petersburg Foundation for operations and maintenance of the Lealman Exchange since the inception of the contract has been split between the General Fund and the CRA fund. The proposed budget change is for the CRA fund to cover the contribution versus being split between the General Fund and the CRA fund. This can be achieved by moving some funds from the Ray Neri Park improvement project, as funds can be added to that project next year.
 - Committee member commented that the Lealman Exchange is a Pinellas County asset and that the CRA funds should not be used to offset the General Fund. Staff responded that the LEX exists for the CRA and it is a service that is not provided by the County anywhere else. Discussion ensued about the growth of the CRA fund over time and the future of the CRA in relation to property taxes legislation.
- VI. Additional Lealman CRA and Non-CRA Updates by Amy Davis and Colan Trembl**
- Tree planting project beginning in late May on 57th Ave. N. Replacement trees on 39th, 40th, and 42nd St., and 56th Ave.
 - Signal box wraps to be completed soon. Mural on 34th St. N. to begin in June.
 - Lealman Heights: Habitat for Humanity home dedications. There were 7 in May, 2 more in June. More houses being constructed. Colan created a new resident packet.
 - Lealman Park improvements: scope is completed, moving forward
 - Selecting a consultant for the CRA Plan Update. Evaluating proposals for Professional Support Services.
 - Opportunity Zones: tax credits to incentivize development. Staff has submitted for reapproval of Lealman's zones.
 - Completed projects: 46th Ave. N. sidewalks, native planting at the pond next to Lealman Park, intersection improvement on 25th St. and 62nd Ave. N.
 - 28th St. sidewalks in active construction, 71st St. will be in construction for the rest of the year.
 - No DRC cases since last meeting, next Board of Adjustment & Appeals hearing is June 3rd.
 - Ray Neri Park: 4th of July fireworks, soft opening for dog park next week.
 - There will be a sidewalk connecting to 46th Ave. N. to close a sidewalk gap.
 - Lealman Asian Neighborhood Family Center: ribbon cutting for park improvements
 - Committee members discussed the Lealman Park and commented that the tree removal along 54th Ave. N. has increased visibility. Discussion ensued on how to get a grocery store in Lealman, the metrics used by grocers to site their stores, and how the South St. Pete CRA approached this same issue.
- VII. Advisory Committee Member Comments: None**
- **Adjourn**, Motion by Tyler Payne, seconded by Dominic Howarth. Meeting adjourned at 6:57pm.



Joes Creek Restoration and Greenway Trail Update

Memorandum

TO: Kim Blessinger, Chair, Lealman CRA Advisory Committee

FROM: Paul Miselis, Engineering Section Manager, Public Works

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

SUBJECT: Lealman CRA Advisory Committee Meeting, July 22, 2026

DATE: July 15, 2026

Joes Creek Restoration and Greenway Trail Update

Paul Miselis, Stormwater Engineering Section Manager with Pinellas County Public Works, will present an update on the Joes Creek Restoration and Greenway Trail Project that is currently in design.



Joe's Creek Restoration and Greenway Trail Project Update Lealman CRA Advisory Committee

July 22, 2026

Project Background



Why are we doing this project?

- Long-term flooding issues throughout the project area
- Erosion and degradation of the creek
- Provide pedestrian and bicycle connectivity across the community



Project Goals



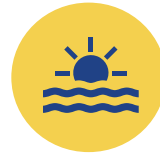
**Provide Flood
Relief and Erosion
Control**



**Enhance Pedestrian
Connectivity**

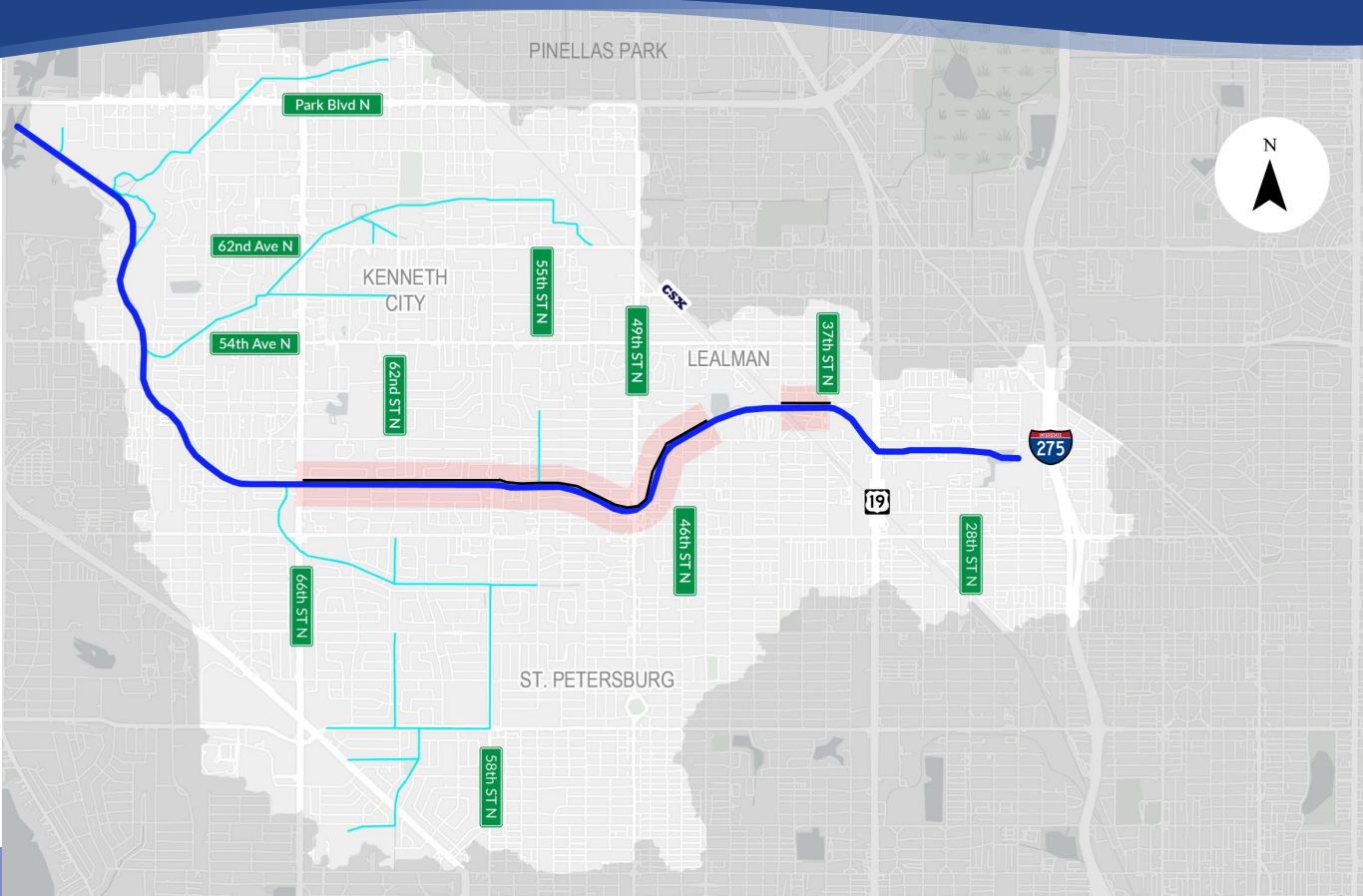


**Restore the Creek
to a More Natural
State**



**Improve Overall
Creek Performance**

Project Map



Joe's Creek Design Phase Project Extents



Joe's Creek
Watershed
Boundary



Joe's Creek
Channel



Joe's Creek
Trail



Joe's Creek
Tributary



Channel
Improvements

Design Challenges

- **The Joe's Creek watershed is highly urbanized, with primarily residential, commercial and industrial land use.**
- **Physical Constraints**
 - Narrow corridor
 - Limited right-of-way
 - Steep banks
 - Erosion issues
 - Ease of maintenance

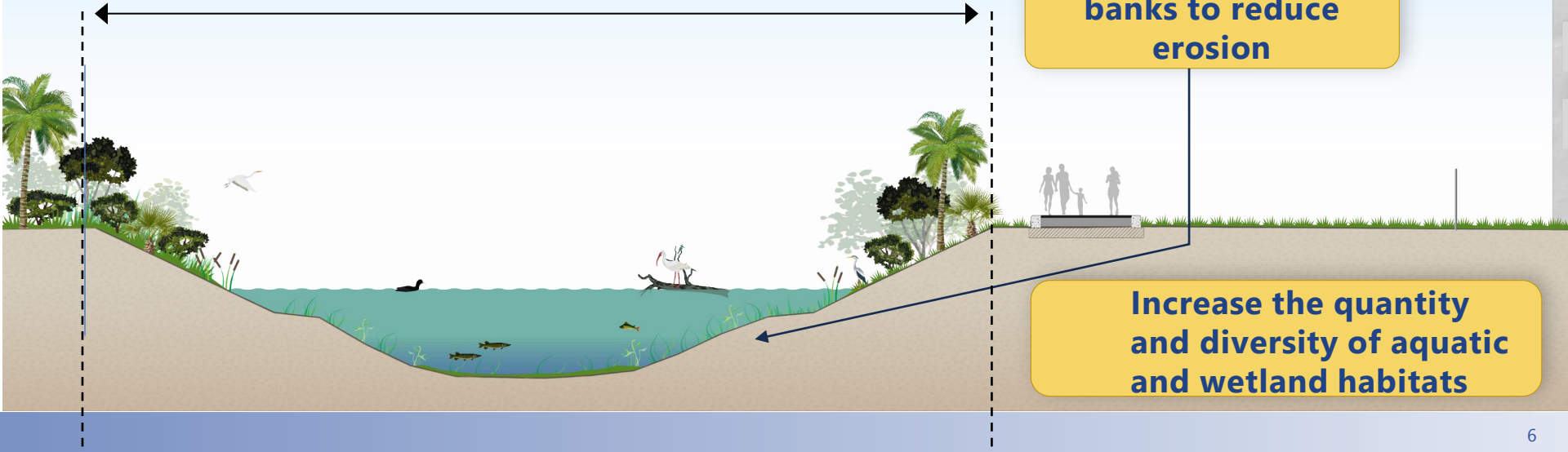


Conceptual Improvements

Widen the creek throughout the project area

Stabilize the creek banks to reduce erosion

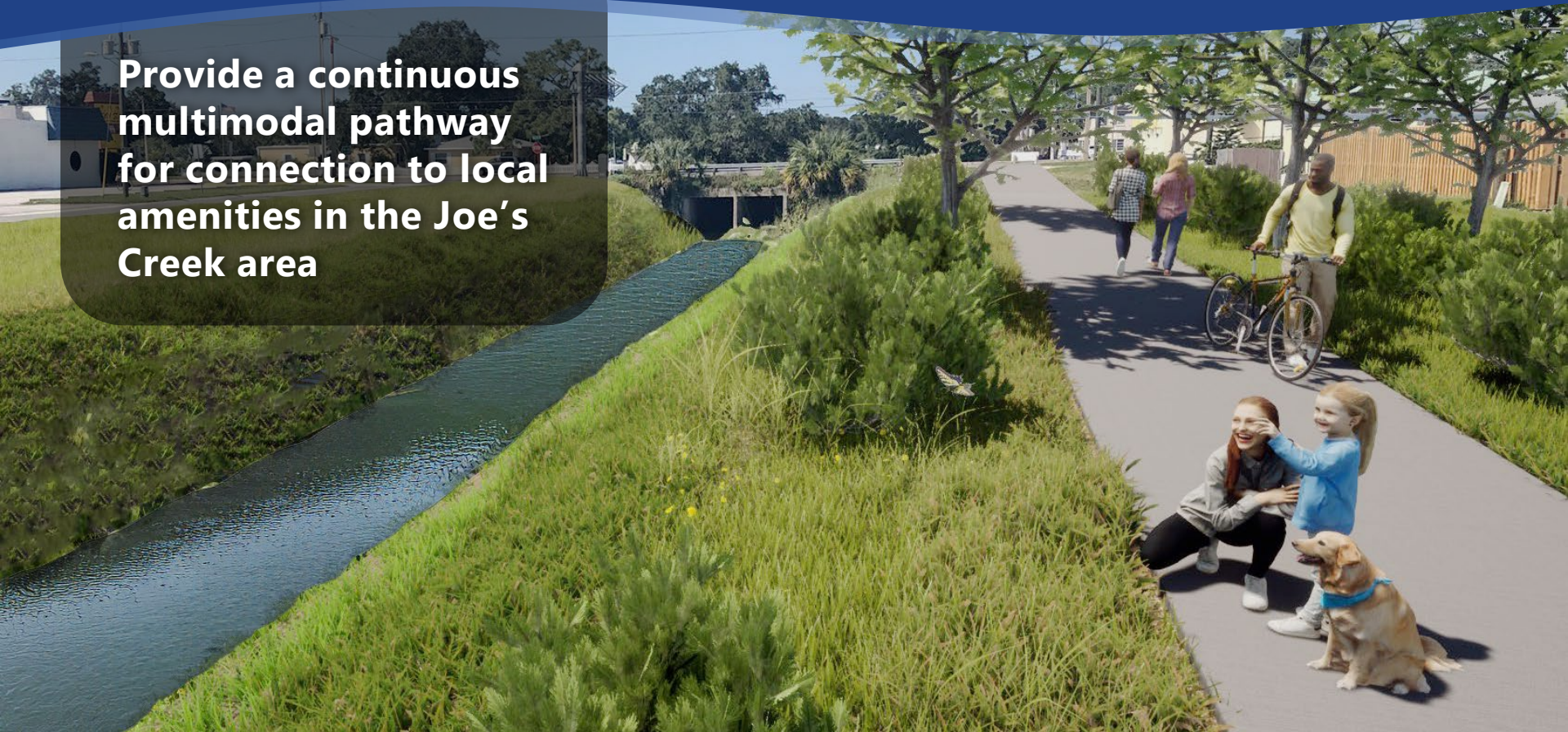
Increase the quantity and diversity of aquatic and wetland habitats



New Trail Connects to Local Amenities



Provide a continuous multimodal pathway for connection to local amenities in the Joe's Creek area



Multiple Funding Sources



Source	Amount	Purpose
Penny for Pinellas	\$15,144,000	Design & construction
SWFWMD	\$331,000	Prelim Engineering Report
Resilient Florida	\$27,912,000	Design & construction
Community Development Block Grant – Mitigation (CDBG-MIT)	\$17,120,000	Construction
Total Secured	\$60,507,000	

Next Steps





For more information, contact the project manager:
Ivan Dimitrov, PE or Paul Miselis, PE

Joes_Creek@pinellas.gov

This project is funded by:

- Penny for Pinellas
- SWFWMD
- Resilient Florida
- CDBG-MIT



[Pinellas.gov/projects/joes-creek/](https://pinellas.gov/projects/joes-creek/)



LEX Gymnasium Hardening Grant

Memorandum

TO: Kim Blessinger, Chair, Lealman CRA Advisory Committee

FROM: Adam Pedzich, Recovery Manager, Emergency Management

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

SUBJECT: Lealman CRA Advisory Committee Meeting, July 22, 2026

DATE: July 17, 2026

The County submitted funding requests to the State and Federal legislative bodies to harden the LEX Gymnasium building. The county was notified the project was awarded a congressional directed Federal Grant. The turnaround time for the grant was short, many staff people have been working on the grant application for the past 2.5 weeks, which was due July 16th for submittal.

The grant is for \$2,606,000, the total project to include a generator is estimated to be \$5,395,000. This amount took an engineering report performed in 2023 and updated it for the projected costs for a 2028/2029 construction project. The construction period is estimated to take approximately 1 year.

Lealman Exchange has long served as a cornerstone of the Pinellas County sheltering program. As one of only two County-owned shelter facilities, it provides a critical safe haven for residents during disasters and throughout the recovery process. The 2024 hurricane season demonstrated its value more clearly than ever.

Immediately following the devastating impacts of Hurricane Helene, Lealman Exchange was activated as a step-down shelter for residents with special needs who could not safely return home. When Hurricane Milton approached just one week later, the facility transitioned seamlessly from a recovery shelter back into a risk shelter. This allowed vulnerable residents to remain in a safe environment without disruption.

Even after Hurricane Milton passed, the Lealman Exchange continued supporting the community through October 14. During more than 15 consecutive days of shelter operations, the facility provided refuge, stability, and essential services to hundreds of Pinellas County residents during one of the most challenging periods in recent history. Its ability to support both emergency response and long-term recovery underscores its indispensable role in the County's disaster sheltering program.

With approximately 27% of the housing surrounding Lealman Exchange consisting of mobile homes, maintaining a resilient facility where residents can seek safety is vital to the community. Mobile-home residents are especially vulnerable to hurricane-force winds and may need access to safe shelter both before a storm and during the recovery period. Mobile home residents are also among the first groups that need to evacuate in the event of a storm.



Funding to harden the Lealman Exchange gymnasium would significantly expand the sheltering capacity in Lealman and Pinellas County by creating hundreds of additional spaces for risk and post-disaster step-down sheltering. Structural improvements and generator-supported power would help ensure the gymnasium remains safe, functional, and accessible during and immediately after a disaster. The hardened space could provide temporary shelter, meals, essential services, and disaster recovery information. It would also strengthen the County's ability to serve residents with special needs who depend on electricity for medical equipment.

Investing in the Lealman Exchange gymnasium would strengthen the resilience of both the surrounding Lealman community and Pinellas County by providing a dependable, multipurpose facility that can support residents throughout response and recovery.

Total Project Cost is estimated to be \$5,395,000, with a grant amount of \$2,606,000, leaving \$2,789,000 remaining to fund. The grant application was submitted with the proposed funding below utilizing all the remaining mitigation funding from Penny IV, leaving a funding gap of \$1,764,000. There may also be the opportunity to put CDBG-DR (Community Development Block Grant - Disaster Recovery) Grant Funding which can lessen both the Penny and CRA Contributions in the future.

LEX Gym Hardening Federal Hazard Mitigation Grant		
Proposed Budget		
\$1,025,000	19%	Penny for Pinellas
\$1,764,000	33%	CRA contribution
\$2,606,000	48%	Grant
\$5,395,000	100%	Total Project

Seeking support from Advisory Committee in providing gap funding from the CRA Fund needed to fund this project and leverage the Federal Grant monies towards a hardened facility in Lealman.



Property Tax Impact

Memorandum

TO: Kim Blessinger, Chair, Lealman CRA Advisory Committee

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

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

SUBJECT: Lealman CRA Advisory Committee Meeting, July 22, 2026

DATE: July 15, 2026

Proposed Property Tax Amendment (Amendment 3) estimated impact.

With Amendment 3 on the ballot in November, we have estimated what the impact to the Lealman CRA revenues would be (below). If passed, the impact would begin in Fiscal Year 2028. By Fiscal Year 2029 there will be an estimated 44% reduction in Tax Increment Financing Revenues to the Lealman CRA.

Proposed Property Tax Impact - Lealman TIF Fund Values an Millage Rate									
Fiscal Yr	CRA Taxable Value	Pinellas County Millage	County Increment Pmt @ 95%	MSTU Taxable Value	Increment	MSTU Millage	MSTU Increment Pmt @ 95%	Total Payments @ 95%	New Construction
Base Yr	2016	476,996,474		473,748,188					
2017	506,577,430	5.3377	\$149,999.56	503,158,002	29,409,814	2.0857	\$58,273.05	\$208,272.61	1,124,921
2018	555,101,623	5.3590	\$397,637.22	551,795,348	78,047,160	2.0857	\$154,643.81	\$552,281.03	4,023,514
2019	599,617,674	5.3590	\$624,270.66	596,175,743	122,427,555	2.0857	\$242,579.79	\$866,850.45	3,969,414
2020	671,308,677	5.3590	\$989,253.15	667,776,598	194,028,410	2.0857	\$384,450.80	\$1,373,703.95	9,401,580
2021	731,267,384	5.3590	\$1,294,505.92	727,594,818	253,846,630	2.0857	\$502,975.52	\$1,797,481.44	2,984,447
2022	787,169,204	5.2092	\$1,534,964.20	783,525,745	309,777,557	2.0857	\$613,797.90	\$2,148,762.10	5,263,334
2023	915,068,331	4.8188	\$2,005,431.63	911,140,161	437,391,973	2.0857	\$866,655.02	\$2,872,086.65	11,640,228
2024	1,075,777,133	4.8111	\$2,736,753.95	1,071,527,323	597,779,135	2.0857	\$1,184,448.54	\$3,921,202.49	20,937,706
2025	1,174,924,607	4.6660	\$3,093,706.04	1,170,451,894	696,703,706	2.0857	\$1,380,459.17	\$4,474,165.21	11,528,754
2026	1,266,126,756	4.6136	\$3,458,694.90	1,259,491,598	785,743,410	2.0857	\$1,556,883.78	\$5,015,578.68	12,568,088
2027	1,337,229,448	4.6136	\$3,770,332.31	1,330,494,101	1,329,863,478	2.0857	\$2,635,011.45	\$6,405,343.76	11,821,377
2028	1,130,000,000	4.6136	\$2,862,062.22	1,130,000,000	656,251,812	2.0857	\$1,300,307.18	\$4,162,369.40	-2,242,974
2029	1,040,000,000	4.6136	\$2,467,599.42	1,040,000,000	566,251,812	2.0857	\$1,121,979.83	\$3,589,579.25	-2,815,765
2030	1,050,000,000	4.6136	\$2,511,428.62	1,050,000,000	576,251,812	2.0857	\$1,141,793.98	\$3,653,222.60	-44%

Additionally, a portion of the Budget Information Session presentation given by the County's OMB Department to the Board of County Commission in June is attached. It provides an overview of the property tax amendment revenue impact to the county budget and jurisdictions supported by property taxes.

The Budget Environment is Changing



- **The property tax reform referendum includes the following components:**
 - **Increases the homestead exemption to \$150,000 in FY28**
 - **Increases the homestead exemption to \$250,000 in FY29**
 - **Establishes a path toward eliminating homestead property taxes**
 - **Restricts property tax revenues to core government services**
 - **Non-homestead assessments caps reduced from 10% to 5%**
 - **Establishes new rules on how each property tax rate may be raised**

The Budget Environment is Changing

- The documents and presentations for these BIS meetings were prepared before the Florida Legislature approved the State budget and the property tax reform for a November ballot initiative
- Every City and jurisdiction supported by property taxes are impacted
- The impact on the General Fund (Countywide plus the unincorporated MSTU) will be a reduction of
 - \$124M in FY28
 - \$184M in FY29
- EMS fund will be impacted:
 - \$19M in FY28
 - \$28M in FY29

SJR 2F - 2026 Property Tax Reform



Code	Taxing Authority	Type		FY26 Tax Rate (Millage)	FY26 Budgeted Revenue @ 95%		Year 1 Impact FY28 (\$150k exempt)	Year 2 Impact FY29 (\$250k exempt)	Percent Reduction in Year 2
County - General Fund									
10A	General Fund	Countywide		4.5423	\$607,253,850		-\$109,000,000	-\$161,000,000	-27%
11	Municipal Services Taxing Unit (MSTU)	Unincorporate d Area		2.0857	\$62,174,020		-\$15,000,000	-\$23,000,000	-37%
	General Fund - Sum of Countywide Gene			n/a	\$669,427,870		-\$124,000,000	-\$184,000,000	-27%
County - Countywide									
10A	General Fund	Countywide		4.5423	\$607,253,850		-\$109,000,000	-\$161,000,000	-27%
10C	Health Dept	Countywide		0.0713	\$9,533,960		-\$1,700,000	-\$2,500,000	-26%
16	Emergency Medical Services (EMS)	Countywide		0.8050	\$102,949,750		-\$19,000,000	-\$28,000,000	-27%
17A	Pin Planning Council	Countywide Special District		0.0175	\$2,340,040		-\$420,000	-\$620,000	-26%

SJR 2F - 2026 Property Tax Reform



Code	Taxing Authority	Type	FY26 Tax Rate (Millage)	FY26 Budgeted Revenue @ 95%	Year 1 Impact FY28 (\$150k exempt)	Year 2 Impact FY29 (\$250k exempt)	Percent Reduction in Year 2
County - Dependent MSTU Special Districts							
11	Municipal Services Taxing Unit	Unincorporate d Area	2.0857	\$62,174,020	-\$15,000,000	-\$23,000,000	-37%
14	Library Services	Special District	0.5000	\$9,321,190	-\$2,200,000	-\$3,200,000	-34%
PHM	Palm Harbor Community Services Agency	Special District	0.5000	\$3,550,850	-\$930,000	-\$1,440,000	-41%
FSM	Feather Sound Community Services	Special District	0.7000	\$318,310	-\$83,000	-\$129,000	-41%
14B	ETF Library Services	Special District	0.2500	\$1,061,910	-\$280,000	-\$470,000	-44%
ETR	East Lake Recreation	Special District	0.2500	\$1,061,910	-\$280,000	-\$470,000	-44%
18	Greater Seminole Area Special Recreation District	Special District	0.2500	\$1,086,970	-\$360,000	-\$550,000	-51%

SJR 2F - 2026 Property Tax Reform



Code	Taxing Authority	Type		FY26 Tax Rate (Millage)	FY26 Budgeted Revenue @ 95%	Year 1 Impact FY28 (\$150k exempt)	Year 2 Impact FY29 (\$250k exempt)	Percent Reduction in Year 2
County - Fire Districts								
BTF	Belleair Bluffs Fire	Fire District		1.3000	\$720,380	-\$160,000	-\$260,000	-36%
CTF	Clearwater Fire	Fire District		1.3700	\$2,757,970	-\$840,000	-\$1,140,000	-41%
DTF	Dunedin Fire	Fire District		1.7650	\$1,151,980	-\$320,000	-\$480,000	-42%
GF	Gandy Fire	Fire District		0.7800	\$66,560	-\$3,300	-\$3,200	-5%
HPT	High Point Fire	Fire District		2.3000	\$3,016,380	-\$590,000	-\$770,000	-26%
LTF	Largo Fire	Fire District		1.6200	\$1,916,610	-\$420,000	-\$580,000	-30%
PF	Pinellas Park Fire	Fire District		2.5700	\$1,128,570	-\$250,000	-\$340,000	-30%
HTF	Safety Harbor Fire	Fire District		1.2500	\$160,320	-\$30,000	-\$46,000	-29%
STF	Seminole	Fire District		1.8000	\$8,734,620	-\$2,800,000	-\$4,200,000	-48%
SPF	South Pasadena	Fire District		0.2900	\$72,130	-\$18,000	-\$28,000	-39%
TF	Tarpon Springs	Fire District		2.0250	\$667,610	-\$150,000	-\$220,000	-33%
TVF	Tierra Verde	Fire District		1.5000	\$2,683,470	-\$360,000	-\$600,000	-22%

SJR 2F - 2026 Property Tax Reform



Code	Taxing Authority	Type	FY26 Tax Rate (Millage)	FY26 Budgeted Revenue @ 95%	Year 1 Impact FY28 (\$150k exempt)	Year 2 Impact FY29 (\$250k exempt)	Percent Reduction in Year 2
Independent Special Districts							
13	Suncoast Transit	Countywide Special District	0.7300	\$85,344,448	-\$17,000,000	-\$24,000,000	-28%
17B	Juvenile Welfare Bd	Independent District	0.8250	\$110,307,227	-\$20,000,000	-\$29,000,000	-26%
ETF	East Lake Fire Rescue	Fire District	1.9990	\$8,344,627	-\$2,200,000	-\$3,700,000	-44%
LET	Lealman Fire	Fire District	4.9999	\$11,231,573	-\$2,800,000	-\$3,600,000	-32%
PHF	Palm Harbor Fire	Fire District	2.0000	\$14,203,380	-\$3,700,000	-\$5,800,000	-41%
PSF	Pinellas Suncoast Fire Rescue	Fire District	0.6700	\$3,902,933	-\$510,000	-\$770,000	-20%
15	Pinellas Park Water Management District	Special District	1.8670	\$8,866,663	-\$1,900,000	-\$2,500,000	-28%
CWD	Clearwater Downtown Development District	Special District	0.9700	\$509,628	\$0	\$0	0%

SJR 2F - 2026 Property Tax Reform



Code	Taxing Authority	Type	FY26 Tax Rate (Millage)	FY26 Budgeted Revenue @ 95%	Year 1 Impact FY28 (\$150k exempt)	Year 2 Impact FY29 (\$250k exempt)	Percent Reduction in Year 2
Municipalities							
BL	Belleair	Municipality	6.9777	\$9,198,687	-\$1,500,000	-\$2,500,000	-27%
BB	Belleair Beach	Municipality	2.0394	\$1,719,064	-\$190,000	-\$310,000	-18%
BBL	Belleair Bluffs	Municipality	5.3500	\$2,073,035	-\$400,000	-\$590,000	-28%
BS	Belleair Shore	Municipality	0.5345	\$137,199	-\$6,900	-\$8,000	-6%
CW	Clearwater	Municipality	5.8850	\$108,040,975	-\$15,000,000	-\$21,000,000	-19%
DN	Dunedin	Municipality	4.1345	\$18,985,902	-\$4,200,000	-\$6,300,000	-33%
GP	Gulfport	Municipality	4.0258	\$6,841,589	-\$1,500,000	-\$2,200,000	-32%
IRB	Indian Rocks Beach	Municipality	1.7300	\$3,500,379	-\$320,000	-\$470,000	-13%
IS	Indian Shores	Municipality	1.8700	\$3,041,864	\$200,000	-\$250,000	-8%
KC	Kenneth City	Municipality	5.4373	\$1,667,914	-\$490,000	-\$650,000	-39%
LA	Largo	Municipality	5.5200	\$44,565,578	-\$7,500,000	-\$10,000,000	-22%
MB	Madeira Beach	Municipality	2.7500	\$5,463,722	-\$480,000	-\$700,000	-13%
NRB	North Redington Beach	Municipality	1.5000	\$1,144,506	-\$100,000	-\$150,000	-13%
OM	Oldsmar	Municipality	4.0500	\$8,361,379	-\$1,500,000	-\$2,300,000	-28%
PP	Pinellas Park	Municipality	5.6500	\$35,531,696	-\$5,900,000	-\$7,700,000	-22%
RB	Redington Beach	Municipality	1.8149	\$1,345,805	-\$140,000	-\$220,000	-16%
RS	Redington Shores	Municipality	1.6896	\$1,878,023	-\$200,000	-\$320,000	-17%
HR	Safety Harbor	Municipality	3.9500	\$8,317,446	-\$2,100,000	-\$3,400,000	-41%
SM	Seminole	Municipality	2.4793	\$5,646,788	-\$1,310,000	-\$1,940,000	-34%
SPA	South Pasadena	Municipality	5.1750	\$4,571,306	-\$820,000	-\$1,190,000	-26%
SPB	St. Pete Beach	Municipality	3.0913	\$14,814,454	-\$1,400,000	-\$2,100,000	-14%
SP	St. Petersburg	Municipality	6.4525	\$226,491,495	-\$38,000,000	-\$56,000,000	-25%
SM	Tarpon Springs	Municipality	5.3700	\$16,061,262	-\$3,700,000	-\$5,600,000	-35%
TI	Treasure Island	Municipality	3.8129	\$10,838,540	-\$1,200,000	-\$1,800,000	-17%

SJR 2F - 2026 Property Tax Reform



Code	Taxing Authority	Type		FY26 Tax Rate (Millage)	FY26 Budgeted Revenue @ 95%	Year 1 Impact FY28 (\$150k exempt)	Year 2 Impact FY29 (\$250k exempt)	Percent Reduction in Year 2
State								
17C	SW Fla Water Mgmt	Regional District		0.1831	\$24,481,519	-\$4,400,000	-\$6,500,000	-27%

SJR 2F - 2026 Property Tax Reform



Fiscal Impacts of the Constitutional Amendment would begin in FY28.

	FY27 Requests	FY28 Projected	FY29 Projected
Sheriff	\$ 504,955,530	\$ 535,252,862	\$ 567,368,034
Property Appraiser	\$ 14,260,930	\$ 14,688,758	\$ 15,129,421
Tax Collector	\$ 30,228,430	\$ 31,135,283	\$ 32,069,341
Clerk	\$ 19,802,130	\$ 20,396,194	\$ 21,008,080
SOE	\$ 11,786,880	\$ 12,140,486	\$ 12,504,701
Medical Exam.	\$ 9,805,920	\$ 10,100,098	\$ 10,403,101
Courts	\$ 4,066,310	\$ 4,188,299	\$ 4,313,948
State Attorney	\$ 976,490	\$ 1,005,785	\$ 1,035,958
Public Defender	\$ 2,228,820	\$ 2,295,685	\$ 2,364,555
Guardian Ad Litem	\$ 47,830	\$ 49,265	\$ 50,743
Medicaid Match	\$ 14,353,660	\$ 14,784,270	\$ 15,227,798
Juvenile Detention	\$ 2,762,700	\$ 2,845,581	\$ 2,930,948
	\$ 615,275,630	\$ 648,882,565	\$ 684,406,628
Countywide Property Tax	\$ 630,833,470	\$ 656,066,809	\$ 553,349,481
MSTU Property Tax	\$ 63,940,440	\$ 66,498,058	\$ 69,157,980
	\$ 694,773,910	\$ 722,564,866	\$ 622,507,461
Total Property Tax Revenue	\$ 694,773,910	\$ 722,564,866	\$ 622,507,461
Constitutional, Judicial, and Mandates	\$ (615,275,630)	\$ (648,882,565)	\$ (684,406,628)
	\$ 79,498,280	\$ 73,682,302	\$ (61,899,167)
\$150,000 Exemption Value		<u>\$ (124,000,000)</u>	
\$250,000 Exemption Value			<u>\$ (60,000,000)</u>
		\$ (50,317,698)	\$ (121,899,167)
Non-ad valorem revenues	\$ 248,503,930	\$ 227,880,720	\$ 213,409,220

Board Questions and Next Steps



- **June 9 through 14 – BIS meetings (with two overflow sessions on June 17 and 18)**
- **July 21 – Maximum Millage Discussion**
- **August 11 – FY27 Budget Proposed**
- **August 6 and 20 – Potential Budget Workshops**
- **September 10 and 24 – Public Budget Hearings**



CRA Public Arts Program Progress

Memorandum

TO: Kim Blessinger, Chair, Lealman CRA Advisory Committee

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

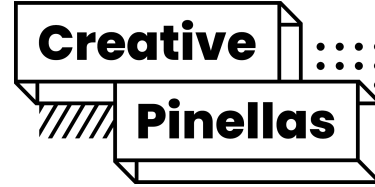
THROUGH: Amy Davis, Community Coordinator, County Administration-Lealman CRA

SUBJECT: Lealman CRA Advisory Committee Meeting, July 22, 2026

DATE: July 15, 2026

CRA Public Arts Program Progress

Lealman CRA staff will present an overview of public art and placemaking projects completed over the past two years through the CRA's partnership with Creative Pinellas.



Lealman CRA

2024-29 Placemaking

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

Contact Information

- **Amy Davis**, Community Coordinator, Serving unincorporated community of Lealman, adavis@pinellas.gov
- **Colan Trembl**, CRA & Economic Development Coordinator, Serving unincorporated community of Lealman, ctrembl@pinellas.gov
- **Cameron Ehmig**, Lealman CRA Specialist, Serving unincorporated community of Lealman, cehmig@pinellas.gov
- **Todd Wellman**, Funding Director, Creative Pinellas, todd.wellman@creativepinellas.org
- **Margaret Murray**, CEO, Creative Pinellas, margaret.murray@creativepinellas.org

Vision

- **Artistic expression** creates a sense of place & positive feelings of communal ownership for **residents**
- **Area Businesses** relate infrastructure enhancement to increased patronage
- **Visitors** find a welcoming, creative area to invest in (time, money, etc.)
- CRA achieves a **critical mass** of meaningful, effective artistic projects

Five-Year Plan to Realize Vision

- **Year 1** – Establish first highly viewable artworks
- **Year 2** – Refresh art to support Neri Park and establish second set of highly viewable artworks, including name-recognition mural
- **Year 3**
- **Year 4**
- **Year 5**

12 Completed Lealman CRA CP Projects so far

in years 1 & 2

Sweet Disposition – 2024-25

- **Title:** Sweet Disposition
- **Artist:** Ashley Cassens
- **Address:** 2705 54th Ave N, St. Petersburg, FL 33714
- **Building:** 54th Ave Deli Mart
- **Installation Date:** May 2025



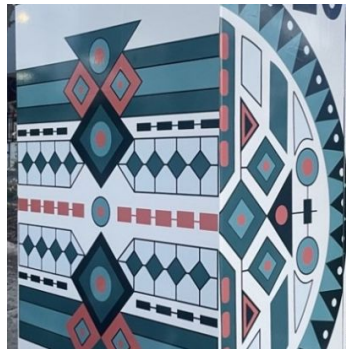
Harmonic Resonance - 2024-25

- **Title:** Harmonic Resonance
- **Artist:** Satnamananda
- **Address:** 3101 44th Ave N, St. Petersburg, FL 33714
- **Building:** Sammy's Seafood
- **Installation Date:** June 2025



Signal Cabinets - 2024-25

- On Duty - Michael J. O'Connell
- Biscuits - Tania Torres
- Oceanic Optical Illusion - Zoe Perez



Welcome to Neri Park (Refresh) – 2025–26

- **Title:** Welcome to Neri Park
- **Artist:** Cory Robinson
- **Address:** 4303 46th Ave N,
St. Petersburg, FL 33714
- **Building:** Neri Park
Restroom Facility
- **Installation Date:** April
2022 and December 2025
– January 2026



Signal Cabinets - 2025-26

- Far Out Feline - Chris Dyer
- Florida Boy Gator & Stained Glass - Nia Mitchell
- Grapefruit (Repeating Tile) - Charli Regel
- Great Egret - Hanna Eriksson Patry
- Tiger Portal - Paulina



Where Good Things Grow - 2025-26

- **Title:** Where Good Things Grow
- **Artist:** Frankie G.
- **Address:** 5675 34th St N
- **Installation Date:** Summer 2026



Family of Lealman CRA CP Projects

from previous years

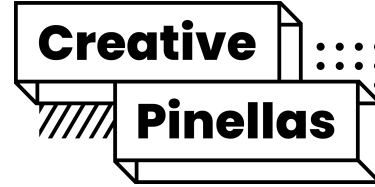
New Artwork Has Joined Previous Year Projects

- Blooming in the Landscape – Reid Jenkins
- Roar of the Jaguar – Daniel “R5” Barojas
- Pink Breeze – Hanna Eriksson Patry
- Lealman Landmark + Better Together – Leo Gomez
- Garden Variety – Laura “Miss Crit” Spencer
- Desert Landscape – Cheryl Weber
- & Welcome to Neri Park (version 1)



Locations of 18 Lealman CRA CP Artworks 2021 to 2026

Artwork Name	Year	Artist	Location	Address
Desert Landscape	2021	cheryl weber (jujmo)	Red Mesa Warehouse	4633 28th Street N, Saint Petersburg 33714
Lealman Landmark + Better Together	2021	Leo Gomez	Lealman Exchange	5175 45th St N, St. Petersburg, FL 33714
Garden Variety	2022	Laura "Miss Crit" Spencer	Mother Kombucha Warehouse	4360 28th Street N, St Petersburg, 33714
Welcome to Neri Park	2022	Cory Robinson	Neri Park Restroom Facility	4303 46th Ave N, St. Petersburg, FL 33714
Roar of the Jaguar	2023	Daniel R5 Barojas	Lealman Innovation Academy	4900 28th St N, St. Petersburg, FL 33714
Pink Breeze	2023	Hanna Eriksson Patry	Ceramics by Kayla (renamed Atelier St. Pete)	5298 Haines Rd N, St. Petersburg, FL 33714
Blooming in the Landscape	2023	Reid Jenkins	Tommy Todd Landscape & Design	5017 Haines Rd N, St. Petersburg, FL 33714
Sweet Disposition	2025	Ashley Cassens	28th St N & 54th Ave N	2705 54th Ave N, St. Petersburg, FL 33714
On Duty	2025	Michael James O'Connell	62nd Ave @ Haines Rd #877 at 27.828184, -82.675672	27.828184, -82.675672
Biscuits	2025	Tania Torres	49th St @ 58th Ave #5020 / #F20 at 27.824622, -82.699770	27.824622, -82.699770
Oceanic Optical Illusion	2025	Zoe Perez	54th Ave @ Haines Rd #907 at 27.820925, -82.668788	27.820925, -82.668788
Harmonic Resonance	2025	Satnamananda	Sammy's Seafood	3101 44th Ave N, St. Petersburg, FL 33714
Far Out Feline	2026	Chris Dyer	54th Ave and 40th 902	54th Ave and 40th 902
Florida Boy Gator & Stained Glass	2026	Nia Mitchell	62nd Ave and 25th 878	62nd Ave and 25th 878
Grapefruit (Repeating Tile)	2026	Charli Regel	49th St and 46th 927	49th St and 46th 927
Great Egret	2026	Hanna Eriksson Patry	49th St and 54th 900	49th St and 54th 900
Tiger Portal	2026	Paulina	4360 55th Ave N P20	4360 55th Ave N P20
Where Good Things Grow	2026	Frankie G	5675 34th St N	5675 34th St N



Lealman CRA

2024-29 Placemaking

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