



**Lealman CRA Advisory Committee
Agenda**

Wednesday, August 26, 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 7-22-2026**
- V. Lealman CRA Agenda Items**
 - Lealman CRA Plan Update – Kick-Off Presentation by GAI Consultants**
- 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, July 22, 2026 at 6PM

Committee Member Present In-Person: Kim Blessinger, Tony Coryn, Charles Flynt, Jeremy Heath, Jennifer Post, Tahisia Scantling, Dominic Howarth

Committee Members Absent: Tyler Payne, Kenneth Williams

Pinellas County Staff Present: Amy Davis, Cameron Ehmgig, Paul Miselis, Adam Pedzich, Colan Treml, Jason Ester (Virtual)

I. Call to Order: Chair Kim Blessinger called meeting to order at 6:00pm.

II. Introductions

III. Citizens Input

- Frank Matowitz: Leads a group called “Lealman Neighbors”. Frank had spoke at a CRA Committee meeting a few years ago, and the CRA board at that time came up with a solution to set aside \$250,000 for the Sherrif’s department to help combat issues with criminal activities being operated out of rental properties. Deputies face issues with the renters and property owners cooperating, and with getting reassigned to calls outside of the CRA. Committee member clarified that the CRA board is legally not able to pay for the salaries of the Pinellas County Sherrif’s Office.

IV. Approval of Minutes: Chair Kim Blessinger requested a motion to approve the 5-27-2026 minutes. Motion by Tony Coryn, seconded by Dominic Howarth. Vote: Approved unanimously with no changes.

V. Lealman CRA Agenda Items

1) Joe’s Creek Restoration/Greenway Trail Project (Paul Miselis, Stormwater Division Manager)

- Public Information Meeting will be scheduled soon.
- Currently in design phase, estimated to complete design in summer 2027
- The creek will be widened throughout the project area, creek banks will be stabilized to reduce erosion, and Florida-Friendly plantings will line the creek to increase the quantity and diversity of aquatic and wetland habitats. The restoration project is focused on providing flood relief, preventing erosion and degradation of the creek, and to provide pedestrian and bicycle connectivity with the Greenway Trail, which will connect to the Pinellas Trail at 71st St. N.
- Committee member asked if these changes would make kayak access feasible. Paul replied that there won’t be any designated kayak launches, but kayaking is possible when there’s enough water.
- Committee member mentioned that the trail will be located in her backyard. She brought up concerns about people walking through where her backyard is, as well as letters that were sent to homeonwers on 42nd Place regarding encroachments. Paul replied that there are some encroachments into the Right-of-Way, including fences and sheds and planters. He has been in contact with residents about these concerns, and he has assured them that they are getting revised surveys and plans and he will go through and identify encroachments that need to be moved.
- Committee member asked if there was any money set aside to help those who are unable to afford to move a fence. Paul replied that the property owner is responsible for moving them if it is confirmed to be an encroachment.



- Committee member asked about after-hours trail access if the trail is not gated. Paul clarified that the trail will operate like the Pinellas Trail and have signs posted with the hours of operation, and that the connection through Ray Neri Park will be gated in accordance with the park's hours of operation.

2) LEX Gym Hardening Federal Grant (Adam Pedzich, Response and Recovery Manager)

- Presented by Response and Recovery Manager, Adam Pedzich
- The project is to harden the gymnasium building on LEX campus for sheltering
- LEX building was used extensively for sheltering special needs residents during the 2024 hurricane season
- Gym would be hardened to Cat 2 or 3 strength. The real benefit is having a building that is still standing after a worst-case scenario storm. 27% of housing surrounding LEX are mobile homes, which are particularly vulnerable to hurricane-force winds.
- Rebuilding the gym from scratch would be around \$10 million
- Grant=\$2,606,000, total project cost=\$5,395,000. CRA would cover 33% of the total project (\$1,764,000) and Penny for Pinellas would fill in the gap (\$1,025,000). There is a chance we could use CDBG-DR funding, but the tight turnaround for the grant submission meant submitting a realistic budget with the CRA covering the gap in funding.
- Committee member asked what percentage of the LEX shelter residents during the 2024 storms were Lealman residents. Adam responded that they don't get addresses for everybody sheltered. LEX is one of three County-owned sheltering facilities. LEX operated as a step-down shelter to help residents unable to return to their homes due to damage or utility outages.
- Committee member commented that this is another project where the CRA is subsidizing the county's needs. Also commented that this was the first that the committee is hearing that the gym is insufficient for sheltering.
- Staff proposed moving some funding from the FY27 allocation for Joe's Creek Industrial Park Infrastructure Improvements/stormwater storage project to fund the grant match.
- Vote for support: Motion by Jennifer Post, seconded by Charles Flynt, 1 committee member opposed

3) Property Tax Amendment Impact

- Proposed property tax amendment would increase the homestead exemption to \$150,000 from \$50,000. In year 2, it would increase the homestead exemption to \$250,000. Also establishes a path toward no property taxes for homes. Reduces cap for non-homestead taxable value from 10% to 5%. Different voting rules for adopting millage rate, and restrictions for how property tax revenue can be used.
- After 2 year period, taxable value will have reduced by 44%. In year 1, it would be a reduction of \$2.2 million in revenue, year 2 would be a reduction of \$2.8 million (cumulative). County has a millage rate for General Fund, MSTU's have their own millage for unincorporated, and cities set their own millage rates. County staff explained that the County cannot advocate for or against the Amendment, only educate.
- Committee member asked two questions: Can committee members advocate regarding the Amendment and asked if the County could sunset the CRA early if there was a financial need, County Attorney replied affirmatively to both.
- Committee member commented that Lealman has a lower home ownership rate (i.e., fewer homestead exemptions), and that the proposal would disproportionately impact Lealman residents.

4) Recap of Public Art Projects completed in past 2 years



- Mural on 34th St. (Where Good Things Grow by Frankie G.) has been completed
- Neri Park restroom facility mural was refreshed
- Total of 18 Lealman CRA Creative Pinellas artworks completed between 2021 and 2026, including murals and signal/utility box wraps
- Committee member asked about Creative Pinellas' funding, staff confirmed that their funding has changed.

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

- Massive influx of Residential applications due to sending out a postcard to all residents. Applications were briefly closed, they are now reopened
- GAI Consultant was chosen for CRA Plan update. Committee will hear from them in the August meeting. Inspire Placemaking Collective was chosen for professional services.
- 3rd Joe's Creek Mixer on June 2nd: Discussed Master Plan, challenges with stormwater, and the three main projects (stormwater storage, seawalls on privately owned property, and culvert). 4th mixer scheduled for December.
- Lealman Heights: Habitat homes are being built, invited members to the dedications in the next couple of months. Townhomes to begin construction.
- Lealman Park Improvement scope is completed.
- Property on 54th Ave. N. owned by Frontier, still in discussion, preparing legal items needed to move forward.
- DRC case: Pagan Towing on 54th Ave. N., coming into compliance with site plan.
- Early Assistance meeting for Church of God on 46th St. N. just north of 46th Ave. N. The idea is to create parking and add a building.
- Construction on South side of 54th Ave. N. near veterinarian office is an expansion of the vet office.
- Pond Beautification is complete, growth was slow by lack of rain
- 4th of July Fireworks event was a great community event, lots of families and couples
- Tree Planting (Urban Forestry department): Lealman has a low tree canopy. The latest tree planting was on 57th Ave. N., 76 trees were planted. Next two areas of focus will be Arcadian Heights and Holdcroft Heights.
- 28th St. sidewalk is well under way, and should be completed soon
- Ray Neri dog park is officially opened. Flag with lights has been installed.
- 46th Ave. N. sidewalk is completed, small gap near CSX railroad. There will be a separate project to close this gap and improve the railroad crossing.

VII. Advisory Committee Member Comments

- Committee member asked about the Lealman Park Improvement Project. The scope of work is completed, has to be shopped around to design firms, and then the sub-committee will be called together.
- Committee member mentioned the Duke Energy contract negotiations with each city. Duke is agreeing to bury power and utility lines in St. Pete, Largo, and Clearwater. Asked if the committee could be informed if Duke has plans to bury utilities. Another committee member mentioned that, in their neighborhood, Duke replaced the wooden poles with the concrete ones instead of burying the lines.

VIII. Adjourn: Motion by Jennifer Post, seconded by Dominic Howarth. Meeting adjourned 7:46pm.



CRA Plan Update Kick-Off Presentation - GAI Consultants

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, August 26, 2026

DATE: August 19, 2026

CRA Plan Update Kick-Off Presentation – GAI Consultants

Claudia Ray, the Project Manager for GAI Consultants, will be providing an overview of the CRA Plan Update, including the Plan Update framework and requirements. The overview will consist of a presentation and will conclude with a discussion regarding the CRA's current challenges, future areas of focus, and community assets & opportunities.



Lealman CRA Plan Update

Advisory Committee Meeting #1 – Plan Update Kick-Off Presentation

August 26, 2026

Prepared by:



Prepared for:



AGENDA

Presentation

- ✓ Our Assignment
- ✓ 2027 Plan Proposed Plan Framework
- ✓ 2016 Redevelopment Plan Overview

Group Discussion

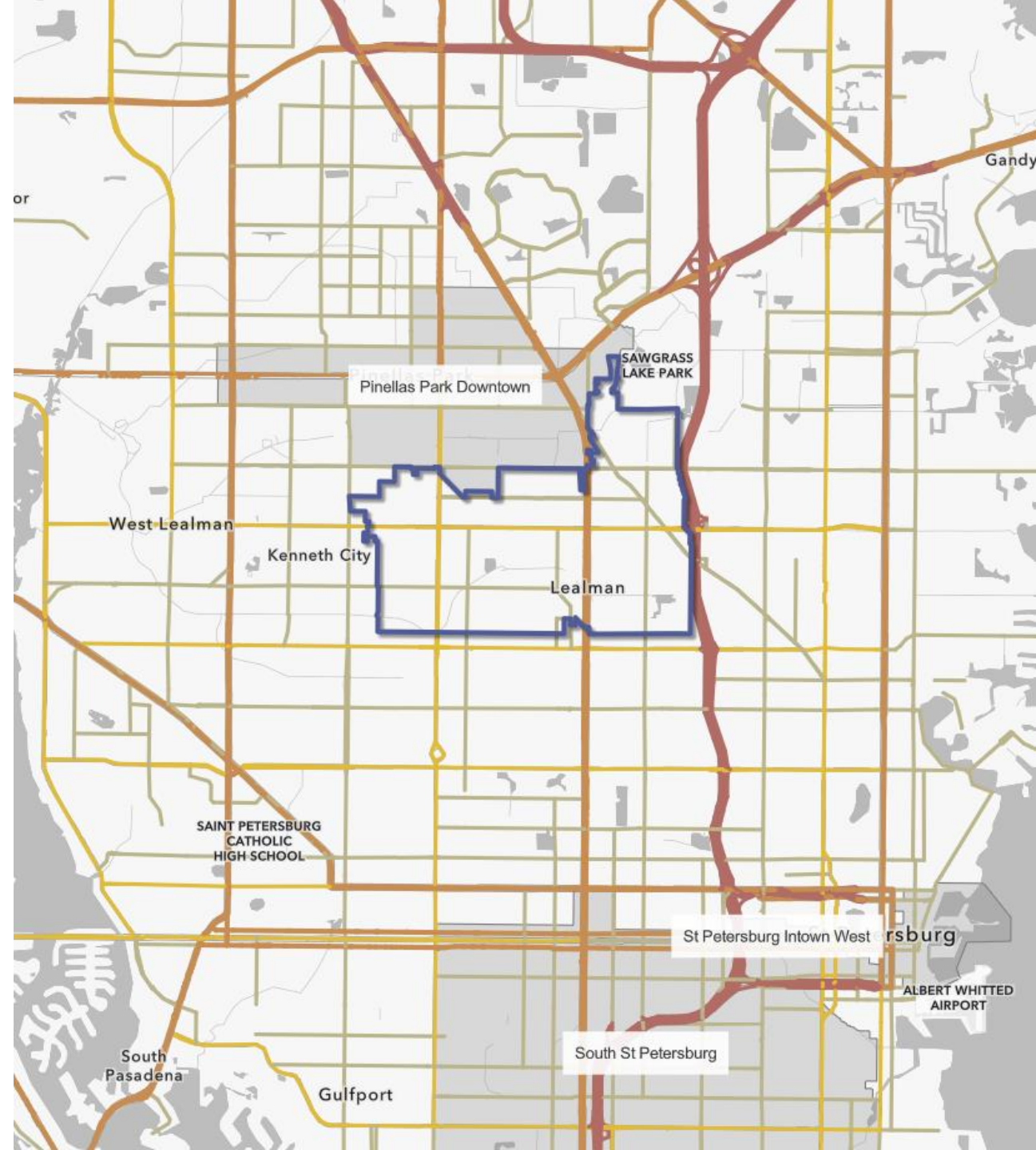
- ✓ Lealman CRA Today & Tomorrow: Challenges, Areas of Focus, and Opportunities

Our Assignment

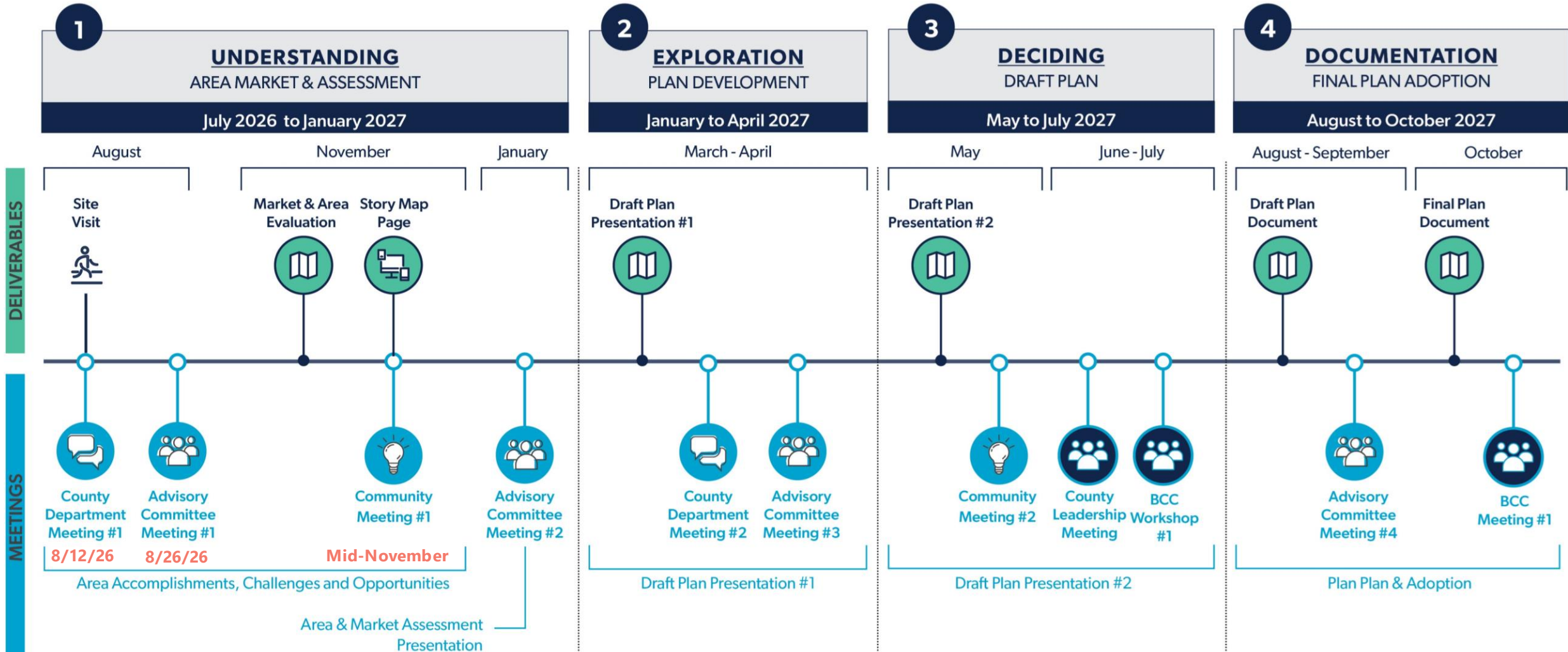
Our Assignment

Update the 2016 Lealman Community Redevelopment Area (CRA) Plan and establish a comprehensive vision for the next 10 to 15 years.

- ✓ Build upon the CRA's accomplishments, ongoing initiatives, and previous planning efforts.
- ✓ Engage County staff, elected and appointed leadership, stakeholders, and the broader community throughout the planning process.
- ✓ Develop a visually compelling, flexible, and user-friendly plan framework that supports effective implementation.
- ✓ Prepare a Redevelopment Plan that meets all applicable requirements of Chapter 163, Florida Statutes.



2027 Plan Update Timeline



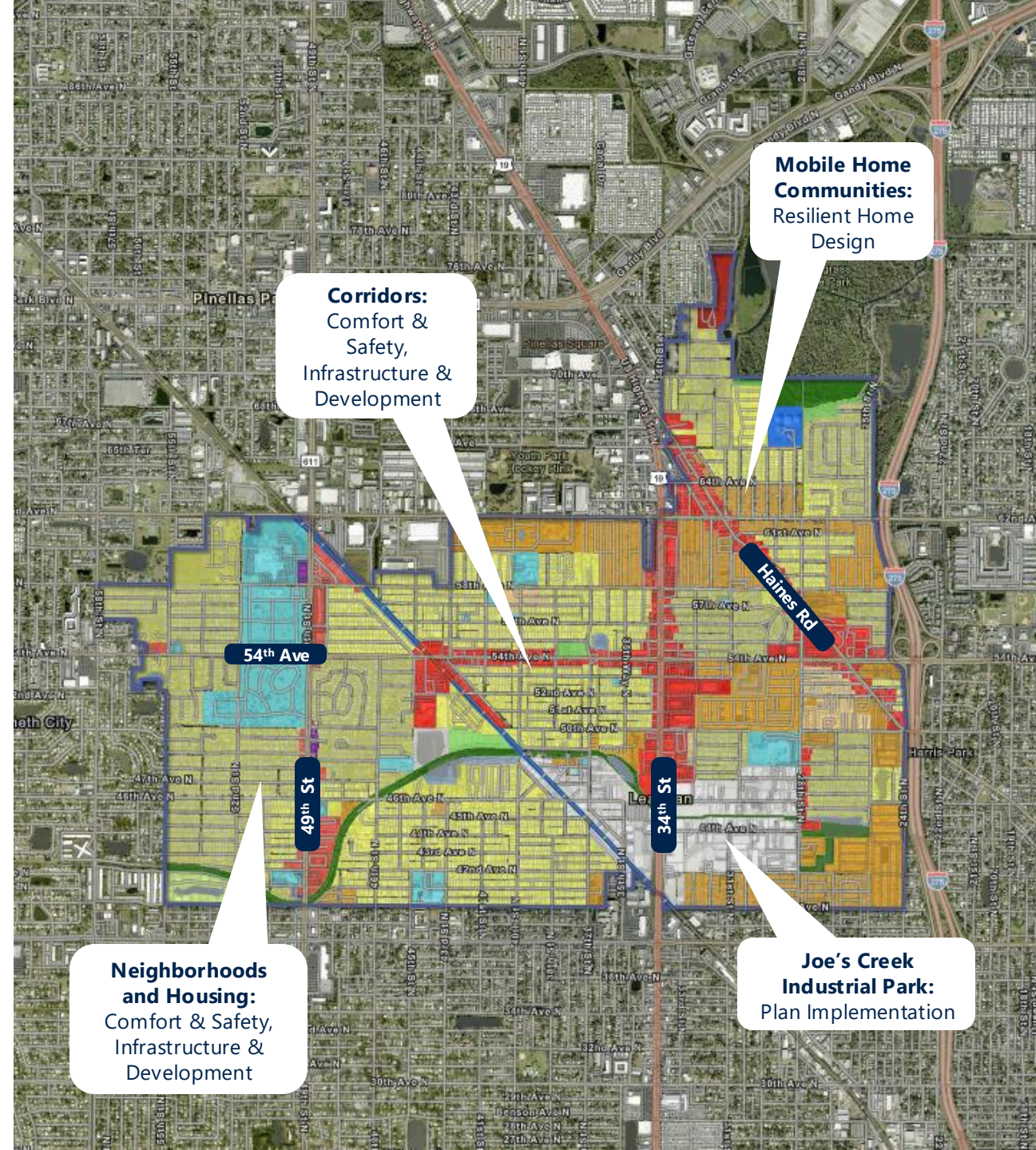
2027 Plan Focus Area & Categories

Focus Areas:

- ✓ Commercial Corridors
- ✓ Mobile Home Communities
- ✓ Neighborhoods (Continuing Efforts)
- ✓ Joe's Creek Industrial Area (Continuing Efforts)

Elements to address:

- ✓ Safety and Comfort | Slum & Blight
- ✓ Infrastructure | Streets, Flooding and Stormwater
- ✓ Business Retention and Attraction
- ✓ Infill Redevelopment on Corridors and Neighborhoods



Why Do We Need a CRA Plan, and What Can It Fund?

- ✓ Every Community Redevelopment Agency (CRA) is tasked with formulating and executing a tailored CRA Plan designed to address the district's needs of the designated area. The plan should articulate the area's overarching **objectives** and define specific **project types**.
- ✓ Importantly, the CRA Plan is a dynamic document that should be **regularly updated** to align with the evolving requirements of the County and CRA.

What can CRA's Fund?

- ✓ **Operations:** Funds support the CRA's administration and operations, including planning, community engagement, and project implementation.
- ✓ **Projects:** It finances infrastructure upgrades, affordable housing, parks, and public spaces to enhance the area's appeal and functionality.
- ✓ **Blight:** TIF helps address conditions of slum and blight, aiming to improve economic activity and quality of life in distressed areas.
- ✓ **Infill Redevelopment:** TIF funds are used for land or property acquisition and preparation, facilitating infill redevelopment to optimize land use and attract private investment.
- ✓ **Economic Growth:** Funds are used to attract businesses, create jobs, and diversify the economic base.

Local governments may adopt additional policies regarding eligibility and ineligible CRA expenditures. Pinellas County has adopted supplemental funding policies.

2027 Plan Proposed Plan Framework

2027 CRA Plan Framework

Create a visually engaging and actionable plan to guide CRA investment, programming, and policy decisions over the next 10 to 15 years. The plan will be informed by prior plans and studies, as well as stakeholder input.

Vision and Guiding Principles

- ✓ An **aspirational statement** that describes the desired future of the CRA.
- ✓ A set of guiding principles that establish **core values and priorities, shaping how decisions are made and actions are taken.**

Goals & Objectives

- ✓ **Goals** are broad statements that define the **desired outcomes needed to achieve the CRA's vision.** They establish overall direction and priorities for planning.
- ✓ **Objectives are specific, measurable actions** or steps that support each goal. They provide clear direction for implementation and help track progress over time.

Actions

- ✓ **Actions will be the specific steps required to implement the plan's vision and goals.** Actions will be developed within five categories—policy and planning, development preparation, programs and incentives, awareness and engagement, and capacity building—and will be classified by their level of effort or impact as basic, progressive, or transformative

Big Moves

- ✓ Big Moves are bold, **high-impact strategies or catalytic actions** that drive meaningful change and help achieve the CRA's vision.

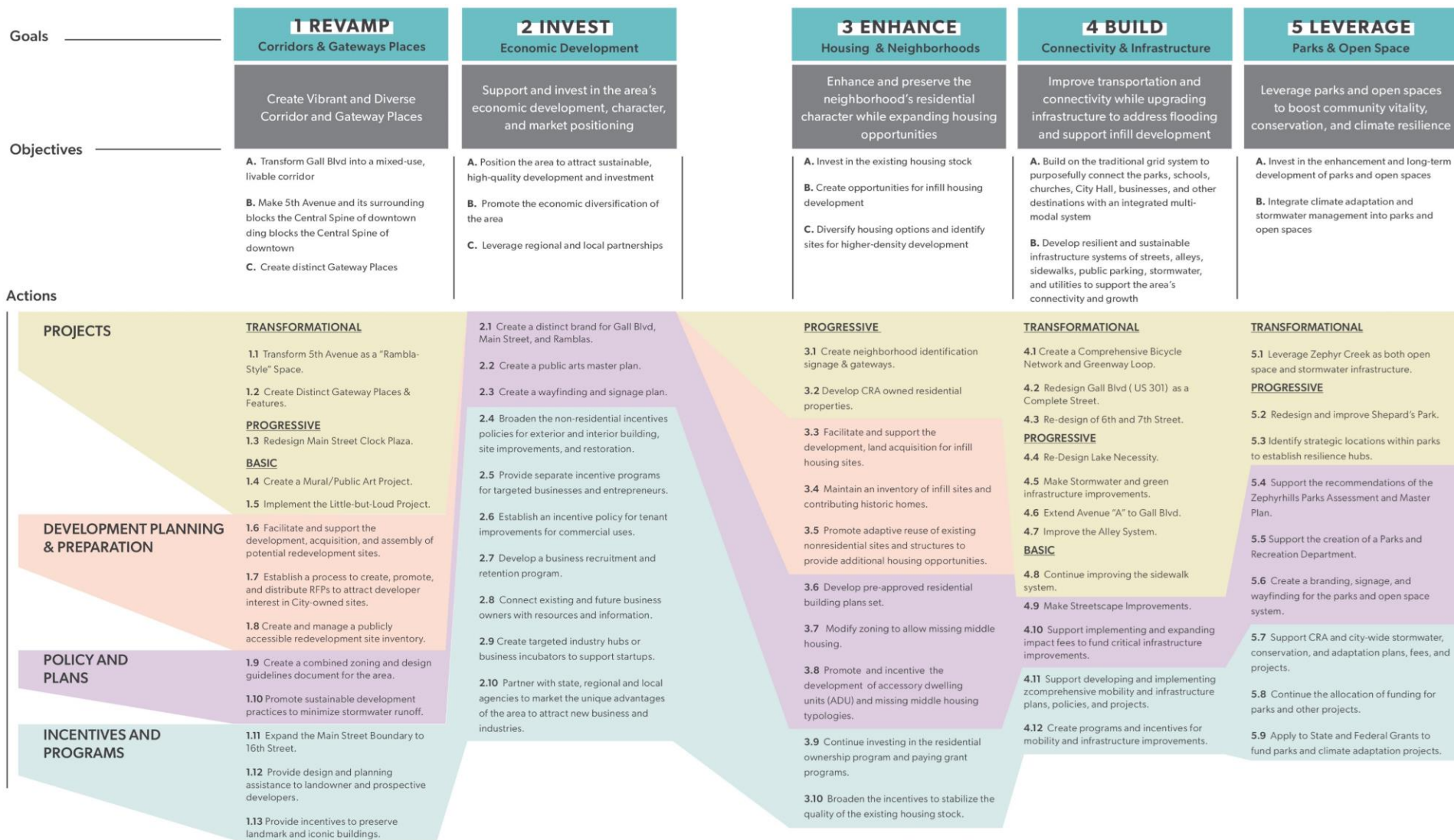
Plan Framework Example

Vision, Mission, & Guiding Principles

Vision				
To foster an exceptional quality of life in the Zephyrhills Community Redevelopment Area by creating a vibrant, safe, and inclusive community honoring our heritage and celebrating our future.				
Mission				
The Zephyrhills Community Redevelopment Agency is dedicated to enhancing the well-being, health, and economic vitality of our residents, businesses, and visitors through thoughtful investments in public spaces, diverse housing, and accessible amenities. We are committed to fostering a connected, sustainable, and resilient community through balanced development and infrastructure that enriches daily life and reflects the unique character of the area.				
Guiding Principles				
				
PROSPERITY	HERITAGE	DIVERSITY	RESILIENCE	PLACEMAKING
Foster a Thriving Local Economy	Preserve the Historic Character	Promote Balanced Investment	Prepare for Climate Adaptation	Create Quality Places
Foster a dynamic local economy by supporting existing and attracting new businesses, revitalizing commercial corridors, and creating destinations that enhance community engagement and economic opportunities.	Dedicate efforts to preserving the historic downtown character and rich residential heritage of Zephyrhills, ensuring this cultural identity remains a central aspect of community development.	Ensure balanced investment in neighborhoods that encourages housing diversification, providing equitable opportunities for all residents regardless of background or socioeconomic status.	Invest in sustainable and climate-resilient infrastructure that promotes long-term viability, enhances the environment, and improves community resilience against climate impacts, and adaptation policies.	Design and manage public spaces—like parks and streets—to enhance connectivity, health, and community identity, transforming them into vibrant, inclusive places that celebrate culture, support the economic vitality, and improve quality of life.

Plan Framework Example

Goals, Objectives, & Actions



Plan Framework Example

Big Moves



The CRA will provide funding for professional services, while implementation and construction costs will be supported through partnerships with the Public Works Department and external grant funding opportunities.

In partnership with Pasco County

Corridor Redevelopment Vision Example

DYER BOULEVARD SITE TODAY



GATEWAY: Dyer Boulevard Vision

Dyer Boulevard will be transformed into a vibrant gateway that serves as a premier extension of the airport, capitalizing on its strategic location and available land. This dynamic corridor will welcome travelers with a mix of innovation, hospitality, and commerce—enhancing the visitor experience while driving sustainable economic



2027 CRA Plan Requirements

The Redevelopment Plan will meet all the requirements in
Chapter 163 of the Florida Statutes

TIF Projections

- ✓ Forecasts of future tax increment revenue, modeled using low, medium, and high growth scenarios to guide CRA investment planning.

Capital Improvements Plan

- ✓ A multi-year plan that prioritizes and funds infrastructure and public improvements to support CRA redevelopment goals.

Comprehensive Plan Compatibility

- ✓ All redevelopment goals, policies, and actions within the redevelopment plan will be consistent with and support the County's adopted Comprehensive Plan. The CRA plans must align with the Future Land Use, Housing, Transportation, Infrastructure, and Capital Improvements elements to ensure that redevelopment activities reinforce established growth policies and do not conflict with adopted regulations.

Community Impact Statement

- ✓ This statement describes how the CRA Plan's goals, objectives, and actions are expected to influence the outcome of:
 - ✓ Residential Development
 - ✓ Affordable Housing
 - ✓ Environmental Quality
 - ✓ Transportation
 - ✓ Sherriff and Fire
 - ✓ School Population
 - ✓ Employment

Plan Requirements Examples

TIF Projections and 5-year CIP Plan

4.2 Capital Improvement Plan

TABLE 9. SUMMARY OF TIF REVENUE PROJECTIONS, ZEPHYRHILLS CRA I, II, AND III COMBINED, HIGH SCENARIO

FY	Total Taxable Value	Base Year Value ⁽¹⁾	Tax Increment	County Contribution at 95% ⁽²⁾	City Contribution at 95% ⁽²⁾	Total Annual TIF Revenues
2024	\$ 175,150,600	\$ 77,871,895	\$ 97,278,700	\$ 699,600	\$ 577,600	\$ 1,277,200
2025	188,655,800	77,871,895	110,783,900	796,700	657,800	1,454,500
2026	206,817,700	77,871,895	128,945,800	927,300	765,600	1,692,900
2027	218,935,100	77,871,895	141,063,200	1,014,500	837,600	1,852,100
2028	231,753,900	77,871,895	153,882,000	1,106,600	913,700	2,020,300
2029	245,302,800	77,871,895	167,430,900	1,204,100	994,100	2,198,200
2030	259,612,800	77,871,895	181,740,900	1,307,000	1,079,100	2,386,100
2031	274,715,300	77,871,895	196,843,400	1,415,600	1,168,800	2,584,400
2032	290,172,900	77,871,895	212,301,000	1,526,800	1,260,500	2,787,300
2033	306,843,100	77,871,895	228,971,200	1,646,600	1,359,500	3,006,100
2034	318,251,800	77,871,895	240,379,900	1,728,700	1,427,300	3,156,000
2035	329,918,800	77,871,895	252,046,900	1,812,600	1,496,500	3,309,100
2036	341,851,600	77,871,895	263,979,700	1,898,400	1,567,400	3,465,800
2037	354,058,600	77,871,895	276,186,700	1,986,200	1,639,900	3,626,100
2038	366,548,600	77,871,895	288,676,700	2,076,000	1,714,000	3,790,000
2039	376,705,100	77,871,895	298,833,200	2,149,100	1,774,300	3,923,400
2040	387,096,200	77,871,895	309,224,300	2,223,800	1,836,000	4,059,800
2041	397,728,900	77,871,895	319,857,000	2,300,300	1,899,200	4,199,500
2042	408,610,200	77,871,895	330,738,300	2,378,500	1,963,800	4,342,300
2043	419,747,800	77,871,895	341,875,900	2,458,600	2,029,900	4,488,500
2044	426,849,100	77,871,895	348,977,200	2,509,700	2,072,100	4,581,800
2045	434,115,300	77,871,895	356,243,400	2,561,900	2,115,200	4,677,100
Full Projection Period (2024-2045)			\$ 5,246,260,200	\$ 37,728,600	\$ 31,149,900	\$ 68,878,500

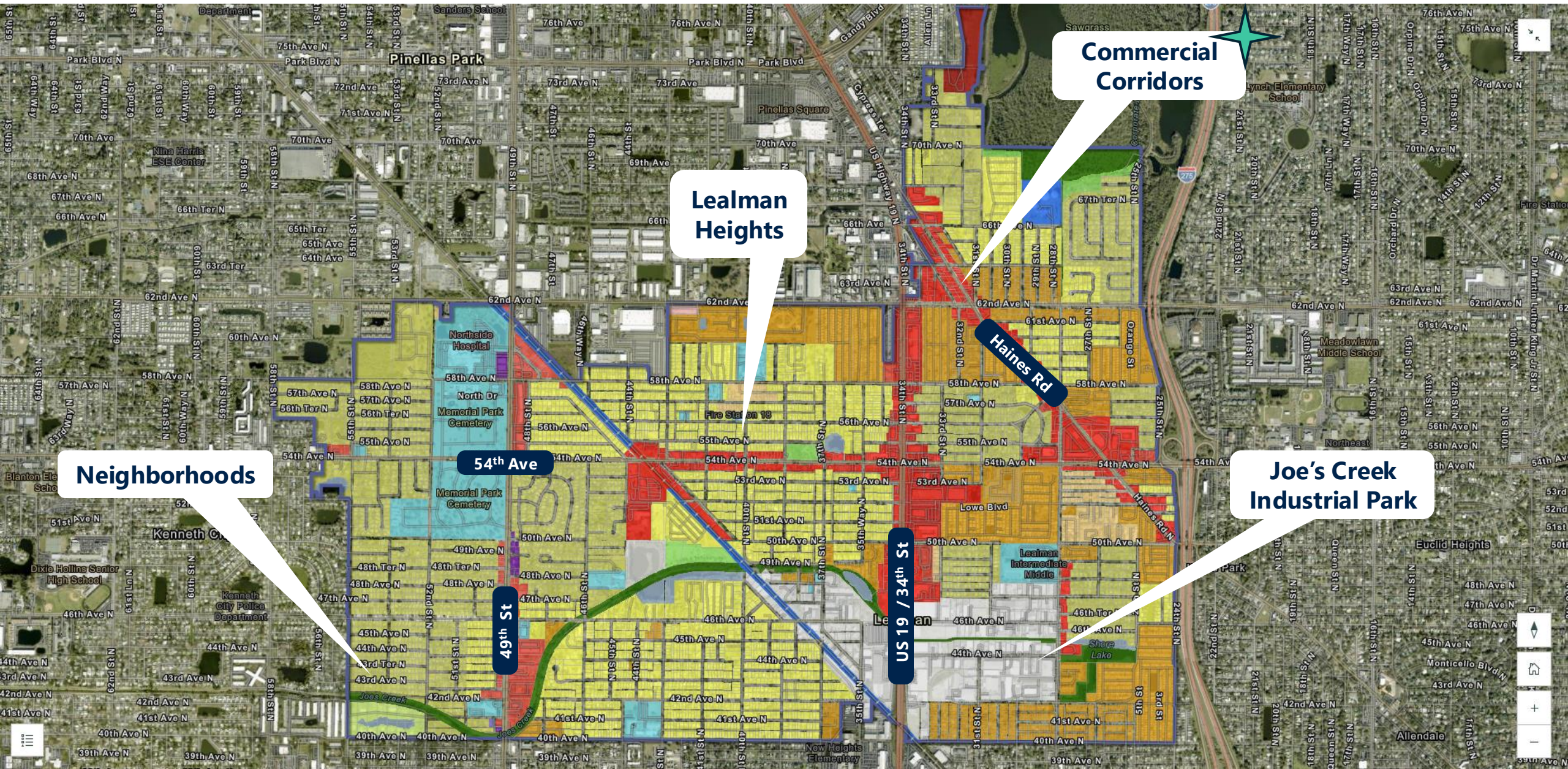
SOURCE: FDOR; PASCO COUNTY PROPERTY APPRAISER; CITY OF ZEPHYRHILLS; GAI CONSULTANTS. NOTES: (1) REFLECTS BASE YEAR VALUE(S) OF \$15,924,352 FOR CRA I (1999); \$26,432,345 FOR CRA II (2012); AND \$35,515,198 FOR CRA III (2016). (2) APPLIES MILLAGE RATE OF 7.5700 FOR THE COUNTY AND 6.2500 FOR THE CITY.

	2026	2027	2028	2029	2030
TIF Projections Moderate Scenario	\$1,720,000	\$1,722,800	\$1,836,600	\$1,954,000	\$2,074,800
Administrated Cost	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000

PROJECTS					
Transformational					
3.1.1	Transform 5th Avenue as a "Ramble-Style" Space				
3.1.2	Create distinct Gateway Places				
3.4.1	Create a Greenway Loop and Comprehensive Bicycle Network	\$150,000	\$300,000		\$800,000
3.4.2	Gall Blvd (US 301) Complete Street				
3.4.3	Re-design of 6th and 7th Street				
3.5.1	Leverage the creek as both open space and stormwater infrastructure				
Progressive					
3.1.3	Re-design Main Street Clock Plaza		\$150,000	\$300,000	\$800,000
3.3.1	Create neighborhood identification signage & gateways	\$150,000	\$150,000	\$100,000	\$50,000
3.3.2	Develop CRA own residential properties				\$100,000
3.4.4	Lake Necessity Re-Design				
3.4.5	Stormwater and green infrastructure improvements				\$100,000
3.4.6	Extend Avenue "A" to Gall Blvd				
3.4.7	Alley System Improvements		\$300,000	\$200,000	\$200,000
3.5.2	Redesign and improve Shepard's Park		\$600,000		
3.5.3	Identify locations in parks to build resilience hubs				\$100,000
Basic					
3.1.4	Create a Mural/Public Art Project		\$120,000	\$40,000	\$40,000
3.1.5	Implement the Little-But-Loud Projects			\$230,000	\$500,000
3.4.8	Sidewalks improvements				
3.4.9	Streetscape Improvements	\$150,000			\$100,000
DEVELOPMENT PLANNING AND PREPARATION					
3.1.6	Identify, acquire, and assemble future redevelopment sites (Land Acquisition and Building Demolition)	\$100,000	\$100,000	\$100,000	\$100,000
3.1.7	Develop a parking strategy that includes land acquisition and assembly				
3.3.3	Facilitate and support the development, land acquisition for infill housing sites				
3.3.4	Maintain an inventory of infill sites and contributing historic homes				
3.3.5	Promote adaptive reuse of existing nonresidential sites and structures to provide additional housing opportunities				
POLICY AND PLANS					
3.1.8	Create a combined zoning and design guidelines document for the area				
3.2.1	Create a distinct brand for Gall Blvd, Main Street, and Ramblas				
3.2.2	Create a public arts master plan				
3.2.3	Create a wayfinding and signage plan				
3.3.6	Develop pre-approved residential building plans set	\$150,000			
3.3.8	Promote and incentive the development of accessory dwelling units and missing middle housing			\$200,000	
3.4.11	Support developing and implementing comprehensive mobility and infrastructure plans, policies, and projects				
3.5.4	Support the recommendations of the Zephyrhills Parks Assessment and Master Plan				
3.5.6	Create a wayfinding master plan for parks and open space system				
3.5.7	Support CRA and city-wide stormwater, conservation and adaptation plans				
INCENTIVES AND PROGRAMS					
3.1.11	Provide design and planning assistance to landowner and prospective developers	\$10,000	\$10,000	\$10,000	\$20,000
3.1.12	Provide incentives to preserve landmark and iconic buildings				
3.2.4	Broaden the non-residential incentives policies for exterior and interior building, site improvements, and restoration				
3.2.5	Provide separate incentive programs for targeted businesses and entrepreneurs on 5th Avenue and Gall Blvd				
3.2.6	Establish an incentive policy for tenant improvements for commercial uses				
3.2.7	Develop a business recruitment and retention program				
3.2.8	Connect existing and future business owners with resources and information				
3.2.9	Create targeted industry hubs or business incubators to support startups				
3.2.10	Partner with state, regional and local agencies to market the unique advantages of the area to attract new business and industries				
3.3.9	Continue investing in the residential ownership program and paying grant programs	\$40,000	\$20,000	\$20,000	\$30,000
3.3.10	Broaden the incentives to stabilize the quality of the existing housing stock	\$20,000	\$20,000	\$20,000	\$20,000
3.4.12	Create programs and incentives for mobility and infrastructure improvements				
3.4.12	Create programs and incentives for mobility and infrastructure improvements				
3.5.8	Continue the allocation of funding for parks and other projects		\$100,000	\$300,000	\$100,000
Budget Total based on TIF Moderate Scenearion Calculations					
	\$1,070,000	\$1,970,000	\$1,870,000	\$1,990,000	\$2,060,000

2016 Redevelopment Plan Overview

2016 CRA Plan Target Redevelopment Districts



Nine Redevelopment Objectives

Economic Development and Innovation

- Business recruitment and retention
- Workforce development
- Entrepreneurial growth
- Public-private partnerships
- Knowledge and technology-based industries

Commercial Revitalization

- Strengthening commercial corridors
- Supporting neighborhood-serving businesses
- Encouraging mixed-use development
- Providing incentives for business investment

Infrastructure and Transportation

- Street repairs
- Sidewalk construction
- Stormwater management
- Lighting upgrades
- Bicycle and pedestrian facilities
- Transit improvements

Sustainability

- Green building
- Environmental stewardship
- Low-impact development
- Multimodal transportation

Housing

- Improve housing quality
- Expand workforce and affordable housing
- Promote infill development
- Support homeownership
- Eliminate blighted housing conditions

Urban Form

- Complete Streets
- Streetscape enhancements
- Public spaces
- Design standards
- Walkable neighborhoods

Healthy Community

- Crime reduction
- Public safety
- Healthcare access
- Community services
- Neighborhood beautification

Branding & Identity

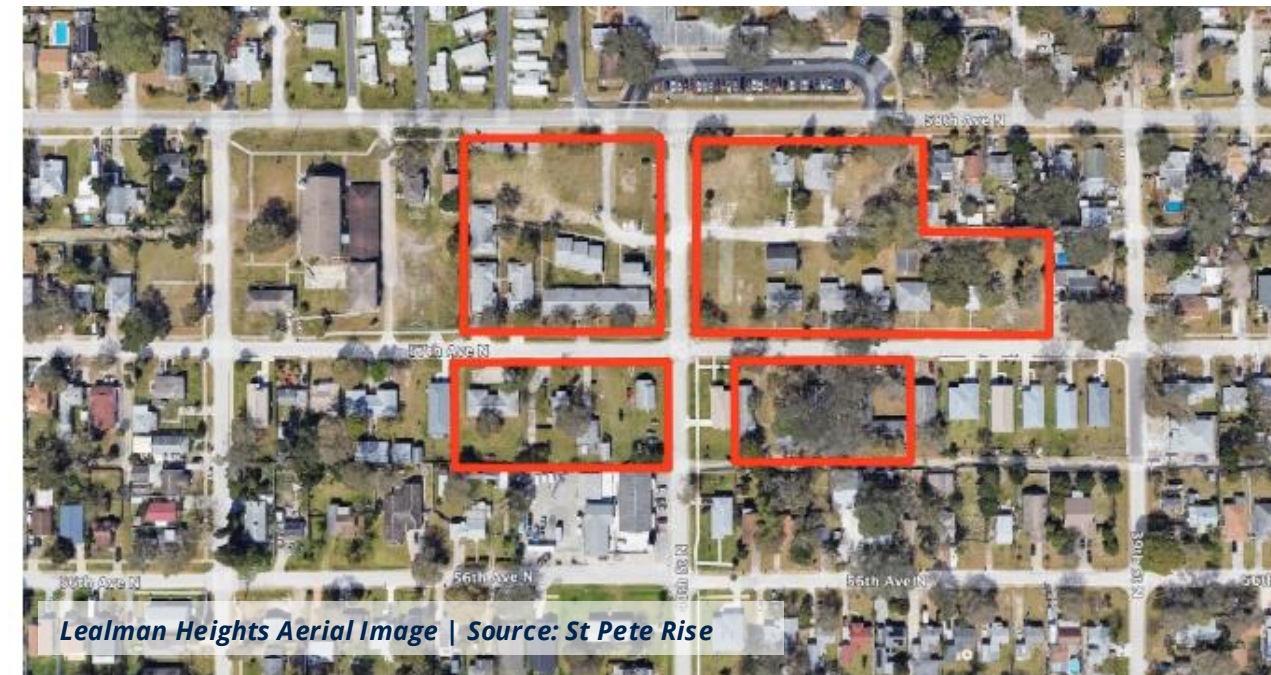
- Gateway features
- Marketing campaigns
- Public art
- Community events
- Business associations

Funding, Financing & Management

- Grants
- Public-private partnerships
- County funding programs
- Economic development incentives

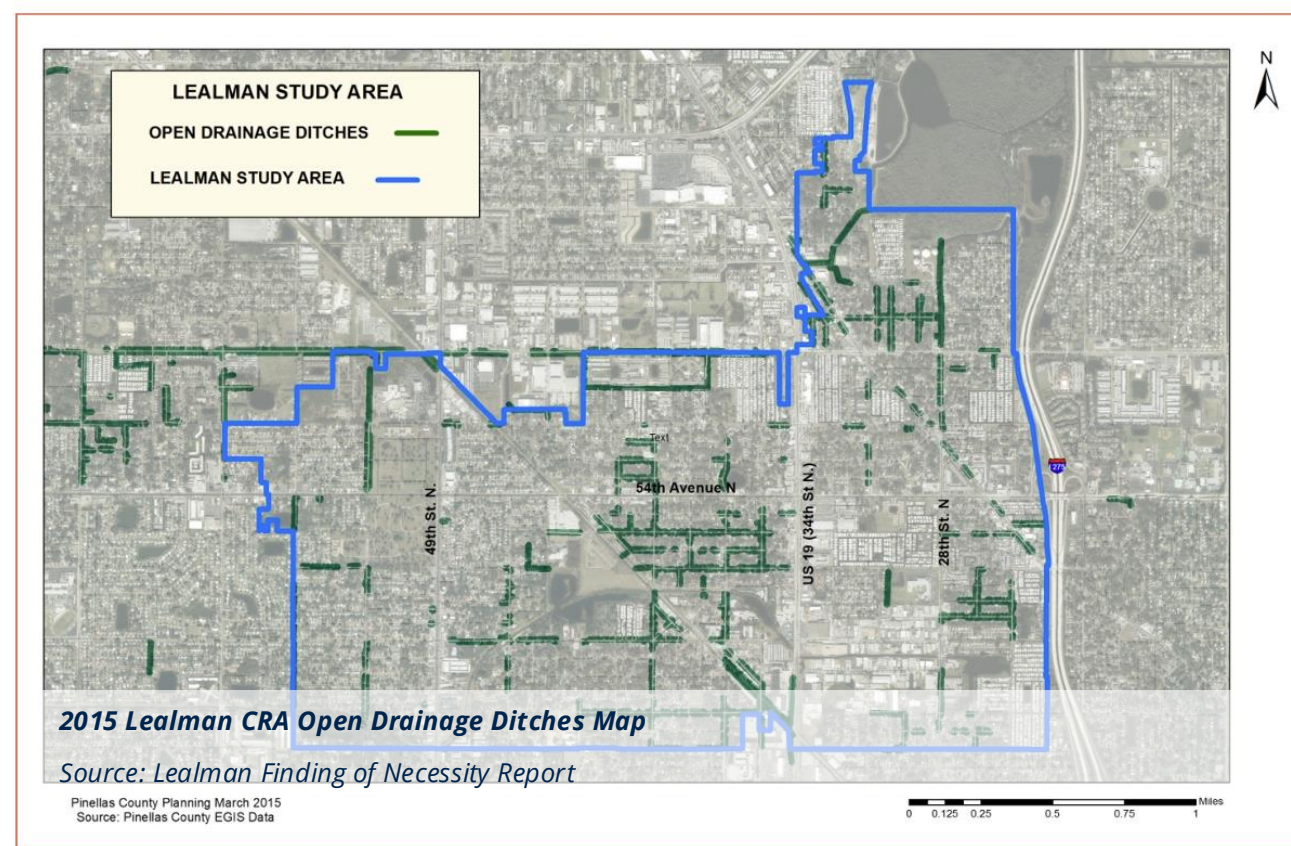
Community Assets and Opportunities

- Joe's Creek Industrial Area
- Commercial Corridors
 - US-19/34th Street, 49th Street, 54th Avenue, Haines Road, 28th Street
- Lealman Heights Housing Development
- Parks and Open Space
 - Ray Neri Park
 - Lealman Park
 - Sawgrass Lake Park
 - Joe's Creek Greenway Trail (in the future)
 - Potential trail extensions
- Education and Community Facilities
 - Four schools serve the area, and opportunities for workforce development, job training, and educational partnership
 - Lealman Exchange
 - Police Athletic League



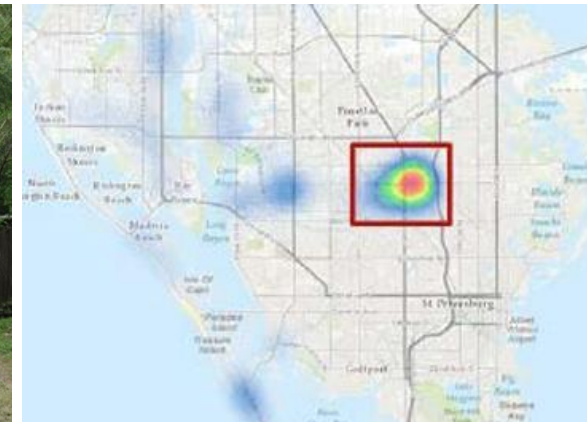
Key Challenges Identified in the Plan

- Aging and deteriorating buildings ★
- Depreciating property values
- High poverty levels
- Limited economic opportunity
- Inadequate sidewalks and pedestrian facilities ★
- Poor roadway conditions
- Flooding and drainage issues ★
- Weak commercial corridors
- Crime and public safety concerns
- Unsafe drainage ditches and insufficient street lighting
- Underutilized and vacant properties
- Inconsistent land use and zoning patterns



Deteriorated Home

Source: 2015 Lealman Finding of Necessity Report



2015 Crime Hotspot Density Analysis

Source: Lealman Finding of Necessity Report

Achievements

Housing and Neighborhoods

- Improvements of Mobile Home Communities (non-CRA)
- Creation of residential improvement grant program
- Groundbreaking of Lealman Heights Development
- New housing infill development
- Clearing and alley maintenance
- Branded Street Signs
- ADU Pilot Program (in progress)

Transportation and Mobility

- Sidewalk network expansion
- Bus Shelters
- Roadway resurfacing (County)

Stormwater and Environmental

- Joe's Creek Restoration project (County project)
- Drainage Improvements
- Culvert Replacement (34th Street) (County/CRA project)

Safety and Comfort

- Designated Code Enforcement Officer for Lealman
- Active Code Enforcement on targeted non-compliant properties

Parks

- Ray Neri and Lealman Park Enhancements
- Additional playground equipment to parks
- Greenway trail along Joe's Creek with the restoration project

Placemaking & Art

- Creation of Public Arts Program
- Creation and installation of gateway signs
- Installation of CRA-branded street signs and way-finding signs

Economic Development & Innovation

- Joe's Creek District Master Plan & Implementation
- Creation of commercial improvement grant program
- LEX Strategic Plan and Implementation
- Tampa Bay Works | AmSkills Workforce Development Program

Lealman CRA Today & Tomorrow

**Challenges, Areas of Focus, and
Opportunities**

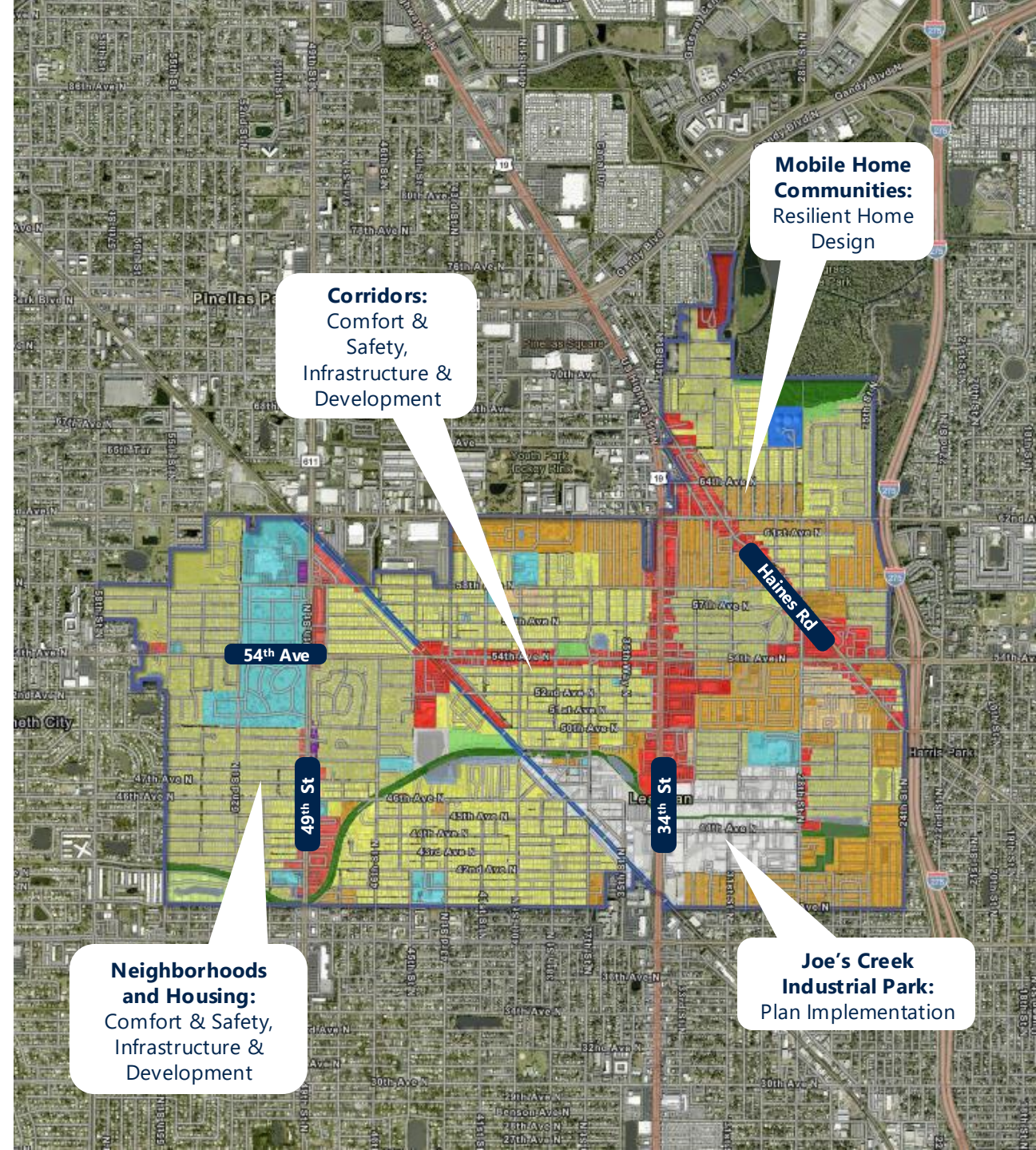
2027 Plan Focus Area & Categories

Focus Areas:

- ✓ Commercial Corridors
- ✓ Mobile Home Communities
- ✓ Neighborhoods (Continuing Efforts)
- ✓ Joe's Creek Industrial Area (Continuing Efforts)

Elements to address:

- ✓ Safety and Comfort | Slum & Blight
- ✓ Infrastructure | Streets, Flooding and Stormwater
- ✓ Business Retention and Attraction
- ✓ Infill Redevelopment on Corridors and Neighborhoods



What We Want to Hear from You

CRA Today

- ✓ What are the top three of the CRA's most significant accomplishments to date?
- ✓ What are the most significant challenges or barriers affecting the CRA today?

CRA Tomorrow

- ✓ Looking ahead, what focus areas and elements should the CRA focus on over the next 10–15 years?
- ✓ What types of development, amenities, and uses would you like to see along the corridors?