Lealman CRA Advisory Committee
Agenda
Wednesday, October 28, 2026 6PM
Lealman Exchange
5175 45th St. N., Building A, Lealman, FL 33714
Zoom Meeting Link:
https://us06web.zoom.us/j/89364968386?pwd=pcSDYyVblo2gbkZlQUmIaIhW0ik7VP.1
Meeting ID: **893 6496 8386**
Passcode: **268442**

I. Call to Order

II. Introductions

III. Citizens Input

IV. Approval of Minutes
- **Meeting Minutes 8-26-2026**

V. Lealman CRA Agenda Items
- **Presentation by Pinellas County Sherrif, Bob Gualtieri**
- **Update of current FY27 projects, if time allows**

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

VII. Advisory Committee Member Comments

VIII. Adjourn

MEETING MINUTES
Lealman CRA Advisory Committee
Wednesday, August 26, 2026 at 6PM

Committee Member Present In-Person: Kim Blessinger, Kenneth Williams, Charles Flynt, Jeremy Heath, Tyler Payne, Jennifer Post
Committee Members Absent:, Tony Coryn, Tahisia Scantling, Dominic Howarth
Pinellas County Staff Present: Amy Davis, Cameron Ehmig, Colan Treml, Jason Ester

I. Call to Order: Chair Kim Blessinger called meeting to order at 6:00pm.
II. Introductions
III. Citizens Input: None
IV. Approval of Minutes: Chair Kim Blessinger requested a motion to approve the 7-22-2026 minutes. Committee member commented that the Citizen Advisory Committee was not given all the pertinent information about the funding of the gym hardening project at the last meeting. Committee member also commented that the Board of County Commissioners was under the impression that the LEX Gym Hardening was being funded solely by Penny for Pinellas. Staff clarified that the funding from the State was vetoed, and the federal money is in the form of a grant that required a quick turnaround.
Motion by Tyler Payne, seconded by Jennifer Post. Vote: Approved unanimously with no changes.

V. Lealman CRA Agenda Items

<u>1) Lealman CRA Plan Update – Kickoff Presentation by GAI Consultants, Claudia Ray and Tom Kohler</u>

- Tom Kohler was the CRA director for Downtown Orlando for 25 years, Claudia is an urban-designer and trained architect. Their assignment is to update the 2016 CRA Plan and establish a vision for the next 10-15 years, final plan to be completed and finally adopted around October 2027.
- Key focuses of the plan will include commercial corridors, making mobile home communities more resilient, and continuing residential improvement and Joe's Creek Industrial Area efforts.
- Claudia presented some examples of other CRA plans her team has completed. Committee member asked about the prevalence of land banking or bonding; Claudia and Tom said it is common but depends on resources and leadership. Claudia reviewed the original 2016 plan and what has been accomplished so far, including code enforcement, sidewalks, murals, and placemaking. She highlighted some persistent challenges such as building deterioration, inadequate pedestrian facilities, and flooding and drainage.
- Claudia opened the floor for discussion, and asked members to list the CRA's most significant accomplishments, as well as challenges or barriers affecting the CRA today.
    - *Significant Accomplishments:* murals and art program, sidewalks and repaving, code enforcement, Lealman Heights, wayfinding, alleyway cleanup, grant programs, cleaning up commercial properties
    - *Significant challenges:* food desert, crime, no major feature tying into the neighborhoods (i.e., connectivity, major employers), attracting commercial construction
    - *Other notes:* Businesses that are getting pushed out of St. Petersburg due to high rent are coming to Lealman. Lealman Heights is becoming a hub of workforce

housing. Having alleyways is a great asset for building and accessing ADU's. Claudia advised to cluster redevelopment instead of scattering throughout the area. Committee members mentioned Haines Rd. as an area to focus redevelopment.

- *Focus areas for the next 10-15 years:* incentivize restaurants and grocers; connecting with landowners; attracting locally-owned businesses; redevelopment with new SWFWMD requirements for retention; mobile home communities; 54th Ave. and Haines Road commercial corridors; opportunities to create interesting destinations just off Joe's Creek Greenway Trail; building relationship with school district/school board

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

- CRA team is receiving and reviewing applications for the newly updated Commercial Grant program
- Joe's Creek Mixer: December 10th at Fiberglass Coatings
- ADU grant is going through departmental review
- Lealman Heights: more home dedications to come, townhomes in process
- Frontage on 54th: pursuing second appraisal
- Budget Work Session: 9/10 and 9/24 at 2pm
- Duke Energy: Distribution line undergrounding on 46th Ave., to be completed mid-October
- 28th St. sidewalk is moving along
- 57th Ave. N. tree planting
- Florida Dream Center deadline for site improvements extended to 10/4

VII. Advisory Committee Member Comments: None

VIII. Adjourn: Motion by Jennifer Post, seconded by Charles Flynt. Meeting adjourned at 8:09pm.

Pinellas County Sheriff's Office 10-year Data Overview – Sheriff Bob Gualtieri

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, October 28, 2026

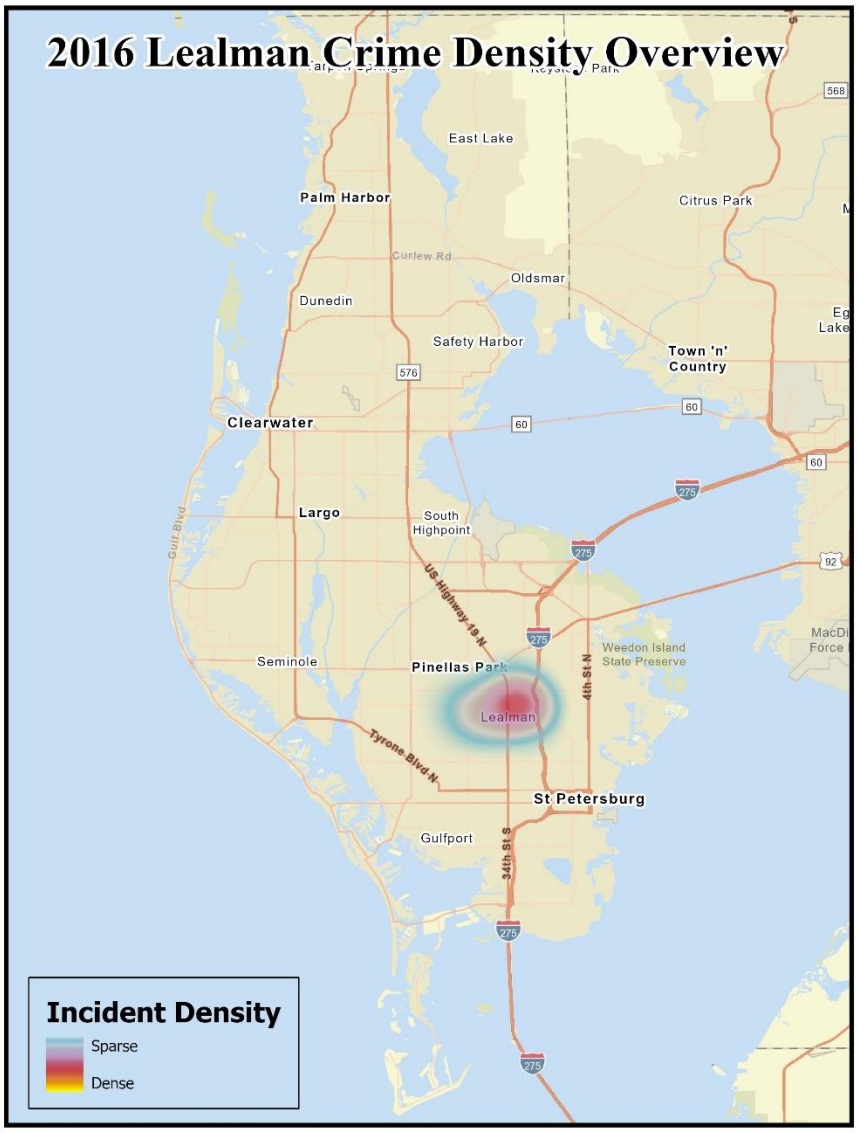
DATE: October 20, 2026

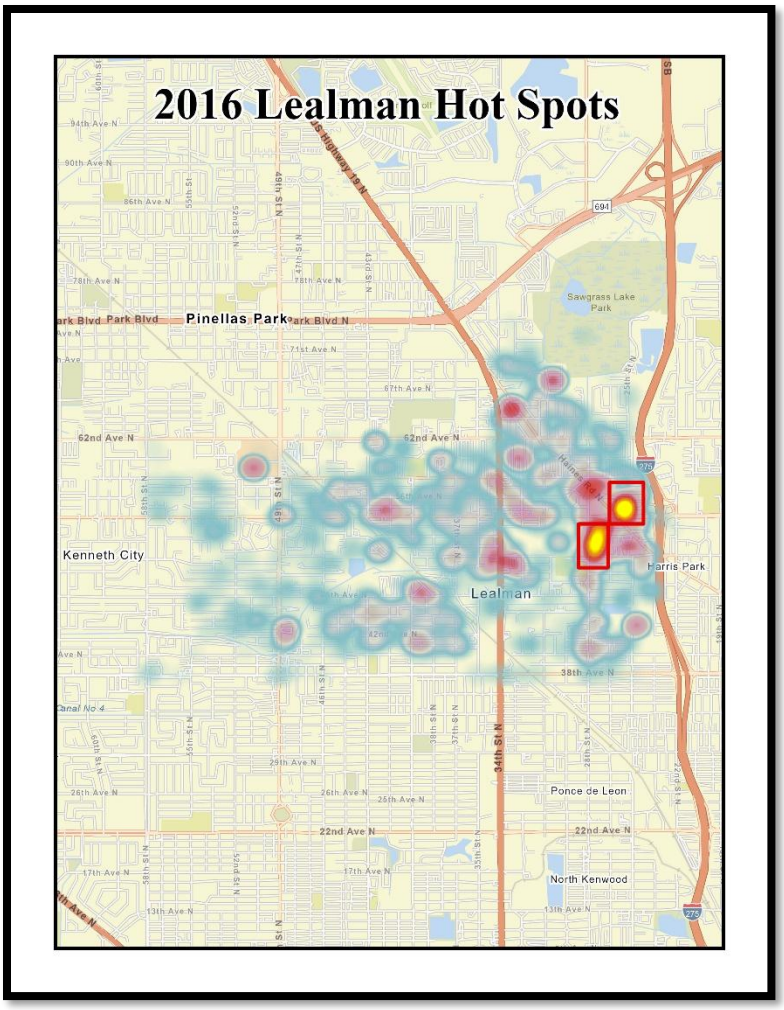
Pinellas County Sheriff's Office Data Overview – Sheriff Bob Gualtieri

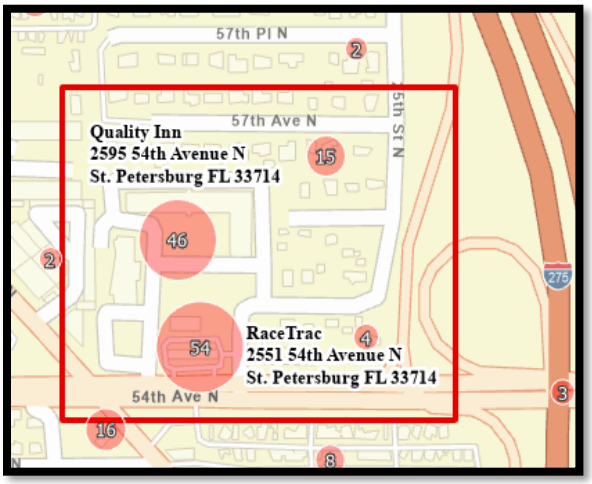
Pinellas County Sheriff, Bob Gualtieri, will provide an overview of crime hot spot data and crime statistics within the Lealman CRA, highlighting trends and changes in incident concentrations across 2016, 2021, and 2025-2026. The presentation will conclude with an opportunity for questions and discussion with the committee.

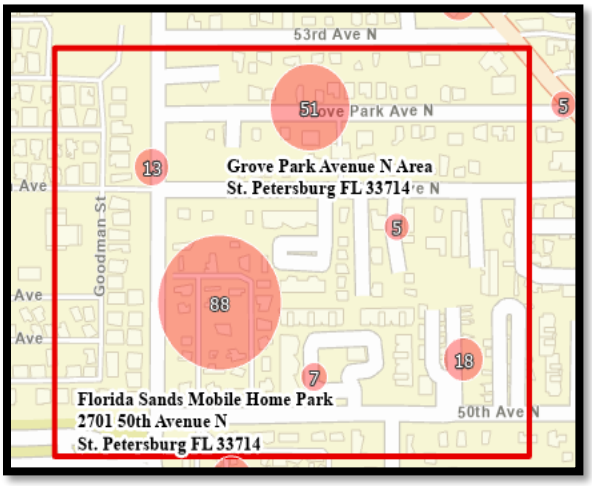
Lealman Hot Spot Analysis
2016 • 2021 • August 5, 2025-August 5, 2026

2016 Hot Spot Analysis



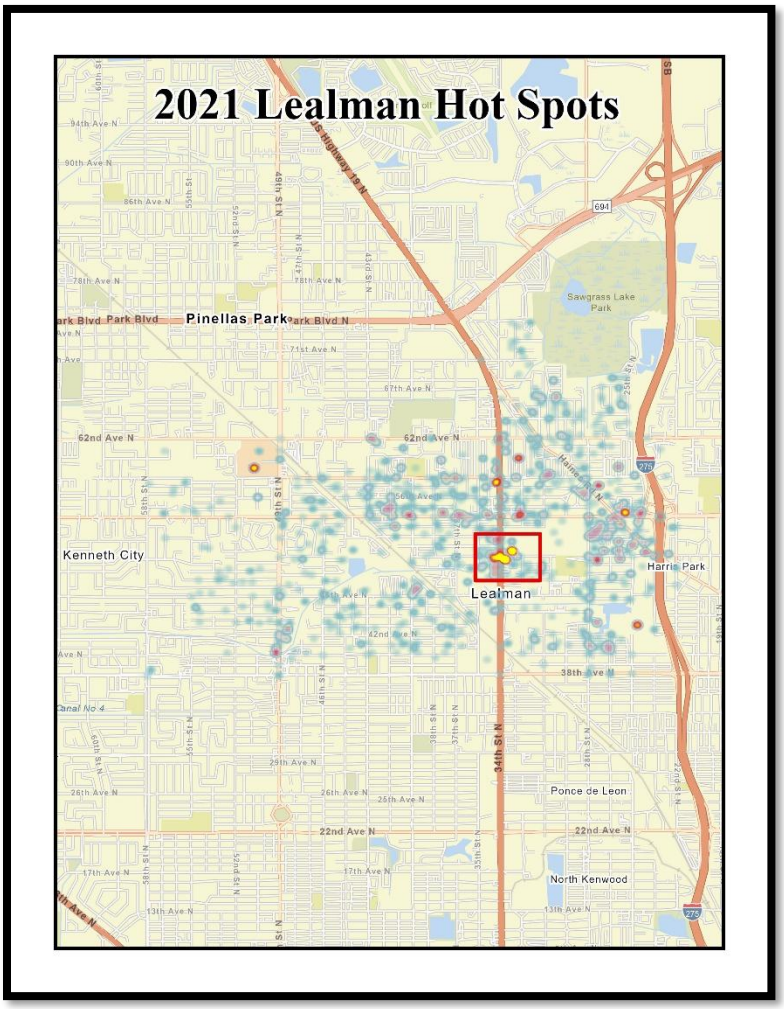






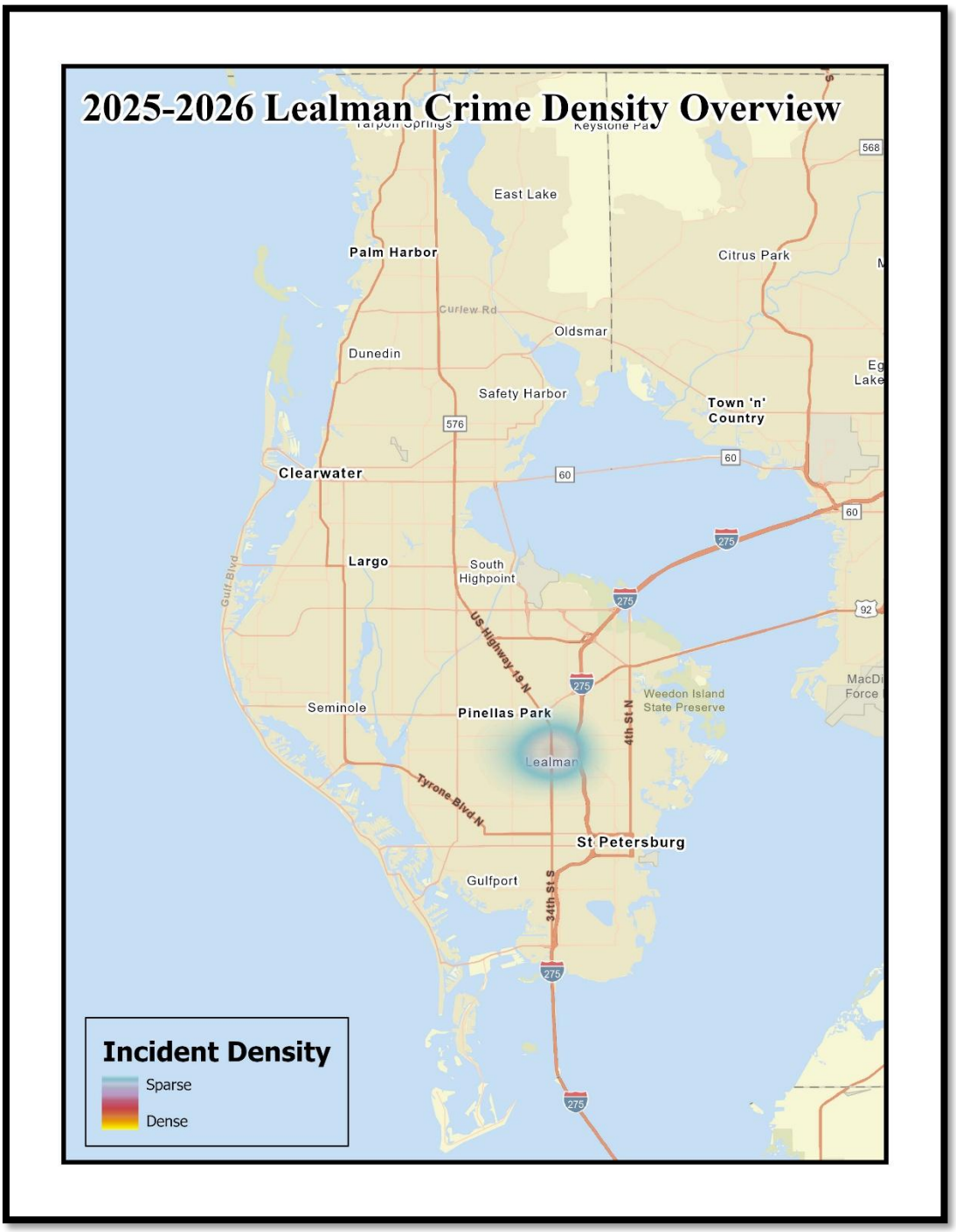
The 2016 Lealman crime heat map shows activity distributed throughout the central portion of the study area, with two notable concentrations identified along the eastern portion of Lealman. The northern highlighted area, near 54th Avenue North, includes the Quality Inn and RaceTrac, with aggregated clusters of approximately 46 and 54 incidents, respectively. The southern highlighted area includes Florida Sands Mobile Home Park, where the largest identified cluster contained approximately 88 incidents, as well as an additional concentration of approximately 51 incidents in the Grove Park Avenue North area. Smaller clusters are also present within and immediately surrounding both highlighted areas. Overall, the 2016 pattern indicates that elevated activity was not attributable to a single location, but was concentrated among several nearby commercial, lodging, and residential areas along the eastern portion of the Lealman study area.

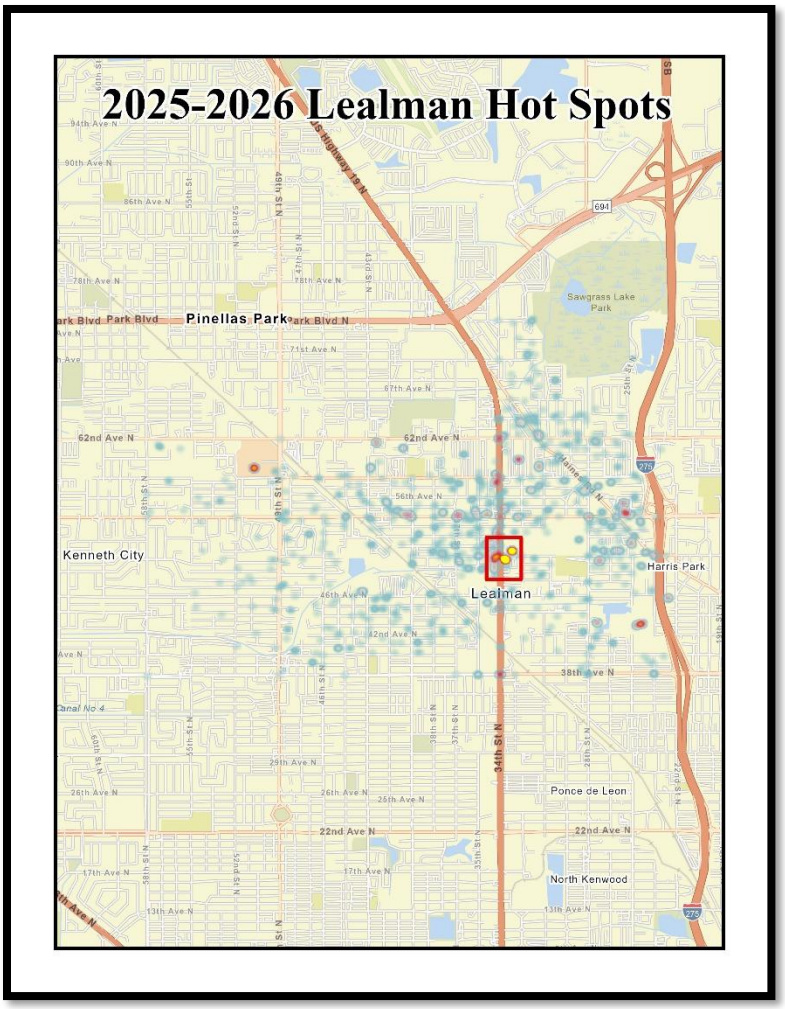
2021 Hot Spot Analysis

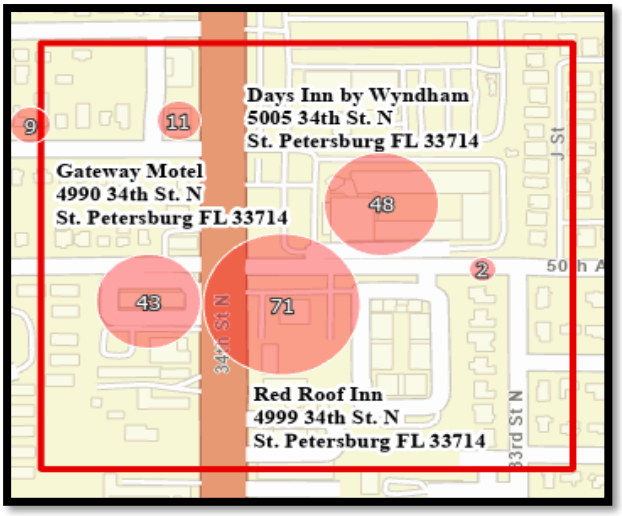


The 2021 Lealman crime heat map shows activity dispersed throughout the central portion of the study area, with a prominent concentration identified near the 34th Street North corridor between approximately 48th Avenue North and 52nd Avenue North. A closer examination of this area shows elevated activity surrounding three neighboring lodging establishments: Gateway Motel, Red Roof Inn, and Days Inn by Wyndham. The largest aggregated cluster within the highlighted area contained approximately 87 incidents near the Red Roof Inn, while an additional cluster of approximately 54 incidents was identified near the Days Inn by Wyndham. Several smaller concentrations are also present throughout the immediate area, including 35 near the Gateway Motel. Overall, the 2021 pattern indicates that the primary hot spot was concentrated within a relatively compact area containing multiple lodging establishments rather than being attributable to a single location.

2025-2026 Hot Spot Analysis







The 2025–2026 Lealman crime heat map shows activity dispersed throughout the central portion of the study area, with a prominent concentration continuing along the 34th Street North corridor near 50th Avenue North. A closer examination of the highlighted area shows elevated activity surrounding the Gateway Motel, Red Roof Inn, and Days Inn by Wyndham. The largest aggregated cluster contained approximately 71 incidents near the Red Roof Inn, while additional concentrations of approximately 48 incidents near the Days Inn by Wyndham and 43 incidents near the Gateway Motel were identified. Overall, the 2025–2026 pattern indicates that the primary hot spot remained concentrated within the same general lodging and commercial area identified in 2021, although the individual cluster concentrations and their distribution within the area changed over time.

Comparative Analysis

The comparative analysis of the three Lealman crime hot spot study periods shows changes in the location and distribution of the most prominent concentrations. In 2016, elevated activity was distributed among multiple locations, including Florida Sands Mobile Home Park, the Grove Park Avenue North area, and commercial and lodging properties near 54th Avenue North. Compared with 2016, the 2021 analysis shows a more geographically concentrated hot spot along the 34th Street North corridor near 50th Avenue North, in the vicinity of the Gateway Motel, Red Roof Inn, and Days Inn by Wyndham. The 2025–2026 analysis shows that this same general area continued to be a prominent hot spot, although the size and distribution of the individual concentrations changed. Taken together, the three study periods identify the 34th Street North corridor near 50th Avenue North as an area of recurring concentrated activity in the two most recent analyses while demonstrating that the location and distribution of concentrated activity within Lealman have changed since 2016.

PINELLAS COUNTY SHERIFF'S OFFICE
BOB GUALTIERI, SHERIFF

STRATEGIC PLANNING SECTION

Lealman Crime Statistics
2016 • 2021 • August 5, 2025-August 5, 2026

The table below compares selected charge counts associated with Pinellas County Sheriff's Office offense reports in the Lealman study area during 2016, 2021, and the one-year period from August 5, 2025, through August 5, 2026. The requested categories include Property Crimes (Burglary, Larceny/Theft, Arson, and Motor Vehicle Theft), Prostitution, Assault, Battery, Drug Charges, and Vandalism. Lealman data was compiled by querying Pinellas County grids 525, 541, 555, 556, 557, 570, 571, 572, 585, 586, and 587, then excluding reports not generated by the Pinellas County Sheriff's Office. Because the data is categorized by charge type, a single offense report may be represented more than once when it contains multiple applicable charges.

Charge	2016	2021	% Change 2016-2021	2025-2026*	% Change 2021-2025/6
AGG ASSAULT	34	40	18%	20	-50%
AGG BATT PREGNANT FEMALE	0	0	0%	4	**
AGG BATTERY	33	32	-3%	12	-63%
AGGRAVATED ASSAULT - DOMESTIC RELATED	7	11	57%	6	-45%
AGGRAVATED ASSAULT ON LEO	1	1	0%	0	**
AGGRAVATED BATTERY - DOMESTIC RELATED	14	17	21%	10	-41%
AGGRAVATED BATTERY ON UNIFORMED SECURITY OFFICER	0	1	**	0	**
ARMED BURG- CONVEYANCE	3	11	**	3	-73%
ARMED BURG- RESIDENTIAL	10	9	-10%	1	-89%
ARMED BURG- STRUCTURE	0	1	**	0	**
ARSON	3	4	33%	3	-25%
ASSAULT	10	11	10%	5	-55%
ASSAULT - DOMESTIC RELATED	3	5	67%	6	20%
ASSAULT -65 OR OLDER	0	0	0%	1	**
ASSAULT EMERGENCY MED PER	0	1	**	1	0%
ASSAULT ON LEO	3	2	-33%	5	**
BATTERY	234	159	-32%	81	-49%
BATTERY - DOMESTIC RELATED	231	213	-8%	116	-46%
BATTERY- 65 OR OLDER	7	9	29%	7	-22%
BATTERY BY STRANGULATION (NON-DOMESTIC)	0	0	0%	1	**
BATTERY EMERGENCY MED PER	8	3	-63%	2	-33%
BATTERY HEALTH SERV PERSONNEL	2	3	50%	1	-67%
BATTERY ON DETENTION/COMM STAF	0	0	0%	1	**

BATTERY ON LEO	15	18	20%	6	-67%
BATTERY ON UNIFORMED SECURITY OFFICER	1	0	**	0	0%
BURG - ASSAULT (W/IN)	0	1	**	1	0%
BURG - BATTERY (W/IN)	18	15	-17%	8	-47%
BURG-COMMERCIAL	20	11	-45%	7	-36%
BURG-COMMERCIAL (CURTILAGE)	3	2	-33%	2	0%
BURG-COMMERCIAL (NO ENTRY)	1	0	**	0	0%
BURG-CONVEYANCE	157	112	-29%	67	-40%
BURG-CONVEYANCE (NO ENTRY)	7	1	-86%	3	**
BURG-RESIDENTIAL	144	58	-60%	41	-29%
BURG-RESIDENTIAL (CURTILAGE)	32	21	-34%	17	-19%
BURG-RESIDENTIAL (NO ENTRY)	9	0	**	0	0%
BURG-STRUCTURE	13	7	-46%	8	14%
BURG-STRUCTURE (CURTILAGE)	5	1	-80%	1	0%
CONTR SUB POSS/SELL/MAN/DEL	3	0	**	0	0%
COUNTERFEIT CNTRLD SUBST	0	3	**	0	**
CRIM MISCHIEF-MISD *MULTI	1	1	0%	0	**
CRIM MISCHIEF-MISDEMEANOR	134	110	-18%	47	-57%
CRIMINAL MISCHIEF-FELONY	14	34	**	21	-38%
DOMESTIC BATTERY BY STRANGULATION	12	14	17%	3	-79%
FELONY BATTERY	5	1	-80%	0	**
FELONY BATTERY - PRIOR CONVICTIONS	10	33	**	28	-15%
FELONY THEFT - PRIOR CONVICTIONS	3	8	**	10	25%
GRAND THEFT - AIRCRAFT	1	0	**	0	0%
GRAND THEFT - AUTO	109	63	-42%	35	-44%
GRAND THEFT - AUTO-ATMP	2	0	**	0	0%
GRAND THEFT - CONTROLLED SUBSTANCE	0	0	0%	2	**
GRAND THEFT - FIREARM	9	16	78%	4	-75%
GRAND THEFT - FROM BLDG	2	1	-50%	2	**
GRAND THEFT - OTHER	140	59	-58%	32	-46%
GRAND THEFT - RESIDENTIAL	6	8	33%	4	-50%
GRAND THEFT - SHOPLIFTING	2	1	-50%	0	**
GRAND THEFT - VESSEL	1	1	0%	2	**
GRAND THEFT $100 / $300 HOME	8	0	**	0	0%
GRAND THEFT $100/$300 CURTILAG	3	0	**	0	0%
GRAND THEFT $40 / $750 CURTILAGE	0	4	**	3	-25%
GRAND THEFT $40 / $750 HOME	0	9	**	1	-89%
GRAND THEFT OTHER VEHICLE TYPES	0	9	**	22	**
OPERATING A DRUG HOUSE	1	4	**	1	-75%
PETIT THEFT - 1 PRIOR CONVICTION	0	0	0%	1	**
PETIT THEFT - E-BIKE	0	0	0%	1	**
PETIT THEFT - FROM BLDG	3	3	0%	0	**
PETIT THEFT - OTH LARCENY	299	188	-37%	104	-45%
PETIT THEFT - PURSE SNATCH	1	0	**	0	0%
PETIT THEFT - SHOPLIFTING	44	23	-48%	19	-17%
PETIT THEFT OTHER VEHICLE TYPES	0	0	0%	3	**

POSS CERTAIN DRUGS W/O PRESC UNLAWFUL	22	5	-77%	14	**
POSS CONTR SUB/1000' OF SCHOOL	3	1	-67%	1	0%
POSS CONTR SUB/1000'OF STORE	0	14	**	0	**
POSS CONTROLL SUB	356	390	10%	413	6%
POSS DRUG PARAPHERNALIA	191	141	-26%	198	40%
POSS NEW/LEGEND DRUG W/O PRESC	2	0	**	0	0%
POSS W/INTENT TO SELL/DIST CONTROLL SUB	20	23	15%	6	-74%
POSS/SALE CONTR SUB ATMPT PURC	1	0	**	0	0%
POSS/SALE OF CONTROLL SUB	5	0	**	0	0%
PROSTITUTION/LEWD ACTS	1	0	**	0	0%
SALE OF CONTR SUB WITHIN 1000' OF STORE	0	16	**	0	**
SALE OF CONTROLL SUB	50	128	**	71	-45%
SELL CONTR SUB/1000' OF SCHOOL	2	0	**	0	0%
SELL/MAN/DEL/POSS CONT SUBS W/INTENT TO SELL/MAN/DEL	3	1	-67%	0	**
SOLICIT PROSTITUTION	1	0	**	0	0%
SPOUSE BATTERY	63	0	**	0	0%
THEFT BY EMPL-LODGING/REST	1	0	**	1	**
THEFT FROM PERSON 65 OR OLDER	2	1	-50%	1	0%
THEFT OF PERSONAL PROPERTY; DETAIN AND ARREST OF VIOLATOR; THEFT BY EMPLOYEE	1	0	**	1	**
THEFT OF UTILITY OR CABLE SERV	5	0	**	0	0%
TRAFFICKING IN DRUGS	13	22	69%	25	14%
GRAND TOTAL	**2,583**	**2,115**	**-18%**	**1,523**	**-28%**

** Because calendar year 2026 was incomplete at the time of analysis, offenses for the current period were evaluated using a one-year reporting window (August 5, 2025, through August 5, 2026) to ensure a consistent comparison period.*

***Percent change is not reported where the baseline count was zero or where the calculated change was 100% or greater in magnitude.*

FY27 Workplan Project Updates

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, October 28, 2026

DATE: October 20, 2026

FY27 Workplan Project Updates

If time allows, staff will provide a status update of the FY27 CRA Workplan items and current projects. We will move this item to the next agenda if needed.

Adopted FY27 Lealman CRA Workplan

#	Estimated Completion	Project / Program Name	Percent Complete FY26	Funding Source	FY26 Funds Approved	Proposed FY27	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	ONGOING	MSTU TIF	$ 866,700	$ 783,520	To show total CRA Budget appropriated, this line includes all items not identified by projects below to include all personnel costs (3.1 FTE to administer CRA and programs and 2 FTE Park Rangers for Ray Neri Park) and all operating costs to include professional services.	Objective 9 – Funding, Financing, and Management	Objective 7 – Sustainability
2	ONGOING	Lealman CRA Vegetative Alley Maintenance Program	ONGOING	Countywide TIF	$ 140,000	$ 145,000	Increase reflects a CPI contract increase for cyclical monthly maintenance and optional services for the maintenance and clearing of vegetation in the alleyways within the CRA.	Objective 5 – Urban Form	Objective 4 – Infrastructure and Transportation
3	ONGOING	CRA Residential Facade Grant Program	ONGOING	MSTU TIF	$ 370,000	$ 500,000	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 in FY25 to require a match along with a sliding scale depending on the household income.	Objective 3 – Housing	Objective 5 – Urban Form
4	ONGOING	CRA Commercial Site Improvement Program	ONGOING	Countywide TIF	$ 300,000	$ 500,000	Up to $40,000 is available via a matching grant program for interior & exterior commercial buildings and site improvements. This program had changes made effective in April 2026 outlining 4 types of improvements and a maximum available grant amount of up to $100,000.	Objective 2 – Commercial	Objective 1 – Economic Development and Innovation
5	ONGOING	Home Investment Program (HIP)	ONGOING	Countywide TIF	$ 1,000,000	$ 1,500,000	The Home Investment Program (HIP) supports the construction of new affordable single-family homes. Habitat for Humanity administers the program and was selected through a Letter of Interest process and is under contract through July 2027. Funding in the amount of $1,500,000 is represents a new 3-year contract to continue this program.	Objective 3 – Housing	Objective 9 – Funding, Financing, and Management
7	ONGOING	Lealman Exchange Strategic Plan Implementation	ONGOING	MSTU TIF	$ 175,000	$ 608,260	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
6	FY26	Lealman CRA Public Arts Programs	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 Innovation
8	ONGOING	Gateway & Wayfinding Signage Replacement	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	FY27	Lealman Exchange Technology Initiatives	NEW	Countywide TIF	$ -	$ 25,000	Technology improvements for the Lealman Exchange.	Objective 6 – Healthy Community	Objective 7 – Sustainability
10	FY26	Lealman Exchange Capital Improvement-Digital Monument Sign off of 54th Avenue	25%	Countywide TIF	$ -	$ -	Carryforward to FY26 ($65,560) : funding to replace wood sign with a digital monument sign to better represent a public community center. The sign will feature digital messaging to communicate activities and events.	Objective 8 – Branding, Marketing and Promotion	Objective 9 – Funding, Financing, and Management
11	FY26	46th N Ave. Playground Amenities	5%	Countywide TIF	$ -	$ -	Carryforward to FY26 ($40,000): funding used for a shade structure, seating and lighting for the playground along with some fencing or landscaping to create a natural barrier between playground and the street.	Objective 6 – Healthy Community	Objective 5 – Urban Form
12	FY27	Lealman Park Community Gathering Space	10%	MSTU TIF	$ 325,000	$ 385,000	Design (in FY26) and construction (FY27/28) 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.. Increased construction budget to allow for some other improvements around the park for potentially beautification, public art or the basketball court.	Objective 5 – Urban Form	Objective 1 – Economic Development and Innovation
13	FY27	Demolition, Secure, and Cleanup Funds	AS NEEDED	Countywide TIF	$ 50,000	$ 50,000	Demolition, securing, and cleanup funding for properties within the CRA that require these activites to prepare the property to be sold on the open market. These funds are intended for properties not acquired or purchased by the CRA.	Objective 6 – Healthy Community	Objective 3 – Housing
14	FY27	Land Acquisition for redevelopment or public purpose/Clearing/Site Prep/Cleanup	AS NEEDED	Countywide TIF	$ 2,000,000	$ 2,000,000	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

Adopted FY27 Lealman CRA Workplan

#	Estimated Completion	Project / Program Name	Percent Complete FY26	Funding Source	FY26 Funds Approved	Proposed FY27	Project Description	Primary Lealman CRA Plan Objective Addressed	Secondary Lealman CRA Plan Objective Addressed
15	FY27	Alleyway Grading Maintenance Program	NEW	Countywide TIF	$ -	$ 370,000	New program to support grading of alleyways which is not a standard service provided by the County. As a result, this funding to be used to go into a contract for grading of alleyways used for heavy vehiclular traffic.	Objective 4 – Infrastructure and Transportation	Objective 6 – Healthy Community
16	FY27	Street Sign Placemaking	NEW	MSTU TIF	$ -	$ 103,650	Funding to complete the Lealman Street Sign Placemaking Initiative, which will include the fabrication and installation of Lealman-branded street signs throughout the CRA. This will support a neighborhood identity, promote community pride and improve wayfinding while supporting the overall revitalization goals of the CRA.	Objective 8 – Branding, Marketing and Promotion	Objective 5 – Urban Form
17	FY28	Ray Neri Park Improvements	NEW	MSTU TIF	$ -	$ 201,360	After one year of the Ray Neri Park being open, the CRA will collaborate with the County Parks Department along with resident feedback to evaluate what site enhancements would ensure the park continues to meet community needs and supports the long-term goals of the CRA.	Objective 5 – Urban Form	Objective 1 – Economic Development and Innovation
18	FY28	Joe's Creek District Master Plan Implementation	0%	Countywide TIF	$ 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 amendments required to implement the Master Plan. Consultant assistance required to augment County staff as needed for professional services towards mapping, zoning and/or code changes and for public noticing requirements. This project will begin once SB180 sunsets in Fall 2027.	Objective 1 – Economic Development and Innovation	Objective 2 – Commercial
19	FY27-30	Infrastructure improvements in Joe's Creek Industrial Park (Targeted Employment Center)	0%	Countywide TIF	$ 8,582,900	$ 4,295,060	The CRA will be allocating funds toward infrastructure improvements in support of the Joe's Creek Industrial Park Master Plan to include the purchasing of land for these improvements.	Objective 4 – Infrastructure and Transportation	Objective 1 – Economic Development and Innovation
20	FY28/FY29	Joes Creek Industrial Park Drainage Culvert Replacement and Enlargement	10%	Countywide TIF	$ -	$ 2,580,000	Previously included in the Infrastructure improvements in Joe's Creek Industrial Park (above). Project was approved in FY26 for the replacement and upsizing of the drainage culvert under 34th Street within the Joe's Creek Industrial Park to improve stormwater capacity, reduce flooding risk, and support redevelopmnet in the industrial park. The CRA Project contribution was supported by the CRA Citizen Advisory Committee.	Objective 4 – Infrastructure and Transportation	Objective 1 – Economic Development and Innovation
21	FY26	CRA Plan Update, Mid-Term Review Set-up, and Economic Development Strategy	20%	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
22	FY27	Linking Lealman Projects	5%	Countywide TIF	$ 1,000,000	$ 2,000,000	Anticipated carryforward of funds into FY27; this project replaces the Sidewalk Program and enhances it as the Linking Lealman Projects include sidewalks and other modes of transportation throughout Lealman expanding connectivity throughout the CRA. The priority focus will be on sidewalks connectivity.	Objective 4 – Infrastructure and Transportation	Objective 6 – Healthy Community
23	FY26/FY27	Alleyway Multimodal Improvement Pilot Project	10%	MSTU TIF	$ 350,000	$ 350,000	Anticipated carry forward of funds into FY27 and name change to Lealman Connectivity Placemaking Project: this project identify key connectivity orgins and destinations through branding, signage and beautification and/or other improvements to encourage people to use the sidewalk and trail connections for pedestrian and/or bicycle traffic.	Objective 4 – Infrastructure and Transportation	Objective 6 – Healthy Community
24	FY27	Accessory Dwelling Unit (ADU) Grant Pilot Program	75%	Countywide TIF	$ 100,000	$ 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. Anticipate adoption of new program towards late FY26 and implementation in FY27.	Objective 3 – Housing	Objective 5 – Urban Form
25	FY27	Lealman Exchange Gym Hardening	NEW	Countywide TIF	$ -	$ 1,764,000	Provide $1,764,000 in Lealman CRA funding toward the hardening of the Lealman Exchange (LEX) Gymnasium, leveraging a $2,606,000 federal grant toward the total $5.395 million project. The improvements will expand the facility's shelter functions for both the Lealman Community and Pinellas County residents.	Objective 6 – Healthy Community	Objective 9 – Funding, Financing, and Management
				Total	**$ 15,575,600**	**$ 18,320,850**			